

APPROVED MINUTES

February 12, 2015

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Members Present:

Jason Sutphin, Chairman
John A. Burns, FAIA
Joseph Plumpe, ASLA
Susan Notkins, AIA, Treasurer
John Boland
Joy Ortiz, AIA
Michele Aubry
Elise Murray, Ex-Officio

Members Excused:

Robert W. Mobley, AIA, Vice-Chairman
Richard Bierce, AIA
Christopher Daniel

Staff Present:

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

**Arrived after the meeting officially began*

Mr. Sutphin opened the February 12, 2015 meeting of the Architectural Review Board (ARB) at 6:35 p.m. in Room 2/3 of the Government Center. Mr. Boland read the Statement of Purpose.

Approval of the Agenda:

MOTION- Chairman Sutphin made a motion that item Number 4 (Fox Chapel Estates Construction on Lot 1) on the agenda be heard before item Number 3 (Construct Entrance Features at Fox Chapel Estates).

Mr. Boland seconded the motion. The motion was approved on a vote of 7-0.

Introduction of Guests: Two students from George Mason University who were enrolled in the Master's Program for Applied History were observing the meeting.

CONSENT CALENDAR ACTION ITEMS:

- 1. Proposal to construct a deck** at 5423 Grist Mill Woods Way, tax map #109-2 ((8)) 26, located in the Woodlawn Historic Overlay District. The 375 sq. ft. rear deck would measure 24' X 16' and extend from the second floor replacing an existing deck. It would be 9' high from grade to deck flooring; a 36" high iron railing would enclose the deck and serve as a hand railing at the stairs. Down lighting would be installed at every other stair raiser and deck post. Materials will be composite with PVC fascia boards. Constructed in 2001 according to county tax records, the single family residential development was reviewed and approved by the ARB in 2000-2001. Mr. Keith Davey, property owner, represents the application.

MOTION: Mr. Boland made a motion to approve the item, ARB-15-WDL-01, as submitted. Mr. Burns seconded the motion and it carried on a vote of 7-0.

ITEMS FOR ACTION:

- 2. Proposal to construct an enhanced event facility** 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. Proposed are a tent pad with accessible brick walks leading to the pad and a kitchen area pad adjoining the tent pad at the north. The facility is to be located in the north field adjacent to the existing parking area. The tent pad would measure 50' 6" X 80' 6"; the kitchen pad would measure 20' X 30' both would be an exposed aggregate material, the tent pad would be scored by control joints and brick-edged. A new curb cut would be made at the parking area and tie into existing brick walk; a new walk would lead from the existing walk to the tent pad and a combination new and re-worked brick walk would be installed from the tent pad to the existing boxwood garden. The proposal was discussed in workshop sessions at the November 13, December 11, 2014 and January 8, 2015 ARB meetings. Ms. Ashley R. Wilson, AIA, ASID, Graham Gund Architect, National Trust for Historic Preservation, represents the application. (Item-**ARB-15-WDL-02**)

Presentation: Ms. Ashley Wilson, National Trust of Historic Preservation and Ross Bradford-Attorney with the National Trust of Historic Preservation

- Updates from the last submission: location of the portable toilet trailers that are currently being used on-site, and samples of the material of the tent pad. Oyster shell aggregate is proposed; river stone option has too much black.

Discussion:

- Ms. Aubrey noted that she appreciates the inclusion of an archeological monitor for the proposed work.
- Ms. Aubrey inquired about the durability of the proposed aggregate surface of the tent pad. The applicant responded that she contacted event planner professionals and they noted that an aggregate surface was the most durable.
- Ms. Notkins commented that the aggregate surface will show less dirt and oil.
- Ms. Ortiz asked if the proposed material would need maintenance or cleaning. The applicant responded that a sealant would need to be applied every year to the surface of the material.
- Mr. Sutphin asked the applicant to point out the new versus existing surfaces to the propose tent site. The applicant noted that a curb cut would be added to allow the parking lot to access an existing walkway to the west of the site and to add a semicircular path to the tent pad and to rework the existing path to the boxwood garden.

MOTION: A motion was made by Ms. Notkins to approve the item, ARB-15-WDL-02, as presented by the applicant. Mr. Burns seconded the motion and the motion carried with a vote of 7-0.

