Hollin Hills
Historic Overlay District Design Guidelines

Fairfax County, Virginia

March 2022

COUNTY OF FAIRFAX 1742 VIRGINIA

PLANNING & DEVELOPMENT
FAIRFAX COUNTY

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Introduction to the District-Specific Design Guidelines

INTRODUCTION TO THE DISTRICT-SPECIFIC DESIGN GUIDELINES

Hollin Hills is one of the first planned developments of modern architecture in the Washington metropolitan area. Occupying 326 acres south of the City of Alexandria in Fairfax County, the neighborhood reflects the creativity of developer Robert C. Davenport's financing and the inventiveness of renowned modernist architect Charles Goodman, whose modern house designs feature open plans, a non-traditional modern appearance, and prefabricated components.

Hollin Hills was listed as a historic district in the Fairfax County Inventory of Historic Sites in 1972. In 2013, Hollin Hills was listed on the Virginia Landmarks Register (VLR) and the National Register of Historic Places (NRHP). The VLR and NRHP nominations emphasized the neighborhood's significance in the categorical fields of Architecture and Community Planning and Development. In 2018, in response to community interest, the Fairfax County Board of Supervisors authorized consideration of a Hollin Hills Historic Overlay District (HOD) to recognize the neighborhood's important architectural and landscape significance, and to preserve the historic character of the neighborhood.

As described in Article 3, Section 3101.1 of the Fairfax County Zoning Ordinance, an 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

A Hollin Hills residence, photographed by Robert C. Lautman.
House and Home (January 1954), p.141.

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 Hollin Hills Design Guidelines offer practical and flexible guidance for property owners and design professionals (architects and contractors) undertaking work within the 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 HOD Design Guidelines is to guide sensitive new development and compatible additions, and limit demolition and inappropriate exterior alterations. Information on the history and significance of the neighborhood provides context, and the identification of character-defining features highlights the unique architectural and landscape qualities that make Hollin Hills significant. With this information, project applicants can use the guidelines to pursue design solutions that retain the historic character of the Hollin Hills HOD as a whole. 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.

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.*

*The General Design Guidelines are in progress. A link to the General Design Guidelines will be provided in a subsequent iteration of this document.

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.

Additional information on what work requires a building permit, reference the Fairfax County Land Development Services website here.

Projects That Require Review and Building 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
- Exterior stairs or stoops

Projects That Require Review and Recommendation by the ARB:

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

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

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

USING THE DESIGN GUIDELINES

The Hollin Hills HOD Design Guidelines were developed to provide 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 are they 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 neighborhood's early history and founding principles in **Chapter 2. History and Significance**. The boundaries of the HOD are outlined in **Chapter 3. Historic Overlay District Overview**. Chapter 3 also includes a description of the physical character and character-defining features of the HOD. **Chapter 4. District-Specific Design Guidelines** includes guidelines based on the *Secretary of the Interior's Standards for Rehabilitation* that are in keeping with the provisions of Article 3, Section 3101 of the Fairfax County Zoning Ordinance. They are categorized into guidelines for Preservation and Rehabilitation of Existing Buildings; New Construction and Additions; and Preserving Setting (Landscape, Streetscape, and Archaeology).

The guidelines emphasize flexibility and encourage site-specific solutions rather than a one-size-fits-all approach. They are guidelines, not requirements. Hollin Hills has evolved since the original development phases of the neighborhood, and will continue to do so. The guidelines are not meant to discourage change or growth; rather, they were designed with the specific intent to:

- Preserve, complement, and reinforce the modernist historic character of the district;
- 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, a maintenance checklist, and an inventory of contributing and non-contributing properties located within the HOD.

02

History and Significance

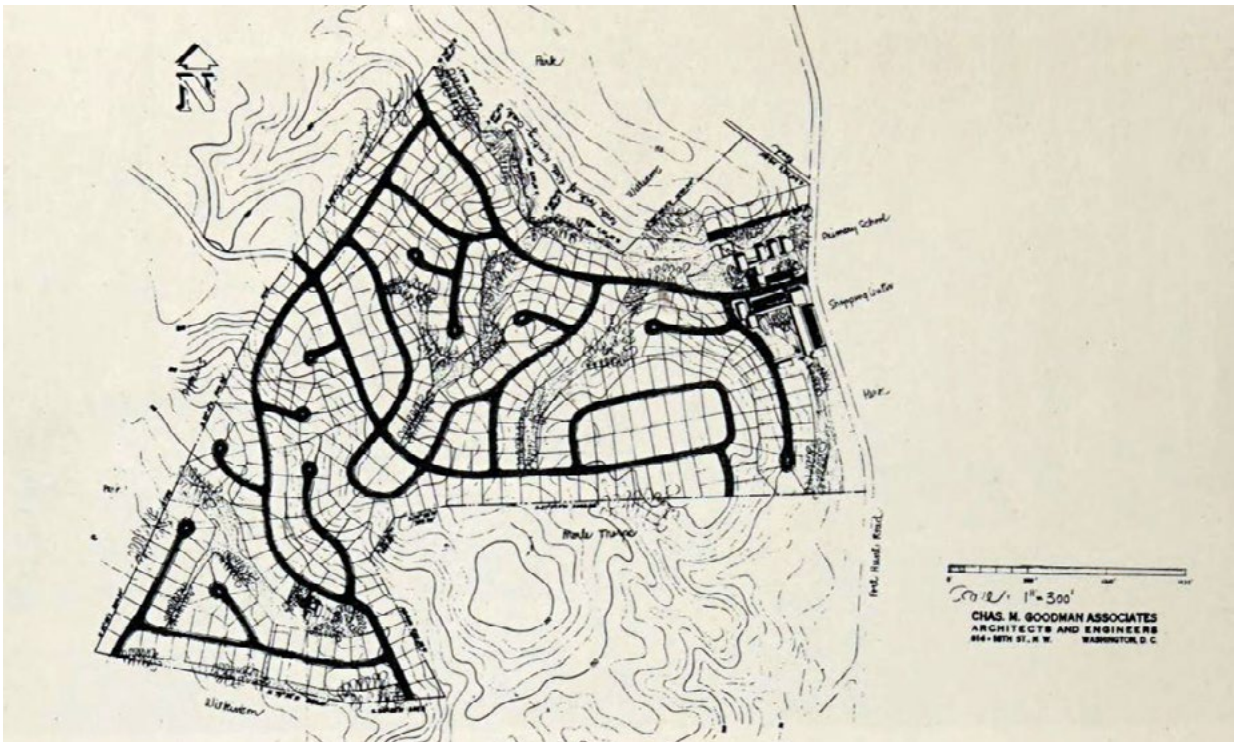
STATEMENT OF SIGNIFICANCE

Hollin Hills is a residential development spanning 326 wooded acres in Fairfax County, Virginia. Architect Charles M. Goodman and developer Robert C. Davenport purchased and began preparing for development in 1946, following the initial purchase of 225 acres of land. The first house was completed in 1949. A second concerted development phase was carried out in 1956, following the addition of 101 acres located to the southwest of the original tract. Piecemeal development continued through 1971. Landscape designers Lou Bernard Voigt, Daniel Urban Kiley, and Eric Paepcke skillfully emphasized the natural features of the land, while complementing the modern design of the residential dwellings. The neighborhood, now comprised of 463 single-family dwellings, is a nationally significant example of community planning, merchant-builder development, and post-World War II Midcentury Modern architecture. The pioneering architecture and land planning of Hollin Hills reflect design principles characterized by clean lines, cubic shapes, and rejection of historicist styles. Renowned for its modernist aesthetic, the neighborhood was listed on the Fairfax County Inventory of Historic Sites in 1972, and listed on the Virginia Landmarks Register and National Register of Historic Places in 2013 as the Hollin Hills Historic District.

DEVELOPMENT HISTORY

Architect Charles M. Goodman and developer/builder Robert C. Davenport formed a collaborative partnership in 1946 that resulted in the first planned subdivision to combine novel land planning, modern house and landscape designs, and a merchandising plan that required the lots and house designs to be sold separately. Goodman prioritized house and site plans, while Davenport primarily managed logistics, financing, marketing, and production. The development was spurred by federal incentives for private construction following World War II. However, the Federal Housing Administration (FHA) initially rejected the first built section of Hollin Hills due to its ultra-modern design that did not adhere to the FHA's set guidelines for development, but favored the Colonial Revival style. Davenport, unwilling to compromise and build in the traditional style, instead sought and relied on Veterans Administration mortgage insurance to finance the development. In 1949, brothers Morris and Samuel Rodman became investors. Despite the initial rebuke from the FHA, buyers looking for an alternative to the ubiquitous brick Colonial Revival style flocked to Hollin Hills. The distinctive neighborhood was embraced by both the professional and popular presses and received numerous accolades and awards for design excellence. The FHA gradually reduced their restrictions on modernist designs and became more comfortable with architectural non-conformity. Under the continued leadership of Goodman and Davenport, additional development of the neighborhood was undertaken in 1956. Goodman left Hollin Hills in 1961 to pursue other architectural interests and Davenport continued developing the neighborhood until 1971, when the Hollin Hills, Inc. real estate office closed. In the latter years of the neighborhood's development (after Goodman's departure) some undeveloped lots were sold and custom housing was designed by local architects, including Tom Kerns, Casper Neer, and Robert Calhoun Smith.

Timeline of Hollin Hills Development



Development plan by Charles Goodman (c. 1950). *Before You Buy a House* (1953), p.76.

Aerial view of upper Hollin Hills (c. 1950), looking north. Photograph shows Recard Lane and Martha's Road in the foreground. *Hollin Hills, Community of Vision* (2000), p.30.

Subdivision and Site Development Patterns

Hollin Hills was built during a pivotal period of postwar suburbanization, when high demand for new housing, new building technology, and a recovering economy spurred by federal building initiatives resulted in an unprecedented amount of new construction. While Goodman and Davenport benefited from many of these timely conditions, they largely rejected nationwide housing trends and pursued their suburban project in an entirely individualized manner.

Winding roads throughout Hollin Hills mirror the contours of the land and contribute to the neighborhood's unique character. Glasgow Road, Paul Spring Road, and Rebecca Drive clearly follow the land contours, and roads such as Beechwood and Stafford were created along ridges. Much of the neighborhood lacks standard street gutters, cement curbs, and sidewalks – an intentional decision by Goodman and Davenport aimed to limit destruction of the natural landscape. The pair even resisted providing paved roads due to their hard, city-like character, but ultimately deferred to County direction.

The neighborhood also features cul-de-sacs, communal parks, and woodlands that provide pedestrian circulation routes and shared public space. At the time of Hollin Hills' development, cul-de-sacs were a particularly innovative, rare feature. They were included in the subdivision plan to provide more area devoted to green space, increase safety, reduce noise for residents, and foster a sense of community.

Goodman and Davenport always recognized the natural landscape as one of the neighborhood's most valued assets. During the early development of Hollin Hills, Davenport created a community association that took title of the land and assigned approximately thirty acres out of an original total of 326 acres as open space and parks for community use, woven throughout the neighborhood. While developers typically attempt to maximize the use of land for the most profit, Goodman and Davenport instead invested in long-term sustainability and communal benefit. Community interest in preserving these communal areas has continued throughout the decades and remains a priority today.

The subdivision is platted with irregularly shaped lots that respond to the varied natural topography (similarly to how the roads are laid out). Residential dwellings are thoughtfully sited and designed to complement the landscape. In order to preserve unity between the built environment and the landscape, homes are set back, angled to the street, and sited in response to solar orientation, location of existing trees, views, and vistas, and taking into consideration neighboring buildings. Although many homes are set back from the street, it is quite common for lots to measure greater in rear yard-footage than front, reflecting an emphasis on privacy. Some buildings are set on hilly sites, so that a multi-story structure reads as a minimal one-story building from the street. Buildings sited on flat lots are more commonly one story.

Timeline

1946

Goodman and Davenport conduct a joint site visit of hilly land immediately west of Fort Hunt Road; Davenport purchases 225 acres at public auction with financial backing of local businessmen and brothers, Samuel and Morris Rodman; the first phase of development begins.

1949

Completion of first homes in Hollin Hills, designed by Goodman.

1956

Davenport purchases 101 acres located to the southwest of the original tract; the second phase of development begins.

1961

Goodman leaves Hollin Hills to pursue other architectural interests; Davenport tries his hand at designing houses for the neighborhood.

1971

Davenport retires and the Hollin Hills, Inc. real estate development office closes.

Hollin Hills Area Sets Fast Building Pace

By Robert P. Jordan

NEW ALEXANDRIA lies 15½ miles southwest of Alexandria off Mount Vernon blvd.—a pleasant little community of 84 homes huddled on the Potomac flats in Fairfax County.

"We came down here to find room for our children," says Warren L. Granger, president of the citizens' association.

Granger's observations of life in New Alexandria pretty well fit other, more recent real estate developments farther south, completed or underway. The terrain along Mount Vernon blvd. and Fort Hunt rd. within a short distance of Washington's scene is rapidly becoming dotted with homes.

Kenneth L. Gibel, who is helping build the huge Belle View Apartment project next door to New Alexandria, says there are some 24,000 persons living in the area today.

Nine years ago, he estimates, about 12,000 resided there.

The influx has resulted in development—besides New Alexandria and Belle View—of Hollin Forest, Hollin Hills, Wellington Heights, Tauxemont, Hollin Hall Village and smaller projects. Too, buildings is about to resume in Belle Haven.

And a week from Monday ground will be broken for a 17-acre shopping center near the Belle View Apartments. It will open March 15, Gibel reports. Eventually, 48 stores will cater to family needs in the area.

This shopping center and another planned at Hollin Hall Village are the only large commercial zoning applications pending, according to the Fairfax County Planning Commission.

The idea is to keep things residential, say Granger and various developers.

For some notion of how fast the Belle View Apartment project is shaping up, consider that 816 units of the 1240 scheduled have been built since July, 1947, housing 3200 persons. When completed in 1952, Belle View will have 6000 residents.

Belle View, like Belle Haven—that beautiful development rolling in the rolling hills above New Alexandria—has its own sanitary system.

For a new development just springing up, take a look at Hollin Hills. Located off Fort Hunt rd., this 225-acre project now has 25 of an eventual 250 homes under construction. Lots cost from $2000 to $2500. Houses—three-bedroom, frame and brick—list at $15,900 and $16,800.

Each house will have its own sanitary unit. Water will be drawn from three or four community wells, one of which is now in operation.

Homes are set in rolling, wooded terrain. The view? Twenty-five miles, reports the developer. A man making $5000 a year can swing the $15,000 house, plus its $2000 lot. He should be making in excess of $6000 to handle the $18,800 house, with its $2200 lot.

A little further along in its development is Hollin Hall Village, located about 2 miles south of Hollin Hills off Fort Hunt rd. Begun two years ago, it now has some 25 houses erected.

To the north a short distance is Tauxemont, a community of 184 homes completed last spring. Most homes are brick or cinder block, with three bedrooms.

Many homes built or to be built off Fort Hunt rd. afford a fine view of the Potomac. Others nestle on hillsides, surrounded by trees, peaceful in a woodland setting.

Generally, lots range in size from one-fourth to one-half acre. Fairfax County tax rate on property is $3.10 per $100 assessed valuation.

Developers construct road nets through the projects. Access to Alexandria and Washington is by Fort Hunt rd. to U. S. Route 1 or Mount Vernon blvd.

According to T. J. Stockton, di-

Hollin Hills

Presents to the discriminating Home Buyer the second in a series of superb modern homes designed by famed architect Charles M. Goodman. Selected by the Southwest Research Institute as an outstanding example of a high quality, moderately priced contemporary house.

Sponsored by the D. C. Chamber of Commerce and the Hollin Hall School Equipment Fund.

QUALITY

How to reach Hollin Hills:

Hollin Hills

A Planned Community of Modern Homes In Tomorrow's Vernacular

Offering Custom Built Homes with Mass Production Savings Under an Unusual Tested Group Building Program

UNIT HOUSE No. 1

Uniquely designed for dramatic hillside sites. Three levels, 28-foot living area, corner fireplace, 16-foot window wall overlooks wooded park area. Three bedrooms, each with full closet wall. Large bath with built-in dressing table. Car shelter, utility room and entrance hall on lower level.

Estimated Cost With Lot $16,500

(10 to be Built—4 Still Available)

Hollin Hills Named Nation's Best Home Development

Image sources (top to bottom): "Hollin Hills Area Sets Fast Building Pace," Washington Post (November 13, 1949), p.A5; "Display Ad 79," Washington Post (November 13, 1949), p.A5; "Display Ad 58," Washington Post (April 4, 1948), p.R6; "Hollin Hills Named Nation's Best Home Development," Washington Post (February 18, 1951), p.R3.

Unit Type #2 (Butterfly), photographed c.1952. *Hollin Hills, A Community of Vision* (2000), p.59.

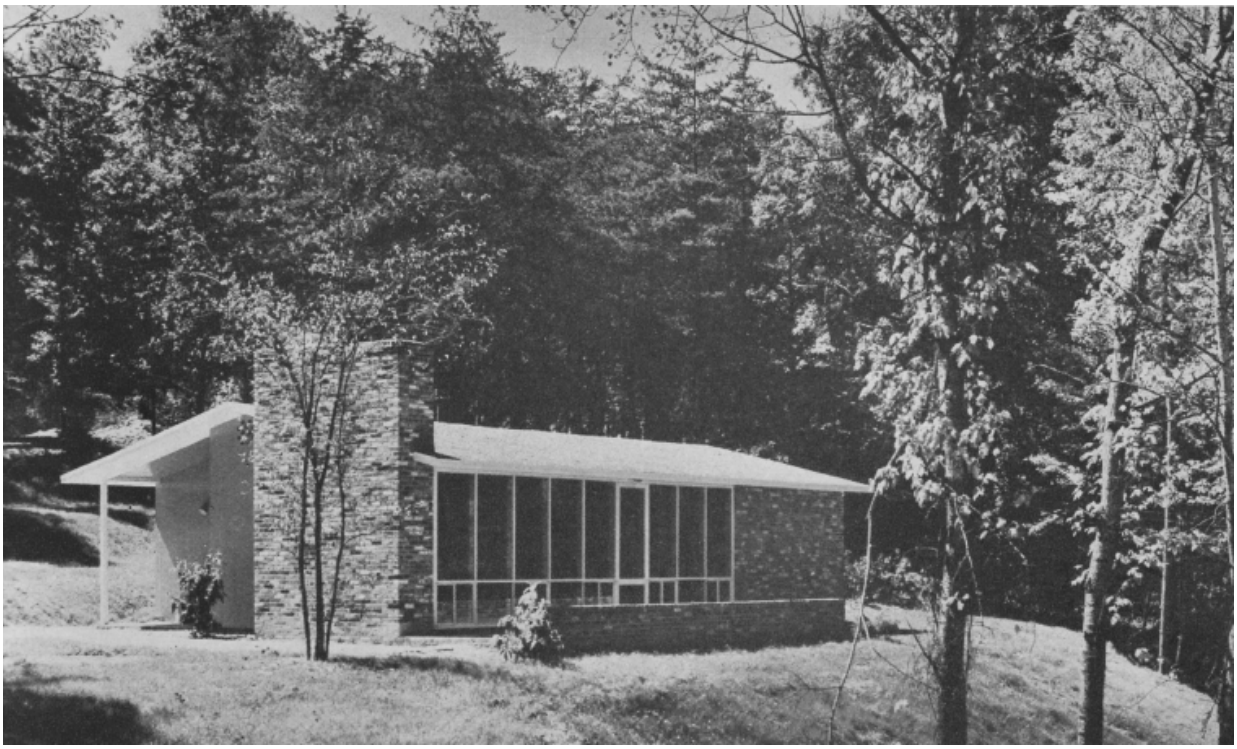
Unit Type #2, photographed in 1952.
Hollin Hills, A Community of Vision (2000), p.108.

Example of a Goodman-designed interior, photographed c.1950. *The American House Today* (1951), p.4.

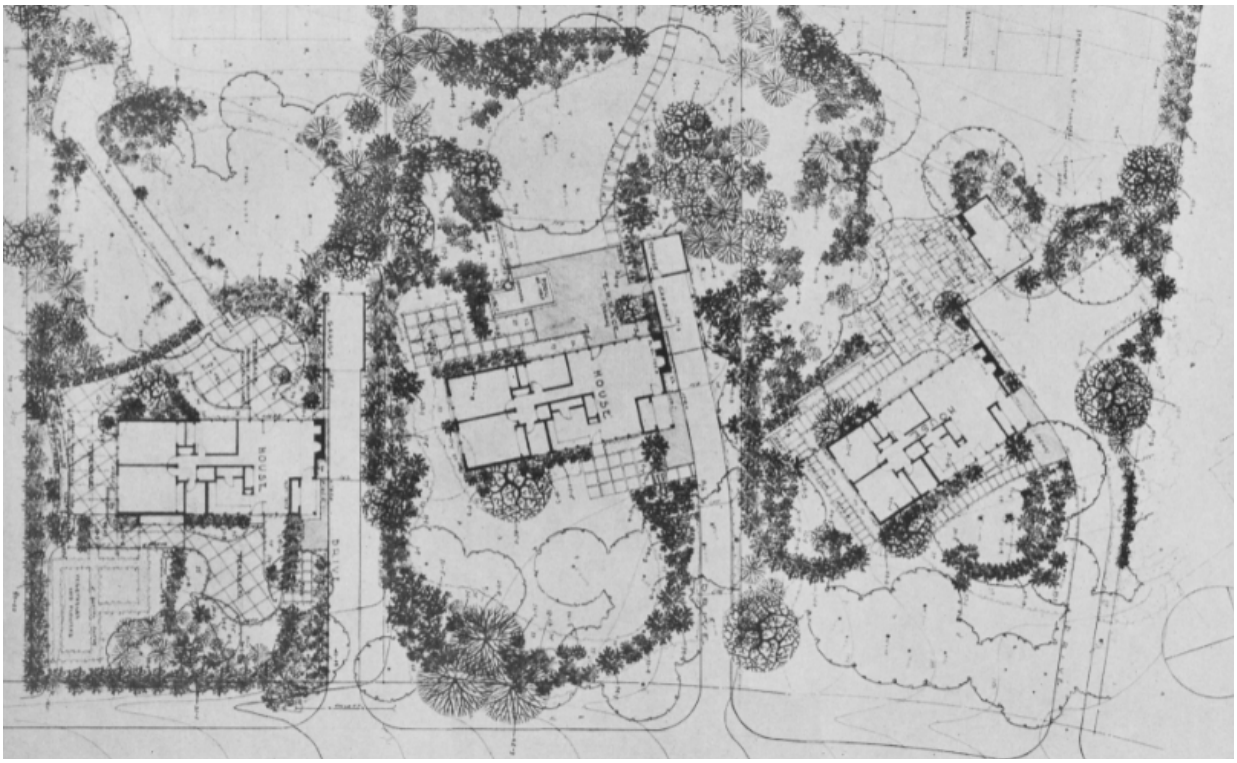
House Plans

Architect Charles M. Goodman used Hollin Hills as his architectural laboratory, creating eight individual unit-type designs with variations that resulted in fifteen different combinations. Goodman additionally designed two models for national housing companies that were showcased in Hollin Hills. Developer Robert C. Davenport, in keeping with the standard set by Goodman, designed three unit-type plans after Goodman's departure from the project in 1961. The unit-type designs all began with a standardized module, though some original buyers were provided options for room sizes and wall and floor finishes. Blueprints could be flipped end to end or side to side, and often elements of various unit types were incorporated into one another. Additionally, individual house plans responded to the requirements and character of the landscape and to site irregularities, so houses are rarely exactly the same.

Despite unit-type differences, common architectural themes and planning principles throughout the neighborhood create a shared character. All buildings feature flat or low-sloped, shallow roofs that emphasize horizontality, creating the appearance of buildings that lie within, rather than on top of, the landscape. Large expanses of floor-to-ceiling glass effectively bring the outdoors in and allow for enjoyment of views and vistas. Homes in Hollin Hills are devoid of traditional, classical ornamentation and instead embrace an uncluttered minimalist aesthetic. As a product of the Modern Movement, buildings in Hollin Hills were economically constructed with standardized interior plans and wood-frame structural systems of a modular, and later prefabricated, type. Although standardization and use of prefabricated components are defining elements of residential construction in Hollin Hills, the neighborhood is altogether distinct from other contemporary mass-produced developments.



Home sited within a small clearing. *The American House Today* (1951), p.2.



Goodman plan for Stafford Road. *The American House Today* (1951), p.1.

Landscape Plans

Goodman and Davenport directed the general site plan of the community and designed the house unit types. They prioritized the preservation of native trees (second growth, deciduous trees), plantings, natural grading around buildings, open spaces, and circulation routes. The design of individual landscape plans for residential lots, however, was left to preeminent modernist landscape architects Lou Bernard Voigt, Daniel Urban Kiley, and Eric Paepcke. Landscape plans for individual lots were initially an optional add-on for buyers, but Davenport eventually required they be included as part of the sale price for the house to ensure a cohesive neighborhood aesthetic. Installation and plant materials, however, were not included with the landscape plans.

In 1948 Lou Bernard ("Barney") Voigt created a partnership with the office of Charles Goodman and Associates and began working on landscape plans for Hollin Hills and other Goodman projects. Individual landscape plans were included with Hollin Hills house plans for a mandatory fee of $100 and included one personal consultation with Voigt. Voigt helped Goodman and Davenport design the community and individual lot landscape designs until he died in 1953. Daniel Kiley then took over and designed approximately one hundred individual landscape designs, nearly all of them contiguous, between 1953 and 1955. In 1955, Eric Paepcke took over as primary landscape architect to help finish out the community. These three landscape architects all embraced a shared modernist aesthetic and worked to create site-specific, regionally appropriate designs.

Residential landscapes in Hollin Hills generally feature large scale, natural, informal plantings rather than manicured grass lawns. Designs are often asymmetrical, much like the houses themselves. Property lines are not reinforced with dense plantings; rather, they are blurred by meandering plantings and shared views and vistas.

