

APPROVED MINUTES

January 8, 2015

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Members Present:

Jason Sutphin, Chairman
Robert W. Mobley,
AIA, Vice-Chairman
Richard Bierce, AIA
John A. Burns, FAIA
Elise Murray
Christopher Daniel
Joseph Plumpe, ASLA
Susan Notkins, AIA, Treasurer
John Boland

Members Excused:

Michele Aubry
Joy Ortiz, AIA

Staff Present:

Linda Blank,
Fairfax Department of
Planning & Zoning
Laura Arseneau,
Recording Secretary

**Arrived after the meeting
officially began*

Mr. Sutphin opened the January 8, 2015, meeting of the ARB at 6:31 p.m. in Room 2/3 at the Government Center. Ms. Notkins read the Statement of Purpose.

APPROVAL OF THE AGENDA

MOTION: Mr. Mobley made a motion to approve the agenda with the revision that Item #2 will not be going forward. Ms. Notkins seconded the motion and the motion carried with a vote of 8-0.

INTRODUCTION/RECOGNITION OF GUESTS: None

CONSENT CALENDAR ACTION ITEMS:

1. Proposal to construct rear stairs and patio at 7221 Lyndam Hill Circle, tax map #108-1 ((17)) 28A, located in the Pohick Church Historic Overlay District. The stairs would measure 6' X 6' and be finished with a white vinyl railing. The stamped tan concrete patio would measure 33' X 11'. This property is internal to the subdivision and not visible from Pohick Church. Constructed in 2004 according to county tax records, the Lyndam Hill single family residential development was reviewed and approved by the ARB in 2002. Greystone Masonry, Inc. represents the application. (Item-**ARB-15-PHC-01**)

MOTION: Mr. Mobley made a motion that Item 1 be approved as submitted. The motion was seconded by Mr. Boland. The motion carried on vote of 8-0.

2. Proposal to construct a front porch at 6837 Corder Lane, tax map #99-4 ((9)) 36, located in the Mount Air Historic Overlay District. The porch would measure 33' 5" in length and range from 5' 6" — 7' 6" in width across the front of the house. White fiberglass columns would be installed adjacent to the entry and at the corners of the façade; a white railing would be installed between the columns. The porch roof shingles and gutters would match the existing. Constructed

~~in 1999 according to county tax records, the single family residential development was reviewed and approved by the ARB in 1996. Mr. Jon Benson, Sun Design and Remodeling, represents the application. (Item ARB-15-MTA-01).~~ **Item struck from the agenda at the applicant's request.**

ITEMS FOR ACTION:

3. Wall section detail and proposed signage at Primrose School, child care center/pre-school, at the retail component of Dulles Discovery South campus property, tax map # 34-2((1))1B located partially within the Sully Historic Overlay District . The ARB approved the application for the construction of a new approximately 12,000 square foot, one-story, T-shaped building and fencing details at its September 11, 2014 meeting subject to the following conditions: submission of a typical wall section, a wall section at a gable end of the building, a wall section through a porch overhang, lighting details to ensure a uniform type, color of light to be used on site, and a restudy of the cupola light fixture type and location, and a restudy of the building signage light fixtures. At its October 9, 2014 meeting, the ARB approved the revised lighting plan and lighting fixtures as submitted. One wall mounted sign is proposed at each façade. Each round sign, reading *Primrose Schools*, would measure 42” in diameter and be installed in a gable end. The sign at the east, front façade, will be externally illuminated by a light approved by the ARB at its October 9, 2014 meeting. Mr. Francis A. McDermott, Hunton & Williams LLP, represents the application. (Item **ARB-14-SUL-03**)

- Presentation by Ms. Susan Yantis
 - There was a minor change on the sign. The color of the sign was changed from grey to cream.
 - The main entry sign will be lighted.
- Discussion
 - Mr. Sutphin is in agreement with the proposed signage size and placement.
 - Mr. Sutphin asked the applicant to explain the depth of the sign in comparison with the brick of the wall. The applicant responded that the sign is flush with the brick and key stone and explained that the main signage has a brick border, while the three signs on the other facades do not have a brick border.
 - Mr. Plumpe asked about what type of lighting for the sign. The applicant responded that LED lighting and specifications were previously submitted.
 - Ms. Notkins asked if the elevations and signage was drawn to scale. The applicant responded yes.

MOTION- Mr. Burns made a motion to approve the proposed application as submitted with the color sign emblems corrected as noted and submitted at the meeting. The motion was seconded by Mr. Plumpe and carried on a vote of 8-0.

