



Adopted: 9/18/19

**MINUTES OF THE SPECIAL MEETING OF THE
BOARD OF ARCHITECTURAL REVIEW
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
July 31, 2019**

Members Present: Chair Ryan Horner, Vice Chair Marie Cox, Paul Cunningham, Jagdish Pathela, Robert Kalmin, Robert Beaty, James Schroeder

Member(s) Absent: None

Staff Present: Tommy Scibilia, Planner

Attachments:

1. Page Johnson remarks
 - a. Addendum – Additional remarks
2. Fred Coddling remarks

Meeting called to order at 7:00 p.m.

1. Discussion of Agenda

MR. CUNNINGHAM MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. BEATY, WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 7-0.

2. Presentations by the public on any item not calling for a public hearing

Mr. Page Johnson, 4141 Orchard Drive, Board of Directors for Historic Fairfax City Inc. (HFCI) addressed the Board regarding the approval of the demolition of the building at 3936 Old Lee Highway and new construction of a restaurant building on the site, case BAR-19-00272. His remarks were provided to staff and are included as Attachment 1 to these minutes. Additional comments were delivered and transcribed from the meeting audio recording as an addendum to Attachment 1.

Mr. Fred Coddling, 10382 Main Street, addressed the Board regarding the Coddling Building (10382 Main Street) and approval of the demolition of the building at 3936 Old Lee Highway and new construction of a restaurant building on the site, case BAR-19-00272. His remarks were provided to staff and are included as Attachment 2 to these minutes.

Mr. Al Leightley, 10301 Monroe Court, Board of Directors for HFCI, addressed the board and stated that HFCI did not have “heartburn” over the new restaurant use at 3936 Old Lee Highway, but rather had “heartburn” over the approved architecture.

Mr. John Sabo, 3415 Newbury Road, of the City of Fairfax Economic Development Authority (EDA) addressed the Board and made the following remarks:

- The EDA did not purposely exclude HFCI from the review process of 3936 Old Lee Highway.
- The EDA was not told on any occasion that they needed to consult with HFCI on this project.
- The EDA respects HFCI, its mission, its work, and its members.
- The EDA's goal with the project was to activate the site and Old Town Square.
- The EDA allowed the restaurateur, the Parry Group, to be in charge of the design of the building since it would be their space and their vision.

Ms. Jenée Lindner, 5016 Prestwick Drive, Vice President of HFCI, addressed the Board and made the following remarks:

- The president of HFCI is currently out of town and had to recuse himself from matters dealing with 3936 Old Lee Highway due to conflicts of interest with the EDA.
- HFCI is here in the spirit of cooperation, not confrontation, and looks forward to working alongside the BAR as a resource in the future.
- She is anticipating to be named the president of HFCI come January when their officer elections are held, and wanted to use this opportunity to introduce herself to the BAR.
- She recognizes that projects in the City also must take into consideration economic impacts, and it is not HFCI's agenda to overstep in any way.

3. Consideration of the meeting minutes of July 17, 2019

MR. PATELA MOVED TO ADOPT THE MINUTES OF JULY 17, 2019 AS PRESENTED, SECONDED BY MR. KALMIN, WHICH CARRIED BY VOICE VOTE, 6-0-1, WITH MR. CUNNINGHAM ABSTAINING.

- ### **4. Consideration of the request** of Patrick J. Rhodes, representative of applicant IDI Fairfax LLC, for an amendment to the approved architecture of a condominium building on a property located at 10675 Fairfax Boulevard, and 10600 and 10606 Cedar Avenue, case number BAR-19-00437.

Staff presented the staff report, which has been incorporated into the record by reference.

Board, staff, and applicant comments

Mr. Cunningham asked whether the school building could still be considered historic with the approved changes to the structure.

Staff replied that they were not fully qualified to make that determination but they believed that it would not be eligible for listing on the National Register following the approved modifications.

Mr. Horner asked if the retail buildings would be returning to the BAR per their recommended condition of approval of the major certificate of appropriateness for the Paul VI redevelopment.

