

Part 7. Conservation Area Standards

701. Introduction

This section outlines standards for the Conservation Areas and Adjacent to Conservation Areas in the Columbia Pike Neighborhoods Special Revitalization District Form-Based Code. These important areas are identified for preservation and no increased development potential is planned. Conservation Areas are characterized by market rate affordable housing that takes the form of original garden apartment buildings and landscapes in campus style arrangements that make them historically significant and eligible for listing in the National Register of Historic Places. Specifically, this section sets forth criteria to protect and preserve the character of these important areas when renovation or development changes are proposed.

The primary goals of these standards are appropriateness and compatibility with traditional architecture. Whether renovation within identified FBC Conservation Areas or new development on Adjacent Areas, the standards promote excellent design that draws its inspiration from Columbia Pike’s traditional neighborhood models. Rooted in the US Secretary of Interior’s Standards for Historic Rehabilitation, they provide a common basis for making design decisions that affect these areas. The goal is explicitly not to require that new construction replicate historic models but rather to support the proposed mass, scale and form with an appropriate aesthetic. Most importantly, these standards outline measures to ensure that these neighborhoods remain visible reminders of the history and cultural heritage of the Columbia Pike corridor, as well as the broader Arlington community.

701.B.1. Conservation Areas



A. Style vs. Form

The requirements of this section are focused on the appropriate treatment of architectural features in renovated or new construction. To that end, they are necessarily weighted to issues related to architectural “style,” derived from the features that make a building distinct and notable. Architectural style is typically defined by a building’s decorative embellishments or adornments in the context of the point in time in which it was constructed. Though separate, the definition of a building’s architectural style is inexorably linked to its “form.” A building’s physical form is defined by its size, shape and configuration and affiliated with issues of mass and scale. As a tool, a FBC places emphasis on the physical form of the built environment with the end goal of producing an appropriate sense of “place.”

The fundamental requirements of appropriate building form are comprehensively addressed in other sections of this Code. The Conservation Standards herein are complementary to those requirements, further address architectural aesthetics and include standards to ensure compatibility and appropriateness in the context of Columbia Pike’s important historic resources.

B. Historic Significance

While the population of Washington, DC increased in the period before World War I, it grew dramatically in the decades thereafter. During that time, Arlington rapidly became one of the fastest developing counties in the metropolitan area. Specifically, extensive regional housing shortages led to a proliferation of new development related to the influx of Federal workers straddling World War II. Embracing planning principles from Europe’s early “Garden City” movement, architects and developers adapted multi-family housing models on the large scale required to accommodate Arlington’s rapidly expanding population. The resultant “garden apartment” typology was characterized by two or three story buildings that were fully attached and built of permanent materials such as brick and slate. Complexes were comprised of three or more buildings with a central entrance, no lobby and no elevator, arranged together in an open landscaped setting. Many historians believe that Arlington County’s early garden apartment developments served as a national prototype and currently represent some of the very best remaining examples of original “planned communities” in the United States.

Two excellent illustrations of classic garden apartment design are located along, and adjacent to, the Columbia Pike corridor. Portions of these properties are identified as FBC Conservation Areas: the Barcroft Apartments (constructed in phases between 1939 and 1953) and the Fillmore Gardens apartments (constructed from 1942 to 1948). Built in the popular traditional Colonial Revival style, both complexes are characterized by brick masonry exterior walls with side-gabled roofs. The buildings generally form super-blocks that define interior landscaped courts and are surrounded by perimeter parking. In sum, these garden apartment complexes are excellent illustrations of the characteristics that make this historic housing model notable and desirable, including a consistent scale, modest design, quality construction, mature trees and landscaping and general walkability.



Barcroft Apartments



Fillmore Gardens

702. Intent of the Conservation Standards

These standards are intended to establish the degree to which renovations, as well as new construction, within and adjacent to FBC Conservation Areas (as shown on the REGULATING PLAN and depicted in Diagram 701.B.1) may occur and how such design is respectful of existing architecture and the character of the setting. They define what is fitting in order to maintain visual consistency and protect against unsympathetic changes. Ultimately, they are intended to be the measure of architectural compatibility as the basis for determining *appropriateness*.

Given that the Conservation Areas are eligible for listing in the National Register of Historic Places, the *US Secretary of the Interior's Standards for Historic Rehabilitation* represent the framework in which the standards in this section were developed. The Secretary's Standards are considered the baseline for all sound preservation practice and were developed for use in evaluating the appropriateness of work proposed for properties listed or eligible for listing in the National Register. At their core, the Secretary's Standards recognize that buildings can be changed to meet contemporary needs, but ensure that those features that make buildings historically and architecturally distinctive are preserved. Highlights of the applicable criteria as they relates to the Columbia Pike FBC Conservation Areas are shown here only as guiding principles in order to illustrate the basis for the requirements herein:

- A. 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.
- B. 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.
- C. Most properties change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.
- D. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- E. 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.
- F. 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.
- G. 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.
- H. 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.

The following Conservation Standards build upon the Secretary's Standards and contain background material and intentional statements for subcategories that are intended to help property owners understand the unique building elements that make their areas special as well as what is required for a new building or addition to appropriately relate to its context and to define a measurable basis for the treatment of identified architectural elements. The Conservation Standards are not intended to dictate design solutions or inhibit creativity, rather to simply define the range of appropriate responses and establish a framework so that future development does not detract from the character of FBC Conservation Areas.

703. Application & Organization

A. Application of the Standards

The Conservation Standards apply where designated as “FBC Conservation Areas” and “Adjacent to Conservation Areas” on the REGULATING PLAN and in Diagram 701.B.1. These standards apply to existing buildings within, or new construction immediately adjacent to, areas identified to contain significant historic fabric and features that help to define the character of the Columbia Pike corridor. As such, these areas are specifically subject to all requirements of the FBC, however, in the case of a conflict the Conservation Standards herein supersede those requirements. To the extent that an architectural issue is not specifically addressed in this chapter, the Part 6. Architectural Standards shall govern.