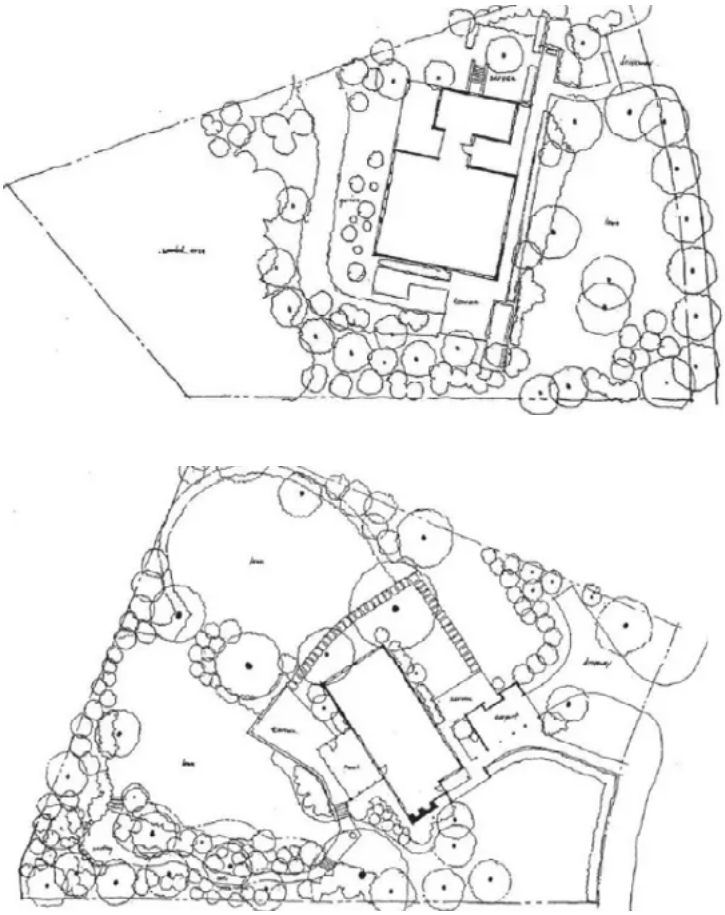
Some of the individual landscape plan drawings are archived in the Library of Congress and the Kiley archive at the Frances Loeb Library of Harvard's Graduate School of Design. However, it has

Photograph by Robert C. Lautman.
Before You Buy a House (1953), p.75.

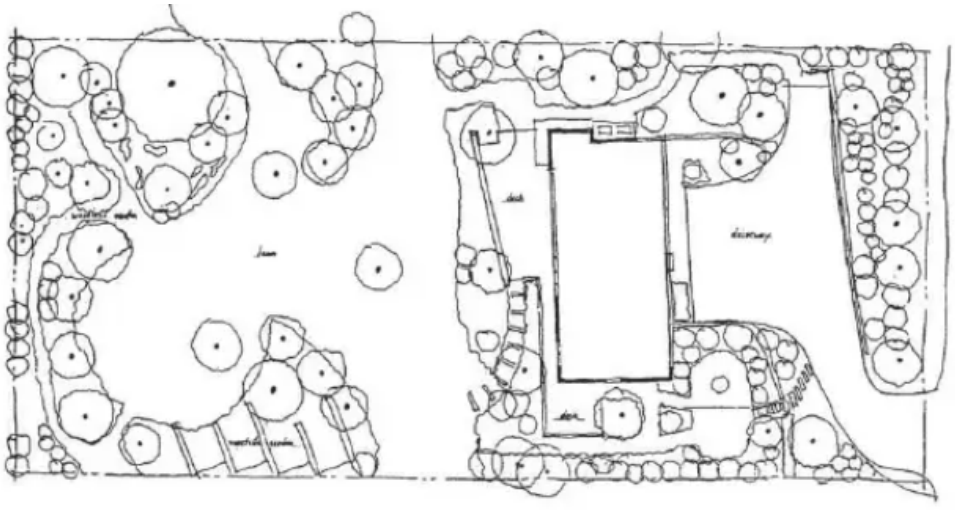
Photograph by Robert C. Lautman.
Before You Buy a House (1953), p.24.

not been determined the extent to which plans were fully or even partially implemented by the property owners. Additionally, the natural setting and character of landscape elements makes it quite difficult to ascertain if any of executed landscape plans are extant today. Research indicates that few, if any, original landscape designs were fully implemented as designed, perhaps due to the high purchase price of the suggested plantings, or property owners' ambivalence or dislike of the designs. Unfortunately, the private landscapes throughout Hollin Hills are much like other private gardens of the postwar era: they are fragile, often the first thing to be created, destroyed, or altered as property changes hands. As a result, many original designs and plantings have been lost. Only vestiges of original landscapes appear to remain, in the form of patios, retaining walls, and mature trees.

Although no confirmed fully intact original landscape plans appear to survive today, the neighborhood on the whole does retain a heavily wooded, informal landscape aesthetic well-aligned with Voigt, Kiley, and Paepcke's original vision.



1950s landscape plan for Risley Residence (top) by Daniel Kiley and Eric Paepcke and Janson Residence (bottom) by Lou Bernard Voigt. *A House in the Woods: A Landscape Aesthetic for Hollin Hills* (1989), p.42, 44.



C. early 1960s landscape plan for Collin Residence by Eric Paepcke.
A House in the Woods: A Landscape Aesthetic for Hollin Hills (1989), p.40.

03

Historic Overlay District Overview

OVERVIEW OF HOLLIN HILLS

Hollin Hills is a mid-twentieth-century residential development that spans 326 rolling wooded acres south of the City of Alexandria in Fairfax County, Virginia. The neighborhood features winding streets, cul-de-sacs, and irregularly shaped lots that embrace the natural sloped topography. Communal parks and woodlands offer shade, privacy, and abundant outdoor space. Buildings are thoughtfully designed to complement the natural landscape, and are generally low-slung, minimally ornamented, and set back from the street.

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.

Hollin Hills is part of Fairfax County's R-2 Zoning District (Residential District, Two Dwelling Units/Acre). The R-2 District is established to provide for single-family detached dwellings at a density not to exceed two (2) dwelling units per acre; to provide for affordable dwelling unit developments at a density not to exceed two and four-tenths (2.4) dwelling units per acre; to allow other selected uses which are compatible with the low-density residential character of the district; and otherwise to implement the stated purpose and intent of the Fairfax County Zoning Ordinance.

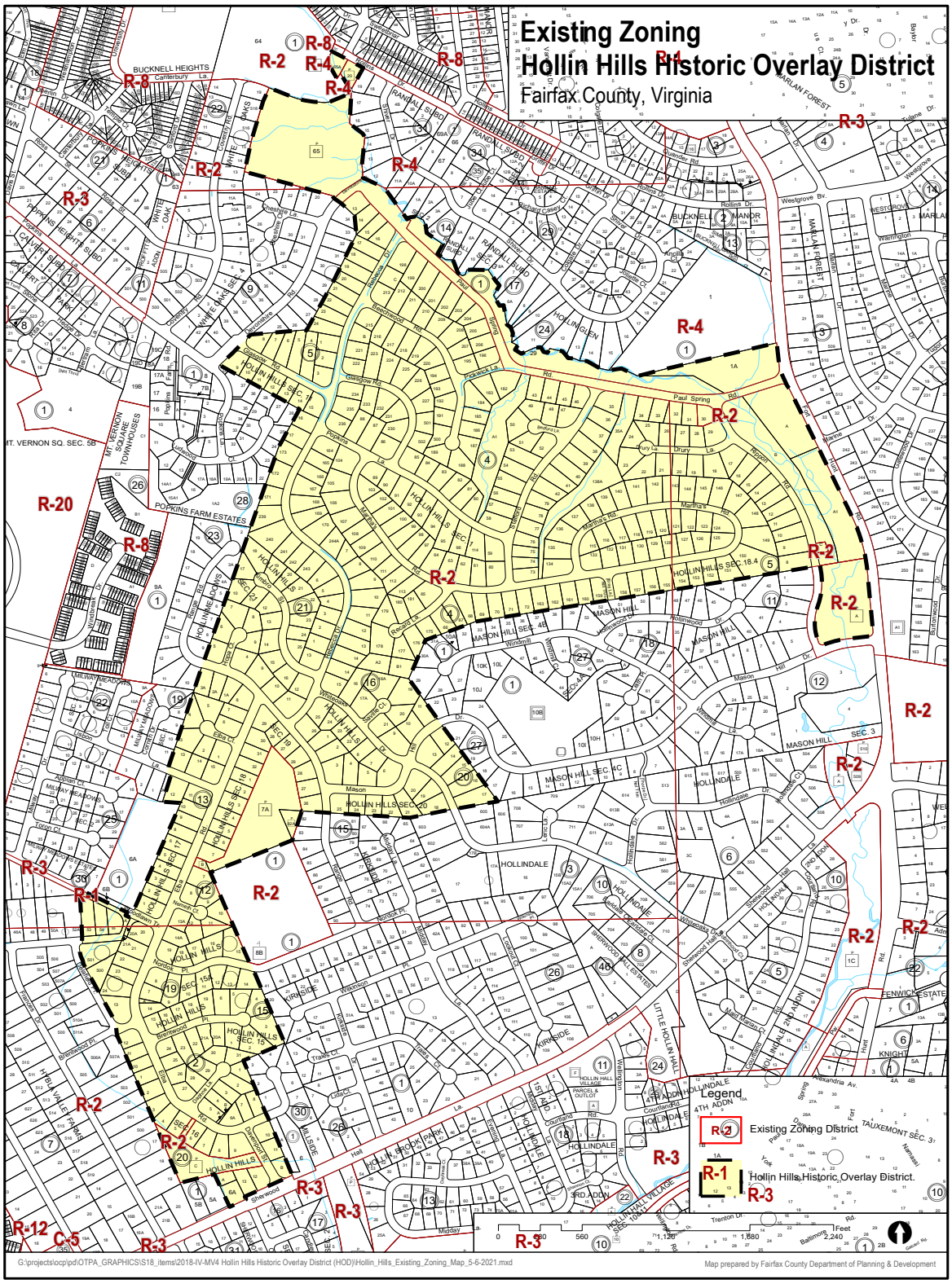
Hollin Hills Overlay Zone

The Hollin Hills Historic Overlay District regulations are outlined in Section 3101 of the County Zoning Ordinance. According to the regulations, within an HOD, all uses shall be permitted pursuant to the property's underlying zoning district(s), except as expressly modified by the regulations adopted for a particular HOD. In Hollin Hills, any new improvement or addition—including any structure, sign, fence, street furniture, outdoor graphic, and public and private utility -- must be reviewed by the ARB for substantial conformance with the design guidelines and must be designed to be compatible with the architectural and character-defining features of the neighborhood.

Residential District (R-2)
Lot Size Requirements and Bulk Regulations

	Min Lot Width	Max Floor Area Ratio	Min Front Yard	Min Side Yard	Min Rear Yard	Max Height
R-2: Residential District - 2 Dwelling Units per Acre	Conventional Lot Subdivision Interior lot: 100 ft. Corner lot:125 ft.	0.20 for uses other than residential or public 0.25 for public uses	Conventional Subdivision Lot: 35 ft. All other structures: Controlled by a 45° ABP but not less than 35 ft.	Conventional: 15 ft. All other structures: Controlled by a 40° ABP but not less than 15 ft	Conventional: 25 ft. All other structures: Controlled by a 40° ABP but not less than 25 ft	35 ft

ABP: Angle of Bulk Plane
DU: Dwelling Unit



Hollin Hills HOD Zoning Map.

HOD BOUNDARY

The Hollin Hills HOD boundary consists of 291.27 acres, encompassing the 2013 National Register Historic District as well as select adjacent parcels (primarily park property) that were evaluated and determined related to the HOD. The boundary will continue to exclude surrounding residential development that does not adhere to the modernist aesthetic of Hollin Hills. The boundary reflects Hollin Hills' full development period, which spans from 1946 to 1971. Architect Charles Goodman and developer/builder Robert Davenport first purchased and subdivided the land in 1946. Additional land was acquired in 1956 and development continued until 1971, when the real estate development office closed.

The primary streets that comprise Hollin Hills include Beechwood Road, Brentwood Place, Elba Road, Glasglow Road, Martha's Road, Mason Hill Drive, Nordok Place, Paul Spring Road, Range Road, Rebecca Drive, Stafford Road, and Whiteoaks Drive.

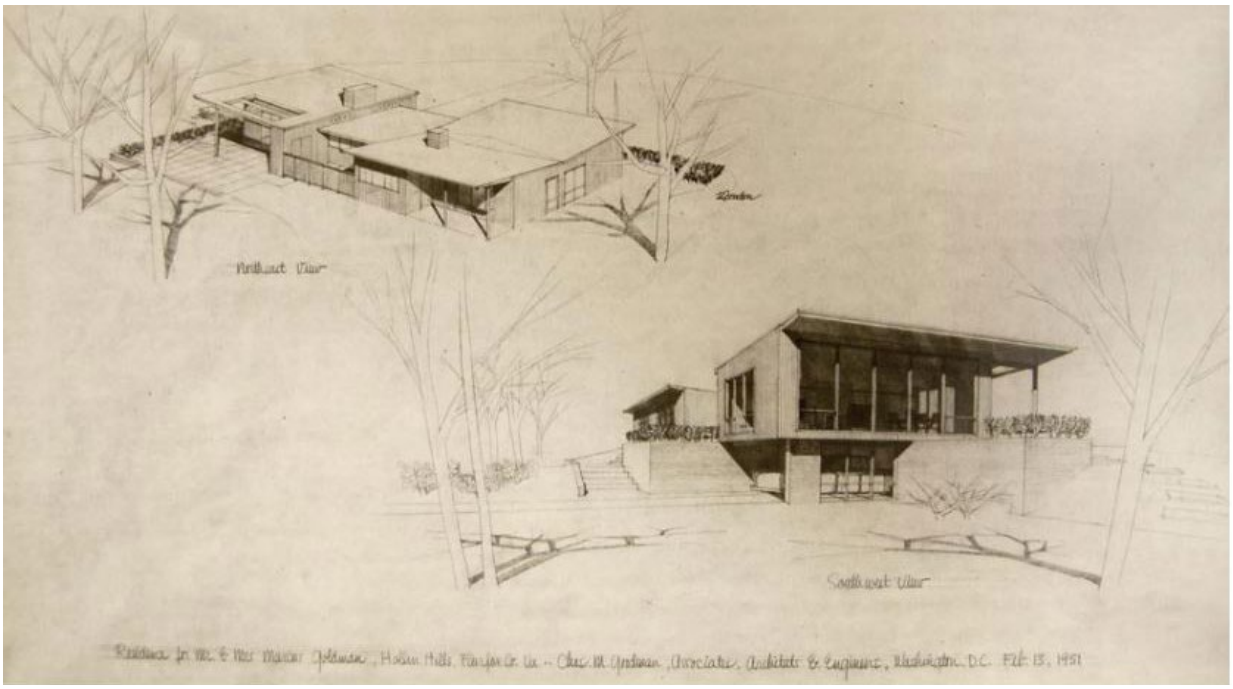
HOD Land Uses and Boundary (shown in red).

RESOURCE INVENTORY – CONTRIBUTING AND NON-CONTRIBUTING RESOURCES

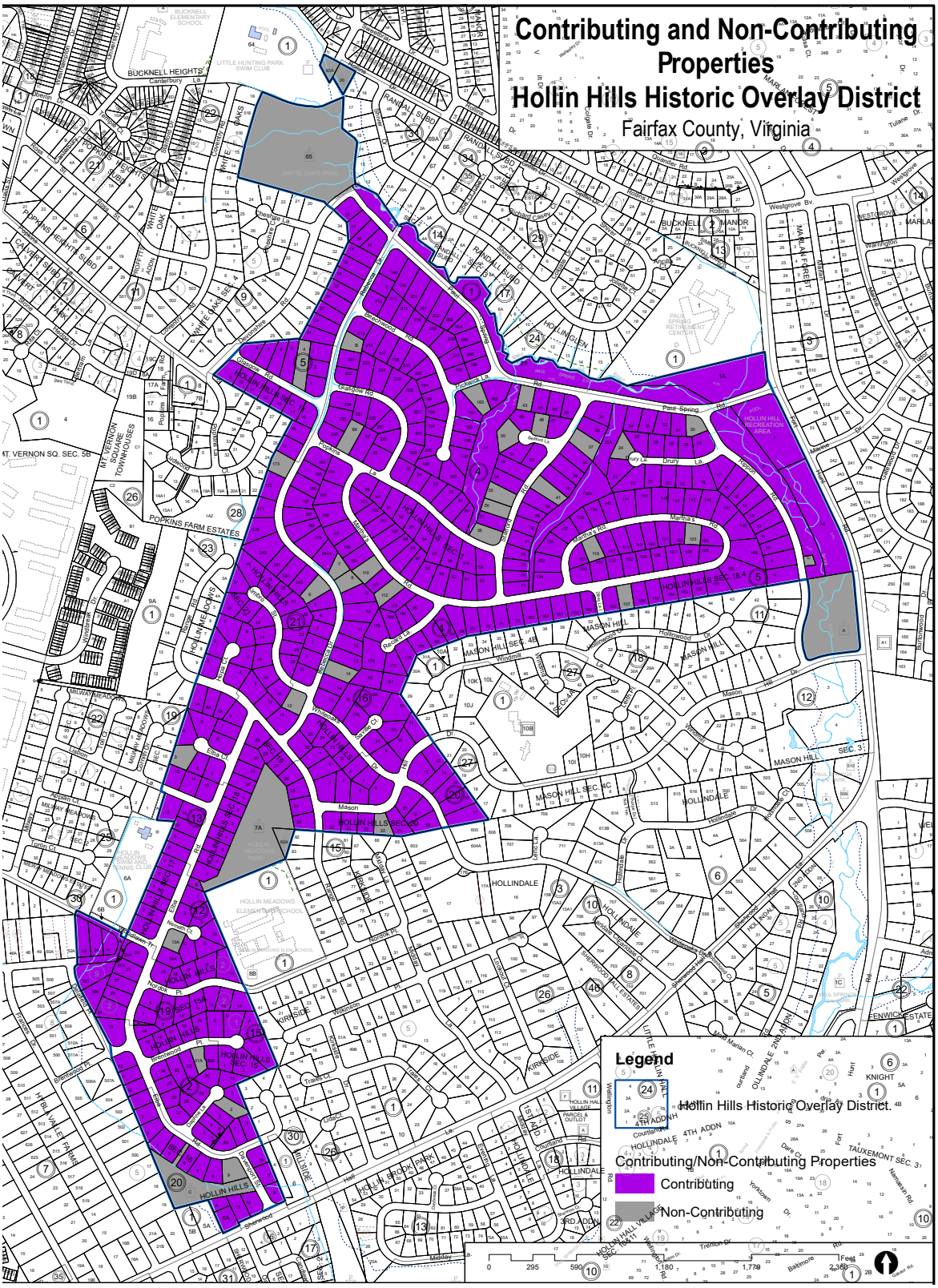
Properties in the Hollin Hills HOD are classified as either contributing or non-contributing. The label "contributing" indicates that the building is one of several that defines the historic character and significance of the district. They are distinct from "non-contributing" properties, which may be 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 established outside the district's significant period or development.

Properties are considered contributing if they retain integrity to the district's period of significance (1946-1971). Integrity is defined by the National Park Service as the physical characteristics that allow a resource to convey its historical significance. For Hollin Hills, examples of this would include integrity of architecture, materials, landscaping, building siting or topography. Non-contributing properties have either experienced substantial design modifications that post-date the period of significance, or have underdone full or partial demolition, resulting in lost or compromised integrity.

The Hollin Hills HOD contains 492 properties, of which 464 are classified as contributing properties and 38 as non-contributing properties (see full list of properties in ***"Appendix C – List of Contributing and Non-Contributing Properties" on page 91****).*



1951 drawing of a Hollin Hills residence by Charles Goodman.
"Gifts to the Nation, Visual Arts, Charles M. Goodman Archives," Library of Congress.



Hollin Hills HOD Contributing and Non-Contributing Resources.

SUMMARY OF DISTRICT CHARACTER

At the time of its development, Hollin Hills was unlike any other neighborhood in Virginia and was among only a few modernist, postwar subdivisions nationwide. Within the boundaries of the HOD, Hollin Hills retains its cohesive modernist architecture representing its period of development and significance (1946-1971).

Unlike many significant modernist developments that went unrecognized for decades, Hollin Hills was acknowledged very early on as a unique and esteemed development. It began receiving accolades in 1951 for its design excellence and has consistently attracted property owners and residents that appreciate the neighborhood's founding principles and aesthetic. Hollin Hills has maintained a great degree of architectural integrity, in part due to design review and covenants instituted by Davenport in the early phase of the neighborhood's development. The early oversight of Goodman and Davenport, paired with good stewardship of property owners and tenants, has gone a long way to retain the physical and modernist character of Hollin Hills.

The majority of homes in Hollin Hills have at least one addition, if not multiple, and yet the neighborhood retains its midcentury character. Hollin Hills has evolved over the decades as lifestyles and preferences have changed, but the community's continuing commitment to preserving its unique built environment has remained steadfast.

Character-Defining Features

Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. In the case of Hollin Hills, character-defining features include the pioneering modern design of standardized modular unit types, the open interior plans augmented by trimless window walls, and the siting of houses that celebrated the sloped and wooded topography. Defining characteristics of Hollin Hills are identified on the following pages.

MIDCENTURY MODERN CONTEMPORARY DESIGN AND CONSTRUCTION

- Clean horizontal lines
- Simple, unadorned, distinctive designs
- Absence of superfluous decorative ornamentation
- Modern, minimalistic exterior hardware and lighting
- Post and beam construction
- Flat roofs and low-slung roofs of varying forms
- Standardized house plans with prefabricated modular elements
- Interior living space that flows to exterior porches and/or patios

BUILDING SITING

- Houses set back from the street and often skewed or sited at an angle from the street providing privacy and shared vistas
- Houses sited based on the natural topography and landscape features. Buildings lie "within" rather than on top of landscape
- Houses oriented with consideration of the sun, existing vegetation and trees, views, and the relationship between adjoining houses and roads
- Unit types and sizes tailored to sites

MASSING AND FOOTPRINT

- Generally cubic shapes that allow the structural skeleton to be exposed
- Square, rectilinear and L-shaped footprints

BUILDING HEIGHT

- Primarily one-story or split-level buildings on flat or low-sloped landscapes
- Primarily two-story or split-level buildings built into sloped landscapes

WINDOWS

- Large exposures of glass windows designed to bring the outside in
- Floor-to-ceiling windows (often in 3-foot-wide window modules)
- Thin, narrow, unobtrusive window frames (steel for opening windows or wood for fixed windows)
- Free of traditional ornamentation such as moldings/ trim
- Fixed, casement, slider, awning, and clerestory windows

DOORS

- Single-leaf, wood, flush-style main entry doors, often topped with transoms
- Single-leaf, glazed, wood-frame doors (typically the same height as adjacent windows, with a single horizontal cross bar the same size as—and aligned with—the cross bar in adjacent windows)
- Glazed steel-frame sliding doors that typically open to patios and decks
- Doors set within window walls, assuming size and proportion of window modules
- Doors within recessed entry vestibules

DESIGN FEATURES AND MATERIALS

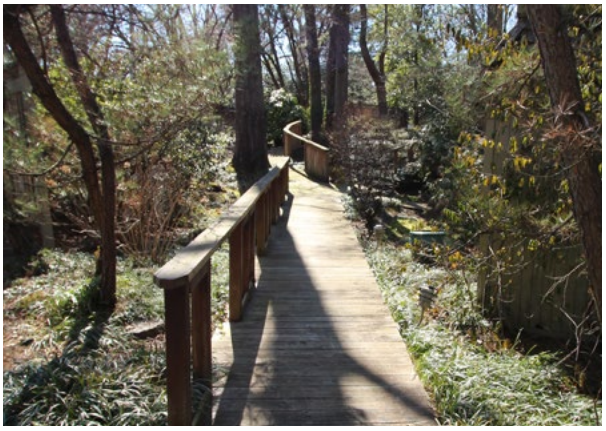
- Brick or concrete block foundations and walls
- Painted wood cladding (horizontal beveled; vertical tongue-and-groove; T-111 plywood with grooves every 4” or 8”; or smooth plywood)
- Glass window walls
- Variegated brick walls and features that exhibit a range of brick colors and textures. Brick elements in Hollin Hills were frequently constructed with brick salvaged from building construction sites, giving the brick its worn, varied, and distinctive appearance.
- Brick chimneys that form end walls or applied as sculptural elements which break a glazed elevation

ROOF SHAPES AND ROOF ELEMENTS

- Flat roofs, typically with no overhanging eaves
- Low-slope butterfly, gable, and shed roofs, typically with deep overhangs and narrow eave profiles
- Roofs covered with visually flat materials such as tar and gravel or asphalt roofing
- Exterior and interior brick chimneys that rise above the roofline and are often massive in scale (either stepped in profile or rectilinear)
- Wood-clad, low-profile, central cupolas

ACCESSORY STRUCTURES

- Carports (now required by code to be attached) and breezeways that are light and open in character
- Attached or detached (non-dwelling) code-compliant accessory structures including sheds and storage vestibules that are compatible with the aesthetic of the property, adjoining properties, and surrounding neighborhood



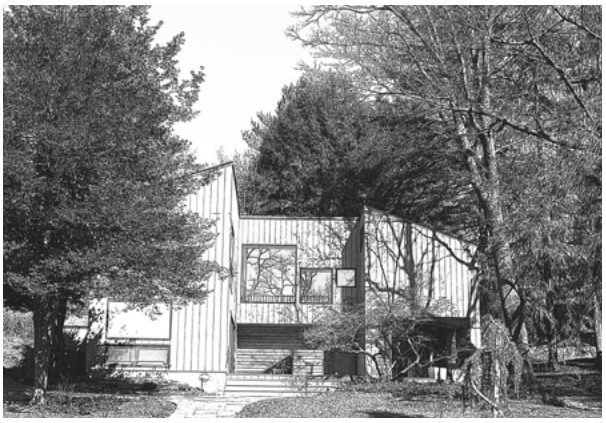
LANDSCAPES AND STREETSCAPES

- Varied topography (unaltered from natural state)
- Lush and mature landscaping; houses sited around existing trees
- Organic, generally curvaceous landscape plans that complement the rigid geometry of Hollin Hills' houses
- Houses set back from the street with generous rear and side yards
- Individual gardens connected to the next with little or no barrier; blurred property lines
- Permeable or gravel driveways, parking pads, and walkways
- General absence of fences creating sense of flow between lots and providing shared views of natural features (note that there were a few fences original to the neighborhood but they were generally discouraged)
- Streets and lots laid out to respect the contours of the wooded land
- Curvilinear road pattern
- Cul-de-sacs and 3-way T-intersections to reduce through traffic

Alterations and New Development

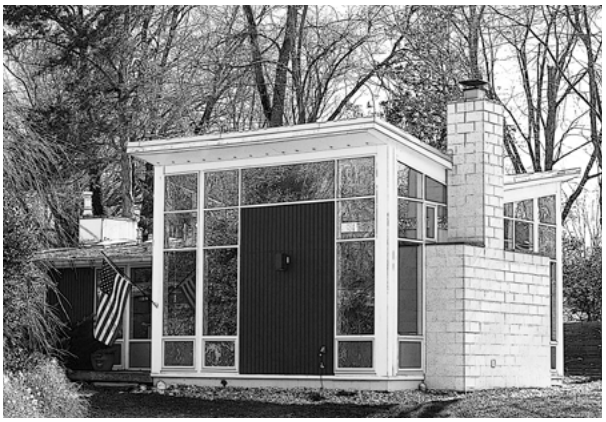
Hollin Hills retains much of its architectural and landscape character-defining features. There have been alterations and additions in the neighborhood over the years that serve as examples of how to successfully design within the framework of the existing architecture. However, the neighborhood has also seen a few demolitions and new builds, a number of incompatible alterations and additions, inappropriate replacement of original materials, and some replacement of original materials (see representative examples below). There have also been examples of incompatible fencing and other site features that negatively alter the relationship between buildings and their landscape.

