



## PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2017-CW-4CP  
May 16, 2018

**GENERAL LOCATION:** Countywide

**SUPERVISOR DISTRICT:** All

**PLANNING AREA:** All

**PLANNING DISTRICT:** All

**SUB-DISTRICT DESIGNATION:** All

**PARCEL LOCATION:** All

**2017 Heritage Resources Plan Update**

For additional information about this amendment call (703) 324-1380.

**PLANNING COMMISSION PUBLIC HEARING:**

Thursday, June 14, 2018 @ 7:30 PM

**BOARD OF SUPERVISORS PUBLIC HEARING:**

Tuesday, July 31, 2018 @ 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 2017-CW-4CP**

### **BACKGROUND**

On July 9, 2013, through the approval of the 2013 Comprehensive Plan Work Program, the Board of Supervisors authorized annual consideration, if needed, of a Comprehensive Plan amendment to update information pertaining to Heritage Resources in the Comprehensive Plan. The amendment will primarily incorporate current information relating to historic properties in Fairfax County. Heritage Resources information in the Comprehensive Plan was last updated in September 2016 to reflect updates through 2015. Since that time, two properties have been added to the Fairfax County Inventory of Historic Sites (Inventory), the historic status of two properties has been revised, and seventeen have been removed. The Inventory is maintained by the History Commission.

### **ANALYSIS**

The revisions include additions and removals to the Inventory of Historic Sites to reflect History Commission actions, editorial revisions to language which describes Historic Overlay Districts, and updates to references to county departments.

The two new sites added to the Inventory are: 1) Hannah P. Clark/Enyedi House (c. 1876), a vernacular farm house in the Mount Vernon Supervisor District, Lower Potomac Planning District, added to the Inventory by the History Commission in October 2017; and 2) the Fort Belvoir Military Railroad Historic Corridor (1810-1993), also in the Mount Vernon Supervisor District, Lower Potomac and Springfield Planning Districts, added to the Virginia Landmarks Register, and therefore added also to the Inventory, in June 2016.

Seventeen sites listed in the Inventory of Historic Sites are currently noted in the Plan tables with an asterisk to show the resource as demolished. These sites were removed from the Inventory by the History Commission on February 7, 2018, after being determined to no longer have either architectural or archaeological integrity. Those sites removed from the Inventory are:

- 1) Ravensworth, Braddock Supervisor District, Annandale Planning District
- 2) Bailey House, Dranesville Supervisor District, Upper Potomac Planning District
- 3) Feighery Store/Thelma's Ice Cream, Dranesville Supervisor District, Upper Potomac Planning District
- 4) Forestville Colored School, Dranesville Supervisor District, Upper Potomac Planning District
- 5) Hitaffer House, Dranesville Supervisor District, McLean Planning District
- 6) Spring Hill Farm, Dranesville Supervisor District, McLean Planning District
- 7) Bowman Store, Hunter Mill Supervisor District, Upper Potomac Planning District
- 8) Beacon Field Airport at City View, Lee Supervisor District, Mount Vernon Planning District
- 9) Groveton School, Lee Supervisor District, Mount Vernon Planning District
- 10) Oak Grove, Lee Supervisor District, Springfield Planning District
- 11) Barcroft Mill Ruins, Mason Supervisor District, Baileys Planning District
- 12) Tobey House, Mason Supervisor District, Lincolnia Planning District
- 13) Hillwood Square, Providence District, Jefferson Planning District
- 14) Fairfax Station Site, Springfield Supervisor District, Pohick Planning District

- 15) Hetzel House, Springfield Supervisor District, Pohick Planning District
- 16) Navy School, Sully Supervisor District, Upper Potomac Planning District
- 17) James “Flatlick” Wrenn, House, Sully Supervisor District, Upper Potomac Planning District.

Additionally, a reference to a building potentially eligible for the Inventory in the Rose Hill Planning District was removed due to the demolition of the building.

Notations are added for three Inventory properties: Lake Anne Village Center, Hunter Mill Supervisor District, and Original Mount Vernon High School, Mount Vernon District, were added to the Virginia and National Registers and will be noted as such; and the Lewis-Oliver House, Dranesville Supervisor District, was demolished and will be noted as such.

The language in the Heritage Resources sections for the all the Historic Overlay Districts has been edited for consistency to refer to the directives in the respective sections of the Zoning Ordinance.

References to the Cultural Resource Management and Protection Branch of the Fairfax County Park Authority have been edited to reflect a more generalized reference to Archaeology staff.

The definition corresponding to the asterisk in the legend of the Inventory of Historic Sites tables has been updated to be more precise, and now says, “Indicates demolition of primary resource: potential intact archaeological components,” instead of, “indicates demolition: potential remains for archaeological site.”

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. The proposed changes have been reviewed by the History Commission and the Architectural Review Board.

## **SUMMARY OF PROPOSED AMENDMENT**

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 newly added sites, to reflect the demolition of sites, to reflect changes in historic register statuses, and to reflect the removal of sites from the Inventory deemed to no longer possess either architectural or archaeological significance.

The table headers are proposed to be revised to reflect the date February 7, 2018, the date of the revisions to 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.

### **COMPREHENSIVE LAND USE PLAN MAP:**

The Comprehensive Plan Map will be amended with the removal of each “H” designating the sites no longer listed on the Inventory of Historic Sites, and the addition of an “H” to designate additional historic sites as listed below:

Fort Belvoir Military Railroad Historic Corridor, Tax Map Parcel N/A

Hannah P. Clark/Enyedi House, Tax Map Parcels 113-3((1))0019A; 113-3((1))0019

### **TRANSPORTATION PLAN MAP:**

The Countywide Transportation Plan Map will not change.

## APPENDIX I

Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~striketrough~~.

### MODIFY

**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District as amended through 3-14-2017; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Annandale Planning District,” page 9, as follows:

Remove the site below from the table:

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
ANNANDALE PLANNING DISTRICT  
(Inventory as of ~~2015~~ February 7, 2018)**

Name	Location	Planning Sector	Parcel Number	Date
Ravensworth*	<del>7972 Forbes Place</del> <u>Annandale</u>	A6	<del>70 4 ((10))</del> <u>11D</u>	<del>e. 1796</del>

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Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site.~~ Indicates demolition of primary resource: potential intact archaeological components

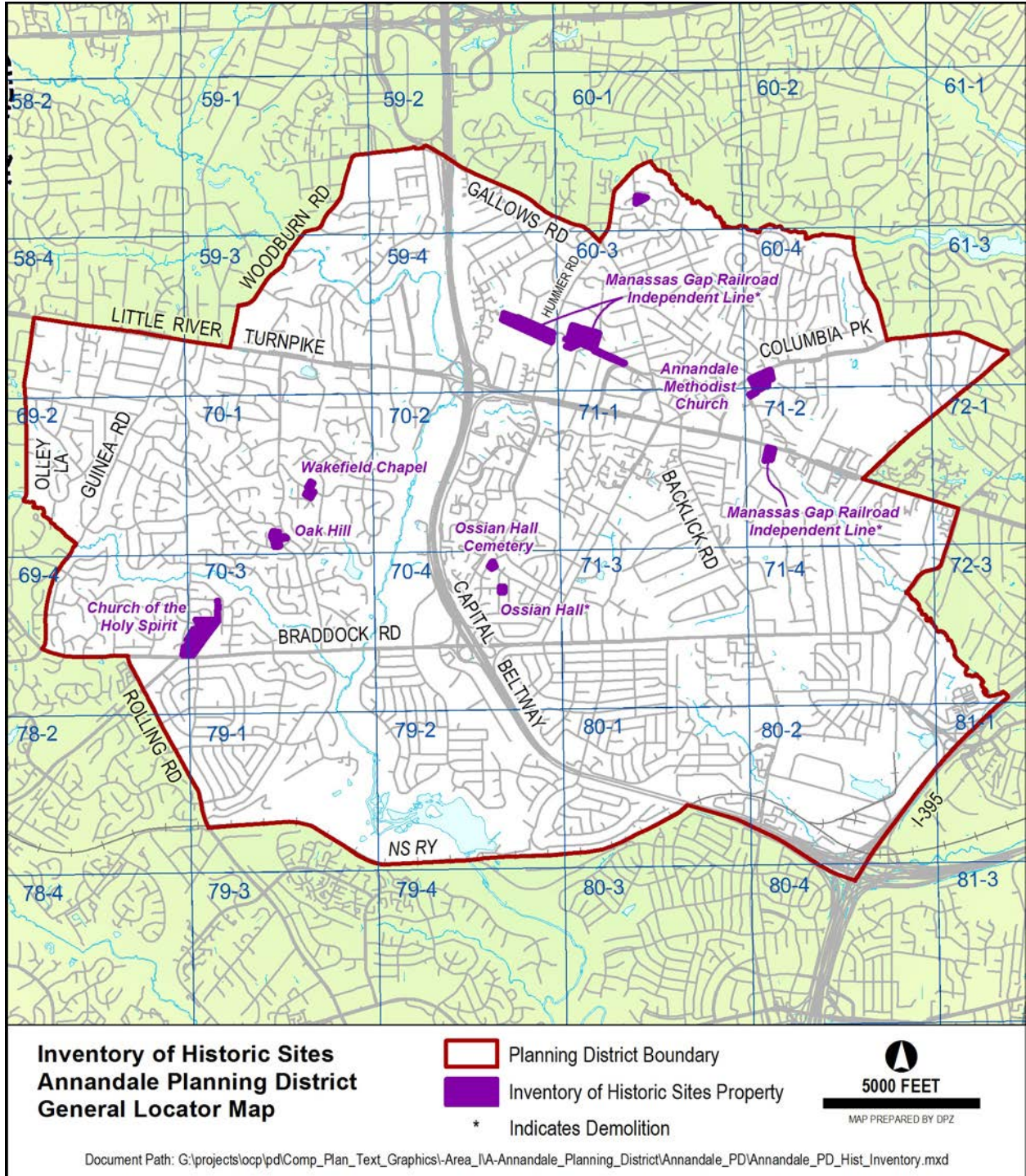
N National Register of Historic Places

V Virginia Landmarks Register

H Historic Overlay District”

**FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District as amended through 3-14-2017; Overview, Heritage Resources, Figure 5, “Inventory of Historic Sites, Annandale Planning District, General Locator Map” page 10, to depict the removal of Ravensworth\*.



