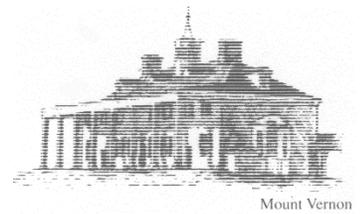




Dan Storck

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Establishment of a River Farm Historic Overlay District

November 17, 2020

Background: Mr. Chairman, the American Horticultural Society property is located at 7931 East Boulevard Drive, in Alexandria. The property was listed on the Fairfax County Inventory of Historic Sites as “Wellington/George Washington’s River Farm” in 1969.

The land was originally owned by George Washington and the existing dwelling may date as far back as 1790. The property passed through several prominent Fairfax County residents, including the Snowdens and the Mathesons. The American Horticultural Society purchased the property in 1973 for its national headquarters.

The surrounding community has expressed interest in the consideration of the establishment of a Historic Overlay District for River Farm and I agree that it is appropriate for the County to consider this, due to its historic, cultural and potential archaeological significance in Fairfax County. The November 12 memo sent by the Department of Planning & Development, in response to my October 20, 2020 request for analysis of options related to establishment of a Historic Overlay District for River Farm and other

options for preservation, staff conclusions showed a HOD as the most sure way for a public entity to preserve the site.

By my motion and attached resolution, I ask that the Board direct staff to analyze the property for inclusion within the potential River Farm Historic Overlay District. The potential boundary consists of the entirety of the property located at Tax Map Parcel number 102-2 ((01)) 20. Amendments to both the Comprehensive Plan and the Zoning Ordinance map and text would be required to establish a River Farm Historic Overlay District. To expedite the review and analysis of the River Farm Historic Overlay District proposal, this Board item includes both a resolution and a motion. The resolution is required by statute for the Board to initiate amendments to the Zoning Ordinance map and text. The resolution and motion include authorization of 1) Comprehensive Plan Amendments, and 2) Zoning Ordinance Text and map amendments to establish boundaries and regulations for a River Farm HOD.

Motions

Therefore, Mr. Chairman, I move that the Board adopt the November 17 River Farm Historic Overlay District resolution authorizing proposed amendments to the Comprehensive Plan and the Zoning Ordinance to create a Historic Overlay District for River Farm —a process which will include, but is not limited to, the following:

- Preparing a staff report that will analyze and provide recommendations on the historic, architectural, cultural, and archaeological significance, as well as the boundaries for the potential

historic overlay district. This report will be coordinated with all appropriate Boards, Authorities, and Commissions.

- Drafting and advertising public hearings on a proposed amendment to the Comprehensive Plan for any map and text changes that may result from this process.
- Drafting proposed amendments to the Zoning Ordinance to establish boundaries and regulations for the Historic Overlay District along with appropriate use regulations, if recommended by the report, and advertising those amendment for public hearings before the Planning Commission and the Board of Supervisors.

