



FAIRFAX
COUNTY

STAFF REPORT

V I R G I N I A

PROPOSED EXPANSION OF THE LANGLEY FORK HISTORIC OVERLAY DISTRICT

PUBLIC HEARING DATES

Planning Commission: September 29, 2016 at 8:15 p.m.

Board of Supervisors November 1, 2016 at 4:00 p.m.

PREPARED BY THE DEPARTMENT OF PLANNING
AND ZONING
(703) 324-1290



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

INTRODUCTORY STAFF COMMENT ON THE PROPOSED LANGLEY FORK HISTORIC OVERLAY DISTRICT EXPANSION

This document provides an overview of the required components necessary to implement the proposed expansion of the Langley Fork Historic Overlay District (LFHOD). The requirements include rezoning application RZ 2016-DR-021 to expand the boundaries of the LFHOD on the Zoning Map, along with Comprehensive Plan amendment PA 2016-II-M1 to amend the Plan Map to include 1013 and 1011 Turkey Run Road, Tax Map Parcels # 022-3 ((1)) 50 and 51, within the LFHOD.

BACKGROUND

On April 5, 2016 and April 26, 2016, the Board of Supervisors authorized staff to research the Mackall-Hall house and the adjacent property to determine if these parcels should be included in the LFHOD. The Board also directed staff to initiate a Board's Own Motion rezoning to adjust the boundaries of the overlay district if recommended by the report, the Fairfax County History Commission, and the Fairfax County Architectural Review Board.

ANALYSIS AND RECOMMENDATIONS

As requested, staff conducted research on the two subject properties and prepared the *Staff Report on the Proposal to Expand the Langley Fork Historic Overlay District* (LFHOD Study Report) contained in Attachment A of this report. This report provides background on the LFHOD, information on the study area and its historic significance, along with an overview of objectives and development trends. Based on the research conducted, the report makes the recommendation to expand the LFHOD to include the Mackall-Hall house and the adjacent vacant parcel. Staff also recommends that the two parcels be identified as "contributing properties" in the LFHOD.

Staff also prepared staff reports for the proposed rezoning application and proposed Comprehensive Plan Amendment. Based on the LFHOD Study Report along with the History Commission and Architectural Review Board recommendations of approval, staff also recommends approval of the rezoning and Plan Amendment to expand the boundaries of the LFHOD.

ATTACHMENTS

A - Staff Report on the Proposal to Expand the Langley Fork Historic Overlay District

B - Staff Report for Proposed Comprehensive Plan Amendment PA 2016-II-M1
C - Staff Report for Rezoning Application RZ 2016-DR-021

Staff Report on the Proposal to Expand the Langley Fork Historic Overlay District



Mackall-Hall house in 1918 with residents John Washington Hall and son John Trussell Hall; earliest known pictorial documentation of the house.

From Fairfax County Inventory of Historic Sites nomination prepared by Cynthia and Melanie Richardson

Prepared by the Fairfax County
Department of Planning and Zoning
Planning Division

www.fairfaxcounty.gov/dpz/

703-324-1380

July 2016

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Staff Report on the Proposal to Expand the Langley Fork Historic Overlay District

Background

The Langley Fork Historic Overlay District (LFHOD) was created by the Board of Supervisors in 1980. The report proposing the LFHOD indicated that the district was designed to protect the historic structures clustered around the intersection of Old Chain Bridge Road and Georgetown Pike, as well as the intersection itself. Six buildings were identified as historic; all having been constructed from ca. 1850 - 1893. The boundaries of the LFHOD have remained unchanged since 1980 as shown in Figure 1. The proposed expansion of the LFHOD is only the second proposed boundary change for any of the thirteen existing historic overlay districts in Fairfax County. The Centreville Historic Overlay District was expanded February 26, 2007.

Study Area:

At its April 5 and April 26, 2016 meetings, the Board of Supervisors authorized staff to research the Mackall-Hall house and the adjacent vacant parcel, Tax Map Parcels # 022-3 ((01) 51 and 50 (1013 and 1011 Turkey Run Road) relative to their appropriateness for inclusion in the LFHOD. The Mackall-Hall house is located on parcel 51; parcel 50 is vacant.

The properties abut the LFHOD's existing northern boundary. The current LFHOD boundary is proposed to be extended north to Langley Hill Drive and would follow its current western boundary along Turkey Hill Road, also shown in Figure 1.

This staff report reviews and evaluates the proposed expansion area in accordance with the Zoning Ordinance to identify which properties are eligible to be included in the LFHOD.

