

APPROVED MINUTES

October 8, 2015

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Fairfax County Government Center Conference Rooms 4 & 5, 6:30 PM

Members Present:

Jason Sutphin, Chairman
Robert W. Mobley, Vice Chairman
Richard Bierce, AIA
Christopher Daniel
Elise Murray
John Manganello, P.E.
John Boland*
Joseph Plumpe, ASLA
Michele Aubry

Members Excused:

Susan Notkins, AIA, Treasurer
John A. Burns, FAIA

Staff Present:

Linda Blank,
*Fairfax Department of
Planning & Zoning*
Casey Gresham,
Recording Secretary

**Arrived after the meeting began*

Mr. Sutphin opened the October 8, 2015 meeting of the Architectural Review Board (ARB) at 6:33 p.m. in Room 4/5 of the Government Center; Mr. Sutphin read the opening statement of purpose.

APPROVAL OF THE AGENDA

Ms. Murray made the motion to approve the agenda; Mr. Daniel seconded that motion.

INTRODUCTION/RECOGNITION OF GUESTS:

Ava Spece President & Chief Executive Officer Workhouse Arts Foundation, Inc.

CONSENT CALENDAR ACTION ITEMS:

- 1. Proposal to construct a trail** 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 10' wide paved asphalt trail with an adjacent 4' wide natural surface equestrian trail approximately 3,950 feet in length around the Workhouse Arts Center. The trail would extend around the property from the parking area at the northwest connecting to the entry road for the Occoquan Regional Park at the southeast. A trail traversing the site to the northeast of the workhouse quad and its surrounding contributing properties was consistently shown on the development plans for the rezoning reviewed and recommended for approval by the ARB in 2003-2004. The proposed trail is consistent with that shown on the development plans. The proposal has been vetted through the Virginia Dept. of Transportation Cultural Resource

staff who found the proposal to have no adverse effect on historic properties. The applicant presented the proposal at workshop sessions at the July 9 and September 10, 2015 meetings. Mr. Seyed Nabavi, Fairfax County Dept. of Transportation, represents the application. (Item-**ARB-15-LOR-02**)

Motion made by Ms. Aubry:

Mr. Chairman, I move that the ARB approve item **ARB-15-LOR-02 for the proposed trail to be constructed** around the Workhouse Arts Center located in the Lorton Correctional Complex NR-eligible historic district as was submitted and presented to the ARB at the October 8, 2015 meeting.

Upon review of the materials and adherence to the items cited above, the proposal is found to meet requirements of Zoning Ordinance 7-200 HISTORIC OVERLAY DISTRICTS.

The motion was seconded by Mr. Daniel and approved on a vote of 9-0.

ITEMS FOR ACTION:

2. Proposed rehabilitation and addition at the Huntley Tenant house, 6918 Harrison Lane, tax map #092-2 ((1)) 8C located in the Huntley Historic Overlay District. Huntley was established as a historic overlay district in 1976 and is identified as a historic property in that district. It was individually listed in the National Register in 1972. The proposal includes adaptive reuse of the tenant house into a visitor center with museum displays, restroom facilities, and reception area. A garage addition for storage of a wheelchair accessible cart for transporting visitors to Huntley is proposed to be constructed at the north end of the building. The 18' X 8' addition would be brick with a metal shed roof; double wooden doors would be installed at the east façade. The proposed exterior rehabilitation includes brick replacement and repointing, repainting, replacement of the standing-seam metal roof and installation of downspouts and gutters, replacement of the existing windows, modification to selected window openings, installation of operable window shutters as well as installation of security lighting on east and west elevations. Proposed site related ADA improvements include sidewalk and ADA cart path to the Tenant house as well as a new concrete pad over the existing concrete stoop to provide ADA access to the building. The applicant presented the proposal at a workshop session at the July 9, 2015 meeting and as an action item at the September 10, 2015 meeting. Ms. Debbie Robison, Project Manager, and Mr. Mohsen Rahini, architect SWSG, and Ms. Elizabeth Crowell and Ms. Karen Lindquist, Fairfax County Park Authority, represent the application. (Item **ARB-15-HLY-01**)

- Presentation made by Ms. Robison and Mr. Rahini:
 - The applicants responded to the comments regarding the roof of the garage in this update. In addition, in regard to the question about reducing the muntin width, the applicants were unable to find a producer who could reduce the width any further. They brought an example to show the ARB

what the window would look like.