4. Proposal to construct an access road, the necessary utilities and entrance features at tax map #s 67-3 ((2))A, 67-3 ((1))9B, 9C, 9D 9E and 6 located partially within the Robey's Mill Historic Overlay District. The Zoning Ordinance requires ARB review and recommendation for proposed grading plans. The road and utilities are proposed for the future development of 11 residential lots to be known as Fox Chapel Estates. The access road site is located directly off

Popes Head Road just west of the historic Robey's Mill complex. The mill complex was listed in the National Register of Historic Places in 1977. The proposal was discussed in workshop sessions at the November 13, and December 11, 2014 ARB meetings. Discussion included design details and treatment for the intersection with Pope's Head Road, landscaping, tree save and archaeological survey and report. White rail, 4½' high ell-shaped fencing culminating at 6' high stone piers would be installed at either side of the drive. Stone veneer headwalls, a community entry sign and pavers to be installed at the entrance. Tree save areas at Popes Head Rd. and have been identified. Mr. Trevor Lantzy, P.E., Urban, Ltd Project Manager represents the application. (Item-**ARB-15-RBM-01**)

- Presentation/updates
 - The applicant revised features around the entrance, including removing fencing, reducing the frontage from 350 feet to about 150 feet and a more natural looking grass cover
 - The applicant also provided a tree inventory of trees of 6 inch caliber or greater within the buffer area between Popes Head Road and the proposed interior entrance road.
 - A retaining wall analysis was also completed.
- Discussion-
 - Mr. Sutphin noted the signage has been pulled out of the current application and will come back in the future, pending review for zoning compliance. The applicant indicated that the sign would have a low stone base, wood posts, an arm and a hanging sign. Additionally the wood would match the board fencing and color palate of the sign and it would be located on the left hand side of the entry.
 - Mr. Sutphin asked if the sign be externally illuminated. The applicant responded that it had not yet been discussed.
 - Mr. Bierce inquired on the materials of the ground cover. The applicant responded the specific material has not yet been decided, but the height of the proposed natural grass would be about 12 inches.
 - Mr. Bierce asked about the materials of the retaining wall. The applicant responded that the drainage culverts would have rip-rap for erosion control with a river jack stone overlay. The retaining walls will be of a stone veneer over concrete/concrete block and all vertical veneer stone would be of the same materials. Mr. Plumpe asked that the applicant bring in samples of the stone.
 - Mr. Plumpe recommended that the applicant use nursery stock trees instead of replanting existing trees, as they have a better chance of surviving, ensuring screening and are less costly.
 - Mr. Plumpe asked if the curve in the entrance road could be changed. The applicant responded that if the curb was widened it would have to meet fire marshal width requirements and would negatively impact storm water requirements. Additionally a culvert on each side of the road was preferred instead of a curb.
 - Mr. Mobley noted that the ARB guidelines about minimal disturbance of natural grades and non-obtrusive development were not being met by the applicant. Mr. Mobley also noted that the ARB has never approved a white fence and much

prefers natural color fences. The applicant responded that they are agreeable to changing the fence to a darker color.

- Ms. Notkins asked about the purpose of the fence. She noted that the fence and trees are making a promise about “a country road” that does not exist. She commented that the applicant has opportunity to make a more natural entrance and not like a traditional subdivision entrance and signage.
- Ms. Notkins asked about the stone color. The applicant responded that it would be a warmer tone and beige.
- Mr. Bierce asked about the paving at the entryway. The applicant responded that the materials would be concrete to look like cobblestone pavers.
- Mr. Plumpe inquired about the fence which crossed a swale. The applicant responded that the swale goes underneath the fence.
- Mr. Bierce asked about the placement of shrubs behind the fencing. The applicant responded that the shrubs behind the fencing would be five to six feet tall and would create barrier behind the fence.
- Mr. Burns asked if the discussion of fencing, screening and an entry sign was pertinent and allowed to be reviewed for this application. Mrs. Blank responded that the treatment of grading plan and what is on top of grading plan including fencing, plantings etc., could be reviewed.
- Mr. Burns commented that he is comfortable with the grading plan. He preferred a swale instead of a curb and noted that the fence has been reduced and is relatively inconspicuous.
- Mr. Daniel agreed with Mr. Burns and was comfortable with grading plans, but he wanted the applicant to return with revised fencing, treatments and plantings.
- Mr. Sutphin asked the applicant to provide sample stone material, redesign the fencing and treatment (not white) and show the shrub species and placement of the proposed trees. He also asked that the wood of the proposed sign not be white and to add grass around the base of the sign.

MOTION: Mr. Mobley made a motion to approve the proposed grading plan and the tree plantings along the Popes Head Road. The proposed entrance features including the fence, stonework and paving materials and the sign should be brought back for review at a separate meeting. Also the plant material types in the tree reclamation area between the roads and the houses need to be brought back for additional review. Mr. Plumpe seconded the motion and the motion carried with a vote of 8-0.

