PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2013-CW-8CP
June 23, 2016

GENERAL LOCATION: Countywide

SUPERVISOR DISTRICT: All

PLANNING AREA: All

PLANNING DISTRICT: All

SUB-DISTRICT DESIGNATION: All

PARCEL LOCATION: All

2015 Heritage Resources Plan Update
For additional information about this amendment call (703) 324-1380.

PLANNING COMMISSION PUBLIC HEARING:
Thursday, July 21, 2016 @ 8:15 PM

BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, September 20, 2016 @ 4:00 PM

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT

Reasonable accommodation is available upon 48 hours notice. For additional information about accommodation call the Planning Commission office at (703) 324-2865, or the Board of Supervisors office at (703) 324-3151.

MAP NOT APPLICABLE

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STAFF REPORT FOR PLAN AMENDMENT PA 2013-CW-8CP

BACKGROUND

On December 7, 2009, the Board of Supervisors supported the creation of an annual process to revise Heritage Resource information in the Comprehensive Plan, responding to a request from the Fairfax County History Commission. The purpose of the 2015 Plan Amendment is to update information pertaining to Heritage Resources in the Comprehensive Plan, primarily to incorporate current information relating to historic properties in Fairfax County. Heritage Resources information in the Comprehensive Plan was last updated in April 2014. Since that time, four properties have been added to the Fairfax County Inventory of Historic Sites, which is maintained by the History Commission.

The four new sites added to the Inventory are: 1) Fairview Farm, a (c. 1855) farm house in the Lee Supervisor District; 2) the Northern Virginia Regional Park Authority Headquarters, a Charles Goodman designed office building (1973) in the Springfield Supervisor District; 3) the Tinner Hill Historic District (c. 1900-1940) in the Providence Supervisor District; and 4) the Mackall-Hall House, a vernacular farm house (c. 1850-1890) in the Dranesville Supervisor District.

The Heritage Resources section of the Policy Plan and the Heritage Resource Management Plan were approved by the Board of Supervisors in 2014 and 1988, respectively. The proposed plan amendment is consistent with the policies set forth in these plans.

During the last Heritage Resources Plan Amendment process, the Planning Commission recommendation included direction that staff evaluation of the Inventory should identify resources that qualify for (have been deemed "eligible") but have not been listed on the *National Register of Historic Places (National Register)* or the Virginia Landmarks Register. On April 29, 2014 the Board of Supervisors adopted the amendment and recommended that the Planning Commission request be researched further.

Department of Planning and Zoning staff and the History Commission Inventory Committee determined that including resources that are *National Register* or Virginia Landmarks Register-eligible on the Fairfax County Inventory of Historic Sites is not feasible. Determination of eligibility for inclusion on the *National Register* or Virginia Landmarks Register is made by the Virginia Department of Historic Resources (VDHR). These determinations of eligibility can be revoked or modified at any time by the VDHR without county staff involvement. Determination of eligibility may also be outdated and need re-affirmation by the state.

ANALYSIS AND SUMMARY OF PROPOSED AMENDMENTS

The proposed changes are countywide and include revisions to text and figures for the Area Plan, Planning District and Planning Sector sections of the Comprehensive Plan. Text revisions are limited to the Heritage Resources sections of the Plan.

The Inventory of Historic Sites tables located in several Planning Districts are proposed to be updated to reflect new sites, to reflect additional research that has uncovered more accurate information on a site, to correct site names, to change the common terminology used in archaeological dating, to reflect updated location information, to update historic register statuses, and to update dates of significance.

The table headers are proposed to be revised to reflect the year 2015, the calendar year of those revisions in the Fairfax County Inventory of Historic Sites. In addition, the heritage resource maps (Figure 5 in the Planning Districts) are proposed to be revised to incorporate the changes described above.

RECOMMENDATION

Staff recommends the Comprehensive Plan be modified as shown in Appendix I of the staff report.

Staff recommends that the Comprehensive Plan Map be amended to add an “H” to designate these additional resources as listed in the Inventory of Historic Sites.

