

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Colvin Run Mill, 10017 Colvin Run Road Great Falls, VA 22066 Colvin Run Barn 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, economic prosperity, 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 ACTION ITEMS:

1. Proposal to install signage at 13830 #12 Lee Highway, tax map #54-4 ((1)) 28A in the Centreville Historic Overlay District (HOD). One sign would be round, 47.58" X 47.58", reading *SIROO Korea cake & food* in red lettering on a white background. The second sign would read *SIROO & JOOK STORY* in red and green lettering and measure 164.8" X 42.43". Both signs would be mounted to a metal raceway and installed at the upper façade above the storefront canopy. The property was included in the Centreville HOD when the district was expanded in 2007. Located in the Centreville Plaza neighborhood shopping center which was constructed in 1990 according to tax records, the property is non-contributing to the HOD. Mr. Harry Yang represents the application. (Item-ARB-16-CTV-04) **Supervisory District Sully**

2. Proposal to install signage at, 13830 #5 Lee Highway, tax map #54-4 ((1)) 28A in the Centreville Historic Overlay District (HOD). Individual channel letters of white plexiglass measuring 20" high X 12.5' long reading

KUNG FU TEA would be mounted on exposed raceway, painted to match the building façade, at the upper façade above the storefront canopy. The property was included in the Centreville HOD when the district was expanded in 2007. Located in the Centreville Plaza neighborhood shopping center which was constructed in 1990 according to tax records, the property is non-contributing to the HOD. Mr. Ed Moy represents the application. (Item-**ARB-16-CTV-05**) **Supervisory District Sully**

ITEMS FOR ACTION:

3. Revisions to previously approved plans for one residential dwelling located at 7180 Lyndam Hill Circle, tax map # 108-1 ((17)) (2) 1 in the Pohick Church Historic Overlay District (HOD). At its March 13, 2014 meeting, the ARB approved the construction of the 2 single family detached dwellings, open space, site amenities, landscaping, entrance signage, fencing and retaining wall for that part of Lyndam Hill II located within the HOD. The rear façade design of the dwelling at Lot 1 approved by the ARB in 2014 was not consistent with that approved by the Board of Supervisors on February 6, 2004; Final Development Plan FDP 2003-MV-060. The requested revisions to the rear façade are: eliminating the one-story shed bay and installing a single door walkout; installing brick across two-thirds of the entire façade with a brick belt course below the 2nd story windows and adding a horizontal window at the upper façade. Ms. Ines E. Vega, D.R. Horton, Inc. and Mr. Steve Crowell, VIK A represent the application. (Item-**ARB-16-PHC-01**) **Supervisory District Mt. Vernon**

4. Proposal for alterations, new construction and repairs at the Colvin Run Mill miller's house, 10017 Colvin Run Road, tax map # 18-2 ((1)) 24 in the Colvin Run Mill Historic Overlay District (HOD). The miller's house is identified as a historic property in the HOD. A workshop was held with the ARB at its December 10, 2015 meeting; the application responds to suggestions members made at that meeting. The proposed work includes: demolition of existing accessible ramp at the northeast elevation (front) of the building replacing it with a new wood stoop, constructing a raised path extending along the front of the building to provide accessible entrance at the east (side), replacing and repointing brick as needed, replacing 20th century doors with six-panel wood doors, installing a new wood roof and wood shutters and painting the exterior wood elements at the two-story portion of the building. Ms. Debbie Robison, Project Manager, and Mr. Mohsen Rahini, architect SWSG, represent the application. (Item-**ARB-16-CRM-01**) **Supervisory District Dranesville**

ITEMS FOR WORKSHOP SESSION:

5. Proposal for architectural design of new townhouses and single-family detached dwellings at the Laurel Hill Adaptive Reuse Area, tax map 107-1 ((09)). The ARB recommended approval of the rezoning of the property at its September 13, 2012 meeting and subsequently recommended approval of the Phase 1 site plan at its May 8, 2014 meeting. The ARB approved conceptual architecture for the new townhomes and new retail at its July 24, 2014 meeting and for the single-family detached homes at its October 8, 2015 (please note that this list of ARB approvals is not all inclusive). The Board of Supervisors entered into a development agreement with The Alexander Company and Elm Street Development on July 29, 2014. The proposed architectural design and details for the new residential construction are being brought to the ARB prior to returning to the VDHR and NPS as related to historic tax credit review. One-hundred fifty four townhouse units total, to be located in seven block-sections clustered at the southwest section of the site adjacent to the entrance drive off Lorton Road and at the southeast section of the property adjacent to the central green, have received ARB approval of the conceptual architecture. The three-story townhouses are five variations of one style depending upon their location on the site. Fourth floor penthouses are limited to those units outside the direct viewshed of the contributing properties. Twenty-four dwellings, to be constructed at the south and southeast perimeter of the site