- Discussion:
 - Liz Crowell from Cultural Resources provided an update on the archaeology, noting that the study would begin on Monday, October 12. This study also has been approved by the Virginia Department of Historic Resources.
 - Mr. Plumpe noted that this application response is a great example of what should be done to respond to ARB questions and comments.

Mr. Bierce made the following motion:

Mr. Chairman, I move that the ARB approve item **ARB-15-HLY-01 for the proposed rehabilitation and addition** at the Huntley Tenant House, 6918 Harrison Lane, tax map 092-2 ((1)) 8C, that was submitted and presented to the ARB at the October 8, 2015 meeting subject to no conditions.

Upon review of the materials and adherence to the items cited above, the proposal is found to meet requirements of Zoning Ordinance 7-200 HISTORIC OVERLAY DISTRICTS.

The motion was seconded by Ms. Murray and approved on a vote of 9-0.

3. **Proposed new additions** at 10010 Colvin Run Road, tax map # 18-2 ((1)) 23, in the Colvin Run Mill Historic Overlay District (HOD). The addition is proposed to the “Money House”; identified as one of the HOD’s contributing properties. One addition would be a one-story 11’ X 9’ sun room with a metal shingle shed roof and skylights at the south elevation. The second addition would be two-story 840 sq. ft. with a metal shingle salt box roof, 6” cementitious lap siding and 1/1 double-hung wood windows at the east (rear) elevation. This addition would be connected to the existing dwelling by a hyphen and the proposed sun room at the 1st level. The applicant presented the proposal at workshop sessions at the August and September 2015 meetings. Mr. David Olin, property owner, represents the application. (Item-**ARB-15-CRM-04**)

- Presentation made by Mr. Olin:
 - The applicant addressed comments from September’s meeting by lowering the roofline significantly, changing the pitch of the roof, and by attempting to direct water away from the existing gable. He has proposed larger siding, but the overlap between the two different sidings would be typical of the existing profile. The shingles for the addition mimic the exact pattern of shingles from the roof.
- Discussion:
 - Mr. Bierce said that he appreciates the changes that address the massing and differentiation issues.
 - Mr. Sutphin asked if the applicant would be working with an arborist to preserve the large tree.

- Mr. Plumpe added that the building would most likely be cutting into the critical root zone.
 - Mr. Olin responded that the roots are already contained behind the existing watershed foundation. The proposal will not further impede into the root structure.
- Mr. Plumpe asked the applicant to have an arborist ensure that the tree is in good health, and that pruning should be done to preserve the tree.
- Mr. Plumpe, Mr. Sutphin, and Mr. Bierce all agreed that Mr. Olin had done an excellent job in addressing the concerns of the ARB.
- Mr. Mobley stated that he was still unsure about the roof plan and the differentiation between old and new.
 - Mr. Olin used architectural drawings to show which areas were existing and which were proposed.
- Ms. Murray asked if the ARB approved the application with a condition that the drawings be brought in and reviewed, could Linda sign off on the building drawings.
 - Ms. Blank stated that she can review the drawings, and she will not approve the drawings if they do not reflect what was approved by the ARB.

Ms. Murray made the following motion:

Mr. Chairman, I move that the ARB approve item **ARB-15-CRM-04 for the proposed addition** at 10010 Colvin Run Road, tax map # 18-2 ((1)) 23, that was submitted and presented to the ARB at the October 8, 2015 meeting subject to conditions...

- 1) The building drawings be brought to staff for review and approval.

Upon review of the materials and adherence to the items cited above, the proposal is found to meet requirements of Zoning Ordinance 7-200 HISTORIC OVERLAY DISTRICTS.

The motion was seconded by Mr. Daniel and approved on a vote of 8-1 (Mr. Mobley in opposition).

Items 4-7. Laurel Hill Adaptive Reuse Area: The Laurel Hill Adaptive Reuse Area is located at tax map 107-1 ((1)) 9 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.

The ARB approved the rezoning of the property at its September 13, 2012 meeting and subsequently approved 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 (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 items for action have been approved by VDHR and NPS as related to historic tax credit review. The applicant discussed the proposals for items 4 - 7 below

with the ARB in a workshop session at the September 10, 2015 ARB meeting. Scott Adams, McGuire Woods, Jorge Flores, Lessard Design, Loren Helgason, Studio 39, and David Kaul, The Alexander Company, represent the proposals.

