



Adopted: 10/16/19

**MINUTES OF THE REGULAR MEETING OF THE
BOARD OF ARCHITECTURAL REVIEW
CITY OF FAIRFAX
CITY HALL, FAIRFAX, VIRGINIA
October 2, 2019**

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

Member(s) Absent: Paul Cunningham, Robert Kalmin

Staff Present: Tommy Scibilia, Planner

Meeting called to order at 7:02 p.m.

1. Discussion of Agenda

MS. COX MOVED TO ADOPT THE AGENDA AS PRESENTED, SECONDED BY MR. SCHROEDER, WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.

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

None.

3. Consideration of the meeting minutes of September 18, 2019

MR. SCHROEDER MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MR. BEATY, WHICH CARRIED BY VOICE VOTE, 4-0-1, WITH MR. PATHELA ABSTAINING.

4. Consideration of the request of applicant R.O. Dickson for repainting of the exterior of a building and new signage on a property located at 10430 Main Street, case number BAR-19-00621.

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

Board, staff, and applicant comments

Mr. Pathela asked if the white elements to remain, including the gutters, downspouts, trim, and eaves, would remain as they were or be repainted white.

Mr. Dickson stated that the painted wood elements would be repainted white, and that vinyl trim elements around the windows would be cleaned to return them to their original white.

Mr. Dickson stated that he was amenable to staff's recommended conditions of approval, and that the staff report was very accurate and complete. He added that the test painting on the west façade was halted at the request of the City, and so the "Glitterati" paint was not applied in multiple coats.

Mr. Beaty asked how "Glitterati" compared to the red color approved for use on Victorian Square in 2017.

Mr. Dickson stated that "Glitterati" was a more intense color with more purple in it than the color used at Victorian Square.

Mr. Beaty stated that he thought "Glitterati" was a relatively bright color.

Mr. Dickson agreed, and stated that the owner of Victoria's Cakery selected this color. He added that it is likely that over time the color will soften, and cited the "Carter Plum" color across the street at the Shoppes at Main Street.

Mr. Pathela stated that he thought the proposed colors were interesting. He added that he disagreed with the staff report stating that "Glitterati" was a dark magenta.

Ms. Cox asked for clarification on the colors for the bay window section of the west façade.

Staff explained that the proposal was to paint the brick beneath the window "Glitterati" and keep the window trim white.

Ms. Cox asked the reasoning for leaving the trim around the bay window white.

Mr. Dickson stated that this was intended to provide detailing and relief.

Mr. Horner asked the applicant to explain the justification for the color selection.

Mr. Dickson stated that he had done some research in Williamsburg, specifically at the Peyton Randolph House, where a color similar to "Carter Plum" used at the Shoppes at Main Street has been used, and that peeling paint shows evidence that this color has been used throughout the building's life. He stated that pigment was very expensive in the 16th and 17th centuries, and that as it became more accessible, merchants would use it on their commercial buildings to attract customer attention to bolster business. He stated that the owner of Victoria's Cakery was requesting to repaint the building for this same reason.

Public comments

None.

Mr. Horner called for a motion.

MR. PATHELA MADE A MOTION TO APPROVE THE REQUEST OF APPLICANT R.O. DICKSON FOR REPAINTING OF THE EXTERIOR OF A BUILDING AND NEW SIGNAGE ON A PROPERTY LOCATED AT 10430 MAIN STREET, CASE NUMBER BAR-19-00621, WITH THE FOLLOWING CONDITIONS:

1. All shutters shall be painted “Yeabridge Green” (#287) by Farrow & Ball.
2. The window and door trim, eaves, gutters, and downspouts shall be painted white.
3. The applicant shall use paint formulated for use on brick and shall apply it according to manufacturer instructions. The applicant shall follow the guidance contained in the Design Guidelines chapter on rehabilitation of masonry. A primer and base coat shall be applied to achieve full and even coverage.
4. All building-mounted conduit shall be painted to match 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 MS. COX.

Discussion of the motion

MS. COX PROPOSED AN AMENDMENT TO THE MOTION, TO AMEND CONDITION 2 TO READ:

2. The window and door trim, eaves, gutters, and downspouts shall be painted white, excluding vinyl.

MR. PATHELA AGREED TO THE AMENDMENT.

