



Department of Planning and Zoning

Town of Vienna

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Memorandum

To: Windover Heights Board of Review

From: Lyndsey Clouatre, Principal Planner

Meeting Date: February 3, 2026

Re: 313 Windover Avenue NW – Request for Certificate of Appropriateness for Revised Color Palette

Request

Request for a Certificate of Appropriateness for the revised color palette at the 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 previous home, constructed in 1962 with an addition constructed in 1990, per Fairfax County records, has since been demolished.

Description of Proposed Project

The applicant, Patrick Ohlhorst, originally received a Certificate of Appropriateness on August 5, 2025, for the home at 313 Windover Avenue NW. At that time, the home was proposed to 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 applicant returns to the Windover Heights Board of Review to seek a Certificate of Appropriateness for the revised color palette for 313 Windover Avenue NW. The following table shows the proposed colors in the updated request compared to those approved in the original request.

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Element	Proposed 2/3/2026	Approved 8/5/2025
Roofing	“Harvard Slate” architectural shingle	“Harvard Slate” architectural shingle
Standing Seam Metal	Pac-Clad in “Aged Bronze”	Pac-Clad in “Musket Gray Steel”
Siding	James Hardie Shake & Plank Lap Siding in “Cobble Stone”	James Hardie Shake & Plank Lap Siding in “Deep Ocean”
Exterior Trim Color	Benjamin Moore “Swiss Coffee”	James Hardie “Monterey Taupe”
Limited Accent Color	Benjamin Moore “Toasted Brown”	Sherwin Williams “Sturdy Brown”
Stone	“Falcon Mist” colorway	“Falcon Mist” colorway
Windows	Anderson 400 Low-E, Wood Core, Double-Hung in “Dark Bronze”	Anderson 400 Low-E, Wood Core, Double-Hung in “Dark Bronze”
Garage Doors	Canyon Ridge Carriage House 4-Layer	Canyon Ridge Carriage House 4-Layer

Attachment 03 includes images of the revised materials and colors, Attachment 04 shows the proposed front rendering with the revised materials and colors, and Attachment 05 includes images of the materials and colors approved at the August 5, 2025, Windover Heights Board of Review meeting.

Windover Heights Board of Review Processes

The application will be reviewed at the February 3, 2026, Windover Heights Board of Review meeting to ensure the application meets the requirements set forth in Section 18-840.3.A in the Town’s Zoning Ordinance. Per Section 18-818.4 of the Town’s Zoning Ordinance, the Windover Heights Board of Review makes the final decision as to whether or not an application receives a Certificate of Appropriateness. The applicant has received a permit for the construction of the new home, which is currently underway; the application to be reviewed at the February 3 meeting is strictly for revisions to the home’s color palette.

Relevant Code Sections

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

- 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.

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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 and Authorization Form
3. Proposed Materials and Colors
4. Proposed Front Elevation
5. Materials and Colors Approved August 5, 2025

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