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Annandale Planning District as amended through 3-14-2017; Overview, Heritage Resources, page 11, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District as amended through 3-6-2018; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Baileys Planning District,” page 9, as follows:

Remove the site below from the table:

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
BAILEYS PLANNING DISTRICT  
(Inventory as of ~~2015~~ February 7, 2018)**

Name	Location	Planning Sector	Parcel Number	Date
	Lakeside Plaza Condos			
	Columbia Pike, Falls Church			
Barcroft Mill Ruins*		B4	South of 61-4((35))	1810-1812

Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site.~~ Indicates demolition of primary resource: potential intact archaeological components

N National Register of Historic Places

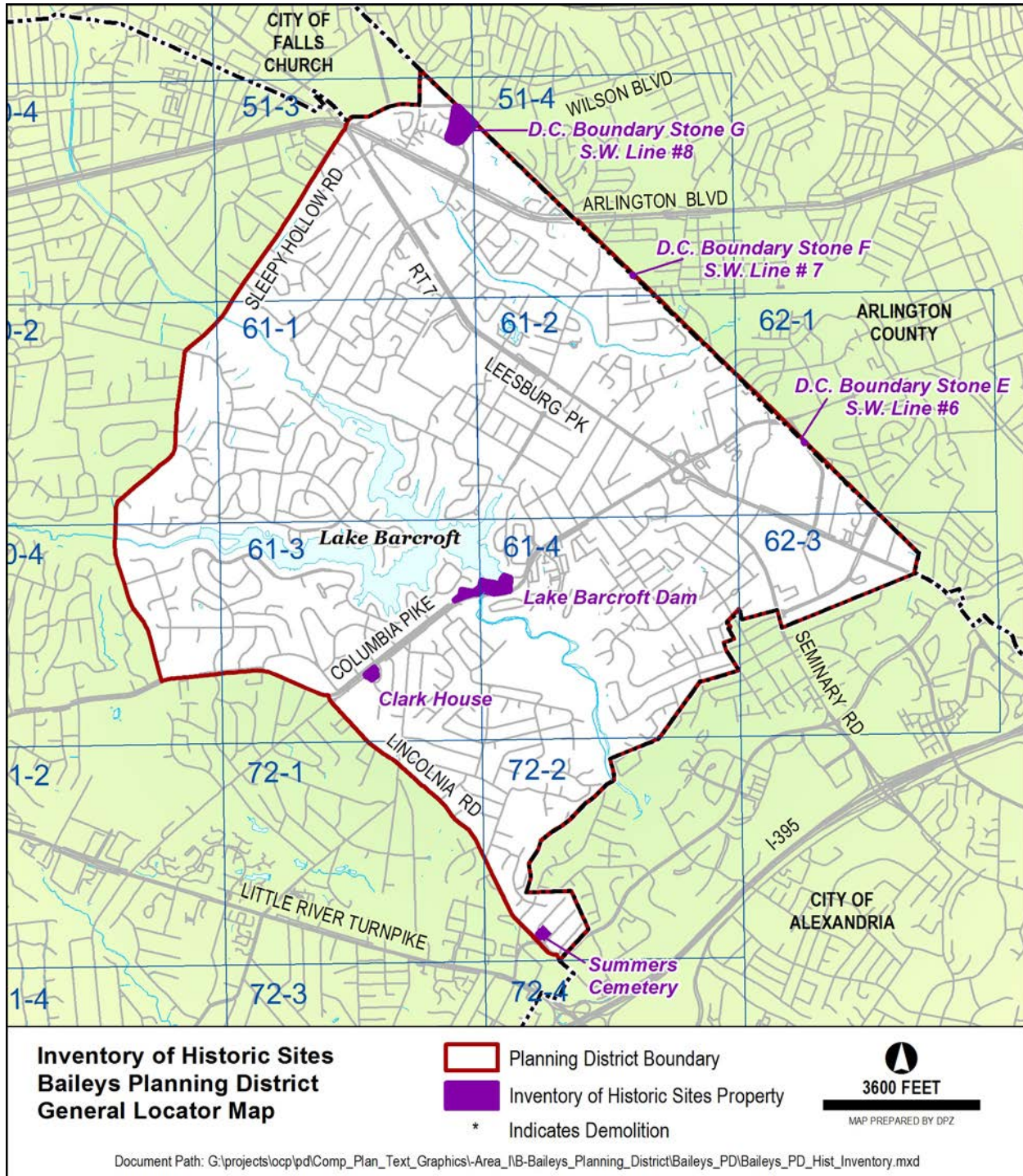
V Virginia Landmarks Register

H Historic Overlay District”



**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District as amended through 3-6-2018; Overview, Heritage Resources, Figure 5, "Inventory of Historic Sites, Baileys Planning District, General Locator Map," page 10, to depict the removal of Barcroft Mill Ruins\*.



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Baileys Planning District as amended through 3-6-2018; Overview, Heritage Resources, page 11, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Jefferson Planning District as amended through 3-14-2017; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Jefferson Planning District,” pages 8-9, as follows:

Remove the site below from the table:

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
JEFFERSON PLANNING DISTRICT  
(Inventory as of ~~2015~~ February 7, 2018)**

Name	Location	Planning Sector	Parcel Number	Date
<del>Hillwood Square*</del>	<del>2900 Cherry Street</del> <del>Falls Church</del>	<del>J1</del>	<del>50-4 ((1)-44A</del>	<del>1942</del>

Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site. Indicates demolition of primary resource: potential intact archaeological components~~

N National Register of Historic Places

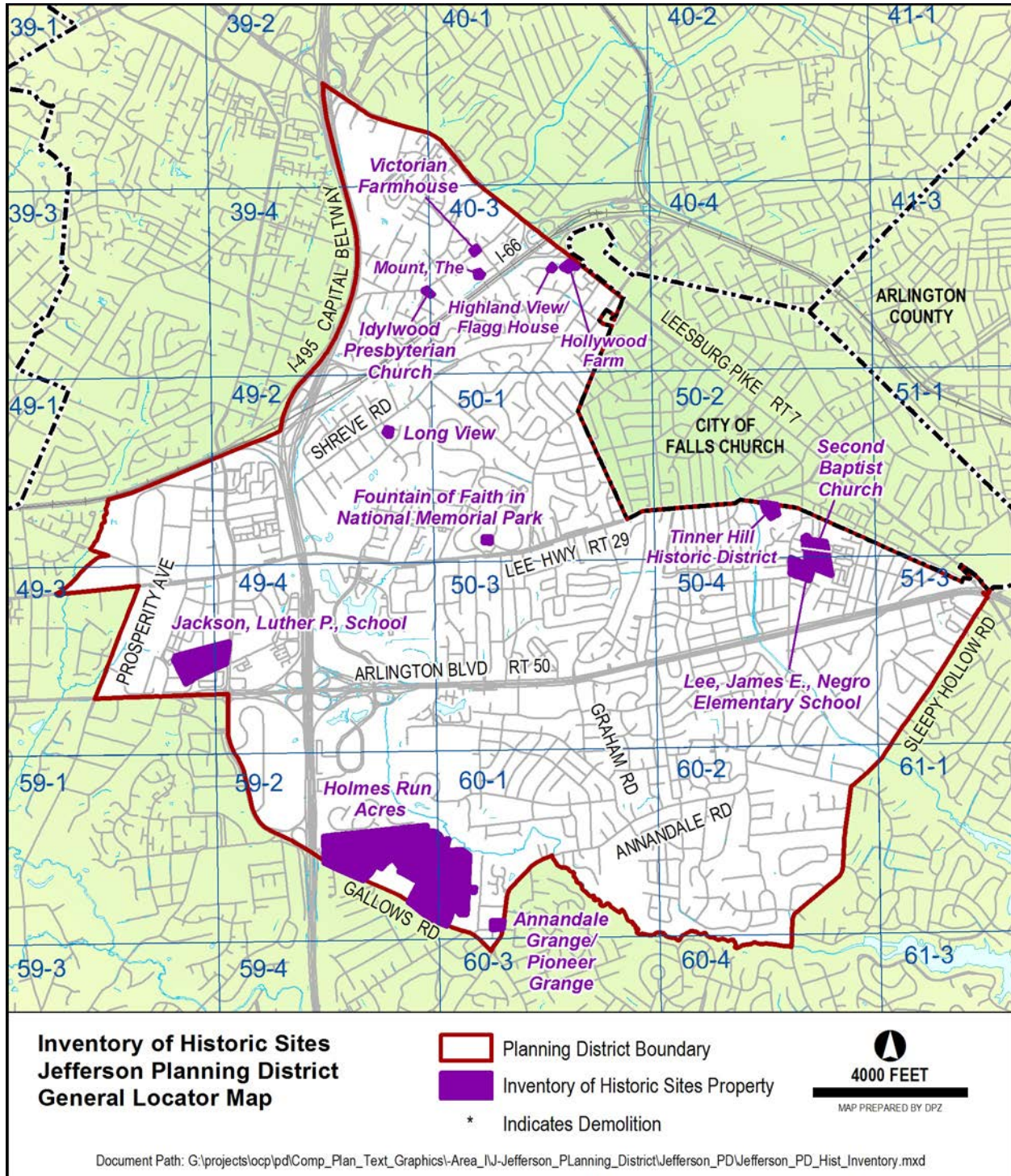
V Virginia Landmarks Register

H Historic Overlay District”



**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Jefferson Planning District as amended through 3-14-2017; Overview, Heritage Resources, Figure 5, "Inventory of Historic Sites, Jefferson Planning District, General Locator Map," page 10, to depict the removal of Hillwood Square\*.



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Jefferson Planning District as amended through 3-14-2017; Overview, Heritage Resources, page 11, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Lincolnia Planning District as amended through 3-6-2018; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Lincolnia Planning District,” page 9, as follows:

Remove the site below from the table:

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
LINCOLNIA PLANNING DISTRICT  
(Inventory as of ~~2015~~ February 7, 2018)**

Name	Location	Planning Sector	Parcel Number	Date
<del>Tobey House*</del>	<del>6482 Little River Turnpike Alexandria (formerly)</del>	<del>L1</del>	<del>72-1-((1)) 23, 23A</del>	<del>1954</del>

Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site. Indicates demolition of primary resource: potential intact archaeological components~~