in areas recommended for new construction by the reuse area design guidelines, have received ARB approval of the conceptual architecture. ARB approval stipulated that *proposed exterior building materials, treatments, design details, fenestration, hardscape treatment, patterns, scale, rhythm, and massing to the greatest extent feasible are subject to review and approval by the ARB*. These dwellings are proposed to be constructed at the area and within the building envelope recommended for approval by the ARB at the rezoning and approved by the Board of Supervisors. Chris Fox, Vice President Architectural Design for Van Metre Homes, represents the proposal. **Supervisory District Mt. Vernon**

6. Proposal for signage at the Laurel Hill Adaptive Reuse Area, tax map # 107-1-((09)). The 2001 Lorton Correctional Complex MOA stipulates that the ARB review *undertakings* within the area eligible for listing in the National Register of Historic Places and that the area within the Eligible District is subject to review as stipulated in Section 7-200 of the Fairfax County Zoning Ordinance. Section 7-200 of the Zoning Ordinance stipulates that plans shall be referred to the ARB for its review and recommendation. A Comprehensive Sign Plan is proposed for the property containing a variety of signage types to help promote and navigate the site. Comprehensive Sign Plans are a zoning mechanism permitted in planned zoning districts to allow flexibility and coordination of signage. Specific signage is proposed for entry and wayfinding, retail and commercial uses, and residential uses. The Comprehensive Sign Plan is being brought to the ARB in lieu of ARB review of individual sign permits on the property. The applicant plans to will return to the ARB seeking ARB approval prior to the Planning Commission public hearing. Mr. Scott Adams, McGuire Woods, represents the proposal. **Supervisory District Mt. Vernon**

7. Revisions to previously approved plans for the property located at 1101 Chain Bridge Road, Langley Ordinary, tax map #22-3((1)) 63A, in the Langley Fork Historic Overlay District (HOD). The property is identified as a historic property in the HOD and contributing to the Langley Fork National Register Historic District. The proposed revision is to reduce the hyphen between the main house and carriage house due to the amount of damage during winter months and rain months as the flat roof cannot handle the precipitation. The goal would be to reduce the 10' wide gap to 2' with a performing scupper system that would not allow water to accumulate. At its December 2011 meeting, the ARB approved a two-story, wood sided, addition connected to the existing building at the south (side) façade by a 10' wide one-story breezeway. At its September 13, 2012 meeting the ARB approved revisions to that approval to change the roof material from black standing seam metal to a charcoal asphalt shingle and the wood siding paint color from blue to white. Mr. Doug DeLuca, property owner, represents the proposal. **Supervisory District Dranesville**

8. Proposed hardscape and shed for the property located at 6349 Georgetown Pike, tax map #22-3((1)) 63B, in the Langley Fork Historic Overlay District (HOD). The ARB last approved the construction of a single family residence for this property at its August 17, 2015 meeting. The approval was for construction of a two-story, wood sided single-family dwelling with a footprint measuring 62' X 119', heights ranging from an average of 31' 5" to 39' at midpoint of the gable and connected to a 3-car garage by a 1-story, shed roof enclosed gallery with vehicular access at a semi-circular driveway from an outlet road off Georgetown Pike; ARB-15-LFK-01. At its November 10, 2011 meeting, the ARB recommended approval of the application to subdivide the property into two buildable lots. Mr. Doug DeLuca, property owner, represents the proposal. **Supervisory District Dranesville**

BOARD AND STAFF ITEMS:

- **Review and action on approval of minutes:**
Authorization of payment to Recording Secretary

- **Treasurer's Report:** (Staff)
- **Discussion/Update Reports:**
 - Soapstone (ARB comment to Fairfax County Dept. of Transportation)
 - Design Guidelines Subcommittee Messers Bierce and Mobley
- **Administrative:** ARB budget FY17 (Chairman and Staff)
- **Correspondence, Announcements:** June 9 meeting: Lake Anne
- **New/other business:**
- **Old business/Other:** API Building; site visit report.

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 actions 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 minutes. Stamped drawings, letters from administrator documenting ARB action or copies of relevant minutes are required prior to projects being 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.