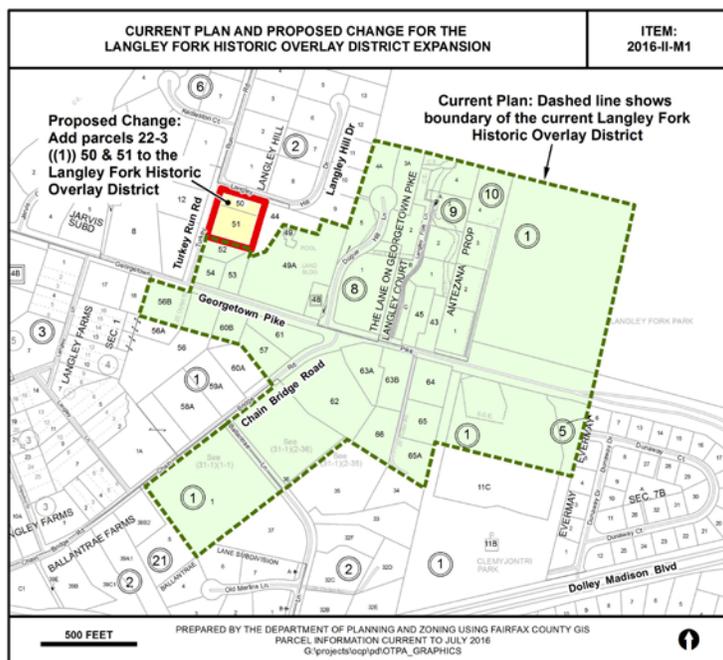


Figure 1. Langley Fork Historic Overlay District

Zoning Ordinance

Historic Overlay Districts (HOD) are a special zoning district under the Fairfax County Zoning Ordinance. The HOD provisions are in addition to any requirements of the underlying zoning district. Historic Overlay Districts in Fairfax County are a property or group of contiguous related properties determined to be of architectural, historic, or archaeological significance to the residents of Fairfax County and designated as such by an amendment to the County's Zoning Ordinance. Such districts are created for the purpose of promoting the general welfare, education, economic prosperity, and recreational pleasure of the public through the identification, preservation and enhancement of those buildings, structures, neighborhoods, landscapes, places and areas that have special historical, cultural, architectural, or archaeological significance as provided by Sect. 15.2-2306 of the Code of Virginia, as amended, and which have been officially designated by the Board of Supervisors.

For each of the existing thirteen historic overlay districts created in Fairfax County, a report was prepared and presented to the Board of Supervisors as stipulated by the Zoning Ordinance.

The Fairfax County Zoning Ordinance, Historic Overlay Districts Section 7-203 (3) stipulates that to revise a HOD the Department of Planning and Zoning must prepare a report identifying the revised HOD boundaries, the significance of the area to be protected by inclusion in the HOD and describing present trends, conditions and public objectives for preservation.

The ordinance establishing the LFHOD in 1980 states its purpose and intent as: *“The Langley Fork Historic Overlay District is created to protect against destruction of the landmarks; to encourage uses which will lead to their continuance, conservation and improvement; and to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced.”* One of the six buildings identified in that report as historic is the Mackall house located at 6418 Georgetown Pike, Tax Map Parcel # 022-3 ((1)) 49. It was built as a church in 1858, converted to a residence by the Mackall family in the late 19th century and occupied by them until the 1940s. The building is used now as a day school. The Mackall-Hall house and adjacent vacant parcel are located just west of the Mackall house.

Description and Significance of the Area Proposed for Inclusion in the Expanded District

In December 2015, the History Commission listed the Mackall-Hall house and the adjacent vacant parcel in *The Fairfax County Inventory of Historic Sites*. Much of the following description, significance and history is excerpted from the Fairfax County Historic Sites Property Nomination Form prepared by Mrs. Cynthia Richardson, property owner, and her daughter Melanie Richardson. That nomination form was submitted to the History Commission for its review in determining if the property met the inventory listing criteria.

General Description: The Mackall-Hall house is situated on a small slope close to Turkey Run Road and abuts the northwest boundary of the Langley Fork Historic

Overlay District. The land area of the two parcels is identified by the County's Department of Taxation as 1.444 acres. The property consists of lawns, mature walnut, elm and pine trees with a spring house that is likely original and a well of undetermined age in a semi-suburban setting. The original portion of the house is visible from the road and is largely unaltered despite several additions. Based upon on-site investigation, the house is believed to have been built in the late 19th century; possibly the early 1890s. A 1918 photograph is the earliest documentation of the house that stands today and is shown on the cover page. The house is a vernacular L-shaped, 2-story, frame cedar shake sided residence. The original part of the house consists of a living room, dining room, hallway, staircase and three bedrooms.

Later additions including the kitchen and an upstairs bath are estimated to have been built in the 1930s based upon dated newspaper used as insulation and uncovered during a 1960s renovation. In the 1950s a utility room was added on the north side, in the 1960s the brick terrace and steps were constructed at the front of the house, and in the 1970-80s a playroom and screened-in-porch were added at the southeast side along with another bedroom over the utility room.

Significance and History: The house was built as a tenant farm house on the Langley estate that was owned by the Mackall family, one of the founding families of Langley, and became part of McLean. The house property and vacant lot were originally part of a 540-acre tract of land named Langley by Thomas Lee for the ancestral estate in England and sold to B. Mackall in 1838. The Langley manor home once stood along Georgetown Pike several hundred feet to the west of the property. A Union Army Civil War camp was situated on at least a portion of the property, and the house served as a tenant house for a sheep farmer postmaster during the late 19th century.

The Mackall-Hall house first documented occupant was John Washington Hall and his family; Mr. Hall was appointed Langley postmaster in 1903. Mr. Douglas S. Mackall, II was born in the house in 1931 and his childhood was spend there. Accounts of a local historian, a former tenant and members of the Mackall family described their lives on the property. These accounts give an insight on how middle class families typically lived in Northern Virginia in the early 20th century. The portion of the property where the Mackall-Hall house is located was conveyed from the Mackall family June 24, 1949. The property went through two owners from 1949-1961 when Dorsey and Cynthia Richardson purchased it. Mrs. Richardson continues to occupy the house and maintain the two parcels of the property today. Figures 2-5 show the Mackall-Hall house and property.



Figure 2. Context view of southwest corner, view to northeast



Figure 3. Streetscape of northwest corner of property, view to southeast



Figure 4. Primary southwest corner, view to northeast



Figure 5. West side elevation, view to east

Trends, Conditions and Public Objectives for Preservation

The 1980 staff report proposing the LFHOD stated that starting in the late 1950s the Virginia Department of Transportation (VDOT) planned to widen and improve the old Langley Fork intersection; Old Chain Bridge Road at Georgetown Pike. A committee of local residents, including then Senator John F. Kennedy of Hickory Hill, was instrumental in convincing VDOT to abandon the plan and instead to choose a new alignment, now Dolley Madison Boulevard, to the southeast of Old Chain Bridge Road. In 1974 efforts of local citizens in the area along the sixteen mile long Georgetown Pike culminated in designating it as the first Virginia Byway. In 1982 Langley Fork was listed in the National Register of Historic Places with Georgetown Pike being listed in 2012.

