

APPROVED MINUTES

November 12, 2015

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Fairfax County Government Center Conference Rooms 2 & 3, 6:30 PM

Members Present:

Jason Sutphin, Chairman
Robert W. Mobley, Vice Chairman
Susan Notkins, AIA, Treasurer*
Richard Bierce, AIA
John A. Burns, FAIA
Christopher Daniel
Elise Murray
Michele Aubry

Members Excused:

John Boland
John Manganello, P.E.
Joseph Plumpe, ASLA

Staff Present:

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

**Arrived after the meeting began*

Mr. Sutphin opened the November 12, 2015 meeting of the Architectural Review Board (ARB) at 6:30 p.m. in Room 2/3 of the Government Center; Mr. Sutphin read the opening statement of purpose.

APPROVAL OF THE AGENDA

Motion: Mr. Burns moved to approve the agenda, with a modification to include a workshop item deferral. Mr. Mobley seconded the motion. The motion was approved unanimously on a vote of 7-0.

INTRODUCTION/RECOGNITION OF GUESTS: None

CONSENT CALENDAR ACTION ITEMS: None proposed

ITEMS FOR ACTION:

- 1. Proposed signage** at the intersection of Pickwick Road and Wharton Lane, tax map # 54-4 ((16)) A4, in the Centreville Historic Overlay District (HOD). The 90% completed freestanding monument measures 4' high X 12' long X 2' wide. The monument was constructed with benefit of a building permit issued in error using an adjacent property address which is outside of the overlay district. The materials are red brick veneer at the monument base with stone finish stucco capping. The signage to read *Englewood Mews* is proposed and has not been installed. Landscaping is proposed either at grade or in a 12' X 1' brick veneer planter. A September 21, 2015 determination by Zoning Administration has allowed this application to be submitted to the ARB. Ms. Genel Clark, Sequoia Management Company, represents the application. (Item-**ARB-15-CTV-05**)

The applicant was not present to present this case.

Motion: Mr. Mobley moved to defer this item to the next meeting. Ms. Notkins seconded the motion, and the motion was approved on a vote of 8-0.

2. Proposed signage at 5652 Pickwick Road, tax map # 54-4 ((2)) B1, in the Centreville Historic Overlay District (HOD). The existing CVS/pharmacy would replace two wall signs and two window signs and reface one window sign. Signs are neon illuminated letterset and lighted box signs. The signs are three sizes; 9.36 sq. ft., 18.7 sq. ft. and 20 sq. ft. Colors are red and white; materials are plastic and aluminum. Ms. Kimberly Shanklin represents the application for *Expedite The Diehl* and CVS/pharmacy. (Item-**ARB-15-CTV-06**)

- Presentation made by Kim Shanklin:
 - Ms. Shanklin stated that CVS was willing to comply with any regulations, and its main goal is to get the minute clinic signs up. It is willing to remove the illegal signage as well. She brought samples of the red signage to show the Board.
- Discussion:
 - Mr. Burns asked the applicant to confirm that CVS is willing to be compliant with the November 9th memo.
 - Ms. Shanklin confirmed that they were, and Ms. Blank forwarded an email that indicated that the applicant would be complying with the removal of the illegal sign(s).
 - Mr. Burns asked the applicant to confirm that they agree to the requirements outlined in Ms. Blank's email.
 - Ms. Shanklin stated that the applicant agrees.
 - Ms. Blank noted that the motion for Item #2 in the draft motions handout was crafted so the ARB is not in charge of enforcement, but its action only applies to the signs that the ARB is reviewing. She recommended that all signage be brought into conformance, and Zoning would receive the action summary letter to follow-up.
 - Mr. Sutphin stated that the guidelines do not have specific language of signage, and he would be in support of the proposal.
 - Mr. Daniel asked to clarify if the signage currently has a red background with white text.
 - Ms. Blank stated that the signage that says open 24-hours cannot have a white background with lettering due to the regulations of the Highway Corridor Overlay. The proposal will reverse it so the sign has a red background with white lettering.
 - Ms. Notkins asked if the size of the sign was compliant.
 - Ms. Blank responded that everything will need to be brought into compliance as far as overall signage square footage goes. The monument sign pre-dates the historic overlay, so it will not be changed.

Motion: Mr. Mobley moved to approve ARB Item ARB-15-CTV-06 for the proposed signage to be installed at 5652 Pickwick Road (replacing two wall signs and two window signs and reface one window sign) that was submitted and presented to the ARB at the November 12, 2015 meeting subject to compliance with all applicable Zoning Ordinance

sections.

This ARB approval action applies only to those signs reviewed by the ARB under this application.

The ARB recommends that all signage located at 5652 Pickwick Road be brought into compliance with all applicable Zoning Ordinance regulations.

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.

Mr. Burns seconded the motion. The motion was approved on a vote of 8-0.

ITEMS FOR WORKSHOP SESSION:

- 3. Proposal for** grading and site work at 6431, 6433 Georgetown Pike, tax map # 22-3 ((1)) 56, located partially within the Langley Fork Historic Overlay District (HOD). Entry features including grading and site work for the driveway, gates/fence, and landscaping would be within the HOD. Mr. William Channing Blackwell, PE represents the proposal.

This workshop item was deferred.

BOARD AND STAFF ITEMS:

- **Review and action on approval of minutes:**
- **Authorization of payment to Recording Secretary**
Discussed including the following change:
(pg. 7) VDHR is Virginia Department of Housing (VHDA); Alison Paul

Motion: Mr. Mobley moved to approve the minutes as amended. Mr. Daniel seconded the motion. The motion was approved on a vote of 8-0.

- **Treasurer's Report:** Staff
 - Balance: \$9,864.69; includes \$200 for minutes for September
 - Looking at asking the DPZ admin (Joyce Eanes) to provide a monthly report starting next month.
 - Would be like a liaison between the admin and the ARB, at least for the initial transition portion.
 - Would like to look at possible revision/update for a stated policy on training funds (aiming for a discussion next month).
- **Discussion/Update Reports:**

- **Administrative: Nominating Committee** to provide **slate for election of 2016 officers. Election of 2016 ARB officers.**
 - Mr. Mobley and Mr. Boland slated Mr. Sutphin as Chairman, Mr. Bierce as Vice Chairman, and Ms. Notkins for treasurer. The election will be held next month.

- **Correspondence, Announcements:**
 - History Commission letter to the Board of Supervisors supporting the ARB letter 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 (Ms. Murray and staff)

- **Old Business:**
- **New/other business: Transmittal of Financial Operations, memo;** Policy on Boards, Authorities & Commission Use of Public Funds **Transfer of financial activity** (Chairman and staff) Ms. Blank asked members to read and keep the memo. Discussion for December meeting.

Mr. Burns made the motion to adjourn at 7:25 p.m.