

# AGENDA

May 10, 2012

## THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

### Fairfax County Government Center Conference Rooms 4 & 5, 6:30 PM

#### *Statement of Purpose and Intent of Historic Overlay Districts*

*Historic Overlay Districts are created for the purpose of promoting the general welfare, education, and recreational pleasure of the public, through the perpetuation of those general areas or individual structures and premises that have been officially designated by the Board of Supervisors as having historical, cultural, architectural, or archaeological significance.*

*Regulations within such districts are intended to protect against destruction of or encroachment upon such areas, structures, and premises; to encourage uses which will lead to their continuance, conservation, and improvement in a manner appropriate to the preservation of the cultural, social, economic, political, architectural, or archaeological heritage of the County; to prevent creation of environmental influences adverse to such purposes; and to assure that new structures and uses within such districts will be in keeping with the character to be preserved and enhanced.*

**The order in which items will be heard will be set at the meeting. Additional items may be added to the agenda at the discretion of the Chair. Applicants for initial or follow-up presentations will mail drawings and other documentation as appropriate to the ARB prior to the meeting at which a project will be reviewed. If members have not received such documentation, an application may be postponed until a subsequent meeting.**

#### **APPLICANTS PLEASE LIMIT PROJECT PRESENTATION TIME TO 8 MINUTES FOR A FIRST SUBMISSION AND 3 MINUTES FOR A RE-SUBMISSION**

#### **APPROVAL OF THE AGENDA**

#### **INTRODUCTION/RECOGNITION OF GUESTS:**

#### **CONSENT CALENDAR ITEMS: None proposed**

#### **ITEMS FOR ACTION:**

**1. The proposed site plan** for the property Dulles Discovery South – Phase Four located at tax map #34-2 ((1)), Centreville and Barnsfield Roads, of approximately 80 acres, partially within the Sully Historic Overlay District (HOD) to allow for development of a secure office complex. At its March 11, 2010 meeting, the ARB recommended approval of:

- 1) Special Exception Amendment application (SEA 2003-SU-023) to develop an office complex & to increase the building height to a maximum of 60' for two proposed office buildings within the district & within 500' of the district boundary; and 2) RZ 2009-SU-024 for a rezoning of approximately 77 acres, "Dulles Discovery South" for an office complex with the condition that berming and landscape plantings are installed along Historic Sully Way as presented to the ARB in an illustrative: *Berming Sections Dulles Discovery-South*; 1/28/10.

The submitted Site Plan 9751-SP-009-02 shows that located within the HOD are two guard booths, a one-story

materials inspection facility, surface parking, landscaping and Historic Sully Way. Changed since the March 11, 2010 ARB recommendation is the addition of the one-story materials inspection facility and replacement of a roundabout with a standard intersection on Historic Sully Way. Mr. Frank A. McDermott, Esquire, Hunton & Williams LLC, represents the application. (Item **ARB-12-SUL-01**)

**2. The completed installation and proposed installation of signage** at the property located at 15848 Lee Highway in the Centreville Historic Overlay District. The two-story front gable frame structure is a contributing property to the historic overlay district. Constructed c. 1930, Payne's Store housed a grocery and general merchandise store serving the Centreville farming area; gas pumps were added later. The Payne's lived in the 2<sup>nd</sup> floor apartment. The store closed in 1973; building is last remaining of the three Payne's stores located in Fairfax County. An existing pole mounted 4' X 4' hanging sign was re-faced. The Payne's Grocery sign hung from the pole in the late 1950s; in 1989 a sign permit was issued for a hanging sign at this location. The sign re-facing requires a sign permit. A 6' X 4' building mounted sign is proposed to be installed at the 2<sup>nd</sup> story, east façade. There is existing spot lighting at each sign location. First inspected in January 2011, the property owner was notified that the property is located in a historic district and that the existing pole mounted 4 'X 4' hanging sign, *Jireh Bakery Café*, was subject to ARB review and approval in accordance with the Zoning Ordinance. The tenant has made application to the ARB in response to the notification and submitted a proposal to install a building-mounted sign. Mr. Sean Na, Jireh Bakery Cafe, represents the application. (Item-**ARB-12-CTV-04**)

#### **ITEMS FOR WORKSHOP SESSION:**

**3. Proposal for an accessibility ramp** at Pohick Church located at 9301 Richmond Highway in the Pohick Church Historic Overlay District. Proposal is to locate the ramp at the northwest entrance to the church. Previous discussions of an accessibility ramp at the church were held with the ARB in 2009 and in a workshop session at the February 9, 2012 ARB meeting. Messrs. Michael J. Elston, Senior Warden, and Stew Remaly, Junior Warden, Pohick Church, represent the proposal.

**4. The proposed rezoning** of the Adaptive Reuse Area at Laurel Hill. The 2001 Lorton Correctional Complex Memorandum of Agreement stipulates that the ARB review *undertakings* within the area eligible for listing in the National Register of Historic Places (NR). The DC Workhouse and Reformatory was listed in the NR in 2006; this listing includes the approximately 80 acre Adaptive Reuse Area. The proposed rehabilitation, adaptive reuse and development at the Reuse Area are subject to ARB review as defined in the *County Zoning Ordinance, Part 2, 7-200*. The project team of the Alexander Company and Elm Street Development with consultants from Walter L. Phillips, Bignell Watkins Hasser and McGuireWoods continue discussion with the ARB on preliminary issues related to the redevelopment preparing for ARB recommendation on the re-zoning application. The ARB provided comment on the proposed master plan for the Adaptive Reuse Area in September 2009. The Board of Supervisors approved a master plan for the area in May 2010. The County entered into an Interim Development Agreement with The Alexander Company in September 2011 which authorizes The Alexander Company to commence with certain design, engineering and zoning activities for the site.

#### **BOARD AND STAFF ITEMS:**

- **Review and action on approval of minutes:**
  - Authorization of payment to Recording Secretary**
- **Treasurer's Report**

- **Discussion and recommendation:** National Register nominations, Sydenstricker School and Georgetown Pike
- **Administrative: June 14: 4:00 PM tour at Huntley;**
  - **Meeting: 6:30 PM Huntley Meadows Park Visitor Center**
- **Update reports:**
- **Correspondence, Announcements:**
- **Other business:**

*The ARB Administrator will stamp and sign copies of approved drawings or other application documents following the meeting at which approvals are granted, or at such time as drawings amended to reflect ARB recommendations are received by the administrator. Applicants may be required to submit additional copies of approved drawings or other application documents. Applicants may request copies of meeting minutes within 2 weeks of the meeting at which the ARB approved the meeting minutes. Stamped drawings, letters from ARB Administrator documenting ARB action or copies of relevant minutes are required prior to projects being reviewed and/or approved by County review and permitting agencies.*

*For further information contact Linda Cornish Blank, Historic Preservation Planner and Architectural Review Board Administrator, Fairfax County Department of Planning and Zoning (DPZ), at 703/324-1380.*