Fairfax County recognizes the desire of the local community to maintain the existing character of Georgetown Pike including that section in the LFHOD. The 2013 Edition of the Fairfax County Comprehensive Plan, amended through 10-20-2015 includes the following plan text in the McLean Planning District Overview and in the transportation section of the Kirby, Balls Hill, Potomac Palisades and Spring Hill Community Planning Sectors:

“Georgetown Pike should be maintained within its existing right-of-way. Center turn lanes and deceleration and acceleration lanes should be discouraged and curb cuts not be allowed unless no other alternative exists. Georgetown Pike is commonly acknowledged to contain some traffic hazards. However, it is generally acceptable in its present condition to local residents. It has been designated a Virginia Byway and is listed in the Virginia Landmarks Register and National Register of Historic Places. Major changes in alignment, or to widen the road, would damage the scenic and historic character and the historic integrity of the byway and have been strongly opposed by residents of adjacent areas. Planning efforts should focus on other means of dealing with traffic volume in order to maintain this byway. Scenic and conservation easements should be sought along Georgetown Pike wherever practical for the preservation of the historic and scenic significance and beauty of the corridor.”

The efforts over the past fifty plus years show the public objective to preserve and retain the Langley Fork crossroads of Georgetown Pike and Old Chain Bridge Road in its semi-rural character by protecting the historic properties and roadway that make-up the crossroad.

Present Development Trends

Development in the Langley Fork area is largely residential, characterized by single-family dwellings on parcels zoned R-1 and primarily planned for 1-2 dwelling units per acre. In the late 1990s and early 2000s, Dogue Hill Lane was developed with new residential units requiring review and approval by the County's Architectural Review Board (ARB). Immediately adjacent to Georgetown Pike, the use remains predominantly residential with the exception of the Langley Hill Friends Meeting and the Country Day School. The LFHOD continues to develop and evolve with oversight and protection of the historic overlay district by the ARB. From December 2008-February 2016, the ARB reviewed and approved the following seven major projects for additions and new construction in the LFHOD:

- Langley Hill Friends Meeting: addition to historic property;
- 6400 Georgetown Pike: addition, pool and landscaping;
- 6337 Georgetown Pike: garage demolition & construction of a new 3-car garage;
- Langley Ordinary: addition and subdivision to historic property;
- Hickory Hill: addition and new garage at historic property;
- 6349 Georgetown Pike: new residential unit, Langley Ordinary's subdivided lot; and
- 6435 Georgetown Pike: additions.

Despite being residential in character, there is pressure to build large houses in this area that may not be in-keeping with the scale of the LFHOD historic properties, which may overpower the buildings in the district and/or introduce architectural elements and styles that are not compatible with the district's historic character. Expanding the boundaries of the LFHOD to include the Mackall-Hall house and adjacent vacant parcel would further protect the Langley Fork crossroad because development on the property would require ARB review and be subject to the historic district ordinance which limits certain building development such as height. In addition, the Mackall-Hall house and vacant property have a direct relationship to the history of the LFHOD as cited in the previous significance and history section.

Recommendations

1. The Fairfax County History Commission voted unanimously at its July 6, 2016 meeting to recommend that the current boundaries of the Langley Fork Historic Overlay District be expanded to include the Mackall-Hall house and the adjacent vacant parcel, located at 1013 and 1011 Turkey Run Road, Tax Map Parcels # 022-3 ((01) 51 and 50.
2. The Fairfax County Architectural Review Board voted unanimously at its July 14, 2016 meeting to recommend that the current boundaries of the Langley Fork Historic Overlay District be expanded to include the Mackall-Hall house and the adjacent vacant parcel, located at 1013 and 1011 Turkey Run Road, Tax Map Parcels # 022-3 ((01) 51 and 50.
3. Staff recommends that the current boundaries of the Langley Fork Historic Overlay District be expanded to include the Mackall-Hall house and its adjacent vacant parcel, located at 1013 and 1011 Turkey Run Road, Tax Map Parcels # 022-3 ((01) 51 and 50. Staff makes this recommendation finding that the inventory nomination provided adequate information to determine that the property has such significance that it meets the following criteria stipulated in *The Fairfax County Zoning Ordinance Sec.7-203 (1)*:
 - A. “Have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation. and
 - D. Exemplify the cultural, economic, social, political, or historic heritage of the County or its communities.”
4. Staff further recommends that the Mackall-Hall house and its adjacent vacant parcel, located at 1013 and 1011 Turkey Run Road, Tax Map Parcels # 022-3 ((01) 51 and 50 be identified as a contributing property in the LFHOD as it meets the following definition from *The Fairfax County Zoning Ordinance*:

“CONTRIBUTING PROPERTY: A property located within a Historic Overlay District that adds to or supports the historic, architectural, or archaeological significance of the district as determined through the establishment of a Historic Overlay District.”



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: PA 2016-II-M1
September 7, 2016

GENERAL LOCATION: Near the intersection of Georgetown Pike and Turkey Run Road.

