

Lake Anne Village Center Reston Community Center, Joanne Rose Gallery

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: None proposed.

ITEMS FOR ACTION:

1. Proposal for use of the property as a home child care facility located at 9077 Two Bays Road, tax map # 108-1 ((9)) 136A in the Pohick Church Historic Overlay District (HOD), SP 2016-MV-026. The Zoning Ordinance stipulates that applications for special permits (SP) shall be referred to the ARB for its review and recommendation. The tax records indicate that the two-story frame townhouse was constructed in 2001; the property is non-contributing to the HOD. There are no modifications proposed to the existing building or to the site as part of the SP application. Mr. Salim Dakwala, represents the application. (Item-**ARB-16-PHC-02**) **Mt. Vernon Supervisory District**

ITEMS FOR WORKSHOP SESSION:

2. Proposal to construct an access road to the Workhouse Arts Center to be located at tax map #106-4 ((1)) in the Lorton Correctional Complex National Register-eligible Historic District. The 2001 Lorton Correctional Complex Memorandum of Agreement (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. The proposal is for constructing a 600 linear feet access road from the entrance stub on Lorton Road to the existing roadway on the Workhouse Arts Center site and to provide a maintenance plan for the approximately 1,150 linear feet existing portions of the access road on the Arts Center site. Mr. Seyed Nabavi, Fairfax County Dept. of Transportation, represents the proposal. **Mt. Vernon Supervisory District**

3. 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. The applicant presented the proposal at a workshop session at the May 12, 2016 meeting. Chris Fox, Vice President Architectural Design for Van Metre Homes, and Ms. Candy McCracken, Vice President-Operations for Van Metre Homes represent the proposal. **Mt Vernon Supervisory District**

BOARD AND STAFF ITEMS:

- **Review and action on approval of minutes:**
 - Authorization of payment to Recording Secretary**
- **Treasurer's Report:** (Staff)
- **Discussion/Update Reports:**
 - Design Guidelines Subcommittee Messers Bierce and Mobley

- **Administrative:** Langley Fork HOD expansion (Staff)
- **Correspondence, Announcements:**
- **New/other business:** Dedicated ARB staff FY17 budget
- **Old business/Other:**
 - Fort Belvoir Military Railroad Virginia Landmarks Register nomination; ARB recommendation
 - API Building; site visit report, other discussion.

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.