The Hollin Hills HOD Design Guidelines that follow have been formulated to foster compatible and appropriate change. Recommended and not recommended treatments are provided to meet project objectives while minimizing detrimental impacts to the historic character of the district as a whole.



New construction with incompatible massing, roofline, and fenestration pattern (not recommended).

Incompatible addition with a steep sloped roof and new entry with a parapet (not recommended).



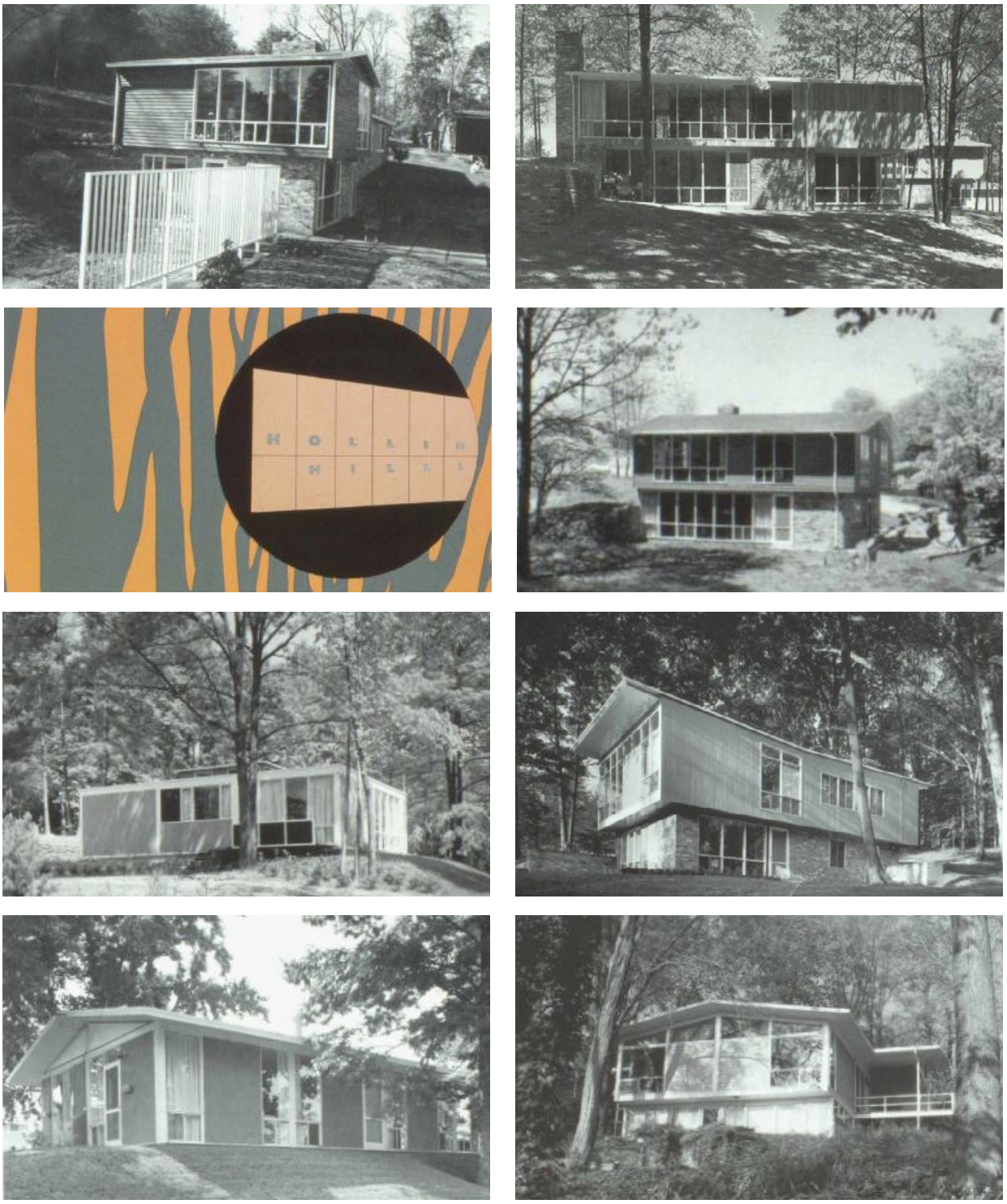
Large front addition that overwhelms and obscures visibility of the original house (not recommended).

Incompatible second-story addition with an irregular roofline (not recommended).

Typical Hollin Hills Unit Plans - Descriptions and Diagrams

From the beginning, Hollin Hills architect Charles Goodman and developer Robert Davenport worked to balance their strong foundational vision for the neighborhood with buyers' tastes and financial profit. They made sure to offer a variety of residential unit types at varying price points, making adjustments as they went based on what worked and what sold. Goodman began with three basic models for Hollin Hills: 1) a split-level house, 2) a one-story slab-on-grade house, and 3) a two-story house. Working with a standardized unit concept, he developed eight types of units, each with additional variants. House units were coded by number and letter, denoting elements such as number of levels and how many extra feet were added. At times, elements of one unit type were incorporated into another; as a result, it is rare that two houses in Hollin Hills are exactly the same. Potential buyers could also customize the features and finishes of their house, increasing the diversity of appearance throughout the neighborhood. The following pages identify and describe the most common unit-type plans seen in Hollin Hills.

Unit Type #2 (image left) and Type #5 (image right). The National Building Museum.



Unit Types, top to bottom: Unit #1B (c. 1950); Unit #2B42LB (no date); Sales folio logo used by Davenport as early promotional material (c. 1950s)(historic image of Unit #3 not found); Unit #4 (c. 1950); Unit #5A (c. 1952); Unit #6 (c. 1952); Unit #7L (c. 1954); Unit #8 (1993). *Hollin Hills, A Community of Vision* (2000), p.5; 10; 49-66.

Unit #1

Unit #1 was designed and introduced in 1949 as one of the first unit types in Hollin Hills. 24 Unit #1 house types (and Unit #1 variations) were constructed in Hollin Hills, primarily along Rippon Road, on portions of Drury Lane, and along Paul Spring Road. The unifying character-defining features of Unit #1 homes, and all unit types to follow, include massing, roof form, siding, window type, orientation, and construction method.

Unit #1 variants include Unit #1B and 1BE, both introduced in 1949. These variants have different interior layouts from Unit #1 homes but share many exterior similarities.

Example of Unit Type #1B (built 1949).

Example of Unit Type #1B (1949).

Example of Unit Type #1BE (1950).

Features of Unit #1 and Variants:

- Typically sited on a sloped lot
- Split level, often viewed as two or three stories depending on the slope of the site
- Upper level cantilevered out beyond the lower level
- Lower level(s) predominantly concrete block, optionally faced in brick
- Upper level is wood-frame construction, typically clad with 1” x 4” vertical siding or 1” x 4” horizontal beveled wood siding
- Bands of floor-to-ceiling windows, each with a large fixed upper sash and a smaller fixed or operable lower sash
- Fixed and operable windows
- Large interior brick chimney rising from center
- Low-sloped gable roof and shed roofs with wide overhanging eaves
- Integrated into the landscape, sometimes with an upper-level terrace that extends from the living area through the glass doors

Unit #2

Unit #2 was designed and introduced in 1949. Unit variants 2K4, 2K4B4, and 2B42LB were also introduced in 1949. 2K4 included an addition of four feet in the kitchen, and 2K4B4 included four-foot kitchen and bedroom additions. 2B42LB was designed as the largest of the Unit #2 variations. Unit #2 Butterfly was introduced a few years later in 1952. It featured a butterfly roof with tapered 4' overhanging eaves. Unit #2 and its variations have different interior layouts but share many exterior similarities.

Example of Unit Type #2 (1950).

Example of Unit Type #2B42LB (1951).

Example of Unit Type #2 Butterfly (1953).

Features of Unit #2 and Variants:

- Unit #2, 2K4, 2K4B4, and Butterfly are one story typically sited on flat lots, while Unit #2B42LB is two stories typically sited on a sloped lot
- Typically 25' deep by 46' wide; enlarged up to 54' in width by adding 4' increments on either or both ends
- Brick or concrete block foundation and concrete slab
- Clad in 1" x 4" vertical wood siding or brick
- Floor-to-ceiling windows up to 28' or 31' across with fixed upper and operable lower sash (Unit #2 variants)
- Used-brick chimney, typically exterior
- Low-sloped roof (gable or butterfly)
- Entry porch with external storage closet (Unit #2)
- Design options for the building exterior included brick; beveled horizontal siding in place of the standard 1"-x-4" vertical siding; an extra exterior glass door; and a terrace

Unit #3

Unit #3 was designed and introduced in 1950 as a variation of the Unit #2 model. There were some later two-story models of Unit #3, but the original design encompassed 1,600 square feet.

Example of Unit Type #3 (1952).

Example of Unit Type #3 (1954).

Example of Unit Type #3 (1952).

Features of Unit #3:

- Typically sited on a flat lot
- One or two stories (depending on site grade)
- Typically 1,600 square feet (28’ by 58’)
- Wood-frame building set on brick or concrete block foundation and concrete slab
- Clad in 1” x 4” vertical wood siding
- Floor-to-ceiling window units measure up to 28’ across with fixed upper and fixed and operable lower sashes
- Used brick chimney
- Low-sloped gable roof
- Design options included brick rather than concrete block on the exterior face of the bedroom walls and the foundation, and horizontal beveled wood siding in place of the standard 1” x 4” vertical siding

Unit #4

Unit #4 was designed and introduced in 1950 as a two-story smaller version of the Unit #2B42LB. Goodman designed the upper level to cantilever slightly over the lower level, and he moved the chimney, reduced in size, to an inside wall. The model included an entry vestibule, study and three bedrooms on the upper level, with the kitchen, combined living and dining area, full bath, and utility/storage on the ground level.

Example of Unit Type #4 (1952).

Example of Unit Type #4 (1952).

Example of Unit Type #4 (1952).

Features of Unit #4:

- Typically sited on a sloped lot
- Two stories, viewed as one story from front
- The upper level is cantilevered slightly
- Typically 1,600 square feet (26’ by 34’)
- Wood frame building set on brick or concrete block foundation and concrete slab
- Clad in 1” x 4” vertical siding; bedroom walls faced with brick
- Floor-to-ceiling window units have fixed upper and fixed and operable lower sashes
- Used brick interior chimney, small in size
- Low-sloped gable roof with wide overhanging eaves

Unit #5

Unit #5 was designed and introduced in 1952 as a one-story, cubic model with a raised roof section with clerestory windows to provide natural light. Variant #5A is nearly the same as Unit #5 but has a slightly different framing and rafter structure. These models ushered in Goodman's "frame and infill" aesthetic, where interior framing was directly expressed at the exterior. Larger two-story variants #5B and #5CS were introduced in 1954 and 1952, respectively, and have different interior layouts but share many exterior similarities. #5CS is larger than #5B due to enlarged entry decks and another bedroom and bath at the lower level. The cubic variants were designed to accommodate both the steeper slopes of the landscape and prospective buyers' requests for larger houses.

Example of Unit Type #5A (1952).

Example of Unit Type #5B (1953).

Example of Unit #5CS (1969).

Features of Unit #5 and Variants:

- Suitable for flat (#5 and 5A) or sloped lots (#5B and 5CS)
- One-story building atop a raised concrete block foundation (#5 and 5A)
- Two-story building atop concrete block foundation, banked into slope with upper level cantilevered over lower level (#5B and 5CS)
- Unit #5 typically 1,150 square feet (31' by 37')
- Clad in wood siding (T-111 or vertical tongue-and-groove wood siding)
- Lower-level glazing (full or partial-height)
- Floor-to-ceiling window walls at upper level
- Hardboard infill panels
- Interior brick or concrete block chimney
- Flat built-up roof with no overhang and a central low cupola (#5, 5A, 5B)
- Low-sloped shed roof with very wide overhanging front eaves (5CS)
- Two small entry decks typically projected from both sides of the house (#5B)
- Sleeping spaces arranged around a central mechanical core containing kitchen, bath, and utility room

Unit #6

Unit #6 was designed and introduced in 1952 in response to the demand for larger houses.

Example of Unit Type #6 (1953).

Features of Unit #6:

- Typically set on a sloped lot
- Two stories, with upper level cantilevered over lower level
- Wood frame construction atop a brick or concrete block foundation and concrete slab
- Typically measures 2,150 square feet (27’ by 44’)
- Upper level clad with vertical tongue-and-groove wood siding
- Window walls typically at side elevations
- Interior brick chimney rising from the center
- Low-slope butterfly roof with wide overhanging eaves at side elevations
- Terraces and decks at ground level providing transitional indoor-outdoor space

Unit #7L

Unit #7L was designed and introduced in 1954 by architects Charles Goodman and Eason Cross, Jr. The house is based on a 12’ planning module.

Example of Unit Type #7L (1954).

Features of Unit #7L:

- Typically set on a flat lot
- One story
- Typically measures 1,250 square feet (25’ by 50’)
- Brick or concrete block foundation
- Prefabricated 12’ by 8’ wood panels constructed off-site
- Exterior used brick chimney
- Low-sloped gable roof with wide overhanging eaves
- Freestanding storage vestibule

Unit #8

Example of Unit Type #8 (1959).

Unit #8 was designed and introduced in 1958. These models feature some of the largest windows in Hollin Hills.

Features of Unit #8:

- Two stories, T-shaped plan
- Brick or concrete block foundation
- Clad in beveled horizontal wood siding
- "Frame-and-Infill" aesthetic
- Upper part of exterior bays infilled with two sheets of fixed glass, each nearly 6' wide
- Smaller fixed and operable windows arranged in the lower window sections
- Fixed glass almost 7' wide used for elongated windows of living/dining room area
- Interior used brick chimney
- Low-sloped roof with wide overhanging eaves (cathedral ceiling interior)

Unit #57

Example of Unit Type #57 (1960).

Unit #57 was designed and introduced in 1955 and is also known as "The Award." This square-shaped model was similar but larger than the earlier Unit #5 models. The #57 Rectangle, also known as "The Award Special," is longer in width to satisfy varying needs of the buyer.

Features of Unit #57:

- The Award measures 1,370 square feet (37' by 37') and the Award Special measures 1,730 square feet (36' by 48')
- 12' wide exterior wall areas of plywood are prefabricated wall panels
- Narrow or wide windows
- Exterior used brick chimney
- Flat roofs with no overhang and a small louvered ventilation box on the roof
- Skylights pierce the roof over the bathrooms

Unit Type Main Line and Main Line 2L

The Main Line was designed and introduced in 1958. It is a slightly larger version of the Unit #7L. The Main Line 2L was introduced in 1960 as a variation of the Main Line.

Example of Unit Type Main Line (1959).

Features of Main Line:

- Suited for flat lots (Main Line) or sloped lots (Main Line 2L)
- One story (Main Line) or two stories (Main Line 2L)
- For Main Line 2L, the upper story is cantilevered on the long downhill side of the house
- 1,385 square feet (26' x 54')
- Brick or concrete block foundation
- Prefabricated 12' by 8' wood panels constructed off-site (Main Line) or T-111 vertical wood siding (Main Line 2L)
- Fixed windows above with fixed or sliding windows below
- Exterior used brick chimney
- Low-sloped gable roof with wide overhanging eaves and a low cupola for ventilation

Unit Type Custom Line

The Custom Line was designed and introduced in c.1958-60 as a larger version of the Main Line.

Example of Unit Type Custom Line (1958).

Features of Custom Line:

- One story
- Brick or concrete block foundation
- Rectangular footprint
- 1,700 square feet (26' by 66')
- Prefabricated 12' wide by 8' high panels constructed offsite
- Exterior brick chimney
- Low-sloped gable roof with wide overhanging eaves

Unit Type Decca

Example of Unit Type Decca (1966).

The Decca was designed by Robert Davenport and introduced after 1961, following the departure of Charles Goodman. It is similar to Goodman's Unit #2.

Features of Decca:

- Two stories
- Brick or concrete block foundation
- Rectangular footprint
- Typically entered from uphill side
- Wood-frame
- Clad with T-111 siding
- Upper-level floor-to-ceiling window walls up to 28' wide have fixed upper windows and fixed or operable lower sashes
- Gable-end exterior used brick chimney
- Gable roof with wide overhanging eaves

Unit Type Atrium

Example of Unit Type Atrium (1968).

The Atrium was designed and introduced in the late 1960s. It is one of the few unit types designed by developer Robert Davenport after Goodman's departure in 1961.

Features of Atrium:

- One or two stories in height depending on site and buyer preference
- Brick or concrete block foundation
- Square footprint
- Open central interior courtyard atrium
- Lower level faced with brick
- Upper level (if two stories) clad in T-111 siding
- Fixed upper windows over fixed and operable lower sashes
- Single and paired casement and sliding windows
- Flat roof with no overhang

Unit Type Alcoa 57

The Alcoa 57 was designed and introduced in 1957. The all-aluminum house was designed by architect Charles M. Goodman for the Aluminum Corporation of America. The one-story house has purple anodized aluminum exterior wall panels (12' wide by 8' high) and blue aluminum batten-seam sheets on the roof. Architect Eason Cross designed the blue anodized decorative grillwork and the exterior perforated brick walls.

The Alcoa 57 was developed as an experimental prototype that explored new uses for aluminum in residential construction. Goodman's designs were constructed on various sites around the country to demonstrate how aluminum could be used in housing. Advertising brochures assured prospective buyers that this new house would "make a reality of your dreams of lighter, brighter living." However, the cost of building the Alcoa 57 was much higher than projected and the nationwide building program fizzled.

The Alcoa 57 House at 7801 Elba Road is the only example in Hollin Hills.

Example of Unit Type Alcoa 57 (1957).


HISTORIC DISTRICT
HOLLIN
HILLS

04

District-Specific Guidelines

HOLLIN HILLS DISTRICT-SPECIFIC DESIGN GUIDELINES

The purpose of these HOD-specific guidelines is to maintain, strengthen, and enhance the historic and architectural character of the district. As stated in Section 3101.6(G) of the Fairfax County Zoning Ordinance, these guidelines are designed to preserve the historic integrity of the district. They offer practical guidance for property owners, the design community, County staff, and the ARB when determining the appropriateness of proposed work during the project planning and review process.

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 mass-produced, pre-fabricated, and inexpensive materials used throughout the neighborhood during the mid-twentieth century, it is well understood that alterations, material replacement, and upgrades are often necessary to ensure the continued preservation of the community and its 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, Hollin Hills was founded on experimental architectural principles and was always intended to evolve over time. In that vein, new, compatible elements and materials may be harmoniously introduced when replacement in-kind is not feasible.

To promote both preservation best practices and allow for necessary alterations, the Design Guidelines provide information on maintenance, repair, and replacement, and also offer guidance for new construction, additions, and site elements. Not all categories covered in the Design Guidelines are items that require a permit. Rather, the guidelines are meant to be a comprehensive document providing general guidance covering a wide range of project types. For more information on what work requires and does not require ARB review, see ***"Historic Overlay District Regulations and Project Review Summary" on page 4***.

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.*

*The General Design Guidelines are in progress. A link to the General Design Guidelines will be provided in a subsequent iteration of this document.

To limit changes that are out of character with the neighborhood, the guidelines are meant to encompass the entire HOD, inclusive of both 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.

In Hollin Hills the relationship of houses to the surrounding landscape is connected, and the term "visible" is not necessarily limited to the primary façade, which is frequently street-facing. The use of the term "visible" includes elevations in view of the public right-of-way and between neighboring buildings within shared viewsheds. These guidelines are meant to be flexible and should be tailored to site-specific conditions as projects are considered.

What Design Guidelines Can and Cannot Do

This Design Guidelines publication is a Fairfax County Department of Planning and Development policy document that expands upon the Hollin Hills Overlay District section of the Zoning Ordinance. The Design Guidelines outline recommendations, not requirements. The intent of the guidelines is not to stunt inventive design nor preserve Hollin Hills as a snapshot in time. Rather, the guidelines are meant to support the community's continued evolution and its celebration of experimental and modern architecture. The guidelines do not provide absolute or case-specific advice, or address exceptions or unusual conditions. Sometimes a creative, thoughtful design solution--one that does not neatly fit the guidelines but may result in a better project while remaining compliant with zoning law and building code--will be approved by the ARB. There may be constraints inherent to a specific property or its materials that will preclude the "ideal" solutions recommended throughout this document and require a more practical approach. The guidelines are meant to be flexible in nature, to help in the 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 to better understand 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 an 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 an HOD.
- Give case-specific advice, or address exceptions or unusual conditions.
- Give absolute direction as to specific standards or requirements, such as square footage.
- Require that existing non-complying conditions be reversed to meet the guidelines.
- 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

The following District-Specific Guidelines for the Hollin Hills HOD are organized based on three general treatment approaches and project types:

1) Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of Existing Buildings

2) Guidelines for Architectural Compatibility and Neighborhood Cohesion: New Construction and New Additions

3) Guidelines for Preserving Setting: Landscape, Streetscape, and Archaeology

Within each section, guidelines are shown as either "Recommended" or "Not Recommended." Treatments 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 considered to be 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.

Photograph by W. Eugene Smith, commissioned by the American Institute of Architects in 1957. *Hollin Hills, A Community of Vision* (2000), p.25.

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 an 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 ARCHITECTURAL CHARACTER: PRESERVATION AND REHABILITATION OF EXISTING BUILDINGS

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

Project Review and Permit Requirements:

The following types of projects require a permit and review by the ARB:

- Partial or total demolition
- New construction or additions
- Major exterior alterations
- Porches and decks (including alterations to existing)
- Retaining walls, stairs, and stoops

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

Building Elements and Features

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

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

Foundations

The foundation forms the base of a building and is extremely important to the overall stability of the entire structure. Most buildings in Hollin Hills have a concrete block below-grade foundation topped with a concrete slab. Concrete slab foundations are always low in profile and visibility; sometimes they are clad in brick veneer. Many multi-level houses on sloped sites often feature a partially exposed ground or basement level, where an above-ground concrete block or brick-clad foundation doubles as an exterior wall. These homes are "banked" into the sloped landscape, with only the downhill portion of the building exposed. As a building element, foundations (along with the walls and other architectural elements) contribute to the clean, horizontal, minimal aesthetic of homes in Hollin Hills.

Low-profile concrete slab foundation (recommended).

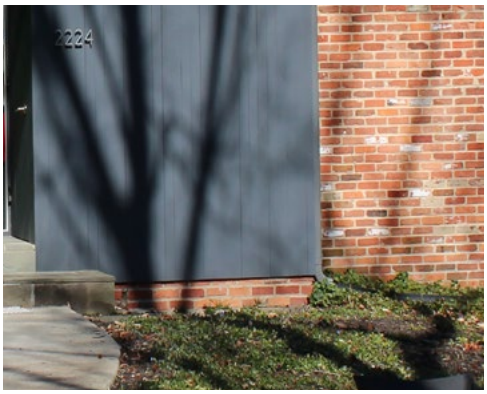
GUIDELINES

Recommended (Appropriate Treatment):

- Retaining, preserving, and repairing concrete or brick-clad above grade foundation walls
- Ensuring that water flows away from the foundation

Not Recommended (Inappropriate Treatment):

- Using non-original materials, such as stone or wood (or any material that visually contrasts with walls above) for cladding of visible foundation walls
- Altering the original height of the foundation above grade



Detail of foundation and wall clad in brick (recommended).

A "banked slope" building with above-ground concrete block foundation walls (recommended).

A "banked slope" building with above-ground brick walls that extend from the foundation (recommended).

Walls and Exterior Cladding

Homes in the HOD utilize post and beam wood construction, a type of timber construction where vertical posts and horizontal beams create a framework to carry the floor and roof loads. This building method eliminated the need for bulky support walls and allowed for large expanses of glazing. In addition to prominent glazing, homes in Hollin Hills often feature vertical 1”-x-4” tongue-and-groove wood siding, grooved T-111 siding (plywood with grooves cut every 4” or 8”), smooth plywood, or beveled horizontal wood siding. Brick veneer and concrete masonry are also common cladding materials. Glass window walls (windows comprising much or all of an elevation) are also a prominent “wall” material. Hardboard or Masonite panels (unfinished composite panels made from residual wood fiber, such as chips and shavings) are less common but present throughout the neighborhood. Large structural, salvaged brick chimneys often function as walls (see Roof section to follow for additional chimney guidance). One home in the HOD, the Alcoa House, is clad in anodized aluminum panels. Original or in-kind exterior cladding materials, along with supporting architectural elements, strongly influence the aesthetic of a home and the surrounding neighborhood.

Example of a variegated salvaged brick wall in Hollin Hills.

Brick elements throughout the HOD were commonly constructed of “used” or “salvaged” brick. As the name implies, these bricks were reclaimed from the demolition of older buildings. As a result, the brick is softer than other bricks produced during the period and has a more uneven and worn character. Brick walls often have a variegated appearance with colors ranging from a lighter “salmon”-colored brick to a darker-colored sturdier brick.