B. Organization of the Standards

This chapter is organized in the following sections:

1. Renovation

These criteria apply to the treatment of existing buildings identified within Conservation Areas on the FBC REGULATING PLAN.

2. New Construction

These criteria apply to the development of new buildings in areas designated as “Adjacent to Conservation Areas” on the REGULATING PLAN and to new construction, including additions, within areas designated as Conservation Areas on the REGULATING PLAN.

Each section starts with Guiding Principles from the Secretary’s Standards, and also includes intentional statements and design context. Design Context statements are not regulatory. In cases where a specific architectural element or condition is not addressed in the Conservation Standards, the HALRB, and ultimately the County Board, will evaluate the proposal in the context of the applicable Guiding Principle, Intent or Design Context.

C. Role of the Historical Affairs and Landmark Review Board

The County’s Historical Affairs and Landmark Review Board (HALRB) shall review all design proposals within areas identified as “Adjacent to Conservation Areas” and “Conservation Areas” on the REGULATING PLAN. The HALRB shall evaluate whether the proposed architectural design 1) complies with the Conservation Standards of this Code and 2) meets the intent of the Conservation Standards in an appropriate manner and 3) is compatible with the traditional architecture. The HALRB shall review proposals in accordance with *Part 2. Administration* and shall forward a written recommendation to the County Board.

D. Voluntary Compliance

While the standards outlined in this chapter are applicable to “Conservation Areas” and “Adjacent to Conservation Areas”, the County recognizes that there may be other properties where an applicant chooses to partially preserve existing buildings and/or partially redevelop the property. In some instances, concentrations of multi-family buildings along Columbia Pike also date from the years bracketing World War II and stand as important reminders of the County’s cultural and architectural heritage. Though not required by the Code, voluntary compliance with the Conservation Standards is encouraged. In these circumstances, a review by HALRB may be requested, but is not required. The County shall be notified if an applicant proposes to follow these Conservation Standards.

704. Conservation Standards

A. Renovation

Guiding Principle from the Secretary’s Standards: 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.

1. Intent

The standards for renovation and rehabilitation address the character-defining components within FBC Conservation Areas. To the extent possible, these elements should be retained and/or repaired in-kind as required to maintain their original integrity.

2. Requirements

If replacement or modification is deemed necessary, the following Standards shall apply.

3. Building Walls and Materials

a. Design Context

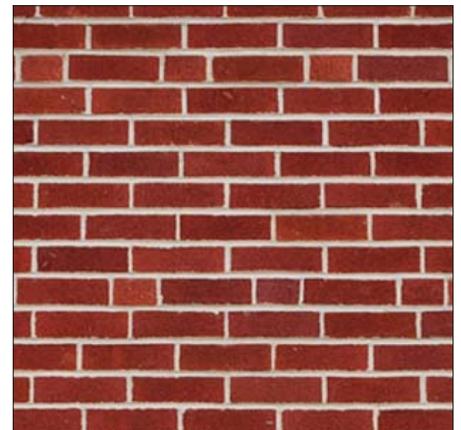
Exterior walls within the Conservation Areas are generally simple planes and almost exclusively modular brick masonry. While predominantly naturally finished, there are select areas of painted masonry.

b. Requirements & Configurations:

- (i) Joints shall be repointed to refurbish masonry surfaces with new material that matches the mortar type, color, composition and tooling of adjacent existing material.
- (ii) Any previously painted surfacade shall be scraped and re-painted to match the original color, finish and texture (predominately white).
- (iii) Where new wall material is required, it shall match the size, shape, color and texture of the adjacent brick and mortar.

c. The following are prohibited:

- (i) Sandblasting or the use of abrasive cleaners.
- (ii) Removal of the existing painted finish for the purpose of exposing the natural brick.
- (iii) Applying a painted finish, water sealers or clear coating of any kind to existing naturally finished surfaces.



examples of appropriate building walls and materials

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- (iv) The installation of new cladding or veneer finishes. Specifically prohibited, is the application of wood or synthetic siding (including but not limited to vinyl or cementitious siding) and / or stucco or exterior insulation finishing systems (EIFS).

4. Roofing and Gutters

a. Design Context

The most common roof forms in the Conservation Areas are simple sloped slate or dimensional asphalt shingle surfaces with masonry gable ends. Some areas of flat roof behind extended parapet walls and hipped-roof terminations exist as well. Roof planes are generally devoid of articulation or embellishment (typically no vents or dormers) although the FBC Conservation Areas include prominent cupolas marking important gateways or axes. Sloping roof forms typically include applied metal gutters and downspouts that day-light to grade.

b. Requirements & Configurations

- (i) Original roof forms shall be preserved including the configuration, shape, slope and method of roof-end termination. Where new roofing material is required, it shall match the size, shape, color and texture of the adjacent roof finish.
- (ii) New roof elements or materials are permitted when they comply with the following requirements:
 - (a) Linear ridge vents are permitted when they are clad with the predominant roofing material and their profile is minimized to mitigate visual impact.
 - (b) Low-profile skylights are permitted only on secondary elevations and only when they are not visible from the primary public way.
 - (c) Dormers or other roof forms or openings, including vents, skylights or solar panels, are permitted on secondary elevations and only when they are not visible from the primary public way.
- (iii) Gutters and / or downspouts shall be replaced in-kind if the original material is too deteriorated to repair. Replacement material shall be the same size and profile as the original fabric with an enamel or baked-on finish unless fabricated of copper. The finish color shall be compatible to the overall color scheme of the building.

c. The following are prohibited:

- (i) Construction of new roof forms over existing surfaces (over-building) including visible sloping roofs over existing flat roofed areas.
- (ii) Re-roofing with contemporary or modern roofing systems including metal (other than as traditionally applied at porches or cupolas), wood shingles and clay or concrete tiles.
- (iii) Installation of roof mounted transmitting or receiving equipment including antennas or satellite dishes.