SUPERVISOR DISTRICT: Dranesville

PLANNING AREA: Area II

PLANNING DISTRICT:
McLean Planning District

SUB-DISTRICT DESIGNATION:
M5-Potomac Palisades Community
Planning Sector

PARCEL LOCATION:
22-3 ((1)) 50 & 51

PLANNING COMMISSION PUBLIC HEARING:
Thursday, September 29, 2016 @ 8:15 PM

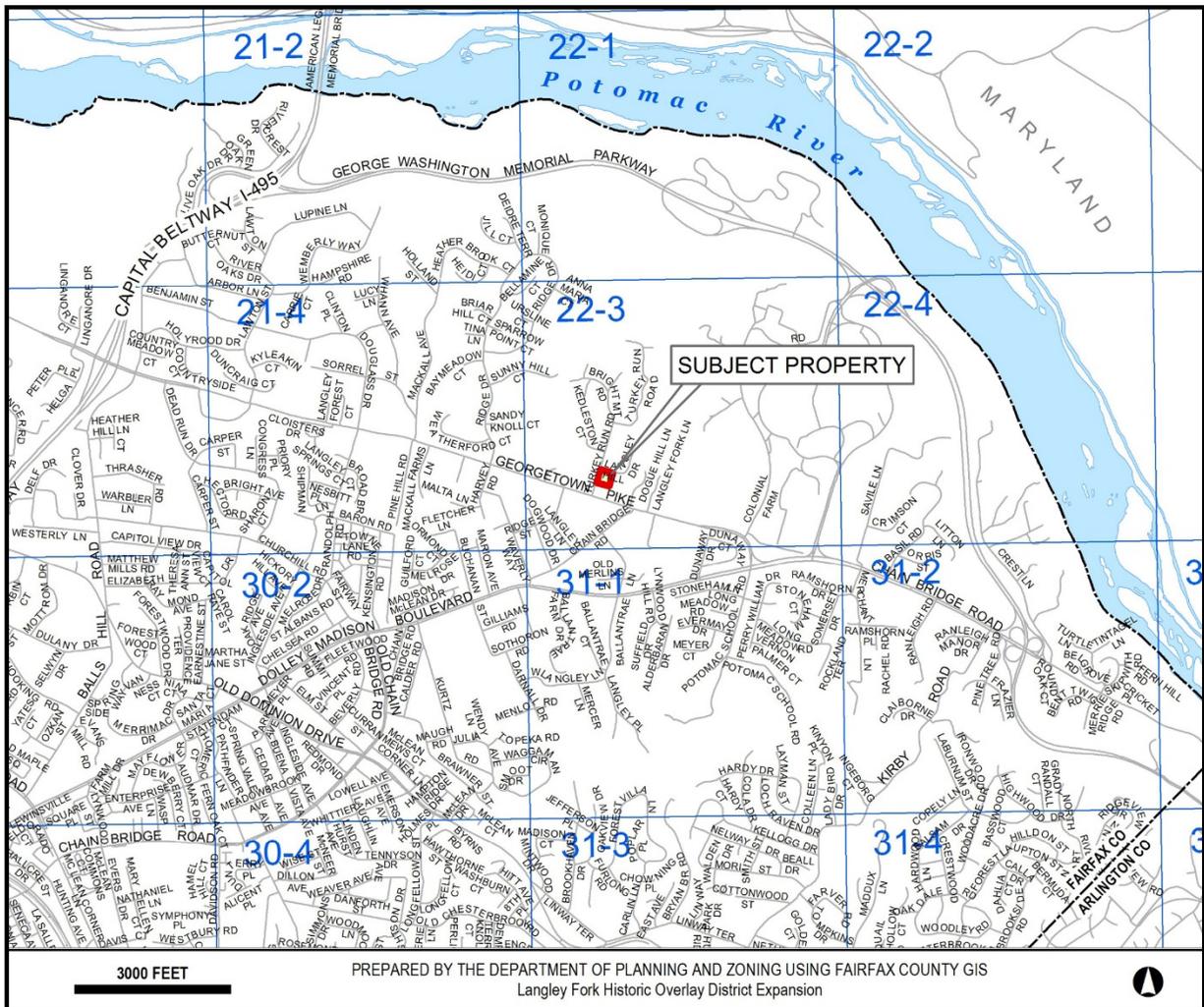
BOARD OF SUPERVISORS PUBLIC HEARING:
Tuesday, November 1, 2016 @ 4:00 PM