Mr. Horner called for a voice vote.

THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.

5. **Consideration of the request** of Richard C. Thoesen, representative of applicant City of Fairfax, for the installation of a new roofing material at Old Town Hall on a property located at 3999 University Drive, case number BAR-19-00135.

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

Board, staff, and applicant comments

Mr. Horner asked if Historic Fairfax City, Inc. (HFCI) had been briefed on this project.

Staff stated that the proposal was routed to the acting Director of Historic Resources, who attends meetings of HFCEI and at her discretion can share proposals with them. Staff is unsure whether this was done or not.

Mr. Thoesen stated that the City would negotiate with the contractor on price for the gutters, and if the price is low enough, will opt to replace the gutters and gutter supports in kind rather than retaining the existing gutters and gutter supports.

Mr. Beaty stated that although no one has been able to ascertain the original roofing material, that it was certainly not asphalt shingles, and that standing seam metal would be a major improvement and much more period appropriate.

Mr. Pathela asked if there was to be a warranty on the roof.

Mr. Thoesen stated that there would be a 20 year warranty.

Mr. Horner asked why the gray color was selected.

Mr. Thoesen stated that this color was selected by the architect, Doug Gilpin, to match Historic Blenheim for its historical significance.

Mr. Horner asked if the applicant foresaw any issues with the downspouts.

Mr. Thoesen stated that he did not foresee any issues, but that they would be replaced in kind or repaired as needed.

Public comments

Mr. Rick Dickson addressed the Board and made the following remarks:

- Mr. Doug Gilpin was great choice to be the lead architect on this project. He formerly worked with preservationist Milton Grigg in Charlottesville.
- The likely original roofing material for Old Town Hall was wood shingles, not slate, because slate would still be there today.
- If the Board is considering an alternate to the likely original roofing material of wood shingles, then the Board should consider alternate materials for shutters in the Historic Overlay Districts like plastic or composite in place of wood.

Mr. Horner called for a motion.

MS. COX MADE A MOTION TO APPROVE THE REQUEST OF RICHARD C. THOESSEN, REPRESENTATIVE OF APPLICANT CITY OF FAIRFAX, FOR THE INSTALLATION OF A NEW ROOFING MATERIAL AT OLD TOWN HALL ON A PROPERTY LOCATED AT 3999 UNIVERSITY DRIVE, CASE NUMBER BAR-19-00135, WITH CONDITIONS AS FOLLOWS:

1. Snow guards shall be finished in a color to match the color of the roofing.

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. PATHELA.

Discussion of the motion

No discussion.

Mr. Horner called for a voice vote.

THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.

6. **Consideration of the request** of applicant Hallie Ervin for exterior modifications to a restaurant on a property located at 10325 Fairfax Boulevard, case number BAR-19-00622.

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

Board, staff, and applicant comments

Mr. Pathela asked if there would be new signage proposed as part of the rebranding, noting that he is aware signage is not within the BAR's purview for this project.

Mr. Curt Sawn, facilities manager of the property and representative of the applicant, stated that the signage would be either the same very similar to what is existing.

Ms. Cox and Mr. Schroeder asked for clarification on the trellis removal.

Staff explained that the trellis above the windows and its brackets in the front projection would be removed and replaced with the suspended metal awning.

Mr. Sawn stated that the project is proposed as part of a corporate rebranding effort of Red Lobster. He stated that because there are around 60 restaurant prototypes, nearly each one is a one-off project. He stated that the renovations to the Red Lobster in Manassas were recently completed.

Mr. Pathela asked if the colors proposed were nationwide branding colors.

Mr. Sawn confirmed this, but reiterated that because nearly every restaurant is unique, the colors will be applied in different ways.

Mr. Horner noted that the color scheme was very nautical.

Mr. Schroeder stated that he believed the existing look was becoming dated and a renovation was welcome.

Mr. Horner asked about the lights shown at the top of the entry tower gable.

Mr. Sawn explained that these existing lights would remain and are used to illuminate the rake of the standing seam metal roofing.