N National Register of Historic Places

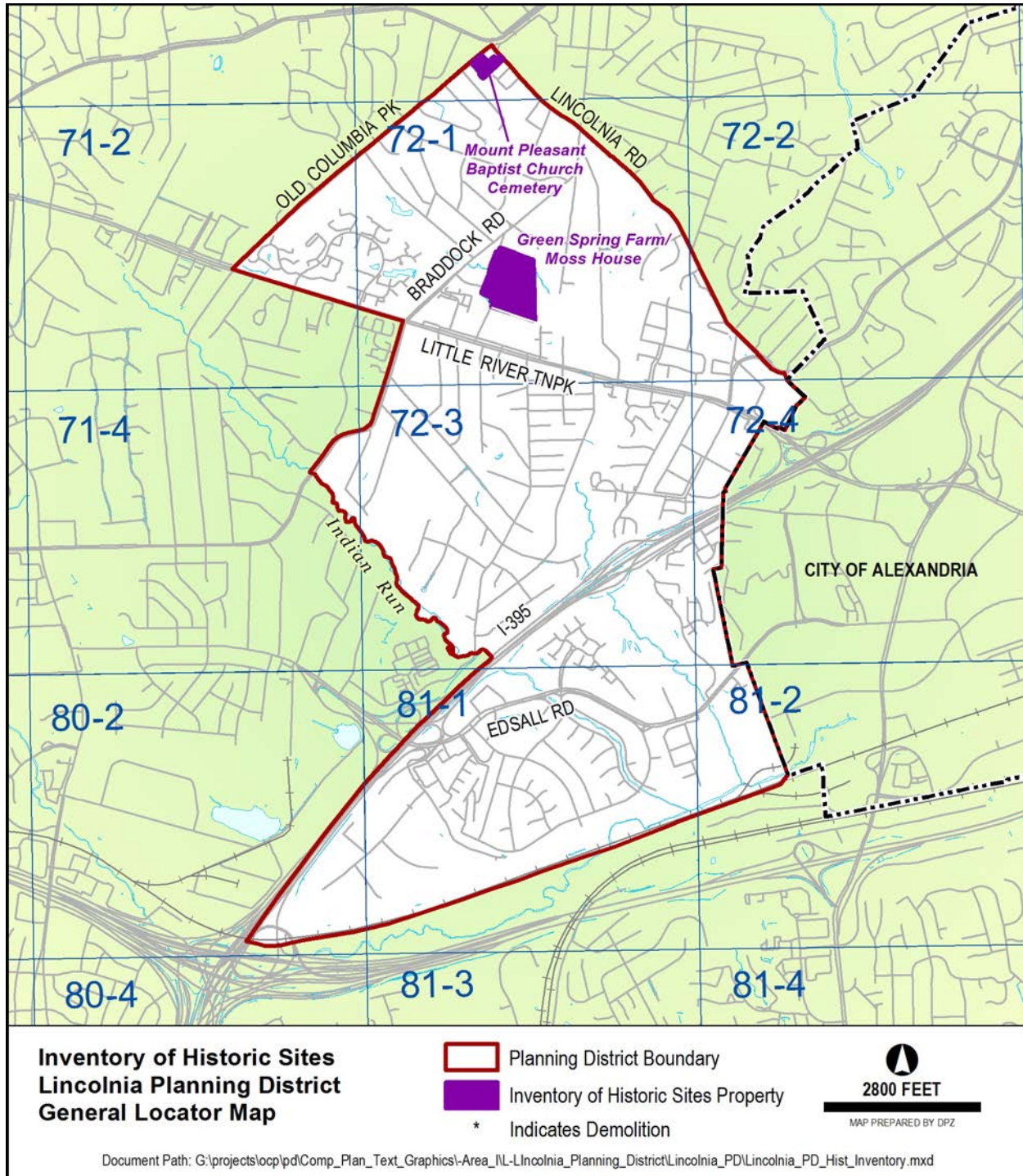
V Virginia Landmarks Register

H Historic Overlay District”



**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area I, Lincolnia Planning District as amended through 3-14-2017; Overview, Heritage Resources, Figure 5, "Inventory of Historic Sites, Lincolnia Planning District, General Locator Map," page 10, to depict the removal of Tobey House\*.



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition Area I, The Merrifield Suburban Center as amended through 3-14-2017 Area-Wide Recommendations, Heritage Resources, page 48, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition Area I, The Merrifield Suburban Center as amended through 3-14-2017 Area-Wide Recommendations, Heritage Resources, Figure 18, “Inventory of Historic Sites, Merrifield Suburban Center,” page 49, as follows:

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

**“FIGURE 18  
INVENTORY OF HISTORIC SITES  
MERRIFIELD SUBURBAN CENTER  
(Inventory as of ~~2015~~ February 7, 2018)**

Name	Address	Planning Sector	Parcel Number	Date
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Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site. Indicates demolition of primary resource: potential intact archaeological components~~  
N National Register of Historic Places  
V Virginia Landmarks Register  
H Historic Overlay District”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area I, Lincolnia Planning District as amended through 3-6-2018; Overview, Heritage Resources, page 11, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, Fairfax Planning District as amended through 3-14-2017; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Fairfax Planning District,” page 11, as follows:

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

**“FIGURE 4**  
**INVENTORY OF HISTORIC SITES**  
**FAIRFAX PLANNING DISTRICT**  
**(Inventory as of 2015 February 7, 2018)**

<b>Name</b>	<b>Location</b>	<b>Planning Sector</b>	<b>Parcel Number</b>	<b>Date</b>
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Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site. Indicates~~  
~~demolition of primary resource: potential intact archaeological components~~

N National Register of Historic Places

V Virginia Landmarks Register

H Historic Overlay District”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, Fairfax Planning District as amended through 3-14-2017; Overview, Heritage Resources, page 14, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District as amended through 2-20-2018; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, McLean Planning District,” pages 9-13, as follows:

Remove the sites below from the table:

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
MCLEAN PLANNING DISTRICT  
(Inventory as of ~~2015~~ February 7, 2018)**

Name	Location	Planning Sector	Parcel Number	Date
<del>Hittaffer House*</del>	<del>1173 Windrock Drive McLean</del>	<del>M6</del>	<del>20-1-((13))-4A</del>	<del>1844/1845</del>
<del>Spring Hill Farm* N, V</del>	<del>8116 Spring Hill Farm Drive McLean</del>	<del>M6</del>	<del>20-4-((33))-13A</del>	<del>c. 1822</del>

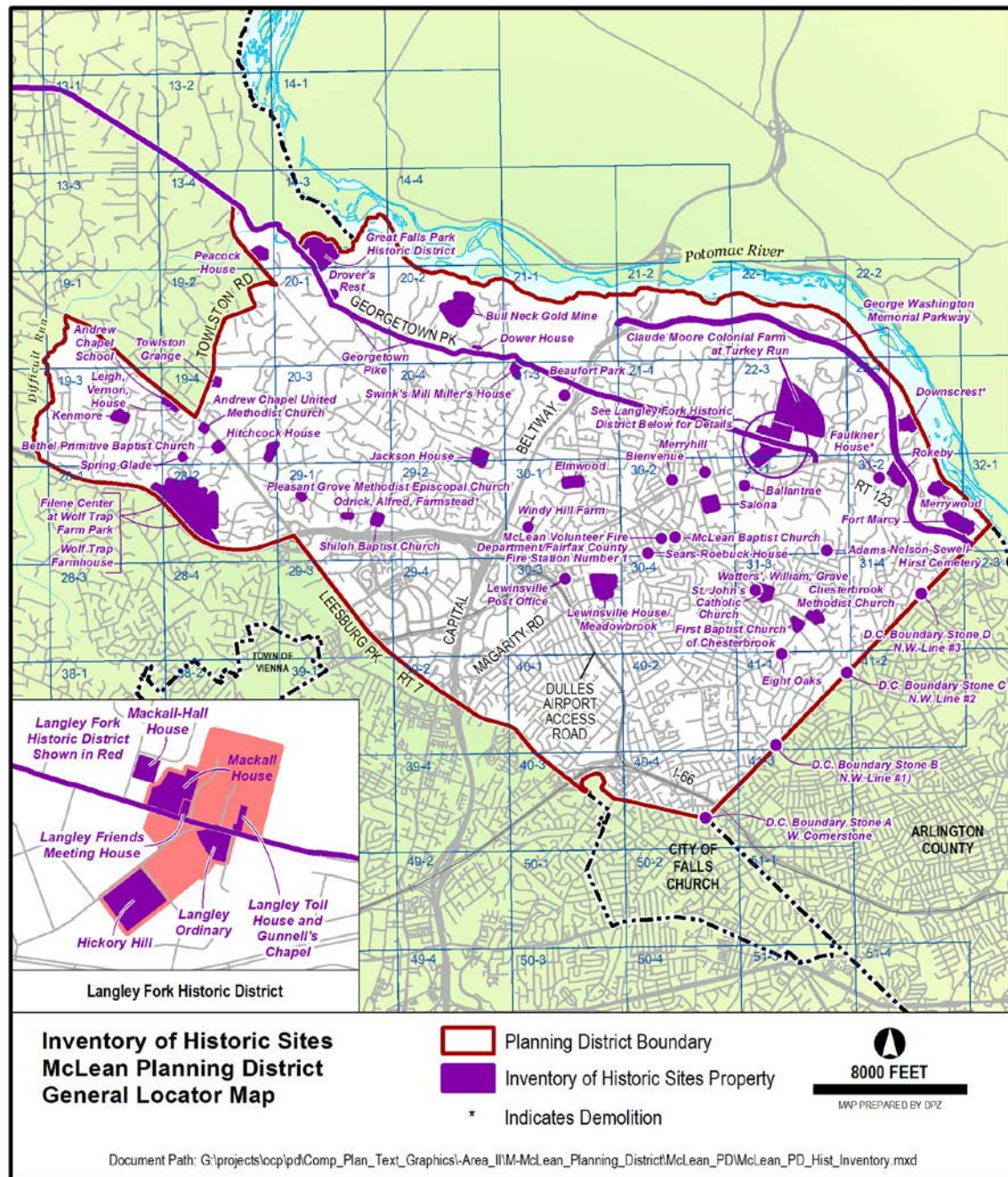
Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site. Indicates~~  
~~demolition of primary resource: potential intact archaeological components~~  
N National Register of Historic Places  
V Virginia Landmarks Register  
H Historic Overlay District”



**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District as amended through 2-20-2018; Overview, Heritage Resources Figure 5, "Inventory of Historic Sites, McLean Planning District, General Locator Map," page 14, to depict the removal of the Hitaffer House\* and Spring Hill Farm\*, N, V.



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District as amended through 2-20-2018; Overview, Heritage Resources, page 15, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District as amended through 2-20-2018, M4-Balls Hill Community Planning Sector, Heritage Resources, page 164, as follows:

“A portion of the Langley Fork Historic Overlay District is located within this sector. The provisions of the Langley Fork Historic Overlay District (Appendix 1, A1-900 of the Zoning Ordinance) limit development within the historic overlay district to residential uses. However, present uses include a church and school as well as a service station with a grandfathered use on residential land. All exterior improvements ~~shall~~ should be designed to be compatible with the scale and appearance of the cluster of historic sites. All development proposals must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Langley Fork Historic Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District as amended through 2-20-2018, M5-Potomac Palisades Community Planning Sector, Heritage Resources, page 118, as follows:

A portion of the Langley Fork Historic Overlay District is located within this sector. The provisions of the Langley Fork Historic Overlay District (Appendix 1, A1-900 of the Zoning Ordinance) limit development within the historic overlay district to residential uses. However, present uses include a church and school as well as a service station with a grandfathered use on residential land. All exterior improvements ~~shall~~ should be designed to be compatible with the scale and appearance of the cluster of historic sites. All development proposals must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict

between Plan text and the provisions of the Langley Fork Historic Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district.

