

Woodlawn and Pope-Leighey Historic Overlay District Design Guidelines

Fairfax County, Virginia

*Revised Draft
April 2024*



PLANNING & DEVELOPMENT
FAIRFAX COUNTY

ACKNOWLEDGMENTS

Fairfax County Board of Supervisors

| | |
|--------------------------------|-----------------------|
| Jeffrey C. McKay – Chairman | James N. Bierman, Jr. |
| Kathy L. Smith – Vice Chairman | James R. Walkinshaw |
| Andres F. Jimenez | Pat Herrity |
| Dalia A. Palchik | Rodney L. Lusk |
| Daniel G. Storck | Walter L. Alcorn |

Fairfax County Planning Commission

| | |
|---|------------------|
| Phillip A. Niedzielski-Eichner – Chairman | Daniel G. Lagana |
| Timothy J. Sargeant – Vice Chairman | Jeremy Hancock |
| Evelyn S. Spain - Secretary | John A. Carter |
| John C. Ulfelder - Parliamentarian | Mary D. Cortina |
| Candice Bennett | Peter F. Murphy |
| | Walter C. Clarke |

Fairfax County Architectural Review Board

| | |
|---------------------------------|-----------------------|
| Christopher Daniel – Chairman | Joseph Plumpe, PLA |
| Jason Zellman – Vice Chairman | Kaye Orr, AIA |
| John A. Burns, FAIA – Treasurer | Rachael Mangum |
| Ali Akbar Sohanglepurwala | Samantha Huang, AIA |
| Elise Ruff Murray, ex officio | Stephen Kulinski, AIA |
| Gabriela Hammack | |

Fairfax County History Commission

| | |
|------------------------------|----------------------------|
| Lynne Garvey-Hodge – Chair | Jenee Lindner |
| Russell Brooks – Vice Chair | Jordan E. Tannenbaum, Esq. |
| Elise Ruff Murry – Treasurer | Joseph S. Imamura, AIA |
| Anne Stuntz – Secretary | Kevin Bradley |
| Anne M. Barnes | Rachel Rifkind |
| Cheryl-Ann Repetti, Ph.D. | Sallie Lyons |
| David Meyer | Subhi A. Mehdi |
| Esther W. McCullough | Sue Kovach Shuman |
| Gretchen Bulova | Tammy Mannarino |

Produced by: EHT Tracerics for

Fairfax County Planning & Development
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035

<https://www.fairfaxcounty.gov/planning-development/>

Unless otherwise noted, all contemporary photographs were taken by EHT Tracerics, Inc. in November 2019.

This document is an ongoing effort of the Fairfax County Architectural Review Board and is subject to change. All rights reserved. No part of this document may be reproduced or transmitted in any form without prior written permission from Fairfax County. This document may be reproduced in whole or in part for use in matters related to the Architectural Review Board or by staff members of the Fairfax County Department of Planning & Development.



PLANNING & DEVELOPMENT

FAIRFAX COUNTY

EHT TRACERICS
HISTORIC PRESERVATION

TABLE OF CONTENTS

Chapter 01

Introduction to the District-Specific Design Guidelines 1

| | |
|--|---|
| Introduction to the Historic Overlay District Design Guidelines | 2 |
| Historic Overlay District Regulations and Project Review Summary | 5 |
| Using these Design Guidelines | 6 |

Chapter 02

History and Significance 9

| | |
|---------------------------|----|
| Statement of Significance | 10 |
| Development History | 10 |

Chapter 03

Historic Overlay District Overview 17

| | |
|---|----|
| Overview of the Woodlawn and Pope-Leighey HOD | 18 |
| HOD Boundary | 22 |
| Resource Inventory - Historic, Contributing, and Non-Contributing Resources | 22 |
| Summary of District Character | 27 |

Chapter 04

Design Guidelines 33

| | |
|--|----|
| Woodlawn and Pope-Leighey Historic Overlay District Design Guidelines | 34 |
| Guidelines for Preserving Setting: Topography, Landscape & Archaeological Resources | 38 |
| Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of Existing Historic and Contributing Resources | 41 |
| Guidelines for Architectural Compatibility: New Construction & New Additions | 42 |

Chapter 05

Appendix 47

| | |
|---|----|
| Appendix A – Glossary of Terms & Acronyms | 48 |
| Appendix B – Additional Resources | 53 |
| Appendix C – Inventory of Properties within the HOD | 55 |



01

Introduction to the District-Specific Design Guidelines

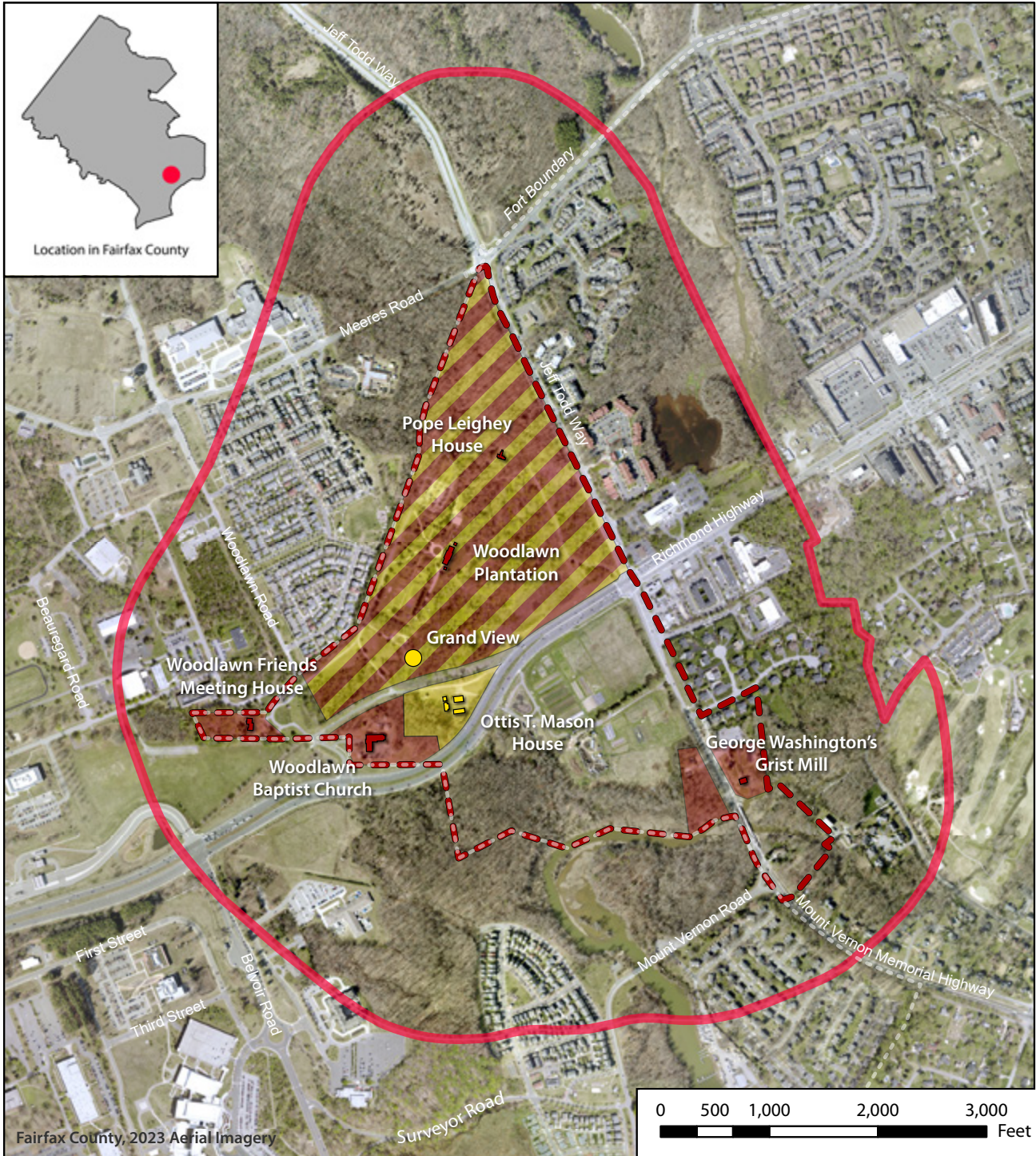
INTRODUCTION TO THE HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

The Woodlawn Plantation and Pope-Leighey House site, located in the northwest quadrant of the intersection of Richmond Highway (Route 1) and the north-south artery of Jeff Todd Way/ Mount Vernon Memorial Highway in southeast Fairfax County, is a unique site with a varied mix of historical eras and architectural styles without any unifying elements of design or function.

The focal point of the HOD is Woodlawn, a five-part, Federal Style, brick mansion built between 1800 and 1805 for Lawrence Lewis and Nelly Custis Lewis on land given to them by George Washington. The Lewises sold the property in 1846 to the Troth-Gillingham Company, a group of New Jersey and Pennsylvania Quakers. Woodlawn served as their business headquarters and temporary residence while building additional buildings and houses on the property which they subdivided into smaller farms. Several Quaker structures still stand on the property, including the Woodlawn Quaker Meeting House (c. 1853) and Grandview (1859). In 1850, the Quakers sold Woodlawn and its surrounding acreage to John Mason whose family built the Woodlawn Baptist Church property and the Otis Mason House (1873). Two additional significant resources within the district core include George Washington's Gristmill which was reconstructed in 1932 to commemorate the bicentennial of Washington's birth, and the Pope-Leighey House designed by Frank Lloyd Wright and moved to the site in 1964 to save it from demolition. In 1952, Woodlawn, now operated as a museum, became the first historic site owned by the National Trust for Historic Preservation.

In 1969, Woodlawn Plantation was added to the Virginia Landmarks Registry (VLR), and in 1970 was listed in the National Register of Historic Places (NRHP). The Pope-Leighey House was added to both the VLR and the NRHP that same year. In 1971, Fairfax County created the Woodlawn Plantation/Pope-Leighey House Historic Overlay District (HOD), the county's second HOD, to preserve the setting of the varied historic buildings within the district and to ensure that commercial development did not detract from the historic and visual character of the area. Woodlawn Plantation became a National Historic Landmark in 1998, recognizing the site's nationally significant role in the development of the American preservation movement. Additional contributing properties within the HOD that are listed in the VLR and the NRHP include George Washington's Gristmill (2003) and the Woodlawn Quaker Meeting House (2009). The Woodlawn Cultural Landscape Historic District was added to the VLR in 2018.

As described in Article 3, Section 3101.1 of the Fairfax County Zoning Ordinance, a HOD is a comprehensive planning and zoning tool that helps promote the identification, preservation, and enhancement of buildings, structures, neighborhoods, landscapes, places, and areas that have historical, cultural, architectural, or archaeological significance. The creation of HODs was authorized by the Fairfax County Board of Supervisors to protect and enhance the county's historic and architectural landmarks – sites deemed both valuable and vulnerable.



Woodlawn and Pope-Leighey

Historic Overlay District
Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County
Department of Planning and Development
April 2024

Legend

- District Boundary
- - - District Core Boundary
- Historic Property
- Contributing Property
- Non-Contributing Property
- Property contains both
Historic and Contributing resources



The content within this document is meant to help project applicants and the broader community understand the history of the HOD and its character-defining features, and to foster design solutions that protect and enhance the Woodlawn HOD while retaining the historic character of the district. The Design Guidelines offer practical and flexible guidance for property owners, architects, contractors, and other professionals undertaking work within the HOD. They are meant to be referenced early in the planning phase of a proposed project. The intent of the Design Guidelines is to guide sensitive new development and compatible additions, and to limit demolition and inappropriate exterior alterations.

This document incorporates findings and information included in the National Register nominations for Woodlawn Plantation (1970; 2011 Boundary Increase), the Pope-Leighey House (1970), and the Woodlawn Quaker Meeting House (2009); the National Historic Landmark Nomination for Woodlawn Plantation (1998); the Woodlawn Historic District Report prepared by the Fairfax County Department of Planning (1971); Historic American Buildings Survey (HABS) documentation (1964 and 1975); and the list of historic and contributing resources identified in a memorandum prepared for the County in 1991 titled: “Contributing Properties within the Historic Districts.” The Design Guidelines document incorporates and replaces the prior Woodlawn Plantation and Pope-Leighey House Historic Overlay District Design Guidelines approved by the Architectural Review Board (ARB) in 1992.

For more information on the project review process, applicants should also reference the *Historic Overlay District General Design Guidelines*, which outline the ARB review process, standards of review, as well as design principles and general guidance applied to all HODs.



South elevation of Woodlawn as it appeared in December 2019.

HISTORIC OVERLAY DISTRICT REGULATIONS AND PROJECT REVIEW SUMMARY

Proposed projects within the Historic Overlay District will be reviewed by the Fairfax County ARB. As described in the Zoning Ordinance Article 3, subsection 3101.6 “Administration of Historic Overlay Districts,” the term “project” applies primarily to exterior renovations, construction, demolition, or any uses that require a building permit, site plan, or rezoning application in accordance with the Zoning Ordinance. Fairfax County staff and the ARB will use the HOD Design Guidelines in their review and approval of County permit, site plan, and rezoning determinations and recommendations. Consistent with current practice, ARB review is only required for work that requires a permit.

Additional information on what work requires a building permit, reference the Fairfax County Land Development Services website [here](#).

Projects That Do Require Review and Permit Approval by the ARB:

- Demolition of buildings and structures
- New buildings, additions and structures
- Decks and screened-in porches (including alterations to existing)
- Sheds and playhouses over 256 square feet
- Swimming pools
- Retaining walls over three feet
- New exterior stairs or stoops

Projects That Do Require Review and Recommendation by the ARB:

- Rezoning
- Special exceptions
- Special permits including encroachment into minimum yard requirements/setbacks and ground disturbance over 2500 square feet, such as septic fields
- Variances and site plans including subdivision plats and grading plans

Projects That Do Not Require Review and Permit Approval by the ARB:

- Fences
- Residential window and door replacements
- Gutters
- Playground equipment
- On-grade patios
- Driveways
- Interior alterations

USING THESE DESIGN GUIDELINES

The Woodlawn/Pope-Leighey House HOD Design Guidelines were developed as a resource to give historical background and detailed guidance to project applicants, property owners, the building industry, and the community, and to facilitate ARB consideration of project applications. The design guidelines are not an amendment to or part of the County's Zoning Ordinance which continues to regulate land use types and the intensity of development within Historic Overlay Districts and throughout the County. The Zoning Ordinance regulates measurable items such as heights, setbacks, siting, and sizes of structures.

