



Department of Planning and Zoning
Town of Vienna
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Memorandum

To: Windover Heights Board of Review
From: Lyndsey Cloutre, Principal Planner
Meeting Date: August 5, 2025
Re: 313 Windover Avenue NW – Request for Certificate of Appropriateness

Request

Request for a Certificate of Appropriateness for the proposed new single-unit detached home on the property located at 313 Windover Avenue NW, Docket No. PF-#1759881-WHBR, in the RS-16, Residential single-unit, 16,000 sq. ft. zoning district. The application has been filed by Patrick Ohlhorst of Cloud IX Homes. Elshaday and Leah Belay are the property owners.

Property Description

The 16,542 square-foot lot at 313 Windover Avenue NW is located in the Windover Heights Historic Overlay District, in the middle of the block between Orchard Street NW and Knoll Street NW. The property is zoned RS-16. The existing single-story home was constructed in 1962 with an addition constructed in 1990, per Fairfax County records.

Description of Proposed Project

The applicant, Patrick Ohlhorst, is proposing to demolish the existing single-unit detached house and, in its place, construct a two-story, six-bedroom, 5.5-bathroom single-unit detached house with a two-car garage. The proposed house would be clad predominantly in dark teal “Deep Ocean” James Hardie shake and plank lap siding, “Harvard Slate” shingles, gray “Falcon Mist” stone, “Monterey Taupe” trim, “Sturdy brown” accent elements, and dark bronze windows. The house would have a covered deck located off the family room and an open deck located off the breakfast room; both decks would be in the rear of the house. The architectural elevations, proposed front elevation, and front elevation materials can be found in Attachments 03, 04, and 05, respectively.

Windover Heights Board of Review Processes

At the July 1, 2025, work session with the WHBR, the applicant requested feedback about the architectural design of the proposed new structure, which included smooth-finished James Hardie shake and plank lap siding in Iron Gray, gray stone, and exterior PVC trim finished in brown. During the work session, the applicant and the WHBR reviewed the architectural drawing against the rendering to confirm which

elements of each drawing would be more accurate and provided feedback concerning color and materiality choice. The WHBR asked the applicant to return at a following meeting with material samples that would better reflect the design's direction and asked that the applicant look at a lighter color for the siding.

The applicant has revised their application to take the feedback received at the July 1, 2025, WHBR meeting and has proposed a final design for issuance of the Certificate of Appropriateness by the Windover Heights Board of Review at its August 5, 2025, meeting. Revisions to the design include changing the originally proposed "Charcoal Grey" shingles to the lighter "Harvard Slate"; changing the lap siding color from "Iron Gray" to "Deep Ocean", a dark teal color; changing the color of exterior trim to "Monterey Taupe"; selecting "Sturdy Brown" for limited exterior accents; and finalizing the color selection for stone ("Falcon Mist").

Town staff will review the site plan for compliance with the Zoning and Subdivision Ordinance, and any other Town requirements. However, no approval of the large-scale review application until the applicant has received a Certificate of Approval for this project from the WHBR.

Relevant Code Sections

Sec. 18-237. - Windover Heights Historic Overlay (WH-O).

1. **WH-O Purpose.** The purpose of the Windover Heights Historic Overlay District is to recognize and designate by an overlay to the zoning map of the Town of Vienna, the Windover Heights Historic Overlay District of the Town. The district contains buildings and places in which historic events occurred and which have special public value because of notable architectural features and other features which relate to the cultural and artistic heritage of Vienna. To provide for the preservation of that district and sites therein, the Town Council recognizes that the district is a single-family residential neighborhood which has changed little since the turn of the century, which consists mostly of older homes, open spaces, and meandering streets lined with mature trees and shrubs which constitutes one of the original residential sections of historic old Vienna and which housed citizens who were prominent in the development of the Town.

Sec. 18-818. - Windover Heights Board of Review.

1. **Purpose.** The Windover Heights Board of Review shall review applications for Certificates of Appropriateness within the Windover Heights Historic District, per Article 2 of this Chapter. In addition to any other duties set forth in the Code of Vienna, the Windover Heights Review Board shall have the review and decision-making authority set forth in this Article 8.

Sec. 18-840. - Windover Heights Certificate of Appropriateness.

3. Criteria for Review.

- A. In its review of any application for a certificate of appropriateness, the Windover Heights Board of Review, or the Town Council, on appeal, shall consider the following aspects of a building, accessory building, structure, fence, or sign:
- i. Exterior architectural features, including all signs, which are subject to public view at any time of the year from a public street, way or place.
 - ii. General design and arrangement.
 - iii. Texture and material.
 - iv. The relation to similar features of buildings, accessory buildings, structures, fences, or signs in the immediate surroundings.
 - v. Harmony or incongruity with the old and historic aspect of the surroundings.
 - vi. The extent to which historic places and areas of historic interest in the district will be preserved or protected.
 - vii. Special public value because of architectural and other features which relate to the cultural and artistic heritage of the Town.

Attachments

1. Staff Memo
2. Application
3. Architectural Elevations and Floor Plans
4. Proposed Front Elevation Materials
5. Preliminary Site Plan
6. Site Photos from Right-of-Way

***This staff report does not represent final board approval or building permit.
Applicants must attend the meeting and represent their application.***