GUIDELINES

Recommended:

- Performing basic maintenance to maintain and prolong the life of original cladding materials
- If necessary due to deterioration or damage, replacing original elements in-kind or with an alternative material that matches the historic material and appearance

Not Recommended:

- Introducing new or substitute materials where not originally present (such as vinyl or aluminum installed over original siding), or materials that do not match the original in scale, texture, and form (such as stacked stone, shingles, or stucco)
- Applying inappropriate ornamentation such as trim or stringcourses
- Using potentially damaging masonry treatments such as sandblasting, surface grinding, high pressure cleaning, or chemical cleaning
- Applying paint or other coatings to masonry that has been historically unpainted

Prominent glazing, vertical wood cladding, and brick cladding at the end wall and chimney (recommended).

Vertical wood cladding and tall, narrow windows (recommended).

Plywood siding used in combination with glazing (recommended).

Salvaged brick cladding and a window wall (recommended).

Beveled horizontal wood cladding used in combination with glazing and brick veneer (recommended).

Roofs, Roof Features, and Roof Materials

The roof is one of the most important elements of any building or structure. It physically protects the building from the elements and provides visual character. Roof materials, roof form, eaves, gutters, and chimneys contribute to the building's appearance and are important features to retain and preserve. Typical original roof types in the neighborhood (flat, butterfly, shed, gable, or combination) feature a flat or low slope to emphasize the building's horizontality and unity with the landscape. Some flat roofs also include small, centrally-placed flat-roof cupolas for ventilation purposes, or flat skylights that are not prominently visible from the public right-of-way. Rooflines can be either symmetrical or asymmetrical and commonly feature thin eaves. Except for the cubic, flat-roofed houses, most typically feature large overhangs. Original roof cladding materials were typically tar and gravel or asphalt. When present, gutters are minimal in profile. Exterior chimneys are widely seen throughout the neighborhood. These prominent architectural elements are constructed of brick and are usually visible from the street frontage. The variety of roof forms throughout the HOD offer visual interest and some degree of individuality while simultaneously forming a cohesive aesthetic.

GUIDELINES

Recommended:

- Retaining original flat and/or low-slope roof forms, including the shape, structure, and planar form (gable, butterfly, or shed) and cupola, if original
- If necessary due to deterioration or damage, replacing roofing materials with new materials that are compatible with the historic material, color, and overall appearance. More flexibility in material selection may be granted for flat roofs where the roofing material is not readily visible
- Maintaining elements that emphasize the lightweight construction of the building, including narrow and consistent roof edge profiles, and, where present, overhanging eaves and wood fascia boards
- Where necessary, installing minimalistic, low-profile gutters which hook to downspouts to conduct water away from the building foundation

Not Recommended:

- Altering the original flat or low-sloped roof shape, form, or roof height
- Removing original chimneys or other historic roof features
- Introducing visually prominent gutters, exposed beam ends, or rafter tails
- Inserting new roof penetrations such as dormer windows, pyramid skylights, or protruding vents
- Using incompatible roof materials or colors on visible roof slopes, such as slate, tile, shake, standing seam metal, or highly variegated asphalt shingles
- Applying aluminum or vinyl fascia that cover the original wood fascia

Low-slope butterfly roof with deep overhanging side eaves (recommended).

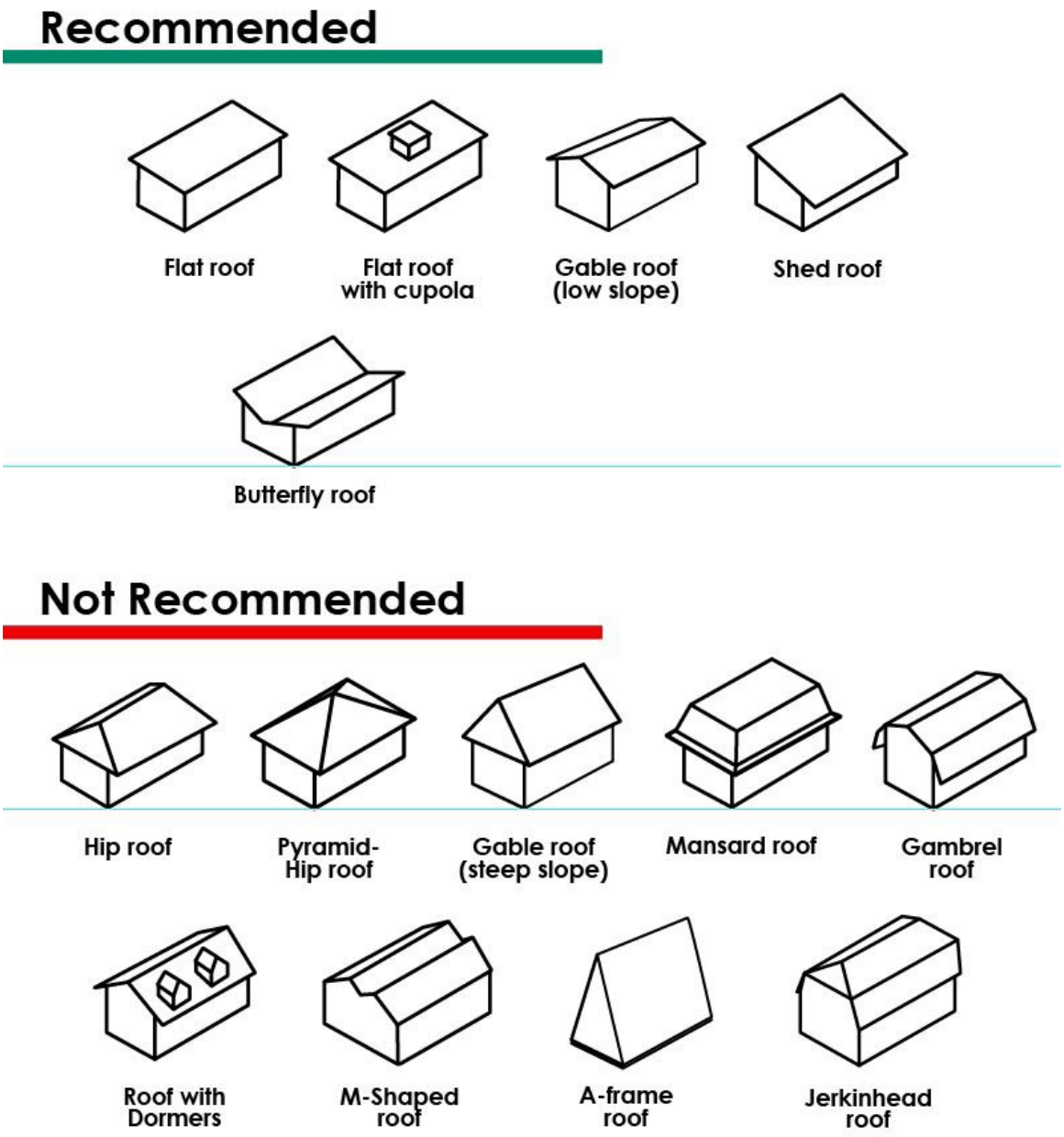
Flat roof with low cupola and no overhanging eaves (recommended).

Flat roof with no cupola (recommended).

Low-slope gable roof with wide exterior brick chimney (recommended).

Retention of rooftop cupola for ventilation (recommended).

Exterior brick chimney with firebox and adjacent wood box (recommended).



Recommended and not recommended roof types. EHT Traceries, Inc.

Entrances, Porches and Decks

Entrances are key character-defining features of a building due to their visibility and prominent placement. Due to the angled siting of many homes in Hollin Hills which blurs the distinction between primary and secondary elevations, entrances can be located at either the façade or side elevations. Due to the sloping sites, entrances are also on the ground level and first floor with stair access.

Most original entry doors in Hollin Hills are single-panel flush wood doors, some flanked by single or double sidelights, or topped with a transom. It is also quite common for entry doors to have wood- or steel-frame fully-glazed doors.

Entry doors are often accessed via a deck or porch. Porches have roofs whereas decks are open-air. Some porches in Hollin Hills are more like recessed entry vestibules, incorporated within the building's main roof form. Goodman and Davenport understood porches and decks to be an extension of the home itself, providing invaluable outdoor living space. Many homes feature large window walls and sliding doors to access decks, serving to bring the outdoors in. A number of original porches have since been enclosed as interior living space. For an extended discussion of porches and decks, please see ***"Guidelines for Preserving Setting: Landscape, Streetscape, and Archaeology Guidelines"*** on page 77.

GUIDELINES

Recommended:

- Retaining original entry doors, porches, and decks
- Replacing doors that cannot be repaired with in-kind or compatible doors that fit within the existing opening
- Replacing porches or decks that cannot be repaired with new structures that match the general appearance of the original feature. In some cases, alternative materials such as composite wood may be acceptable
- Incorporating new decks on secondary or less-visible elevations

Not Recommended:

- Removing original entry door openings, doors, porches, or decks
- Altering the size, proportion, materiality, or location of doors, porches, or decks in an way that alters the modernist appearance of the house
- Replacing doors with incompatible multi-panel or divided-light doors, or adding prominent trim around a door opening

Primary entrance (flush wood door) with sidelights and a transom (recommended).

Primary entrance (fully glazed door), recessed beneath entry porch (recommended).

Sliding glass door at ground level of façade, with deck and entry at side elevation (recommended).

Ground level recessed primary entrance vestibule and minimally visible side deck (recommended).

Primary entrance accessed via front deck (recommended).

Sliding glass doors that open to rear deck (recommended).

Windows, Window Features, and Glazing Materials

Windows are one of a building's most important character-defining features. Their placement, configuration, materiality, and detailing play a major part in defining the style, scale and character of any building. Homes in Hollin Hills feature particularly innovative and distinct windows which often take the form of large expanses of glass designed to bring the outside in. These "window walls" feature floor-to-ceiling window units that span large portions of an elevation, or even the entire length of an elevation. Windows range from fixed, casement, awning, or clerestory, and typically feature thin, narrow, unobtrusive frames of steel or wood. Often full-height windows will consist of a large fixed light atop a lower fixed or operable light. Windows in Hollin Hills are entirely free of traditional ornamentation, such as bulky trim or muntins. Window glazing in Hollin Hills was originally non-tempered, single-pane glass. Maintenance and repair of original windows should always be a first course of action, followed by retrofitting windows for better energy efficiency (see "" on page 63).

GUIDELINES

Recommended:

- Retaining and repairing original window openings, sashes, features, and materials
- If necessary, replacing deteriorated or damaged windows with new windows that match the visual characteristics of the original window, including configuration, operability, dimension, profile, and material (where feasible)
- Improving energy efficiency by installing weather-stripping, removable interior storm windows, or applying high-quality non-reflective window films (see ***"Sustainability"*** on page 58)
- Replacing non-original windows with new windows that match the historic appearance as seen elsewhere in the HOD

Not Recommended:

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

Ground and first-story window walls (recommended).

Ground and first-story window walls (recommended).

Primary entry door flanked by sidelights and topped with a transom (recommended).

Full-height windows forming the building corner (recommended).

Windows and plywood cladding (recommended).

Full-height glazing (recommended).

Details and Ornamentation

Details and ornamentation are often main identifiers of a building's style. For Midcentury Modern architecture, it is the relative absence of decorative elements that makes the style so distinctive.

GUIDELINES

Recommended:

- Retaining original perforated brick privacy screens (generally detached from the building envelope but associated more with the building than the landscape)
- Retaining original cupolas (which are utilitarian in purpose rather than decorative)
- Maintaining the general absence of ornamentation

Not Recommended:

- Removing original features such as cupolas or perforated brick screens
- Adding non-original details that contrast with the modernist aesthetic of the HOD, such as columns, pilasters, or a roofline cornice

Perforated brick privacy screen and original cupola (recommended).

Diamond-shaped brick detailing on site wall (recommended).

Mechanical Systems and Plumbing

The original systems in Hollin Hills houses were typical of modern architecture and included centralized clusters of electrical and plumbing systems, natural ventilation, and radiant floor heating pipes embedded into the concrete floor slab. Utilities, such as the water heater, were typically clustered in the middle of the home, adjacent to the kitchen and bath. This "utility core" separated public and private spaces of the home. Many of the homes have since been adapted to include mechanical heating and cooling. When installing new systems, equipment should be placed and designed in a manner that limits modification to the building exterior. Incompatible design of systems (impacting the walls, fenestration, or roof form) have the potential to adversely effect the modernist aesthetic of the HOD.

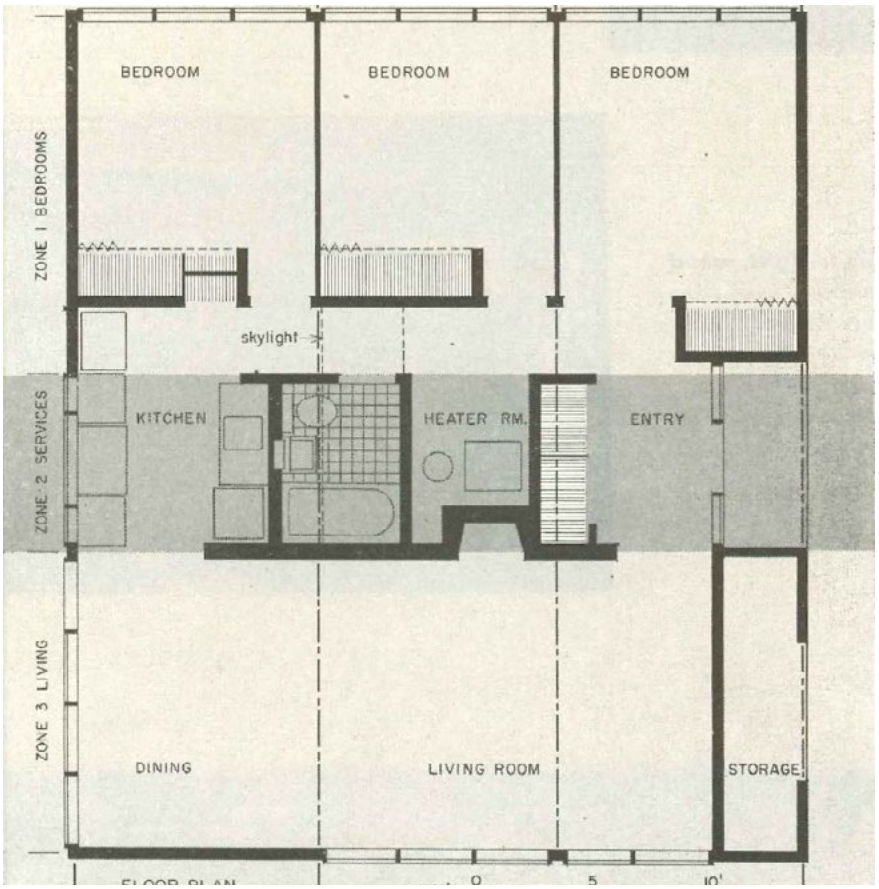
GUIDELINES

Recommended:

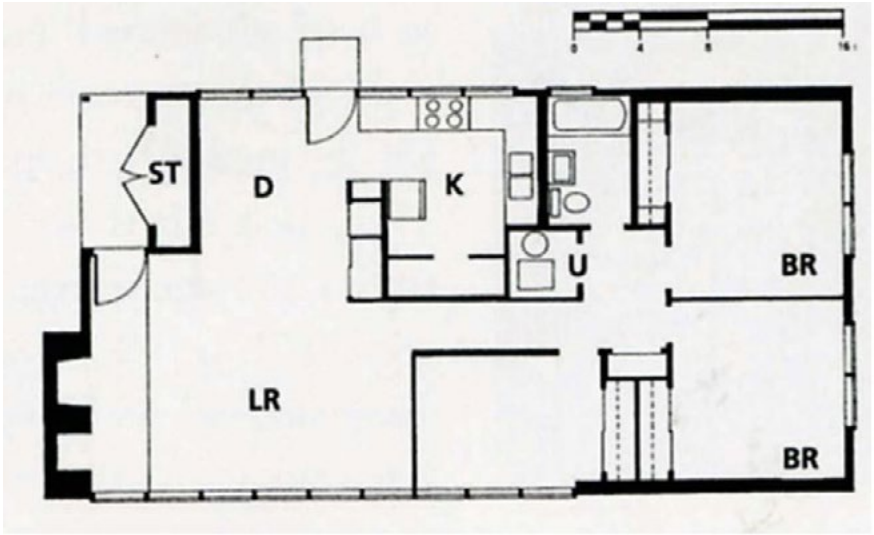
- Replacing or installing new exterior equipment at ground level to the rear or side of the building, obscured from view with appropriate screening
- Installing new roof-mounted mechanical equipment on flat roofs in a setback location to avoid visibility from the street

Not Recommended:

- Placing new exterior equipment in a highly visible location
- Mounting rooftop equipment, such as satellite dishes, antennae, chillers, ductwork, conduit, piping, etc., in highly visible, prominent locations (unless alternatives do not exist)



House plan by Charles Goodman, showing the "heater room" in the central utility core. *House and Home* (January 1954), p.140.



Floor plan of Unit No.2 (c. 1960) with the "U" or utility core at the center of the house. *Hollin Hills, A Community of Vision* (2002), p.50.

Garages, Carports, and Non-Attached Structures

Although Goodman and Davenport were keenly aware that most families in Hollin Hills would require a vehicle for daily use, they chose not to include garages in their first building phase, as they were viewed as intrusive to the landscape. However, covenants did allow property owners to construct two-car garages, and several have been added over the decades with varying success in terms of architectural compatibility. Shed structures have also been added over the years, many of which appear compatible in style (for more on garages, carports and sheds, see ***"Guidelines for Architectural Compatibility and Neighborhood Cohesion: New Construction and New Additions"*** on page 65). Carports were offered in the original building phase but were considered an add-on expense. Open carports provided shelter for the automobile, while not entirely disturbing the landscape. They were generally constructed of wood, featured flat or low-sloped shed roof forms, and were largely open-air. Breezeways and attached carports are common in the neighborhood and are generally viewed as complementary features that reflect the vehicular-dependent lifestyle of Hollin Hills residents.

GUIDELINES

Recommended:

- Retaining existing carports, breezeways and sheds that maintain a light and open character
- If necessary due to deterioration or damage, replace garage or carport features in a manner that matches the historic material and appearance

Not Recommended:

- Constructing new garages that are not compatible with the modernist aesthetic or overwhelm the existing house or site
- Enclosing a carport or breezeway structure (unless necessary to provide additional living space, and carried out in a manner that complements the modern style of the house)
- Adding sheds that are large in size and do not complement the modernist identity of the neighborhood

Adaptation

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

Health, Safety and Accessibility

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

GUIDELINES

Recommended:

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

Ramp structure with wood and cable railing (recommended).

Ramp structure to deck (recommended).

Not Recommended:

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

Sustainability

Homes in Hollin Hills were generally constructed with minimal or no insulation, no attic spaces, and large expanses of single-pane windows and may not meet today's energy efficiency standards. Projects to improve sustainability or efficiency should take a holistic and comprehensive approach. The preservation and rehabilitation of an existing building means saving the embodied energy used in the manufacturing of its materials and the labor of its construction. Sustainability upgrades should update existing features and systems while limiting impacts on the historic character of the building and the HOD. Based on Goodman and Davenport's interest in sustainable design and low environmental impact, they likely would have embraced the use of many of the new technologies available today.

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

GUIDELINES

Recommended:

- Completing an energy audit to evaluate thermal performance and identify deficiencies in the building's envelope and in its systems; explore heating and cooling systems upgrades that improve energy performance
- Installing removable interior storm windows at single-glazed window openings
- Installing low-profile solar (photovoltaic) panels; solar shingles; a green roof; or cool roof products on flat roofs, non-visible elevations, or in a non-obtrusive manner
    - Take efforts to minimize the visual presence of solar panels, solar shingles, solar modules, mechanical and electrical connections, and mountings wherever possible
    - Use solar products and mounting systems that compliment historic roof materials
    - If possible, consider placing solar products on an existing non-historic addition, or on a garage, carport or shed structure

Not Recommended:

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

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

This section provides guidelines related to the design and construction of new buildings and new additions within the HOD. New additions are often necessary to increase living space and square footage. There are many examples of compatible additions within the HOD; however, the design of new additions, particularly vertical additions, can dramatically alter the appearance of a historic building and the HOD. Successful additions provide for additional living space while also complementing the existing neighborhood character. Opportunities for new construction are rare, as all lots are developed; however, unforeseen circumstances, such as fire or flood, could necessitate new construction within the HOD.

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

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

Project Review and Permit Requirements:

The following types of projects require a permit and review by the ARB:

- Partial or total demolition
- New construction or additions
- Major exterior alterations
- Porches and decks (including alterations to existing)
- Retaining walls, stairs, and stoops

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

Site Design (New Construction and Additions)

Goodman's original house designs were purposefully tailored to the rise and fall of the land, with buildings set back from the street and often sited at an angle. New construction and additions should embrace the visual clues of the building siting and placement in the landscape to reflect the individual property conditions of each site.

For the purposes of these guidelines, site design includes the physical placement and positioning of the building or addition and its visual impact. In regard to building siting of new construction and additions, it is important to follow the historic precedent throughout the neighborhood, where homes are consistently set back from the street, often at an angle, in order to provide privacy and visual interest. For guidelines focused on site and landscape features (parking, outbuildings, plantings, and fences), please see ***"Guidelines for Preserving Setting: Landscape, Streetscape, and Archaeology Guidelines"*** on page 77.

GUIDELINES:

Recommended:

- Designing new additions that result in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed
- Siting new construction and additions in a way that maintains spatial relationships to the street, the original house, the lot, and the neighboring houses
- Designing new construction and additions to be set back from the street (possibly at an angle), aligned with neighboring frontages, and sited with respect to site-specific long views, shared views, and privacy; buildings oriented to the street and not sited at an angle may be more appropriate at the ends of cul-de-sacs
- Determining appropriate building size and scale based on lot character and surroundings, which often (but not always) means one-story homes on flat lots, and split- or two-story homes on steeper lots

Not Recommended:

- Designing new additions that obscure, damage, or destroy character-defining features; contrast with the character of the historic building; require significant grading of land; or impose upon neighboring buildings or the streetscape

Size, Scale, and Massing

The size of a building reflects its height, width and square footage. The scale of a building describes the comparative size of a building relative to a neighboring building or in relation to a human. In Hollin Hills, buildings are of similar size (one or two-stories) to neighboring houses and have a "human" or residential scale. There are no high or mid-rise buildings in the neighborhood. The term massing refers to a building's three-dimensional geometric composition or visual "bulk," and is highly influenced by how the building is situated on its site. In Hollin Hills, low, horizontal building massing provides the appearance of boxes that sit lightly upon the landscape. Simple cubic and geometric forms allow the structural skeleton of the buildings to be exposed. Split-level homes in the neighborhood feature an upper level that is slightly cantilevered over the lower level.

GUIDELINES

Recommended:

- Designing new one-story, two-story, or split-level houses that are small in size and scale, in keeping size of homes in the HOD
- Using the massing of neighboring buildings as a guiding principle for height and width
- Designing new additions that are modest, subordinate, and deferential in character to the original building, ideally set back from the primary plane with a roofline that does not rise above the existing building height
- Where appropriate, incorporating a simple, recessed, small-scale hyphen (connection) to physically and visually separate the addition from the historic building
- Considering one-story additions before pursuing second-story additions, which may impact the roof form and low, horizontal massing of the original building
- Designing new construction and additions that are respectful to neighbors in terms of shared views, privacy, and access to sunlight
- Utilizing square, rectilinear, and L-shaped building footprints and simple, horizontally oriented forms with clean orthogonal or angular lines

Aerial image of a house with a large two-story addition to the side elevation connected to the original building volume by a one-story hyphen (recommended) (Google Earth, 2018).

Not Recommended:

- Building unsympathetic new construction or additions that:
  - Visually and/or physically dominate the lot or the original building
  - Appear historicist (appearing to date to an earlier era)
  - Are out of scale with neighboring buildings
  - Require leveling of land or tree removal
  - Feature irregular, non-linear building footprints and/or complex massing with façade projections

Aerial image of a house with a rear addition that is set back from the side elevations which often helps reduce visibility and differentiate an addition from the original volume (recommended) (Google Earth, 2018).

Proportion and Symmetry

Proportion and symmetry are closely related architectural principles that should be considered in the design of new construction or additions. Proportion is the relationship of one architectural dimension to another, such as the height-to-width ratio of a building or a window, or the size of a window opening in comparison to the façade size. In Hollin Hills, it is appropriate to repeat proportions of an entire façade in the proportions of the doors and windows. Hollin Hills homes reflect a departure from the formality and symmetry of then-popular Colonial Revival architecture, instead embracing an organic, asymmetrical aesthetic inspired by the natural surroundings. Asymmetricity can be seen in the lot patterns and siting of buildings, but also within individual building elevations.

GUIDELINES

Recommended:

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

Not Recommended:

- Designing disproportionately tall or wide buildings or fenestration openings
- Pursuing formal, symmetrical designs more commonly seen in the Colonial Revival style and not compatible with the midcentury modern character of Hollin Hills

A side addition with asymmetrical and compatible fenestration (recommended).

Side addition that is proportional to the original house (recommended).

Building Elements and Features

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

Foundations

GUIDELINES:

Recommended:

- Cladding exposed low-profile foundation walls in concrete or brick

Not Recommended:

- Using inappropriate materials such as stone or wood at exposed above-grade foundation walls
- Designing highly visible above-grade foundations that contrast or compete with the walls above

Concrete slab foundation (recommended).

Brick-clad exposed foundation (recommended).

Walls and Exterior Cladding

GUIDELINES:

Recommended:

- Using typical wall cladding materials seen throughout the HOD with uncomplicated visual and textural qualities, such as:
  - Vertical, 1” x 4” tongue-and-groove wood
  - T-111 vertical 4” or 6” grooved plywood or smooth plywood siding
  - Horizontal beveled wood siding
  - Brick masonry
  - Oversized and rectangular exterior brick chimneys
  - Large expanses of windows
- Limiting the number of different cladding materials used for a single building

Not Recommended:

- Using synthetic cladding materials, such as vinyl or aluminum
- Selecting highly textured materials of complicated visual character that are inconsistent with the materials found in the HOD, such as stacked stone, shingles, stucco, or corrugated metal
- Adding inappropriate wall ornamentation such as pilasters or string courses

Horizontal beveled wood siding (recommended).