APPENDIX I

Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~. Modifications indicated as *, N, V, or H refer to a legend that appears in each table as follows:

* indicates demolition: potential remains for archaeological site.
N National Register of Historic Places
V Virginia Landmarks Register
H Historic Overlay District
L National Historic Landmark

MODIFY
FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Annandale Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Annandale Planning District," page 9, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
ANNANDALE PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

MODIFY
FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Baileys Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Baileys Planning District," page 9, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
BAILEYS PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

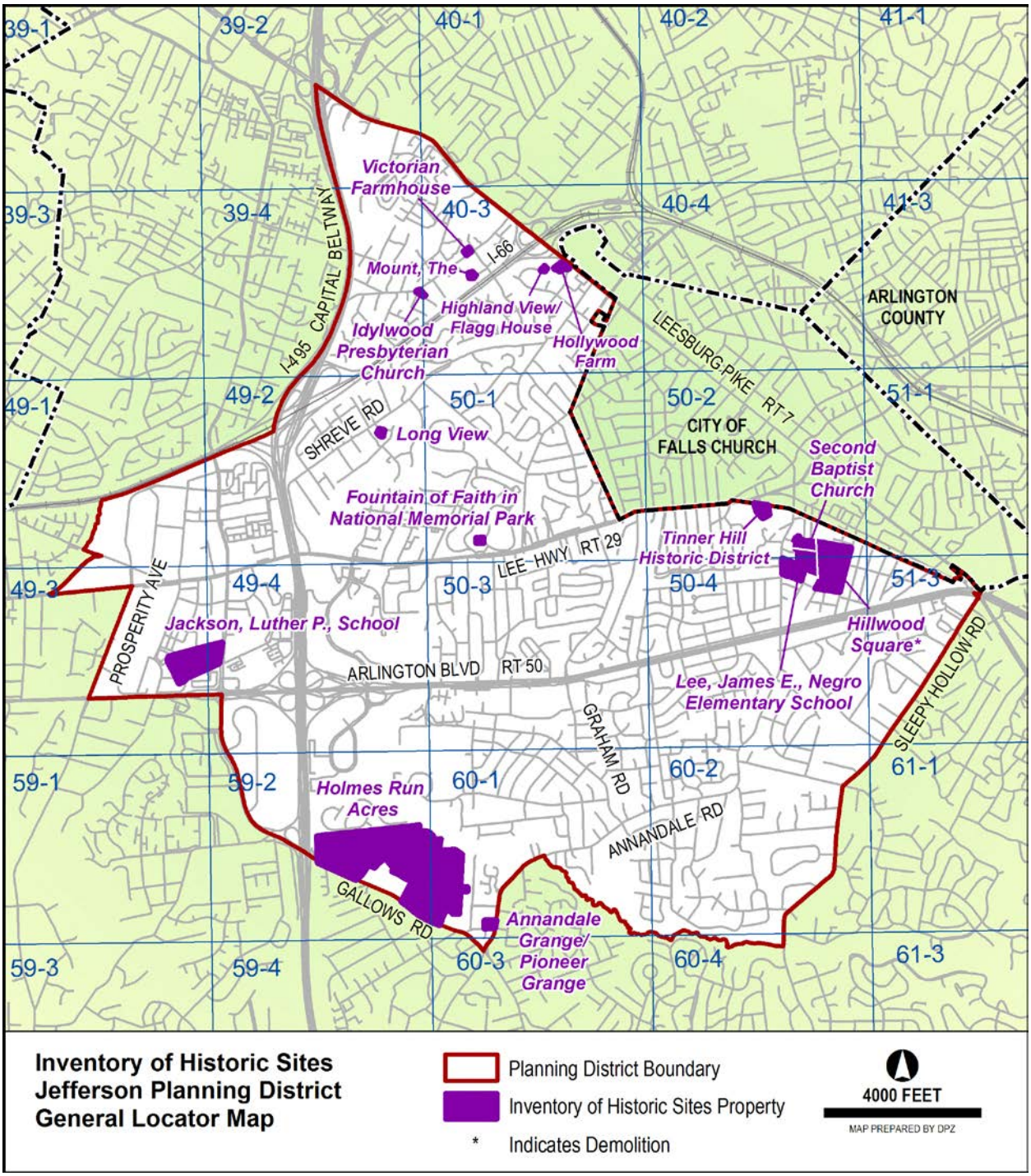
MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Jefferson Planning District," pages 8-9, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
JEFFERSON PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

Add the below site to the table in alphabetical order:

Name	Location	Planning Sector	Parcel Number	Date
Tinner Hill Historic District	106-120 Tinner Hill Road, Falls Church	J1	50-2 ((7)) 1, 2, 3, 4, 4A, 4B, 6, 7, 8, 8A, 9	c. 1900-1940

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Jefferson Planning District as amended through 10-20-2015; Overview, Heritage resources, Figure 5, "Inventory of Historic Sites, Jefferson Planning District, General Locator Map" page 10, to depict the addition of the Tinner Hill Historic District:



MODIFY
FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area I, Lincolnia Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Lincolnia Planning District," page 9, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
LINCOLNIA PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

MODIFY
FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, Fairfax Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Fairfax Planning District," page 10, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
FAIRFAX PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

Modify the below site in the table as follows:

Name	Location	Planning Sector	Parcel Number	Date
Fairfax Villa Community Park	East of Shirley Gate Road between Lee Highway and Braddock Road, Fairfax	F7	56-4 ((6)) A, 39, 40, 41, 42, 87A; 57-3 ((1)) 1, 2; 57-3 ((7)) A1	c. 5000 BCE – Early 20th century

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, McLean Planning District," pages 9-13, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
MCLEAN PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

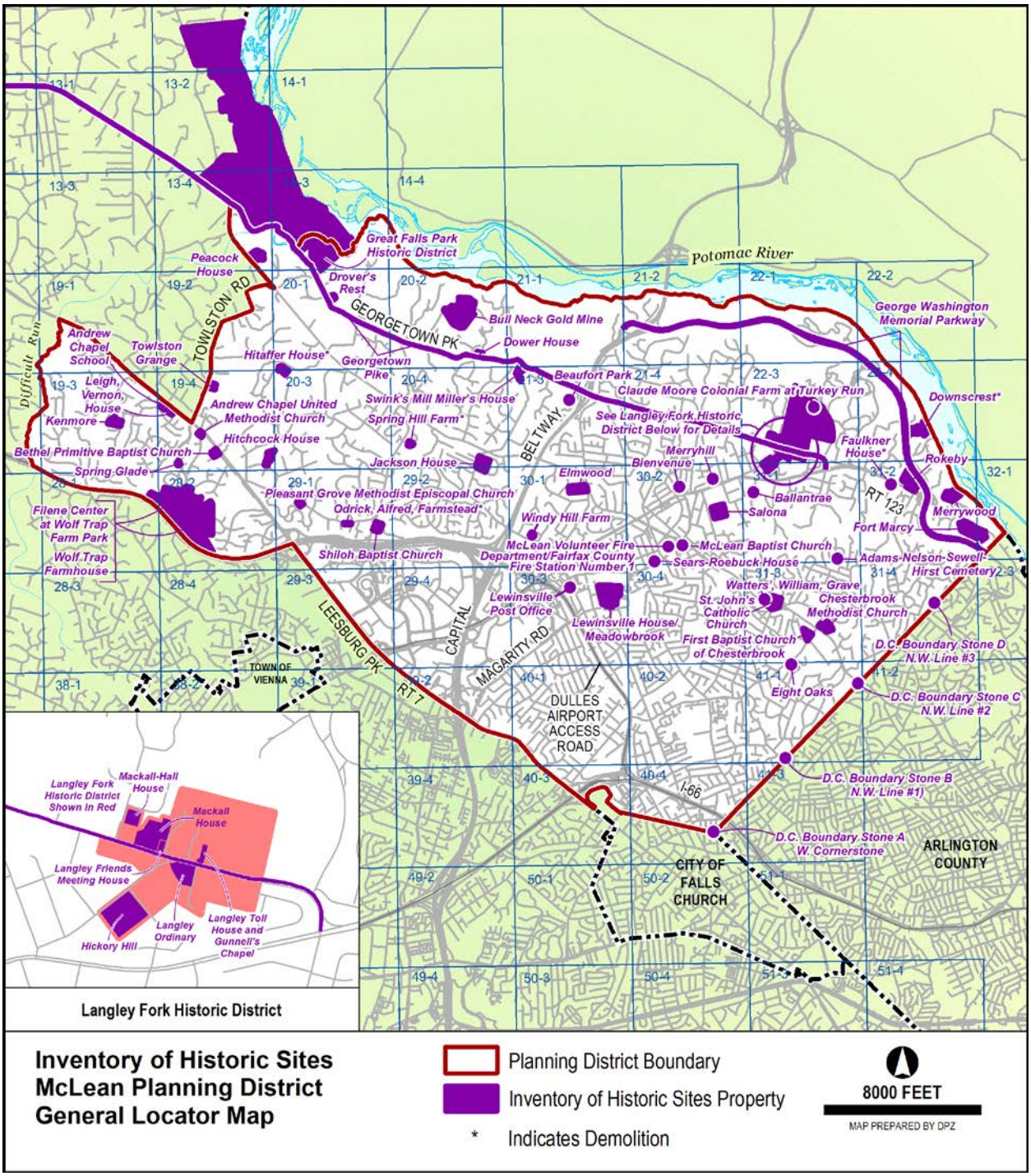
Add the below site to the table in alphabetical order:

Name	Location	Planning Sector	Parcel Number	Date
Mackall-Hall House	1011 Turkey Run Road, McLean	M5	22-3 ((1)) 50, 51	c. 1850-1890

Modify the below sites in the table as follows:

Name	Location	Planning Sector	Parcel Number	Date
Spring Hill Farm* N, V	8116 Spring Hill Farm Drive McLean	M6	20-4 ((33)) 13A	c. 1822
Great Falls Park Historic District[1] N, V	9200 Old Dominion Drive McLean	M5	8-4 ((12)) 3A1, 13-2 ((1)) 35	c. 6,000 BCE-1968

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 5, "Inventory of Historic Sites, McLean Planning District, General Locator Map" page 14, to depict the addition of the Mackall-Hall House, and to add an asterisk after Spring Hill Farm to denote its demolition.



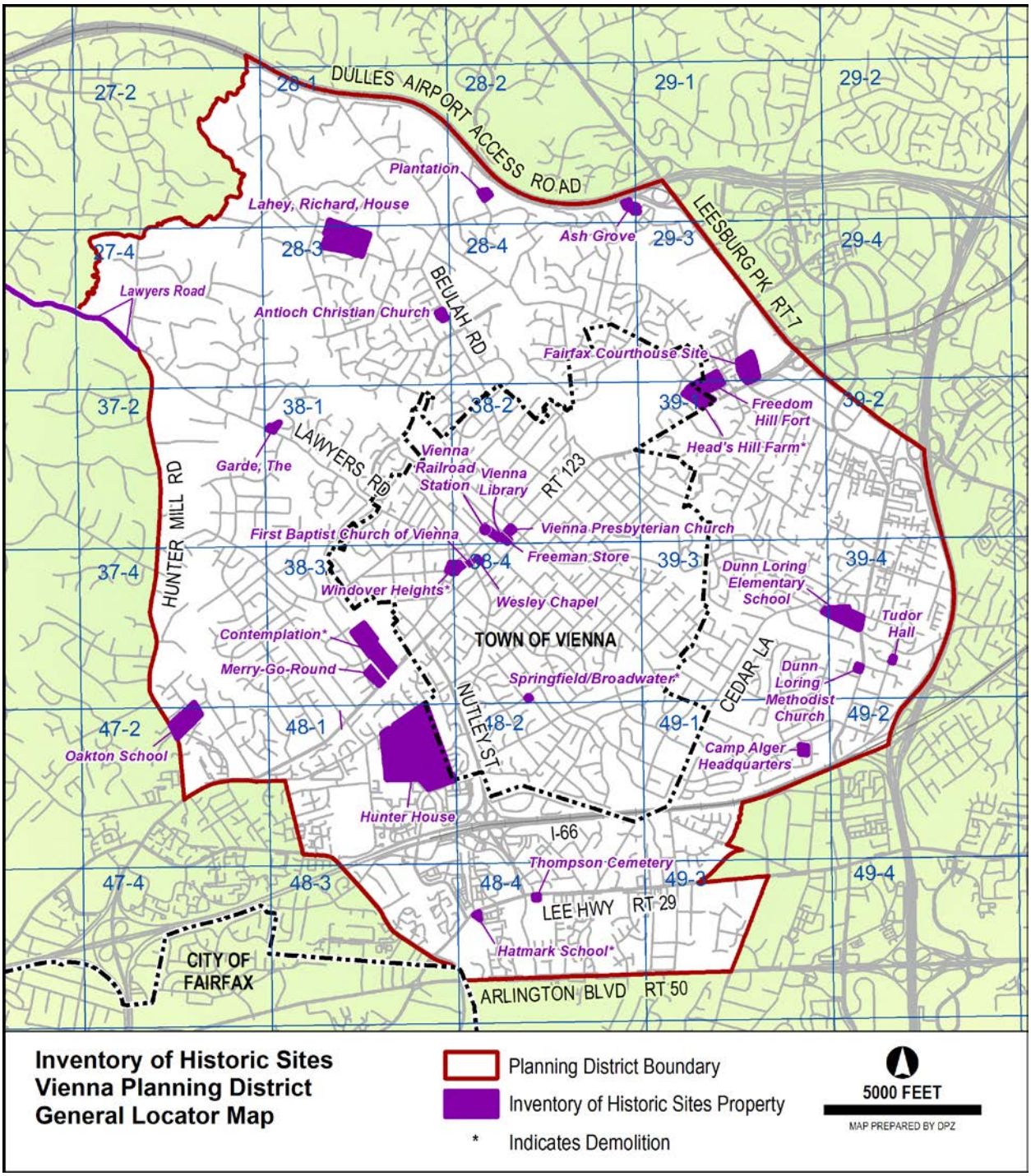
MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, Vienna Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Vienna Planning District," page 9, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
VIENNA PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