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, McLean Planning District as amended through 2-20-2018, M6-Spring Hill Community Planning Sector, Character, page 122, as follows:

~~“Spring Hill Farm is a significant heritage resource listed in the Fairfax County Inventory of Historic Sites, Virginia Landmarks Register and National Register of Historic Places. A list and map of heritage resources are included in the McLean Planning District Overview section, Figures 4 and 5. Additional historic sites in this planning sector are also included in the inventory, most notably Pleasant Grove Methodist Church.”~~

**MODIFY**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, Vienna Planning District as amended through 3-14-2017; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Vienna Planning District,” page 11, as follows:

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

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
VIENNA PLANNING DISTRICT  
(Inventory as of 2015 February 7, 2018)**

<b>Name</b>	<b>Location</b>	<b>Planning Sector</b>	<b>Parcel Number</b>	<b>Date</b>
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Modify legend definition:

~~\* indicates demolition: potential remains for archaeological site. Indicates demolition of primary resource: potential intact archaeological components~~  
N National Register of Historic Places  
V Virginia Landmarks Register  
H Historic Overlay District”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area II, Vienna Planning District as amended through 3-14-2017; Overview, Heritage Resources, page 13, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District as amended through 3-6-2018; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Bull Run Planning District,” page 11-14, as follows:

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

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
BULL RUN PLANNING DISTRICT  
(Inventory as of ~~2015~~ February 7, 2018)**

<b>Name</b>	<b>Location</b>	<b>Planning Sector</b>	<b>Parcel Number</b>	<b>Date</b>
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Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site.~~ Indicates demolition of primary resource: potential intact archaeological components  
N National Register of Historic Places  
V Virginia Landmarks Register  
H Historic Overlay District”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III Bull Run Planning District as amended through 3-6-2018, Overview, Heritage Resources, page 16, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District as amended through 3-6-2018, Centreville Area and Suburban Center, Recommendations, page 24, as follows:

**“Centreville Historic Overlay District**

The Centreville Historic Overlay District (Figure 9) is located south of I-66 in the northeast quadrant of Lee Highway and Sully Road. Properties within the historic overlay district are located in Land Units B-2, B-3, B-4, B-5 and the Centreville Farms Area Land Units F and K as shown on Figure 8. The provisions of the Centreville Historic Overlay District (Appendix 1, A1-1300 of the Zoning Ordinance) have been adopted to protect Centreville’s historic structures and grounds and to control development and uses that would have visual impacts on the Centreville Historic District and its environs. All improvements should be designed to be compatible with the scale and appearance of historic resources of the Centreville Historic Overlay District. All development proposals must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Centreville Historic Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district. Any proposal for development within the historic overlay district is subject to the following criteria:

- Remnants of Civil War earthworks and fortifications should be preserved.
- Due to the high potential for Archaeological Resources, a Phase I archaeological survey should be performed prior to any zoning action. Based on the findings from the Phase I survey, Phase II and, if needed, a Phase III with mitigation/ conservation plans should be developed, which may result in recommendations for conservation easements, public access/acquisition or other methods of preservation. ~~Archaeology staff from the Park Authority~~ ~~The Cultural Resource and Protection Branch of the Fairfax County Park Authority~~ should be consulted as to what study is necessary and in developing an appropriate treatment and maintenance plan.

- There should be connectivity with the rest of the Centreville Historic Overlay District which may include conservation easements, public access/acquisition or other methods of preservation. Pedestrian linkages to and within the historic overlay district should be provided.
- Any proposal will need to address storm water management (SWM). A coordinated SWM plan should be achieved where feasible. Low impact development concepts should be a part of any SWM plan.
- Any development proposal must respect the Centreville Historic Overlay District Design Guidelines as adopted by Fairfax County's Architectural Review Board.
- Any development proposal should be compatible in terms of architecture, architectural mass, materials, scale, and design with the significant historic structures in the historic overlay district. Landscaping compatible with the historic overlay district should be provided. Structures should be designed to complement the historic overlay district and where appropriate should front the district.
- Traffic impacts on the historic overlay district should be minimized.
- Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered."

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District as amended through 3-6-2018, BR1-Dulles Airport Community Planning Sector, Recommendations, Heritage Resources, page 44, as follows:

"Sully Historic Overlay District lies within this sector. The provisions of the Sully Historic Overlay District (Appendix A, A1-300 of the Zoning Ordinance) have been adopted to protect Sully structures and grounds and to control development and uses that would have visual and operational impacts on the Sully complex and its environs. All improvements ~~shall~~ should be designed to be compatible with the scale and appearance of Sully. All development proposals must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Sully Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district."

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Bull Run Planning District as amended through 3-6-2018, BR5-Stone Bridge Community Planning Sector, Recommendations, Heritage Resources, page 74, as follows:

“Bull Run Stone Bridge Historic Overlay District lies within this sector. The provisions of the Bull Run Stone Bridge Historic Overlay District (Appendix 1, A1-500 of the Zoning Ordinance) have been adopted to control development and uses that would have visual and operational impact on the bridge and its environs. Uses ~~shall~~ should encourage protection of the bridge. All improvements ~~shall~~ should be designed to be compatible with the scale and appearance of the bridge. All development proposals must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Bull Run Stone Bridge Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district.”

**MODIFY**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through 3-20-2018; Area-Wide Recommendations, Heritage Resources, Figure 7, “Inventory of Historic Sites, Dulles Suburban Center,” pages 36-37, as follows:

Remove the sites below from the table:

**“FIGURE 7  
INVENTORY OF HISTORIC SITES  
DULLES SUBURBAN CENTER  
(Inventory as of ~~2015~~ February 7, 2018)**

Name	Location	Planning Sector	Parcel Number	Date
<del>Bailey House*</del>	<del>13825 Sunrise Valley Drive Herndon</del>	<del>UP6</del>	<del>15-4 ((2)) 15A</del>	<del>e. 1903</del>
<del>Bowman Store* N, V</del>	<del>2628 Centreville Road Herndon</del>	<del>UP6</del>	<del>25-1 ((1)) 13</del>	<del>e. 1893</del>

Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site. Indicates~~  
demolition of primary resource: potential intact archaeological components  
N National Register of Historic Places  
V Virginia Landmarks Register  
H Historic Overlay District”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, as amended through 3-20-2018; Area-Wide Recommendations, Heritage Resources, page 38, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area as amended through 9-26-2017; Area-Wide Recommendations, Heritage Resources, Figure 7, “Inventory of Historic Sites, Fairfax Center Area” page 24, as follows:

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

**“FIGURE 7  
INVENTORY OF HISTORIC SITES  
FAIRFAX CENTER AREA  
(Inventory as of 2015 February 7, 2018)**

<b>Name</b>	<b>Location</b>	<b>Planning Sector</b>	<b>Parcel Number</b>	<b>Date</b>
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Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site. Indicates demolition of primary resource: potential intact archaeological components~~

N National Register of Historic Places

V Virginia Landmarks Register

H Historic Overlay District”



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Fairfax Center Area as amended through 9-26-2017; Area-Wide Recommendations, Heritage Resources, page 26, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY**  
**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District as amended through 3-14-2017; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Pohick Planning District,” pages 11-13, as follows:

Remove the sites below from the table:

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
POHICK PLANNING DISTRICT  
(Inventory as of 2015 February 7, 2018)**

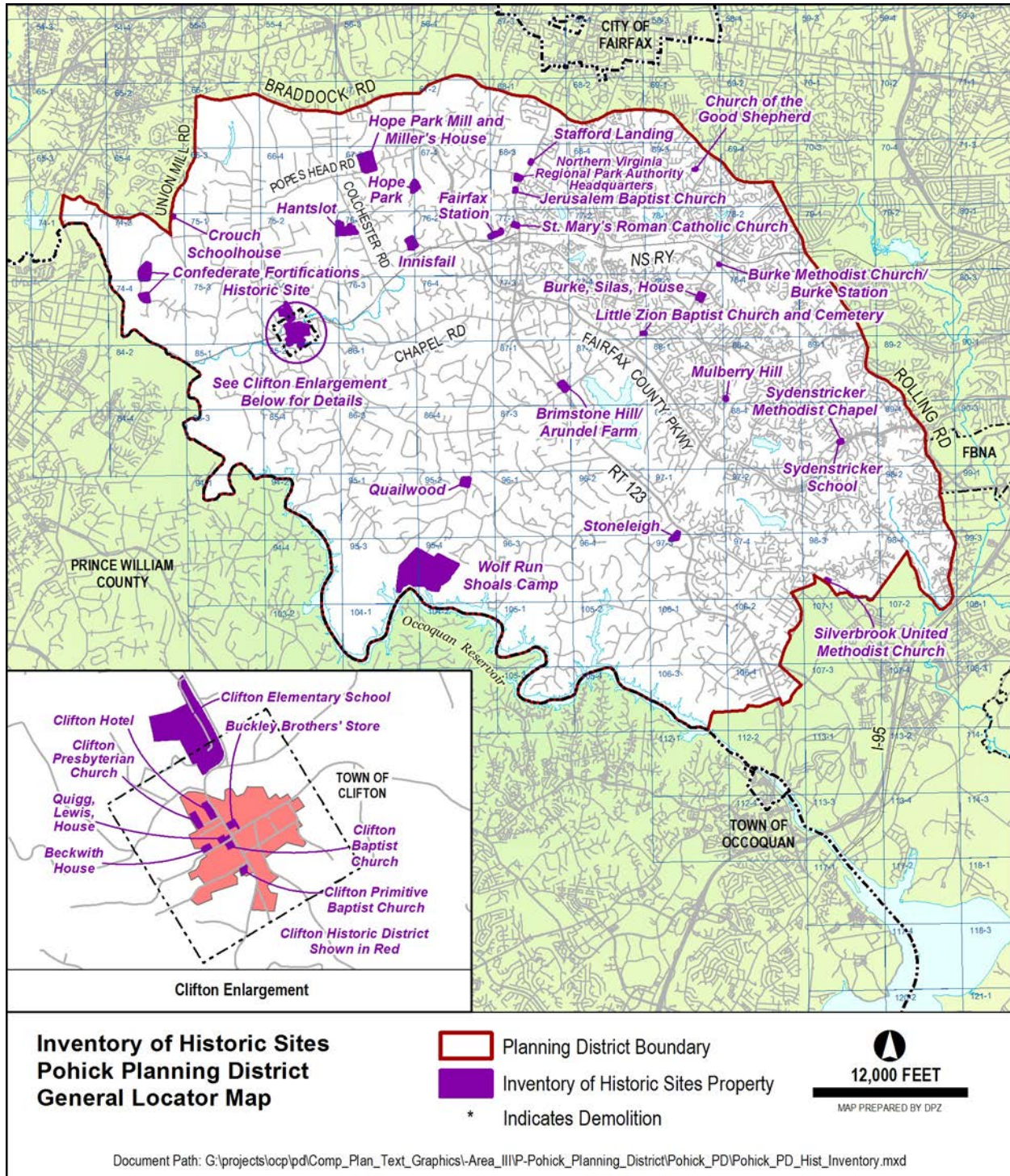
Name	Location	Planning Sector	Parcel Number	Date
<del>Fairfax Station Site</del>	<del>5814 Hill Street Fairfax Station (Original Site)</del>	<del>P1</del>	<del>77-1 ((1)) 61</del>	<del>c. 1850</del>
<del>Hetzel House * N,V</del>	<del>7151 Pendleton Ave. Clifton</del>	<del>P4</del>	<del>75-4 ((2)) 66A</del>	<del>1870</del>

Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site. Indicates demolition of primary resource: potential intact archaeological components~~  
N National Register of Historic Places  
V Virginia Landmarks Register  
H Historic Overlay District”

**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District as amended through 3-14-2017; Overview, Heritage Resources, Figure 5, "Inventory of Historic Sites, Pohick Planning District, General Locator Map" page 14, to depict the removal of the Fairfax Station Site and the Hetzel House\*.