Vertical wood siding (T-111) and glazing (recommended).

Used brick siding and chimneys (recommended).

Smooth plywood (recommended).

Roofs, Roof Features, and Roof Materials

GUIDELINES:

Recommended:

- Incorporating roof types, slopes, materials, textures, and features consistent with existing examples in the neighborhood
- Designing additions or new construction with flat or low-sloped roof forms (butterfly, shed, gable) or combination roofs such as a flat roof paired with a shed roof
- Including overhanging eaves and wood fascia boards on sloped roofs; no overhanging eaves on flat roofs
- Installing low-profile gutters that form a visual extension of the roof edge
- Selecting roofing materials and colors that are compatible with the historic character of the HOD. Compatible roofing materials may include but are not limited to: built-up roofing; minimally textured, single-layer composite shingles; or single-ply membranes

Not Recommended:

- Utilizing complex or steeply pitched roof forms
- Removing an original chimney to accommodate a new addition
- Introducing exposed rafter tails or applying aluminum or vinyl fascia
- Inserting highly visible roof penetrations such as dormer windows or pyramid skylights
- Cladding a visible roof slope with incompatible materials such as slate, tile, shake, highly variegated shingles, or rolled roofing materials with seams that create visual horizontal bands

Detail of a low-profile gutter (recommended).

Early addition with a shed roof form (recommended).

New construction with flat roof forms (recommended).

Entrances, Porches and Decks

GUIDELINES:

Recommended:

- Selecting single-panel wood doors or fully-glazed wood-frame entry doors, with transoms and vertical sidelights (single or double)
- Incorporating glazed sliding doors at secondary or rear elevations
- Constructing porches or decks of wood materiality that appear as an extension of the home itself. In some cases composite materials that adequately mimic the appearance of wood may be acceptable

Not Recommended:

- Selecting entry doors with decorative panels, fan/arched lights, or divided-light panels or transoms
- Adding prominent trim or ornamentation around a door opening
- Constructing entry vestibules or porches with a separate roof form from the main building
- Constructing decks with thick railings that obscure views

A screened-in porch completed in a compatible manner (recommended).

A screened-in porch set under a modest extension of the flat roof form (recommended).

Porch and open-air atrium (recommended).

New deck with wood and cable railings (recommended).

Windows, Window Features, and Glazing Materials

GUIDELINES:

Recommended:

- Designing new construction or additions with windows that follow the placement, proportion, alignment, configuration, materiality, size, and detailing of historic examples throughout the neighborhood
- Using primarily wood or aluminum windows, based on original material condition, or selecting alternative materials for windows that match the appearance and profile of historic windows in the HOD such as aluminum or aluminum-clad wood
- Using modernist window profiles with narrow frames
- Designing new construction or additions with a balanced ratio of solid surfaces and openings (solid-to-void ratio)

Not Recommended:

- Introducing fenestration proportions, patterns, or types without precedent in the HOD, such as arched, porthole, garden, bay, or divided-light windows
- Using vinyl or other materials that are unable to replicate historic profiles and appearances of windows in the HOD
- Adding decorative or bulky trim, frames, or muntins
- Using highly reflective or tinted glass
- Adding shutters, exterior blinds, or awnings

Details and Ornamentation

GUIDELINES:

Recommended:

- Designing uncluttered, un-ornamented planar surfaces
- Selecting simple, modern exterior hardware and lighting

Not Recommended:

- Adding complex details such as brackets, columns, cornices, or moldings
- Incorporating historicist features from Colonial Revival, Georgian Revival, or Mediterranean Revival styles

Mechanical Systems and Plumbing

GUIDELINES:

Recommended:

- Selecting systems that do not require rooftop equipment, and can be installed at ground level to the rear or side of the building
- If necessary, mounting rooftop equipment in a setback location away from the edge of the roof to minimize visibility from the street

Not Recommended:

- Placing new systems in conspicuous locations highly visible from the street or neighboring properties (for example, highly visible satellite dishes, antenna, chillers, ductwork, conduit, piping, etc.)

Garages, Carports, and Shed Structures

As discussed on page 62, most houses in Hollin Hills do not have garages. Although covenants did permit property owners to erect two-car garages on their property, they were not a standard feature included in Goodman and Davenport's house plan sets. Goodman sometimes designed carports, but these structures were considered supplementary to the unit-type designs and were an additional cost. As a result, carports were not always constructed immediately upon purchase of the lot and house plan. However, it became common practice throughout the neighborhood to add a carport later on, to provide shelter for the automobile while not fully interrupting the landscape in the way an enclosed garage can. In some cases, carports were later enclosed to increase the livable square footage of a home. Sheds and storage vestibules (attached or detached) have also been added over the years. When designed in a subtle and compatible manner, these features can be a welcome addition to the HOD.

GUIDELINES:

Recommended:

- Incorporating new structures that complement the modernist aesthetic of the house, site, and surroundings - achieved via compatible massing, materials, and details
- Designing modestly-sized carports that are light and open in character, ideally included within the home's primary roof form (such as an extended flat roof form) or feature a smooth transition between roof forms
- If necessary, construct freestanding sheds or incorporate small enclosed storage vestibules as part of the carport or attached to a rear elevation

Not Recommended:

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

A contemporary yet compatible carport (recommended).

An attached, recessed carport (recommended).

Carport that is light and airy in character, with an enclosed storage vestibule (recommended).

Detached shed that is small in scale and is compatible with the original house (recommended).

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

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

Site Design (Landscape)

Site design provides the context for how each individual property interacts with the surrounding built and natural landscape. Compelling site design is a defining characteristic that sets Hollin Hills apart from surrounding contemporary residential developments. Lots and landscapes are thoughtfully planned to respond to and complement the varied natural topography and vegetation; landscape designs are tailored to individual property conditions. Care is taken to minimally disrupt the landscape. Site relationships between the house and the street, neighboring buildings, and woodlands are considered in order to preserve views and vistas. Goodman, Davenport, and their team of master landscape architects made every design decision with the landscape in mind, and as a result, site design is one of Hollin Hill's most important defining characteristics.

GUIDELINES:

Recommended:

- Maintaining neighborhood network of vistas and viewsheds
- Retaining original patios, retaining walls, or planting beds
- Designing pathways or walkways with a minimal, understated profile (low to the ground and constructed of gravel, pebble, stone, wood or concrete)
- Protecting the existing free-flowing spaces and semi-cleared woodland character
- Ensuring that grading and drainage systems cause minimal impact to landscape and views
- Installing minimal privacy screens or dense hedges in select areas to provide visual privacy
- Installing minimal outdoor lighting that doesn't impinge on the historic character of the HOD. New lighting should minimize glare, and light trespass, per the Outdoor Lighting Standards found on the County's Zoning Administration Division website here

Dense, informal landscaping suitable for steep site (recommended).

Angled siting of house with natural driveway barrier (recommended).

Natural wood steps that blend with the landscape (recommended).

Not Recommended:

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

Privacy Fencing and Screening

Fences and privacy screens were introduced on a limited basis during the original development of Hollin Hills. Davenport and Goodman recognized the need for privacy and took care to site and design homes in a way that would not make fencing necessary. However, fences and privacy screens were installed early on in the development of the neighborhood, and many more have been added since. Less successful fences and screening disrupt the natural landscape and reinforce lot lines were never intended to be visibly distinguished. The original developers, landscape architects, and past and current residents have all placed great importance on a shared sense of community and undisturbed views and vistas. As a result, fences and screens are largely discouraged.

GUIDELINES:

Recommended:

- Maintaining open landscaping surrounding the house
- Using shrubbery or low vegetation in place of fencing
- If necessary, installing fences or privacy screens that:
  - Span short distances
  - Remain low in height and do not obscure the building
  - Are modern and minimalistic in appearance
  - Constructed of either brick or wood, or have wood or metal posts with a welded-wire grid
  - Include ground shrubbery to minimize appearance
  - Are placed near the building rather than along the property perimeter

Not Recommended:

- Installing tall or visibly impenetrable border fences that disrupt visibility of the house, reinforce property lines, or extend parallel to the street frontage
- Using materials such as chain link, split rail, or chicken wire
- Planting bamboo, hedges, or other plantings that fully block visibility of the house as well as shared vistas and viewsheds

Wood and welded wire side yard fence that blends with the landscape (recommended).

Low parking pad wall (recommended).

Low, short, wood privacy screen (recommended).

Perforated brick privacy screen (recommended).

Low, short, wood privacy screen (recommended).

A contemporary yet compatible metal privacy screen that is transparent in character (recommended).

Driveways and Parking Pads

Robert Goodman was aware that most, if not all, families in Hollin Hills would rely on automobiles as their primary means of transport. However, he did not include driveways and garages in the early phase of Hollin Hill's development, due to their visually intrusive character and imposition on the landscape. The parking pad was the preferred solution, typically located street-side. As the construction of carports (and in some cases, garages) became more common, driveways were required to access carports. Gravel was a common material for both parking pads and driveways, as it blended with the natural surroundings more successfully than asphalt or concrete.

Gravel driveway with wood border (recommended).

GUIDELINES:

Recommended:

- Incorporating street-side parking pads or driveways with generally straight, geometric lines
- Using the paving material best suited to site-specific topography and soil limitations:
  - Pea gravel or permeable pavers that minimize the visual impact on the overall landscape (most appropriate for flat sites)
  - Concrete or asphalt if deemed necessary due to soil erosion issues (hilly sites)

Narrow, meandering walkway to primary entrance (recommended).

Not Recommended:

- Introducing new or expanded oversized driveways or parking pads that encroach upon the landscape or overshadow the house itself

Parking pad well incorporated into hilly site (recommended).

Landscape Design

Hollin Hills is well known for its natural, woodland setting. While much of this is provided by the protected forested lands, designated parks and nature preserve, it is also due to the landscaping of individual properties. Properties typically feature naturalistic landscapes with low ground-cover and specimen trees. Landscaping in Hollin Hills complements the horizontal, angular, and simplistic features of the homes themselves.

GUIDELINES:

Recommended:

- Including an abundance of diverse plant materials (mature and specimen trees, mid-size plantings, shrubbery, ground cover) arranged in organic, non-formal planting patterns
- Prioritizing "open" landscape design that respects the wooded, rolling topography of the district
- Using sculptural rocks and/or pebble ground-cover around the house perimeter

Not Recommended:

- Removing original landscaping and mature trees, unless dead or diseased
- Planting dense or tall vegetation that disrupts the view from the street, blocks neighborhood views and vistas, or clutters the landscape
- Introducing formal landscaping plans with geometric patterns
- Altering site grading from its original plane; introducing berms

Archaeological Resources

As discussed in Section 3101.6(F) of the Fairfax County Zoning Ordinance, to further the purpose of the HOD and to aid in the identification and protection of historic or archaeological resources within the HOD, Fairfax County Park Authority archaeologists must be consulted when a project involves 2,500 square feet or more of land disturbing activity.

When planning for a project that involves land disturbing activity as part of a rezoning, development plan, special exception, special permit, or variance application, or if you think you may have archaeological resources or remnants of a previous structure on your property, please contact the Fairfax County Park Authority before you continue with your project. The Archaeological and Collections Branch can be reached at FCPA-Archaeology@fairfaxcounty.gov or 703-246-5758.

Assorted images of recommended landscaping, reflecting informal designs and diverse plantings (recommended).


STOP

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Appendix

APPENDIX A – GLOSSARY OF TERMS AND ACRONYMS

Note: The definitions included within this glossary are for purposes of the Design Guidelines only and are not official definitions for purposes of zoning.

Addition: A volume built onto (and internally connected to) an existing building volume.

ARB: Architectural Review Board (Fairfax County).

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

Bay window: A window that extends beyond the plane of the surrounding façade.

Beveled siding: A cladding material consisting of narrow wood boards applied horizontally, with the lower edge of each board overlapping the board below.

Breezeway: A roofed outdoor passage, as between a house and carport.

Carport: A covered structure that offers limited protection to vehicles from rain and snow. Carports usually only have one or two walls.

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

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

Concrete Block/CMU: Concrete masonry unit, commonly used for foundations.

Deck: A flat, roofless platform adjoining a house, either very slightly or substantially elevated from the ground.

Eave: The lower edge of a roof slope that intersects with and overhangs the exterior wall.

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

Façade: The primary exterior wall of a building.

False historicism: Changes that create a false sense of historical development, (such as adding conjectural features or architectural elements from other historic buildings), confusing the sense of what is original to the building

Fenestration: The physical arrangement of doors and windows on the elevations of a building.

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

Gable: The generally triangular portion of a wall between the edges of intersecting roof slopes.

GIS: Graphic information system.

HOD: Historic Overlay District.

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

Historic precedent: An earlier occurance of something similar. In Hollin Hills, this is referring to architectural elements that date to the neighborhood's original development phases.

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

Infill: New construction located within an existing setting.

In-Kind: A preferred preservation practice where historic building materials or elements are replaced using the same material type, design, dimension, texture, detailing, and appearance.

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.

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.

Opening window: Refers to windows of operable configuration (rather than fixed), such as casement, awning, or hopper windows.

Patio: A paved outdoor area adjoining a house, typically of concrete, stone, brick, or tile materiality.

Perforated brick: In Hollin Hills, there are a handful of examples of perforated brick privacy screens. These screens take the form of exterior, detached, brick walls with small openings arranged in a regular, geometric pattern.

Porch: A covered, partially enclosed (or screened), sheltered space adjoining an entrance to a building.

Post and beam construction: A type of timber construction in which vertical posts and horizontal beams create a framework that carries both the floor and roof loads.

Public right-of-Way: Any public street, sidewalk, etc. adjacent to private property.

Rabbet: A rabbet is a recess or groove cut into the edge of a piece of machinable material, usually wood. An example of the use of a rabbet is in a glazing bar where it makes provision for the insertion of the pane of glass and putty.

SOI Standards: *Secretary of the Interior's Standards for the Treatment of Historic Properties* (36 CFR 67).

Variegated: Exhibiting different colors, especially as irregular patches or streaks.

Viewshed: The view of an area from a specific vantage point, including all surrounding points in the line-of-sight of that location. Conversely, it can also refer to an area from which an object can be seen.

Window opening: Refers to the framed opening of a window within the wall.

APPENDIX B – ADDITIONAL RESOURCES

National Park Service

The National Park Service Preservation Briefs and other relevant publications provide additional guidance and technical recommendations to supplement the information provided in these Design Guidelines. The following links should be referenced to inform project planning.

http://www.nps.gov/tps/how-to-preserve/briefs. htm

National Park Service Preservation Tech Notes

http://www.nps.gov/tps/how-to-preserve/tech-notes.htm

National Park Service Technical Preservation Services – Sustainability

https://www.nps.gov/tps/sustainability.htm

Preservation Briefs

"Preservation Brief 3: Improving Energy Efficiency in Historic Buildings." National Park Service. https://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm

"Preservation Brief 13: The Repair and Thermal Upgrading of Historic Steel Windows." National Park Service. https://www.nps.gov/tps/how-to-preserve/briefs/13-steel-windows.htm

"Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns." National Park Service. https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm

"Preservation Brief 24: Heating, Ventilating, and Cooling Historic Buildings." National Park Service. https://www.nps.gov/tps/how-to-preserve/briefs/24-heat-vent-cool.htm

"Preservation Brief 32: Making Historic Properties Accessible." National Park Service. https://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm

Bulletins and Guidelines

"Installing Solar Panels and Meeting the Secretary of the Interior's Standards." National Park Service. https://www.nps.gov/tps/sustainability/new-technology/solar-on-historic.htm.

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

NRB-15_web508.pdf

"Repair and Upgrade Windows and Doors." National Park Service. https://www.nps.gov/tps/sustainability/energy-efficiency/weatherization/windows-doors.htm

"Replacement Windows that Meet the Standards." National Park Service. https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-replacement.htm

"Saving Windows, Saving Money." Preservation Green Lab of the National Trust for Historic Preservation. https://forum.savingplaces.org/viewdocument/saving-windows-saving-money-evalu

"The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings." National Park Service. https://www.nps.gov/tps/standards/rehabilitation/guidelines/sustainability.htm

Websites:

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

Hollin Hills. The Cultural Landscape Foundation. https://tclf.org/landscapes/hollin-hills

Hollin Hills: A Mid-century Modern Community. https://www.hollin-hills.org/

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

Books:

Civic Association of Hollin Hills and Michael Hentges. *Hollin Hills, Community of Vision: a Semicentennial History 1949-1999.* 2000.

National Register Nomination

VDHR File #029-5471. Hollin Hills Historic District National Register of Historic Places Registration Form. United States Department of the Interior (March 12, 2013) (Listed on VLR 6/19/2013 and NRHP 9/30/2013; updated 2/5/2016).

https://www.nps.gov/nr/feature/places/pdfs/13000807.pdf

APPENDIX C – LIST OF CONTRIBUTING AND NON-CONTRIBUTING PROPERTIES

	Tax Map Number	Address	C/NC Status	Description
1	0931 01 0065	7100 Devonshire	NC	Owned by Fairfax County Park Authority, part of White Oaks Park
2	0931 01 0065A	2241 Rollins	NC	Owned by Fairfax County Park Authority, part of White Oaks Park
3	0931 31 0020	2237 Rollins	NC	Owned by Fairfax County Park Authority, part of White Oaks Park.
4	0933 01 0007A	7603 Elba Road	NC	Path to Hollin Meadows Elem. School, part of Hollin Meadows Park
5	0933 01 0029	Paul Spring Stream Valley Park (n of Paul	C	Civic Association of Hollin Hills Open Space
6	0933 0204A	no address (lot a south of	C	Civic Association of Hollin Hills Open Space
7	0933 04 A1	no address (Brickelmaier	C	Civic Association of Hollin Hills Open Space
8	0933 04 A2	no address (adj to 7411 Recard	C	Vacant private property
9	0933 04 B	7203 REBECCA DR	NC	House Unit #2 was constructed in 1954. In 1958 an addition was added on the Northwest elevation. In 1966 an addition was added on the Southwest elevation. In 1981 an addition was added on the Southeast elevation. In 2017 a one story addition was added on the Southwest elevation was added. This structure was determined non-contributing to the National Register Historic District and remains non-contributing the
10	0933 04 B1	no address (adj to 7409 Recard	C	Vacant private property
11	0933 04 C	7105 REBECCA DR	C	House Unit #6 was constructed in 1953. In 1984 an addition was added on the South elevation.
12	0933 04 1	7418 REBECCA	C	House Unit Custom was constructed in 1961.
13	0933 04 2	7416 REBECCA	C	House Unit #5CS was constructed in 1961.
14	0933 04 3	7414 REBECCA DR	C	House Unit Custom was constructed in 1961. In 1985 an addition was added on the Northeast elevation.
15	0933 04 4	7412 REBECCA DR	C	House Unit #2B42LB was constructed in 1964. In 1975 an addition was added on the Southeast elevation.
16	0933 04 5	7408 REBECCA DR	C	House Unit Custom was constructed in 1961.
17	0933 04 6	7404 REBECCA DR	NC	House Unit Custom was constructed in 1968. In 1990 an addition was added on the Southwest elevation. The dwelling was designed by Rick Ekstrom. This structure was determined non-contributing to the National Register Historic District and remains non-contributing the Hollin Hills HOD.
18	0933 04 7	7405 REBECCA DR	NC	House Unit Custom was constructed in 1973. The dwelling was designed by Tom Kerns. This structure was determined non-contributing to the National Register Historic District and remains non-contributing the Hollin Hills HOD.
19	0933 04 8	7407 REBECCA DR	NC	House Unit Custom was constructed in 1988. In 2013 a one story addition was added on the Northwest elevation. This structure was determined non-contributing to the National Register Historic District and remains non-contributing the Hollin Hills HOD.
20	0933 04 9	7409 REBECCA DR	C	House Unit #2B42LB was constructed in 1956.
21	0933 04 10	7411 REBECCA DR	C	House Unit Custom was constructed in 1958. In 1982 an addition was added on the East elevation.

	Tax Map Number	Address	C/NC Status	Description
22	0933 04 11	7413 REBECCA DR	C	House Unit #8 was constructed in 1959.
23	0933 04 12	7415 REBECCA DR	C	House Unit #5CS was constructed in 1970.
24	0933 04 13	7417 REBECCA DR	C	House Unit 2B42LB or #8 variation was constructed in 1958.
25	0933 04 14	7419 REBECCA DR	NC	House Unit Custom was constructed in 1996. This structure was determined non-contributing to the National Register Historic District and remains non-contributing the Hollin Hills HOD.
26	0933 04 21	1815 DRURY LN	C	House Unit #2 was constructed in 1949.
27	0933 04 22	1817 DRURY LN	C	House Unit #1 variation was constructed in 1949. In 1950 an addition was added on the West elevation. In 1978 an addition was added on the South elevation.
28	0933 04 23	1819 DRURY LN	C	House Unit #1 variation was constructed in 1950. In 1964 an addition was added on the West elevation. In 2007 an addition was added on the West elevation. In 2011 an addition was added on the South elevation.
29	0933 04 24	1820 DRURY LN	NC	House Unit #2 was constructed in 1950. In 1950 a carport addition was added on the East elevation. In 1955 an addition was added on the West elevation. In 1992 an addition was added on the East elevation.
30	0933 04 25	1816 DRURY LN	C	House Unit #2 was constructed in 1950. In 1953 an addition was added on the Northwest elevation. In 2007 a one story addition was added on the Northeast and Northwest elevation.
31	0933 04 26	1814 DRURY LN	C	House Unit #2 was constructed in 1949. In 1960 an addition was added on the Northeast elevation.
32	0933 04 33	1813 PAUL SPRING RD	C	House Unit #2 was constructed in 1950.
33	0933 04 34	1901 PAUL SPRING RD	C	House Unit #2 was constructed in 1950. In 1977 a one story addition was added on the South corner of the dwelling. In 1990 a second story addition was added over the Southeast elevation.
34	0933 04 35	1909 PAUL SPRING RD	C	House Unit #2 was constructed in 1950. In 2019 there are additions on the East and South elevation.
35	0933 04 0035A	1905 PAUL SPRING RD (Charles Goodman Park N)	C	Paul Spring Park, owned by Civic Association of Hollin Hills; open space
36	0933 04 36	7217 STAFFORD RD	C	House Unit #2 was constructed in 1950. In 1981 an addition was added on the East elevation. In 1988 an addition was added on the West elevation. In 2015 a carport addition was added on the North elevation.
37	0933 04 37	7219 STAFFORD RD	NC	House Unit #2 was constructed in 1950. In 1983 an addition was added on the Northeast elevation.
38	0933 04 38	7221 STAFFORD RD	C	House Unit #2 was constructed in 1950. In 1959 an addition was added on the Northeast elevation. In 2017 a porch was enclosed on the Northwest elevation.
39	0933 04 39	7223 STAFFORD RD	C	House Unit #2 was constructed in 1952. In 1959 a porch was enclosed on the East elevation. In 1961 an addition was added on the South elevation. In 1970 a one story addition was added on the West elevation.
40	0933 04 40	7301 STAFFORD RD	C	House Unit #2 was constructed in 1952. In 1959 an addition was added on East, West, and South elevation.
41	0933 04 41	7303 STAFFORD RD	NC	House Unit #2 was constructed in 1952. In 1953 an addition was added on the East and West elevation. In 1976 an addition was added on the West elevation.

	Tax Map Number	Address	C/NC Status	Description
42	0933 04 42	7305 STAFFORD RD	C	House Unit #2 was constructed in 1952. In 1988 an addition was added on the North and West elevation. In 2008 an addition was added on the North elevation.
43	0933 04 43	2007 PAUL SPRING RD	NC	The dwelling was demolished. This structure was determined non-contributing to the National Register Historic District and remains non- contributing the Hollin Hills HOD.
44	0933 04 44	2005 PAUL SPRING RD	C	House Unit #2 was constructed in 1950.
45	0933 04 45	2003 PAUL SPRING RD	C	House Unit #2 was constructed in 1950. In 1955 a second story addition perpendicular to the length of the dwelling was added to the South elevation. In 1991 additions on the East and West elevations were added. In 1991 an addition on the North elevation was added.
46	0933 04 46	7216 STAFFORD RD	C	House Unit #2 was constructed in 1950. In 1953 an addition was added on the East elevation. In 1968 an addition was added on the South elevation.
47	0933 04 47	7218 STAFFORD RD	C	House Unit #2 was constructed in 1950. In 1963 an addition was added on the Northwest elevation. In 1968 an addition was added on the Southwest elevation. In 1995 a one story addition was added on the Southeast elevation. In 1997 an addition was added on the Southwest elevation.
48	0933 04 48	2002 BEDFORD LN	NC	House Unit #2 originally constructed in 1952. In 1955 a one-story addition was added on the Northeast elevation. In 1957 a screened in porch was added on the Southwest elevation. In 1961 an addition was added on the Northeast elevation. In 1976 a garage addition was added on the Northeast elevation. This structure was determined non- contributing to the National Register Historic District and remains non- contributing to the Hollin Hills HOD.
49	0933 04 49	2004 BEDFORD LN	C	House Unit #2 was constructed in 1950. A carport was added in 1952 and a two-story addition by Eason Cross was added in 1961 at the rear of the structure. There were two minor additions in 1989 on the front and side elevations which modified the entrance.
50	0933 04 50	2005 BEDFORD LN	NC	House Unit #2 was constructed in 1950. In 1961 an addition was added on the Northwest elevation, designed by Eason Cross. This structure was determined non-contributing to the National Register Historic District and remains non-contributing to the Hollin Hills HOD.
51	0933 04 51	2003 BEDFORD LN	C	House Unit #1 was constructed in 1950. In 1961 an addition was added on the Southeast elevation, with modifications in window sizes. Further a large wooden fence was installed.
52	0933 04 52	2001 BEDFORD LN	C	House Unit #1 was constructed in 1950. In 1972 an addition was added on the South elevation.
53	0933 04 53	7304 STAFFORD RD	C	House Unit #2 was constructed in 1952. In 1956 an addition was added on the North elevation. In 1998 an addition was added on the North elevation.
54	0933 04 54	7306 STAFFORD RD	C	House Unit #2 was constructed in 1952. In 1961 a fallout shelter was constructed. In 1985 n addition was added on the West elevation. In 1989 an addition was added on the East and South elevations.
55	0933 04 55	7308 STAFFORD RD	NC	House Unit #2 was constructed in 1951. In 1981 an addition was added on the East elevation. In 1985 an addition was added on the North elevation. The additions overwhelm the massing and do not fit with the modern esthetic. For these reasons the structure was changed from contributing to non-contributing.