- 4. Proposed new construction,** within the proposed Fox Chapel Estates at Tax Map # 67-3 ((2)) A, located in the Robey's Mill Historic Overlay District (HOD). The parcel, identified as lot 1, would be developed with a single family residence. There are 11 parcels within the development. Three are within the HOD; they are lots 1, 2 and 3. Each parcel is approximately five acres in land area and is proposed for single family residential development with a drain field. A driveway would connect

each dwelling to a private access road which in turn connects to Pope's Head Road. This development is located just west of the historic Robey's Mill complex. The mill complex was listed in the National Register of Historic Places in 1977. The proposed single family residence for lot 1 would be a two-story over basement dwelling measuring approximately 32.3' in height from slab to roof mid-point and approximately 72' in length X 46' in width for the main section of the house. A one-story porch would extend across the front of the black asphalt shingle multi-hipped and gabled roof house; the raised foundation would be stone veneer with a combination of gray vertical and brown horizontal siding. A 22' X 22' free-standing garage would be located northeast of the dwelling. The drain field would be located between the house and the access road to the west of the dwelling; landscaping is proposed at the front of the dwelling. A 225 linear foot tree preservation area is proposed between Pope's Head and the area to be developed for the dwelling. The proposal to develop lot 1 was discussed in workshop sessions at the December 11, 2014 and January 8, 2015 ARB meetings. Mr. Bruce Gould, Integrity Homes, and Mr. Francis A. McDermott, Hunton & Williams LLP, represent the application. (Item-**ARB-15-RBM-02**)

Presentation: Frank McDermott. David McElhaney, P.E., Urban, participant.

- Applicant is Requesting approval of elevations, house architecture and grading and entrance signage
 - Updates from last submission:
 - Mill is 1000 feet from the proposed location of the house on lot 1
 - Applicant is preserving 225 feet of tree cover from the location of the proposed house's cleared area to Popes Head Road
 - Presented drawings with existing versus proposed topographic condition; 4' difference between existing topo and re-grade.
 - Architectural renderings submitted that show all elevations of the house with the right side of the house facing Popes Head Road
 - Demonstrated illustrations of viewshed from Robey's Mill
 - Conducted a balloon test to show viewsheds at heights of 35 feet and 70 feet
 - Noted that the current siting, with the right side of the house facing Popes Head Road, is the best from the engineering practice. Rotating the house as discussed in the workshop would increase the removal of trees and amount of grading and potentially block natural drainage.
 - Applicant noted that 76% of trees existing on-site would be saved without road, and 61% of trees saved with road
 - Entrance of the proposed subdivision has been shifted to reduce the impact of grading, the fence has been reduced to a three board fence and length of fence along Popes Head Road has been reduced to 40 feet on each side of the entrance
 - Landscaping- the trees and shrubs behind fence were changed to be native species and the turf grass in front of the fence has been replaced with a low planting.
 - Additional street tree plantings have been removed and the applicant has increased the reforestation of trees towards Popes Head Road
 - Details of the stone pavers in the entrance way were provided

Discussion:

- No public discussion or comment
- Mr. Boland asked what assurances would there be for future owners not to disturb the existing and proposed trees. The applicant responded that if a future homeowner wished to complete any new grading they would have to go through Fairfax County to get a permit.
- Ms. Notkins asked if the applicant had considered an easement or covenant to control tree cut, and noted that tax credits could to be obtained

- Ms. Notkins noted that covenant should require the homeowner to come back to the ARB to make any changes to the tree cover. The applicant responded they did not wish to limit the homeowner.
- Mr. Burns asked the applicant to provide a drawing that showed a line parallel to Popes Head Road that showed the tree save area as the reserve drain field appeared to be with the tree save.
- Mr. Plumpe noted that reserve drain field is a problem as proposed on Lot 1 and asked if it could be relocated. The applicant responded that soils testing were conducted and it limited areas for the drain fields while also impacting lot lines and house locations to preserve potential drain field locations. The applicant added that drain field limits have been established by the health department and typically drain fields are shown as the maximum potential clearing and as a final result are smaller than shown.
- Mr. Plumpe asked if the proposed reserve drain field could be placed north of proposed drain field location. The applicant said they would examine this possibility.
- Ms. Notkins asked how many lines would be in the proposed and reserve drain fields. The applicant responded there would be about four to six lines.
- Mr. Plumpe noted that it would be reasonable for the ARB to request that the proposed drain fields be pushed as far to the north as possible. The applicant responded that they would agree to a condition to move the drain field as far north as possible.
- Mr. Burns asked that it be put in the motion that the drain field- proposed and reserved – will be north of 225 foot setback from Popes Head Road and to have that delineation of the 225 foot tree preserve area.
- Ms. Murray inquired on how often a reserve drain field is used and implemented. The applicant responded that the reserve drain field is almost never used.
- Mr. Plumpe asked what the limits of clearing would be around the drain field. The applicant responded it would be 10 feet outside of the edge of the drain field.
- Mr. Burns asked what the width of drain field would be. The applicant answered that it would be approximately 40 feet.
- Mr. Plumpe asked if additional evergreen trees could be planted between the reserve drain field and the entrance road. The applicant said that they would provide reforestation of similar trees to the existing trees and not evergreens.
- Ms. Ortiz asked if the applicant was asking for a landscape approval today. The applicant said yes. She stated that she understood that the applicant wanted to move forward but that perhaps since there are still so many questions that it may be beneficial to get these answered and return next month to the ARB.
- Mr. Plumpe requested that the applicant add more American Holly trees and White Pine trees to provide more screening interspersed in the area
- It was noted that all of the landscaping discussed was within the boundaries of Lot 1.