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District as amended through 3-14-2017; Overview, Heritage Resources, page 15, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Pohick Planning District as amended through 3-14-2017, P1-Twin Lakes Community Planning Sector, Recommendations, Heritage Resources, page 22 – 26, as follows:

“Part of the St. Mary’s Church Historic Overlay District lies within this sector. The provisions of St. Mary’s Church Historic Overlay District (Appendix 1, A1 400 of the Zoning Ordinance) have been adopted to control development and uses that would have visual and operational impact on the church and environs. All improvements should be designed to be compatible with the scale and appearance of historic resources of the St. Mary’s Church Historic Overlay District. All development proposals must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the St. Mary’s Church Historic Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district. The density of residential development ~~shall~~ should not exceed .1 .2 dwelling unit per acre west of Ox Road and ~~shall~~ should not exceed four dwelling units per acre east of Ox Road.

Commercial uses ~~shall~~ should be developed as part of a shopping center and additional commercial zoning ~~shall~~ should be prohibited. The height of freestanding signs ~~shall~~ should not exceed 10 feet and the maximum building height is 35 feet. All improvements to include structures, signs, fences, street furniture, outdoor graphics and public and private utilities, ~~shall~~ should be designed and installed to be compatible with the church in terms of mass, scale, color and visual impact. To the extent possible, existing tree cover should be preserved in that area south of the Norfolk Southern Railway. ~~—All development within the historic overlay district must be reviewed by the Architectural Review Board.~~

Consideration should be given to expansion of the boundaries of St. Mary’s Historic Overlay District to include some of the 19th century residential structures of the old St. Mary’s community.

The Robey's Mill complex along Popes Head Road has also been designated as a Historic Overlay District. The provisions of the Robey's Mill Historic Overlay District (Appendix 1, A1-1000 of the Zoning Ordinance) have been adopted to protect the mill complex also known as Hope Park Mill, and ensure that all development and uses will be compatible with the mill, miller's house, servants' log house, spring house and smokehouse. All improvements should be designed to be compatible with the scale and appearance of historic resources of the Robey's Mill Historic Overlay District. All development proposals must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Robey's Mill Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district.

Within the historic overlay district, development ~~shall~~ should be limited to single-family detached dwellings with the exception of the mill, which may be used for its historical commercial purpose. All improvements within the district ~~shall~~ should be compatible with the historic structures in terms of mass, scale, color, and visual impact. ~~All development proposals within the district must be reviewed by the Architectural Review Board.~~

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”

**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District as amended through 3-6-2018; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Upper Potomac Planning District,” pages 12-19, as follows:

Remove the sites below from the table:

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
UPPER POTOMAC PLANNING DISTRICT  
(Inventory as of 2015 February 7, 2018)**

Name	Location	Planning Sector	Parcel Number	Date
Bailey House*	13825 Sunrise Valley Drive Herndon	UP6	<del>15-4 ((2))</del> 15A	e. 1903
Bowman Store* N, V	2628 Centreville Road Herndon	UP6	<del>25-1 ((1))</del> 13	e. 1893

<b>Name</b>	<b>Location</b>	<b>Planning Sector</b>	<b>Parcel Number</b>	<b>Date</b>
<del>Feighery Store and House/ Thelma's Ice Cream*</del>	<del>10200 Colvin Run Road Great Falls</del>	<del>UP3</del>	<del>12-4 ((1)) 32</del>	<del>c. 1931</del>
<del>Forestville Colored School*</del>	<del>710 Walker Road Great Falls</del>	<del>UP2</del>	<del>7-4 ((1)) 64</del>	<del>c. 1886</del>
<del>Navy School</del>	<del>3510 West Ox Road Fairfax</del>	<del>UP8</del>	<del>45-2 ((1)) 6</del>	<del>1887-1888</del>
<del>Wrenn, "Flatlick" James, House*</del>	<del>13622 Lee Jackson Memorial Highway Chantilly</del>	<del>UP8</del>	<del>34-4 ((1)) 60</del>	<del>c. 1800</del>

Modify the table as follows:

<b>Name</b>	<b>Location</b>	<b>Planning Sector</b>	<b>Parcel Number</b>	<b>Date</b>
Lake Anne Village Center H, <u>V</u> , <u>N</u>	Washington Plaza and Chimney House Road Reston	UP5	17-2 ((6)) ((7)) ((9)) ((31))	1963-1967
Lewis-Oliver House*	1032 Towlston Road McLean	UP3	19-2 ((12)) 9A	c. 1750

Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site. Indicates~~  
demolition of primary resource: potential intact archaeological components

N National Register of Historic Places

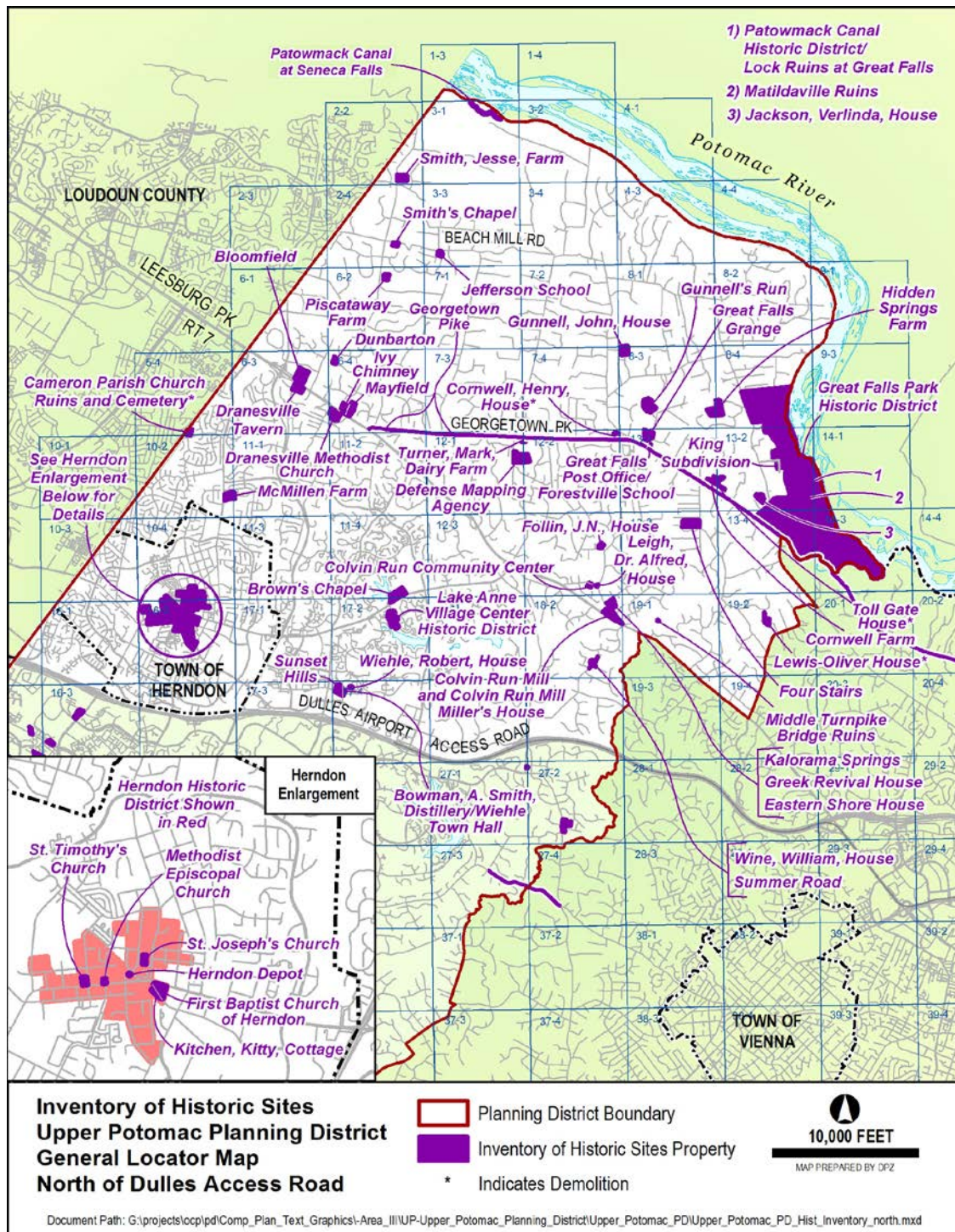
V Virginia Landmarks Register

H Historic Overlay District"



**MODIFY  
FIGURE:**

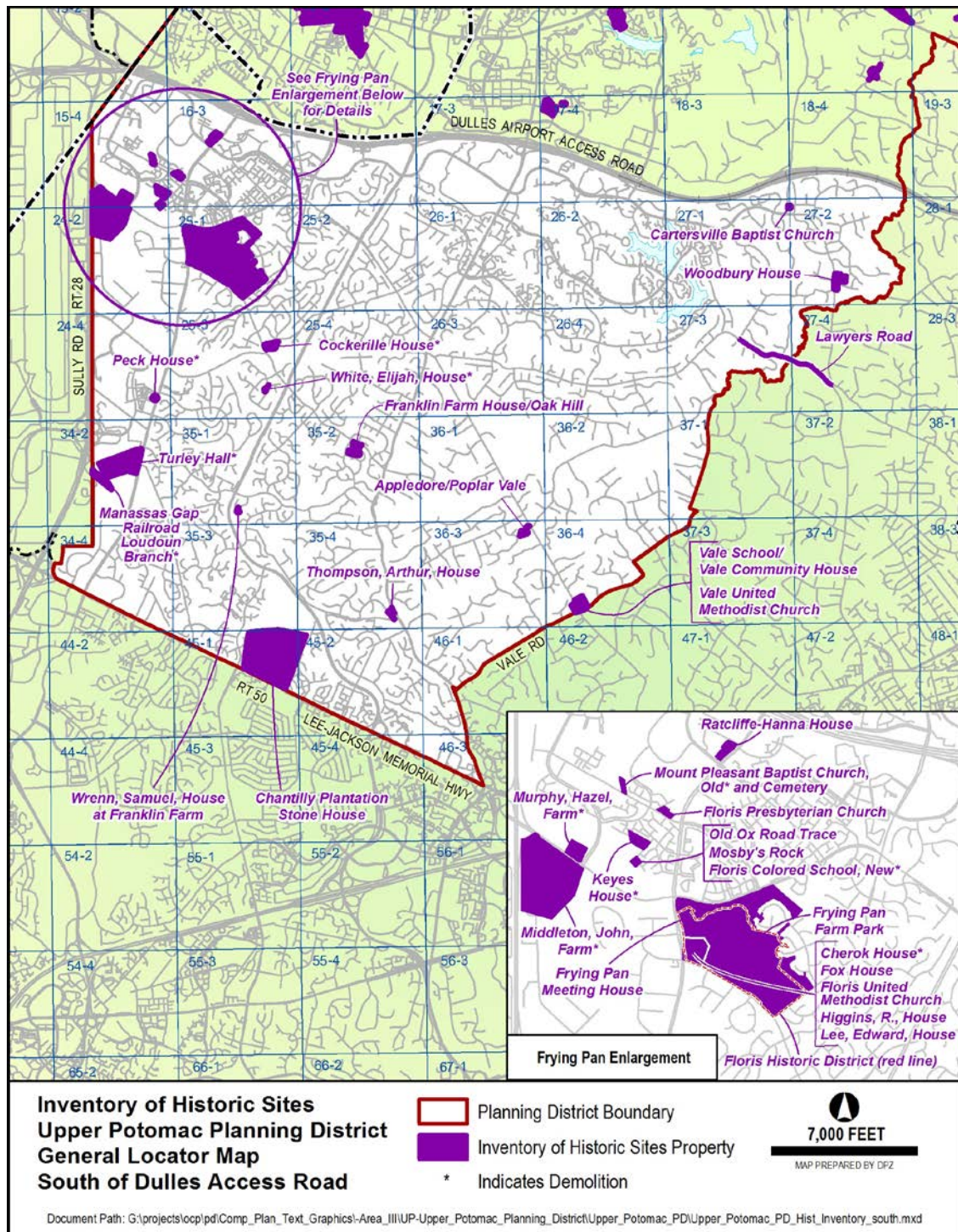
Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District as amended through 3-6-2018; Overview, Heritage Resources, Figure 5, "Inventory of Historic Sites, Upper Potomac Planning District, General Locator Map, North of Dulles Access Road" page 20, to depict the removal of Feighery Store/Thelma's Ice Cream\*, Forestville Colored School\*, and the demolition of the Lewis Oliver House.