Mr. Horner asked whether the proposal included a change to the height of the mansard roof, noting that if not, the roof-mounted mechanical equipment would remain visible.

Mr. Sawn stated that the height of the mansard was not proposed to change, and that the scope only included painting of this element.

Public comments

None.

MR. HORNER MADE A MOTION TO APPROVE THE REQUEST OF APPLICANT HALLIE ERVIN FOR EXTERIOR MODIFICATIONS TO A RESTAURANT ON A PROPERTY LOCATED AT 10325 FAIRFAX BOULEVARD, CASE NUMBER BAR-19-00622, WITH CONDITIONS AS FOLLOWS:

1. The paint for the bricks shall be formulated for use on masonry.
2. The suspended awning shall be prefinished in a color matching “Nightfall” or shall be painted a color to match “Nightfall” with a paint formulated for use on aluminum.
3. Painted elements shall be retouched as necessary to retain a clean appearance.
4. 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. PATHELA.

Discussion of the motion

No discussion.

Mr. Horner called for a voice vote.

THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE, 5-0.

7. Staff Report

Staff discussed administrative approvals since the last meeting:

- H-Mart canopy painting and awning replacement – 11200 Fairfax Boulevard
- Kamp Washington Shopping Center dumpster enclosure – 11054 Lee Highway
- FedWriters sign – 3975 University Drive

Staff discussed open administrative applications under review:

- None

Staff discussed upcoming BAR meetings and anticipated cases:

- October 16:
 - Point 50 Grocery Amendment 2, deferred on September 18, 2019 – 10334 Fairfax Boulevard
 - Meineke painting – 9881 Fairfax Boulevard
 - (Potentially) East Wind painting – 10414 Main Street

Staff asked for Board member availability for upcoming meetings on October 16 and November 6.

- Mr. Pathela stated that he will not be available for the meeting on October 16.

Mr. Horner gave the Board members an update on the Downtown Visioning Committee since the last BAR meeting:

- Mr. Horner had not attended the most recent meeting.
- The Committee was scheduled to meet two more times to further refine the goals to give them more “street appeal”.

Mr. Beaty gave the Board members an update on activity of the Community Appearance Committee (CAC) since the last BAR meeting:

- He stated that nothing of direct concern to the BAR was discussed at the most recent meeting at the end of September, but that topics included the adopt-a-spot program, new signage, and invasive species management.

Staff discussed BAR training for 2019 and 2020.

8. Closing Board Comments

Mr. Pathela stated that he was absent from the meeting on September 18, 2019 because he was in West Virginia for counterterrorism training.

Mr. Pathela asked about the status of the Giant grocery store at the Scout mixed-use development.

Staff stated that the building plans had been reviewed and approved.

Mr. Horner stated that they had recently begun digging for the foundation.

Mr. Beaty noted that the brick going on the rear of the grocery store building at the Point 50 Shopping Center was a variety of different bricks, rather than the single light brown color approved.

Staff stated that they noticed this as well, but are not especially concerned since a mural is to be painted on those portions of the rear façade.

Mr. Horner asked that staff request of the applicant for the Point 50 grocery project an exhibit that includes final elevations of the retail buildings on the same sheet as the grocery elevations, to scale.

Mr. Pathela stated that he is dreading the traffic backup that he anticipates will result from the new traffic light on Fairfax Boulevard for the Scout development.

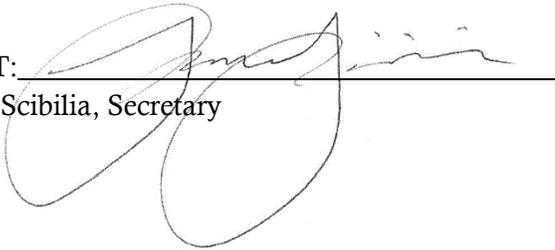
Mr. Beaty stated that there was a meeting of his neighborhood association and a police officer was there explaining that there was only one entrance to the Scout development at the new light and that it would cause a traffic backup.

Staff stated that while the new light would be the only left-in entrance to the Scout development off of Fairfax Boulevard, there will be multiple entrances on all sides of the block.

9. Adjournment

Meeting adjourned at 8:06 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 somewhat cursive.