Staff explained that City Council struck that condition in their approval of the major certificate of appropriateness.

Ms. Cox asked why staff had expressed a preference for Option B with decorative brickwork for the south entrance instead of Option A with cast stone headers and sills.

Staff explained that they believed both options were appropriate but preferred Option B because it more strongly differentiated the south entrance from the north entrance.

Ms. Cox stated that she preferred Option A because the cast stone headers and sills are a design feature found elsewhere on the building and help tie the design of this façade in better with the overall building.

Mr. Beaty stated that he strongly preferred Option A because the cast stone headers and sills help break up a large expanse of brick. He added that he believed differentiation from the north entrance was not a good enough reason for choosing Option B.

Mr. Beaty asked what the “column” was on the right side of the phase break elevation.

Nicholas Gueterman, project architect and representative of the applicant, explained that this was an architectural embellishment to help tie this façade into the design of the rest of the building by repeating the design language of the cantilevered window bays for the north elevation.

Mr. Pathela stated that the cantilever effect created by the window bays in the 2018 approved design has been lost, and the current proposed window bays appear more as a projection than a cantilevered design element.

Mr. Gueterman explained that his understanding was that the desired effect of the bays was to create articulation in plan, not to create a floating effect. He added that he feared having cantilevered bays on only the third and fourth floors would create a top-heavy look that would accentuate the height of the building.

Mr. Pathela expressed concerns about phasing of the entire Paul VI redevelopment.

Mr. Rhodes detailed the anticipated construction timeline of the development, stating that the goal was to have all construction complete by summer 2023.

Mr. Pathela asked whether the architecture was intended to change for the retail buildings.

Mr. Rhodes stated that the applicant had communicated the approved designs to potential builders, but any changes requested would be run by staff and reviewed as required.

Mr. Cunningham asked if the ivory colored bay at the phase break elevation was proposed to be temporary.

Mr. Gueterman confirmed this.

Mr. Cunningham stated that he was pleased with the changes made since the July 3, 2019 hearing.

Mr. Cunningham stated that he did not have a preference for Option A or Option B for the south entrance, stating both were satisfactory, partially because this would be proportionally such a small area of the building.

Ms. Cox asked if the brick detail at the south entrance in Option B would match that of the southeast corner of the building.

Mr. Gueterman stated that the detail would not be the same, that the detail for the south entrance Option B would have more planes and varied brickwork than the detailing at the southeast corner of the building.

Ms. Cox asked the applicant if they had a preference for Option A or B.

Both Mr. Rhodes and Mr. Gueterman stated that the applicant did not have a preference.

Ms. Cox stated again that she preferred Option A, now with additional understanding that the brick detailing in these two areas would not match.

Ms. Cox expressed her appreciation for the changes made since the July 3, 2019 hearing, stating that the current design was more appropriate and a significant improvement.

Ms. Cox asked whether the cast stone second floor of the center bay of the north entrance would be in the same plane as the third and fourth bricked floors above.

Mr. Gueterman confirmed this.

Mr. Schroeder echoed Ms. Cox's appreciation of the changes made, and stated that he preferred Option A for the south entrance.

Mr. Kalmin expressed a preference for Option A as well, stating that it created a better balance.

Mr. Kalmin asked for clarification on the function of the extruded bay of the phase break elevation.

Mr. Gueterman explained that it was purely for embellishment.

Mr. Horner stated that he preferred Option B for the south entrance because he believed that the decorative brickwork proposed in this location would be the most refined detailing on the building. He stated that because of its southern exposure, the slight variation in plane with the insets and extrusions of the brick would create interesting shadow lines. He added that he recognized that brick sills can present maintenance issues.

Mr. Kalmin asked for clarification on the brick color of the south entrance.

Mr. Gueterman stated that red brick with tan mortar would be used, as shown on the material boards.

Mr. Kalmin stated that he thought that the intent was that the brick and mortar would match, and that with his new understanding that they would not, stated that he actually preferred Option B for the south entrance.

Public comments

No comments.

