

Department of Planning and Zoning

LOB #67:

HERITAGE RESOURCES

Purpose

The purpose of this LOB is to plan for the preservation of heritage resources in the County, including historic, architectural and archeological elements. To maintain and update the County Inventory of Historic Sites, perform heritage resource surveys, and provide support to the Board-appointed Architectural Review Board (ARB) and History Commission.

Additional activities include providing technical and administrative expertise to task forces and community groups and participating in cross-agency efforts related to heritage and cultural resources.

Description

Staff reviews and manages the heritage resource planning efforts for the County by 1) providing input related to impacts to resources affected through Plan amendment and zoning case proposals, 2) maintaining the Comprehensive Plan as related to heritage resources, 3) maintaining the County Inventory of Historic Sites, and 4) reviewing proposals in the County's Historic Overlay Districts. Staff performs heritage resource surveys to identify yet-unknown resources throughout the County, and provides support to the Board-appointed ARB and History Commission. Staff is responsible for conducting reviews of development proposals that will impact heritage resources on a site-specific level, and also for providing heritage resource planning and analysis for long-range planning studies. Staff is responsible for participating in Section 106 reviews as related to heritage resources and maintaining Fairfax County's certification with the state and federal governments as a Certified Local Government (CLG). Additional activities include providing technical and administrative expertise to task forces and community groups and participating in cross-agency efforts related to heritage and cultural resources.

Staff supports the ARB, appointed by the Board of Supervisors to administer the provisions of Part 2 of Article 7 (Historic Overlay Districts), of the Zoning Ordinance and to advise and assist the Board of Supervisors in its efforts to preserve and protect historic, architectural, and archaeological resources in the County. Staff administers the work of the ARB, including assisting applicants in preparation for monthly meetings, providing professional input to the BOS related to review and actions, and reviewing and approving plans submitted to the County by applicants after action by the ARB.

The Fairfax County Inventory of Historic Sites was established in 1969. The Inventory itself is a catalog of historically significant sites within Fairfax County. Currently, there are over 350 sites on the Inventory. These resources range from the internationally-known Mount Vernon to more anonymous churches, bridges, houses, burial grounds, and objects. Equally significant are twentieth-century sites such as Holmes Run Acres and Hollin Hills. At least 60 of these sites have been demolished since the creation of the Inventory. Inclusion on the Inventory is an honorary designation, and does not impose restrictions or limits as to what an owner can do with his property. The Fairfax County Comprehensive Plan recognizes these sites, and lists them by area in the Heritage Resources sections. Staff supports efforts of the History Commission by reviewing Inventory nominations prior to History Commission action, and updating the Comprehensive Plan on an annual basis as new sites are added to (or removed from) the list.

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Benefits

The Comprehensive Plan's Policy Plan outlines the Board's goals for heritage resources. The County is able to promote sustainable, economic development within the County, while ensuring that the preservation of heritage resources plays an important part of the planning and review processes. Recent reviews and cases include a commitment to preserving the Silas Burke House, while allowing for development on the remainder of the property; rezoning, site plan, and building permit reviews in support to the Laurel Hill Adaptive Reuse Area, the former 80-acre prison site listed in the National Register of Historic Places as part of a County-developer partnership, and the establishment of a Resident Curator Program, an effort to revitalize County-owned historic properties.

Mandates

The Architectural Review Board is appointed by the Board of Supervisors to administer the provisions of Part 2 of Article 7 (Historic Overlay Districts) of the Zoning Ordinance and to advise and assist the Board of Supervisors in its efforts to preserve and protect historic, architectural, and archaeological resources in the County.

General requirements for maintaining CLG certification are identified by federal law; specific requirements for Virginia were established by the Department of Historic Resources. These include: maintenance of the ordinance, appointment of professional ARB members, and maintenance of a system for survey and inventory of historic and cultural resources.

Trends and Challenges

Trends:

Mid-20th century resources are being recognized nationwide for their importance in the fabric of our built environment. With the large number of mid-20th century properties countywide, the need for survey and evaluation has intensified.

Challenges:

- Keeping ahead of surveying needs with ongoing development pressures is a challenge with limited staff to get ahead of development efforts in the County. The Policy Plan identifies the need for survey and evaluation. The department is currently trying to address survey needs as part of the implementation of the Fairfax Forward work program.
- Loss of and deterioration of designated resources, both public and private, due to owner inability to maintain and rehabilitate these properties. Identifying initiatives such as incentives, easements or public-private partnerships to facilitate owner ability to care for historically designated properties.

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Resources

Category	FY 2014 Actual	FY 2015 Actual	FY 2016 Adopted
LOB #67: Heritage Resources			
FUNDING			
Expenditures:			
Compensation	\$203,357	\$197,879	\$219,904
Operating Expenses	19,108	15,451	15,406
Total Expenditures	\$222,465	\$213,330	\$235,310
General Fund Revenue	\$0	\$0	\$0
Net Cost/(Savings) to General Fund	\$222,465	\$213,330	\$235,310
POSITIONS			
Authorized Positions/Full-Time Equivalents (FTEs)			
Positions:			
Regular	3 / 3	3 / 3	3 / 3
Total Positions	3 / 3	3 / 3	3 / 3

Metrics

Metric Indicator	FY 2013 Actual	FY 2014 Actual	FY 2015 Actual	FY 2016 Estimate	FY 2017 Estimate
Number of zoning, public facility review and plan amendment comments provided	14	17	21	17	17
Number of Architectural Review Board items	47	44	77	55	50
Number of permits issued	22	21	16	19	19
Number of sites reviewed by the History Commission for the Inventory of Historic Sites	0	2	2	2	2

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Four metrics are identified for Heritage Resources:

1. Number of comments provided for zoning, public facility review, and plan amendments. This metric measures the number of formal comments provided in response to development review requests reviewed through different processes; zoning reviews (rezoning, proffer condition amendment, special exception, special permit, etc.), public facility review (2232), and Comprehensive Plan amendments and studies. The goal is to complete review requests by the stated deadline in at least 85 percent of cases. Staff is responsible for conducting reviews of development proposals that will impact heritage resources on a site-specific level, and also for providing heritage resource planning and analysis for long-range planning studies.
2. Number of Architectural Review Board (ARB) items. This metric measures the number of items reviewed by the ARB. Typically the ARB will review a proposal for property within a Historic Overlay District at least twice; once in a workshop session which provides an opportunity for discussion between the ARB and the applicant and once for action by the ARB. For more complicated development cases, the number of meetings at which a case is considered will be higher as development proposals are further reviewed and refined. Staff administers the work of the ARB, including assisting applicants in preparation for monthly meetings, providing professional input to the ARB related to review and actions, and reviewing and approving plans submitted to the County by applicants after action by the ARB.
3. Number of permits issued. This metric measures the number of permits issued administratively by staff for development in Historic Overlay Districts for proposals that do not require ARB review under the Zoning Ordinance.
4. Number of sites reviewed by the History Commission for addition to or removal from the Inventory of Historic Sites. This metric measures the number of sites reviewed by the History Commission for addition to or removal from the Inventory of Historic Sites. Staff supports efforts of the History Commission by reviewing Inventory nominations prior to History Commission action, and updating the Comprehensive Plan on an annual basis as new sites are added to (or removed from) the inventory. This process is community-driven and in some instances proffer-driven; the number of nominations submitted for consideration to History Commission is not controlled by staff.