- 4. The feasibility studies prepared for the proposed demolition** of contributing properties at the Adaptive Reuse Area at Laurel Hill. Studies were prepared for the six buildings proposed for demolition; R-17, R-26, R-29, R-41, R-84 and R-75 and for the demolition of additions to five other contributing buildings; P-12, R-9, R-23, R-28, and R-27. At its February 14, and October 10, 2013 meetings, the ARB approved the feasibility studies for the demolition of these contributing properties and for the demolition of the additions; ARB-13-LOR-01 and 03. The Zoning Ordinance stipulates that the ARB approval is valid for a period of two years; the 2 year period has ended and the approvals expired. Mr. David Kaul, Alexander Company, represents the application. (Item **ARB-15-LOR-03**)

Mr. Plumpe recused himself and left the meeting.

- Presentation: Chris Caperton
 - Mr. Caperton expressed his excitement that the rehabilitation of the adaptive reuse area is moving closer to getting underway after many years of planning and review. He thanked the ARB for its involvement over the years and noted that the ARB has made this project better through their review and suggestions. He thanked members for meeting between the September and October ARB meetings to provide feedback.
- Presentation by David Kaul:
 - Mr. Kaul briefly reviewed the reasons and need for demolition of the six contributing properties including the demolition of one property to accommodate a roadway through the site, and the need for parking in other areas. He noted that several of these properties had been altered over the years and lacked a high degree of integrity. The request is exactly the same as the previous request approved by the ARB in 2013, the only change being that that they were able to save a portion of R-16 for use in the pool complex.
- Discussion:
 - Irma Clifton with Lorton Heritage Society said that she is pleased building #16 is being saved. She stated that this building was the heart and soul of the correctional portion of the site, and it was hard fought when demolition was first considered.

Mr. Daniel made the following motion:

Mr. Chairman, I move that the ARB approve item **ARB-15-LOR-03, feasibility studies for the proposed demolition** of six contributing properties at the Adaptive Reuse Area at Laurel Hill, and of additions to five other contributing buildings as was submitted and presented to the ARB at the October 8, 2015 meeting subject to no conditions.

Upon review of the materials and adherence to the items cited above, the proposal is found to meet requirements of Zoning Ordinance 7-200 HISTORIC OVERLAY DISTRICTS.

The motion was seconded by Mr. Bierce and approved on a vote of 8-0.

5. Proposed revisions to building plans for contributing properties and **installation of HVAC equipment** at the Adaptive Reuse Area at Laurel Hill. The proposed revisions include: door designs at shop buildings R-19 - R-28; retention of R-16 and incorporation into the pool area; and removal of doors and stairs at R-16 and R-18 to accommodate access and electrical equipment. HVAC equipment would be installed at R-44, the chapel. The equipment would be placed partially below grade and screened. Mr. David Kaul, Alexander Company, represents the application. (Item **ARB-15-LOR-04**)

- Presentation by David Kaul:
 - Mr. Kaul presented the minor revisions proposed for the pool house, which include ADA accessibility updates and the changes to design of the doors based upon newly found historical documentation. He also discussed the location of the HVAC units at the chapel site. After reviewing the options, it was decided that the HVAC units would be located on the least visible side of the building, lowered two-feet below grade, as suggested by the ARB at the September meeting, and screened by a two-foot concrete wall and four feet of screening.
- Discussion:
 - Mr. Bierce asked if the HVACs were near any entrances.
 - The applicant responded that they are not near entrances.
 - Ms. Aubry noted that the diagrams did not show parking, but it appeared that a parking lot would be located by the HVAC units.
 - The applicants are unsure of exactly where the parking will be located or how many spaces will be included, but it will be located in the general location near the HVAC units.

Mr. Bierce made the following motion:

Mr. Chairman, I move that the ARB approve item **ARB-15-LOR-04, proposed revisions** to building plans for contributing properties and **installation of HVAC equipment** at the Adaptive Reuse Area at Laurel Hill, as was submitted and presented to the ARB at the October 8, 2015 meeting subject to no conditions.