MS. COX MADE A MOTION TO APPROVE THE REQUEST OF PATRICK J. RHODES, REPRESENTATIVE OF APPLICANT IDI FAIRFAX LLC, FOR AN AMENDMENT TO THE APPROVED ARCHITECTURE OF A CONDOMINIUM BUILDING ON A PROPERTY LOCATED AT 10675 FAIRFAX BOULEVARD, AND 10600 AND 10606 CEDAR AVENUE, CASE NUMBER BAR-19-00437, WITH CONDITIONS AS FOLLOWS:

1. The design of the south entrance shall be consistent with design Option B as included in the submission materials, with brick soldier course headers and sills and decorative insets.
2. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

SECONDED BY MR. BEATY.

Discussion of the motion

No comments.

Mr. Horner called for a voice vote.

THE MOTION CARRIED BY VOICE VOTE, 6-0-1, WITH MR. PATELA ABSTAINING.

5. **Consideration of the request** of Ahmet Cavus, representative of applicant Citidoors LLC, for painting of a building on a property located at 3220 Old Lee Highway, case number BAR-19-00487.

Staff presented the staff report, which has been incorporated into the record by reference.

Board, staff, and applicant comments

Mr. Pathela asked how long the subject building had been vacant.

Staff stated that it had been vacant since the Lamb Center relocated in 2016.

Mr. Pathela asked if only the east elevation was proposed to be painted.

Staff clarified that the south elevation would also be painted the same gray color as the brick on the east elevation.

Mr. Cunningham asked if the rear/west elevation was proposed to be painted.

Staff stated that it was unlikely that this elevation would be visible from the right-of-way which is why it was omitted from the staff report, but that the project scope also included painting the rear façade gray.

Mr. Pathela asked if the surrounding properties all had different owners from the subject property.

Mr. Cunningham confirmed this.

Mr. Horner asked if the applicant provided paint color alternates.

Staff stated that they did not.

Mr. Beaty asked for the rationale behind the color selection.

Mr. Sanjay Bajaj, property owner and representative of the applicant, explained that the dark gray “Shadow Mountain” had been selected because some of the existing brick is very dark and he feared that a lighter color would not properly cover them.

Mr. Beaty stated that he thought that “Shadow Mountain” was too dark.

Mr. Pathela asked for clarification on the door to be replaced in-kind, as labeled on the elevations.

Staff clarified that in-kind replacements are exempt from architectural review.

Mr. Pathela asked if the existing windows were in good condition.

Mr. Bajaj confirmed this.

Mr. Cunningham asked if the type of existing brick on the rear elevation matched the brick on the front elevation.

Mr. Bajaj confirmed this.

Mr. Cunningham stated that it might be best to not paint this elevation since it is flanked by two red brick buildings in the rear.

Ms. Cox stated that she thought the proposed “Shadow Mountain” was too dark for this building in the context of the surrounding buildings. She stated that she preferred a lighter color, for instance a dark tan or a lighter gray.

Mr. Schroeder agreed with Ms. Cox stating that this color would be too bold.

Mr. Kalmin explained that masonry sealants and primers would allow the applicant to paint any color, light or dark, on the brick without any brick showing through. He added that he agreed with the other Board members that the color presented was too dark.

Mr. Horner shared the Board members' concerns about the darkness of the proposed gray color. He stated that the proposed palette gave the building a "burnt" look. He asked if the applicant would be amenable to working with staff to select a lighter color for the brick and perhaps also the sign band.

Mr. Bajaj stated that the applicant was amenable to this.

Mr. Horner stated that the applicant should take care to use proper masonry paint products, and to be careful painting around the existing clear anodized window frames.

Public comments

No comments.

MS. COX MADE A MOTION TO APPROVE THE REQUEST OF AHMET CAVUS, REPRESENTATIVE OF APPLICANT CITIDOORS LLC, FOR PAINTING OF A BUILDING ON A PROPERTY LOCATED AT 3220 OLD LEE HIGHWAY, CASE NUMBER BAR-19-00487, WITH CONDITIONS AS FOLLOWS:

1. The applicant shall work with staff to select a lighter gray paint color for the body of the building.
2. The applicant shall use a paint product specifically formulated for use on masonry surfaces.
3. Scuppers and downspouts shall be painted black to match the upper wall surface of the eastern elevation.
4. Electrical meters shall be painted to match the color of the adjacent wall surface.
5. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

SECONDED BY MR. PATELA.