This document includes information about the district's history and significance in **Chapter 2. History and Significance**. The boundaries of the HOD are outlined in **Chapter 3. Historic Overlay District Overview**, which also includes the HOD's Resource Inventory, or list of contributing and non-contributing properties. Chapter 3 also includes a description of the physical character and character-defining features of the HOD. **Chapter 4. District-Specific Design Guidelines** includes guidance based on the *Secretary of the Interior's Standards for Rehabilitation* that are in keeping with the provisions of Article 3, Section 3101 of the Fairfax County Zoning Ordinance. The guidelines within Chapter 4 are organized by:

1. Guidelines for Preserving Setting: Topography, Landscape, and Archaeological Resources;
2. Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of Existing Historic and Contributing Resources; and
3. Guidelines for Architectural Compatibility: New Construction and New Additions.

The guidelines emphasize flexibility and encourage site-specific solutions rather than a one-size-fits-all approach. They are guidelines, not requirements. The guidelines are not meant to discourage change or growth; rather, they have been developed with the specific intent to:

- Preserve, complement, and reinforce the historic character of the HOD;
- Reinforce the existing scale; and,
- Encourage the consistent use of materials compatible with the character of the historic district.

The **Appendix** includes a glossary of terms and acronyms, a list of additional resources, and an inventory of properties located within the HOD.



View of the Pope-Leighey House from the south.



Woodlawn's north elevation; view looking southeast.



02

History and Significance

STATEMENT OF SIGNIFICANCE

Located in the northwest quadrant of the intersection of Richmond Highway (Route 1) and Jeff Todd Way/Mount Vernon Memorial Highway, Woodlawn was built between 1800 and 1805 for Lawrence and Nelly Custis Lewis on land that was given them as a wedding gift by George Washington. Designed by Dr. William Thornton, this large brick mansion is architecturally significant as one of the few surviving residences designed by Thornton, and for its high style design that integrates elements of both the Georgian and Federal styles. Woodlawn is also significant for its association with the Washingtons, for its unique historical associations with two abolitionist religious communities, and for its role in the development of the American preservation movement. Two residences on the property—one a Federal-style mansion, the other a groundbreaking Usonian house—make the estate one of the most unusual historic sites in the country. The Quaker and Baptist settlements that established themselves at Woodlawn sought to create an integrated community and established small farms to be owned by whites and free blacks, highlighting their free labor in a slaveholding state. Many of the historic buildings that remain in the district today, including the Woodlawn Quaker Meeting House, Grand View, and the Otis T. Mason House, were built during this period. While the Woodlawn tract diminished in size throughout the nineteenth century as it was subdivided and parceled off, its landscape developed with additional buildings, structures, and sites. This continued through the twentieth century with the reconstruction of George Washington's Gristmill in 1932 to commemorate the bicentennial of Washington's birth. The last historic building to be incorporated into the historic district was the Pope-Leighey House. Designed by Frank Lloyd Wright, this Usonian house was moved to Woodlawn in 1964 to save it from demolition. Collectively, the historic buildings included within the district make it the significant and unique cultural landscape that it is today.

The Woodlawn property was listed in the National Register of Historic Places in 1970 and was designated a National Historic Landmark (NHL) in 1998, recognizing the site's national significance for its architecture and association and contribution to the historic preservation movement in the United States. The NHL program represents our nation's premiere list of exceptionally significant historical, cultural, and architectural resources. As part of its listing, the property was deemed to be nationally significant for its architecture as a rare surviving example of Dr. William Thornton's residence designs, which integrates the Georgian and Federal styles.



A postcard from 1920 depicting the south elevation of the Woodlawn mansion. *Library of Virginia.*



Image from Hopkins' 1878 atlas showing the location of the Woodlawn Mansion, The Otis Mason House, Friends Meeting House, Woodlawn Baptist, and Grand View are also shown. *Library of Congress (LOC).*

Other properties within the HOD have also been recognized for their significance and are listed in the National Register including the Woodlawn Quaker Meeting House, Pope-Leighey House, and George Washington’s Grist Mill.

DEVELOPMENT HISTORY

Woodlawn was built between 1800 and 1805 for Lawrence Lewis and Nelly Custis Lewis on land given to them by George Washington—which had been part of his Dogue Run Farm—as a wedding gift. Nelly was raised by George and Martha Washington alongside her siblings at Mount Vernon. Following his two terms as President, George Washington returned with his family to Mount Vernon in 1797. In retirement, he sent for his nephew, Lawrence Lewis, to come to Mount Vernon to serve as his social secretary. Lewis became reacquainted with Nelly and the two were soon engaged. In January 1799, Washington legally adopted Nelly to authorize the license for her marriage to Lewis which occurred on February 22, 1799. As a gift to Lewis and Nelly in celebration of their marriage, Washington gave them the Woodlawn tract which he chose as the site for their new home, and included the gristmill and distillery. Washington selected the site for the house due to its expansive views southeast toward the Potomac River. The architect of the house was Dr. William Thornton, who also served as the first architect of the U.S. Capitol. Thornton’s design for the house incorporated both Georgian and Federal style elements into a five-part Palladian plan.

In 1848, the Lewises sold the property to the Troth-Gillingham Company, a group of Pennsylvania and New Jersey Quakers, who purchased the property in part due to their interest in the economic potential of the forested land. The Quakers cleared and sold much of the plantation’s timber and subsequently divided the plantation into smaller parcels to serve as individual farms. As the company cleared the land, the Woodlawn mansion served as the headquarters for their business and briefly as a residence for their workers and members as they built wood frame houses on the property to serve the smaller, newly parceled off farms.

One of the Quaker houses, Grand View, still stands on the Woodlawn property, southwest of the mansion. The house was built in around 1869 and in 1875 was sold to



Part of an 1859 map depicting George Washington’s land showing Woodlawn, labeled “Maj. Lewis Mansion. LOC.



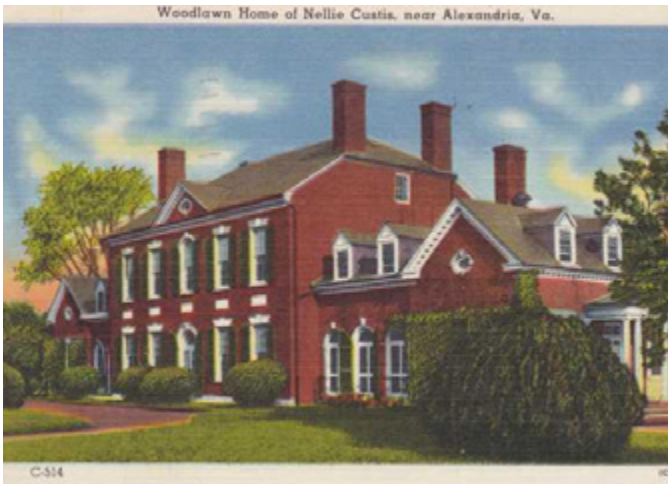
Woodlawn as it appeared c. 1900. LOC.



Woodlawn as it appeared in 1939. Library of Virginia.



Woodlawn c. 1900. *LOC.*



Postcard depicting Woodlawn, c. 1940. *Library of Virginia.*



The Pope-Leighey House is it appeared on its original site in Falls Church in the 1940s. The house was moved to its current location on the Woodlawn Plantation site in 1964 when it was threatened with demolition due to highway construction. *National Trust for Historic Preservation.*

David Walton. In 1875, the property was bequeathed to Walton’s daughter, Ann Troth, and husband Jacob M. Troth who was the son of a founding partner in the Troth-Gillingham Company. By the early 1850s, the company drew enough Quakers to the area with their business and settlement that it necessitated the construction of the Woodlawn Friends Meeting House in 1853. Built farther southwest from Grand View adjacent to Richmond Highway, the meeting house was constructed on land donated by another founding partner, Chalkley Gillingham. Initially built as a single room structure, the meeting house was expanded in 1869. The Woodlawn Quaker Meeting House remains in use today.

The Quakers settlement is significant as it was established with the intent to create an agricultural cooperative society of both white Quaker and free black landowners, utilizing free rather than slave labor to promote equality and prove that agriculture did not have to rely on the system of enslavement. Additionally, the Quakers, as well as the Mason family and their Baptist Congregation who purchased Woodlawn from Jacob Troth in 1853, assisted former slaves and other free blacks by helping them acquire land and establish farms.

After 1850, Woodlawn’s Quaker community lived alongside John and Rachel Mason who purchased the Woodlawn Mansion and its adjoining 500 acres from Paul Troth in 1850. John Mason, originally from New Hampshire, and Rachel, originally from Maine, moved first to New Jersey where they worked with the Quakers in the lumber business before moving to Virginia. Like the Quakers, the Masons were devoutly religious, and established the Baptist Sabbath School and later the Woodlawn Baptist Church which first held services in the parlor of the Woodlawn Mansion. They also founded one of the first free public libraries in the state of Virginia within the Woodlawn Mansion. Otis T. Mason, John’s son, donated a portion of the estate for the church building which was completed in 1872. The library and other services held in Woodlawn were moved to the church.

1800-1805

Woodlawn built for Lawrence and Nelly Lewis

1846

Woodlawn purchased by Troth-Gillingham Company, a Quaker group

1850

John Mason purchased Woodlawn

1850s

Construction of the Woodlawn Quaker Meeting House, and Grand View

1872 - c. 1873

Construction of Woodlawn Baptist Church and the Otis T. Mason House

1892

Woodlawn purchased by the New Alexandria Land and River Company

1901-1905

Paul Kester purchased and made minor renovations to Woodlawn

1905-1924

Elizabeth Sharpe continued the restoration of Woodlawn

1924-1948

Woodlawn owned by the Underwood family

1932

Reconstruction of George Washington's Gristmill

1949

The Woodlawn Public Foundation acquired Woodlawn

1951; 1957

Woodlawn leased and then sold to the National Trust

1964

Pope-Leighey House moved to Woodlawn



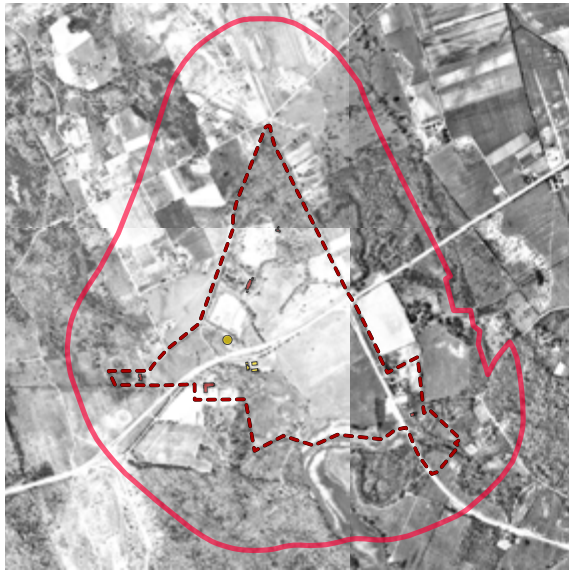
The Pope-Leighey house in 1970, several years after being moved to its current site. *Virginia DHR.*



South elevation of Woodlawn, c. 1940. *LOC.*



1980 photograph of Woodlawn. *LOC.*



John and Rachel Mason both died by 1889 and were buried at Woodlawn Baptist Church. The Woodlawn estate was divided equally among their children, but only Otis Mason maintained a part-time residence there. Mason, a well-known scholar, and lecturer, lived in Washington, DC but spent many weekends and summers at Woodlawn in the mansion and in another house built in c. 1873. In 1892, the Mason children sold the estate to the New Alexandria Land and River Improvement Company which agreed to preserve Woodlawn as a provision the sale. In 1896, however, a hurricane caused severe damage to the house and brought financial difficulty to the company which put Woodlawn up for sale. In 1901, Paul Kester purchased the house and made the necessary repairs to the building.

In 1905, the Kesters sold Woodlawn to Elizabeth Sharpe, who subsequently set out on restoring the house. Sharpe hired prominent Washington architects Edward Donn and Waddy Butler Wood to oversee the work. The restoration work altered some of the changes that were made by Kester. This included tearing down the raised areas of the wings and hyphens and rebuilding significant portions of the south wing. Sharpe purchased architectural elements from the Jamestown Exhibition to be installed at Woodlawn, including several mantle pieces. Sharpe is among the generation of female preservationists who led efforts to save many significant historic resources throughout the country.

After Elizabeth Sharpe’s death in 1924, Woodlawn was purchased by Senator Oscar Underwood of Alabama. Underwood served as Majority Leader of both houses of Congress and was Wilson’s chief rival for the Democratic presidential nomination in 1912. He sought the nomination again in 1924 but was unsuccessful and retired from politics in 1927. Like the previous owners, Underwood continued the restoration work at Woodlawn, making changes to the interior of the house and implementing a landscape plan. Following Underwood’s death in 1929, his wife continued to reside at Woodlawn intermittently until 1935 when she rented the property for two years to Secretary of War Harry W. Woodring. Mrs. Underwood returned to Woodlawn in 1937 and continued to reside there until her death in 1948.

Aerial of Woodlawn & Pope-Leighey HOD in 1937 (top), 1972, (middle) and 2023 (bottom). *Historic aerials sourced from Fairfax County Aerial Imagery Collection.*

That same year, the Fairfax County Circuit Court approved the sale of Woodlawn to a Belgian missionary order. In response, members of the community formed the Woodlawn Public Foundation, Inc., with the goal of saving Woodlawn as a monument to the Lewises. The Foundation petitioned to stop the sale of the house and raised the funds necessary to acquire the property. In 1949, the Foundation officially acquired the property. That same year, members of the National Council for Historic Sites and Buildings presented to the US Congress a charter for the National Trust for Historic Preservation which was approved in October 1949. In April 1951, the Woodlawn Public Foundation passed a resolution to lease Woodlawn to the National Trust for a period of fifty years. The National Trust assumed the administration of Woodlawn, making it their first museum property. In 1957, the Woodlawn Public Foundation sold the property to the National Trust for \$1.