Upon review of the materials and adherence to the items cited above, the proposal is found to meet requirements of Zoning Ordinance 7-200 HISTORIC OVERLAY DISTRICTS.

The motion was seconded by Ms. Aubry and approved on a vote of 8-0.

- 6. Proposed streetlights and site lighting** at the Adaptive Reuse Area at Laurel Hill. Twenty-foot tall steel poles atop a 30” tall concrete base with the luminaire extending out horizontally would be installed at parking areas. Pedestrian scale light poles would be 12’ tall steel poles with a 2’ luminaire atop. Four styles of building-mounted lighting are proposed; one flush mounted, one stem mounted and two arm mounted. The location for both free-standing pole lights and building mounted lights is shown on the submitted lighting plan. Mr. Loren Helgason, Studio 39, represents the application. (Item **ARB-15-LOR-05**)
- Presentation made by Mr. Helgason:
 - Mr. Helgason presented the changes, including comments from VHDA to meet the foot candle requirements for parking and the dumpster area. In addition, when looking at the distribution of lighting, there are now fewer light poles. The fixtures are also more spread out in their locations. Nothing has changed in terms of the full cut-off ability of the fixtures or the spillover to neighboring properties.
 - Discussion:
 - Mr. Daniel asked if there was an overall reduction in Lighting Type S.
 - Mr. Helgason confirmed there would be fewer light poles.
 - Mr. Mobley asked how tall the poles will be.
 - Mr. Helgason noted that S is a 14-foot pole and S2 are 20-foot poles on a three-foot concrete base.
 - Mr. Mobley asked if the applicant illustrated how the light is cut off before it reaches the second floor, and if there would be full-cut off lights.
 - Mr. Helgason responded that the lights would be full cut-off and would not reach the second floor window level.
 - Mr. Sutphin asked how far apart the lights are from each other.
 - Mr. Helgason said the lights are spaced 50’ – 60’ at some areas and approximately 100 feet at other areas.

Ms. Murray made the following motion:

Mr. Chairman, I move that the ARB approve item **ARB-15-LOR-05, proposed streetlights and site lighting** at the Adaptive Reuse Area at Laurel Hill, as was submitted and presented to the ARB at the October 8, 2015 meeting subject to no conditions.

Upon review of the materials and adherence to the items cited above, the proposal is found to meet requirements of Zoning Ordinance 7-200 HISTORIC OVERLAY DISTRICTS.

The vote was seconded by Mr. Manganello and approved on a vote of 8-0.

- 7. Proposed conceptual architecture** for new single-family detached homes at the Adaptive Reuse Area at Laurel Hill. Twenty-four dwellings are proposed to be constructed at the south and southeast perimeter of the site in areas recommended for new construction by the reuse area design guidelines. The 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. Five design for the front façade and two building layouts are shown for the concept stage; entry treatments, fenestration and front gable treatment vary. Proposed building siding material is masonry with asphalt shingle roof and 1/1 double hung sash windows. Mr. Jorge Flores, Lessard Design, represents the application. (Item **ARB-15-LOR-06**)

- Presentation made by Allison Paul, Lessard Design:
 - Ms. Paul discussed the design for the single-family detached homes, which would include 24 homes that have a traditional feel with contemporary elements. The applicants worked to create a relationship between the townhomes and single family homes while also differentiating between the two styles. The masonry material is the main element that strives to tie in the homes with the historic nature of the site. There is a repetition of gables found on-site and diverse proportions. The applicants envision to come back to the ARB with work sessions on the architecture and the treatments of the homes prior to submitting their plans to the tax credit agencies. These work sessions would provide the ARB the opportunity to review plans that include elevations of all four sides of the homes, and details such as materials, samples, color schemes, lighting, etc.