ITEMS FOR WORKSHOP SESSION:

5. Proposal to construct a tent pad for events at Woodlawn and Frank Lloyd Wright’s [Pope-Leighey House](#) property, 9000 Richmond Highway, tax map #109-2 (1)4 located in the Woodlawn Historic Overlay District. Woodlawn is a federal style brick building identified as a historic property in the overlay district, individually listed in the National Register in 1968 and listed as a National Historic Landmark in 1998. The tent pad is proposed to be located in the north field adjacent to the existing parking area and measure approximately 50' x 80'. The semi-

permanent structure atop the pad is still to be determined and designed. The proposal was discussed in workshop sessions at the November 13, and December 11, 2014 ARB meetings. Ms. Ashley R. Wilson, AIA, ASID, Graham Gund Architect.

- Presentation/Updates:
 - Ms. Wilson hired Mr. McElhaney with Urban Engineers for a site grading plan.
 - Ms. Wilson showed a grading plan with the tent plan clearly delineated. She noted that the slope of the proposed tent pad site only changed 2%, walkways would be refinished that led to the tent pad and that a stormwater management facility would be located downstream that this was not yet sized but the design is anticipated to be gravel infiltration covered by grass.
- Discussion:
 - Mr. Bierce noted that the accessibility to the tent pad is still an issue, as there is no direct way to get a visitor to the restrooms in the house. Mr. Bierce asked the applicant to put restrooms back in the schematic for placement only.
 - Mr. Burns asked how bathroom facilities were currently provided. The applicant responded that porter-potties were placed nearby in the field, but not in one specific location.
 - Mr. Daniel asked if the ARB would be approving any modifications to the access road and what the stormwater facility would look like. The applicant responded there are no modifications to the access road and that the stormwater facility would be similar to a rain garden.
 - Mr. Daniel asked the applicant to bring sample materials to the ARB for review and recommended bringing this item back at the next meeting as an action item.
 - Mr. Burns asked what the potential edge of the tent pad would look like. The applicant responded that there would be a 2” drop with brick edging.
 - Mr. Sutphin asked how the tent is attached to the tent pad. The applicant responded that steel support beams were placed to hold the tent up and extended a few feet into the ground.
 - Mrs. Notkins noted that aggregate material is difficult to match if it needs to be fixed or replaced.

6. Proposal to develop 11 residential lots to be known as Fox Chapel Estates at Tax Map #s 67-3 ((2))A, 67-3 ((1))9B, 9C, 9D 9E and 6 located partially within the Robey’s Mill Historic Overlay District (HOD). Three of the 11 parcels would be located with the HOD; they are lots 1, 2 and 3. Each parcel would be approximately five acres in land area and is proposed for single family residential development with a drain field. A driveway would connect each single family dwelling to a private access road which in turn would connect to Pope’s Head Road. The proposal was discussed in a workshop session at the December 11, 2014 ARB meeting. Mr. Bruce Gould, Integrity Homes, represents the proposal.

- Presentation:
 - The applicant is only discussing Lot 1 of the subdivision at this meeting. At the previous ARB meeting the members requested a line of site drawn from Popes Head Road to the elevation of the proposed building on Lot 1. The applicant

provided this information as well as elevations of the house and photographs of the existing site conditions and viewsheds.

- Discussion:

- Mr. Plumpe asked if the location of the bed sheet in the photos by the applicant was placed at the elevation of the house or at the edge of the limits of clearing and grading. The applicant responded that the bed sheet was placed at the proposed house elevation.
- Mr. Plumpe suggested adding evergreen landscaping and between the house and Popes Head Road. The applicant responded that they are not opposed.
- Mr. Plumpe noted that it would be helpful to see the proposed roof height. Ms. Murphy noted that Popes Head Road cannot be seen from the sheet placement on the property.
- Mr. Plumpe asked if the drain field could be moved. The applicant responded that the perk tests have determined this is the best location.
- Mr. Sutphin asked if the applicant would be willing to designate a tree preservation area between Popes Head Road and the house on Lot 1 and include in the deed that trees not be removed. The applicant said they were agreeable.
- Mr. Daniel asked the applicant to place an evergreen in the understory as it helps screen the house from the road.
- Mr. Daniel asked about the color of the houses, and recommended darker natural colors that would blend with nature.
- Mr. Bierce asked if the applicant had considered rotating the house 90 degrees as it would reduce the amount of clearing and grading. The applicant responded yes and that orientation would limit the backyard size and not significantly reduce the amount of clearing and grading.
- Mr. Bierce noted that the proposed house will be on a podium created by the grading plan and will stand above the height of existing trees.
- Mr. Burns asked if the house designed across the street was approved by the Architectural Review Board. More research was needed to determine if it was.
- Mr. Burns asked that Lot 2 also include in the deed a tree save area that would parallel Popes Head Road. Mr. Burns also noted that as presented he believes the house will not be prominent from Popes Head Road.
- Mr. Mobley asked the applicant to review the ARB guidelines, noting that the house should fit into, rather than dominate, the topography. Mr. Mobley asked that the applicant change the grade as little as possible and reorient the house.
- Mr. Sutphin asked the applicant to bring in new elevations so that the highest point of the house is not on the end closest to Popes Head Road and bring cross-sections of the house with proposed and existing grading.
- Ms. Notkins commented that the house across the street is designed with the grade and that the house on Lot 1 if designed with the grade could have a large side yard and not a huge backyard.
- Mr. Mobley commented that there are a number of architectural design options that have a horizontal plan with the main entrance on the side of the house.
- Mr. Boland noted that the applicant is trying to create a 5 acre house on a 2.5 acre parcel, and a portion of that lot is not buildable. Mr. Boland noted if there was one less lot in the proposed subdivision then Lot 1 could be better designed.