In the 1960s, the National Trust moved the final historic resource included within the district to the Woodlawn property. Designed by Frank Lloyd Wright, the Pope-Leighey House is the third and perhaps most representative example of Wright's Usonian houses. Wright developed the Usonian concept as a means of providing practical, economic housing with the quality and clarity of design Wright believed essential to modern American life. The house was designed in 1939 for Loren B. Pope who resided there until 1947 when it was sold to Robert B. and Marjorie Leighey. In the early 1960s, the house was threatened with demolition due to the construction and expansion of I-66. In an effort to save the building, Marjorie Leighey gave the property to the National Trust, which dismantled the house and moved it from Falls Church to the grounds of Woodlawn in 1964 where it was reassembled. Leighey was granted a lifetime tenancy by the Trust and continued to occupy the Pope-Leighey house at Woodlawn until her death in 1983. The Trust still retains ownership of the property and continues to operate Woodlawn and the Pope-Leighey house as museums and historic sites open to the public.

At the time the Woodlawn and Pope-Leighey HOD was designated in 1971, the boundaries included the historic resources located on or within the vicinity of the Woodlawn property, as well as the George Washington Grist Mill located southeast of Woodlawn. Reconstructed in 1932 based on the original mill, the George Washington Gristmill was rebuilt along Dogue Creek to commemorate the bicentennial of George Washington's birth. The original mill was constructed by John Ball between 1770 and 1771 and was later part of Washington's wedding gift to the Lewises. The mill served two purposes: to grind wheat for commercial trade to be loaded onto ships docked at a wharf on Dogue Creek, and as a service for neighboring farms. By the late 1850s, the mill had fallen out of use and was suffering from neglect. The reconstruction of the mill was built in 1932 by the Virginia Department of Conservation and Economic Development.

The Woodlawn and Pope-Leighey House HOD was established to preserve the aesthetics of the setting and character of the varied historic resources within the district, and to ensure that new commercial and residential development did not detract from the historic and visual character of the area. Of the seven historic resources included in the district, four are listed in both the VLR and the NRHP, including Woodlawn and the Pope-Leighey House. Additionally, Woodlawn Plantation was designated a National Historic Landmark in 1998, and the Woodlawn Cultural Landscape Historic District was added to the VLR in 2018.



03

Historic Overlay District Overview

OVERVIEW OF THE WOODLAWN AND POPE-LEIGHEY HOD

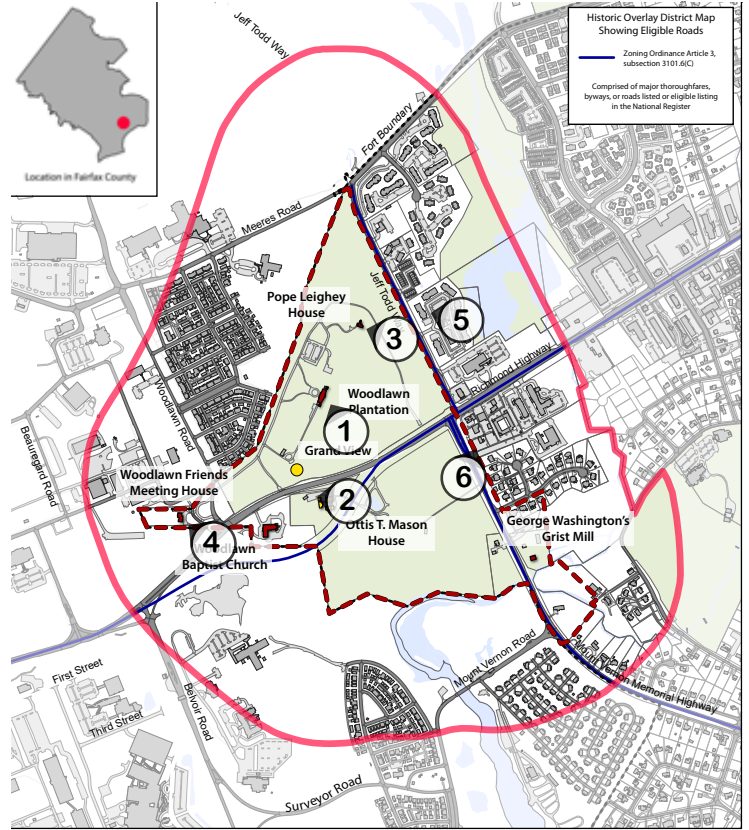
The Woodlawn Plantation property, which contains both the Woodlawn mansion and the Pope-Leighey House as well as several other significant resources, is an important historic site and was designated as a Fairfax County Historic Overlay District (HOD) in 1971. The HOD encompasses approximately 639-acres, including the 71.2-acre Woodlawn Plantation property located within the HOD district core. The Woodlawn Plantation property contains the mansion, the Pope-Leighey House, and Grandview. Additional properties located within the district core contain the remaining significant resources, including the Woodlawn Quaker Meeting House, Woodlawn Baptist Church, Otis T. Mason House, and George Washington's Gristmill. With the exception of the parcel with the Otis T. Mason House, the district core is heavily wooded, featuring mature trees and landscaping that help buffer the historic character of the district from traffic along Richmond Highway and adjacent development.

The areas around most of the contributing resources are open and interspersed with a mix of mature and juvenile trees. A paved drive leads north from Richmond Highway, past Woodlawn Baptist Church and the Woodlawn Quaker Meeting House before turning northeast toward Grand View, the Woodlawn Mansion, and Pope-Leighey. This road was added in 2017, replacing the original entry road near the intersection of Old Mill Road (now Jeff Todd Way) and Mount Vernon Memorial Highway. A crushed gravel drive leads from the paved road to a circular drive on the north side of Woodlawn. Both formal and vegetable gardens are located south of the mansion while a paved surface lot is located to the north. The property also features brick paved footpaths around the house.

By establishing the Historic Overlay District, the Fairfax County Board of Supervisors sought to encourage compatible land uses, protect the varied historic buildings and their surrounding landscapes, and ensure that commercial development did not detract from the historic and visual character of the area



Woodlawn's north elevation as viewed from the circular drive. Looking northeast.



Views within the Woodlawn/Pope-Leighey HOD, December 2019.

Zoning in the HOD

The County’s Zoning Ordinance regulates land use types and the allowable intensity of development within Historic Overlay Districts and throughout the County. The Zoning Ordinance guides measurable items such as heights, setbacks, siting, and sizes of structures.

There are numerous zones within the HOD reflecting the variety of uses and building types in the surrounding area. Properties within the District Core Boundary are part of Fairfax County’s R-1 (Residential District, One Dwelling Unit/Acre), R-2 (Residential District, Two Dwelling Units/Acre), and R-C (Residential Conservation District) zones. Regulations of the Woodlawn/Pope-Leighey House Historic Overlay District Zone also apply. Other relevant zones include:

- R-3 (Residential District, Three Dwelling Units/Acre)
- R-20 (Residential District, Twenty Dwelling Units/Acre)
- PDH-16 (Planned Development Housing District, 16 Units/Acre)
- PDH-20 (Planned Development Housing District, 20 Units/Acre)
- C-2 (Limited Office District)
- C-8 (Highway Commercial District)

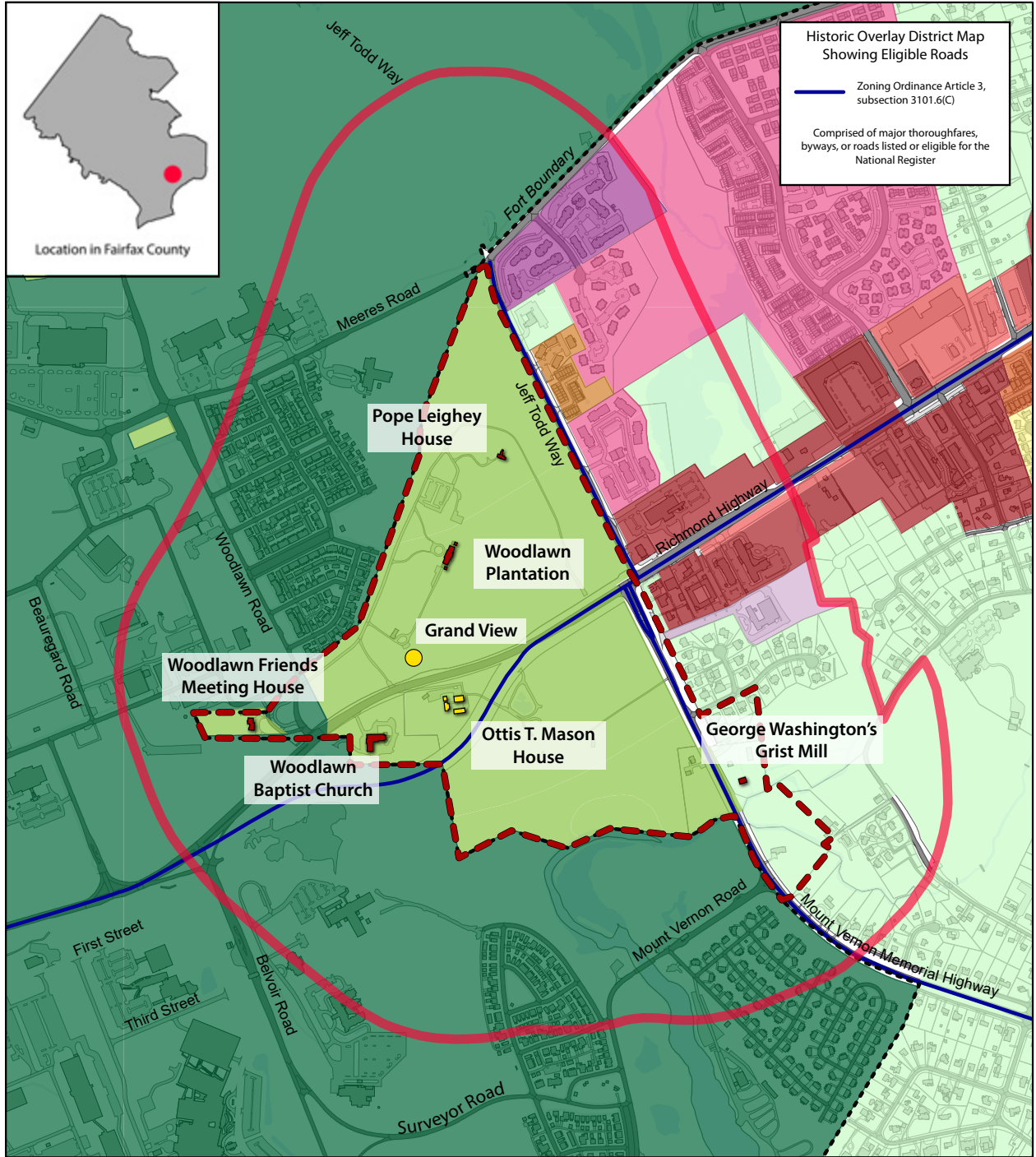
Woodlawn and Pope-Leighey House Overlay Zone

The Woodlawn and Pope-Leighey House Historic Overlay District regulations are codified in subsection 3101.21 of the County Zoning Ordinance. According to the regulations, the permitted uses of the Overlay Zone apply with the following exceptions:

- Residential dwellings south of Richmond Highway (Route 1) are limited to single-family detached units.
- Commercial uses are limited to offices and tourist-oriented uses, including but not limited to antique shops, craft shops, restaurants, hotels, and motels. No service stations or restaurants with drive-throughs may be permitted.
- No industrial uses are permitted.

Additionally, the regulations limit building heights to a maximum of 35-feet. All improvements, including structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with the Woodlawn district in terms of mass, scale, color, and visual impact.

| Woodlawn and Pope-Leighey House HOD | | | | |
|---|---|---|--|------------|
| Lot Size Requirements and Bulk Regulations | | | | |
| Min Lot Area | Max Density | Max Floor Area Ratio | Min Yard Req. | Max Height |
| Specified in the underlying zoning districts. | Specified in the underlying zoning districts. | Specified in the underlying zoning districts. | Specified in the underlying zoning districts | 35 feet |



Woodlawn and Pope-Leighey
 Historic Overlay District
 Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County Department of Planning and Development
 April 2024

Legend

- | | | |
|-----|--------|---------------------------|
| R-C | PDH-5 | District Boundary |
| R-1 | R-3 | District Core Boundary |
| R-2 | R-20 | Historic Property |
| C-8 | PDH-16 | Contributing Property |
| C-2 | PDH-20 | Non-Contributing Property |
| C-6 | | |



HOD BOUNDARY

The Woodlawn and Pope-Leighey HOD Boundary encompasses approximately 639 acres in southeast Fairfax County. The HOD also contains a “District Core,” which includes parcels containing the Woodlawn Plantation, Pope-Leighey House, Woodlawn Quaker Meeting House, Woodlawn Baptist Church, Otis T. Mason House, Grand View, and George Washington’s Grist Mill. The majority of the district core is located in the northwest and southwest quadrants of the intersection of Richmond Highway and Jeff Todd Way/Mount Vernon Memorial Highway with the exception of the George Washington Grist Mill property, located at the southeast end of the district core, which is bisected by Mount Vernon Memorial Highway. Two additional parcels located south of the Grist mill are also included within the district core.

The overall boundary extends beyond the District Core in all directions. The boundaries of the HOD were delineated in consideration of the area’s topography and the significant viewsheds to and from Woodlawn within a quarter-mile radius from the property line of Woodlawn Plantation. Because of the configuration of land in the area and the elevation of Woodlawn (130 feet), any structure built on a lower elevation to the south or east of the property could have a visual impact on Woodlawn. Accordingly, all abutting properties and nearly every parcel within the surrounding quarter-mile radius were included in the boundary.

