

## Fairfax County Government Center Conference Rooms 9 & 10, 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:** Ms. Aubrey Von Lindern, VDHR Architectural Historian; CLG Coordinator. Ms. Wanda Suder, Zoning Staff Coordinator

**CONSENT CALENDAR ACTION ITEMS:** None proposed.

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

**1. 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. Following the presentation by the applicant at the May 12 and June 9, 2016 workshop sessions with the ARB, the proposed architectural design and details for the new residential construction was submitted to the VDHR and NPS as related to historic tax credit review. Townhouse units 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 single family 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 application is for the twenty-four single family dwellings and the four block-section of townhouses totaling one-hundred four units clustered adjacent to the central green. The single family dwellings are 3-level, brick veneer with asphalt shingles and front-loading garages set back approximately 44' from the front façade. The flat roofed townhouses are brick veneer and hardie board with rear-loading garages. Mr. Chris Fox, Vice President Architectural Design for Van Metre Homes, and Ms. Candy McCracken, Vice President-Operations for Van Metre Homes represent the application. (Item **ARB-16-LOR-05**) **Mt Vernon Supervisory District**

**2. Proposal to demolish houses** at 5607 and 5701 Vogue Road, tax map #77-1 ((1)) 30 and 31, in the St. Mary's Church Historic Overlay District (HOD). The two houses are identified as contributing structures to the HOD. A 1990 review of the HOD indicates both single family frame dwellings were built in the 1920s. The report indicated both were covered in aluminum siding. A workshop was held with the ARB at its July 14, 2016 meeting on this proposal. The applicant provided a Phase I Architectural Investigation indicating that 5607 was built c.1900 and 5701 was built c.1937; both after St. Mary's Church period of significance and significant events in the development of Fairfax Station. The ARB generally agreed that these two properties would not contribute to the historic integrity of a mid-19th village. The Catholic Diocese of Arlington proposes to purchase the properties, remove the existing structures and consolidate the property with Saint Mary's Church property potentially for expansion of the church cemetery. Any future proposed improvements to the site would require an amendment to the existing special permit and variance approvals that encumber the church property and ARB review as stipulated by the Zoning Ordinance. Any required building permits for future improvements would require ARB review as stipulated by the Zoning Ordinance. Ms. Lynne Strobel, Walsh Colucci Lubeley & Walsh PC, represents the application. (Item **ARB-16-SMC-03**) **Springfield Supervisory District**

## **ITEMS FOR WORKSHOP SESSION:**

**3. Proposal for rezoning and special exception** at the Floris National Register Historic District (FNRHD), tax map #25-1 ((1)) 16, 17, 19, 20 and 2; RZ 2016-HM-010 with SE 2016-HM-007. The 8.073 acre property is located in the northeastern quadrant of the intersection of Centreville and West Ox Roads adjacent to Frying Pan Farm Park. Scimore Academy proposes to rezone 5.63 acres of the property, currently split zoned C-5 and R-1 to R-2. The SE is for the entire 8.073 acres for the purpose of constructing a 45,500 square foot private school of special education for arts and music while retaining certain historic resources on site. The following are contributing resources to the FNRHD and are proposed to be retained with the RZ and SE: Parcel 16 Stover (Lee) house with outbuildings and horse stables; Parcel 17 Floris United Methodist Church; Parcel 20 Fox house with outbuildings; and Parcel 21 Higgins house with outbuildings. Three of these properties were listed in the *Fairfax County Inventory of Historic Sites* in 1985. The property is not included within a Fairfax County Historic Overlay District. Under Sec. 19-300, the Department of Planning and Zoning (DPZ) is requesting the ARB to provide comment at this time on the proposed RZ and SE for the development of the academy, *The Floris Conservatory for Fine Arts*. A recommendation will be requested at a future ARB meeting. The requested review is for the ARB to consider the appropriateness of the development, including required site improvements such as parking and access, along with building mass and scale as it impacts the FNRHD. The FNRHD nomination was prepared as mitigation for the effect to the then-eligible FNRHD of the construction project to improve the existing Centreville Road. The ARB supported the nomination at its September 16, 2009 meeting. DPZ requested review of the proposal by the Virginia Department of Historic Resources (VDHR) to determine if the development would affect the status of the listing of the FNRHD and to provide the requested information at the October 13, 2016 ARB meeting. Mr. Andrew Painter, Walsh Colucci Lubeley & Walsh PC, and Mr. Chris Morrison, FAIA, Perkins+Will represent the proposal. **Hunter Mill Supervisory District**

**4. Proposal for installation of an open-air pavilion** to cover kilns at the Workhouse Arts Center, 9601 Ox Road, tax map #106-4 ((1)) 58 located in the Lorton Correctional Complex National Register-eligible Historic District. 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. A free-standing, open-air pavilion with a metal roof and metal support columns would be installed in the courtyard area between buildings W-7 and W-8. The structure would measure 21' wide X 56' long X 11' high and would provide for up to four kilns. The ARB approval for a previously proposed pavilion at this same location for this same purpose, ARB-12-LOR-02, expired in February 2015. Ms. Ava Spece, CEO/President, Workhouse Arts Center represents the proposal. **Mount 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:**
  - Ms. Aubrey Von Lindern, VDHR Architectural Historian. CLG four-year review; training opportunity, other.
  - Designing Guidelines Review Special Meeting; October 15, 2016; 10 AM Government Center Conference Rooms 4-5. Refreshments at 9:30am (Mr. Bierce, Staff)
- **Correspondence, Announcements:** November ARB meeting date November 17, Rooms 4-5. (Staff)
  - Other? (ARB members)
- **Administrative: Nominating Committee** to be formed to provide **slate for election of 2017 officers** for election to be held at the December 2016 meeting.
- **Old Business:**
  - Report out on meeting with Dept. of Planning and Zoning Directors; Dedicated ARB staff FY18 Messers Sutphin and Daniel.
  - Survey/Questionnaire results, ARB/BAR staffing surrounding jurisdictions. (Staff)
  - Other? (ARB members)
- **New/other business:**
  - Other? (ARB members)

*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.*