5. Windows (including transoms)

a. Design Context

The historic sash, frame and architectural details that surround windows are significant character defining features of buildings in the FBC Conservation Areas. Units are typically constructed of wood or metal and double hung with true-divided clear glass.

b. Requirements & Configurations

- (i) To the extent possible, existing windows shall be retained and repaired to maintain their original appearance and function. Repair of original windows shall be by patching, splicing or consolidating materials.

- (ii) Where necessary, existing windows must be replaced, they shall be replaced in-kind with units that replicate the operation and pane configuration of their original units including the:
 - (a) dimensions and shape.
 - (b) height and width as measured from brick face to brick face or edge to edge.
 - (c) glazed surface area.
 - (d) number and arrangement of panes.
 - (e) details and profiles for trim and muntins.
- (iii) New replacement windows are allowed when they incorporate the following components:
 - (a) True divided or 3-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins.
 - (b) Painted wood or pre-finished aluminum exterior cladding.
 - (c) Clear glazing.
 - (d) Painted wood or aluminum exterior storm windows when horizontal divisions align the sash of adjacent windows.
- c. The following are prohibited:
 - (i) Windows or sashes that do not fit original openings or that significantly modify the amount of glazed area in the original window.



examples of appropriate roofing and windows

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- (ii) Windows of vinyl or all-aluminum construction with flat profiles.
- (iii) Clip-in / false muntins, removable internal grilles and window dividers only located within the air space of insulated glass.
- (iv) Aluminum cladding of existing sills, heads or jambs where new material does not match the configuration or profile of existing material.
- (v) Infill of original window openings in primary facades.
- (vi) New openings for windows or other through-wall equipment in primary facades.
- (vii) The installation of window mounted air conditioners units in primary facades is inappropriate and strongly discouraged in all other locations.

6. Shutters

a. Design Context

While shutters were commonly used in earlier centuries as devices to control interior climate, mitigate light transmission and maintain privacy, their application on buildings in the Conservation Areas is solely decorative. Where they exist, they are character-defining elements of the existing architecture.

b. Requirements & Configurations

- (i) Replacement shutters shall match the configuration and style of the original material. It is preferable that replacement shutters be mounted on hinges, with appropriate hardware so as to appear operable.
- (ii) Material shall be sized to fit the adjacent window such that the opening would be covered if both shutter leaves were closed.
- (iii) Material shall be painted wood or solid composite.

c. The following are prohibited:

- (i) Material with a width that is greater or lesser than exactly half of the adjacent window opening.
- (ii) Material flanking paired or grouped windows.
- (iii) Plastic, aluminum or other thin shell molded material.
- (iv) Material secured directly to the exterior wall surface.

7. Entrances and Doors

a. Design Context

Entrances (including porches and architectural surrounds) and doors are a focal point of the historic buildings and typically occur on all primary facades. Doors are primarily wood or wood and glass and are traditionally identified with some form of ornamental surround that varies from complex to complex or within the architecture of a single building. Covered porches are uncommon. Where they occur, porches are simple metal or slate shingle-roofed coverings supported by thin wood or metal piers.

b. Requirements & Configurations

- (i) To the extent possible, existing entrances and doors shall be retained and repaired to maintain their original appearance and function. Where new material is required, it shall match the size, shape, color and texture of the original historic fabric.
- (ii) Previously painted surfaces shall be scraped and painted to match the original color, finish and texture (predominately white).

- (iii) New elements or materials are allowed when they comply with the following requirements:
 - (a) Doors that are true divided single pane glass or 3-part simulated divided lights with integral spacer bars and interior and exterior fixed muntins in insulated glass to match the depth and profile of original glazed doors.
 - (b) Doors of painted wood or pre-finished aluminum exterior clad wood.
 - (c) Clear glazing for all new or replacement glass.
 - (d) Painted wood or aluminum exterior storm or screen doors consisting of a single center panel with minimal head, jamb and sill dimensions.
- c. The following are prohibited:
 - (i) Removal or material alteration of entrance porches or surrounds.



Above: examples of appropriate shutters



Right: examples of appropriate entrances and doors



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- (ii) Replacement of historic details or profiles with material that does not match their original configuration or dimensions.
- (iii) New porches or roof coverings at entrance doors where they currently do not, or historically did not, exist.
- (iv) Enclosure of existing open porches.
- (v) New architectural surrounds at building entrances where they currently do not, or historically did not exist.
- (vi) Sandblasting or the use of abrasive cleaners on porches or entrance surrounds.
- (vii) Replacement doors that do not fit original openings or significantly modify the amount of glazed area.
- (viii) Replacement doors clad with vinyl or all-aluminum construction with flat profiles.
- (ix) Clip-in / false muntins, removable internal grilles or glass dividers only located within the air space of insulated glass.
- (x) Infill of original door openings in primary facades.
- (xi) New openings for entrances in primary facades.

8. Ornament

a. Design Context

Architecture in the Conservation Areas is simple and relatively unadorned. The spare application of decorative detailing in some areas includes fascia, belt coursing, pre-cast concrete banding, jack-arches and key-stones, decorative roof vents and masonry quoining. Brick chimneys are utilitarian and void of detail. At flat roofs, parapet extensions are largely without significant detail or ornament.

b. Requirements & Configurations

Where new material is required, it shall match the size, shape, color and texture of the existing / historic element. Where missing ornament or trim is replaced, if evidence suggests that original material once existed, it shall be replaced in a manner that is consistent with the architecture of the building.

c. The following are prohibited:

- (i) Removal of elements that are components of the original historic architectural composition without replacing them in-kind.
- (ii) Creating new ornament / detailing or trim that did not exist on the original building.
- (iii) Replacing existing ornamental elements with synthetic materials.

9. Outbuildings

a. Design Context

Conservation Areas at both Fillmore Gardens and Barcroft Apartments include outbuildings for parking and/or storage. These utility structures are considered important character-defining features of their respective garden apartment complexes – where interior spaces are reserved for landscaped courtyards and pedestrian use while vehicles are relegated to the perimeter.

b. Requirements and Configurations

Existing outbuildings should not be removed or significantly altered unless their retention would inhibit the ability to expand adjacent apartment buildings and/or diminish the general livability/housing goals for the renovation. To the extent that Outbuilding renovation is required, the principles and specific treatment of architectural features noted above shall apply.