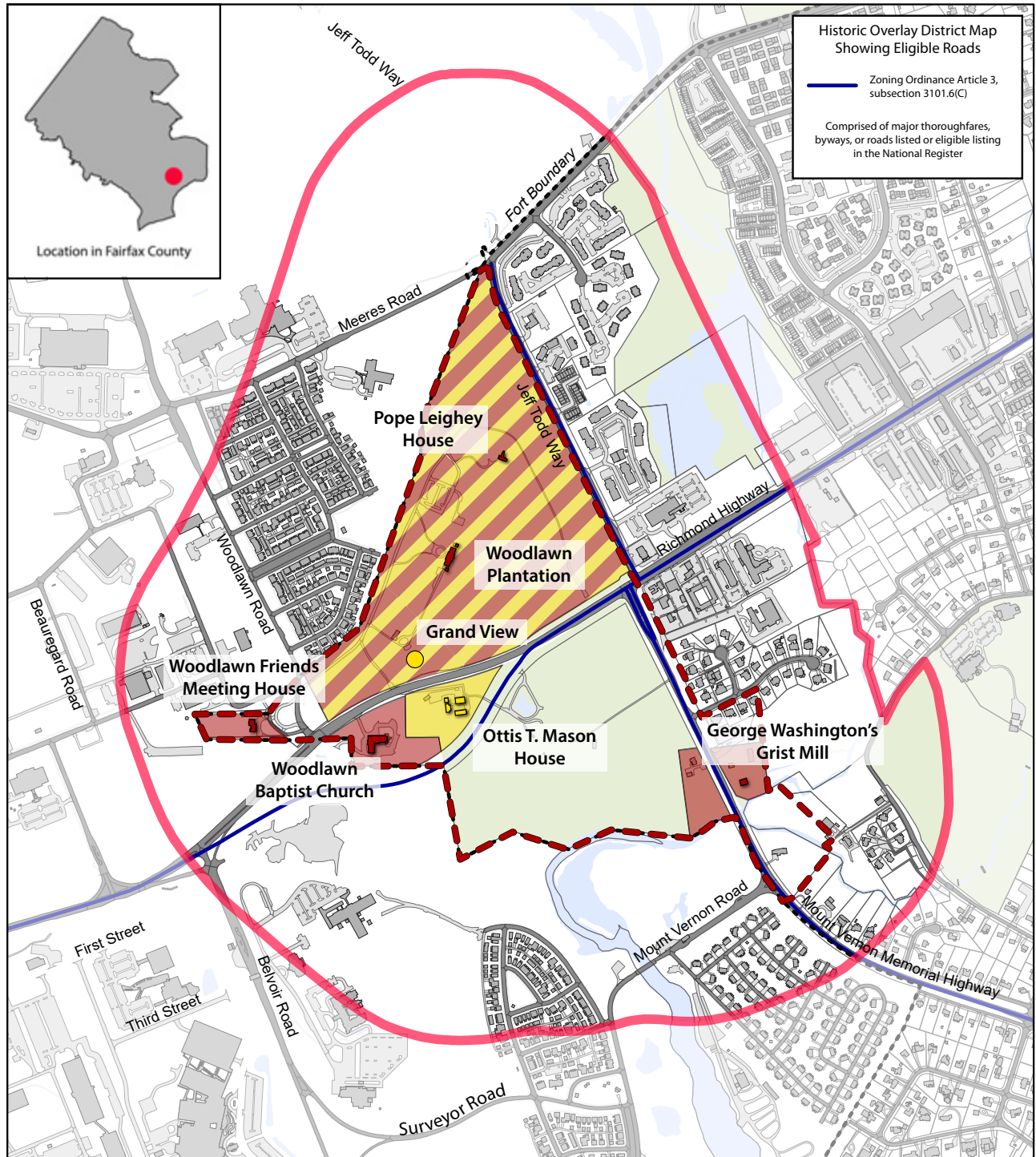
RESOURCE INVENTORY - HISTORIC, CONTRIBUTING, AND NON-CONTRIBUTING RESOURCES

Properties in the HOD are classified as historic, contributing, or non-contributing. The label “historic” indicates that the resource is a central component of the HOD and is named in the historic district ordinance which created the district. The label “contributing” indicates that the resource is one of several that defines the historic character and significance of the district. Historic resources are considered contributing resources. They are distinct from “non-contributing” resources, which may be located within a historic district (and subject to certain restrictions as a result) but are not character-defining because they have been altered or were constructed outside the district’s significant period or development.

In the report substantiating the zoning amendment that established the Woodlawn and Pope-Leighey House Historic Overlay District, five structures are listed as historic/contributing resources. They include Woodlawn, the Pope-Leighey House, George Washington’s Grist Mill, the Woodlawn Quaker Meeting House, and the Woodlawn Baptist Church. Other properties within the HOD designated as contributing include Grandview and the Otis T. Mason House. These properties were classified as contributing properties in 1992. Brief descriptions of the historic and/or contributing resources within the district core are included on the following pages.

In addition, the HOD contains numerous known and potentially significant prehistoric and historic archaeological resources. Thus, there is potential for additional properties within the HOD to be identified as contributing.

A full list of the properties located within the HOD and their classification is included within **“Appendix C – Inventory of Properties within the HOD”** on page 55.



Woodlawn and Pope-Leighey
 Historic Overlay District
 Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County
 Department of Planning and Development
 April 2024

Legend

- District Boundary
- - - - District Core Boundary
- Historic Property
- Contributing Property
- Non-Contributing Property
- Property contains both Historic and Contributing resources

N

Woodlawn Plantation

Historic (Contributing)

Woodlawn is one of the primary historic and contributing resources within the HOD. Located within the northwest quadrant of the intersection of Richmond Highway and Jeff Tood Way, the large mansion was built between 1800 and 1805. The site of the house is located on top of a hill on land that was part of Washington's Dogue Farm. Dominating the landscape, this five-part Palladian plan mansion, constructed of brick laid in Flemish bond, exhibits both Georgian and Federal style elements. The central portion of the house is a symmetrical, five-bay, two-story block with a center hall and double-pile plan. The central block is capped by a jerkinhead roof pierced by a central pedimented gable on the north and south elevations and by four interior end chimneys. The flanking one-and-one-half-story wings are connected to the main block via one-and-one-half-story hyphens. A smokehouse and dairy are located south of the main house and tied back to it by brick garden walls. The central bays of the main block feature Roman arched openings. Additional details include inset rectangular stone panels between the first and second stories, stone jack arch lintels with keystones, oval ox-eye windows, a dentilled cornice, water table, and one-story Tuscan portico on the south elevation.



Views of Woodlawn.

Pope-Leighey House

Historic (Contributing)

The Pope-Leighey House is a significant historic and contributing resource within the HOD. Located today within the northwest quadrant of the intersection of Richmond Highway and Jeff Todd Way, the house was originally built in Falls Church but was relocated in 1964 to save it from demolition. Designed by Frank Lloyd Wright, the Pope-Leighey House is the third of Wright's Usonian Houses. Designed in 1939, the one-story house has a flat, overhanging roof with a cantilevered carport, and incorporates grouped windows. The exterior is clad in vertical cypress sheathing.



Pope-Leighey House.

Woodlawn Quaker Meeting House

Historic (Contributing)

The Woodlawn Quaker Meeting House was built as a single cell between 1851 and 1853, and doubled in 1869. The one-story, side-gabled, wood frame building embodies the distinctive characteristics of a vernacular form of Quaker Plain style in the tradition of the Woodlawn settlers' meeting houses in the Delaware Valley. The building's exterior is clad in wood weatherboard siding.



Woodlawn Quaker Meeting House.

Woodlawn Baptist Church (Non-Historic)

Historic (Contributing)

The original Woodlawn Baptist Church was built c. 1872 on land adjacent to Richmond Highway, southwest of Woodlawn. The congregation originally met in the parlor of Woodlawn prior to the construction of the original church. The original historic church was demolished in 1992 and replaced with new construction seen on the site today. The Woodlawn Baptist Church congregation continued using the church into late 2014 when it disbanded. Since 2015, the church has been serving Pillar Church of Woodlawn members.

The original cemetery, containing 133 grave markers interred between the 1870s-1990s remains.



Woodlawn Baptist Church.



George Washington's Gristmill.

George Washington's Gristmill

Historic (Contributing)

George Washington's Gristmill is a large stone merchant gristmill reconstructed on the site of a mill built by Washington between 1770 and 1771. Based on documentary evidence and archaeological investigations, the mill was reconstructed in 1932 to commemorate the bicentennial of Washington's birth. Built of Aquia Creek sandstone, the three-story mill primarily contains reconstructed millworks. The complex also features a reconstructed millers house, mill race, and distillery.



Otis T. Mason House.

Otis T. Mason House

Contributing

The Otis Tufton Mason House is a two-story wood frame house with a cross gable roof. The house was built in two stages, with the early portion being completed in c. 1873. The house is clad with wood weatherboard siding and features double-hung wood sash windows and interior brick chimneys.

In 2015, as part of the Fort Belvoir Route 1 Improvements Project, the Otis Mason House was moved from its original location overlooking agricultural fields south of Route 1 to a new location near the Sharpe Stables on the north side of realigned Route 1.



Grand View.

Grand View

Contributing

Grand View was built in c. 1869 by Joseph Wood and was purchased in 1875 by David Walton. In 1881, David Walton's daughter, Anne Walton Troth, and her husband Jacob M. Troth inherited the property. This modest two-story, side gabled, wood frame dwelling, one of the oldest surviving Quaker houses, features modest Greek Revival style detailing, including the main entrance and surround. The house features a symmetrical, three-bay facade. A two-story ell projects south from the main block of the house

SUMMARY OF DISTRICT CHARACTER

The HOD is characterized by the Woodlawn Plantation property and adjacent parcels containing significant properties, much of which consists of wooded areas and/or are surrounded by wooded buffers. The district core is bisected by Richmond Highway (Route 1), which runs east-west through the district, but most of the historic contributing buildings are shielded from the view of the heavy traffic that runs along the highway by the wooded areas. These also serve to shield the district core from surrounding twentieth-century commercial and residential development—mainly concentrated to the east—and Fort Belvoir to the north and west. Woodlawn, the Pope-Leighey House, Woodlawn Quaker Meeting House, Grand View, and the Woodlawn Baptist Church, are all situated on a hill or bluff where the topography of the landscape slopes down to the southeast toward Dogue Creek. The Otis T. Mason House is located adjacent to Richmond Highway on the downward slope of the bluff, while Washington’s Gristmill is located along Dogue Creek southeast of the other contributing resources.

Character-Defining Features

Character-Defining Features are those features that distinguish the historic district and help identify the properties that make up its unique setting. Character-defining features can include the overall shape of a building, its materials, craftsmanship, decorative details, interior spaces, and features, as well as various aspects of site and environment. Defining characteristics of the Woodlawn and Pope-Leighey HOD include the following:

Architectural Features

The Woodlawn mansion and the Pope-Leighey House are the two pivotal structures within the district. The two-story Woodlawn mansion, designed with Georgian and Federal style elements, is characterized by Roman arched central fenestration, stone detailing including quoins, inset paneling, and jack arches, a modillioned cornice, and porticos. Character defining features of the Pope-Leighey House include its flat roof, vertical wood siding, and ganged up windows. Additional character defining features of contributing resources in the district include double-hung multi-light wood sash, paneled wood doors, wood cladding and weatherboard siding, and slate, wood shake, and metal roofing.



Detail of the main entrance on the north elevation.



Pedimented portico on the north elevation.

Landscape and Site Features

While the Woodlawn mansion is the dominant feature of the historic district, the other six historic and contributing resources and their surrounding landscapes are critical to maintaining a sense of place for the district as a whole. The majority of the significant structures, located on a small hill or bluff that slopes down to the southeast, are buffered by wooded areas that shield the historic buildings from Richmond and the Jeff Todd Way/Mount Vernon Memorial Highways, as well as from unsympathetic residential and commercial development to the east. The area immediately surrounding the Woodlawn mansion, like that surrounding many of the other historic buildings in the district, is primarily open but interspersed with mature trees that dot the landscape. South of the house are formal and vegetable gardens which serve both aesthetic and functional roles. Brick garden walls are located to the rear and sides of the house. Brick paved walkways have been added within the historic site to help support public visitation. Contemporary parking is located north of the main house off the paved drive that accesses the property from Richmond Highway. Dogue Creek runs along the eastern boundary and through the south end of the HOD.

Archaeological Resources

Archaeological investigations have been undertaken on several of the historic properties within the district core of the Woodlawn & Pope-Leighey HOD. Several cultural resource groups—including John Milner Associates, New South Associates, Chicora Foundation, Inc., and Engineering-Science, Inc.—have conducted Phase I and Phase II archaeological investigations that have yielded a variety of artifacts from the late-eighteenth, nineteenth, and twentieth centuries, as well as Pre-Contact artifacts dating from the Mid- to Late Archaic periods. Some of the archaeological surveys utilized noninvasive methods such as ground-penetrating radar (GPR) which indicated that certain portions of Woodlawn Plantation may contain additional intact archaeological deposits, features, and artifact concentrations which may warrant additional survey and archaeological fieldwork. The entire district has potential for additional archaeological resources associated with the construction and use of Woodlawn from the early nineteenth century onward, beginning with its construction by the Lewis Family through its ownership by Quaker settlers and later use by the Mason family. The district core also holds graves from Baptist and Quaker burials, and there may be associated unmarked graves. It is also possible that additional Pre-Contact sites are located within the vicinity.



Views of the landscape around Woodlawn showing the mix of open landscape interspersed with trees and surrounded by wooded buffers.



South elevation of the Pope-Leighey House.



East and south elevations of the Otis T. Mason House.



East elevation of the Woodlawn Quaker Meeting House.

Additional character-defining features of historic and contributing buildings include the following:

BUILDING SITING

- Buildings generally set back from Route 1 and Jeff Todd Way/Mount Vernon Memorial Highway and oriented away from the roadway.

MASSING AND FOOTPRINT

- Generally rectangular shapes that show off traditional materials
- Rectilinear and L-shaped footprints

BUILDING HEIGHT

- Dominant two-story historic mansion
- Additional one, two, and three-story historic and/or contributing buildings on flat or low-sloped portions of the landscape.