	Tax Map Number	Address	C/NC Status	Description
56	0933 04 56	7310 STAFFORD RD	NC	House Unit #2 was constructed in 1950. In 1970 an addition was added on the East elevation. In 1970 an addition was added on the North elevation. The additions cover up the chimney and majority of the facades are covered on the additions. For these reasons the change from contributing to non-contributing.
57	0933 04 57	7312 STAFFORD RD	C	House Unit #2 was constructed in 1952. There was an addition to the dwelling.
58	0933 04 58	7314 STAFFORD RD	NC	House Unit #2 was constructed in 1951. In 1974 an addition was added on the North elevation. In 1987 an addition was added on the North and East elevation. In 1990 an addition was added on the West elevation. In 2000 a one-story addition designed by Eason Cross Jr. was added. The multiple additions overwhelming most of the facades.
59	0933 04 59	7316 STAFFORD RD	C	House Unit #1B was constructed in 1950.
60	0933 04 60	2100 MARTHAS RD	C	House Unit #2B42LB was constructed in 1951.
61	0933 04 61	2102 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1971 additions on the East and West elevation were added.
62	0933 04 62	2104 MARTHAS RD	C	House Unit #3 was constructed in 1952. In 1956 an addition on the Southwest elevation was added. In 1977 an addition was added, designed by Eason Cross.
63	0933 04 63	2106 MARTHAS RD	C	House Unit #3 was constructed in 1952. In 1956 a carport addition was added to the Southwest elevation. In 2013 a second story addition was added above the existing carport.
64	0933 04 64	2200 MARTHAS RD	C	House Unit #2B4K4 was constructed in 1952. In 1957 an addition to the Northeast elevation was added. In 1997 an addition to the Northeast elevation was added, designed by Eason Cross. In 2002 on the Southwest and Southeast elevations additions were added, also designed by Eason Cross.
65	0933 04 65	2107 MARTHAS RD	C	House Unit #3 was constructed in 1952. In 1976 a two-story addition to the West elevation was added, and a greenhouse addition was added to the South elevation.
66	0933 04 66	7403 RECARD LN	C	House Unit #2 was constructed in 1952. In 1957 an addition was added on the Southwest elevation. In 1987 a tower addition was added on the Southeast elevation.
67	0933 04 67	7401 RECARD LN	C	House Unit #2 was constructed in 1952. In 1970 a one story addition was added on the North elevation.
68	0933 04 68	2105 MARTHAS RD	C	House Unit #3 was constructed in 1952. In 2015 a single-story addition was added to the East elevation.
69	0933 04 69	2103 MARTHAS RD	C	House Unit #3 was constructed in 1952. In 1978 an addition on the South elevation was added.
70	0933 04 70	2101 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1990 a one story addition to the South elevation was added.
71	0933 04 71	2009 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1953 a carport was added to the Southeast corner of the dwelling. In 1980 additions to the South and East elevations were added. In 1983 a two story addition was added to the South elevation.
72	0933 04 72	2007 MARTHAS RD	C	House Unit #4 was constructed in 1951. In 1957 an addition on the South elevation was designed by Casper Neer. In 1966 on the East elevation an addition was added by George Hartman.
73	0933 04 73	7319 STAFFORD RD	C	House Unit #4 was constructed in 1952.

	Tax Map Number	Address	C/NC Status	Description
74	0933 04 74	7317 STAFFORD RD	C	House Unit #4 was constructed in 1952. In 1957 an addition was added on the Northeast elevation.
75	0933 04 75	7315 STAFFORD RD	C	House Unit #4 was constructed in 1952.
76	0933 04 76	7313 STAFFORD RD	C	House Unit #2B42LB was constructed in 1953. In 1961 an addition was added on the North elevation.
77	0933 04 77	7311 STAFFORD RD	C	House Unit #2B42LB was constructed in 1952.
78	0933 04 78	7309 STAFFORD RD	C	House Unit #2 was constructed in 1952. In 1953 an addition was added on the West and South elevation. In 1957 an addition was added on the North elevation. In 1986 an addition was added on the West elevation.
79	0933 04 79	7307 STAFFORD RD	C	House Unit #2 was constructed in 1952. In 1959 an addition was added on the North and West elevation. In 1968 an addition was added on the South elevation.
80	0933 04 80	2106 POPKINS LN	C	House Unit #2B42LB was constructed in 1952.
81	0933 04 81	2108 POPKINS LN	C	House Unit #2B42LB was constructed in 1952. In 1977 an addition was added to the North elevation.
82	0933 04 82	2110 POPKINS LN	C	House Unit #2B42LB was constructed in 1952. In 1981 an Eason Cross museum addition was added to the West elevation. In 1983 the previous addition was enlarged.
83	0933 04 83	2112 POPKINS LN	C	House Unit #2B42LB was constructed in 1953. In 1954 a carport addition and a one story addition was added to the South elevation.
84	0933 04 84	2114 POPKINS LN	C	House Unit #2B42LB was constructed in 1953. In 1955 a carport addition was added.
85	0933 04 85	2200 GLASGOW RD	C	House Unit #2 was constructed in 1952. In 1964 there was a Casper Neer addition to the East elevation.
86	0933 04 86	2200 POPKINS LN	C	House Unit #2 was constructed in 1952. In 1958 an addition was added to the West elevation.
87	0933 04 87	2202 POPKINS LN	C	House Unit #2 was constructed in 1952. In 1963 two additions were added to the North elevation. In 2014 another addition was added to the North elevation.
88	0933 04 88	2204 POPKINS LN	NC	House Unit #2 was constructed in 1997. The original dwelling burned down and was then rebuilt as a replica of the original. This structure was determined non-contributing to the National Register Historic District and remains non-contributing to the Hollin Hills HOD.
89	0933 04 89	2220 MARTHAS RD	C	House Unit #3 was constructed in 1952. In 1990 an addition to the dwelling was added.
90	0933 04 90	2117 POPKINS LN	C	House Unit #2 was constructed in 1952. In 1968 an addition was added on the North elevation. In 1970 an addition to the South elevation was added. In 1978 the existing garage was converted into a study and a carport was added on the North elevation.
91	0933 04 91	2115 POPKINS LN	C	House Unit #2 was constructed in 1952. In 1994 an addition was added to the dwelling. In 2003 an addition was added to the East elevation.
92	0933 04 92	2113 POPKINS LN	C	House Unit #2 was constructed in 1952. In 1976 a one story addition was added to the West elevation. In 2008 a screened in porch was added to the West elevation.
93	0933 04 93	2111 POPKINS LN	C	House Unit #1 was constructed in 1952. In 1988 a one story addition on the West elevation. In 1994 an addition was added to the South elevation.

	Tax Map Number	Address	C/NC Status	Description
94	0933 04 94	2109 POPKINS LN	C	House Unit #1B was constructed in 1952. In 1998 there was a rear addition designed by Christine A. Leonard.
95	0933 04 95	2107 POPKINS LN	C	House Unit #2 was constructed in 1952. In 1985 a carport addition was added to the North elevation, designed by Robert Fina.
96	0933 04 96	2105 POPKINS LN	C	House Unit #2 was constructed in 1952. In 1976 an addition was added to the rear of the dwelling. In 2007 another addition was added to the rear of the dwelling. In 2011 on the East side of the dwelling there is an addition.
97	0933 04 97	2202 MARTHAS RD	C	House Unit #2B42LB was constructed in 1952. There was a two-story addition to the dwelling.
98	0933 04 98	2204 MARTHAS RD	C	House Unit #2B42LB was constructed in 1952. In 2017 on the East elevation a two story addition was added.
99	0933 04 99	2206 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1953 an addition on the West elevation was added, designed by Charles Goodman.
100	0933 04 100	2208 MARTHAS RD	C	House Unit #2 Butterfly was constructed in 1952.
101	0933 04 101	2210 MARTHAS RD	C	House Unit #3 was constructed in 1952. In 1954 an addition on the Northeast elevation was added. In 2001 a one story addition on the North elevation was added.
102	0933 04 102	2212 MARTHAS RD	C	House Unit #3 was constructed in 1952. In 1969 Robert Calhoun Smith modified the dwelling for Minnie Odoroff, who was Robert Davenport's secretary.
103	0933 04 103	2214 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1959 an addition was added on the North elevation. In 1967 an addition to the dwelling. In 1972 an addition to the dwelling.
104	0933 04 104	2219 MARTHAS RD	C	House Unit #2 was constructed 1952. In 1975 a one story addition was added to the Southeast elevation. In 1987 a one story addition was added to the Southeast elevation. In 1990 a one story addition was added to the Northwest elevation, designed by Robert Fina.
105	0933 04 105	2217 MARTHAS RD	C	House Unit #3 was constructed in 1952. In 1955 an addition to the Northeast elevation was added. In 1975 the carport was enclosed on the Northeast elevation. In 2008 additions on the Northeast elevation. In 2009 a carport addition was added to the Southeast elevation. For these reasons the status has changed from the NR nomination of contributing to non-contributing for the Hollin Hills HOD.
106	0933 04 106	2215 MARTHAS RD	C	House Unit Custom was constructed in 1957.
107	0933 04 107	2213 MARTHAS RD	C	House Unit #2 Butterfly was constructed in 1952. In 1952 a carport and storage was added to the North elevation was added. In 1958 an addition on the East elevation was added.
108	0933 04 108	2211 MARTHAS RD	C	House Unit Custom was constructed in 1959. In 2017 a one story addition was added to the Northeast elevation.
109	0933 04 109	2209 MARTHAS RD	C	House Unit #4 was constructed in 1952. In 1957 an addition by Casper Neer was added to the Southwest elevation. In 1963 an addition on the Southeast elevation was added, designed by Casper Neer.
110	0933 04 110	2207 MARTHAS RD	C	House Unit #2 Butterfly was constructed in 1952. In 1993 a one story addition on the North elevation, designed by Robert Fina.
111	0933 04 111	2205 MARTHAS RD	C	House Unit #3 was constructed in 1952. In 1965 an addition on the Southwest elevation was added, designed by Robert Calhoun Smith.

	Tax Map Number	Address	C/NC Status	Description
112	0933 04 112	2203 MARTHAS RD	NC	House Unit #3 was constructed in 1952. In 1970 an addition to the North and South elevation was added. In 1995 an addition to the South elevation and the Northeast corner were added. For these reasons, the status has changed from the NR nomination of contributing to non- contributing for the Hollin Hills HOD.
113	0933 04 113	2201 MARTHAS RD	C	House Unit #3 was constructed in 1952. In 1984 an addition was added to the dwelling.
114	0933 04 114	2103 POPKINS LN	C	House Unit #2 was constructed in 1952. In 1955 an addition was added to the South elevation, designed by Robert C. Smith.
115	0933 04 115	1904 MARTHAS RD	C	House Unit #2 was constructed in 1952.
116	0933 04 116	1908 MARTHAS RD	NC	House Unit #2 was constructed in 1952. The dwelling was remodeled in 2003. This structure was determined non-contributing to the National Register Historic District and remains non-contributing to the Hollin Hills HOD.
117	0933 04 117	1910 MARTHAS RD	C	House Unit #3 was constructed in 1952.
118	0933 04 118	1912 MARTHAS RD	C	House Unit #2 was constructed in 1952.
119	0933 04 119	1914 MARTHAS RD	C	House Unit #3 was constructed in 1952. In the 1980s there was a 2 story butterfly roofed addition by Patrick Collins.
120	0933 04 120	1916 MARTHAS RD	C	House Unit #3 was constructed in 1952.
121	0933 04 128	1942 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1956 an addition on the Southeast elevation was added, designed by Casper Neer. In 1965 an addition was added to the Northwest elevation. In 1975 an addition was added to the Northwest elevation. In 2016 a one story addition was added to the Southeast elevation.
122	0933 04 129	1944 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1999 there was an addition to the dwelling.
123	0933 04 130	1946 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1964 an addition to the West elevation was added. In 1970 an addition was added to the East elevation.
124	0933 04 131	1948 MARTHAS RD	C	House Unit #2 was constructed in 1952.
125	0933 04 132	1950 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1961 an addition to the West elevation was added.
126	0933 04 133	1952 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1970 there was an addition to the dwelling.
127	0933 04 134	2000 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1962 an addition on the Southwest elevation was added.
128	0933 04 135	1903 MARTHAS RD	C	House Unit #2 was constructed in 1951. In 1955 there was an addition to the Northeast elevation.
129	0933 04 136	1905 MARTHAS RD	C	House Unit #2B42LB was constructed in 1952. In 1995 there was an eight-foot addition to the front of the dwelling and a carport addition.
130	0933 04 137	1907 MARTHAS RD	C	House Unit #2B42LB was constructed in 1952. In 1956 there was a side addition. In 1971 there was an addition on the opposite side.
131	0933 04 138	1909 MARTHAS RD	C	House Unit #2B42LB was constructed in 1952. In 1987 an addition to the East elevation was added.
132	0933 04 0138A	no address (Charles Goodman Park S)	C	Vacant/open space; owned by the Civic Association of Hollin Hills

	Tax Map Number	Address	C/NC Status	Description
133	0933 04 139	1911 MARTHAS RD	C	House Unit #2B42LB was constructed in 1952. In 1960 an addition to the East elevation was added.
134	0933 04 140	1913 MARTHAS RD	C	House Unit #2B42LB was constructed in 1952. In 1955 there was a Sears Roebuck carport addition.
135	0933 04 141	1915 MARTHAS RD	C	House Unit #2 was constructed in 1952.
136	0933 04 142	1917 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1967 there was a front addition to. In 1969 there was a rear addition. In 1988 there was a side addition and in 2004 there was another addition.
137	0933 04 155	1943 MARTHAS RD	C	House Unit #2 variation was constructed in 1952.
138	0933 04 156	1945 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1980 an addition to the East elevation was added.
139	0933 04 157	1947 MARTHAS RD	NC	House Unit #2 was constructed in 1952. In 1967 an addition to the East elevation was added. In 1977 an addition to the South elevation was added. In 1989 an addition to the North elevation. This structure was determined non-contributing to the National Register Historic District and remains non-contributing to the Hollin Hills HOD.
140	0933 04 158	1949 MARTHAS RD	C	House Unit #2 was constructed in 1952.
141	0933 04 159	1951 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 2003 a one story addition to the East elevation was added.
142	0933 04 160	1953 MARTHAS RD	C	House Unit #2 was constructed in 1951.
143	0933 04 161	2001 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1968 an addition on the West elevation was added.
144	0933 04 162	2003 MARTHAS RD	C	House Unit #2 was constructed in 1952.
145	0933 04 163	2005 MARTHAS RD	C	House Unit #2 was constructed in 1952. In 1988 an addition on the South elevation. In 2000 Eason Cross designed a one story addition to the North elevation.
146	0933 04 164	7301 REBECCA DR	C	House Unit #2 was constructed in 1953. In 1980 an addition was added on the Northeast elevation.
147	0933 04 165	7303 REBECCA DR	C	House Unit #2 was constructed in 1953. In 1965 an addition was added on the Southeast elevation. In 1993 an addition was added on the Northwest elevation.
148	0933 04 166	7305 REBECCA DR	C	House Unit #2 was constructed in 1953. In 1960 an addition was added on the Northeast elevation. In 1974 an existing patio was enclosed.
149	0933 04 167	7307 REBECCA DR	C	House Unit #2 was constructed in 1953. In 1997 an addition was added on the Northeast elevation. In 2002 a one story addition was added on the Northeast elevation.
150	0933 04 168	7315 REBECCA DR	C	House Unit #2 was constructed in 1954. In 2011 a one story addition on the South elevation and a one story addition was added on the East elevation were added.
151	0933 04 169	7321 REBECCA DR	C	House Unit #3 was constructed in 1954. In 1994 a one story addition was added on the North elevation. There was also a carport addition was added on the West elevation.
152	0933 04 170	7325 REBECCA DR	C	House Unit Custom was constructed in 1952. In 1963 an addition on the East elevation was added and designed by Casper Neer. In 1968 an addition was added on the East elevation.

	Tax Map Number	Address	C/NC Status	Description
153	0933 04 171	7312 REBECCA DR	C	House Unit #2 was constructed in 1953. In 1959 an addition was added on the Northeast elevation. In 1975 an addition was added on the Northeast elevation.
154	0933 04 172	7308 REBECCA DR	C	House Unit #2 was constructed in 1954. In 1957 an addition was added on the North elevation. In 2017 an addition was added on the Northeast elevation.
155	0933 04 173	7304 REBECCA DR	NC	House Unit Sonoma Ranger was constructed in 1954. In 1979 an addition was added on the South elevation. In 2018 a two story addition was added on the North addition.
156	0933 04 175	7405 RECARD LN	C	House Unit #2 was constructed in 1952. In 1958 an addition was designed by Casper Neer and added on the West and South elevation.
157	0933 04 176	7407 RECARD LN	C	House Unit #2B42LB was constructed in 1952. In 1967 a one story addition was added on the Northeast elevation. In 1991 a one story addition and carport was added on Northwest elevation.
158	0933 04 177	7409 RECARD LN	C	House Unit #4 was constructed in 1953. In 1974 an addition was added on the Southeast elevation.
159	0933 04 178	7411 RECARD LN	C	House Unit Custom was constructed in 1962. In 1962 an addition designed by Eason Cross was added on the West and South elevation.
160	0933 04 179	7410 RECARD LN	C	House Unit #3 was constructed in 1953. In 1999 an addition was added on the Southwest elevation. In 2015 an addition was added on the Southeast elevation.
161	0933 04 180	7408 RECARD LN	C	House Unit #3 was constructed in 1953. In 1971 an addition was added on the Southeast elevation. In 2002 an addition was added on the Northwest elevation. In 2017 an addition was added on the Northwest elevation.
162	0933 04 181	7406 RECARD LN	C	House Unit #2 was constructed in 1953.In 1993 a one story addition was added on the South elevation and another on the West elevation. In 2006 a carport addition designed by Eason Cross was added on the West elevation.
163	0933 04 182	2101 PICKWICK LN	C	House Unit #2 was constructed in 1952. In 1953 an addition and carport were added on the North elevation. In 2003 a one story addition was added to the dwelling, designed by Joseph Wheeler.
164	0933 04 183	2103 PICKWICK LN	NC	House Unit #2 was constructed in 1952. In 1953 a breezeway and Carport addition was added to the West elevation. In 1978 a second story addition was added to the South elevation. This structure was determined non-contributing to the National Register Historic District and remains non-contributing to the Hollin Hills HOD.
165	0933 04 184	7217 BEECHWOOD RD	C	House Unit #2 was constructed in 1952.
166	0933 04 185	7219 BEECHWOOD RD	C	House Unit #2B42LB was constructed in 1952 with a peekaboo window at the entry.
167	0933 04 186	7221 BEECHWOOD RD	C	House Unit #2B42LB was constructed in 1952. In 1961 an addition was added on the Southwest elevation. In 1997 an addition was added on the Northwest elevation. In 2006 an addition was added on the Northwest elevation.
168	0933 04 0187	7223 BEECHWOOD RD	C	House Unit #2B42LB was constructed in 1953.
169	0933 04 0188	7225 BEECHWOOD RD	C	House Unit #2B42LB was constructed in 1952.
170	0933 04 0189	7224 BEECHWOOD RD	C	House Unit #2 was constructed in 1953. In 1968 an addition was added on the South elevation. Photos of this property were used by AIA in 10 most significant houses in 1st half of 20th century.

	Tax Map Number	Address	C/NC Status	Description
171	0933 04 0191	7220 BEECHWOOD RD	C	House Unit #6 was constructed in 1953. In 1970 a one story addition was added on the East elevation. In 1973 an addition was added on the West elevation.
172	0933 04 0192	7218 BEECHWOOD RD	C	House Unit #6 was constructed in 1953. In 2008 an addition was added on the Southwest elevation.
173	0933 04 0193	7216 BEECHWOOD RD	C	House Unit #2 was constructed in 1953. In 1967 an addition was added on the Southwest elevation.
174	0933 04 0194	7214 BEECHWOOD RD	C	House Unit #2 was constructed in 1953. In 1970 an addition was added on the Northwest elevation. In 1972 an addition was added on the Southeast elevation. In 2002an addition was added on the Northeast elevation.
175	0933 04 0195	2104 PICKWICK LN	C	House Unit #2 was constructed in 1953. In 1953 an addition on the Southwest elevation was added. In 1960 a two story addition was added to the Southwest elevation was added, designed by Casper Neer. In 1975 the porch was enclosed.
176	0933 04 0196	2100 PICKWICK LN	C	House Unit #2 was constructed in 1952. In 1972 an addition was added to the South elevation. In 1982 an addition on the East elevation was added.
177	0933 04 0198	2121 PAUL SPRING RD	C	House Unit #6 was constructed in 1953. In 1984 an addition to the South elevation was added.
178	0933 04 0199	2119 PAUL SPRING RD	C	House Unit #6 was constructed in 1953.
179	0933 04 0200	2117 PAUL SPRING RD	C	House Unit #6 was constructed in 1953. In 1996 an addition to the dwelling was added.
180	0933 04 0201	2115 PAUL SPRING RD	C	House Unit #1B was constructed in 1953. In 1956 an addition was added to the South elevation. In 1964 an addition to the East elevation was added.
181	0933 04 0202	2113 PAUL SPRING RD	C	House Unit #5A was constructed in 1953. In 1956 an addition on the North elevation was added. In 1977 an addition was added on the South elevation. In 1996 a two story addition was added to the South elevation.
182	0933 04 0203	2111 PAUL SPRING RD	C	House Unit #5A was constructed in 1953.
183	0933 04 0204	2109 PAUL SPRING RD	C	House Unit #6 was constructed in 1953. In 1969 an addition on the South elevation was added, designed by Robert Calhoun Smith. In 1981 an addition on the South elevation was added.
184	0933 04 0205	2105 PAUL SPRING RD	C	House Unit #2 Butterfly was constructed in 1953.
185	0933 04 0206	2103 PAUL SPRING RD	C	House Unit #5A was constructed in 1952. In 1966 an addition was added on the South elevation. In 2014 a one story addition was added to the South elevation.
186	0933 04 0207	7213 BEECHWOOD RD	C	House Unit #5A was constructed in 1952. In 1966 an addition was added on the East elevation.
187	0933 04 0208	7211 BEECHWOOD RD	C	House Unit #2 was constructed in 1952. In 1975 an addition was added on the North elevation.
188	0933 04 0209	7209 BEECHWOOD RD	C	House Unit #2 variation was constructed in 1953.
189	0933 04 0210	7207 BEECHWOOD RD	C	House Unit #2 was constructed in 1952.
190	0933 04 0211	7205 BEECHWOOD RD	C	House Unit #2 was constructed in 1953. In 1962 an addition designed by Eason Cross was added on the East elevation.
191	0933 04 0212	7203 BEECHWOOD RD	C	House Unit #2 was constructed in 1952. In 1964 an addition designed by Eason Cross was added on the Southwest elevation.
192	0933 04 0213	7201 BEECHWOOD RD	C	House Unit #2B42LB was constructed in 1953.

	Tax Map Number	Address	C/NC Status	Description
193	0933 04 0215	7200 BEECHWOOD RD	C	House Unit #2B42LB was constructed in 1954. In 1955 and 1956 a carport and porch were added by Casper Neer. In 1966 the carport was converted into a master bedroom and a foyer was added by Robert Calhoun Smith.
194	0933 04 0216	7202 BEECHWOOD RD	C	House Unit #2 was constructed in 1952. In 1963 an addition was added to the South elevation. In 1967 a one-story addition was added to the South elevation. In 2000 a carport addition was added to the East elevation.
195	0933 04 0217	7204 BEECHWOOD RD	C	House Unit #2 was constructed in 1953. In 1973 an addition was added on the West elevation.
196	0933 04 0218	7206 BEECHWOOD RD	C	House Unit #2 was constructed in 1953. In 1959 a two-story addition was added on the North elevation.
197	0933 04 0219	7210 BEECHWOOD RD	C	House Unit #2 or #3 was constructed in 1953. In 1955 an addition was added on the South elevation.
198	0933 04 0220	7212 BEECHWOOD RD	C	House Unit #5A was constructed in 1952. In 1960 an addition was added on the on the North elevation.
199	0933 04 0221	7207 REBECCA DR	C	House Unit #5B was constructed in 1953. In 1966 an addition was added on the Northeast elevation. In 1973 an addition was added on the Southwest elevation.
200	0933 04 0222	2232 GLASGOW RD	C	House Unit #2B42LB was constructed in 1953.
201	0933 04 0223	2228 GLASGOW RD	C	House Unit #2 was constructed in 1953. There were extensive modifications done to the dwelling by Frank Gutches.
202	0933 04 0224	2224 GLASGOW RD	C	House Unit #2B42LB was constructed in 1953. In 1968 an addition to the South elevation was added.
203	0933 04 0225	2220 GLASGOW RD	C	House Unit #2b42LB was constructed in 1953. In 1957 an addition on the West elevation was added.
204	0933 04 0226	2216 GLASGOW RD	C	House Unit Custom #2B42LB was constructed in 1954. There is a rear addition. Eason Cross did the front addition with a Plexiglas covering. It is the only house accessible by a bridge.
205	0933 04 0227	2212 GLASGOW RD	C	House Unit #2B42LB was constructed in 1953. There were additions to the dwelling.
206	0933 04 0230	2205 GLASGOW RD	C	House Unit #2 was constructed in 1953. In 1979 additions to the West and East elevation were added.
207	0933 04 0231	2213 GLASGOW RD	C	House Unit #2 was constructed in 1953. In 1970 an addition to the South elevation was added.
208	0933 04 0232	2221 GLASGOW RD	C	House Unit #2 was constructed in 1953. In 1988 there was a butterfly roof addition and a front addition to the dwelling.
209	0933 04 0233	2227 GLASGOW RD	C	House Unit #2 Butterfly was constructed in 1953. In 1966 an addition to the Southwest elevation was added.
210	0933 04 0234	7211 REBECCA DR	C	House Unit #5B was constructed in 1953.
211	0933 04 0235	7213 REBECCA DR	C	House Unit #2 was constructed in 1953.
212	0933 04 0236	7215 REBECCA DR	C	House Unit #2 was constructed in 1953.
213	0933 04 0239	7316 REBECCA DR	C	House Unit Scholtz pre-fab home was constructed in 1956.
214	0933 04 0240	7320 REBECCA DR	C	House Unit Custom was constructed in 1956. The custom house was designed by Thomas W.D. Wright. In 1965 a two story addition was added on the East elevation. In 1992 an addition was added on the North elevation.
215	0933 04 0241	7322 REBECCA DR	C	House Unit #5CS was constructed in 1954.

