

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 landscaped site development of the property at 1098 Mill Field Court located in the Colvin Run Mill Historic Overlay District. The single family residence on the property was constructed in 2001 according to county tax records. Landscaping and hardscaping include an outdoor kitchen pavilion, patios, retaining walls, connecting stairs, pergola and plantings at the rear yard. Comment provided by the ARB at the October 13, 2011 workshop included request that all lighting be of a full cut-off type, confirmation that no trees are proposed for removal and retention of existing evergreen screening, installation of pavement drains, and confirmation that the proposal had been discussed with surrounding property owners. Ms. Michele Verity, property owner, represents the application. (Item **ARB-12-CRM-01**)

2. The proposed construction of a new single family residence at 12201 Popes Head Road located in the Robey's Mill Historic Overlay District. In 2005, the ARB approved the demolition of a non-contributing single family house on the property. The current proposal is to construct a 3-level, 183' X 79' residence with a raised, two-story columned front porch, varying roof heights and configurations, and front and side loading garages on a 4 acre vacant parcel. The residence would be 35' in height; measured at mid-roof in accordance with Zoning regulations. The residence would be set back approximately 145' from Popes Head Road. An existing driveway will be removed and the area reforested. Reforestation and additional tree buffer will also occur at the north and east facing onto Popes Head and toward Robey's Mill. A new C-shaped entrance drive will be constructed with the central area planted in a variety of trees and shrubs. Workshops on this proposal were held at the ARB November 10 and December 8, 2011 meetings and the January 12, 2012 meeting. Mr. Sekarans, property owner, GeoEnv Engineers, and Asta Homes represent the application. (Item **ARB-12-RBM-01**)

3. The proposed renovation and installation of signage at "Payne's Restaurant" a one-story building located at 13840 & 13846 Lee Highway in the Centreville Historic Overlay District. The 1949 brick and block structure is a contributing property to the district. It was built on the site of the previously relocated Centreville Restaurant. The proposed renovation of the two storefront commercial building includes a raised stepped parapet and sheathing the façades in cement board, installing new storefront windows at the west and southwest facades, lighting, awning and signage, and eliminating one of the storefront entrances. Illuminated channel signage measuring 37.5 sq. ft. would be installed at the south (front) facade. At its December 2009 meeting, the ARB approved an application for renovation of this building. Renovation has been completed in accordance with that approval. The ARB denied the application for building renovation at its January 12, 2012 meeting. Mr. Tim Posecznick, The Crissey Architectural Group, represents the application. (Item-**ARB-12-CTV-03**)

ITEMS FOR WORKSHOP SESSION:

4. The proposed development of three duplex units on property adjacent to Harrison Lane, tax identification number 92-4 ((1)) 13A, in the Huntley Historic Overlay District. The proposed three level residential units would front onto Harrison with a landscaped screening buffer. Vehicular access would be at the rear from a newly created travel way parallel to Harrison. Ms. Lynne Strobel, Walsh Colucci, represents the proposal.

5. 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. Mr. Michael J. Elston, Senior Warden Pohick Church, represents the proposal.

6. Request for ARB comment on building design for development at 10200 Colvin Run Rd, tax identification number 12-4((1)) 32. The property has been approved by the Board of Supervisors to allow for development of an assisted living facility. The facility would be a 53,000 sq. ft., 3-level I-shaped building. The property is not within the boundaries of any historic overlay district. It was listed in *The Fairfax County Inventory of Historic Sites* in May 2002 as Feighery Store and House/Thelma's Ice Cream which was demolished in July 2007. In addition to the demolished store, the listed property includes a four-square style house and a 2-story garage. The property is located within the boundaries of the Colvin Run National Register-eligible Historic District; determined eligible by the Virginia Department of Historic Resources State Review Board on March 16, 2005. Mr. Andrew M. Teeters, Brightview Sr. Development Director, represents the proposal.

7. The proposed repair of a sculpture and fountain at the Lake Anne plaza in the Lake Anne Village Center Historic Overlay District. A culvert running under a portion of the Lake Anne plaza sculpture and fountain requires repair. Temporary shoring of the failed culvert will be undertaken. Permanent repair requires removal of a portion of the sculpture, fountain and plaza paving. Mr. William Schell, Dept. of Public Works & Environmental Services Infrastructures Branch Chief, represents the proposal.

BOARD AND STAFF ITEMS:

- **Review and action on approval of minutes:**
 - Authorization of payment to Recording Secretary**
- **Treasurer's Report**
- **Review and Discussion:**
 - Section 106, Rt. 1 Improvements (Ms. Aubry)
 - Findings Colvin Run Mill Historic Overlay District. (Mr. Mobley)
 - Update ARB review under Zoning Ordinance (Staff)
- **Administrative:**
- **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.