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT



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

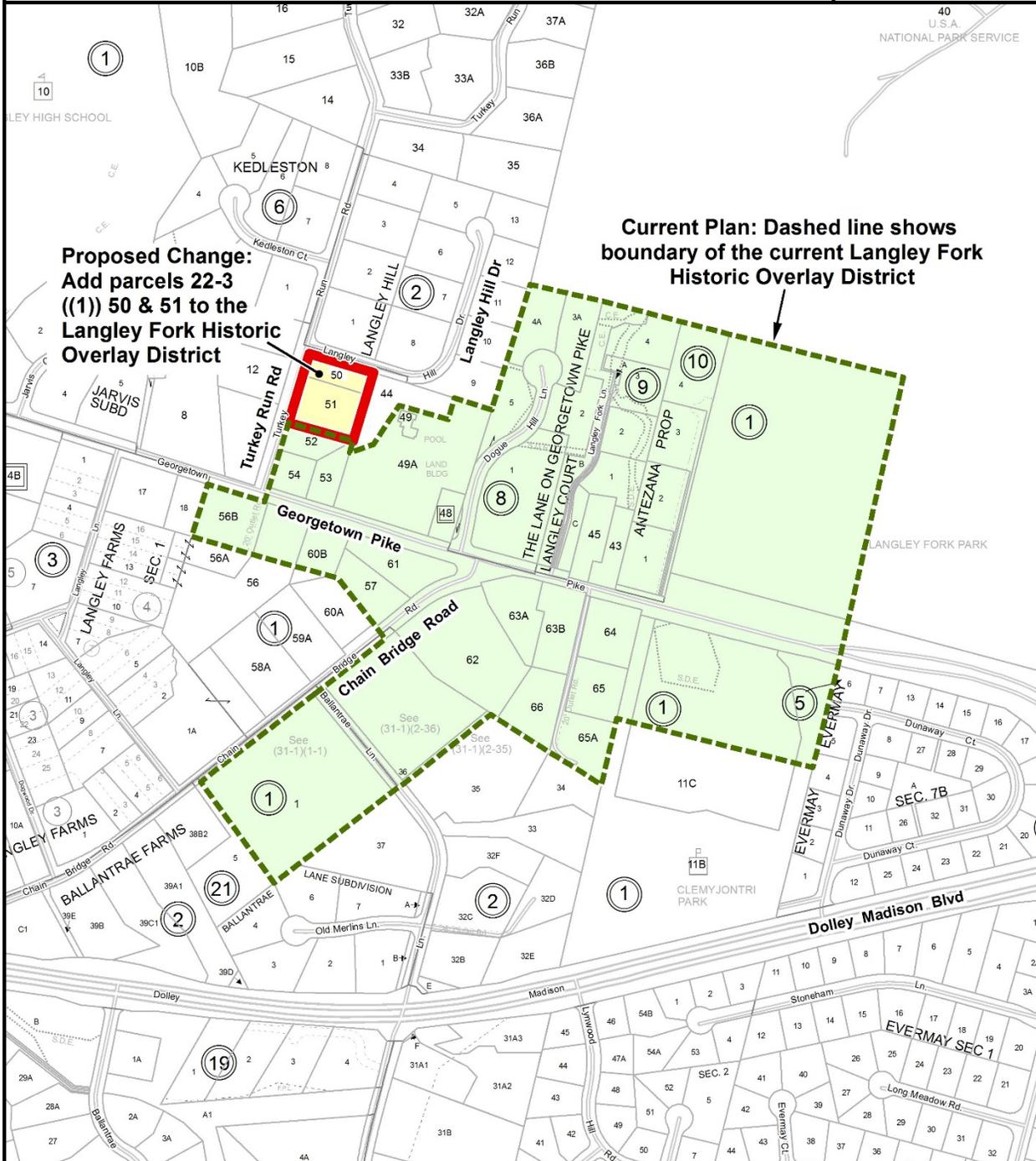
For additional information about this amendment call (703) 324-1380.



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**CURRENT PLAN AND PROPOSED CHANGE FOR THE
LANGLEY FORK HISTORIC OVERLAY DISTRICT EXPANSION**

**ITEM:
PA 2016-II-M1**



**Proposed Change:
Add parcels 22-3
(1) 50 & 51 to the
Langley Fork Historic
Overlay District**

**Current Plan: Dashed line shows
boundary of the current Langley Fork
Historic Overlay District**

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO JUNE 2016
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STAFF REPORT FOR PLAN AMENDMENT 2016-II-M1

BACKGROUND

The subject property of Plan Amendment (PA) 2016-II-M1, the Mackall-Hall house and adjacent vacant parcel, is located on Turkey Run Road north of Georgetown Pike, south of Langley Hill Drive and abuts the northwest boundary of the Langley Fork Historic Overlay District (LFHOD).

In December 2015, the History Commission listed the Mackall-Hall house and the adjacent vacant parcel, located at 1013 and 1011 Turkey Run Road, Tax Map Parcels # 022-3 ((1)) 51 and 50 in *The Fairfax County Inventory of Historic Sites*. The inventory nomination stated, and the History Commission found, that the property met the following criteria for listing in the inventory:

- “Have significant character, interest, or value as part of the development, heritage, or cultural characteristics of the County, State, or Nation.
- Exemplify the cultural, economic, social, political, or historic heritage of the County or its communities.”

Following listing in the inventory, the property owner of the Mackall-Hall house and the adjacent vacant parcel, requested that the property be included in the LFHOD. On April 5 and April 26, 2016, the Board of Supervisors authorized staff to proceed with the following:

- Research the two parcels, Tax Map Parcels # 022-3 ((1)) 50 and 51, relative to their appropriateness for inclusion in the Langley Fork Historic Overlay District, prepare the written report as required by the Zoning Ordinance, and ensure that the resultant report is coordinated with all appropriate Boards, Authorities, and Commissions.
- Evaluate an amendment to the Comprehensive Plan for the map and text changes that may result from this process.
- Initiate a Board’s own rezoning to adjust the boundaries of the district, if such is recommended by the report.

CHARACTER OF THE SITE

The Mackall-Hall house property (Figure 1) is situated on a small slope close to Turkey Run Road. The property consists of lawns, mature walnut, elm and pine trees with a spring house that is likely original and a well of undetermined age in a semi-suburban setting. The land area of Tax Map Parcels # 022-3 ((1)) 51 and 50 is identified by the County's Department of Taxation as 1.444 acres. The property is located in the McLean Planning District, M5-Potomac Palisades Community Planning Sector, is planned for residential use at 1-2 dwelling units per acre and is zoned R-1.

The original portion of the house is visible from the road and is largely unaltered despite several additions. Based upon on-site investigation, the house is believed to have been built in the late 19th century; possibly the early 1890s. The house property and vacant lot were originally part of a 540-acre tract of land named Langley by Thomas Lee for the ancestral estate in England. A Union Army Civil War camp was situated on at least a portion of the property, and the house served as a tenant house for a sheep farmer postmaster during the late 19th century.