**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District as amended through 3-6-2018; Overview, Heritage Resources, Figure 6, "Inventory of Historic Sites, Upper Potomac Planning District, General Locator Map, South of Dulles Access Road" page 21, to depict the removal of Bailey House\*, Bowman Store\*, Navy School, and James "Flatlick" Wrenn House\*.



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District as amended through 3-6-2018; Overview, Heritage Resources, page 23, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District as amended through 3-6-2018, UP3-Hickory Community Planning Sector, Heritage Resources, page 49, as follows:

“Maintain the Colvin Run Mill Historic Overlay District and consider expanding the historic overlay district to include the Dr. Alfred Leigh House (Tax Map 12-4((1))15A). The regulations of the Colvin Run Mill Historic Overlay District (Appendix 1, A1-600 of the Zoning Ordinance) limit development to residential uses with the exception of commercial uses appropriate to the mill site itself. All improvements ~~shall~~ should be designed to be compatible with the scale and appearance of the historic site. All development within the historic overlay district must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Colvin Run Mill Historic Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District as amended through 3-6-2018, UP4-Greater Herndon Community Planning Sector, Recommendations, Heritage Resources, page 59, as follows:

“Dranesville Tavern Historic Overlay District lies within this sector. The Dranesville Tavern Historic Overlay District regulations (Appendix 1, A1-700 of the Zoning Ordinance) specify residential development with the exception of commercial development appropriate to the tavern itself. All improvements ~~shall~~ should be designed to be compatible with the scale and appearance of the historic site. All development within the historic overlay district must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the



Dranesville Tavern Historic Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District as amended through 3-6-2018, UP5-Greater Reston Community Planning Sector, Recommendations, Heritage Resources, page 76, as follows:

“Lake Anne Village Center Historic Overlay District lies within this sector. The Lake Anne Village Center Historic Overlay District regulations are found in Appendix 1, A1-1100 of the Zoning Ordinance. The intent is that the original mixture of residential and commercial space be maintained and that the pattern of commercial frontage on the lake and restrictions to pedestrian access be strictly followed. All improvements and alterations must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Lake Anne Village Center Historic Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District as amended through 3-6-2018, UP8-Lee-Jackson Community Planning Sector, Character, page 91, as follows:

“Numerous prehistoric and historic archaeological sites are located in the western part of the sector. These sites date to as far back as 11,500 years ago when the first known humans entered the area. There are numerous prehistoric and historic archaeological sites in the vicinity of Upper Cub Run and of Lee-Jackson Memorial Highway. Chantilly Plantation Stone House ~~and Navy School are~~ is a significant heritage resources listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6. Additional historic sites in this sector are also included in the ~~inventory~~ Inventory.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Upper Potomac Planning District as amended through 3-6-2018, UP8-Lee-Jackson Community Planning Sector, Recommendations, Heritage Resources, page 102, as follows:

~~Navy School (Tax Map 45-2((1))6) should be preserved or moved to another site. If this is not feasible, the site should be thoroughly documented for its historic value.~~

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Reston as amended through 3-6-2018, Introduction, page1, as follows:

“Lake Anne Village Center and Bowman Distillery/Wiehle Town Hall are significant heritage resources listed in the Fairfax County Inventory of Historic

Sites. Additional historic sites in this Plan are also included in the inventory. Bowman Distillery/Wiehle Town Hall is also listed in the Virginia Landmarks Register and the National Register of Historic Places. Lake Anne Village Center is protected by a county Historic Overlay Zoning District. In ~~June 2011~~ 2017, Lake Anne Village Center was ~~determined eligible for listing~~ listed in the Virginia Landmarks Register and in the National Register of Historic Places. A list and map of heritage resources for Reston and the surrounding area are included in the Upper Potomac Planning District Overview section, Figures 4, 5 and 6.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Reston as amended through 3-6-2018, Community-Wide Recommendations, Heritage Resources, page 49, as follows:

“Lake Anne Village Center Historic Overlay District lies within Reston. The Lake Anne Village Center Historic Overlay District regulations are found in Appendix 1, A1-1100 of the Zoning Ordinance. The intent is that the original mixture of residential and commercial space be maintained and that the pattern of commercial frontage on the lake and restrictions to pedestrian access be strictly followed. Improvements and alterations must be reviewed by the Architectural Review Board ~~as stipulated in the Zoning Ordinance~~ as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Lake Anne Village Center Historic Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district.

In 2016, a windshield survey was conducted to identify potential heritage resources in the Reston Transit Station Areas. A comprehensive formal survey of historic architectural resources has never been completed in Reston. Therefore, there is a potential for unidentified existing heritage resources. The open spaces and residential areas of Reston are particularly likely to yield heritage resources, especially from the 1960s when Reston was first developed. Development in the area of the site of the Civil War Battle of Dranesville (in the vicinity of Reston Avenue and Leesburg Pike) should be sensitive to any heritage resources associated with that event. Other site-specific heritage resource preservation recommendations may be included in the land use recommendations section.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Reston as amended through 3-6-2018, Reston Neighborhoods, Heritage Resources, page 56, as follows:

6. “1321 Lake Fairfax Drive (Tax Map parcel 18-1 ((1)) 2) is planned for private recreation use. A log building associated with the Fairfax Hunt Club is located on the property. A cemetery, listed in Fairfax County records as Unnamed cemetery #FX242, is also located on or adjacent to the property. The Fairfax Hunt Club clubhouse is eligible for listing in the Fairfax County Inventory of Historic Sites and should be retained and preserved. In addition, the ~~Cultural Resource Management and Protection Branch~~ Archaeological staff of the Park Authority should be consulted about required surveys and studies for the cemetery. When the extent of graves is discovered, it is recommended that the cemetery be preserved and state policies and procedures must be followed. As an option to the current private recreation use, the parcel may develop as

residential use at 0.5-1 dwelling units per acre. A lot size of one acre or larger is recommended for the Fairfax Hunt Club clubhouse to retain enough of its cultural landscape in relation to its rural history. In the event this parcel is redeveloped for residential use, then the new residential neighborhood should be incorporated into the planned community of Reston, if possible.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area III, Reston as amended through 3-6-2018, Reston Village Centers, Heritage Resources, page 76, as follows:

***“Heritage Resources*** – The Lake Anne Village Center Historic Overlay District was created to protect against destruction of the historic and architectural quality of the landmark to encourage uses which will lead to ~~its~~ its continuance, conservation, and improvement; and to assure that new uses within the district will be in keeping with the character to be preserved and enhanced. The Lake Anne Village Center Historic Overlay District regulations are found in Appendix 1, A1-1100 of the Zoning Ordinance. All structures located in Land Units A and F are within the boundary of the historic overlay district. The Fairfax County Architectural Review Board must review improvements and alterations in the Historic Overlay District as stipulated by the Zoning Ordinance. ~~In June 2011~~ March 2017, Lake Anne Village Center was ~~determined eligible for listing~~ listed in the Virginia Landmarks Register and in June 2017 Lake Anne Village Center was listed in the National Register of Historic Places.”

**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District as amended through 3-20-2018; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Lower Potomac Planning District,” pages 12-14, as follows:

Add the sites below to the table in alphabetical order:

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
LOWER POTOMAC PLANNING DISTRICT  
(Inventory as of 2015 February 7, 2018)**

<b>Name</b>	<b>Location</b>	<b>Planning Sector</b>	<b>Parcel Number</b>	<b>Date</b>
<u>Fort Belvoir Military Railroad Historic Corridor<sup>1</sup>, V</u>	<u>Fort Belvoir</u>	<u>LP4</u>	<u>N/A</u>	<u>c. 1810 - 1993</u>
<u>Hannah P. Clark/Enyedi House</u>	<u>10605 Furnace Road, Lorton</u>	<u>LP3</u>	<u>113-3((1))0019A; 113-3((1))0019</u>	<u>c. 1876, 1986</u>

<sup>1</sup> Site is also located in Springfield Planning District

Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site.~~ Indicates demolition of primary resource: potential intact archaeological components