Modify the below site in the table as follows:

Name	Location	Planning Sector	Parcel Number	Date
Windover Heights*	224 Walnut Lane Vienna	V6	38-4 ((2)) 3	1869

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area II, Vienna Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 5, "Inventory of Historic Sites, Vienna Planning District, General Locator Map" page 12, to add an asterisk after Windover Heights to denote its demolition.



MODIFY
FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Bull Run Planning District as amended through 11-17-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Bull Run Planning District," pages 11-14, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
BULL RUN PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

Modify the below site in the table as follows:

Name	Location	Planning Sector	Parcel Number	Date
Winfield Farm	~~5300~~ 5290 Winfield Road Fairfax	BR7	55-4 ((1)) 24P	c. 1815

MODIFY
FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Dulles Suburban Center, as amended through 10-20-2015; Overview, Heritage Resources, Figure 7, "Inventory of Historic Sites, Dulles Suburban Center," pages 39-40, as follows:

FIGURE 7
INVENTORY OF HISTORIC SITES
DULLES SUBURBAN CENTER
(Inventory as of ~~2013~~ 2015)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

MODIFY
FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Fairfax Center Area Planning District as amended through 10-20-2015; Area Wide Recommendations, Heritage Resources, Figure 11, "Inventory of Historic Sites, Fairfax Center Area" page 37, as follows:

FIGURE 11
INVENTORY OF HISTORIC SITES
FAIRFAX CENTER AREA
(Inventory as of ~~2013~~ 2015)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

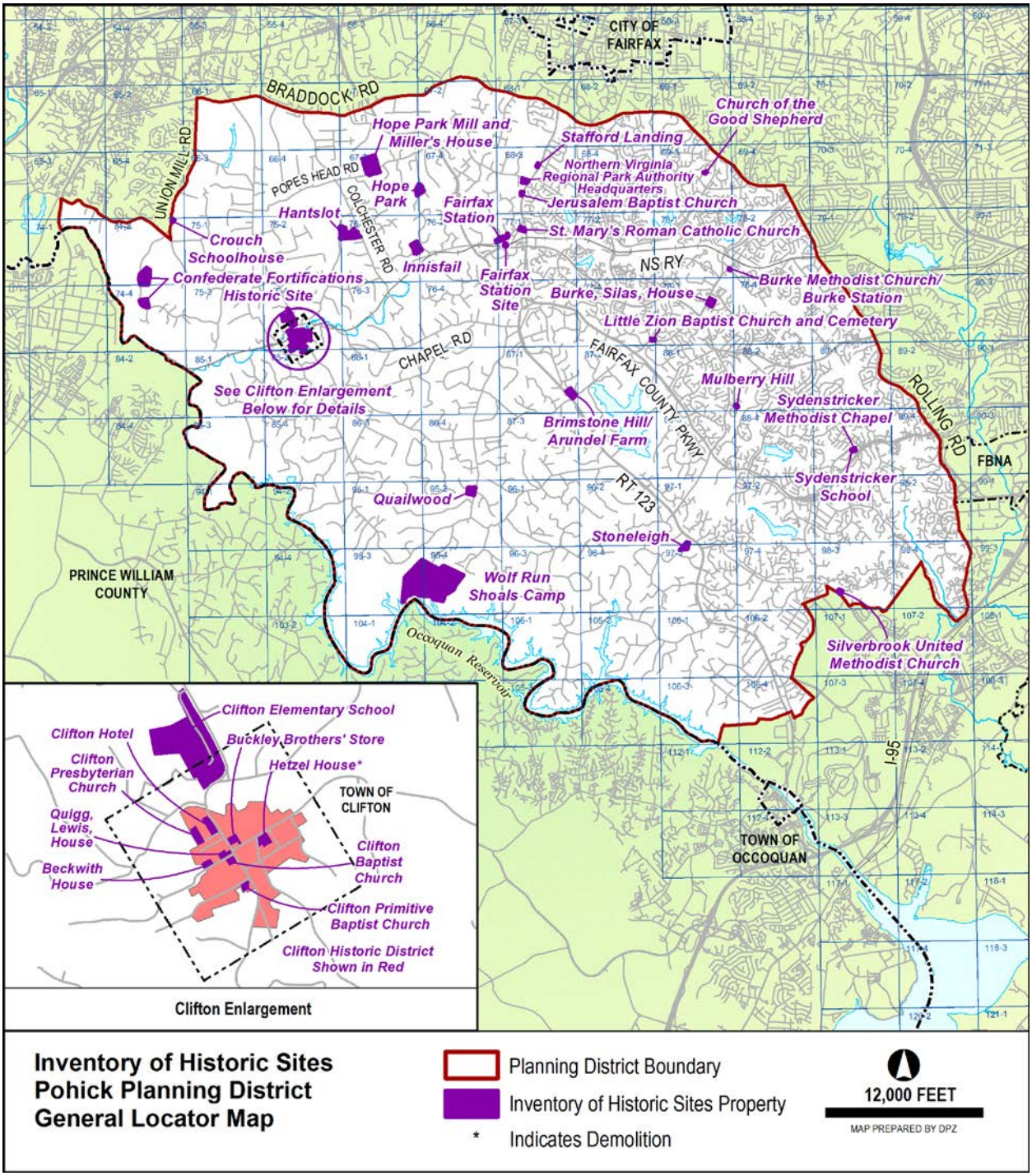
MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Pohick Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Pohick Planning District," pages 11-13, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
POHICK PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