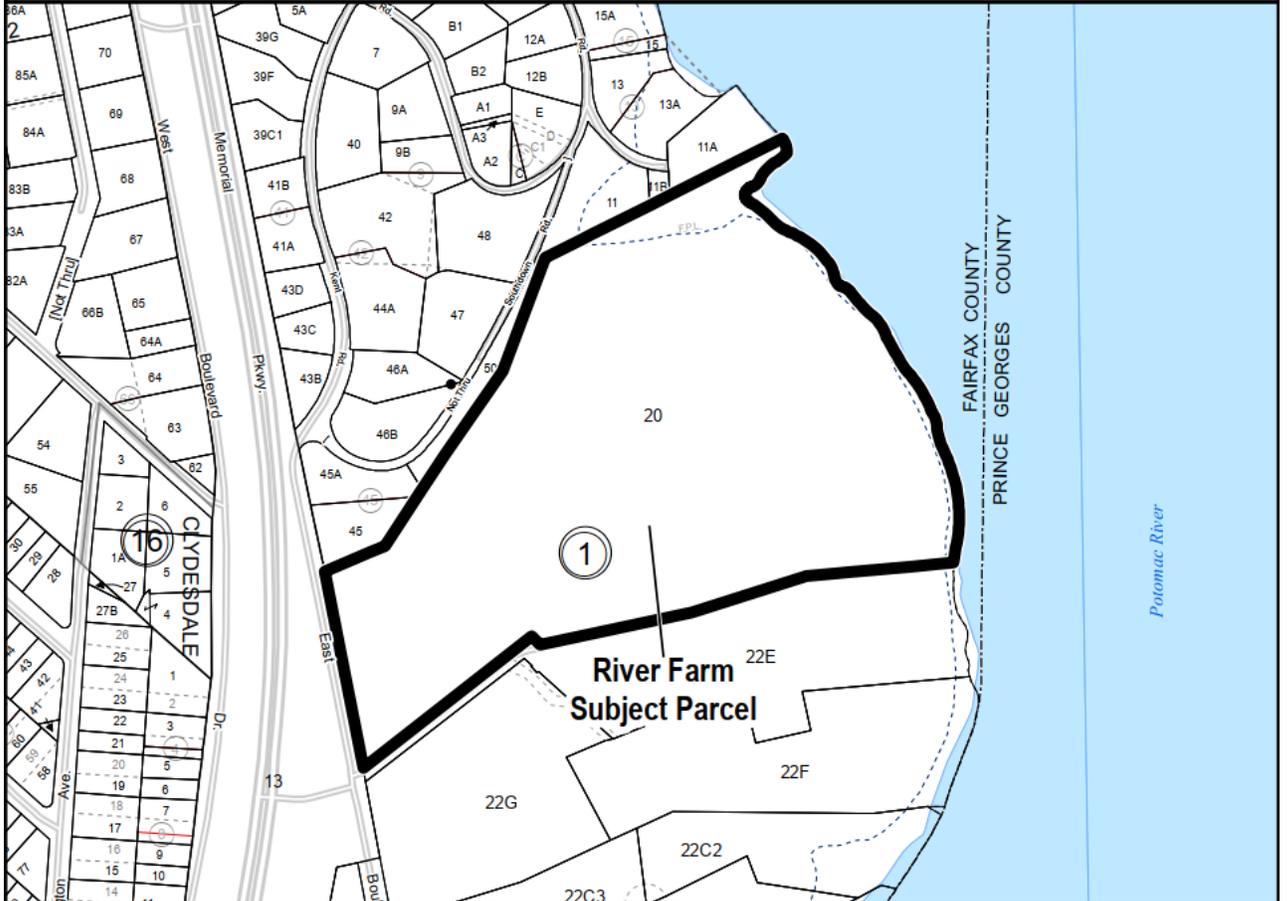
I further move that this action be performed on an expedited basis with public hearings scheduled for the Planning Commission and Board of Supervisors as soon as possible.

I further move that the Board authorize the County Executive, Bryan J. Hill, or his designee, to act as agent for the County for all matters concerning this matter.

The approval of this motion and related resolution does not in any way relieve the participants from compliance with the provisions of all applicable ordinances, regulations or adopted standards, nor does it prejudice in any way the Board's consideration of the proposed amendments.

American Horticultural Society Property

7931 East Boulevard Drive, Alexandria, VA 22308



400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND DEVELOPMENT USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO OCTOBER 2020
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**RIVER FARM HISTORIC OVERLAY DISTRICT
RESOLUTION**

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held electronically on November 17, 2020, at which meeting a quorum was present and voting, the Board of Supervisors adopted the following resolution:

WHEREAS, the property located at 7931 East Boulevard Drive, Alexandria, Virginia (“River Farm”), was originally owned by George Washington, and the existing dwelling may date back as far as 1790; and

WHEREAS, River Farm has been listed on the Fairfax County Inventory of Historic Sites as the “Wellington/George Washington’s River Farm” since 1969; and

WHEREAS, River Farm passed through ownership of several prominent Fairfax County residents, including the Snowdens and the Mathesons, and it was purchased by the American Horticultural Society in 1973 for its national headquarters; and

WHEREAS, it is appropriate for the Board to consider establishment of a Historic Overlay District for River Farm due to its historic, cultural, and potential archaeological significance in Fairfax County; and

WHEREAS, by adoption of this Resolution, the Board directs staff to prepare, and advertise public hearings on, a proposed amendment to the Comprehensive Plan as well as map and text amendments to Chapter 112 (Zoning Ordinance) of the County Code to establish boundaries and regulations for a River Farm Historic Overlay District along with appropriate use regulations; and

WHEREAS, the public necessity, convenience, general welfare, and good zoning practice require consideration of proposed amendments to the Comprehensive Plan and the Zoning Ordinance text and map; and

NOW, THEREFORE, BE IT RESOLVED, for the foregoing reasons and for the reasons articulated in the November 17, 2020, River Farm Board matter and motion, the Board of Supervisors authorizes the advertisement of the public hearings during which the Planning Commission and the Board will consider the proposed Comprehensive Plan and Zoning Ordinance amendments.

Jill G. Cooper