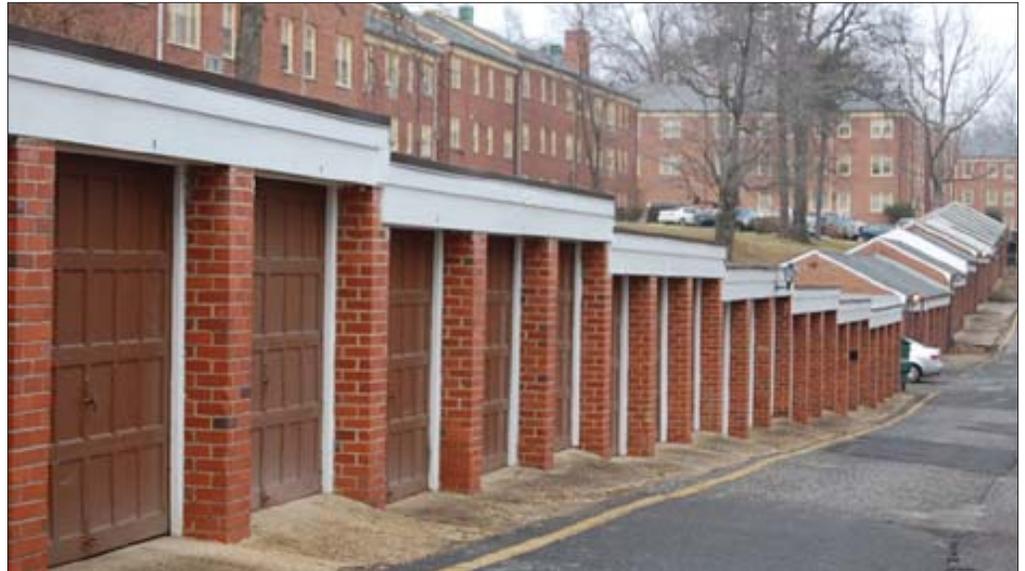
10. Landscaped Open Space

a. Design Context

In addition to the historic architecture and materials prevalent in the Conservation Areas, there are also physical site elements and character-defining features that both individually and collectively contribute to the overall appearance of the historic landscapes of the garden apartment communities along the Pike. Integrally designed as part of the campus-like settings of the garden apartment complexes, these elements include circulation patterns, open spaces, and decorative elements.

b. Requirements & Configurations:

- (i) Landscape features that shall be maintained include the following:
 - (a) Circulation elements and patterns: paths, walkways, sidewalks, and steps.
 - (b) Landscaped spaces: courtyards and grassy open areas.
 - (c) Site furnishings: decorative walls, light fixtures, fencing, benches, and other decorative items.
- (ii) Materials should reflect the existing historic fabric, and not detract from either the historic setting or the architecture.
- (iii) The historic open vistas, views, and spatial relationships shall be maintained throughout the setting, and the alteration of the original planned open spaces is discouraged.
- (iv) The planting of trees and shrubs is encouraged to complement the existing landscape.
- (v) The introduction of new site elements into the landscape, such as benches, light fixtures, fencing, or sculptural elements, shall be positioned so as not to detract from the planned setting. Complementary materials and darker colors shall be used such that the elements blend into the setting.



Left: example of appropriate ornament

Above: outbuildings at the Barcroft site

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B. New Construction

Guiding Principle from the Secretary’s Standards: 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.

1. Intent:

These standards for new construction are intended to promote design that is appropriate, compatible and sympathetic with the architecture and the spirit of adjacent historic fabric. To that end, these Standards are the basis for interpreting design in the context of each identified Conservation Area’s unique architectural character. The standards are intended to stimulate creativity and achieve a design that complements the existing fabric in a manner that “fits-in” more than it “stands-out.” Rather than duplication, however, new design should relate to the fundamental characteristics of the Conservation Areas while also conveying a stylistic expression that is “of the present time”. It should do so by drawing upon the basic and defining architectural principles that characterize the existing buildings such as stylistic details and materials. Visual appropriateness and compatibility with the traditional architecture should result when these design criteria are applied to new construction.

Applicants who are proposing changes within Conservation Areas, should apply the standards for renovation in conjunction with the application of these New Construction standards. The Conservation Standards represent an appropriate basis of design by providing detailed guidance related to specific elements of the existing fabric and in the aggregate, delineating the character-defining architecture of the Conservation Areas.

New buildings should be “contemporary” (i.e. “of the present time”), should display a style and construction methods that are of the period in which they are built and not become literal reproduction of an historic



existing courtyard space at Barcroft Apartments

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model or create a “false history”. They should be compatible with the character of the Conservation Areas and draw upon the historic buildings’ design principals and details. In addition, they should aim to achieve visual harmony between the buildings and their surroundings and strive to create a connection between past and present architecture in the spirit of preserving their local identity. An appropriate architectural expression in this context includes:

- (i) A sense of continuity in architectural language.
- (ii) Visual simplicity rather than complexity.
- (iii) A generally horizontal expression where simple volumes create space-defining edges.
- (iv) Compatible architectural detailing.
- (v) Facades generally composed to include a base, a middle and a top. The base should be of a scale that creates an appropriate proportional relationship between the historic fabric and the height of adjacent new buildings.
- (vi) A top edge of each building defined through an appropriate form of articulation.

An appropriate architectural expression in this context avoids:

- (i) The delineation of individual dwelling units in the manner of “townhouse” development (i.e. facade planes, materials and details differentiated between adjacent units that are vertically oriented and visually distinct).
- (i) An architecture employing the concept of “intentional opposition” - a strategy of conscious opposition to the context and the determination to change its character through conspicuous contrast, prioritizing differentiation at the expense of compatibility.