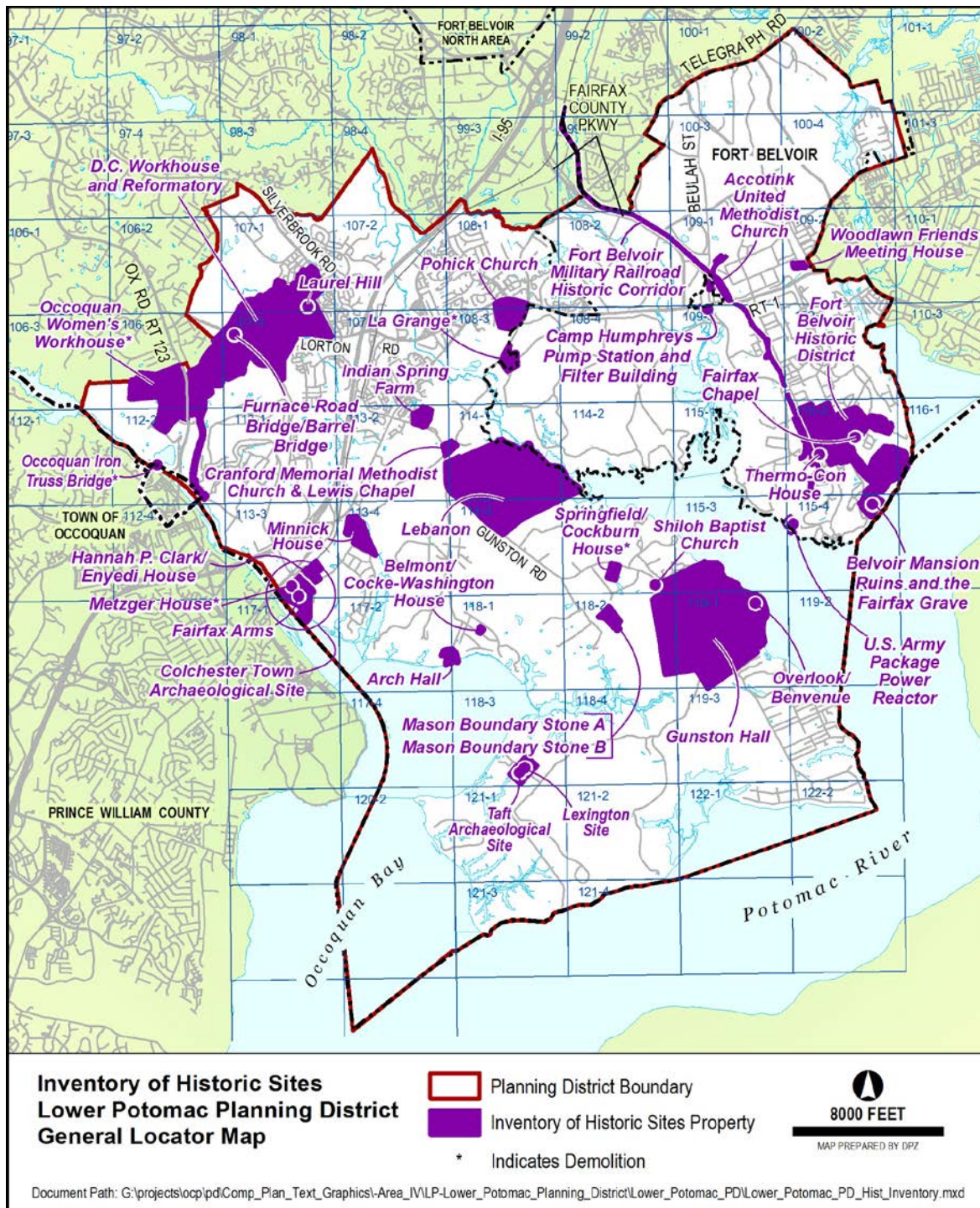
N National Register of Historic Places

V Virginia Landmarks Register

H Historic Overlay District”

**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District as amended through 3-20-2018; Overview, Heritage Resources, Figure 5, "Inventory of Historic Sites, Lower Potomac Planning District, General Locator Map" page 15, to depict the addition of Fort Belvoir Military Railroad Historic Corridor and the Hannah P. Clark/Enyedi House.



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District as amended through 3-20-2018, Overview, page 17, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District as amended through 3-20-2018, LP2-Lorton-South Route 1 Community Planning Sector, Recommendations, Land Use, Land Unit G, Sub-Unit G1, page 94-96, as follows:

“Sub-Unit G1

Sub-unit G1 contains the Pohick Church site and a portion of the Pohick Church Historic Overlay District. The provisions of the Pohick Church Historic Overlay District can be found in Appendix 1, A1-100 of the Zoning Ordinance. All development within the historic overlay district must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Pohick Church Historic Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district. All improvements, to include public facilities, parking lots, structures, signs, fences, street furniture, outdoor graphics and public and private utilities shall should be designed and installed to be compatible with the Pohick Church in terms of mass, scale, height, color, type of material and visual impact. Any widening of Richmond Highway should be accomplished only by taking land on the north side of the existing roadway. No incompatible development shall should encroach upon the district. Property located within this district should be developed in accordance with the following recommendations:

- The area should remain residential in character;
- This sub-unit is planned for residential development at a density of 4-5 dwelling units per acre. Substantial landscaped buffers should be provided along Richmond Highway, Old Colchester Road and Telegraph Road preserving as much existing vegetation as possible. Housing for the elderly would also be appropriate within this area. In order to further protect the Pohick Church Historic Overlay District, substantial screening should be provided adjacent to the treatment plant storage facility, which is located on Old Colchester Road;

- Industrial uses ~~shall~~ should not be allowed. The Noman M. Cole, Jr. Pollution Control Plant property should provide substantial buffers along its boundary with Old Colchester Road;
- Buildings taller than Pohick Church (39.5 feet) ~~shall~~ should not be allowed and freestanding signs ~~shall~~ should not exceed 10 feet in height; and
- ~~All improvements, to include public facilities, parking lots, structures, signs, fences, street furniture, outdoor graphics and public and private utilities shall be designed and installed to be compatible with the Pohick Church in terms of mass, scale, height, color, type of material and visual impact. Any widening of Richmond Highway should be accomplished only by taking land on the north side of the existing roadway. All development within the historic overlay district must be reviewed by the Architectural Review Board. No incompatible development shall encroach upon the district, and~~
- Private/public service and institutional uses such as nursing homes and churches are appropriate
- Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Lower Potomac Planning District as amended through 3-20-2018, LP4-Fort Belvoir Community Planning Sector, Recommendations, Heritage Resources, page 124, as follows:

“Part of the Pohick Church Historic Overlay District lies within this sector. The provisions of the Pohick Church Historic Overlay District (Appendix 1, A1-100 of the Zoning Ordinance) limit development to single-family residential, local-serving commercial and tourist-oriented uses. The provisions of the Pohick Church Historic Overlay District are described under Land Use, Land Unit G, Sub-unit G1. All improvements ~~shall~~ should be designed to be compatible with the scale and appearance of the church complex. All development must be reviewed by the Architectural Review Board.”



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV Lower Potomac Planning District as amended through 3-20-2018, LP4-Fort Belvoir Community Planning Sector, page 128, as follows:

“Prior to any zoning action, the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. There are known or predicted archaeological resources in this area related to Native American and historic occupation or use. There is a high potential that such resources may remain undisturbed. ~~Archaeological staff~~ Staff from the Cultural Resource Management and Protection Section of the Park Authority should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”



**MODIFY**

**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District as amended through 3-20-2018; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Mount Vernon Planning District,” pages 13-15, as follows:

Modify the site below in the table as follows:

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
MOUNT VERNON PLANNING DISTRICT  
(Inventory as of 2015 February 7, 2018)**

<b>Name</b>	<b>Location</b>	<b>Planning Sector</b>	<b>Parcel Number</b>	<b>Date</b>
Mount Vernon High School, Original, <u>N, V</u>	8333 Richmond Highway Alexandria	MV7	101-4 ((1)) 5A	1939

Remove the sites below from the table:

<b>Name</b>	<b>Location</b>	<b>Planning Sector</b>	<b>Parcel Number</b>	<b>Date</b>
<del>Beacon Field Airport at City View*</del>	<del>6700 Richmond Hwy Alexandria</del>	<del>MV2</del>	<del>93-1 ((1)) 1A</del>	<del>e.1932</del>
<del>Groveton School*</del>	<del>2999 Memorial Street Alexandria</del>	<del>MV2</del>	<del>93-1 ((38))(1) 1A</del>	<del>1925</del>

Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site.~~ Indicates demolition of primary resource: potential intact archaeological components

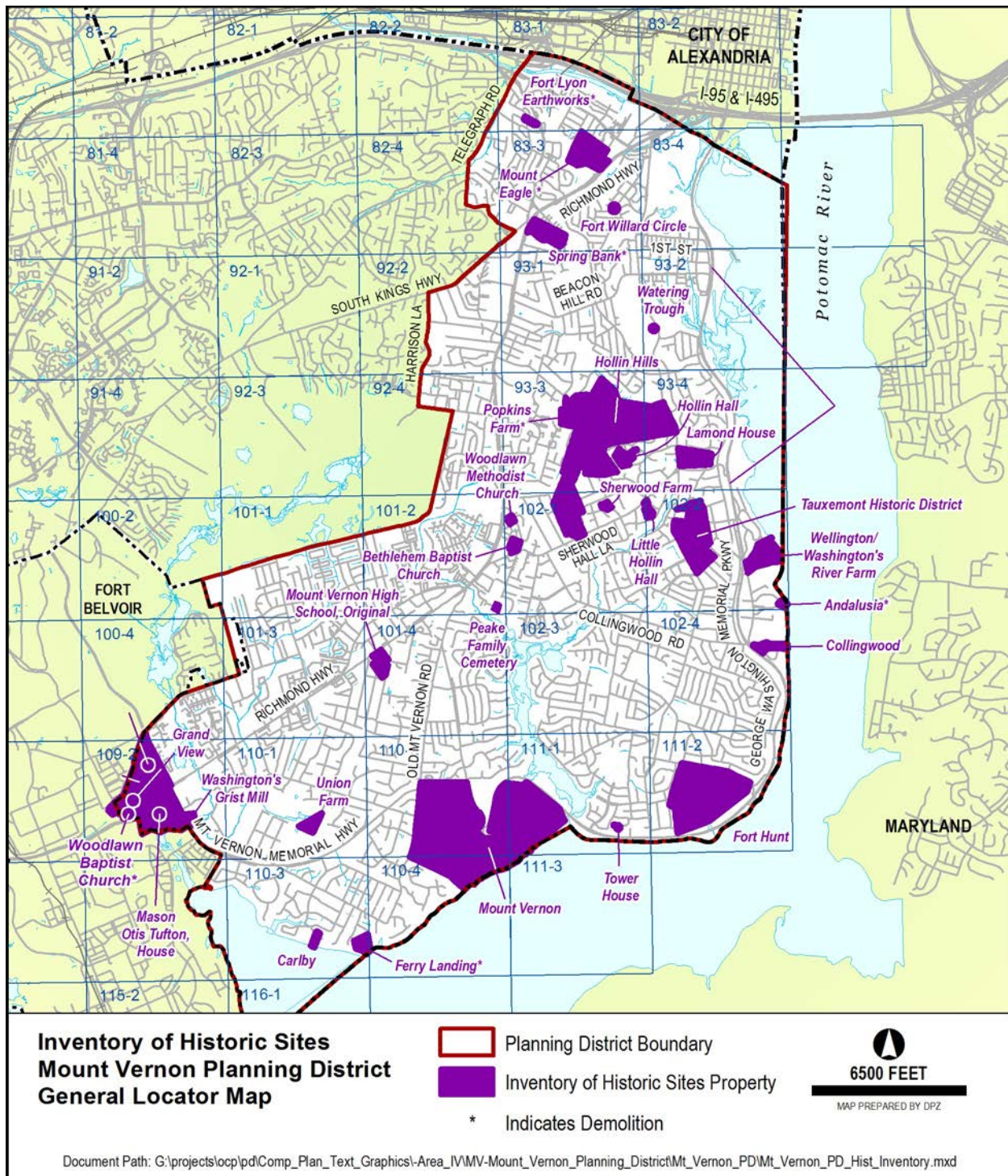
N National Register of Historic Places

V Virginia Landmarks Register

H Historic Overlay District”

**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District as amended through 3-20-2018; Overview, Heritage Resources, Figure 5, “Inventory of Historic Sites, Mount Vernon Planning District, General Locator Map” page 15, to depict the removal of Beacon Field Airport at City View\* and Groveton School\*.