Discussion of the motion

MR. HORNER PROPOSED AN AMENDMENT TO THE MOTION FOR CONDITION NUMBER 1 TO READ AS FOLLOWS:

1. The applicant shall work with staff to select a lighter gray paint color for the body of the building and consideration of a lighter paint color for the sign band.

MS. COX AND MR. PATHELA AGREED TO THE AMENDMENT.

MR. SCHROEDER PROPOSED AN AMENDMENT TO THE MOTION FOR CONDITION NUMBER 3 TO READ AS FOLLOWS:

3. Scuppers and downspouts shall be painted to match the upper wall surface of the eastern elevation.

MS. COX AND MR. PATHELA AGREED TO THE AMENDMENT.

Mr. Horner called for a voice vote.

THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE, 7-0.

6. **Consideration of the request** of applicant Sujwala Puttagunta for exterior modifications to a hotel on a property located at 10327 Fairfax Boulevard, case number BAR-19-00501.

Staff presented the staff report, which has been incorporated into the record by reference.

Board, staff, and applicant comments

Mr. Beaty asked if a color rendering of the proposal was provided.

Staff explained that there was a generic rendering on the first page of the submitted plans package that was included in the staff report that served to help visualize the colors.

Mr. Cunningham asked if there were secondary entrances on the sides of the building for guests that have already checked in.

Staff confirmed this.

Mr. Pathela asked if the entire porte cochere was intended to be demolished and reconstructed.

Staff clarified that only two of the six columns, the cornice, and the barrel-vaulted roof would be removed from the existing porte cochere structure.

Mr. Pathela asked how long the work to the porte cochere would take, expressing concerns about weather protection for arriving guests.

Mr. Ryk Lesser, project architect and representative of the applicant, explained that the work on the porte cochere would take approximately one week total, but that the structure would be weatherproofed with the new sub roof structure as quickly as possible to avoid disruptions to operations.

Mr. Pathela asked if the intent was to use cast stone for the cornice of the porte cochere.

Mr. Lesser stated that this material would be too heavy, and that an EIFS cornice to match that of the building would be constructed.

Ms. Cox asked for clarification on the shape of the signage frame trim on the center of the front/east elevation.

Mr. Lesser explained that the curved portion at the top was part of a Holiday Inn Express branding package called the “blue” package, but that this feature could be amended with little difficulty if that was the wish of the Board.

Ms. Cox asked if the rendering was correct showing that the accent lights proposed would cast a bluish wash on the building.

Mr. Lesser confirmed this as being part of the “blue” branding package.

Mr. Horner asked if any other work not previously discussed was proposed.

Mr. Lesser stated that no other work was proposed.

Mr. Horner asked for clarification on roof drainage for both the porte cochere and the main building roof.

Mr. Lesser explained that the porte cochere roof membrane would be sloped toward the building, and would drain into downspouts that would tie into existing downspouts on the entrance vestibule. Drainage for the main roof would be directed toward the west side of the building where it would be drained to the ground.

Mr. Horner asked if the applicant was amenable to a condition requiring downspouts at the port cochere to be located behind the columns.

Mr. Lesser confirmed this.

Mr. Horner asked for clarification on the column bases and landscaping where columns were proposed to be removed.

Mr. Lesser stated that the column bases would be modified to be smaller for the reduced number of columns, and that no changes were proposed for the landscaping.

Mr. Horner stated for the record that any landscape changes to the property would require an architectural review.

Mr. Lesser stated that he understood and would pass this along to the business owner.

Mr. Horner asked what the existing finish was for the windows and if this was proposed to change.

Mr. Lesser stated that the existing windows have a dark bronze finish and that no changes are proposed.

Mr. Lesser presented the Board with a color and material sample board to illustrate the colors and texture of the wall surface.