WINDOWS

- Symmetrical or regularly spaced fenestration patterns
- Double-hung wood sash windows with multiple lights
- Stone, brick, and wood sills
- Traditional ornamentation such as moldings/trim
- Ganged up single pane vertical windows
- Lack of window surrounds and ornamentation

DOORS

- Paneled wood doors at main and secondary entrances
- Single- and double-leaf doors at ancillary buildings
- Board and batten doors and flat wood panel doors
- Entrances with fanlights or transoms
- Doors with porches or entry stoops

DESIGN FEATURES AND MATERIALS

- Stone, brick, and concrete masonry foundations and walls
- Red brick masonry, stone masonry, and wood exteriors
- Elaborate, decorative stonework including jack arches, inset panels, sills, and water table

ROOF SHAPES AND ROOF ELEMENTS

- Hipped, gable, jerkinhead, and flat roofs
- Roofs covered with varied materials including metal, and slate, wood shake, and asphalt shingles.
- Modillioned cornice and simple trim
- Brick chimneys that pierce the roofline of ancillary buildings
- Both wide, overhanging eaves and narrow eaves; clerestory windows

LANDSCAPES AND STREETSCAPES

- Varied topography including open areas interspersed with trees and expansive wooded areas
- Wooded areas obscure new development from view
- Trees lining much of Route 1 and Jeff Todd Way/Mount Vernon Memorial Highway
- Brick paved walkways
- Asphalt drives and parking surface lots



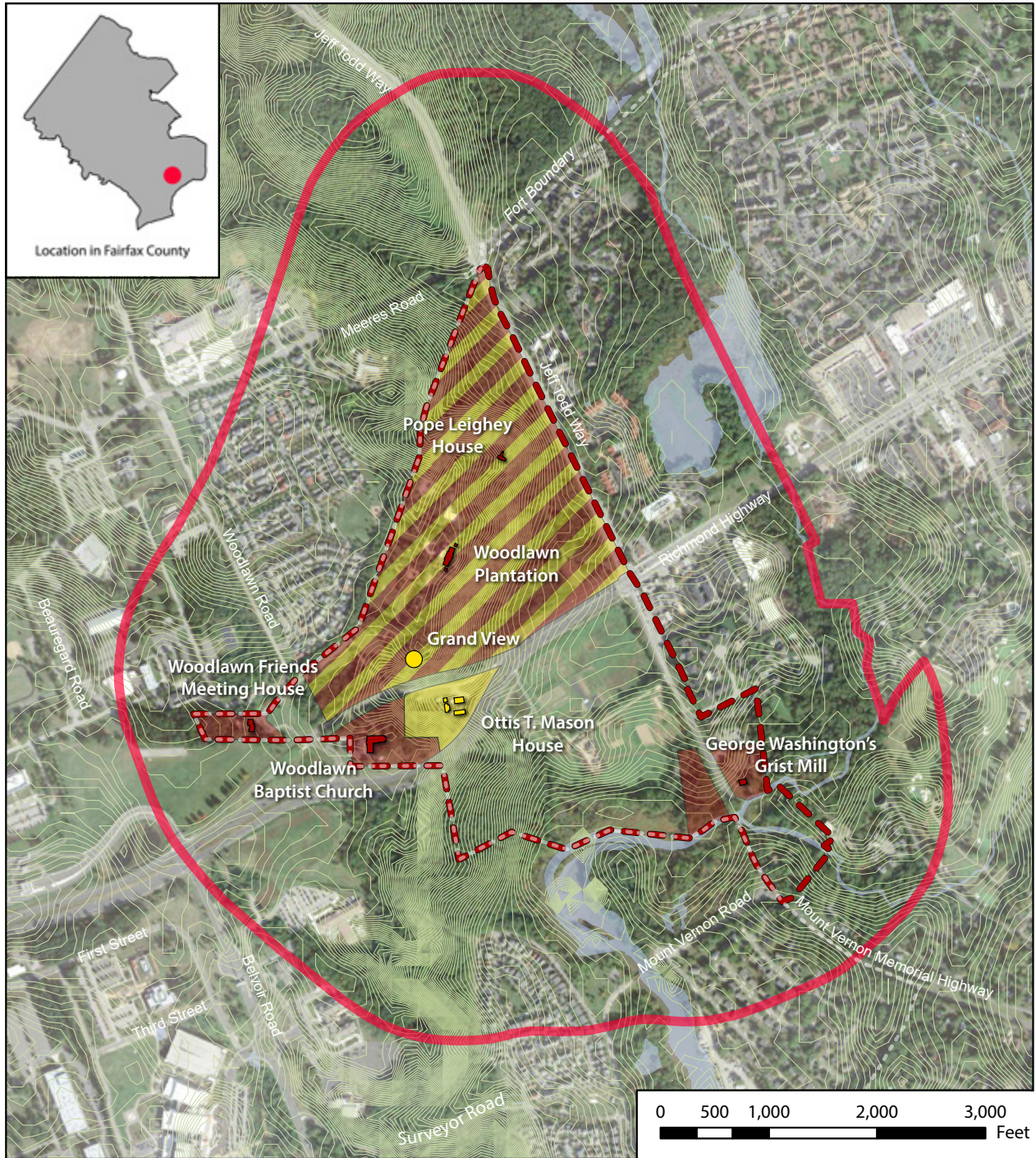
Barn on the property of the Otis T. Mason House.



Smokehouse linked to Woodlawn by a brick garden wall.



West elevation of Washington's Gristmill.



Woodlawn and Pope-Leighey

Historic Overlay District
Fairfax County, VA

Prepared by EHT Tracerics for the Fairfax County
Department of Planning and Development
April 2024

Topographical Map, Woodlawn/Pope-Leighey HOD.

Legend

- District Boundary
- - - District Core Boundary
- Historic Property
- Contributing Property
- Non-Contributing Property
- Property contains both
Historic and Contributing resources





04

Design Guidelines

WOODLAWN AND POPE-LEIGHEY HISTORIC OVERLAY DISTRICT DESIGN GUIDELINES

The intent of the HOD and these guidelines is not to recreate the early-nineteenth-century landscape of Woodlawn Plantation, but to protect and enhance a significant and unique historic site in Fairfax County that reflects an amalgam of several historical eras and architectural styles spanning from the early national period to the modern era. As stated in Section 3101.6(G) of the Fairfax County Zoning Ordinance, these guidelines are designed to preserve the historic integrity of the district. They offer practical guidance for property owners, the design community, County staff, and the ARB when determining the appropriateness of proposed work during the project planning and review process.

To limit changes that are out of character with the district, the guidelines are meant to encompass the entire HOD, inclusive of historic, contributing, and non-contributing properties. These guidelines do allow for more non-conformity when applied to non-contributing properties; however, changes made to non-contributing buildings are still likely to affect the character of the district and are thus subject to review.

For more information on what work requires and does not require ARB review, see “Historic Overlay District Regulations and Project Review Summary” on page 5.

Preservation Objectives

The Woodlawn HOD designation report (1971) outlines the following goals and objectives for protecting the landmarks within the HOD and their surroundings. The design guidelines are intended to provide guidance for meeting these goals and objectives.

Goals

To protect Woodlawn, Pope-Leighey House, George Washington’s Grist Mill, and the other historic contributing resources within the HOD against destruction, to preserve and enhance the aesthetic environment of these landmarks, to assure that new structures and uses within the district will be compatible with the historic character of the district, and to strengthen the ability of the district to function as an identifiable historic area.

Objectives

- Ensuring that the visual dominance of Woodlawn within the HOD is maintained and enhanced, and that the views from Woodlawn are preserved.
- Encouraging design features and development that are compatible with the character of the HOD and enhance the aesthetic quality of the environment.
- Ensuring that the historic district is visually and functionally identifiable and that the landmarks attract and are accessible to locals and tourists by maximizing the tourism potential.
- In summary, encouraging a stable land use pattern, compatible design for future development, and maximizing the amount of open space and natural tree cover as a protection for the Woodlawn and Pope-Leighey Historic District.

What Design Guidelines Can and Cannot Do

The HOD Design Guidelines publication is a Fairfax County Department of Planning and Development policy document that expands upon the requirements outlined in the Zoning Ordinance. The intent of the guidelines is not to stunt innovative design nor preserve the HOD as a snapshot in time. The guidelines are not meant to be absolute, give case-specific advice, or address exceptions or unusual conditions. Sometimes a creative, thoughtful design solution—one that does not neatly fit the written guidelines but may result in a better project and remains compliant with zoning law—will be approved by the ARB. Or there may be constraints inherent to a specific property that will preclude the “ideal” solution. They will help in that “delicate balancing act” of preserving the best of the past while building the best of today.

Guidelines Do:

- Aid citizens, property owners, and design professionals in better understanding the ARB’s review process and meet ARB Standards, which are based on the *Secretary of the Interior’s Standards for Rehabilitation*.
- Provide objective criteria the ARB can use to better protect and preserve the unique and valuable historic resources of Fairfax County.
- Provide a better understanding of a HOD’s physical and historic character.
- Assist the evolution of HODs in a sensitive manner that meets contemporary needs while retaining characteristic features.
- Outline a degree of adaptability appropriate within HODs that is well-aligned with preservation standards.

Guidelines Don’t:

- Dictate that all historic buildings must remain as they were originally.
- Resolve all design challenges and concerns within a HOD.
- Give case-specific advice, or address exceptions or unusual conditions.
- Give absolute direction as to specific standards or requirements, such as square footage.
- Regulate interior design.
- Regulate or increase new construction or rehabilitation activities (that is the role of the private market).
- Improve maintenance of existing properties (locally adopted maintenance codes contain those requirements).
- Become part of, nor an amendment to, the County’s Zoning Ordinance which continues to regulate land use types and the intensity of development within Historic Overlay Districts and throughout the County.

Organization of Guidelines

These District-Specific Guidelines are organized based on three general treatment approaches and project types:

1. Guidelines for Preserving Setting: Topography, Landscape, and Archaeological Resources;
2. Guidelines for Preserving Architectural Character: Preservation and Rehabilitation of Existing Historic and Contributing Resources; and
3. Guidelines for Architectural Compatibility: New Construction and New Additions.

Within each section, guidelines are shown as either “Recommended” or “Not Recommended.” Work treatments and techniques that are consistent with the *Secretary of the Interior’s Standards for Rehabilitation* are “Recommended” and those that are inconsistent with the Standards are “Not Recommended.” The *Secretary of the Interior’s Standards for Rehabilitation* (36 CFR 67) are published by the National Park Service and are the benchmark for appropriate preservation practice nationwide. They are used by the Fairfax County ARB and staff during review of proposed projects in the HOD. While the Standards provide a general framework and the key principles that should be considered as part of a proposed project, exceptions to these guidelines may be permitted in consultation with the ARB on a case-by-case basis depending on project- and site-specific considerations.



View of Woodlawn, looking north.

Secretary of the Interior's Standards for Rehabilitation

The *Secretary of the Interior's Standards for Rehabilitation* are used by Fairfax County ARB and staff in their review of proposed projects in the HOD. The *Secretary of the Interior's Standards* (36 CFR Part 67), developed by the National Park Service and used by many local jurisdictions, offer four distinct approaches to the treatment of historic properties—preservation, rehabilitation, restoration, and reconstruction—with accompanying Guidelines for each. They apply to historic buildings of all periods, styles, types, materials, and sizes.

The *Standards for Rehabilitation* provide the basis for the HOD Design Guidelines and include ten basic principles created to help preserve the distinctive character of a historic building and its site, while allowing for reasonable change to meet new needs. The *Standards for Rehabilitation* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

GUIDELINES FOR PRESERVING SETTING: TOPOGRAPHY, LANDSCAPE & ARCHAEOLOGICAL RESOURCES



Extensive hardscaping within the HOD (not recommended).



Preserve land contours, open and wooded spaces, and natural landscape (recommended).



Preserve brick paving where necessary (recommended).

Landscape and Topography

The natural topographic characteristics are rural in nature along this stretch of Richmond Highway (Route 1), and natural landscape features of the district all contribute to the character of the HOD and should be preserved and enhanced.

Guidelines

Recommended

- Preserving and enhancing natural landscape and topographic features of the HOD. When planning a project, identify, retain, and preserve historic materials and landscape features such as topography, vegetation, and materials.
- Retaining natural land contours.
- Maintaining and enhancing wooded buffers along Route 1 as well as on fully wooded parcels and the boundaries of the HOD to protect the Woodlawn property and the contributing historic resources from surrounding development.
- Protecting Dogue Creek in a natural state.
- Maintaining traditional plant materials and tree cover; where tree removal is necessary due to damage, health, or hazards, replace with like species.
- Preserving the historic landscape as much as possible. Any recreations or enhancement of the historic landscape should be based on material or documentary evidence.

Not Recommended

- Siting additions or alterations in locations that would obscure or dominate the views within the district core.
- Adding extensive pavement, hardscaping, or fencing that would alter the landscape and character of the HOD.
- Removing existing healthy trees.

Streetscape

Recommended

- Designing streets and highways within the district to be attractive routes of access both to and through the historic core.
- Using existing roads within the district core, maintaining but not increasing their scale, whenever possible. Locating new roads away from the Woodlawn property and all historic contributing resources, repeating the scale, materials, and edge treatments of the existing roads.
- Preserving all land buffers between historic resources and primary thoroughfares.
- Providing attractive built or landscaped edges along all streets and highways within the district.

Not Recommended

- Encroaching upon the Woodlawn property for any necessary road widening or intersection realignments.
- Installing multiple signs that detract from the historic site, views, and wayfinding.



Minimize new roadways within the district core (recommended).



Encroaching upon Woodlawn and the historic resources for road widening (not recommended).



Preserve the aesthetic and historic character of the district; Preserve limited vistas from Route 1 (recommended).



Utilize gravel or crushed stone roads and drives when possible.

Archaeological Resources

No comprehensive archaeological survey has been undertaken at the Woodlawn property. However, the site has the potential to yield early-nineteenth century resources associated with the construction and development of Woodlawn, as well as mid-nineteenth century resources associated with the site's use by Quaker settlers. Several Pre-Contact sites have been identified on nearby Fort Belvoir, and it is likely that the Woodlawn HOD may also have the potential for Pre-Contact sites. The county may require archaeological investigation for a rezoning, development plan, special exception, special permit, or variance application involving land disturbing activity of 2,500 square feet or more located wholly or partially within or contiguous to a HOD, in accordance with subsection 3101.6(F) of the Fairfax County Zoning Ordinance. The applicant should submit an Archaeological Survey Data Form when the above criteria are met, or as requested by the ARB. The Fairfax County Park Authority Archaeology and Collections Branch will review applications for the probability of the property to yield no, low, medium, or high levels of archaeological resources and decide whether a Phase I Archaeological Survey is warranted.

If you think you may have archaeological resources or remnants of a previous structure on your property, please consult the Fairfax County Park Authority Archaeology and Collections Branch before you continue with your project. The Archaeology and Collections Branch can be reached at 703-534-3881, TTY 711 or fcpa-archaeology@fairfaxcounty.gov.



Quaker cemetery adjacent to the meetinghouse.



Mill race at the Gristmill.