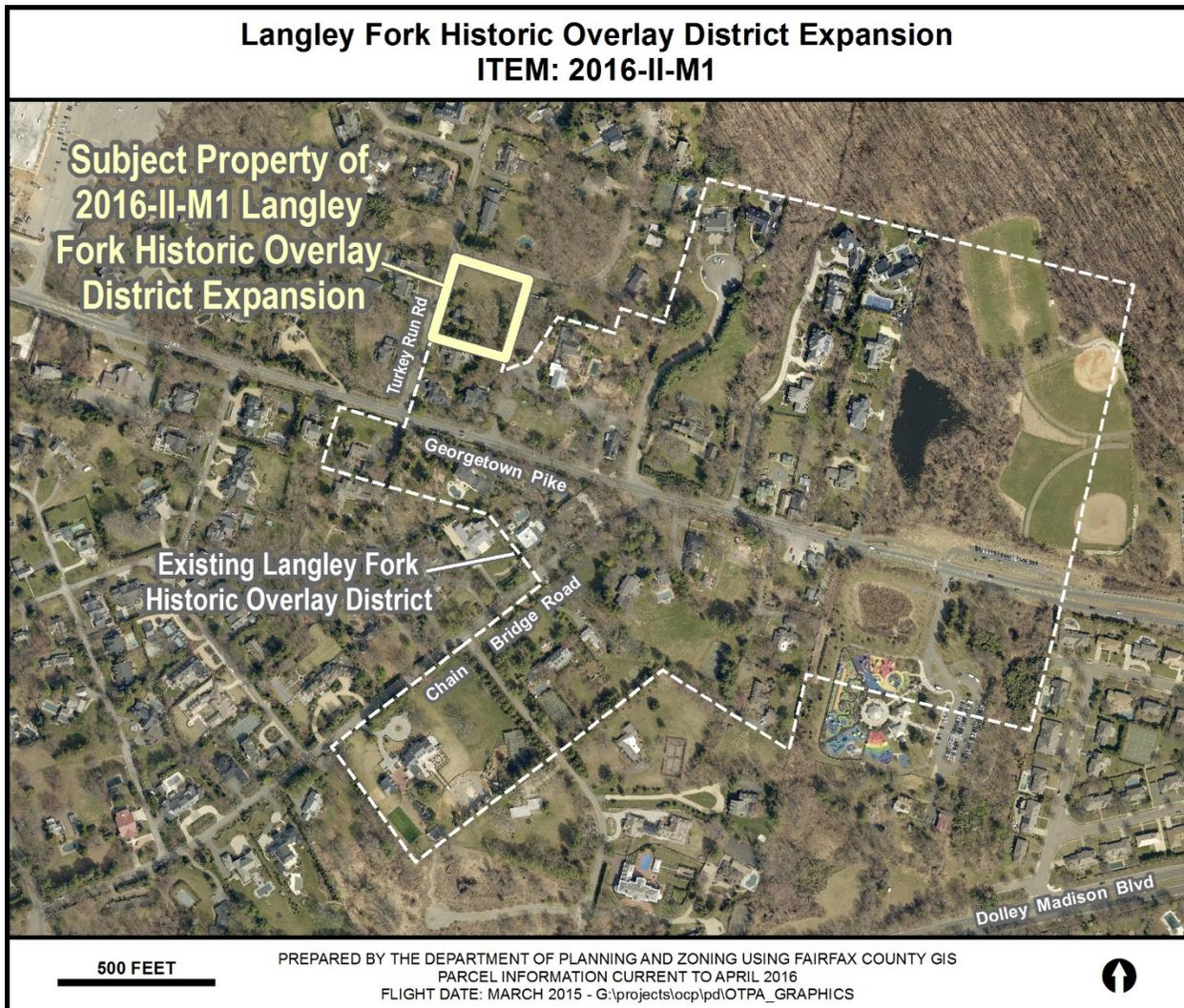


Figure 1. Subject Property and Existing Langley Fork Historic Overlay District.

ANALYSIS AND SUMMARY OF PROPOSED AMENDMENT

Staff prepared a report to review and evaluate the proposed expansion area in accordance with the Zoning Ordinance and identify if the area is eligible to be included in the LFHOD. The same criteria cited above for listing in the inventory is also stipulated in *The Fairfax County Zoning Ordinance* and applicable to properties being considered for inclusion in an existing HOD;

Zoning Ordinance Sec. 7-203 (1) A. and D. Staff finds that the inventory nomination provided adequate information to determine that the property has such significance that it meets the criteria stipulated in *The Fairfax County Zoning Ordinance Sec.7-203 (1)* for inclusion in the LFHOD. In addition, staff finds that the property meets the Zoning Ordinance definition of a contributing property and recommends it be identified as such in the LFHOD. The Zoning Ordinance defines a contributing property as: “A property located within a Historic Overlay District that adds to or supports the historic, architectural, or archaeological significance of the district as determined through the establishment of a Historic Overlay District.”

The Mackall-Hall house is one of four sites included in PA 2013-CW-8CP which staff recommended amending the Comprehensive Plan Map to add an “H” designating the listing of this heritage resource in the Inventory of Historic Sites and adding to the Inventory of Historic Sites table found in the Comprehensive Plan. The Planning Commission recommended adoption of the staff recommendation for PA 2013-CW-8CP on July 21, 2016 and the Board of Supervisors public hearing is scheduled for September 20, 2016.

The Comprehensive Plan Map designates Historic Overlay Districts with a “- - - -” and currently shows the northwest boundary of the LFHOD abutting the Mackall-Hall house parcel, Tax Map Parcel # 022-3 ((1)) 51. The Comprehensive Plan Map would require adding a “- - - -” to designate that the LFHOD boundaries include Tax Map Parcels # 022-3 ((1)) 51 and 50.

ADOPTED COMPREHENSIVE PLAN TEXT

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, Amended through 10-20-2015, Overview, Heritage Resources, page 8:

“Heritage Resources

The McLean Planning District contains both known and potential heritage resources. A list of those heritage resources included in Fairfax County's Inventory of Historic Sites is shown on Figure 4, and a map of those resources is shown on Figure 5. The Inventory is open-ended and continues to grow. For information about these and other historic sites, consult the Fairfax County Department of Planning and Zoning. Identified heritage resources include:

- Langley Fork – This crossroads village includes residential, school, and church structures dating from the early 19th century. Many of these sites are included in a National Register Historic District and are also protected by a county Historic Overlay District.

...”