Mr. Cunningham asked for clarification on the shape of the signage frame trim.

Mr. Lesser explained that it is square at the bottom and rounded at the top.

Public comments

No comments.

MR. HORNER MADE A MOTION TO APPROVE THE REQUEST OF APPLICANT SUJWALA PUTTAGUNTA FOR EXTERIOR MODIFICATIONS TO A HOTEL ON A PROPERTY LOCATED AT 10327 FAIRFAX BOULEVARD, CASE NUMBER BAR-19-00501, WITH CONDITIONS AS FOLLOWS:

1. The downspouts of the porte cochere shall be located flush to the back of the rear columns, and painted the color of the columns.
2. The applicant shall eliminate the radii at the top of the front elevation sign “panel” as noted on the elevations, and square those corners.
3. The proposed modifications shall be in general conformance with the review materials received by staff and included in the staff report, as modified through the date of this meeting, except as further modified by the Board of Architectural Review, the Director of Community Development and Planning, Zoning, or the Building Official.

SECONDED BY MR. KALMIN.

Discussion of the motion

MR. CUNNINGHAM PROPOSED AN AMENDMENT TO THE MOTION FOR CONDITION NUMBER 2 TO READ AS FOLLOWS:

2. The applicant shall eliminate the radii at the top of the front elevation sign panel trim, and all four corners of the trim shall be 90-degree angles.

MR. HORNER AND MR. KALMIN AGREED TO THE AMENDMENT.

Mr. Horner called for a voice vote.

THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE, 7-0.

7. Staff Report

Staff discussed administrative approvals since the last meeting:

- Jolly Yolly awning – 11001 Fairfax Boulevard
- Old Town Square dedication plaque – 10415 North Street
- Fairfax Plaza Shopping Center tenant door relocation – 9661 Fairfax Boulevard

Staff discussed open administrative applications under review:

- No new open administrative applications.

Staff asked for Board member availability for the next meeting on September 4.

- Ms. Cox and Mr. Pathela stated that they were unsure if they would be available.

Mr. Horner gave the Board members an overview of what had been discussed at the Downtown Visioning Committee meetings since the last BAR meeting:

- The committee had revised their latest vision statement for the downtown to be: “A vibrant destination for people to connect, innovate, and share unique experiences.”
- The committee developed six trends (connectivity, safety, design, quality, spaces, etc.) with two goals each.
- There is one meeting of this committee remaining as the small area plan process for the Downtown Activity Center commences.

Staff discussed BAR training opportunities for 2019.

8. Closing Board Comments

Mr. Cunningham shared with the Board that the City of Fairfax was awarded with the 2019 Commonwealth Plan of the Year by the Virginia chapter of the American Planning Association at their annual conference in Hampton.

Ms. Cox asked for an update on the project approved by the BAR at 9715 Fairfax Boulevard which is currently under construction.

Staff stated that the building plans conformed to the approved design.

Mr. Horner and Ms. Cox expressed concerns that this project was presented as a façade renovation although it is clear that it is actually a full tear-down-rebuild project.

Staff stated that they were under the same impression as the BAR on this matter.

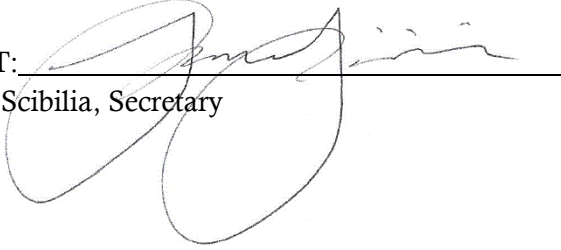
Ms. Cox asked for clarification on the time lapse for certificates of appropriateness.

Staff stated that certificates of appropriateness expire after 18 months of inactivity, but “significant improvements” toward completion of the work restart the clock. These can include plan submissions as well as physical demolition or construction work.

9. Adjournment

Meeting adjourned at 9:32 p.m.

ATTEST:
Tommy Scibilia, Secretary

A handwritten signature in black ink, appearing to read "Tommy Scibilia", is written over a horizontal line. The signature is stylized and cursive.