Guidelines

Recommended

- Considering the potential for archaeological resources early in planning and development. Submit an Archaeological Survey Data Form as required by the Zoning Ordinance and consult the Fairfax County Park Authority, Archaeology and Collections Branch staff to determine appropriateness for archaeological investigations.
- Minimizing disturbance of terrain, thus reducing the possibility of destroying unknown archaeological features or materials.
- Locating new construction away from any known archaeological resources.
- Informing the Fairfax County Park Authority, Archaeology and Collections Branch if any archaeological resources are discovered.
- Where disturbance of the site is unavoidable, the site should be properly documented by a qualified archaeologist before it is disturbed.

Not Recommended

- Siting new landscape, construction, or other work on or near a known archaeological resource.
- Altering, damaging, or destroying character-defining (including archaeological) features, while making modifications to a cultural landscape.

GUIDELINES FOR PRESERVING ARCHITECTURAL CHARACTER: PRESERVATION AND REHABILITATION OF EXISTING HISTORIC AND CONTRIBUTING RESOURCES

The physical and design integrity of the historic and contributing resources and their surrounding landscapes should be maintained.

Guidelines

Recommended

- Following the *Secretary of the Interior's Standards* for all preservation, rehabilitation, and restoration of Woodlawn, the Pope-Leighey House, and all other buildings listed as historic and/or contributing to the district.
- Retaining historic relationships between the various historic buildings and the surrounding landscape.
- If necessary due to deterioration or damage, replacing features in-kind or in a manner that matches the historic material and appearance.

Not Recommended

- Undertaking work that would require removal or alteration of Woodlawn, the Pope-Leighey House, or any of the other significant buildings and their historic materials.
- Utilizing maintenance practices and materials that are harsh, abrasive, or unproven.



View and details of historic and contributing resources within the HOD exhibiting the varied stylistic and material palettes.

GUIDELINES FOR ARCHITECTURAL COMPATIBILITY: NEW CONSTRUCTION & NEW ADDITIONS

Site Design

New construction within the HOD should respect and protect the cultural landscape and the dominance of Woodlawn within the landscape. New additions within the district core should be designed to be as unobtrusive as possible. New additions on the periphery and within the boundaries of the HOD should look to the historic site and its features for design and material inspiration. Additionally, new development should not detract from either the view toward or from the grounds of Woodlawn.

Guidelines

Recommended

- Preserving as much open space and tree cover as possible when considering additional development on any of the parcels containing historic and contributing resources.
- Providing adequate landscaping to screen new construction from historic and contributing resources outside the district core.
- Considering the potential for archaeological resources early in all construction plans and mitigate actions that would cause their loss.
- Screening service areas, rear elevations, rear yards, and off-street parking from public view and screening them with plant materials if necessary.
- Designing and installing new developments within the HOD in a manner that is compatible with the preservation of the historic character of the landscape. Most notably, its semi-rural character and low-scale buildings in the surrounding area.
- Siting new development adjacent to historic and contributing properties at least 200 feet from the common property line and maintaining planted buffers.
- Designing lot configurations of new development projects to be compatible with the natural topography.

Not Recommended

- Locating new improvements that would be visible directly adjacent to Richmond Highway, Jeff Todd Way/Mount Vernon Memorial Highway, or from the Woodlawn property.
- Substantially altering topography or landscape features to alter the semi-rural character of the area.
- Situating new development on the highest point of a property that would enhance views of new construction from the Woodlawn mansion and Richmond Highway or Jeff Todd Way/Mount Vernon Memorial Highway.
- Installing large expanses of additional pavement or parking lots.

Architectural Mass and Scale

Recommended

- Designing new construction within the HOD to complement the historic architecture and cultural landscape of the historic contributing buildings. New additions and construction should draw inspiration from the varied examples of historic architecture found in the HOD.
- Considering compositions made up of smaller units that give a greater sense of human scale rather than one large, undifferentiated building facade.
- Buildings of low scale, rather than monumental scale.
- Using simple rectilinear forms and massing.
- Using simple roof forms such as gable, hipped, or flat roofs

Not Recommended

- Introducing a new structure, furnishing or object that is visually incompatible with the surrounding character in terms of in mass, scale, form, features, materials, texture, or color.
- Designing unsympathetic new construction that visually and/or physically dominates views and experiences within the HOD.



New construction within the historic core that is compatible and deferential to the historic resources (recommended).



Low scale construction with adequate screening that does not impact views toward Woodlawn or the Pope-Leighey House and other historic resources (recommended).



Continue the visual and architectural compatibility of newer structures that are part of the district core (recommended).



Maintenance of natural topography and landscape buffers surrounding the district core (recommended).

Architectural Design, Style, and Materials

Recommended

- Designing infill structures to fit with the site design and architecture of surrounding development to help provide a consistent visual frame for the historic site.
- Using neutral, muted colors for new structures that complement rather than contrast with those of existing structures.
- Orienting new construction to face the road.
- Designing side elevations that are visible from public roadways and sidewalks to be consistent with the facade in terms of design, materials, and fenestration.
- Using red brick, wood, and beige stone to enhance the compatibility of new construction.

Not Recommended

- Designing or constructing new commercial buildings that are intended to serve as a sign or trademark instead of relating to the character of the HOD.
- Using of design themes or motifs unrelated to the local context.
- Designing new construction or additions in a way that mimics historic architecture or appears historicist (appearing to date to an earlier era), monolithic, or out of scale with the HOD, unless a reconstruction project based on physical or historical documentation.
- Introducing a new structure, furnishing or object that is visually incompatible with the surrounding character in terms of in mass, scale, form, features, materials, texture, or color.
- Using large expanses of blank walls.



Large scale new development that could potentially overwhelm or dominate over the district's historic resources (not recommended).



Use of materials, design features, and color palettes that are compatible with the historic resources (recommended).



Design new construction within the HOD to complement the historic architecture (recommended).

Signage, Lighting, and Fencing

Addition of new signage, lighting, and fencing into the landscape should not detract from or overwhelm the visual character of Woodlawn, the Pope-Leighey house, or any of the other historic structures and the surrounding landscape. Signage should not overwhelm the approaches to the historic site or the historic site itself.

Guidelines

Recommended

- Using of low brick walls to delineate property boundaries.
- Keeping signs to the minimum number and size necessary for identification of the historic site and highway safety.
- Using of historically compatible materials, such as brick and wood.
- Designing appropriately scaled and detailed signage.
- Utilizing low brick masonry walls or split rail fences where walls or fencing is necessary.
- Using minimal outdoor lighting that does not impinge on the historic character of the district. New lighting, where required, should minimize skyglow, glare, and light trespass, and should follow Fairfax County's Outdoor Lighting Standards found on the County's Zoning Administration Division website [here](#).

Not Recommended

- Situating new signage, lighting, or fencing that is visually incompatible with the surrounding character in terms of mass, scale, form, features, texture, or light pollution.
- Installing multiple signs that detract from the historic site and views and wayfinding.
- Designing signage using bright colors or internal lighting.
- Installing signage that exceeds ten feet in height.



Signage and existing fencing within the HOD.



05

Appendix

APPENDIX A – GLOSSARY OF TERMS & ACRONYMS

Adaptive Reuse: A new use for a building other than its historic use, usually involving some modifications.

Addition: Any living space outside the house’s original walls, including porch, wing, or ell, which has at least partial solid walls and requires a continuous foundation.

Agricultural and Forestal (A&F) District: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

Alteration: Any change made to a building’s original structure or systems.

Architectural Review Board (ARB): The ARB is responsible for public interest(s) as embodied in the Historic Overlay District Ordinance. Its job is to protect and enhance the resources that give a district its historic, cultural, architectural, or archaeological significance.

Arch: The curved or pointed top on a wall, door or open entryway. Arches come in many different shapes and styles, often supported by columns or piers.

Awning: A roof-like cover of metal or canvas extending over a window or doorway to provide environmental protection.

Baluster: A short post or pillar in a series that supports a rail, forming a balustrade.

Bay: Any number of principal divisions of a wall, roof, or other parts of a building marked off by vertical or transverse supports. Usually refers to the width or depth of a building.

Bead molding: A small, cylindrical molding enriched with ornaments resembling a string of beads.

Bracket: A small supporting piece of wood or stone, often formed of scrolls or other decorative shapes, designed to bear a projected weight, such as a window.

Capital: The head or crowning feature of a column.

Clapboard: Overlapping horizontal boards that cover the wood-framed wall of a building, also called weatherboard.

Clerestory window: A window above eye level (usually at or near the ceiling or roof line) designed to admit light, fresh air, or both.

CMU: Concrete masonry unit.

Column: A vertical support, usually supporting weight from above.

Concrete: Cement mixed with coarse and fine aggregates (pebbles, crushed stone, or brick), sand and water in specific proportions. There are three types of concrete: pre-cast, reinforced and pre-stressed.

Cornice: Any projecting ornamental molding that finishes or crowns the top of a building, wall, or arch.

Cultural Landscape: A geographic area, including both cultural and natural resources and the wildlife or domestic animals therein, associated with a historic event, activity, or person, or exhibiting other cultural or aesthetic values.

Dentils: A series of small decorative blocks forming a molding in an entablature.

Dormer window: A window placed vertically in a sloping roof that has a roof of its own, often gabled, hipped or shed.

Double-hung window: A window having two vertically sliding sashes, each in separate grooves or tracks closing a different portion of the window.

Eaves: The overhanging under-edge of a roof.

Elevation: A synonym for façade, though used to reference secondary (side and rear) façades.

Ell: A perpendicular addition of a building that historically contained a kitchen.

Façade: The primary elevation of a building often distinguished by its architectural ornament.

Facing: A covering applied to the outer surface of a building, also called sheathing or cladding.

Fanlight: A window, often semicircular or semi-elliptical, with decorative tracery suggesting a fan that is often placed over a door.

Fascia: A horizontal piece (such as a board) covering the joint between the top of a wall and the projecting eaves; also called fascia board.

Fenestration: The design, proportioning, and disposition of windows, doors, and other exterior openings of a building.

Fieldstone: Rough, irregularly shaped pieces of rock that can be used to cover the surface of a building, make a walkway, line a garden bed, etc.

Finial: A formal ornament at the top of a canopy, gable, pinnacle, etc., usually in the general shape of a fleur-de-lis.

Fixed window: A window that does not move or open.

Frieze: A decorative horizontal band located just below the cornice.

Gable Roof: A pitched roof form where two angled flat roof surfaces meet at a straight ridge.

Gazebo: A small lookout tower or summerhouse with a view, usually in a garden or park, but sometimes on the porch or roof of a house; also called a belvedere.

German Novelty Siding: A type of siding, which unlike clapboard siding is non-beveled and not lapped in installation. Instead, it is edge-matched with a shiplap or, less often, tongue-and-groove so that it installs flat on wall framing.

GIS: Geographic information system.

Header: A brick laid in a wall so that only its end appears on the face of the wall. To add a varied appearance to brickwork, headers are alternated with “stretchers,” bricks laid full length on their sides.

Hipped Roof: A roof form where all sides slope between the roof ridge and eaves (no gables).

Historic Character: The physical appearance of a property as it has evolved over time, i.e., the original configuration, together with losses and later changes. The qualities of a property conveyed by its materials, features, spaces, and finishes are referred to as character defining.

Historicist Architecture: Architecture that is heavily influenced by past movements, sometimes freely interpreted.

Historic Overlay District (HOD): Historic Overlay Districts provide regulations over and above the regular zoning protection to better protect those unique areas, sites, and buildings that are of special architectural, cultural, historic, or archaeological value to local residents and visitors.

History Commission: The Fairfax County History Commission, established in 1969, helps identify, document, record, and preserve our county’s history.

Infill: A new structure built in a block or existing row of buildings.

Integrity: Authenticity of a property’s historic identity, evidenced by the survival of physical characteristics that existed during the property’s historic period.

Inventory of Historic Sites: A catalog of historically significant sites within Fairfax County.

Landscape: The physical and aesthetic setting of a place, including natural and man-made features, spatial relationships, views, and circulation routes.

Lattice: A structure of crossed strips, often wood, creating a grid pattern of open spaces.

Light: A piece of glass located within a window.

Lintel: A horizontal beam or stone bridging an opening, most often a door.

Massing: The distribution of a building’s volume through space; the perception of the general shape, form, and size of a building.

Molding: Horizontal bands having either rectangular or curved profiles, or both, used for transition or decorative relief.

Mullion: A large vertical member separating two or more windows or doors.

Muntin: The members used to create the smaller window panes in a window.

Non-contributing resource: A building, site or structure that does not add to the historic significance of a property or district, often determined by date of construction or level of integrity.

NPS: National Park Service.

NRHP: National Register of Historic Places. The NRHP is the nation's most comprehensive inventory of historic resources; it is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

Patio: Paved recreation area, usually at the rear of a home.

Pedestal: In classical architecture, the base supporting a column or colonnade.

Pediment: A low-pitched gable above a portico; also a similar feature above doors, particularly in Colonial Revival style buildings.

Phase I Archaeological Survey: An archaeological investigation in which the goal is to determine the presence or absence of archaeological resources. Phase I archaeological survey may include shovel testing at regular intervals; examination of plowed fields or erosional zones; or the excavation of backhoe trenches in deeply buried contexts to remove fill that overlays the ground surface from the past.

Piazza: A large porch on a house; veranda; an arcade or covered walk or gallery, as around a public square or in front of a building.

Pier: An upright, freestanding masonry support. Often used to support porches.

Pilaster: A shallow post or a rectangular column-like projection. Primarily decorative.

Pitch: The degree of a roof's slope.

Porch: The roofed entrance to a house.

Portico: A roofed entrance to a house that is often columned with a gable roof. It is smaller than a porch.

Prefabrication: The manufacturing of whole buildings or components cast in a factory or on site before being placed in position.

Preservation Easements: Conserving open space and historic resources through easements.

Quoins: The dressed stones at the corners of buildings, usually laid so their faces are alternately large and small.

Rehabilitation: The act or process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions or features which are significant to its historical or cultural values.

Reinforced concrete: Steel rods are inserted in concrete beams to help them withstand longitudinal stress without collapsing. This development has allowed the construction of very large structures using concrete beams.

Repoint: To remove old mortar from a brick wall and replace it with new mortar.

Resource: Any building, structure, site or object that is part of or constitutes a historic property.

Resource Protection Areas (RPAs): regulated waterbodies and associated corridors of environmentally-sensitive land that lie alongside or near the shorelines of streams, rivers and other waterways which drain into the Potomac River and eventually into the Chesapeake Bay.