Add the below site to the table in alphabetical order:

Name	Location	Planning Sector	Parcel Number	Date
Northern Virginia Regional Park Authority Headquarters	5400 Ox Road Fairfax Station	P1	68-3 ((1)) 55	1972-1973

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Pohick Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 5, "Inventory of Historic Sites, Pohick Planning District, General Locator Map" page 14, to depict the addition of the Northern Virginia Regional Park Authority Headquarters.



MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Upper Potomac Planning District," pages 12-19, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
UPPER POTOMAC PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

Modify the below site in the table as follows:

Name	Location	Planning Sector	Parcel Number	Date
Peck House *	Formerly 3106 Centreville Road, Herndon	UP6	~~24-4 ((1)) 6C4~~ 24-4 ((7)) C	c. 1853

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Lower Potomac Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Lower Potomac Planning District," pages 12-14, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
LOWER POTOMAC PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

Modify the below sites in the table as follows:

Name	Location	Planning Sector	Parcel Number	Date
Camp Humphreys Pump Station and Filter Building V	9155 Richmond Highway Fort Belvoir	LP4	~~109-3 ((1))~~ 115-2 ((1)) 1	1918
Fairfax Chapel	21st Street Fort Belvoir	LP4	115-2 ((1)) 1	1941
Fort Belvoir Historic District V	Fort Belvoir	LP4	~~Mostly 109-4;~~ 115-2 ((1)) 1	From 1917
Metzger House *	~~10720~~10718 Old Colchester Road, Lorton	LP3	113-3 ((1)) 27A	c. 1759

Taft Archaeological Site N, V	7301 High Point Road Lorton	LP3	118-3	c. 500 BCE-1600 ~~AD~~CE