- Mr. Daniel remarked that this house type is not typical of this location and it appears that the applicant is trying to screen a house that does not belong. He asked if there was flexibility in the design that would be sympathetic to the historic district. He also commented that the height of the roof is a major problem.
- Mr. Boland asked if the house could be seen through barren woods in winter.
- Ms. Notkins asked what the height limit was of this district. Mrs. Blank responded that it was 35 feet.

7. Proposed demolition and new construction at 9908 Mill Run Drive, tax map #19-1 ((4)) 5, located in the Colvin Run Mill Historic Overlay District (HOD). Constructed in 1971 according to county tax records, the single family residence was built prior to creation of the HOD. The existing dwelling would be demolished and a new single family residence constructed. The property is not identified as historic or as contributing to the HOD. Combined for workshop discussion, the proposed demolition and new construction will require separate ARB actions. Mr. Jeffrey Liu, property owner, and Mr. James Altamirano, A. R. Design, represent the proposal.

Presentation:

The presenter noted that there was already an existing house on the property that had plumbing and electrical issues and demonstrated they were far from the core of the historic district.

Discussion-

- Mr. Mobley discussed that this lot cannot be seen from the historic property and that the proposed house would be compatible with the surrounding houses. Ms. Murray agreed with Mr. Mobley.
- Mr. Sutphin asked the applicant return to the ARB in February and that it appeared action could be taken at that time. Mrs. Blank noted that two applications were being discussed, one for the demolition of the existing house and one for the construction of the new house.
- Mr. Burns asked the applicant for a quarter inch scalable drawings for the approval, but that the reduction drawings submitted were satisfactory for review.

BOARD AND STAFF ITEMS:

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

MOTION- Mr. Daniel made a motion to approve the September 2014, October 2014 and December 2014 minutes as revised and to pay the secretary for the December 2014 minutes. The motion was seconded by Mr. Mobley and carried on a vote of 8-0.

- **Treasurer's Report:**
 - Ms. Notkins reported that the balance as of December 31, 2014, was \$11, 864.69. This was later corrected to \$12,064.69

- **Discussion/Update Reports:**

- Design Guidelines (subcommittee) - None
 - By-laws (subcommittee)- None
 - Mr. Sutphin asked of the status of the Zoning Ordinance amendment. Mrs. Blank responded that she had received a letter in support of the changes from the History Commission to the Board of Supervisors (BOS) and that she would forward this letter along with the letter from the ARB to the BOS. She knew the schedule had changed and would report back to the ARB at the February meeting with the revised schedule.
- **Administrative:**
 - Mrs. Blank commented that an agenda item at the October 2014 ARB meeting for a special exception in the Dranesville Tavern Historic Overlay District, was requesting a change. Mrs. Blank noted that the orientation of the cul-de-sac was changed slightly but there is no change in viewshed from Route 7 or the tavern.
- **Correspondence, Announcements:**
 - Mrs. Blank announced that the Lake Anne Design Charette will be held in the late spring/early summer of 2015. It is recommended that 2 ARB members attend.
 - The City of Fairfax Board of Architectural Review turned 50 this year. It was noted that the Fairfax County Architectural Review Board began in 1972.
- **New/other business:**
 - Discussion on the new recording secretary and on recruitment and asked ARB members to inquire if they knew of anyone who may be interested.
 - Mr. Boland noted that the house across the street from the property of the proposed Fox Chase Estates subdivision was subject to ARB review and that the ARB' s approval had included tree save areas and new plantings so the house and much of the access drive would not be visible from Popes Head Road. Mr. Mobley thought that house was in another location in the district and Mrs. Blank thought that it may have been a lot cleared decades ago. She said she will check on the property and the ARB approval.
 - Mr. Daniel asked if there was any new information on the Jireh Bakery. Mrs. Blank responded no but that the concerns raised were reported to Zoning Inspections.

MOTION- Mr. Sutphin made a motion to adjourn at 9:13 p.m. The motion was seconded by Ms. Notkins and carried with a vote of 8-0.