Restoration: The act or process of accurately recovering the form, features and details of a historic property as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

Retrofit: To refit original parts of a building with new parts.

Sash window: A window formed with sashes, or sliding frames running in vertical grooves.

SOI Standards: Secretary of the Interior's Standards for the Treatment of Historic Properties.

Setback: The distance between a building and the street.

Shutters: Window or door screens featuring horizontal slats that may be articulated, allowing control over air and light transmission. The styles include louvered and paneled. They were historically made of wood, although metal and vinyl non-functioning shutters now exist.

Sidelights: Narrow, vertical windows flanking a door.

Siding: A weatherproof material used as cladding or sheathing the external walls of a wood frame building.

Sill: The lower horizontal part of a window or door frame. Materials vary widely, from wood to marble.

Soffit: The underside of any architectural element (as of an overhang or staircase).

Stucco: A type of plaster used on exterior walls

Transom: A small, usually rectangular window over a door. Some transoms open to cross-ventilate a home, while others are only decorative

Trim: The framing or edging of openings and other features on the facade of a building or indoors. Trim is often a different color or material than the adjacent wall.

Vernacular: Local architecture that generally is not designed by an architect and is characteristic of a particular area, often an interpretation of more high-style building traditions.

Weatherboard: Overlapping horizontal boards that cover the wood-framed wall of a building, also called clapboard sheathing or cladding.

APPENDIX B – ADDITIONAL RESOURCES

Woodlawn/Pope-Leighey Documentation

National Historic Landmark Nomination, Woodlawn. <https://npgallery.nps.gov/GetAsset/5e35b862-5c45-48da-8557-a94bcac4f2f5>.

National Register of Historic Places, Woodlawn Plantation, Fairfax County, Virginia, National Register #70000792. <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=5e35b862-5c45-48da-8557-a94bcac4f2f5>.

Woodlawn Plantation (Boundary Increase), Fairfax County, Virginia, National Register #11000836. <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=e9a0202d-5c2f-49de-aa3a-0db1e277fb14>.

Woodlawn Quaker Meeting House, Fairfax County, Virginia, National Register #11000836. <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=a9ed5633-b9e4-459a-aa3f-916989a7ef41>.

Pope-Leighey House, Fairfax County, Virginia, National Register #70000791. <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=26ba3b43-e61d-441e-b3f0-14cb4bb36624>.

George Washington's Grist Mill, Fairfax County, Virginia, National Register #03000739. <https://npgallery.nps.gov/NRHP/AssetDetail?assetID=90cb0b9a-0178-4fe8-a110-fa29422ded20>.

Virginia Landmarks Register, Woodlawn Plantation: <https://www.dhr.virginia.gov/historic-registers/029-0056/>.

Pope-Leighey House: <https://www.dhr.virginia.gov/historic-registers/029-0058/>.

Woodlawn Cultural Landscape Historic District: <https://www.dhr.virginia.gov/historic-registers/029-5181/>.

Woodlawn Quaker Meeting House: <https://www.dhr.virginia.gov/historic-registers/029-0056/>.

George Washington's Grist Mill: <https://www.dhr.virginia.gov/historic-registers/029-0330/>.

Historic American Buildings Survey (HABS). "Woodlawn, 9000 Richmond Highway, Mount Vernon, Fairfax County, VA." <https://www.loc.gov/item/va0439>.

HABS. "Pope-Leighey House, 9000 Richmond Highway, Mount Vernon, Fairfax County, VA." <https://www.loc.gov/item/va0437>.

HABS. "Grand View, 9000 Richmond Highway, Mount Vernon, Fairfax County, VA." <https://www.loc.gov/item/va1309>.

HABS. "Woodlawn, Garage and Maintenance Shed, 9000 Richmond Highway, Mount Vernon, Fairfax County, VA." <https://www.loc.gov/item/va2261>.

HABS. "Washington's Grist Mill, 55414 Mount Vernon Memorial Highway, Mount Vernon, Fairfax County, VA." <https://www.loc.gov/item/va0438>.

Fairfax County Planning Division, *A Proposal for the Woodlawn Historic District* (1971). Copy available in the Fairfax County Public Library Reading Room.

Fairfax County Architectural Review Board. “Woodlawn/Pope-Leighey Design Guidelines.” Approved 1992. Accessed January 2021. https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/historic/woodlawn_dg.pdf.

Cannan, Deborah. “Contributing Properties within Historic Districts.” Deborah Cannan to Bruce Kriviskey, Fairfax County, Virginia, 15 April 1991.

John Lee Frisbee for the Fairfax Historic Landmarks Preservation Commission, *The Woodlawn Historic District, including Woodlawn Mansion, Pope-Leighey House, Washington’s Grist Mill, Grand View, Woodlawn Baptist Church, and Woodlawn Friends’ Meeting House* (June 1968). Copy available in the Fairfax County Public Library Reading Room.

National Park Service

Secretary of the Interior’s Standards and Guidelines for the Treatment of Historic Properties. <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

“The Secretary of the Interior’s Standards for the Treatment of Historic Properties + Guidelines for the Treatment of Cultural Landscapes.” <https://www.nps.gov/crps/tps/landscape-guidelines/index.htm>

“The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, & Reconstructing Historic Buildings” <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

National Park Service Technical Preservation Services – Sustainability. <https://www.nps.gov/orgs/1739/sustainability-energy-efficiency-resilience-historic-buildings.htm>

Preservation Briefs

The National Park Service Preservation Briefs and other relevant publications provide additional guidance and technical recommendations to supplement the information provided in these design guidelines. The following Preservation Briefs (found here: <https://www.nps.gov/orgs/1739/preservation-briefs.htm>) should be referenced to inform project planning.

“Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.” National Park Service.

“Preservation Brief 32: Making Historic Properties Accessible.” National Park Service.

Fairfax County Links

Fairfax County Land Development Services Webpage. <https://www.fairfaxcounty.gov/landdevelopment/>

Article 3, Section 3101.1 of the Fairfax County Zoning Ordinance. <https://online.encodeplus.com/regs/fairfaxcounty-va/doc-viewer.aspx?tocid=001.004.002>

APPENDIX C – INVENTORY OF PROPERTIES WITHIN THE HOD

| INVENTORY OF PROPERTIES LOCATED WITHIN THE WOODLAWN/POPE-LEIGHEY HOD ¹ | | |
|---|---|-------------------------|
| Parcel ID | Description | Classification |
| 1092-01-0003 | Woodlawn Plantation | Historic (Contributing) |
| 1092-01-0003 | Pope-Leighey House | Contributing |
| 1092-01-0003 | Grand View | Contributing |
| 1092-01-0038 | Woodlawn Friends Meeting House | Historic (Contributing) |
| 1092-01-0001 | Woodlawn Baptist Church (Site and Cemetery) | Historic (Contributing) |
| 1092-01-0002 | Otis T. Mason House | Contributing |
| 1092-01-0028 | George Washington’s Grist Mill | Historic (Contributing) |
| 1004-01-0001 | 8607 JEFF TODD WAY | Non-Contributing |
| 1004-01-0002 | 5711 WOODLAWN GABLE DR | Non-Contributing |
| 1004-01-0002A | #N/A | Non-Contributing |
| 1004-01-0003A | 5701 POLE RD | Non-Contributing |
| 1004-07-0001 | 8600 SHADWELL DR | Non-Contributing |
| 1004-07-0002 | 8600 SHADWELL DR | Non-Contributing |
| 1004-07-0003 | 8600 SHADWELL DR | Non-Contributing |
| 1004-07-0004 | 8600 SHADWELL DR | Non-Contributing |
| 1004-07-0005 | 8600 SHADWELL DR | Non-Contributing |
| 1004-07-0006 | 8600 SHADWELL DR | Non-Contributing |
| 1004-07-0007 | 8600 SHADWELL DR | Non-Contributing |
| 1004-07-0008 | 8600 SHADWELL DR | Non-Contributing |
| 1004-07-0009 | 8600 SHADWELL DR | Non-Contributing |
| 1004-07-0010 | 8600 SHADWELL DR | Non-Contributing |
| 1004-07-0011 | 8600 SHADWELL DR | Non-Contributing |
| 1004-07-0012 | 8600 SHADWELL DR | Non-Contributing |
| 1004-07-0013 | 5703 SHADWELL CT | Non-Contributing |
| 1004-07-0014 | 5703 SHADWELL CT | Non-Contributing |
| 1004-07-0015 | 5703 SHADWELL CT | Non-Contributing |
| 1004-07-0016 | 5703 SHADWELL CT | Non-Contributing |
| 1004-07-0017 | 5703 SHADWELL CT | Non-Contributing |
| 1004-07-0018 | 5703 SHADWELL CT | Non-Contributing |
| 1004-07-0019 | 5703 SHADWELL CT | Non-Contributing |
| 1004-07-0020 | 5703 SHADWELL CT | Non-Contributing |
| 1004-07-0021 | 5703 SHADWELL CT | Non-Contributing |
| 1004-07-0022 | 5703 SHADWELL CT | Non-Contributing |

| | | |
|--------------|-------------------|------------------|
| 1004-07-0023 | 5703 SHADWELL CT | Non-Contributing |
| 1004-07-0024 | 5703 SHADWELL CT | Non-Contributing |
| 1004-07-0097 | 5708 SHADWELL CT | Non-Contributing |
| 1004-07-0098 | 5708 SHADWELL CT | Non-Contributing |
| 1004-07-0099 | 5708 SHADWELL CT | Non-Contributing |
| 1004-07-0100 | 5708 SHADWELL CT | Non-Contributing |
| 1004-07-0101 | 5708 SHADWELL CT | Non-Contributing |
| 1004-07-0102 | 5708 SHADWELL CT | Non-Contributing |
| 1004-07-0103 | 5708 SHADWELL CT | Non-Contributing |
| 1004-07-0104 | 5708 SHADWELL CT | Non-Contributing |
| 1004-07-0105 | 5708 SHADWELL CT | Non-Contributing |
| 1004-07-0106 | 5708 SHADWELL CT | Non-Contributing |
| 1004-07-0107 | 5708 SHADWELL CT | Non-Contributing |
| 1004-07-0108 | 5708 SHADWELL CT | Non-Contributing |
| 1004-07-0109 | 5707 OLDE MILL CT | Non-Contributing |
| 1004-07-0110 | 5707 OLDE MILL CT | Non-Contributing |
| 1004-07-0111 | 5707 OLDE MILL CT | Non-Contributing |
| 1004-07-0112 | 5707 OLDE MILL CT | Non-Contributing |
| 1004-07-0113 | 5707 OLDE MILL CT | Non-Contributing |
| 1004-07-0114 | 5707 OLDE MILL CT | Non-Contributing |
| 1004-07-0115 | 5707 OLDE MILL CT | Non-Contributing |
| 1004-07-0116 | 5707 OLDE MILL CT | Non-Contributing |
| 1004-07-0117 | 5707 OLDE MILL CT | Non-Contributing |
| 1004-07-0118 | 5707 OLDE MILL CT | Non-Contributing |
| 1004-07-0119 | 5707 OLDE MILL CT | Non-Contributing |
| 1004-07-0120 | 5707 OLDE MILL CT | Non-Contributing |
| 1004-07-0121 | 5708 OLDE MILL CT | Non-Contributing |
| 1004-07-0122 | 5708 OLDE MILL CT | Non-Contributing |
| 1004-07-0123 | 5708 OLDE MILL CT | Non-Contributing |
| 1004-07-0124 | 5708 OLDE MILL CT | Non-Contributing |
| 1004-07-0125 | 5708 OLDE MILL CT | Non-Contributing |
| 1004-07-0126 | 5708 OLDE MILL CT | Non-Contributing |
| 1004-07-0127 | 5708 OLDE MILL CT | Non-Contributing |
| 1004-07-0128 | 5708 OLDE MILL CT | Non-Contributing |
| 1004-07-0129 | 5708 OLDE MILL CT | Non-Contributing |
| 1004-07-0130 | 5708 OLDE MILL CT | Non-Contributing |
| 1004-07-0131 | 5708 OLDE MILL CT | Non-Contributing |
| 1004-07-0132 | 5708 OLDE MILL CT | Non-Contributing |
| 1004-07-0133 | 5704 OLDE MILL CT | Non-Contributing |

¹ There is potential for significant archaeological resources on all parcels within the HOD, and thus the potential for additional contributing properties.

