



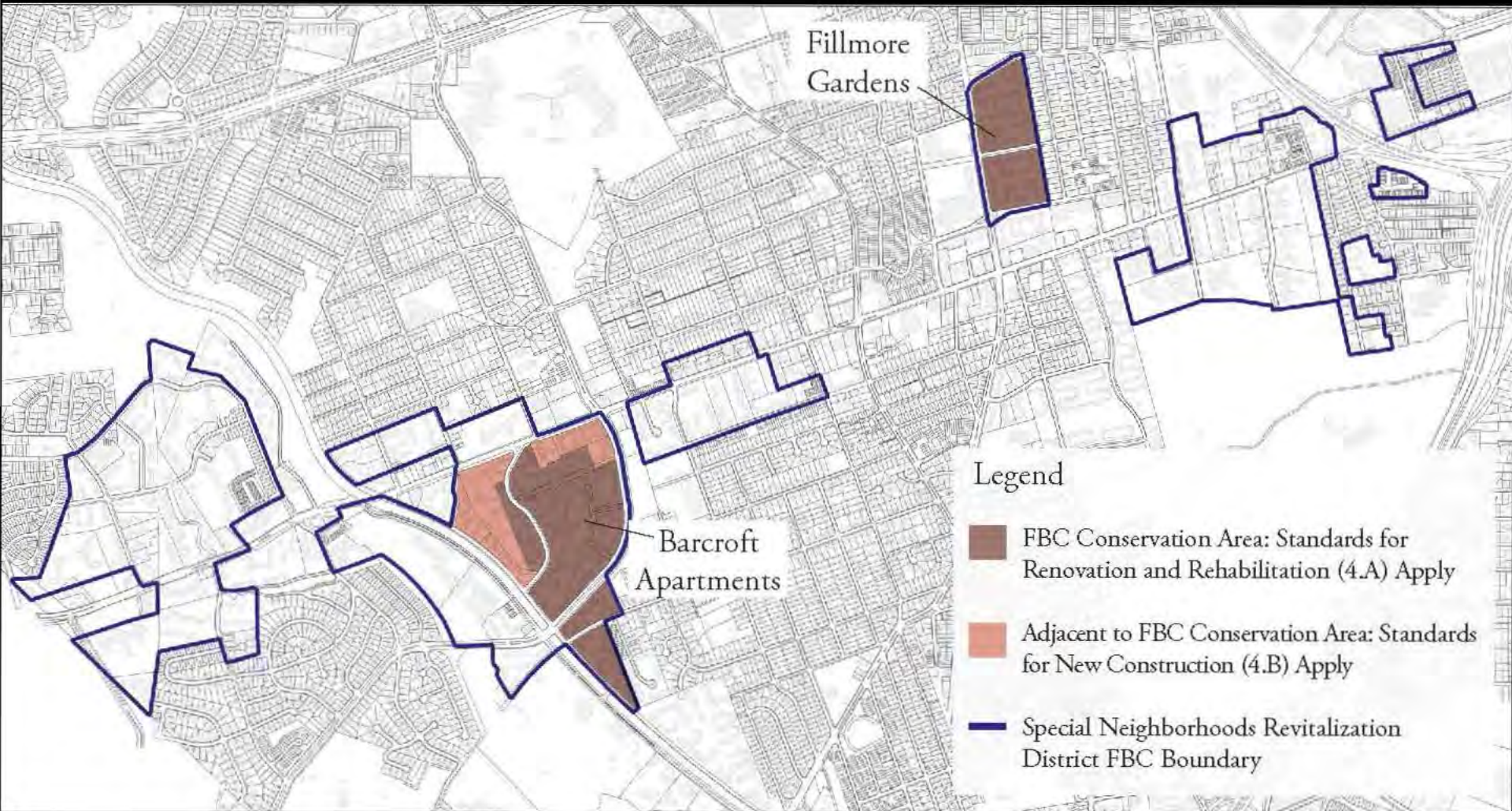
**COLUMBIA PIKE - SPECIAL NEIGHBORHOODS
REVITALIZATION DISTRICT
CONSERVATION AREA ARCHITECTURAL STANDARDS**
ARLINGTON COUNTY, VIRGINIA