MOTION: Mr. Plumpe made a motion to approve the grading plan, architecture and site improvements on Lot 1 of the subdivision, (Item-ARB-15-RBM-02) with the following conditions:

- 1. That the builder would provide a 225 foot setback for clearing, with the inclusion if the reserve septic field is constructed that would be allowed within the 225 foot setback. Extra care should be taken to minimally disturb the area within the 225 setback area and the construction of the roadway;**
- 2. That the builder would add 12 more additional evergreen trees of the American holly and Eastern White Pine variety**
- 3. That the builder would change the Canadian Hemlock trees on the existing plan to Eastern White Pine trees and that some of the proposed deciduous trees be replaced by evergreen; placed in reforestation area.**

Mr. Burns seconded the motion.

Ms. Notkins made a friendly amendment to included asking the developer to restriction or easement for tree preservation along Popes Head Road that would be to the benefit of and enforceable by the county. This agreement would run with the land and be potentially included with the deed. The ARB further believes there can be some encroachment within the 225 foot setback from Popes Head Road.

AMENDED MOTION- Mr. Boland amended the motion to approve the item (ARB-15-RBM-02) in regard to house location, grading, elevations on front, sides and rear and landscaping relating to the house and the tree save area, with the addition that the developer agree to:

- 1. A 225 foot tree save area from Popes Heads Road parallel to Popes Head Road to be accomplished through an easement or covenant in favor with the county subject to the possible need for clearing at a future time in regard to a reserve drain field and usual clearing of dead or dying trees. In addition**
- 2. Add 12 more additional evergreen trees of the American Holly and Eastern White Pine to change Canadian Hemlock on the existing plan to Eastern White Pine in the reforestation area. The exception of that would include the possible removal of the trees for the reserve drain field and the clearing area of the roadway.**

Mr. Plumpe seconded the motion, and the motion carried on a vote of 7-0.

-
- 3. Proposal to construct entrance features and install landscaping features and signage** 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 entry and landscape features and signage are proposed for the future development of 11 residential lots to be known as Fox Chapel Estates. The 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 access road and necessary related utilities were approved at the January 8, 2015 ARB meeting with conditions that the plant material types in the tree reclamation area between the roads and the houses, and the proposed entrance features be brought back to the ARB for additional review and action; that part of the application for the proposed signage was deferred at the applicant's request. White rail, 4½' high ell-shaped wood fencing culminating at 6' high stone piers would be installed at either side of the drive. Stone veneer headwalls and gray pavers to be installed at the entrance. A mix of deciduous and evergreen trees and shrubs extending approximately 180 linear feet between lot 1 and the entry road is proposed. A 5' high, 6.6 sq. ft. free-standing, double post, externally illuminated sign reading *Fox Chapel Estates* would be installed at the west side of the entry road. Mr. Brent Martin, Land Design, and Mr. Francis A. McDermott, Hunton & Williams LLP, represent the application. (Item-**ARB-15-RBM-01**)

Presentation: Mr. Francis A. McDermott

- See previous item (**ARB-15-RBM-02**) discussion for updates
- The applicant is asking for the approval of signage, surrounding plantings the fence and the rip rap around the entrance features
- Mr. Sutphin asked why the applicant is still considering a white fence. The applicant responded that it would be consistent with what already exists in the area.

- Mr. Sutphin noted that color changes of other approved fences do not have to come back to be reviewed by the ARB.
- Mr. Sutphin noted that the applicant had addressed concerns of more natural and less structured design as discussed at previous meetings.

MOTION- Mr. Burns made a motion to approve the item (ARB-15-RBM-01) for the entry and landscaping features as submitted; the types of landscaping proposed near the fence, the fencing and externally illuminated community sign.

Mr. Plumpe seconded the motion and it carried on a vote of 7-0.

5. Proposed demolition 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 contributing to the HOD and is located outside the HOD core where the historic and contributing properties are located. The proposed demolition was presented at the January 8, 2015 ARB meeting as a workshop item. Mr. Jeffrey Liu and Ms. Qu Zhang, property owners, represent the application. (Item-ARB-15-CRM-01)

Presentation:

- The applicant brought samples of the proposed exterior bricks and shingles and handed out drawings that demonstrated the height of the proposed building. The applicant also included an existing vegetation map, a landscape plan as proposed with the new construction, a plat of existing and proposed structures, a site and grading plan and elevations.