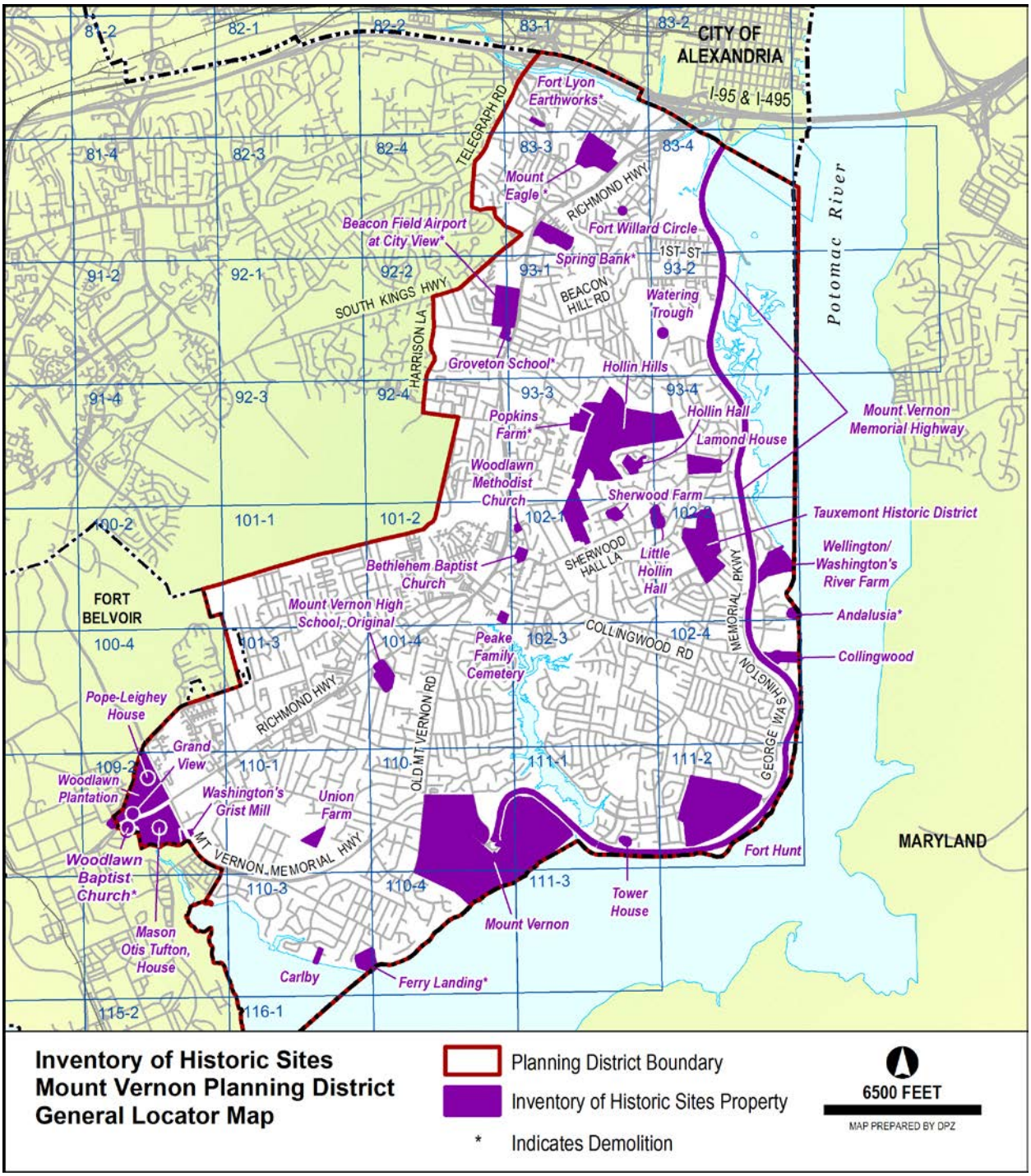
MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Mount Vernon Planning District," pages 13-15, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
MOUNT VERNON PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

Modify the below site in the table as follows:

Name	Location	Planning Sector	Parcel Number	Date
Grand View H	9000 Richmond Highway Alexandria	MV8	109-2 ((1)) 3, 4	~~1859/1860~~ c. 1869
Mount Vernon High School, ~~Old~~Original	8333 Richmond Highway Alexandria	MV7	101-4 ((1)) 5A	1939
Pope-Leighey House N,V, H	9000 Richmond Highway Alexandria	MV8	109-2 ((1)) 3, 4	~~1941~~1940 Moved here 1965

MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Mount Vernon Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 5, "Inventory of Historic Sites, Mount Vernon Planning District, General Locator Map" page 16, to depict the Mount Vernon High School, Original name.