Fairfax County Comprehensive Plan, 2013 Edition, Area II, McLean Planning District, Amended through 10-20-2015, M5-Potomac Palisades Community Planning Sector, page 116:

“Heritage Resources

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 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.

...”

No Comprehensive Plan text amendments are proposed. The adopted McLean Planning District and M5-Potomac Palisades Planning Sector Comprehensive Plan text cited above is proposed to be retained.

RECOMMENDATION

Staff recommends the Comprehensive Plan Map be amended to add a “- - - -” to include 1013 and 1011 Turkey Run Road, Tax Map Parcels # 022-3 ((1)) 51 and 50, to designate these two parcels being included within the boundaries of the Langley Fork Historic Overlay District.

The Fairfax County Architectural Review Board voted unanimously at its July 14, 2016 meeting to recommend approval of PA 2016-II-M1 to the Planning Commission and Board of Supervisors.

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Plan Map will be amended to add a “- - - -” to include 1013 and 1011 Turkey Run Road, Tax Map Parcels # 022-3 ((1)) 51 and 50, to designate these two parcels being included within the boundaries of the Langley Fork Historic Overlay District.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.



APPLICATION ACCEPTED: August 4, 2016
PLANNING COMMISSION: September 29,
 2016 **BOARD OF SUPERVISORS:** November 1, 2016

County of Fairfax, Virginia

September 7, 2016

STAFF REPORT

RZ 2016-DR-021

DRANESVILLE DISTRICT

APPLICANT:	Board of Supervisors
EXISTING ZONING:	R-1
PROPOSED ZONING:	R-1 and Langley Fork Historic Overlay District
LOCATION:	1011 and 1013 Turkey Run Road, McLean 22101
PARCELS:	22-3 ((1)) 50 and 51
ACREAGE:	1.44 acres
PLAN MAP:	Residential, 1-2 dwelling units per acre
PROPOSAL:	To extend the boundaries of the Langley Fork Historic Overlay District (HOD) to include the subject properties.

STAFF RECOMMENDATION:

Staff recommends approval of RZ 2016-DR-021.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

Casey V. Gresham

The approval of this application does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



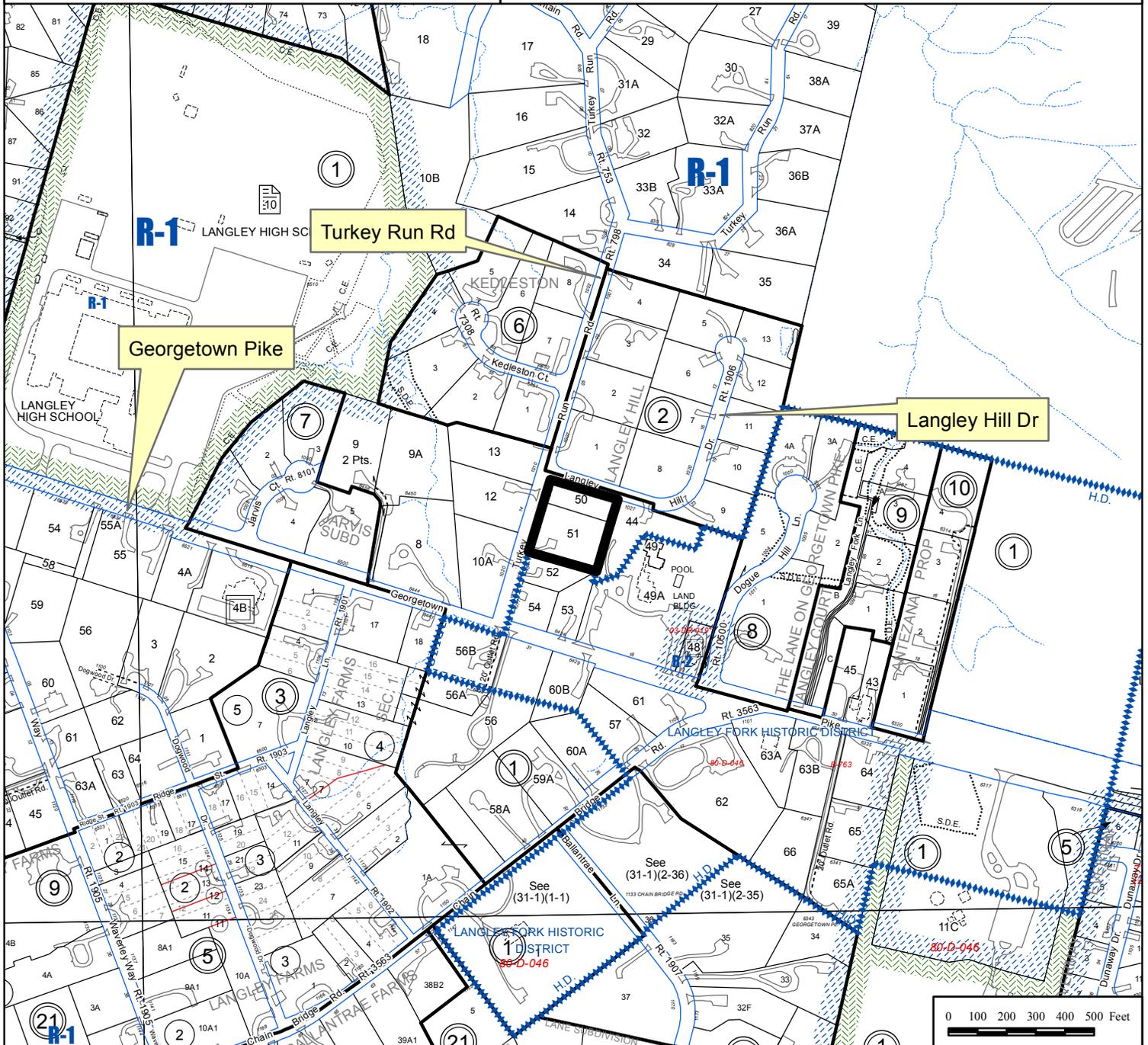
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2016-DR-021