Overall Design Context for New Construction:

The architectural style of the Conservations Areas is consistent. It represents a defining period in Arlington County’s development and enhances the Columbia Pike corridor community by creating a strong “sense of place.” The buildings are generally modest in scale with horizontally oriented facades forming edges that define the clear, meaningful open spaces that characterize them. The buildings’ Colonial Revival style reflects the architectural fashion of the day, yet is an aesthetic that many historians believe is relevant in American architecture of all periods, including today.

2. Materials

a. Design Context

Brick masonry is the predominant building material found in the Conservation Areas.

b. Requirements & Configurations

Traditional and compatible building materials shall be used for exterior wall surfaces similar to the historic buildings.

- (i) Brick masonry shall be employed as the predominant material and used to define exterior wall surfaces. Alternative masonry material may be incorporated when compatible in size, color and texture to brick. Material changes shall not differentiate primary and secondary building facades and / or occur at outside corners.
- (ii) Predominantly naturally finished masonry material with the secondary application of painted masonry may be used to distinguish building forms in a manner consistent with the historic fabric.
- (iii) Alternate materials such as cast stone, wood or metal may be used when expressing details such as belt courses, running trim and other compatible architectural detailing. However, the use of siding primarily composed of wood, stucco (including spray-on, built-up mesh or exterior insulation and finish systems – EIFS), metal siding or panels shall not be used.
- (iv) Materials shall be consistent on all faces of the building form.

3. Roof Forms and Materials

a. Design Context

The character of roof forms is a defining feature of buildings in the FBC Conservation Areas.

a. Requirements & Configurations

Roofs on the “primary” building mass shall be sloped with their ridgeline parallel to the entrance façade. Flat roofs, concealed behind extended masonry parapet walls, are acceptable on “secondary” building forms. Roof lines shall be simple, functional and reflective of the broader neighborhood, including immediately adjacent forms, materials and detailing.

(i) Roof pitch shall be a minimum of 6:12 to a maximum of 8:12, with steeper slopes appropriate at porches and entrance canopies.

(ii) Gable ends at roof form terminations shall be predominately utilized.

(iii) Gable ends and roof eaves shall have minimal overhangs.

(iv) Gable end roof forms and / or cupolas may be used to mark important axes or identify primary building entrance points may be used.

(v) Roof materials shall be slate, synthetic slate or dimensional asphalt shingles.

b. The following are prohibited:

(i) Shed, hipped, mansard, domed or vaulted roof forms.

(ii) Steeply sloping roof forms.

(iii) Roof heights that are disproportionate to the mass of their building.

(iv) Window heads that extend above the primary roof eave line and / or dormers.

(v) Contemporary or modern roofing systems including metal (other than as traditionally applied at porches or cupolas), wood shingles and clay or concrete tiles.



Example of inappropriate facade expression



Example of appropriate facade expression

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4. Fenestration

a. Design Context

Windows and doors represent some of the most important character-defining features of the new architecture. Their size and placement should create a rhythm that is consistent and harmonious with the historic fabric.

b. Requirements & Configurations:

- (i) Individual window units shall be rectangular in design and vertical in orientation, maintaining a height to width ratio of approximately 1.5 – 1.8:1. Circular or odd-shaped windows and units with unusual geometries not typically found in the adjacent historic architecture shall not be used.
- (ii) Building facades shall primarily be composed of individual windows. However, windows can be paired or joined in groupings of no greater than three units. A separation of no less than 6" in width between each unit in a grouping, including trim, shall be maintained.
- (iii) Window and door openings ("voids") shall represent no more than 20 – 30% of the building façade and shall be distributed in a manner that maintains a predominately "solid" façade.
- (iv) Windows shall be of a consistent size and organized such that they generally align horizontally and vertically.
- (v) The material, function and subdivision of windows shall directly relate to the composition of windows in the adjacent Conservation Area (see renovation standards for windows).
- (vi) The facade shall be organized such that one building entrance point serves multiple building dwelling units.

5. Details

a. Design Context

Buildings in the Conservation Areas were designed in the Colonial Revival style and are simple in their form and organization. Their modest architecture is understated and largely void of elaborate details or materials. Design emphasis is typically focused on building entrance points that are characterized by highly detailed wood surrounds featuring Doric pilasters, pediments, fan arches and / or similarly expressive treatments. Existing buildings were constructed over a period ranging from 1939 to 1953. As such, they represent subtle, yet distinct variations on the Colonial Revival architectural theme. Collectively, however, they represent a community of like buildings consistent in their simple and modest expression. While new adjacent buildings should draw inspiration from the following appropriate details, a successful architectural expression will apply only those that contribute to the broader principles of the architecture to ensure compatibility.

a. Requirements & Configurations:

- (i) Details shall be used in a manner consistent with the character of the adjacent historic fabric but are not required to imitate or be an exact copy of existing details.
- (ii) The facade shall remain a simple expression of the architecture and shall avoid the concentration or incorporation of a disproportionate number of permitted details such as to distract from the architecture.
- (iii) Decorative details shall be constructed with traditional materials.

b. Permitted details shall include:

- (i) Decorative metal cupolas or roof vents
- (ii) Wood shutters
- (iii) Cast stone window sills

- (iv) Decorative entrance door surrounds
- (v) Wood friezes and fascias
- (vi) Belt courses, sill courses and / or cornices
- (vii) Brick quoining
- (viii) Modest entrance porch coverings
- (ix) Half-moon louvered gable vents
- (x) Simple masonry chimneys
- (xi) Metal gutters and downspouts

6. Additions

a. Design Context

Many buildings experience additions over time. While buildings in the Conservation Areas have maintained their original form and footprint, it is conceivable that they could grow and expand in conjunction with future development. In that event, it is important that any new addition be designed in such a manner that it maintains the character of the original building.

a. Requirements & Configurations:

- (i) Additions shall be subordinate in scale and character and shall be constructed with materials that are similar to those used on the primary structure.
- (ii) Additions shall be appropriate to the style of the original building and consistent in typology, composition, scale, proportion, ornament, material, and craftsmanship typical of the setting.
- (iii) Additions shall not seamlessly replicate the existing architecture, but instead shall be distinguishable as a contemporary expression that is “of the present time”.
- (iv) Additions to existing buildings the Conservation Area shall generally comply with standards identified for New Construction.