- Discussion:
 - Ms. Clifton wanted to point out that the reformatory was conceived as a progressive era institution. The goal of the design was to bring a sense of community to the institution. Therefore, a softer design or architectural style of the single family dwelling is not out of the realm of reality. She mentioned that she knew there was discussion about it being an institutional design, but it began as a progressive experiment to bring community together. She did not think the homes presented last time were too far off the mark. She felt that the basic design fits in with what was historically envisioned in 1912 and later designed by architect Snowden Ashford.
 - Mr. Sutphin thanked Ms. Clifton for being diligent and for coming to the meetings for over a decade.
 - Mr. Mobley mentioned that he did not agree with the third design principle. He thought that it should be contemporary design instead of simply contemporary elements.
 - The applicant responded that the intent was to take traditional architecture and differentiate it with the contemporary features.
 - Mr. Mobley responded that he thought the houses reflected a traditional style while the townhomes were more of a contemporary style. He was not sure where the detached homes fit in, as they were in between traditional and contemporary. He noted that he was not getting the feeling of differentiation between old and new from these homes and the townhomes. It felt more like adaptive reuse rather than a new home from 2015. He added it would be helpful to show the townhouses and the single family homes in the same scale.
 - Mr. Bierce wanted to reiterate the long process and evolution of this project, and he personally supports the project. He briefly quoted comments from the 2012

ARB meetings, noting that his position has not changed from this time. He is disappointed in the single family dwellings, and he believed the proposal is highly incompatible with its setting and it fails to meet Standard #9 of the Secretary of the Interior's standards. He did not support the approval of the design as submitted.

- Mr. Daniel stated that his biggest concern was the removal of the ARB from the process. He felt that the tax agencies weighed in after ARB opinion, and the ARB felt cut out of the process. He would greatly appreciate coming to the ARB and allowing them to inform the tax credit agencies' decisions in the future. In regards to the compatibility versus differentiating architecture discussion, he believed that this is a conundrum in historic preservation. If the single family dwellings were designed to be extremely contemporary, the historic property would be imprisoned by the contemporary. He wanted the single family homes to speak to both old and new designs. He agreed with this approach and thought it provided a complex change while speaking to the mindset of the prison. The reformatory was a very different concept that was supposed to bring the prisoner back to the community. He was comfortable with this architectural approach.
- Mr. Mobley responded that the standards are not as subjective, and that rather than imprisoning the historic buildings, they would be showcased. The feeling of community is achieved through contemporary architecture. He stated that the impact on the community is what matters.
- Mr. Daniel said that the standards are vaguely written in order to be subjective.
- Mr. Sutphin stated that Mr. Daniel relayed frustration with the way the process went over the last year, and he also believed there were inherent discussions that should have taken place earlier. He said that the ARB is tasked with the protection of this resource, and he asked if the project as a whole accomplished the necessary protection. The fundamental challenge is the bulk and design of the single family dwellings being implemented. He agreed with Mr. Daniel's assessment of moving forward with this design. He appreciated the garages being located in the back of the properties and that the ARB would be seeing materials as the project moves forward.
- Mr. Boland said that he was frustrated with the lack of ARB involvement and that the ARB was under the impression a different architectural style would be used. He noted that the project has been ongoing for ten years, and with the County as a participant, he felt it important to make a decision in regard to the entire project rather than solely the houses. He hoped to include language that if approved, the project would be subject to the commitment of the applicant to continue dialogue in regards to the ultimate details of the style and architectural elements.
- Mr. Murray shared the frustration, but she was comfortable with the project because it dealt with conceptual architecture that could be modified.

Mr. Daniel made the following motion:

Mr. Chairman, I move that the ARB approve item **ARB-15-LOR-06, proposed conceptual architecture for new single-family detached homes at the Adaptive Reuse Area at Laurel Hill,**

as was submitted and presented to the ARB at the October 8, 2015 meeting subject to conditions...

- 1) All 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; and
- 2) The applicant will continue to return to the ARB as they seek tax credit approval.

Upon review of the materials and adherence to the items cited above, the proposal is found to meet requirements of Zoning Ordinance 7-200 HISTORIC OVERLAY DISTRICTS.

The motion was seconded by Mr. Boland and approved on a vote of 7-1 (Mr. Bierce opposed).

ITEMS FOR WORKSHOP SESSION:

- 8. Proposal to construct a tent pad for events** 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. Section 7-200 of the Zoning Ordinance stipulates that plans shall be referred to the ARB for its review and recommendation. The tent pad is proposed to be located in the Workhouse Central Yard (commonly referred to as the quadrangle), identified in the National Register as a contributing site, S-07, measuring 500' X 165'. The yard/quad is a grass open-space crossed by three paved walkways. The proposed concrete pad would measure 50' x 100' and would be accessed from a new asphalt walk connected to an existing walkway; gravel infiltration facilities are proposed to be installed long the two 100' sides of the pad. ARB review of this item is for recommendation as no building permit is required for the pad's construction. Mr. Scott Adams, McGuire Woods, and Mr. Dave McElhaney, Urban Engineering, represent the proposal.
- Presentation given by Mr. Scott Adams:
 - Mr. Adams explained that the existing tent that the art center has been using was approved in a 2009 Proffer Condition Amendment. The tent is used six months of the year, and the applicant is searching for a way to make the area more accessible. They are proposing an at-grade concrete pad that would be connected to existing walkways. The pad would be the same size as the tent, and it would require a minor site plan. A potential infiltration system would run parallel to the concrete pad.
- Discussion:
 - Ms. Aubry asked how many times a year the tent is typically put up.
 - Mr. Adams responded that it's typically put up once a year and left for a six month period.
 - Ms. Aubry mentioned that on the occasions when she has been at the art center, it

is visually disruptive to the historic view. She would prefer to have the event out in the open with no tent whatsoever or to host the event within a historic structure. She believed it was distracting to see the tent there and was concerned that the tent would end up being present permanently.

- Mr. Adams noted that the proffer condition states it can only be up for six months at a time.
- Mr. Boland said that despite the tent's approval, the Art Center could still reconsider its practices on using the tent. He stated that the cement pad would be unsightly when the tent is down and would detract from the historic viewshed.
- Mr. McElhaney, recalled that the ARB was able to approve a tent pad for the Woodlawn property.
- Mr. Aubry responded that the location of the tent at Woodlawn is nowhere near the historic structure, and there is landscaping present between the two areas.
- Mr. Adams understood that the ARB had reviewed the proffer condition amendment which allowed for the tent to be up for six months at a time.
- Ms. Blank said she was not sure if the ARB had previously had the opportunity to review the tent under the proffer condition amendment.
- Mr. Bierce stated that if the tent passed through the ARB, he would not vote for an application allowing six months of a continuous tent. The tent is in the center of the primary space of the whole workhouse complex where the original design was to have an open central lawn. He was not in favor of any structure in the central space, and he added that if it was possible to move the tent to the far western end of the space and to remove the tent when it is not in use, he could potentially support it.
- Mr. Daniel noted that the tent and pad would stand out, and that concrete is the bottom of the line in regards to materials. He asked if there were temporary materials that could be installed and removed.
- Mr. Bierce suggested looking at sports complexes that have turf fields as an option.
- Mr. Sutphin requested more information on the zoning approval, specifically the language in the proffers. He asked if there were any other locations on the site as options. He also asked if any lighting was proposed.
 - Mr. Adams said there was no lighting proposed.
- Mr. Sutphin noted that the concrete pad itself was very large. He thought that to a casual observer, the concrete pad might look like the remnants of the removal of a historic structure. He asked if weddings take place in the tent.
 - Mr. Adams responded that weddings, private rentals, events, and performances take place in the tent.
- Ms. Murray said that having a tent is good, but it does not have to be located in the dead center of the site. She recommended shifting it one way or the other.

BOARD AND STAFF ITEMS:

- **Review and action on approval of minutes:**

Authorization of payment to Recording Secretary:

Ms. Murray made the motion to approve the August minutes; the motion was seconded by Mr. Daniel and approved on a vote of 8-0.

Mr. Daniel made the motion to approve the September minutes and pay the recording secretary; the motion was seconded by Mr. Bierce and approved on a vote of 8-0.

- **Treasurer's Report:** Staff
Ms. Blank: August \$10,464.69
August end: \$10,264.69

- **Discussion/Update Reports:**
- **Administrative:**
- **Correspondence, Announcements:**
 - Letter to the Board of Supervisors re: surveys of buildings in proximity to the new Silver Line Metro stations and the demolition permit for the Marcel Breuer- designed American Press Institute Conference Center (Chairman)

- **Old Business:**
- **New/other business:**
 - Formation of **Nominating Committee** to provide **slate of officers for December election.** (Chairman) – Mr. Mobley and Mr. Boland
 - Mr. Bierce noted the death of Bob Simon at age 100. He would like to send a letter to the Simon estate thanking him for his work. He will draft the letter.
 - Mr. Bierce announced the October 21 community meeting regarding the proposed reuse of the original Mt. Vernon High School.

Motion to adjourn made at 8:49 by Mr. Mobley