FAIRFAX COUNTY, VIRGINIA - HISTORIC OVERLAY DISTRICTS

| | | |
|---------------|--------------------------------|------------------|
| 1004-07-0134 | 5704 OLDE MILL CT | Non-Contributing |
| 1004-07-0135 | 5704 OLDE MILL CT | Non-Contributing |
| 1004-07-0136 | 5704 OLDE MILL CT | Non-Contributing |
| 1004-07-0137 | 5704 OLDE MILL CT | Non-Contributing |
| 1004-07-0138 | 5704 OLDE MILL CT | Non-Contributing |
| 1004-07-0139 | 5704 OLDE MILL CT | Non-Contributing |
| 1004-07-0140 | 5704 OLDE MILL CT | Non-Contributing |
| 1004-07-0141 | 5704 OLDE MILL CT | Non-Contributing |
| 1004-07-0142 | 5704 OLDE MILL CT | Non-Contributing |
| 1004-07-0143 | 5704 OLDE MILL CT | Non-Contributing |
| 1004-07-0144 | 5704 OLDE MILL CT | Non-Contributing |
| 1004-07-0145 | 5700 OLDE MILL CT | Non-Contributing |
| 1004-07-0146 | 5700 OLDE MILL CT | Non-Contributing |
| 1004-07-0147 | 5700 OLDE MILL CT | Non-Contributing |
| 1004-07-0148 | 5700 OLDE MILL CT | Non-Contributing |
| 1004-07-0149 | 5700 OLDE MILL CT | Non-Contributing |
| 1004-07-0150 | 5700 OLDE MILL CT | Non-Contributing |
| 1004-07-0151 | 5700 OLDE MILL CT | Non-Contributing |
| 1004-07-0152 | 5700 OLDE MILL CT | Non-Contributing |
| 1004-07-0153 | 5700 OLDE MILL CT | Non-Contributing |
| 1004-07-0154 | 5700 OLDE MILL CT | Non-Contributing |
| 1004-07-0155 | 5700 OLDE MILL CT | Non-Contributing |
| 1004-07-0156 | 5700 OLDE MILL CT | Non-Contributing |
| 1092-01-0004 | 9000 RICHMOND HWY | Non-Contributing |
| 1092-01-0005A | 5804 SAINT GREGORYS LN | Non-Contributing |
| 1092-01-0012 | 8802 OLD COLONY WAY | Non-Contributing |
| 1092-01-0013A | 8850 RICHMOND HWY | Non-Contributing |
| 1092-01-0015 | 8860 RICHMOND HWY | Non-Contributing |
| 1092-01-0018A | #N/A | Non-Contributing |
| 1092-01-0018B | #N/A | Non-Contributing |
| 1092-01-0019 | #N/A | Non-Contributing |
| 1092-01-0020 | #N/A | Non-Contributing |
| 1092-01-0031 | 5400 OLD MILL RD | Non-Contributing |
| 1092-01-0032A | 5408 OLD MILL RD | Non-Contributing |
| 1092-01-0033 | 5500 MOUNT VERNON MEMORIAL HWY | Non-Contributing |
| 1092-01-0034 | 5408 MOUNT VERNON MEMORIAL HWY | Non-Contributing |
| 1092-01-0035 | 5400 MOUNT VERNON MEMORIAL HWY | Non-Contributing |
| 1092-01-0036 | 5312 MOUNT VERNON MEMORIAL HWY | Non-Contributing |
| 1092-01-0037A | 5306 MOUNT VERNON MEMORIAL HWY | Non-Contributing |

| | | |
|----------------|--------------------------------|------------------|
| 1092-01-0037B | 5308 MOUNT VERNON MEMORIAL HWY | Non-Contributing |
| 1092-01-0040 | #N/A | Non-Contributing |
| 1092-01-0041 | #N/A | Non-Contributing |
| 1092-02-0009 | #N/A | Non-Contributing |
| 1092-02-0010 | 8843 RICHMOND HWY | Non-Contributing |
| 1092-02-0010A | 8847 RICHMOND HWY | Non-Contributing |
| 1092-02-0011 | 8849 RICHMOND HWY | Non-Contributing |
| 1092-02-0011A | 8851 RICHMOND HWY | Non-Contributing |
| 1092-02-0012 | #N/A | Non-Contributing |
| 1092-02-0013 | 8861 RICHMOND HWY | Non-Contributing |
| 1092-02-0013A | 5630 MOUNT VERNON MEMORIAL HWY | Non-Contributing |
| 1092-02-0013B | 5638 MOUNT VERNON MEMORIAL HWY | Non-Contributing |
| 1092-02-0013C | 8853 RICHMOND HWY | Non-Contributing |
| 1092-02-0013D | #N/A | Non-Contributing |
| 1092-02-0018A | 5632 MOUNT VERNON MEMORIAL HWY | Non-Contributing |
| 1092-03E-0001 | #N/A | Non-Contributing |
| 1092-03E-0009 | #N/A | Non-Contributing |
| 1092-03E-0009A | #N/A | Non-Contributing |
| 1092-03E-0010A | #N/A | Non-Contributing |
| 1092-03E-0011A | #N/A | Non-Contributing |
| 1092-03E-0016 | #N/A | Non-Contributing |
| 1092-03E-0017 | #N/A | Non-Contributing |
| 1092-03E-0018 | #N/A | Non-Contributing |
| 1092-04H-0020 | 9104 GRIST MILL RD | Non-Contributing |
| 1092-04H-0021 | 9108 GRIST MILL RD | Non-Contributing |
| 1092-04H-0022 | 9112 GRIST MILL RD | Non-Contributing |
| 1092-04H-0024 | 5304 MOUNT VERNON MEMORIAL HWY | Non-Contributing |
| 1092-06-0025 | 8604 SHADWELL DR | Non-Contributing |
| 1092-06-0026 | 8604 SHADWELL DR | Non-Contributing |
| 1092-06-0027 | 8604 SHADWELL DR | Non-Contributing |
| 1092-06-0028 | 8604 SHADWELL DR | Non-Contributing |
| 1092-06-0029 | 8604 SHADWELL DR | Non-Contributing |
| 1092-06-0030 | 8604 SHADWELL DR | Non-Contributing |
| 1092-06-0031 | 8604 SHADWELL DR | Non-Contributing |
| 1092-06-0032 | 8604 SHADWELL DR | Non-Contributing |
| 1092-06-0033 | 8604 SHADWELL DR | Non-Contributing |
| 1092-06-0034 | 8604 SHADWELL DR | Non-Contributing |
| 1092-06-0035 | 8604 SHADWELL DR | Non-Contributing |
| 1092-06-0036 | 8604 SHADWELL DR | Non-Contributing |
| 1092-06-0037 | 8608 SHADWELL DR | Non-Contributing |

| | | |
|--------------|------------------|------------------|
| 1092-06-0038 | 8608 SHADWELL DR | Non-Contributing |
| 1092-06-0039 | 8608 SHADWELL DR | Non-Contributing |
| 1092-06-0040 | 8608 SHADWELL DR | Non-Contributing |
| 1092-06-0041 | 8608 SHADWELL DR | Non-Contributing |
| 1092-06-0042 | 8608 SHADWELL DR | Non-Contributing |
| 1092-06-0043 | 8608 SHADWELL DR | Non-Contributing |
| 1092-06-0044 | 8608 SHADWELL DR | Non-Contributing |
| 1092-06-0045 | 8608 SHADWELL DR | Non-Contributing |
| 1092-06-0046 | 8608 SHADWELL DR | Non-Contributing |
| 1092-06-0047 | 8608 SHADWELL DR | Non-Contributing |
| 1092-06-0048 | 8608 SHADWELL DR | Non-Contributing |
| 1092-06-0049 | 8612 SHADWELL DR | Non-Contributing |
| 1092-06-0050 | 8612 SHADWELL DR | Non-Contributing |
| 1092-06-0051 | 8612 SHADWELL DR | Non-Contributing |
| 1092-06-0052 | 8612 SHADWELL DR | Non-Contributing |
| 1092-06-0053 | 8612 SHADWELL DR | Non-Contributing |
| 1092-06-0054 | 8612 SHADWELL DR | Non-Contributing |
| 1092-06-0055 | 8612 SHADWELL DR | Non-Contributing |
| 1092-06-0056 | 8612 SHADWELL DR | Non-Contributing |
| 1092-06-0057 | 8612 SHADWELL DR | Non-Contributing |
| 1092-06-0058 | 8612 SHADWELL DR | Non-Contributing |
| 1092-06-0059 | 8612 SHADWELL DR | Non-Contributing |
| 1092-06-0060 | 8612 SHADWELL DR | Non-Contributing |
| 1092-06-0061 | 8616 SHADWELL DR | Non-Contributing |
| 1092-06-0062 | 8616 SHADWELL DR | Non-Contributing |
| 1092-06-0063 | 8616 SHADWELL DR | Non-Contributing |
| 1092-06-0064 | 8616 SHADWELL DR | Non-Contributing |
| 1092-06-0065 | 8616 SHADWELL DR | Non-Contributing |
| 1092-06-0066 | 8616 SHADWELL DR | Non-Contributing |
| 1092-06-0067 | 8616 SHADWELL DR | Non-Contributing |
| 1092-06-0068 | 8616 SHADWELL DR | Non-Contributing |
| 1092-06-0069 | 8616 SHADWELL DR | Non-Contributing |
| 1092-06-0070 | 8616 SHADWELL DR | Non-Contributing |
| 1092-06-0071 | 8616 SHADWELL DR | Non-Contributing |
| 1092-06-0072 | 8616 SHADWELL DR | Non-Contributing |
| 1092-06-0073 | 5700 SHADWELL CT | Non-Contributing |
| 1092-06-0074 | 5700 SHADWELL CT | Non-Contributing |
| 1092-06-0075 | 5700 SHADWELL CT | Non-Contributing |
| 1092-06-0076 | 5700 SHADWELL CT | Non-Contributing |
| 1092-06-0077 | 5700 SHADWELL CT | Non-Contributing |
| 1092-06-0078 | 5700 SHADWELL CT | Non-Contributing |
| 1092-06-0079 | 5700 SHADWELL CT | Non-Contributing |
| 1092-06-0080 | 5700 SHADWELL CT | Non-Contributing |

| | | |
|---------------|---------------------------|------------------|
| 1092-06-0081 | 5700 SHADWELL CT | Non-Contributing |
| 1092-06-0082 | 5700 SHADWELL CT | Non-Contributing |
| 1092-06-0083 | 5700 SHADWELL CT | Non-Contributing |
| 1092-06-0084 | 5700 SHADWELL CT | Non-Contributing |
| 1092-06-0085 | 5704 SHADWELL CT | Non-Contributing |
| 1092-06-0086 | 5704 SHADWELL CT | Non-Contributing |
| 1092-06-0087 | 5704 SHADWELL CT | Non-Contributing |
| 1092-06-0088 | 5704 SHADWELL CT | Non-Contributing |
| 1092-06-0089 | 5704 SHADWELL CT | Non-Contributing |
| 1092-06-0090 | 5704 SHADWELL CT | Non-Contributing |
| 1092-06-0091 | 5704 SHADWELL CT | Non-Contributing |
| 1092-06-0092 | 5704 SHADWELL CT | Non-Contributing |
| 1092-06-0093 | 5704 SHADWELL CT | Non-Contributing |
| 1092-06-0094 | 5704 SHADWELL CT | Non-Contributing |
| 1092-06-0095 | 5704 SHADWELL CT | Non-Contributing |
| 1092-06-0096 | 5704 SHADWELL CT | Non-Contributing |
| 1092-07-0001 | 9173 ROSEMARY LENA WAY | Non-Contributing |
| 1092-07-0002A | 9171 ROSEMARY LENA WAY | Non-Contributing |
| 1092-07-0003A | 9175 ROSEMARY LENA WAY | Non-Contributing |
| 1092-07-0004 | 9177 ROSEMARY LENA WAY | Non-Contributing |
| 1092-07-0005 | 9176 ROSEMARY LENA WAY | Non-Contributing |
| 1092-07-0006 | 9170 ROSEMARY LENA WAY | Non-Contributing |
| 1092-07-0007 | 9172 ROSEMARY LENA WAY | Non-Contributing |
| 1092-07-0008 | 9174 ROSEMARY LENA WAY | Non-Contributing |
| 1092-07-A | #N/A | Non-Contributing |
| 1092-07-B | #N/A | Non-Contributing |
| 1092-08-0001 | 8902 GRIST MILL WOODS CT | Non-Contributing |
| 1092-08-0002 | 8904 GRIST MILL WOODS CT | Non-Contributing |
| 1092-08-0003 | 8908 GRIST MILL WOODS CT | Non-Contributing |
| 1092-08-0004 | 8910 GRIST MILL WOODS CT | Non-Contributing |
| 1092-08-0005 | 5428 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0006 | 8914 GRIST MILL WOODS CT | Non-Contributing |
| 1092-08-0007 | 8912 GRIST MILL WOODS CT | Non-Contributing |
| 1092-08-0008 | 8906 GRIST MILL WOODS CT | Non-Contributing |
| 1092-08-0009 | 8900 GRIST MILL WOODS CT | Non-Contributing |
| 1092-08-0010 | 8903 GRIST MILL WOODS CT | Non-Contributing |
| 1092-08-0011 | 8907 GRIST MILL WOODS CT | Non-Contributing |
| 1092-08-0012 | 8911 GRIST MILL WOODS CT | Non-Contributing |
| 1092-08-0013 | 8913 GRIST MILL WOODS CT | Non-Contributing |
| 1092-08-0014 | 5420 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0015 | 5418 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0016 | 5416 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0017 | 5414 GRIST MILL WOODS WAY | Non-Contributing |

| | | |
|--------------|---------------------------|------------------|
| 1092-08-0018 | 5412 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0019 | 5410 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0020 | 5411 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0021 | 5413 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0022 | 5415 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0023 | 5417 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0024 | 5419 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0025 | 5421 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0026 | 5423 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0027 | 5425 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0028 | 5427 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0029 | 5431 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-0030 | 5429 GRIST MILL WOODS WAY | Non-Contributing |
| 1092-08-A | #N/A | Non-Contributing |
| 1092-08-B | #N/A | Non-Contributing |
| 1092-09-0001 | 8793 MILL TOWNS CT | Non-Contributing |
| 1092-09-0002 | 8791 MILL TOWNS CT | Non-Contributing |
| 1092-09-0003 | 8789 MILL TOWNS CT | Non-Contributing |
| 1092-09-0004 | 8787 MILL TOWNS CT | Non-Contributing |
| 1092-09-0005 | 8785 MILL TOWNS CT | Non-Contributing |
| 1092-09-0006 | 8779 MILL TOWNS CT | Non-Contributing |
| 1092-09-0007 | 8777 MILL TOWNS CT | Non-Contributing |
| 1092-09-0008 | 8775 MILL TOWNS CT | Non-Contributing |
| 1092-09-0009 | 8773 MILL TOWNS CT | Non-Contributing |
| 1092-09-0010 | 8771 MILL TOWNS CT | Non-Contributing |
| 1092-09-0011 | 8769 MILL TOWNS CT | Non-Contributing |
| 1092-09-0012 | 8750 MILL TOWNS CT | Non-Contributing |
| 1092-09-0013 | 8752 MILL TOWNS CT | Non-Contributing |
| 1092-09-0014 | 8754 MILL TOWNS CT | Non-Contributing |
| 1092-09-0015 | 8756 MILL TOWNS CT | Non-Contributing |
| 1092-09-0016 | 8758 MILL TOWNS CT | Non-Contributing |
| 1092-09-0017 | 8760 MILL TOWNS CT | Non-Contributing |
| 1092-09-0018 | 8731 MILL TOWNS CT | Non-Contributing |
| 1092-09-0019 | 8733 MILL TOWNS CT | Non-Contributing |
| 1092-09-0020 | 8735 MILL TOWNS CT | Non-Contributing |
| 1092-09-0021 | 8737 MILL TOWNS CT | Non-Contributing |
| 1092-09-0022 | 8739 MILL TOWNS CT | Non-Contributing |
| 1092-09-0023 | 8741 MILL TOWNS CT | Non-Contributing |
| 1092-09-A | #N/A | Non-Contributing |
| 1101-01-0004 | #N/A | Non-Contributing |
| 1152-01-0001 | 5800 POLE RD | Non-Contributing |

This page is intentionally left blank.