Part 8. Parking Standards

THIS SECTION
IS STILL IN
PROGRESS
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Part 9. Building Use Standards

901. Building Use Standards

[Regulations: TBD]

902. Building Use Table

See separate handout

903. Affordable Housing Requirements

A. Number of Low and Moderate Income Housing Units

The development proposal shall include a minimum of 20% to 30% of the net new units above the number of units allowed by the underlying zoning district, or the existing unit count whichever is higher, as low and moderate income housing units:

1. The specific percent requirement shall be calculated as the ratio of the proposed total number of units to the maximum number of units allowed by the underlying zoning or existing unit count, multiplied by ten.
2. If affordable housing units are proposed within existing buildings, the minimum requirement is increased by 5% and it shall be from 25% to 35% of the net new units, based on the same calculation described in 803.A.1.
3. Example: if 2.4 units are created for every one that currently exists on a site, the applicant would be required to provide 24% of the net new units as new committed affordable housing units, or 29% based on a 5% increase, for units in renovated existing buildings.

B. Affordability Level & Term

Low and moderate income units shall be committed for a term of no less than 30 years and shall be affordable to households earning up to 60% of the Area Median Income (AMI) as set by CPHD Housing Division at the time of the Final FBC application submission, except as follows:

1. Projects west of George Mason Drive: An applicant may provide up to 33 percent of the required low and moderate income units at affordability levels of 60% to 80% of the AMI at a rate of two (2) units available at 60% - 80% of the AMI for every one (1) unit required at 60% of the AMI.
2. Projects east of George Mason Drive: An applicant may provide up to 33 percent of the required low and moderate income units at affordability levels of 40% of the AMI at a rate of 0.5 units available at 40% of the AMI for every one (1) unit required at 60% of the AMI.
3. By use permit approval, the County Board may adjust the proportions described in 803.B.1 and 803.B.2 to allow for larger quantities of units affordable at 60% to 80% of the AMI or 40% of the AMI units, respectively.

C. Unit Mix

One-half of the quantity of required low and moderate income units shall be 2-bedrooms or greater, of which a minimum of 25% of those units are greater than two bedrooms.

D. Tenant Relocation Plan

The applicant shall provide information consistent with the Arlington County Tenant Relocation Guidelines including but not limited to tenant profiles, a relocation plan for existing tenants to be displaced with redevelopment, and a description of the relocation assistance proposed (financial and otherwise). The relocation plan shall:

1. Outline strategies the applicant plans to use to mitigate any displacement that may occur as a property is fully or partially redeveloped.
2. Documentation of timely tenant meetings, relocation payment amounts per bedroom size, eligibility criteria, and the proposal of new rents and utilities.

The applicant is responsible for presenting a draft plan to the Arlington Relocation Coordinator for review and approval prior to review with the Tenant Landlord Commission; and is required to meet monthly to review the ongoing status, as well as provide monthly statistical and tracking reports.

E. Affordable Housing Unit Location

An applicant may meet the low and moderate income housing requirement by providing units either within new construction or may provide the low and moderate income housing units within existing buildings to remain within the development proposal. Units in existing buildings shall be fully rehabilitated to last for the life of the affordability term. The renovation shall include full interior rehabilitation with new kitchens, bathrooms, windows, roofs, HVAC, and electric.

904. Additional Incentives for Affordable Housing

- A. The Housing Plan shall indicate whether additional low and moderate income housing units will be provided as encouraged by Arlington County, the number of units, and the proposed unit types and affordability levels. The following incentives are provided to assist in the preservation or creation of additional low and moderate income housing units:
 1. Reduced parking ratio: If an applicant provides at least [TBD]% more low and moderate income units in excess of the minimum required quantity, the applicant may reduce the minimum parking ratio for all low and moderate income housing units within the DEVELOPMENT PROJECT from 1.125 spaces per unit to 0.825 spaces per unit, which includes 0.7 space per unit and 0.125 SHARED space per unit.
 2. Bonus Stories: An applicant may request County Board approval of Bonus Stories as set forth in Part 209.A in exchange for additional low and moderate income housing units.

Part 10. Definitions

1001. Defined Terms

The following terms are defined as set forth below for the purpose of the Columbia Pike Special Neighborhoods Revitalization District Form Based Code. Terms not defined here, but defined elsewhere in the Arlington County Zoning Ordinance, shall have the meanings defined in the Zoning Ordinance.

Accessory Unit. A building or dwelling unit located at the rear of the BUILDABLE AREA or in an ENGLISH BASEMENT, that is incidental to the primary structure or principal dwelling unit on a BES site.

Administrative Review Team. A County staff team designated by the County Manager and led by the Columbia Pike Coordinator that has been designated to review Form-Based Code applications.

Alley. The public right-of-way or easement within a BLOCK, for vehicles and/or pedestrians, that is not STREET-SPACE, and that provides access to the rear or side of properties, vehicle parking (e.g., garages), utility meters, recycling containers, and garbage bins.

Attic Story. Occupiable space situated entirely within a pitched roof and above the uppermost story. They are permitted for all BES sites and do not count against the maximum STORY limit or ULTIMATE BUILDING HEIGHT of their BES.

Awning. A cantilevered, projected or suspended from a building to cover the sidewalk portion of the STREET-SPACE; or a roof-like covering, usually of canvas, metal, or similar material and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from a CANOPY because it is not permanent, nor a structural portion or architectural feature of the building and does not support substantial weight.

Balcony. An exterior platform attached to the upper floors of the building FACADE forward of the REQUIRED BUILDING LINE.

Bay Window. A U-shaped (or similarly shaped) enclosure including a window, extending the interior space of the building outward from the FACADE.

BES Site. That portion of a DEVELOPMENT PROJECT that is subject to the standards of a single BUILDING ENVELOPE STANDARD.

