



# LAND USE STRATEGIES CHAPTER

## Community Design and Historic Preservation

### Content Area

**Community Design and Historic Preservation Guiding Principle.**  
*In 2035, Fairfax is a city with architecture that contributes to a vibrant, creative place and complements our historic character.*

**Community Design and Historic Preservation Goal 1. Require high-quality, sustainable design and construction of new buildings and public spaces along with modifications and additions to existing buildings and open spaces**

Outcome CDHP1.1. Clear expectations for the required design elements and building materials for the City's historic districts and commercial centers.

Action CDHP1.1.2. Rescind or streamline Board of Architectural Review in certain parts of the city outside the historic districts (underway/completed).

Action CDHP1.1.3. Determine design aesthetic of Fairfax Boulevard and Main St with input from City boards and commissions.

Outcome CDHP1.2. Attractive buildings, inviting public spaces and welcoming gateways that contribute to our economic vitality and unique sense of place.

Action CDHP1.2.1. Identify commercial economic investment areas.

Action CDHP1.2.2. Adoption of design standards with menu of options to encourage variety, visual interest and durability in the design of new development.

Action CDHP1.2.3. Explore public/private partnerships to create neighborhood centers and nearby gathering places.

Action CDHP1.2.4. Create attractive gateway features at key City entry points.

**Community Design and Historic Preservation Goal 2. Protect and enhance the City's historic resources (historic properties and districts).**

Outcome CDHP2.1. Protection of eligible structures, properties and neighborhoods preserved through local historic designation and strategic investments.

Action CDHP2.1.1. Develop an inventory of historic and archaeological resources readily available on the City's website that is reviewed and updated at least every 10 years.

Action CDHP2.1.2. Work with neighborhoods to gain support for new locally-designated historic districts and landmarks.

Action CDHP2.1.3. Identify and promote educational, economic and recreational benefits of historic structures, properties and districts.

Action CDHP2.1.4. Encourage the preservation of existing buildings of historic or architectural significance whenever feasible.

Outcome CDHP2.2. Redevelopment that respects other nearby historic structures and the established architectural pattern.

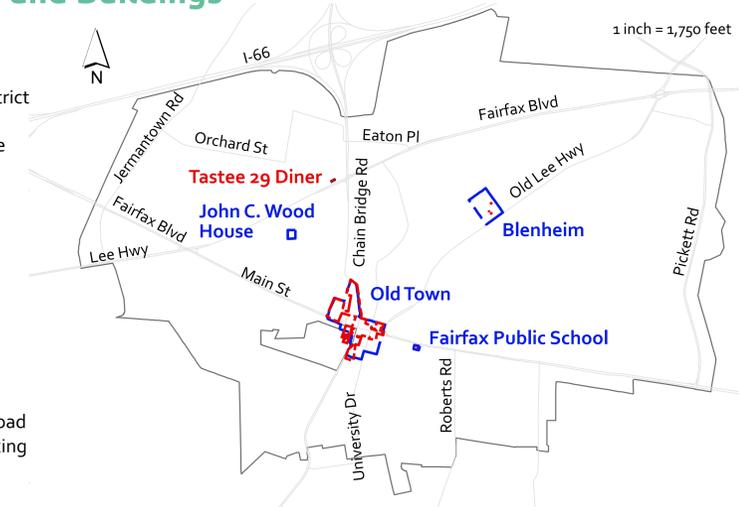
Action CDHP2.2.1. Update design guidelines and required building materials along with process for review and approval by the Board of Architectural Review. (underway/completed)

**FIGURE 62: Historic Districts and Buildings**

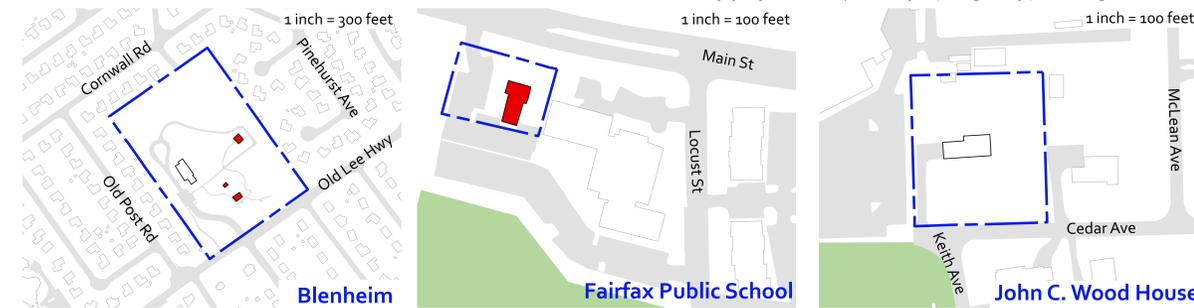
The City of Fairfax has four individual historic properties; Fairfax Public School, Ratcliffe-Allison House, Blenheim, and Tastee 29 Diner; and one district listed on the National Register of Historic Places. Located in Old Town but on Fairfax County land, the County Courthouse and Jail are also listed on the National Register. The City has four local historic districts; Old Town Fairfax, Fairfax Public School, Blenheim, and the John C. Wood House.