INITIAL DRAFT
March 5, 2013

cox graae + spack architects

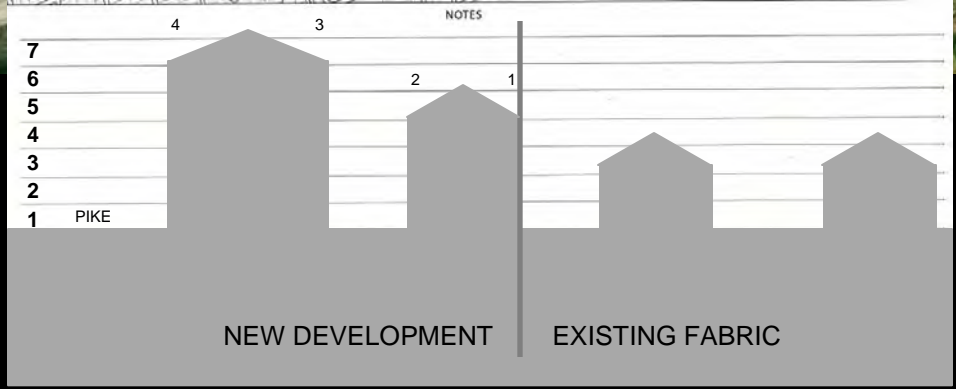
COLUMBIA PIKE
NEIGHBORHOODS
AREA PLAN

where these standards apply:





Barcroft Apts.



where these standards apply:

FBC Conservation Areas

Table of Contents:

Introduction (pg. 1)

- A. Style vs. Form
- B. Historic Significance

Intent of the Conservation Standards (pg.3)

Administration (pg.4)

- A. Application of the Standards
- B. Organization of the Standards
- C. Role of the HALRB
- D. Voluntary Compliance

Conservation Standards (pg.5)

A. Renovation / Rehabilitation

1. Intent
2. Building Walls and Materials
3. Roofing and Gutters
4. Windows
5. Shutters
6. Entrances and Doors
7. Ornament
8. Outbuildings

B. New Construction

1. Intent
2. Materials
3. Roof Forms and Materials
4. Fenestration
5. Details
6. Additions

STANDARDS

Written definitions, limits or rules that are approved and monitored for compliance by an authoritative agency

VS

GUIDELINES

Recommended practices that allow some discretion or leeway in its implementation or use



Intent : These Standards for new construction are intended to promote design that is *appropriate : fitting, compatible and sympathetic to the architecture and the spirit of adjacent historic fabric.*

The Standards are **intended to stimulate creativity** and achieve a design that **compliments the existing fabric** in a manner that **“fits-in” more then it “stands-out”**. Rather than duplication however, new design should relate to the fundamental characteristics of the FBC Conservation Areas while also conveying a stylistic expression that is “of the present time”.

Overall Design Context : The architectural style of the FBC 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.**

what is the intent of the standards :



- A sense of continuity in architectural language.
- Visual simplicity rather than complexity.
- A generally horizontal expression where simple volumes create space-defining edges.
- Compatible architectural detailing.

Not Permitted :

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.

what is the intent of the standards :



Table of Contents:

Introduction (pg. 1)

- A. Style vs. Form
- B. Historic Significance

Intent of the Conservation Standards (pg.3)

Administration (pg.4)

- A. Application of the Standards
- B. Organization of the Standards
- C. Role of the HALRB
- D. Voluntary Compliance

Conservation Standards (pg.5)

- A. Renovation / Rehabilitation
 - 1. Intent
 - 2. Building Walls and Materials
 - 3. Roofing and Gutters
 - 4. Windows
 - 5. Shutters
 - 6. Entrances and Doors
 - 7. Ornament
 - 8. Outbuildings
- B. New Construction
 - 1. Intent
 - 2. Materials
 - 3. Roof Forms and Materials
 - 4. Fenestration
 - 5. Details
 - 6. Additions

administration :

3. Role of the Historical Affairs and Landmark Review Board

The *Historical Affairs and Landmark Review Board* (HALRB) **will review design proposals and evaluate** whether the proposed architectural design 1) complies with the Conservation Standards of this section and 2) meets the intent of the Conservation Standards in an appropriate manner and is compatible with the traditional architecture. The HALRB will review projects in accordance with the *Administration* section and **will forward a written recommendation to the County Board**. The County Board shall determine whether the proposal is fully consistent with all sections of the FBC.

key questions :

- Are there circumstances where removal of garage buildings (“outbuildings”) may be appropriate
- Are there design elements not addressed in the conservation codes, should they be included ?
- How will parking compliance in the Conservation Areas be addressed
- Other ?





**COLUMBIA PIKE - SPECIAL NEIGHBORHOODS
REVITALIZATION DISTRICT
CONSERVATION AREA ARCHITECTURAL STANDARDS**
ARLINGTON COUNTY, VIRGINIA

INITIAL DRAFT
March 5, 2013

cox graae + spack architects

COLUMBIA PIKE
NEIGHBORHOODS
AREA PLAN