Discussion:

- Ms. Blank noted that a decision at the previous ARB meeting had waived the requirement for the applicant to submit full sized plans.
- Ms. Ortiz asked of the sample elevation as presented is like what is being constructed. The applicant responded that the design would be close but had a different window design.
- Ms. Ortiz asked if the nearby houses are one or two stories. The applicant responded that the type of house they are proposing is similar to those in the current neighborhood.
- Ms. Notkins asked if the proposed construction was visible from the historic buildings. Ms. Blank responded that it was the last building in the historic district and not visible from Colvin Run Mill.

MOTION- Mr. Burns made a motion to approve item for the proposed demolition at 9908 Mill Run Drive in the Colvin Run Historic Overlay District as the house is not historic, it is not in the core historic area, it is substantially screened from the historic site and will not adversely affect the Historic Overlay District.

Ms. Ortiz seconded the motion and the motion carried on a vote of 6-0. Ms. Notkins abstained from the vote.

- 6. Proposed new construction** at 9908 Mill Run Drive, tax map #19-1 ((4)) 5, located in the Colvin Run Mill Historic Overlay District (HOD). The proposed single family residence would be a two-story over basement, three-car garage dwelling ranging in height from approximately 29' from slab to roof mid-point measured at the southeast corner to approximately 36' above grade to the roof mid-point at the rear elevation. A building height certification may be required for compliance with zoning requirements. The main section of the house measures approximately 72' in length and 46' in width. A two-story porch with paired columns would be constructed at the front entry of this asphalt shingle multi-hipped and gabled roof house; the facades would be beige brick veneer. Dormers would extend from the main hip roof section; a 2-story bay would extend at the front façade and a 3-story bay at the rear. A new septic system would be installed; the existing driveway from the street will be retained and expanded and reconfigured to extend across the front of the house to the garage entrance at the east. Tree retention areas have been identified; a total of twelve new deciduous and evergreen trees will be planted. The proposed new construction was presented at the January 8, 2015 ARB meeting as a workshop item. Mr. Jeffry Liu and Ms. Qu Zhang, property owners, represent the application. (Item-ARB-15-CRM-02)

Motion- Mr. Plumpe made a motion to approve item ARB-15-CRM-02 as submitted as the house will not be in the core historic area, it is substantially screened from the historic site and will have little if any impact on the Historic Overlay District.

Ms. Aubrey seconded the motion and the motion carried on a vote of 6-0. Ms. Notkins abstained.

ITEMS FOR WORKSHOP SESSION: None scheduled

BOARD AND STAFF ITEMS:

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

Ms. Notkins made a motion to approve the minutes from January 8, 2015 Architectural Review Board meeting and to pay the recording secretary. Mr. Boland seconded the motion and it carried on a vote of 7-0.

- **Treasurer's Report:** Ms. Notkins
 - Ms. Notkins reported that at ARB had a starting balance of \$11, 864. 69, the only expenditure was the \$200 payment to the recording secretary; ending balance of \$11, 664.69.
- **Discussion/Update Reports:**
 - Design Guidelines (subcommittee)- no updates
 - By-laws (subcommittee) - no updates
 - Zoning Ordinance amendment: Ms. Blank noted that the ordinance amendment as discussed at the November ARB meeting would be authorized by the Board of Supervisors March 24 and will go to the Planning Commission for approval in May 2015 and to the Board of Supervisors in June
- **Administrative:** Recording Secretary (Chairman Sutphin)

- Mr. Sutphin asked Ms. Aubry to join him on a subcommittee. The subcommittee will interview potential candidate(s); recommend a list of duties for the recording secretary starting with a draft list prepared by Ms. Blank, and recommend the amount of payment. These items can then be voted upon by the full board.
- **Correspondence, Announcements:**
 - Bakery in Centerville- Jireh
 - Ms. Blank reported that zoning has finished inspection that they are 100 seats over what they were approved and determined what work has been done without ARB approval. The business is operated by a tenant and occupied 2nd/3rd floor of buildings. Supervisor Frey has contacted the property owner. A meeting will be held.
 - Property at Robey's Mill across from current Fox Chapel Estates Subdivision proposal
 - Ms. Blank has pulled two cases from Robey's Mill. The first case was from a 2005 site plan that was approved for demolition and shows where clearing was on lot 30. Ms. Blank will send out inspectors to see if they have graded and replanted and cleared what they were approved to. Conversations from an ARB meeting in 2005 note that it would not be visible from Popes Head Road. Ms. Blank saw that a large amount of understory was cleared. Ms. Blank will follow up with any violations.
- **New/other business:**
 - All-in-One workshop- sign from the shopping center

MOTION- Mr. Sutphin made a motion to adjourn at 8:36 p.m.

Respectfully submitted,

Laura Arseneau
ARB Recording Secretary