**Legend**

- National Register Historic District
- National Register Historic Building
- City Historic District
- Building
- Paved Road and Parking
- Park

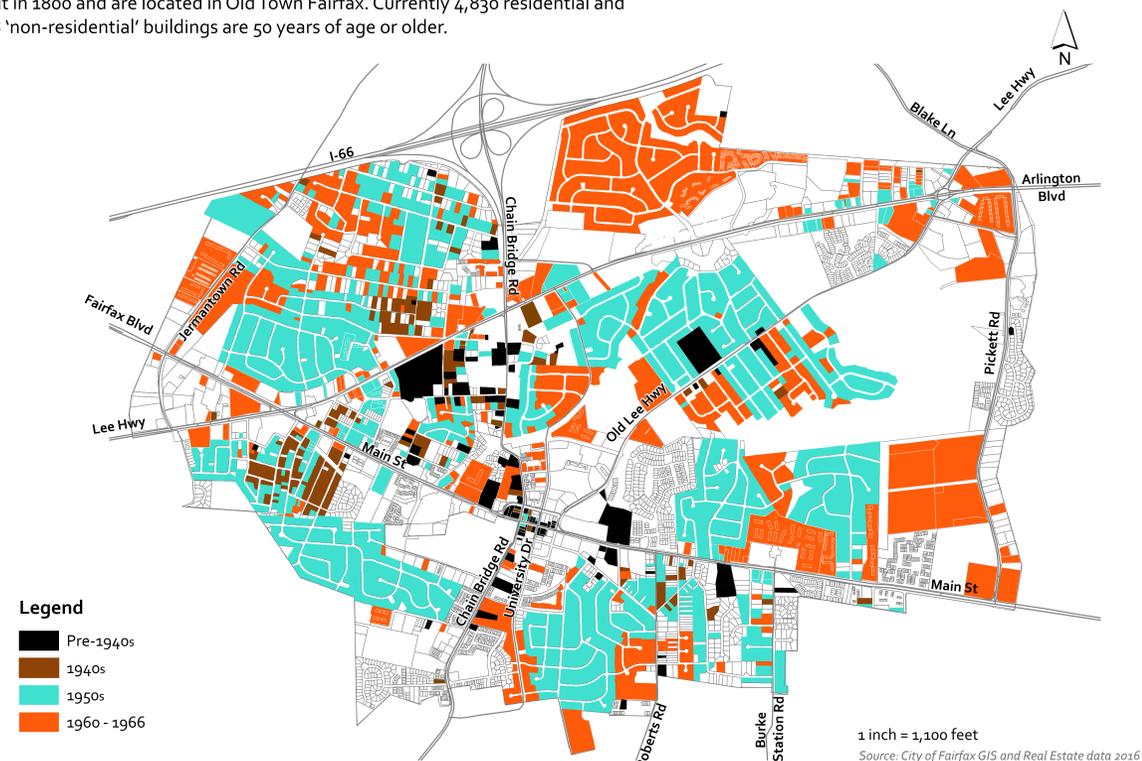


Source: City of Fairfax GIS 2016 Impervious Surfaces, Zoning Overlays, National Register Districts



**FIGURE 64: Buildings and Structures over 50 Years Old**

The oldest buildings in the City, the Joshua Gunnell House and Ford Building, were built in 1800 and are located in Old Town Fairfax. Currently 4,830 residential and 198 'non-residential' buildings are 50 years of age or older.



**Legend**

- Pre-1940s
- 1940s
- 1950s
- 1960 - 1966

1 inch = 1,100 feet  
 Source: City of Fairfax GIS and Real Estate data 2016

**Metrics:**

- Number of properties historically designated