Applicant: THE BOARD OF SUPERVISORS
Accepted: 08/04/2016
Proposed: EXPANSION OF LANGLEY FORK HISTORIC OVERLAY DISTRICT
Area: 1.44 AC OF LAND; DISTRICT - DRANESVILLE
Zoning Dist Sect: Located: 1011 AND 1013 TURKEY RUN RD., MCLEAN, VA 22101
Zoning: FROM R- 1 TO R- 1
Overlay Dist:
Map Ref Num: 022-3- /01/ /0050 /01/ /0051



DESCRIPTION OF THE APPLICATION

The proposed Board's Own Motion seeks to expand the Langley Fork Historic Overlay District (LFHOD) to include the two subject properties, 1011 and 1013 Turkey Run Road in McLean. Because Historic Overlay Districts are their own zoning districts, the expansion of the LFHOD requires the Board of Supervisors to approve a rezoning application. The land area included in the proposal contains the Mackall-Hall house as well as an adjacent vacant parcel, which is listed in the Fairfax County Inventory of Historic Sites. The subject site is shown on the map at the front of this staff report.

The purpose of the LFHOD is to provide protection against the destruction of the landmarks contained within the overlay, as well as to encourage uses which will lead to their continuance, conservation, and improvement. In addition, the Overlay seeks to assure that new structures and uses within the district will be in keeping with the character to be preserved and enhanced. Attachment A contains the report prepared by staff detailing the justification for and relevance of the proposed expansion, as well as the recommendations of staff. The LFHOD Study Report also contains the recommendations of the History Commission (HC) and the Architectural Review Board (ARB).

LOCATION AND CHARACTER OF THE AREA

The application properties are located adjacent to the existing LFHOD, abutting the northwest boundary. Specifically, Parcels 22-3 ((1)) 50 and 51 are located on the east side of Turkey Run Road, approximately 250 feet northwest of its intersection with Georgetown Pike. The properties consist of the Mackall-Hall house and a vacant lot characterized by lawns and mature vegetation. As discussed in the LFHOD Study Report, the house was originally built as a tenant farm house on the Langley Estate, which was part of the larger 540-acre tract of land named "Langley." The property was owned and occupied by many tenants until its eventual occupation by the current owner, Cynthia Richardson, in 1961.

The predominant use along Langley Hill Drive and Turkey Run Road is single family detached residential uses. The surrounding properties are all zoned R-1 and developed with single family detached homes.



Figure 1: Aerial view of application properties

BACKGROUND

On July 28, 1980, the Board of Supervisors approved RZ 80-D-046, which created the LFHOD. This HOD encompasses 83.8 acres and a cluster of six historic structures, including the Langley Ordinary, the Langley Toll House, Gunnell's Chapel, the Langley Friends Meeting House, the Mackall House, and Hickory Hill.

On April 5 and April 26, 2016, the Board of Supervisors authorized staff to research the Mackall-Hall house and the adjacent vacant parcel to determine if the properties should be included in the LFHOD. Pursuant to those motions, the Board directed staff to initiate a Board's own rezoning to adjust the boundaries of the overlay district if recommended by the LFHOD Study Report, the Fairfax County History Commission, and the Fairfax County Architectural Review Board.

HISTORIC REVIEW AND RECOMMENDATIONS

On July 6, 2016, the Fairfax County History Commission voted unanimously to recommend that the current boundaries of the LFHOD be expanded to include the subject properties.

On July 14, 2016, the Fairfax County Architectural Review Board also voted

unanimously to recommend the boundaries be expanded to include the application properties within the LFHOD.

On August 4, 2016, a rezoning application was accepted for review to expand the LFHOD to include Tax Map Parcels 22-3 ((1)) 50 and 51.

ARCHITECTURAL REVIEW BOARD (ARB) REVIEW

While the ARB plays an advisory role in most development review processes, specific ARB approval is required before the following may be issued or approved for property located within a Historic Overlay District:

- Sign Permits (approved by the Zoning Administrator) for the erection, alteration, refacing or relocation of any sign in a Historic Overlay District;
- Building Permits (issued by the Director of the Department of Public Works and Environmental Services) for the erection, construction, reconstruction, or exterior rehabilitation, remodeling, alteration or restoration of any building or structure in a Historic Overlay District, except as qualified below; and
- Building Permits (issued by the Director of the Department of Public Works and Environmental Services) for the demolition, razing, relocation, or moving of any building or structure in a Historic Overlay District.

Under the current Zoning Ordinance provisions, certain types of changes do not require ARB approval. These include changes to the interior of a building; changes that are neither adjacent to nor visible from a major thoroughfare, historic byway, road listed or determined to be eligible for listing in the National Register, or from a contributing or historic property within the district; and minor changes, such as re-roofing or re-siding of non-contributing buildings with materials similar to those used originally. Changes not requiring a Building Permit, including painting and minor repairs, are not subject to ARB review unless part of a larger project for which a Building Permit is required.

With the expansion of the LFHOD, the ARB review provisions would be applicable to all new properties included in the District.

ANALYSIS & RECOMMENDATIONS

No land use, transportation, or environmental impacts are associated with this application, as the rezoning of property to a Historic Overlay District maintains the base zoning while subjecting the application properties to the Historic Overlay District provisions as well as ARB review. Attachment A is staff's analysis of the proposed expansion, which describes the justification for inclusion of the properties into the LFHOD. The existing LFHOD Ordinance, Part 9 A1-900 of the Fairfax County Zoning Ordinance, will not change.

Staff recommends approval of RZ 2016-DR-021.