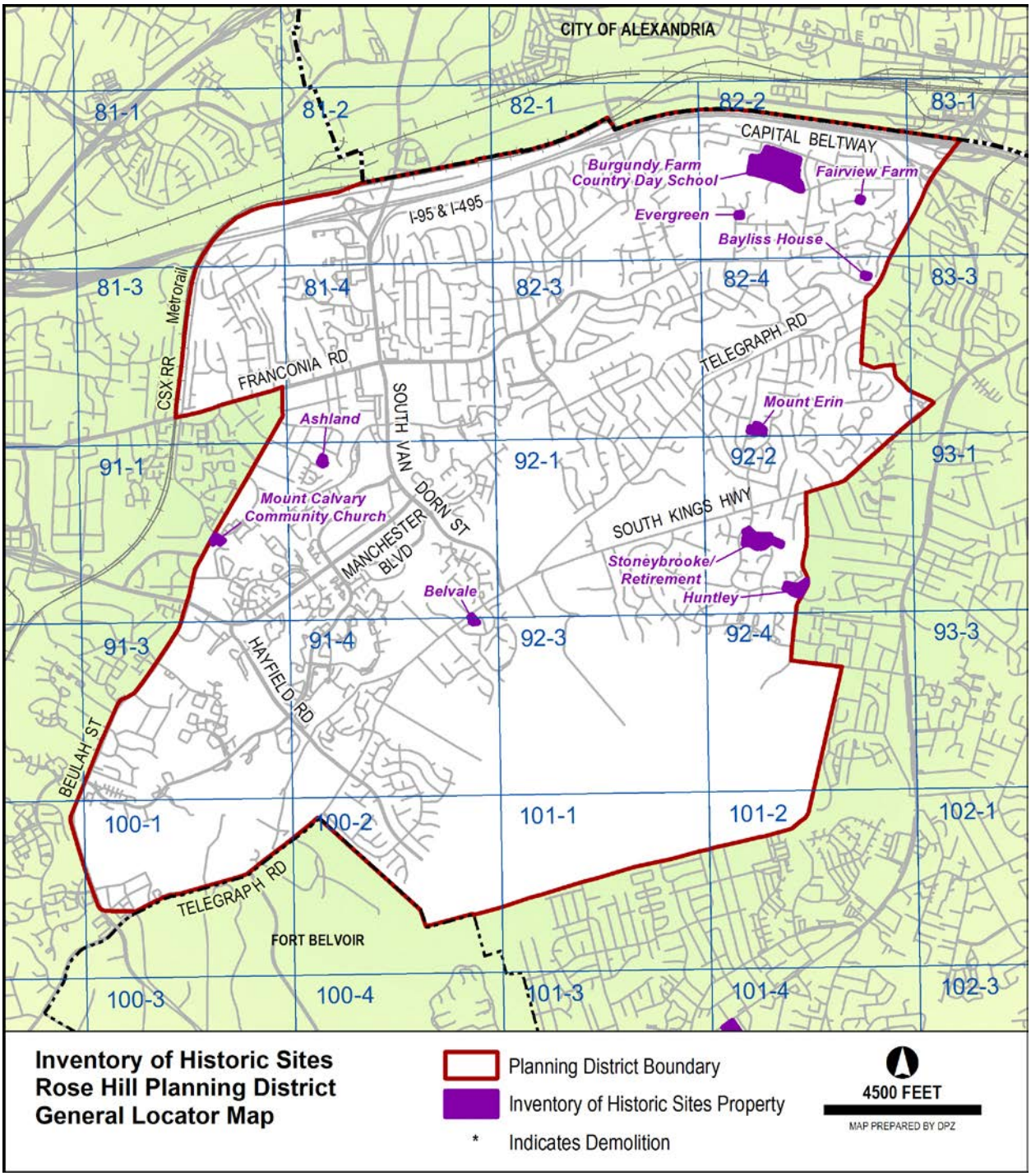
MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Rose Hill Planning District," page 9, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
ROSE HILL PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

Add the below site to the table in alphabetical order:

Name	Location	Planning Sector	Parcel Number	Date
Fairview Farm	3398 Tennessee Drive, Alexandria	RH3	82-2 ((26)) 7	c. 1865, renovations and additions 1890-1910

MODIFY
FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Rose Hill Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 5, "Inventory of Historic Sites, Rose Hill Planning District, General Locator Map" page 10, to depict the addition of Fairview Farm.



MODIFY FIGURE: Fairfax County Comprehensive Plan, 2013 Edition, Area IV, Springfield Planning District as amended through 10-20-2015; Overview, Heritage Resources, Figure 4, "Inventory of Historic Sites, Springfield Planning District," page 11, as follows:

FIGURE 4
INVENTORY OF HISTORIC SITES
SPRINGFIELD PLANNING DISTRICT
(Inventory as of ~~2013~~ 2015)

REVISION OF HEADER ONLY – NO CHANGES WILL BE MADE TO THE ACTUAL TABLE

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Plan Map will be amended with an "H" to designate additional historic sites as listed below.

Fairview Farm, Tax Map Parcel 82-2 ((26)) 7
Northern Virginia Regional Park Authority Headquarters, Tax Map Parcel 68-3 ((1)) 55
Tinner Hill Historic District, Tax Map Parcels 50-2 ((7)) 1, 2, 3, 4, 4A, 4B, 6, 7, 8, 8A, 9
Mackall Hall House, Tax Map Parcels 22-3 ((1)) 50, 51

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.