	Tax Map Number	Address	C/NC Status	Description
216	0933 04 0242	7326 REBECCA DR	C	House Unit Custom #2B42LB was constructed in 1961.
217	0933 04 0243	7400 REBECCA DR	C	House Unit #2B42LB was constructed in 1954.
218	0933 04 0244A	7401 REBECCA DR	C	House Unit #5CS was constructed in 1955.
219	0933 04 0500	7222 BEECHWOOD RD	C	House Unit #1B was constructed in 1953. Photos of this property were used by AIA in 10 most significant houses in 1st half of 20th century.
220	0933 04 0501	2208 GLASGOW RD	C	House Unit #2 was constructed in 1954. In 1971 an addition to the Northwest was added. In 1990 an addition to the Northeast elevation was added.
221	0933 04 0502	2204 GLASGOW RD	C	House Unit #5B was constructed in 1952.
222	0933 05 0001	7206 REBECCA DR	C	House Unit #7L was constructed in 1954.
223	0933 05 0002	7208 REBECCA DR	C	House Unit #3 was constructed in 1954. In 1971 a carport addition was added on the North elevation.
224	0933 05 0003	7210 REBECCA DR	C	House Unit #7L was constructed in 1954.
225	0933 05 0004	2304 GLASGOW RD	NC	House Unit #7L was torn down. The standing structure was rebuilt in 2006, it was designed by Suzanne Reatig. The carport was designed by Thomas Kuester. This structure was determined non-contributing to the National Register Historic District and remains non-contributing to the Hollin Hills HOD.
226	0933 05 0005	2306 GLASGOW RD	C	House Unit #7L was constructed in 1955.
227	0933 05 0006	2308 GLASGOW RD	C	House Unit #7L was constructed in 1955. In 1965 a one story addition was added to the South elevation, designed by Eason Cross
228	0933 05 0007	2310 GLASGOW RD	C	House Unit #7L was constructed in 1955. In 1972 an addition to the South elevation was added, designed by Tom Kerns. In 1990 an addition to the North elevation was added.
229	0933 05 0008	2312 GLASGOW RD	C	House Unit #2B42LB was constructed in 1955. In 1958 a carport addition was added to the East elevation, designed by Casper Neer. In 1976 the carport was enclosed.
230	0933 05 0009	2313 GLASGOW RD	C	House Unit #7L was constructed in 1955. In 1967 an Eason Cross addition on the South elevation was added.
231	0933 05 0010	2311 GLASGOW RD	C	House Unit #7L was constructed in 1955. In 1964 an addition to the North elevation was added, designed by Eason Cross. In 2010 the carport was enclosed, by Rebecca Bostick.
232	0933 05 0011	2309 GLASGOW RD	C	House Unit #7L was constructed in 1963. In 1963 a three story addition to the Southwest elevation, designed by Eason Cross. In 2004 another addition, one story, by Eason Cross was added to the Northeast elevation. It was owned and renovated by Eason Cross.
233	0933 05 0012	2307 GLASGOW RD	C	House Unit #7L was constructed in 1955. In 2001 a one story addition to the Southeast elevation, designed by Eason Cross.
234	0933 05 0013	2305 GLASGOW RD	C	House Unit #7L was constructed in 1955. In 1964 a one story addition to the West elevation.
235	0933 05 0014	2303 GLASGOW RD	C	House Unit #7L was constructed in 1954.
236	0933 05 0015	7214 REBECCA DR	C	House Unit #7L was constructed in 1954. In 1965 an addition was added on the Southeast elevation, designed by Eason Cross.
237	0933 05 0016	7216 REBECCA DR	C	House Unit #7L was constructed in 1954. In 1992 an addition on the East elevation was added. In 2002 an addition was added to the West elevation.

	Tax Map Number	Address	C/NC Status	Description
238	0933 05 0017	7300 REBECCA DR	C	House Unit #2 variation was constructed in 1954. In 1973 an addition on the West elevation and another on the East elevation. In 1978 a one story garage addition was added to the North elevation. In 1978an addition was added to connect the dwelling and the garage. In 2002 a one story addition was added on the West elevation.
239	0933 09070013	2207 PAUL SPRING RD	C	House Unit #7L was constructed in 1954.
493	0933 09070013 (adj. to)	property NE of 2207 Paul Spring Road	C	Right of Way/ owned by VDOT
240	0933 09070014	2205 PAUL SPRING RD	C	House Unit #5B was constructed in 1954.
241	0933 09070015	2203 PAUL SPRING RD	C	House Unit #5B was constructed in 1954.
242	0933 09070016	2201 PAUL SPRING RD	C	House Unit #5B was constructed in 1954.
243	0933 09070017	7102 REBECCA DR	C	House Unit #5B was constructed in 1954.
244	0933 09070018	7104 REBECCA DR	C	House Unit Custom Butterfly was constructed in 1954.
245	0933 09070019	7106 REBECCA DR	C	House Unit #5B was constructed in 1954.
246	0933 09070020	7108 REBECCA DR	C	House Unit #2 variation was constructed in 1954.
247	0933 09070021	7110 REBECCA DR	C	House Unit #5B was constructed in 1954.
248	0933 09070022	7200 REBECCA DR	C	House Unit #5B was constructed in 1954.
249	0933 09070023	7202 REBECCA DR	C	House Unit #5CS was constructed in 1954.
250	0933 09070024	7204 REBECCA DR	C	House Unit #5CS was constructed in 1954.
251	0933 12 0001	7612 ELBA RD	C	House Unit Decca was constructed in 1962.
252	0933 12 0002	7610 ELBA RD	C	House Unit #57, the Award, was constructed in 1962. In 1995 an addition on the Southeast elevation was added.
253	0933 12 0003	7608 ELBA RD	C	House Unit #57, the Award was constructed in 1962. In 1967 there was a workshop and carport shed addition to the dwelling. In 1975 there was a greenhouse addition. There was no cupola on the dwelling.
254	0933 12 0004	7606 ELBA RD	C	House Unit Custom Line was constructed in 1962.
255	0933 12 0005	7604 ELBA RD	C	House Unit #57, the Award, was constructed in 1963.
256	0933 12 0006	7602 ELBA RD	C	House Unit #260 was constructed in 1962.
257	0933 12 0007	7605 ELBA RD	C	House Unit #57, the Award Special, was constructed in 1962.
258	0933 12 0008	2410 NEMETH CT	C	House Unit #57, the Award, was constructed in 1962. In 1967 an addition was added to the North elevation. In 1969 a carport addition was added to the East elevation. In 1996 an addition on the North elevation was added.
259	0933 12 0009	2408 NEMETH CT	C	House Unit Custom Line was constructed in 1962. In 1991 an addition on the North elevation was added. In 1963 a carport addition on the West elevation was added.
260	0933 12 0010	2406 NEMETH CT	C	House Unit #57, the Award, was constructed in 1962. There was a cupola on the dwelling.
261	0933 12 0011	2405 NEMETH CT	C	House Unit Custom Line was constructed in 1962.
262	0933 12 0012	2407 NEMETH CT	C	House Unit #57, the Award, was constructed in 1962. There was an addition and a carport was added to the dwelling.
263	0933 12 0013A	7613 ELBA RD	NC	House Unit #57, the Award, was constructed in 1962. In 1988 there was an addition by Patrick Collins over the entire first story of the original first story.
264	0933 12 0014A	7615 ELBA RD	C	House Unit #260 was constructed in 1962.

	Tax Map Number	Address	C/NC Status	Description
265	0933 12 B	7603 Elba Road (park access/walkway)	C	Path to School - Forested parkland owned by the Fairfax County Park Authority, Hollin Meadows Park
266	0933 13 0001	7519 ELBA RD	C	House Unit Custom Line was constructed in 1964. In 1986 the carport was enclosed.
267	0933 13 0002	7521 ELBA RD	C	House Unit Custom Line or Main Line was constructed in 1964.
268	0933 13 0003	7523 ELBA RD	C	House Unit #57, the Award, was constructed in 1963. In 2009 a one-story addition was added to the Southeast elevation.
269	0933 13 0004	7525 ELBA RD	C	House Unit Custom Line was constructed in 1964. In 1974 the carport was enclosed on the West elevation. In 1990 there were two additions, one on the North elevation and one on the West elevation.
270	0933 13 0005	7527 ELBA RD	C	House Unit #260 was constructed in 1969. In 1969 an addition to the Southeast elevation was added.
271	0933 13 0006	7529 ELBA RD	C	House Unit Main Line was constructed in 1963. In 1966 an addition was added on the Northwest elevation. In 1997 an addition was added on the Southwest elevation.
272	0933 13 0007	7601 ELBA RD	C	House Unit #260 was constructed in 1963.
273	0933 13 0008	7600 ELBA RD	C	House Unit #57, the Award, was constructed in 1963. In 1972 an addition to the Northwest elevation was added. In 2000 an addition to the Southwest elevation was added.
274	0933 13 0009	7528 ELBA RD	C	House Unit #260 was constructed in 1963. In 1976 there was an addition to the North elevation. In 1999 there was an addition to the West elevation.
275	0933 13 0010	7526 ELBA RD	C	House Unit Main Line was constructed in 1963. In 1965 an addition was added to the South elevation.
276	0933 13 0011	2401 LISBON LN	C	House Unit #57, the Award Special, was constructed in 1963. In 1965 a carport and storage addition to the West elevation was added. There was a cupola on the dwelling.
277	0933 13 0012	2403 LISBON LN	C	House Unit Custom Line was constructed in 1963. In 1968 an addition to the North elevation and one to the South elevation were added.
278	0933 13 0013	2404 LISBON LN	C	House Unit #57, the Award Special, was constructed in 1963.
279	0933 13 0014	2402 LISBON LN	C	House Unit Custom Line was constructed in1963. In 2014 a one story addition to the South elevation and carport to the west elevation were added.
280	0933 13 0015	7520 ELBA RD	C	House Unit Custom Line was constructed in 1964.
281	0933 15 0082A	no address (adj to Hollin meadows Park)	NC	Hollin Meadows park
282	0933 16 0001	2401 ELBA CT	C	House Unit #2 was constructed in in 1965.
283	0933 16 0002	2403 ELBA CT	C	House Unit #57, the Award Special, was constructed in 1964. In 1978 an addition was added on the East elevation. There was no cupola.
284	0933 16 0003	2405 ELBA CT	NC	House Unit #57, the Award Special, was constructed in 1964. In 1969 an addition was added in the West elevation. In 1974 an addition was added on the West elevation.
285	0933 16 0004	2404 ELBA CT	C	House Unit #57, the Award, was constructed in 1964. In 1975 an addition was added on the West elevation and on the East elevation the carport was enclosed and there was a storage addition. There was no cupola.

	Tax Map Number	Address	C/NC Status	Description
286	0933 16 0005	2402 ELBA CT	C	House Unit Custom Line was constructed in 1964.
287	0933 16 0006	2400 ELBA CT	C	House Unit #57, the Award Special, was constructed in 1964. There was no cupola on the dwelling.
288	0933 16 0007	7504 ELBA RD	C	House Unit #57, the Award, was constructed in 1965. In 1971 an addition was added on the East elevation with a clerestory pop up.
289	0933 16 0008	7500 ELBA RD	C	House Unit #2B42LB was constructed in 1966.
290	0933 16 0009	7419 RANGE RD	C	House Unit Atrium was constructed in 1966.
291	0933 16 0010	7421 RANGE RD	C	House Unit #57, the Award Special, was constructed in 1965.
292	0933 16 0011	7501 RANGE RD	C	House Unit Main Line was constructed in 1965.
293	0933 16 0012	7424 REBECCA DR	NC	House Unit Main Line or Custom Line was constructed in 1965. In 1969 an addition was added on the South elevation. In 1976 an addition was added on the East elevation and another on the North elevation. This structure was determined contributing to the National Register Historic District and was determined to be non-contributing by staff to the Hollin Hills HOD.
294	0933 16 0013	2300 KIMBRO ST	C	House Unit #57, the Award, was constructed in 1965. In inn 1970 a one story addition was added to the East elevation. There is no cupola.
295	0933 16 0014	7421 REBECCA DR	C	House Unit #7L was constructed in 1965.
296	0933 16 0015	7423 REBECCA DR	C	House Unit #2B42LB was constructed in 1964.
297	0933 16 0016	2212 WHITEOAKS DR	C	House Unit #5CS was constructed in 1965.
298	0933 16 0017A	2210 WHITEOAKS DR	C	House Unit Decca or #2B42LB was constructed in 1966. In 1974 an addition was added on the South elevation.
299	0933 16 0018A	7422 SAVILLE CT	C	House Unit Atrium was constructed in 1966. In 1979 an addition has been added on the West elevation.
300	0933 16 0019	7420 SAVILLE CT	C	House Unit #8 variation was constructed in 1968.
301	0933 16 0020	7421 SAVILLE CT	C	House Unit #6 was constructed in 1965.
302	0933 16 0021	7423 SAVILLE CT	C	House Unit Decca was constructed in 1968.
303	0933 16 0022	2207 WHITEOAKS DR	C	House Unit Custom Line was constructed in 1965.
304	0933 16 0023	2209 WHITEOAKS DR	C	House Unit #2B42LB was constructed in 1965.
305	0933 16 0024	2211 WHITEOAKS DR	C	House Unit #2B42LB was constructed in 1965.
306	0933 16 0025	2213 WHITEOAKS DR	C	House Unit Decca or #2B42LB was constructed in 1966. In 1973 an addition was added on the North elevation.
307	0933 16 0026	7427 REBECCA DR	C	House Unit #57, the Award Special, was constructed in 1965. There was no cupola on the dwelling.
308	0933 16 0027	7504 RANGE RD	C	House Unit Decca or #2B42LB was constructed in 1965. In 2013 an addition was added to the South elevation.
309	0933 16 0028	7502 RANGE RD	C	House Unit #2B42LB was constructed in 1966. In 1968 an addition on the East elevations was added.
310	0933 16 0029	7501 ELBA RD	C	House Unit #57, The Award, was constructed in 1965. There was a cupola on the dwelling. In 1979 an addition was added on the Southeast elevation.
311	0933 16 0030	7503 ELBA RD	C	House Unit #57, The Award, was constructed in 1964.
312	0933 16 0031	7505 ELBA RD	C	House Unit Main Lane was constructed in 1964. In 1977 an addition was added on the Southwest elevation. In 1990 an addition was added on the Northeast elevation.

	Tax Map Number	Address	C/NC Status	Description
313	0933 16 0032	7507 ELBA RD	C	House Unit #57, the Award, was constructed in 1965. In 1964 an addition was added on the West elevation. In 1966 a carport addition was added on the West elevation.
314	0933 20 0001	7507 RANGE RD	C	House Unit #2 variation was constructed in 1966. In 1982 a one story addition was added to the Northeast elevation.
315	0933 20 0002	7509 RANGE RD	C	House Unit Atrium was constructed in 1966. In 1993 an addition on the South elevation was added. In 1998 a one story addition was added to the
316	0933 20 0003	7511 RANGE RD	C	House Unit #57, the Award Special, was constructed in 1966. There was a carport on the West elevation.
317	0933 20 0004	2114 MASON HILL DR	C	House Unit #57, the Award, was constructed in 1967. In 1972 an addition was added on the Northeast elevation, designed by Casper Neer. In 2004 an addition on the Northwest elevation was added.
318	0933 20 0005	2112 MASON HILL DR	C	House Unit #57, the Award Special, was constructed in 1967. In 1969 an addition to the East elevation was added. In 1990 a one story additions on the South elevation was added. In 1994 an addition to the South elevation was added.
319	0933 20 0006	2201 WHITEOAKS DR	C	House Unit Decca or #2B42LB was constructed in 1967. In 2016 a two story addition was added on the North elevation.
320	0933 20 0007	2203 WHITEOAKS DR	C	House Unit #2B42 was constructed in 1966. In 1992 an addition was added on the North elevation.
321	0933 20 0008	2205 WHITEOAKS DR	C	House Unit #2B42LB was constructed in 1966. In 2008 a one story addition was added on the South elevation.
322	0933 20 0009	2202 WHITEOAKS DR	C	House Unit Atrium was constructed in 1968. In 1975 a carport addition was added on the West elevation.
323	0933 20 0010	2102 MASON HILL DR	C	House Unit #2B42 was constructed in 1967. In 1973 a carport was added to the dwelling.
324	0933 20 0011	2100 MASON HILL DR	C	House Unit #2B42 was constructed in 1968.
325	0933 20 0012	2101 MASON HILL DR	C	House Unit Decca was constructed in 1966.
326	0933 20 0013	2103 MASON HILL DR	C	House Unit Decca was constructed in 1966.
327	0933 20 0014	2116 WHITEOAKS DR	C	House Unit Decca or #2B42LB was constructed in 1967. In 2000 a one story addition, designed by Eason Cross was added on the North elevation.
328	0933 20 0015	2114 WHITEOAKS DR	C	House Unit #5CS was constructed in 1968.
329	0933 20 0016	2112 WHITEOAKS DR	C	House Unit #6 was constructed in 1968.
330	0933 20 0017	2110 WHITEOAKS DR	C	House Unit Custom was constructed in 1967. In 1988 a one story addition was added on the Northeast elevation and another one story addition was added on the Southeast elevation.
331	0933 20 0018	2111 WHITEOAKS DR	C	House Unit Decca or #2B42 was constructed in 1967. In 1995 a carport addition was added on the North elevation.
332	0933 20 0019	2113 WHITEOAKS DR	C	House Unit Decca or #2B42 was constructed in 1967.
333	0933 20 0020	2115 WHITEOAKS DR	C	House Unit Decca was constructed in 1967.
334	0933 20 0021	2107 MASON HILL DR	C	House Unit #57, the Award Special, was constructed in 1967.
335	0933 20 0022	2109 MASON HILL DR	NC	House Unit #57, the Award Special, was constructed in 1968. In 1979 an addition on the North elevation was added, designed by Kerns. In 2015 an addition on the South elevation was added. This structure was determined non-contributing to the National Register Historic District and remains non-contributing to the Hollin Hills HOD.

	Tax Map Number	Address	C/NC Status	Description
336	0933 20 0023	2111 MASON HILL DR	C	House Unit #57, the Award, was constructed in 1967. In 1968 an addition on the Northeast elevation was added. In 1991 an addition on the Southeast elevation was added.
337	0933 20 0024	2113 MASON HILL DR	C	House Unit #2B42LB was constructed in 1968. In 1975 an addition was added to the Northwest elevation, designed by Tom Kerns.
338	0933 20 0025	2115 MASON HILL DR	C	House Unit #57 the Award, was constructed in 1967. In 1969 an addition was added to the Southeast elevation. In 1989 an addition on the Northwest elevation was added.
339	0933 20 0026	7602 RANGE RD	C	House Unit #57, the Award Special, was constructed in 1967. In 1991 a one story addition was added on the Northeast elevation. There was a cupola on the dwelling.
340	0933 20 0027	7600 RANGE RD	C	House Unit #2 Butterfly was constructed in 1966. There was a carport on the Northwest elevation.
341	0933 20 0028	7508 RANGE RD	C	House Unit #2 Butterfly was constructed in 1966. In 1967 a carport addition was added on the South elevation.
342	0933 20 0029	7506 RANGE RD	C	House Unit #57, the Award Special, was constructed in 1966. There was no cupola on the dwelling.
343	0933 21 0001A	7418 RANGE RD	C	House Unit #2B42LB was constructed in 1968.
344	0933 21 0002A	7416 RANGE RD	C	House Unit #2B42LB was constructed in 1968. In 2007 a two story addition on the South elevation was added and a one story infill addition was added to the North elevation.
345	0933 21 0003A	7414 RANGE RD	C	House Unit #2B42 was constructed in 1968. In 2002 a stoop was enclosed on the South elevation. In 2012 a two story addition was added in the same spot as the 2002 South elevation addition.
346	0933 21 0004	7423 HOPA CT	C	In 1980 the atrium was enclosed. There was a small side addition to the dwelling.
347	0933 21 0005	7424 HOPA CT	C	House Unit #57, the Award Special, was constructed in 1968. There is no cupola on the dwelling.
348	0933 21 0006	7422 HOPA CT	C	House Unit #57, the Award Special, was constructed in 1969.
349	0933 21 0007	7420 HOPA CT	C	House Unit #8 was constructed in 1968.
350	0933 21 0008	7419 HOPA CT	C	House Unit #5CS was constructed in 1969.
351	0933 21 0009	7421 HOPA CT	C	House Unit #2B42LB was constructed in 1968.
352	0933 21 0010	2319 KIMBRO ST	C	House Unit #2B42LB was constructed in 1970.
353	0933 21 0011	2317 KIMBRO ST	C	House Unit #2B42LB was constructed in 1970. In 2010 a two story addition to the South elevation was added.
354	0933 21 0012	2315 KIMBRO ST	C	House Unit Decca was constructed in 1969. In 2004 the front porch was enclosed, by Robert Fina.
355	0933 21 0013	2311 KIMBRO ST	C	House Unit Decca or #2B42LB was constructed in 1969.
356	0933 21 0014	2307 KIMBRO ST	C	House Unit #57, the Award Special, was constructed in 1969.
357	0933 21 0015	2305 KIMBRO ST	C	House Unit Decca was constructed in 1969. In 1993 an addition on the North elevation was added.
358	0933 21 0016	2303 KIMBRO ST	C	House Unit #2B42LB was constructed in 1969.
359	0933 21 0017	2321 KIMBRO ST	C	House Unit #5CS was constructed in 1970. In 1974 a three story addition on the North elevation was added.
360	0933 21 0018	2320 KIMBRO ST	C	House Unit #10 was constructed in 1970. In 2015 an addition of a two story entry to the Northwest elevation was added.
361	0933 21 0019	2318 KIMBRO ST	C	House Unit #8 was constructed in 1970.

	Tax Map Number	Address	C/NC Status	Description
362	0933 21 0020	2316 KIMBRO ST	C	House Unit Decca was constructed in 1970. In 1991 a two story addition extending the full length of the Southwest elevation.
363	0933 21 0021	2314 KIMBRO ST	C	House Unit #5CS was constructed in 1970. In 2002 an addition on the Northeast elevation was added that extends the full length of the dwelling.
364	0933 21 0022	2312 KIMBRO ST	C	House Unit #5CS was constructed in 1970. In 1980 an addition on the Southeast elevation was added.
365	0933 21 0023	2310 KIMBRO ST	C	House Unit Decca was constructed in 1970.
366	0933 21 0024	2308 KIMBRO ST	C	House Unit #57, the Award Special, was constructed in 1970. In 1972 a carport and small room addition on the North elevation. There is no cupola.
367	0933 21 0025	2306 KIMBRO ST	C	House Unit #5CS was constructed in 1970.
368	0934 05 C	no address (off of Rippon Road)	NC	Vacant land; owned by the BOS
369	0934 01 0001A	1600 PAUL SPRING RD	C	Owned by Fairfax County Park Authority, Paul Springs Stream Valley Park (North) passive recreation, SE of NR boundary (W of Fort Hunt Road)
370	0934 05 A	1601 PAUL SPRING RD	C	Hollin Hills Swim and Tennis Club
371	0934 05 A1	7400 FORT HUNT RD	C	Owned by Fairfax County Park Authority, Paul Springs Stream Valley Park (North) passive recreation
372	0934 05 B	no address (west of HH Swim/Tennis)	C	Owned by Fairfax County Park Authority, Paul Springs Stream Valley Park (North) passive recreation
373	0934 05 0008	7318 RIPPON RD	C	House Unit #1B was constructed in 1950. In 1954 an addition was added on the South elevation.
374	0934 05 0009	7316 RIPPON RD	C	House Unit #1B was constructed in 1949. In 1971 an addition was added on the Southwest elevation. In 1999 an addition was added on the Southeast elevation
375	0934 05 0010	7314 RIPPON RD	C	House Unit #1B was constructed in 1949. In 1969 a two story addition was added on the Southeast elevation. In 1977 an addition was added on the Northeast elevation.
376	0934 05 0011	7312 RIPPON RD	C	House Unit #1B was constructed in 1949. In 1967 an addition was added on the West elevation. In 1979 an addition designed by Joanne Goldfarb was added on the North elevation.
377	0934 05 0012	7310 RIPPON RD	C	House Unit #1B was constructed in 1949.
378	0934 05 0013	7308 RIPPON RD	C	House Unit #1BE was constructed in 1950. In 1951 an addition was added Southwest elevation.
379	0934 05 0014	7306 RIPPON RD	C	House Unit #1B was constructed in 1949.
380	0934 05 0015	7304 RIPPON RD	C	House Unit #1B was constructed in 1950.
381	0934 05 0016	7302 RIPPON RD	C	House Unit #1B was constructed in 1950.
382	0934 05 0017	7300 RIPPON RD	C	House Unit #1 variation was constructed in 1949. In 1974 an addition was added on the East elevation. In 2003 an addition was added on the South elevation.
383	0934 05 0018	1805 DRURY LN	C	House Unit #1B was constructed in 1949. In 1990 a one story addition was added on the Northwest elevation. In 1996 an addition was added on the Southwest elevation.
384	0934 05 0019	1809 DRURY LN	C	House Unit #2 variation was constructed in 1949. In 1954 am addition was added on the South elevation.