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District as amended through 3-20-2018; Overview, Heritage Resources, page 17, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. Archaeological staff ~~Staff~~ from the ~~Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Mount Vernon Planning District as amended through 3-20-2018, MV8-Woodlawn Community Planning Sector, Recommendations, Heritage Resources, page 109, as follows:

“Part of the Woodlawn Historic Overlay District lies within this sector. The provisions of the Woodlawn Historic Overlay District are found in Appendix 1, A1-200 of the Zoning Ordinance. The district was created to protect against destruction of Woodlawn and the George Washington Grist Mill and encourage uses which will lead to their continuance, conservation and improvement, among other purposes. The Woodlawn Historic Overlay District limits commercial uses to offices and tourist-oriented uses, including but not limited to antique shops, craft shops, eating establishments, hotels and motels. No additional service stations, fast food restaurants, quick service food stores, except those approved as part of an existing service station and subject to limitations on the sale of groceries and alcohol, etc., and industrial uses ~~shall~~ should be allowed in the Woodlawn Historic Overlay District. Site design on all development should be aimed at preserving the maximum amount of existing tree cover. All improvements ~~shall~~ should be designed and installed to be compatible with the scale and appearance of Woodlawn and the George Washington Grist Mill. All development within the historic overlay district must be reviewed by the Architectural Review Board- as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Woodlawn Historic Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district.”

**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District as amended through 3-20-2018; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Rose Hill Planning District,” page 9, as follows:

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

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
ROSE HILL PLANNING DISTRICT  
(Inventory as of 2015 February 7, 2018)**

Name	Location	Planning Sector	Parcel Number	Date
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Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site.~~ Indicates demolition of primary resource: potential intact archaeological components

N National Register of Historic Places

V Virginia Landmarks Register

H Historic Overlay District”

**MODIFY:**

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District as amended through 3-20-2018, Overview, Heritage Resources, page 11, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. Archaeological staff ~~Staff~~ from the ~~Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY:**

Fairfax County Comprehensive Plan, 2017 Edition Area IV, Rose Hill Planning District as amended through 3-20-2018, RH1-Franconia Community Planning Sector, Recommendations, Heritage Resources, page 33, as follows:

~~The building located at 6124 Franconia Road and Tax Map 81-3((4))2A, was at one time a post office for Franconia. Research indicates it may be eligible for listing in the county's Inventory of Historic Sites.~~

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Rose Hill Planning District as amended through 3-20-2018, RH7-Huntley Meadows Community Planning Sector, Recommendations, Heritage Resources, page 94, as follows:

“Huntley Historic Overlay District lies within this sector. The provisions of the Huntley Historic Overlay District (Appendix 1, A1-800 of the Zoning Ordinance) detail restrictions on residential development and specify that commercial and industrial uses should be prohibited.

Any future development proposals in this area should be restricted to residential or institutional uses which are compatible with Huntley. All improvements ~~shall~~ should be designed to be compatible with the scale and appearance of the historic site. All development in the historic overlay district must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Huntley Historic Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district. Any development adjacent to Huntley should provide sufficient buffering to ensure the scenic integrity of this historic property. Mechanisms such as public acquisition, restrictive easements or revolving funds should be used to protect Huntley and its environs.”

**MODIFY**

**FIGURE:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District as amended through 10-24-2017; Overview, Heritage Resources, Figure 4, “Inventory of Historic Sites, Springfield Planning District,” page 11, as follows:

Remove the site below from the table:

**“FIGURE 4  
INVENTORY OF HISTORIC SITES  
SPRINGFIELD PLANNING DISTRICT  
(Inventory as of 2015 February 7, 2018)**

<b>Name</b>	<b>Location</b>	<b>Planning Sector</b>	<b>Parcel Number</b>	<b>Date</b>
Oak Grove*	6541 Francenia Road Springfield	S7	90-2-((1))-85B	c. 1820

Add the sites below to the table in alphabetical order:

<b>Name</b>	<b>Location</b>	<b>Planning Sector</b>	<b>Parcel Number</b>	<b>Date</b>
Fort Belvoir Military Railroad Historic Corridor <sup>1</sup> , V	Newington	S6	N/A	c. 1810 - <u>1993</u>

<sup>1</sup> Site is also located in Lower Potomac Planning District

Modify legend definition:

\* ~~indicates demolition: potential remains for archaeological site. Indicates demolition of primary resource: potential intact archaeological components~~

N National Register of Historic Places

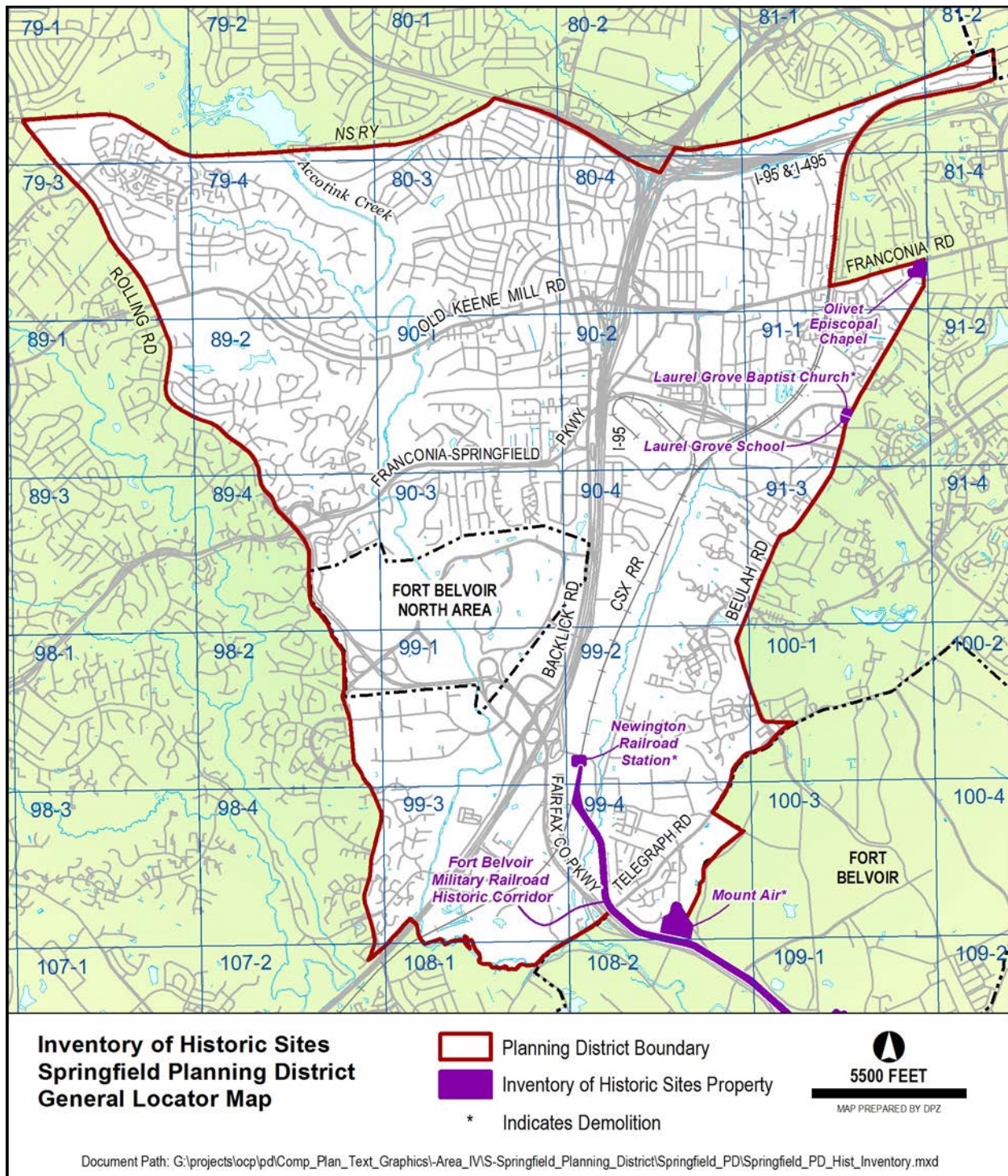
V Virginia Landmarks Register

H Historic Overlay District”



**MODIFY  
FIGURE:**

Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District as amended through 10-24-2017; Overview, Heritage Resources, Figure 5, "Inventory of Historic Sites, Springfield Planning District, General Locator Map" page 12, to depict the removal of Oak Grove\* and the addition of the Fort Belvoir Military Railroad Historic Corridor.



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District as amended through 10-24-2017; Overview, Heritage Resources, page 13, as follows:

“Prior to any zoning action, heritage resource staff from the Department of Planning and Zoning should be consulted as to what architectural surveys are necessary to document any on-site cultural resources. ~~Archaeological staff~~ ~~Staff from the Cultural Resource Management and Protection Branch of the Park Authority~~ should be consulted to develop a scope of work for any on-site archaeological surveys prior to any development or ground disturbing activity. Should archaeological resources be discovered that are potentially eligible for inclusion in the National Register, further archaeological testing should occur to evaluate these resources as to their eligibility. If such resources are found to be eligible, mitigation measures should be developed that may include avoidance or data recovery excavation and interpretation.”

**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Springfield Planning District as amended through 10-24-2017; S6-Newington Community Planning Sector, Recommendations, Heritage Resources, page 71, as follows:

“Mount Air Historic Overlay District lies within this sector. The provisions of the Mount Air Historic Overlay District can be found in ~~Appendix A~~ Appendix 1, A1-1200 of the Zoning Ordinance. The Mount Air historic mansion was destroyed by fire in 1992. However, the site of the residence, related outbuildings, and surrounding site vegetation have been maintained and preserved, and the Fairfax County Park Authority has interpreted it to reflect the 19th century character of the site. In addition to the use of restrictive easements or revolving funds to help protect the Mount Air site and grounds, development on adjacent sites should be oriented to complement the historic site and grounds and provide the necessary landscape buffer zones to effectively reduce adjoining architectural and traffic impacts.

The house ruins, outbuildings, and gardens all form the site complex, and all of these elements are protected and interpreted. All alterations or development within the historic overlay district must be reviewed by the Architectural Review Board as specified in Part 7-200 of the Zoning Ordinance. If there appears to be a conflict between Plan text and the provisions of the Mount Air Historic Overlay District, the overlay district regulations take precedence for the development of land within the historic overlay district.”



**MODIFY:** Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Franconia-Springfield Area and Fort Belvoir North Area as amended through 10-24-2017, Franconia Springfield Area, Character and Location, Franconia-Springfield Transit Station Area page 3, as follows:

“Oak Grove, a plantation house built around 1820, was located in this planning sector. The Oak Grove site ~~is~~ was a significant heritage resource formerly listed in the Fairfax County Inventory of Historic Sites. A list and map of heritage resources are included in the Springfield Planning District Overview section, Figures 4 and 5. Due to the former existence of this historic site, large, undeveloped areas along the CSX Railroad have a high potential for significant heritage resources.”