Bike-Ped Street-Space. The public access easement or public right-of-way whose width is designated on the REGULATING PLAN by a REQUIRED BUILDING LINE (RBL) or LOT BUILDING LIMIT (LBL). A BIKE-PED STREET-SPACE is detailed/built to accommodate bicycle and pedestrian traffic but not the automobile (possibly excepting emergency vehicles).

Block. An increment of land that may include lots, ALLEYS, BES SITES and tracts, that is circumscribed and not traversed by STREET-SPACES (pedestrian pathways excepted).

Block Corner. The outside corner of a BLOCK at the intersection of any two STREET-SPACES (the RBLs). Inside corners, where the resulting angle formed by the BLOCK FACE is less than 190 degrees (concave) are not considered BLOCK CORNERS for the purposes of this Code.

Block Face. The REQUIRED BUILDING LINE frontage between BLOCK CORNERS.

Bonus Area. An area designated on the REGULATING PLAN as eligible for bonus height if certain specified conditions are met.

Bracket. An architectural element and structural member which projects from a wall and may support weight.

Buildable Area. The area of a BES SITE that building(s) may occupy, including the area behind the REQUIRED BUILDING LINE as designated by the BUILDING ENVELOPE STANDARD.

Building Corner. The outside corner of a block at the intersection of any two street-spaces (the RBLs) and when the inside angle of the RBLs is less than 180 degrees (concave).

Building Envelope Standards (BES). The part of this Code that establishes basic parameters regulating building form.

Canopy. A bracketed or suspended cover projecting from the building over the sidewalk portion of the STREET-SPACE, or a roof-like covering placed over the sidewalk, windows, or doors, to provide protection from sun and rain and, unlike an awning, it is a permanent, durable, structural portion of the building as opposed to a light covering of canvas, metal or other similar material.

Cap. The protective top layer of a masonry wall, such as a garden wall or parapet, exposed to weather from above.

Civic Buildings. Buildings that house civic uses and are on sites designated for those uses on the REGULATING PLAN.

Civic Use. For the purpose of this Code, CIVIC USES include the following when open to public: meeting halls; libraries; schools; police and fire stations; post offices (retail operations only, no primary distribution facilities); places of worship; museums; cultural, visual and performing art centers; transit centers; government functions;. Public ownership does not constitute and is not necessary for CIVIC USE.

Clear Height. Within a structure, the distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground to the bottom of the lowest element above.

Clear Sidewalk. An area within a STREET-SPACE that is prescribed to be clear of obstructions and that allows public passage. The CLEAR WALKWAY width is specified in the Street Type Specifications.

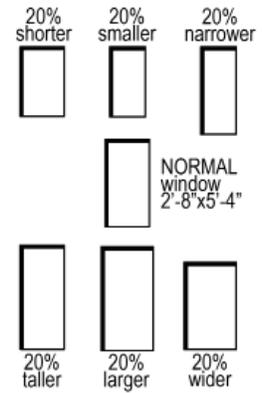
Clearly Visible from the Street-Space. Many requirements of this Code apply only where the subject is "CLEARLY VISIBLE FROM THE STREET-SPACE." A building element more than 40 feet from a REQUIRED BUILDING LINE or STREET-SPACE is not CLEARLY VISIBLE FROM THE STREET-SPACE (such as elements facing a COMMON LOT LINE). Also, Common or party walls are not CLEARLY VISIBLE FROM THE STREET-SPACE. This does not exempt vehicle parking lots or parking structures from any BUILDING ENVELOPE STANDARD requirements.

Commerce. Those uses set forth in *Part 9. Building Use Standards*.

Common Lot Lines. Lot lines shared by adjacent private lots.

Complete and Discrete Vertical Facade Composition. A FACADE COMPOSITION that includes similar and related building elements that are distinct from adjacent FACADE COMPOSITIONS in at least three of the following ways, in order to break down the apparent scale of a large building into smaller apparent pieces in order to maintain a ‘human scale’ for the STREET-SPACE:

- Different fenestration proportions of at least 20 percent in height or width or area. (See illustration a.);
- Different façade bay composition rhythm/pattern (i.e. “ABA” – “ABBA” – “BAAB” – “ABCBA”) (See illustration b.);
- Change in wall material or color;
- Change in total fenestration percentage of 12 percent or more; and/or
- Change in the height of the cornice or roof line by one story.



a. Illustrative intent

Conservation Area. An area designated on the REGULATING PLAN as a special circumstance regulated by the standards in *Part 7*.

Corner Lot. A lot in which one side lot line is adjacent to a street or STREET-SPACE and where special frontage standards, building placement, fencing and landscape requirements may apply.

Development Project. A property that is the subject of County approval for development.

Detached Building. The building form and functions resulting from/as determined by the Detached Frontage BUILDING ENVELOPE STANDARD.

Dooryard. The area within the STREET-SPACE between the REQUIRED BUILDING LINE and the CLEAR WALKWAY area of the sidewalk. The DOORYARD area is designated in the *Street Type Specifications*.

Dormers. A projecting architectural feature with a vertical window built out from a pitched roof.

English Basement. An occupiable floor level below the GROUND STORY that is partially above and partially below grade, with windows and a direct STREET-SPACE entry. ENGLISH BASEMENT units do not count against the STORY limit, but their elevation above grade is included in the ULTIMATE BUILDING HEIGHT measurement.

English Basement Accessory Unit. An ENGLISH BASEMENT that is used as an ACCESSORY UNIT.

Facade. The building elevation facing the STREET-SPACE or REQUIRED BUILDING LINE. Building walls facing private interior courts, common lot lines, ALLEYS are not FACADES.

Facade Composition. The arrangement and proportion of materials and building elements (windows, doors, columns, pilasters, bays) on a given FACADE.

Fenestration. Glass area (including mullions and similar window frame elements with a dimension less than one inch) and/or as unenclosed openings in the building wall area.