	Tax Map Number	Address	C/NC Status	Description
385	0934 05 0020	1813 DRURY LN	C	House Unit #2 was constructed in 1949. In 1958 an addition was added on the Northwest elevation. In 1981 an addition was added on the North elevation.
386	0934 05 0027	1812 DRURY LN	C	House Unit #2B42LB was constructed in 1950. In 1992 an addition was added on the Northwest elevation.
387	0934 05 0028	1808 DRURY LN	C	House Unit #2B42LB or #1A was constructed in 1949. In 1954 an addition was added on the Northeast elevation. In 1992 an addition was added on the Southwest elevation.
388	0934 05 0029	1800 DRURY LN	C	House Unit #2 was constructed in 1949. In 1960 an addition was added on the Southeast elevation.
389	0934 05 0030	1801 Paul Spring Road	NC	House Unit #2 - Vacant, owned by Fairfax County. Currently a park managed by CAHH.
390	0934 05 0031	1805 PAUL SPRING RD	C	House Unit #2 was constructed in 1950.
391	0934 05 0032	1809 PAUL SPRING RD	C	House Unit #2 was constructed in 1950. In 1951 an addition was added to the South elevation. In 1980 addition were added to the East and West elevation. In 2009 an addition was added to the South elevation.
392	0934 05 0121	1920 MARTHAS RD	C	House Unit #2 was constructed in 1951.
393	0934 05 0122	1922 MARTHAS RD	C	House Unit #2 was constructed in 1951. In 1965 an addition to the North elevation was added.
394	0934 05 0123	1924 MARTHAS RD	NC	House Unit #2 was constructed in 1951. In 1996 a one story addition on the South elevation. In 2007 a two story addition on the East elevation was added.
395	0934 05 0124	1926 MARTHAS RD	C	House Unit #2 was constructed in 1950. In 2006 a two story addition was added to the West elevation.
396	0934 05 0125	1936 MARTHAS RD	C	House Unit #2 was constructed in 1950. In 1952 an addition on the North elevation was added. In 1977 an addition to the West elevation.
397	0934 05 0126	1938 MARTHAS RD	C	House Unit #2 was constructed in 1951. In 1983 an addition to the South elevation was added.
398	0934 05 0127	1940 MARTHAS RD	C	House Unit #2 was constructed in 1951.
399	0934 05 0143	1919 MARTHAS RD	C	House Unit #2B42LB was constructed in 1951.
400	0934 05 0144	1921 MARTHAS RD	C	House Unit #2B42LB was constructed in 1951.
401	0934 05 0145	1923 MARTHAS RD	C	House Unit #2B42LB was constructed in 1951. In 1955 there was a carport addition designed by Casper Neer.
402	0934 05 0146	1925 MARTHAS RD	C	House Unit #2B42LB was constructed in 1951. In 1969 a two story addition on the West elevation was added.
403	0934 05 0147	1927 MARTHAS RD	C	House Unit #2 variation was constructed in 1951. In 1971 an addition on the East elevation was added. In 2001 an addition to the Southwest elevation was added, designed by Eason Cross.
404	0934 05 0148	1929 MARTHAS RD	C	House Unit #2B42LB was constructed in 1951.
405	0934 05 0149	1931 MARTHAS RD	C	House Unit #2 was constructed in 1951. In 1988 an addition to the North elevation was added.
406	0934 05 0150	1933 MARTHAS RD	C	House Unit #2 was constructed in 1951. In 1952 a carport was added to the Northeast elevation. In 1960 an addition on the Northeast elevation was added

	Tax Map Number	Address	C/NC Status	Description
407	0934 05 0151	1935 MARTHAS RD	C	House Unit #2 was constructed in 1951. In 1957 two additions were added on the West elevation, designed by Casper Neer. In 1971 another addition to the West elevation was designed by Neer and Graef.
408	0934 05 0152	1937 MARTHAS RD	C	House Unit #2 was constructed in 1951. In 1989 there was an addition to the dwelling.
409	0934 05 0153	1939 MARTHAS RD	C	House Unit #2 was constructed in 1950. In 1954 the porch was enclosed on the East elevation. In 1981 there was a second story addition where the enclosed porch was.
410	0934 05 0154	1941 MARTHAS RD	C	House Unit #2 was constructed in 1950. In 1995 a one story addition was added to the North elevation.
411	0934 11 A	Paul Spring Stream Valley Park (adj to 1600 Mason Hill dr.)	NC	Vacant land; owned by FCPA
412	1021 01 0006A	2400 SHERWOOD HALL LN	C	House Unit Main Line or Custom Line was constructed in 1958. In 2000 there was an addition off the kitchen of the dwelling.
413	1021 02 A	no address (adj. to 7801 Elba Road)	C	Vacant land; private ownership
414	1021 02 B	no address (adj. to 2407 Daphne Lane)	C	Vacant land; private ownership
415	1021 02 0001	2401 DAPHNE LN	C	House Unit Custom Line was constructed in 1957. In 2011 an addition was added on the West elevation.
416	1021 02 0002	2403 DAPHNE LN	NC	House Unit Main Line was constructed in 1957. In 2008 there was a butterfly-roof addition on the West elevation by the owner and architect Heather Watenpaugh. The large addition on the front elevation was added on after the National Register Nomination. It is believed that the dwelling is not proportional to the landscape. The original house was still on the property and visible. There is a large concrete block fireplace chimney visible from the street. The scale does not fit in with the characteristics of Hollin Hills. This is why the status has changes from the National Register status.
417	1021 02 0003	2405 DAPHNE LN	C	House Unit Custom Line was constructed in 1957. In 1977 an addition was added on the West elevation.
418	1021 02 0004	2407 DAPHNE LN	C	House Unit #57, the Award, was constructed in 1958. The dwelling has a cupola.
419	1021 02 0005	7801 ELBA RD	C	House Unit Alcoa '57 was constructed in 1957. The purple panels were designed by Charles Goodman. Eason Cross designed blue anodized grills and perforated brick walls.
420	1021 02 0006A	7805 ELBA RD	C	House Unit #8 was constructed in 1959. The original Unit was designed by Eason Cross. There are two side additions on the dwelling.
421	1021 02 0007	7807 ELBA RD	C	House Unit #260 and Main Line hybrid was constructed in 1959. The dwelling is a one story high rectangular floorplan with a rafter roof and cathedral ceilings. The house had a cupola and a chimney on the side of the house rather than the gable end. There was a side addition in 1966.
422	1021 02 0008	7809 ELBA RD	C	House Unit #260 and Main Line hybrid was constructed in 1957. The dwelling is a one story high rectangular floorplan with a rafter roof and cathedral ceilings. The house had a cupola and a chimney on the side of the house rather than the gable end.

	Tax Map Number	Address	C/NC Status	Description
423	1021 02 0010	7712 ELBA RD	C	House Unit Main Line was constructed in 1957. In 1961 an addition to the East elevation. In 1966 an addition to the West elevation was added.
424	1021 02 0011	7710 ELBA RD	C	House Unit #57, the Award, was constructed in 1957. In 1965 there was a front addition that enclosed a carport and a cupola.
425	1021 02 0012	7708 ELBA RD	C	House Unit Custom Line was constructed in 1957. There was an addition to the dwelling in 1965.
426	1021 02 0013	7706 ELBA RD	C	House Unit Main Line was constructed in 1957. In 1968 there was an addition to the dwelling and the carport was enclosed.
427	1021 02 0014	7705 ELBA RD	C	House Unit #57, the Award, was constructed in 1957. In 1958 a carport was added on the Northwest elevation. In 1964 a storage unit was added to the carport. In 1973 a one story addition was added to the Southeast elevation.
428	1021 02 0015	7707 ELBA RD	C	House Unit Main Line was constructed in 1957.
429	1021 02 0016	2412 BRENTWOOD PL	C	House Unit #57, the Award, was constructed in 1958. The dwelling has a cupola.
430	1021 02 0017	2410 BRENTWOOD PL	C	House Unit Main Line was constructed in 1957. In 1974 additions was added on the Northwest elevation and on the Southeast elevation.
431	1021 02 0018	2408 BRENTWOOD PL	C	House Unit Custom Line was constructed in 1957. In 1990 an addition was added on the Northwest elevation.
432	1021 02 0019	2406 BRENTWOOD PL	C	House Unit Main line was constructed in 1957. In 1999 an addition was added on the West elevation. In 2017 an addition was added on the North elevation.
433	1021 02 0020A	2407 BRENTWOOD PL	C	House Unit #57, the Award, was constructed in 1957. There is also a cupola on the dwelling.
434	1021 02 0021A	2409 BRENTWOOD PL	NC	House Unit #57, the Award, was constructed in 1957. In 1962 an addition was added on the Southwest elevation. In 1977 an addition was added on the Southeast elevation.
435	1021 02 0022	2411 BRENTWOOD PL	C	House Unit Custom Line was constructed in 1957. In 2014 a one-story addition was added on the Northeast elevation.
436	1021 02 0023	2413 BRENTWOOD PL	C	House Unit Custom Line was constructed in 1957. In 1958 an addition was added on the Southwest elevation. In 1969 an addition was added on the Southwest elevation.
437	1021 02 0024	7711 ELBA RD	C	House Unit #57, the Award, was constructed in 1957. In 1968 an addition to the Northeast elevation was added. The dwelling had a cupola.
438	1021 02 0025	7713 ELBA RD	C	House Unit Main Line was constructed in 1957. There was an addition on the right side of the dwelling.
439	1021 02 0026	7715 ELBA RD	C	House Unit Main Line was constructed in 1957.
440	1021 02 0027	7717 ELBA RD	C	House Unit #57, the Award, was constructed in 1957. In 1967 an addition to the North elevation was added.
441	1021 02 0028	2406 DAPHNE LN	C	House Unit Custom Line was constructed in 1957. In 1961 a two-story addition was added on the West elevation.
442	1021 02 0029	2404 DAPHNE LN	C	House Unit Custom Line was constructed in 1957. In 1981 an addition was added on the North elevation. In 1988 an addition was added on the North elevation.
443	1021 02 0030	2402 DAPHNE LN	C	House Unit Custom Line was constructed in 1957.
444	1021 02 0031	2400 DAPHNE LN	C	House Unit Custom Line was constructed in 1957.

	Tax Map Number	Address	C/NC Status	Description
445	1021 07040053	2508 BOSWELL AVE	C	Vacant open space; Owned by the Civic Assoication of Hollin Hills
446	1021 07040054	2504 BOSWELL AVE	C	Vacant open space; Owned by the Civic Assoication of Hollin Hills
447	1021 07040055	2500 BOSWELL AVE	C	Vacant open space; Owned by the Civic Assoication of Hollin Hills
448	1021 07090500	7709 DELAFIELD PL	C	Vacant open space; Owned by the Civic Assoication of Hollin Hills
449	1021 07090501	7701 DELAFIELD PL	C	Vacant open space; Owned by the Civic Assoication of Hollin Hills
450	1021 15010001	2405 BRENTWOOD PL	C	House Unit #57 rectangle, the Award Special, was constructed in 1958. The dwelling has a cupola.
451	1021 15010002	2403 BRENTWOOD PL	C	House Unit #8 variation was constructed in 1958.
452	1021 15010003	2401 BRENTWOOD PL	C	House Unit #8B4 was constructed in 1958.
453	1021 15010004	2400 BRENTWOOD PL	C	House Unit Custom Line was constructed in 1958.
454	1021 15010005	2402 BRENTWOOD PL	C	House Unit custom line was constructed in 1958. In 1992 an addition was added on the North elevation.
455	1021 15010006	2404 BRENTWOOD PL	C	House Unit Mainline was constructed in 1958. In 1965 an addition was added on the North elevation. In 1971 an addition was added on the West elevation.
456	1021 1902 A	no address (adj to 7705 Elba Road)	C	Vacant; private ownership
457	1021 19020007	7703 ELBA RD	C	House Unit Main Line was constructed in 1959. In 1998 an addition was added on the Southeast elevation.
458	1021 19020008	2409 NORDOK PL	C	House Unit Main Line was constructed in 1959. In 2014 an addition was added to the South elevation. In 2015 an addition was added on the North elevation.
459	1021 19020009	2407 NORDOK PL	C	House Unit #57, the Award or Award Special, was constructed in 1959. There was a cupola on the dwelling.
460	1021 19020010	2405 NORDOK PL	C	House Unit Main Line was constructed in 1961. In 1969 an addition was added to the South elevation, designed by Michael G. Marshall.
461	1021 19020011	2403 NORDOK PL	C	House Unit #57, the Award, was constructed in 1961. In 2004 a one story addition was added to the West and South elevations. There was a cupola on the dwelling.
462	1021 19020012	2401 NORDOK PL	C	House Unit Main Line was constructed in 1961. In 2009 a carport was added to the East elevation, designed by Robert Fina. In 2010 a one-story addition on the South elevation was added, designed by Robert Fina.
463	1021 19020013	2321 NORDOK PL	C	House Unit #57, the Award, was constructed in 1961. There was a cupola on the dwelling.
464	1021 19020014	2319 NORDOK PL	C	House Unit #57, the Award Special, was constructed in 1961. There was a cupola on the dwelling.
465	1021 19020015	2320 NORDOK PL	C	House Unit Main Line was constructed in 1961.
466	1021 19020016	2400 NORDOK PL	C	House Unit #57, the Award, was constructed in 1959. In 1969 an addition was added to the East elevation. In 1993 a one story addition on the East elevation was added. There was no cupola on this dwelling.
467	1021 19020017	2402 NORDOK PL	C	House Unit #57, the Award Special, was constructed in 1961. There was a cupola on the dwelling.
468	1021 19020018	2406 NORDOK PL	C	House Unit Main Line was constructed in 1959.

	Tax Map Number	Address	C/NC Status	Description
469	1021 19020019	2408 NORDOK PL	C	House Unit #57, the Award, was constructed 1959. In 1964 an addition on the West elevation was added. In 1974 an addition to the North elevation was added. There was a cupola on the dwelling.
470	1021 19020020	7616 ELBA RD	C	House Unit Decca was constructed in 1963.
471	1021 19020020A	adj to 7616 Elba	C	Vacant; private ownership
472	1021 19020021	7618 ELBA RD	C	House Unit Custom Line was constructed in 1959. In 2015 an addition to the East elevation was added.
473	1021 19020021A	adj to 7618 Elba Road	C	Vacant; private ownership
474	1021 19020022	7700 ELBA RD	C	House Unit #5B was constructed in 1959.
475	1021 19020023	7702 ELBA RD	C	House Unit #57, the Award Special, was constructed in 1959. In 2007 there was an addition to the West elevation with a shed roof by Andrew Cheng. The dwelling had a cupola.
476	1021 19020024	7704 ELBA RD	C	House Unit Custom Line was constructed in 1959. In 1970 the carport was enclosed. In 2000 an addition to the West elevation was added.
477	1021 20 A	no address (adj. to 2400 Sherwood Hall Lane)	C	Vacant; private ownership
478	1021 20 B	7805 DAVENPORT ST	C	Vacant; private ownership
479	1021 20 0001	7714 ELBA RD	C	House Unit #57, the Award, was constructed in 1960. The dwelling had a cupola and a rear addition.
480	1021 20 0002	7716 ELBA RD	C	House Unit Main Line was constructed in 1961.
481	1021 20 0003	7718 ELBA RD	C	House Unit Main Line was constructed in 1961.
482	1021 20 0004	7720 ELBA RD	C	House Unit Decca was constructed in 1961. There was a lower level of the dwelling with a large chimney.
483	1021 20 0005	7722 ELBA RD	C	House Unit Main Line was constructed in 1961.
484	1021 20 0006	7800 ELBA RD	C	House Unit Custom Line was constructed in 1961. In 2000 the screened in porch was enclosed on the North elevation.
485	1021 20 0007	7802 ELBA RD	C	House Unit Main Line was constructed in 1961. The dwelling has a lower level and a rear addition with a brick façade.
486	1021 20 0008	7804 ELBA RD	C	House Unit #260 was constructed in 1961. In 1968 an addition to the South elevation was added.
487	1021 20 0009	7800 DAVENPORT ST	NC	House Unit #260 was constructed in 1960.
488	1021 20 0010	7801 DAVENPORT ST	C	House Unit #57, the Award, was constructed in 1962. In 1966 an addition was added on the Northeast elevation. In 1995 an addition was added on the Northeast elevation. In 2001 an addition was added on the South elevation.
489	1021 20 0011	7803 DAVENPORT ST	C	House Unit Decca or #2B42LB was constructed in 1961. In 1996 a one story addition was added on the Southwest elevation.
490	1021 20 0012	7802 DAVENPORT ST	C	House Unit #2B42LB was constructed in 1963. In 1991 a one story addition was added on the Northwest elevation.
491	1021 20 0013	2310 SHERWOOD HALL LN	C	House Unit #2B42LB was constructed in 1963. In 1986 there was an addition to the dwelling.
492	1021 20 C	N/A (adj to 7800 Davenport)	NC	Vacant; owned by FCPA

APPENDIX D – PREVENTATIVE AND CYCLICAL MAINTENANCE CHECKLIST

Maintenance is the repair and upkeep of materials in place to ensure their longevity. Like most construction that dates to the mid-twentieth century, homes in Hollin Hills require upkeep to remain in good condition. The construction techniques, materials, and systems used in these homes were modern at the time, but in some cases have not stood the test of time. Mass-produced, pre-fabricated materials were selected by Goodman and Davenport because of their economical nature - not their longevity. Maintenance challenges can arise due to flat roofs and brick chimneys prone to leaks; foundations that lack crawl spaces; and building envelopes that are poorly insulated. Homes with overhangs have generally fared better than homes without overhangs, which lack any protection from the elements and experience rot at at a faster pace. Original single-pane windows present condensation issues, which in turn can lead to peeling paint, wood rot, and mold. Well-meaning efforts such as power-washing windows or using harsh chemical cleaners on exterior surfaces can often worsen conditions.

Some houses will require the addition of retaining walls or foundation repair due to the marine clay soil and hilly topography of Hollin Hills. Some features of a building, such as the roof, will need to be replaced every thirty years or so. In general though, property owners typically find that maintaining the overall physical condition of the building, and conducting repairs as necessary, is generally easier and less expensive than replacing features or systems altogether. Ideally, maintenance issues are addressed promptly to halt deterioration and prolong the lifespan of original materials. Complete preventative maintenance checks should be performed at least once a year. It is a good idea to keep documentation of yearly maintenance for present and future property owners.

The following maintenance checklist is adapted from NPS *Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings*, which can be found here: https://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm. The NPS website offers guidance on many specific materials that may help. Links to these materials can be found in Appendix B.

Foundations

Maintenance Objective: To identify potential structural deficiencies and to prevent moisture from entering foundations and crawl spaces and damaging materials close to the grade, and to provide ventilation in damp areas.

Inspection Frequency: Annually; in conjunction with inspection of gutters and downspouts to ensure proper drainage around the building perimeter.

Common conditions to look for:

- Depressions or grade sloping toward the foundation resulting in standing water against the foundation
- Material deterioration at or near the foundation, including loss of mortar in masonry, rotting wood clapboards, or settlement cracks in the lower sections of wall
- Evidence of animal or pest infestation
- Vegetation growing close to the foundation that may cause damage, including trees, shrubs and planting beds
- Evidence of moisture damage, moss or mold from damp conditions or poorly situated downspout splash blocks
- Blocked downspout drainage boots or clogged areaway grates

Recommended Maintenance and Repairs:

- Remove leaves and other debris from drains to prevent accumulation
- Conduct annual termite inspections
- Keep the grade around the foundation sloping away from the building. Add soil to fill depressions particularly around downspouts and splash blocks. A 6” separation between wooden siding and the grade is usually recommended
- Reset splash blocks at the end of downspouts or add extender tubes to the end of downspouts as necessary
- Inspect, paint, and re-secure foundation vent grills as needed
- Wash off discoloration on foundations caused by splash-back, algae, or mildew
- Selectively repoint brick or other unit masonry as needed
- Avoid using salts for de-icing and fertilizers with a high acid or petro-chemical content around foundations as they can damage masonry

Walls and Exterior Cladding

Maintenance Objective: to keep walls in good condition and to prevent water infiltration, insect infestation, and deterioration.

Inspection Frequency: Annually; Spring during dry and wet weather; after a major storm.

Common conditions to look for:

- Misaligned surfaces (leaning bowing, or bulging wall sections), cracks in brick or other masonry units and masonry joints, and open joints
- Cracked, loose, rotted or split wood siding and nail popping
- Exterior stains or evidence of wood rot, insect infestation, and potentially damaging vegetative growth
- Deterioration and deficiencies (such as rust, rot, or insect damage) around wall attachments such as lamps, signs, water spigots, electrical outlets, and vents
- Excessive damp spots, often accompanied by staining, peeling paint, moss, or mold
- General paint problems such as peeling, cracking, blistering, or chalking paint

Recommended Maintenance and Repairs:

- Repaint existing painted wood surfaces every 5-10 years, or as needed. Paint previously painted masonry surfaces approximately every 10 years
- Repair and repoint open masonry joints
- Trim branches away from walls and remove vegetative growth such as ivy and other climbing plants from wall surfaces
- Wash exterior wall surfaces using the gentlest means possible if dirt or other deposits are causing damage or hiding deterioration
- When patching, such as at an area of wood siding that has deteriorated, is required, select a compatible patch material. Where a damaged area is too large to patch, consider replacing the section with in-kind material
- Remove deteriorated caulks and sealants, clean, and reapply appropriate caulks and sealants following manufacturer's instructions regarding preparation and installation
- Correct deficiencies in any wall attachments such as awning and flag pole anchors, improperly installed electrical outlets, or loose water spigots

Roofs, Roof Features, Chimneys, and Roof Materials

Maintenance Objective: To ensure the water flows off the roof and away from the building and to prevent water infiltration in the attic, exterior walls, or basement of a building.

Inspection Frequency: After a major storm and Spring or Fall; every 5 years by roofer; gutters and downspouts should be inspected from the ground during or after rainy weather and when winter ice has collected.

Common conditions to look for:

- Sagging gutters and split downspouts
- Debris accumulating in gutters and valleys
- Overhanging branches rubbing against the roof or gutters
- Plants or other biological growth growing out of chimneys
- Out of place, missing, cracked, bucking, delaminating, peeling, or broken roof coverings
- Deteriorated flashing and failing connections at any intersection of roof areas or of roof and adjacent wall
- Bubbled surfaces and moisture ponding on flat or low-sloped roofs
- Evidence of water leaks in the attic or at ceilings
- Misaligned or damaged elements, such as decorative cresting, lightning rods, or antennas
- Cracked masonry or dislodged chimney caps

Recommended Maintenance and Repairs:

- Regularly remove leaves and other debris from the roof (particularly around chimneys, equipment, or dormers), gutters, and downspouts
- Use garden hose to flush debris from gutters/downspouts
- Correct misaligned gutters and adjust, if necessary, so that water flows to drains away from the building and does not pond
- Use fiberglass and epoxy to fix holes in metal gutters or replace if severely deteriorated.
- Remove biological growth that may cause erosion of roof cladding. Where necessary and appropriate, trim adjacent tree branches to increase sunlight on the roof to prevent further biological growth
- Re-secure loose flashing at chimneys, parapets, or dormers
- Repoint deteriorated mortar joints on brick chimneys or brick walls with an appropriate mortar to prevent moisture penetration
- Repair broken, missing or damaged roof cladding to match the existing. Scrape and repaint areas of metal roofing as needed

Porches and Decks

Maintenance Objective: To ensure that features have not become separated from the main structure and are in good repair.

Inspection Frequency: Annually.

Common conditions to look for:

- Damaged flashing or tie-in connections of projecting elements such as porches or decks
- Misaligned or damaged posts and railings
- Deteriorated finishes and materials, including peeling paint, cupped and warped decking, wood deterioration, and hazardous steps
- Evidence of termites, carpenter ants, or other pests
- Deteriorated seals around connections
- Rust and excessive wear of structural, anchorage, and safety features of balconies and/or fire escapes

Recommended Maintenance and Repairs:

- Selectively repair or replace damaged roofing on porches and other projections with roofs
- Repair flashing connections as needed; clean and seal open joints as appropriate
- Secure any loose connections, such as on porch railings
- Remove rust and corrosion from porch handrails, balconies, fire escapes, and other metal features; prepare, prime, and repaint using a corrosion-inhibitive coating system
- Keep porch decks and steps free from dust, dirt, leaf debris, and snow as soon at it accumulates using a broom or plastic blade shovel
- Repair areas of wood decay or other damage to railings, posts, and decorative elements. Repair with selective replacements, wood putty, or epoxy filler, as appropriate
- Prime and repaint features when necessary and repaint horizontal surfaces on a more frequent basis
- Sand and repaint porch floorboards to keep weather surfaces protected
- Carefully cut out damaged or buckled porch flooring and replace with wood to match
- Repair rotted stair stringers; adjust grade or add stone pavers at stair base to keep wooden elements from coming into direct contact with soil
- Clean out any debris from carpenter bees, ants, termites, and rodents, particularly from under porches. Replace damaged wood and add screening to discourage rodents. Consider treating above ground features with a borate solution to deter termites and wood rot and repaint exposed surfaces

Windows, Window Features, and Glazing Materials

Maintenance Objective: To retain the functioning nature of existing openings and maintain the connection between the opening and the wall in order to reduce air and water infiltration.

Inspection Frequency: Annually; interior and exterior.

Common conditions to look for:

- Inoperable windows or doors
- Broken or cracked glass
- Loose frames, doors, sash, shutters, screens, etc. that may present safety hazards
- Damaged or out of place sills and/or thresholds
- Poorly fitting windows or doors, misaligned frames
- Lack of or deterioration of weatherstripping
- Loose, open, or decayed joints in door and window frames
- Loose hardware, locking difficulties, and deteriorated weatherstripping and flashing
- Peeling paint, corrosion or rust stains
- Accumulation of debris in window wells such as evidence of pests

Recommended Maintenance and Repairs:

- Repaint and recalk every 5-8 years, as necessary
- Replace broken or missing glass as soon as possible
- Re-putty window glazing where putty is deteriorated or missing
- Remove and clean hardware before painting doors and windows; reinstall after the paint has dried
- Tighten screws in doorframes and lubricate door hinges, awning hardware, garage door mechanisms, window sash chains (if present), and pulleys using a graphite or silicone type lubricant
- Check weather stripping on doors and windows and adjust or replace as necessary
- Adjust steel casement windows (if present) as needed for proper alignment and tight fit. Avoid additional weather stripping that may cause further misalignment
- Check window sills for proper drainage. Fill cracks in wood sills with a wood filler or epoxy following manufacturer's instructions
- Correct perimeter cracks around windows and doors to prevent water and air infiltration using appropriate sealants
- Remove debris beneath window air conditioning units and ensure that water from units does not drain onto sills or wall surfaces below. Removal of air conditioning units when not in season is recommended
- Adjust storm panels and clean weep holes; check that weep holes at the bottom of the panels are open so water will not be trapped on the sill

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COUNTY OF FAIRFAX
1742
VIRGINIA