Front Porch. A single ground floor platform or two to three platforms stacked at the ground and upper STORY levels, and attached to a FACADE.



b. Illustrative intent

Front Yard. A private open space required by the Detached BUILDING ENVELOPE STANDARDS extending across the entire frontage width of the BES SITE between the FAÇADE and the CLEAR WALKWAY area of the sidewalk. This area is contiguous with the STREET-SPACE, and includes any FRONT PORCH.

Front Yard Fence. The wood (picket), wrought iron fence, or masonry wall, located along and surrounding the FRONT YARD.

Garage Entry. An opening in the building FAÇADE and/or STREET WALL, located behind a curb cut, where vehicles may enter into the BLOCK interior for general parking and business servicing.

Garden Wall. A masonry wall defining a property line and/or delineating a private area.

Ground Story. The first occupiable level of a building with its finished floor elevation at or above grade. The next STORY above the GROUND STORY is the SECOND STORY.

Header. A visible horizontal member (or assembly of members) spanning the top of a wall opening, such as for a door or window.

Lot Building Limit (LBL). A line delineating the outer edge of the BUILDABLE AREA, generally to the rear of a lot away from the REQUIRED BUILDING LINE.

Masonry. A building wall material which may consist of brick, stone, concrete block, or cast stone, and which is bound together by mortar.

Mezzanine. A partial STORY between the GROUND STORY and the SECOND STORY that is set back from the RBL at least 30 feet and is no more than one third of the floor areas of the GROUND STORY.

Mini-Park. A public open space as regulated by this Code. A formally configured small public lawn or park that is primarily unpaved.

Neighborhood Park. A public open space as regulated by this Code. NEIGHBORHOOD PARKS are generally larger and have less paved surface area than MINI-PARKS or PLAZAS.

Parking Setback Line. A line or plane indicated on the REGULATING PLAN which extends vertically up from the GROUND STORY floor level (unless otherwise noted on the REGULATING PLAN or BES) and is generally parallel to the REQUIRED BUILDING LINE. The PARKING SETBACK LINE establishes the closest point to the RBL in which parking may be placed within the BES SITE.

Parking, Shared. [tbd] Parking available to the public on an unreserved basis for free, or at the same fee for all users, which shall not exceed the prevailing market rate. Time limits may be imposed to ensure turnover. Hours of public availability may also be restricted.

Pedestrian Pathway. A paved public access easement or right-of-way providing pedestrian and/or bicycle passage through a block running from a street-space.

Plaza. A public open space designated on the REGULATING PLAN that is not designed for active recreation structures such as ball fields and courts and has a minimum of x% paved surface area.

Privacy Fence. An opaque fence made of wood or masonry (not chain link or any other type of rolled fence) along an ALLEY, PEDESTRIAN PATHWAYS, or COMMON LOT LINES.

Private Open Area. An area within the BUILDABLE AREA, accessible only to occupants of the particular DEVELOPMENT PROJECT, building or BES SITE, and primarily open to the sky.

Public Space. An open space designated on the regulating plan, accessible to all, including PLAZAS, MINI-PARKS, and NEIGHBORHOODS PARKS.

Regulating Plan. The plan that designates the STREET-SPACE frontage types and public spaces and includes the coding key for the BUILDING ENVELOPE STANDARDS.

Required Building Line (RBL). A line or plane indicated on the REGULATING PLAN, which extends vertically and generally parallel to the street, at which the FACADE is to be placed.

Residential. Those uses set forth in *Part 9. Building Use Standards*.

Retail. Those uses set forth in *Part 9. Building Use Standards*.

Second Story. The next story above the GROUND STORY.

Sidewing. The portion of a building, extending from the main portion of the building that fronts along the RBL, along a COMMON LOT LINE toward the ALLEY or rear of the BES SITE.

Small Apartment Building. An individual building, in multifamily residential use, that conforms to the Townhouse/Small Apartment BUILDING ENVELOPE STANDARD.

Shopfront. That portion of the GROUND STORY FAÇADE FENESTRATION Intended for marketing or merchandising of COMMERCE uses.

Sill. A horizontal member (or assembly of members) at the base of a window opening.

Solar Shades. Solar Shade shall have the same meaning as CANOPY.

Stoop. An entry platform on the FACADE of a building that may be roofed, but is not enclosed.

Story. That space within a building and above grade that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling above.

Story Height. The distance between one floor level and the floor level next above, or if there is no floor above, the ceiling above.

Streetlight. A luminaire that meets the standards in Part 5. (504.E).

Street-Space. All space forward of and between REQUIRED BUILDING LINES, including but not limited to streets, plazas, pedestrian pathways, mini-parks, neighborhood parks, sidewalks), and transit service operator passenger platforms, but not garage entries or ALLEYS.

Street-Space Frontage. That portion of the building that is coincident with the REQUIRED BUILDING LINE as required by this Code.

Street Tree. A tree required per this code of the species and size set forth in *Part 5. Street-Space and Public Open Space Standards*.

Street Tree Alignment Line. A line shown on the REGULATING PLAN for placement of street trees and infrastructure.

Street Wall. A masonry wall that defines the STREET-SPACE in the absence of a building.

Townhouse. An individual multi-story attached building with a direct STREET-SPACE entry and internal vertical circulation that conforms to the Townhouse/Small Apartment BUILDING ENVELOPE STANDARDS.

Transfer of Development Rights. [TBD]

Tree Lawn. A continuous strip of soil area located between the back of curb and the CLEAR WALKWAY, and used for planting street.

Ultimate Building Height. The maximum height allowed for any building measured in feet vertically from the average elevation of the CLEAR SIDEWALK directly in front of the building to the top of the wall plate for each FACADE.

Urban Mixed-Use Building. An individual building with RESIDENTIAL, COMMERCE, CIVIC and/or RETAIL uses that conforms to the Urban Mixed-Use BUILDING ENVELOPE STANDARD.

Urban Storefront Building. An individual building with RETAIL on the GROUND STORY and RETAIL, RESIDENTIAL, COMMERCE and/or CIVIC USES that conforms to the Urban Storefront Specifications of the Urban Mixed-Use BUILDING ENVELOPE STANDARD.

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