



Adopted: 11/6/19

**MINUTES OF THE REGULAR MEETING OF THE  
BOARD OF ARCHITECTURAL REVIEW  
CITY OF FAIRFAX  
CITY HALL, FAIRFAX, VIRGINIA  
October 16, 2019**

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

**Member(s) Absent:** Paul Cunningham, Jagdish Pathela, Robert Kalmin

**Staff Present:** Tommy Scibilia, Planner

**Meeting called to order at 7:01 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, 4-0.**

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

None.

**3. Consideration of the meeting minutes of October 2, 2019**

**MR. BEATY MOVED TO ADOPT THE MINUTES AS PRESENTED, SECONDED BY MS. COX, WHICH CARRIED UNANIMOUSLY BY VOICE VOTE, 4-0.**

**4. Consideration of the request** of Don Olsen, representative of applicant BRR Architecture, for an amendment to the approved and amended materials of a grocery store building on a property located at 10334 Fairfax Boulevard, case number BAR-19-00584.

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

**Board, staff, and applicant comments**

Mr. Horner asked what the justification for staff's recommendation that the two-tone panel approved on April 17, 2019 be used in place of the "Cadet Gray" panel proposed.

Staff explained that they did not believe the "Cadet Gray" panel was an improvement to the "Statuary Bronze" panel proposed at the September 18, 2019 hearing and that the Board generally expressed a preference for the previously-approved two-tone panel at the September hearing when the application was deferred.

Mr. Horner asked if the applicant had commented on this recommended condition prior to the meeting.

Staff said that they had not commented.

Mr. Yong Cho, project architect and representative of the applicant, stated that the applicant heard and considered the Board's comments at the September 18, 2019 hearing and attempted to address all concerns, while also being limited by the ongoing construction of the building. He added that although staff's recommended condition to use the two-tone panel at the main entrance was not the applicant's preference, that they were willing to implement it if that was the desire of the BAR.

Mr. Beaty asked why variegated brick had been installed on the rear elevation of the grocery store.

Mr. Nathan Bath, representative of the property owner and of the applicant, stated that he believed this was the originally approved façade treatment for the rear elevation, meant to break up the massing.

Staff stated that the use of variegated brick was never proposed or approved.

Ms. Cox asked for clarification on why the drawings indicate a white metal panel for the cantilevered entrance awning when there is galvanized steel in place currently.

Mr. Bath explained that this was the interior structure of the awning, and that prefinished white metal panel would be attached to the outside.

Ms. Cox asked how the cantilevered entrance awning would drain.

Mr. Bath explained that runoff would drain into the building, down through piping in the pilasters and into underground infrastructure.

Ms. Cox expressed concern about the variegated brick on the rear elevation that was never reviewed or approved.

Ms. Cox asked what the material behind the louvered awnings of the secondary entrance, currently plywood, would be when finished.

Mr. Bath stated that this would be brick.

Ms. Cox asked if the glazing on the south elevation would be spandrel or transparent.

Mr. Bath stated that in areas where there is interior shelving, a gray colored spandrel will be used that will effectively look like unlit storefront.

Ms. Cox asked for clarification on the upper wall material at the southeast corner of the building.

Staff explained that this was to be scored EIFS to be painted a color for which staff had a sample in the office but had not brought to the meeting.

Ms. Cox asked for clarification on the light brick proposed, since the material sample and elevation labels did not match.

Staff stated that this was approved in 2017 as “Confederate Blend” by Acme, but that the most recent material samples included “White” by Taylor Brick, which was nearly identical to the “Confederate Blend” and was likely selected as an equivalent product.

Ms. Cox asked for clarification on the conditions staff included in their recommendation.

Staff explained that the conditions from the previous approval in April that had not been addressed to date (cart guards, railings, and furniture) were left. Things that were no longer relevant to the current design or that had been addressed were removed.

Mr. Schroeder asked the applicant to explain why variegated brick had been installed at the rear of the building, and asked the extent of where this had been applied.

Ms. Cox clarified that the water table level and below was solid “Oyster Gray” brick and that the brick above this was the variegated brick.

Mr. Horner expressed concern about the variegated brick on the rear of the building. He stated that in the event the mural is not painted for a long period of time, or never applied in the end, that this unapproved material will remain visible, and that it needs to be addressed.

Mr. Bath stated that the applicant was amenable to addressing this.

### **Public comments**

None.

Mr. Horner called for a motion.

**MS. COX MADE A MOTION TO APPROVE THE REQUEST OF DON OLSEN, REPRESENTATIVE OF APPLICANT BRR ARCHITECTURE, FOR AN AMENDMENT TO THE APPROVED AND AMENDED MATERIALS OF A GROCERY STORE BUILDING ON A PROPERTY LOCATED AT 10334 FAIRFAX BOULEVARD, CASE NUMBER BAR-19-00584, WITH THE FOLLOWING CONDITIONS:**

1. All outdoor furniture, railings, and other features not included as part of the review materials for this application shall be submitted to staff for review and approval of a certificate of appropriateness prior to installation.
2. At locations where carts may come in contact with the building, cart guards shall be installed. Cart guards shall be painted in a color that is compatible with the adjacent materials.
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.

4. The light color brick to be used in the project shall be Taylor number 301-W White.
5. The EIFS shall be painted a color as approved on previous applications and confirmed by staff.

**SECONDED BY MR. SCHROEDER.**

**Discussion of the motion**

Ms. Cox stated that she was satisfied with the applicant's proposed change to use the "Cadet Gray" panels of different sizes as a way of adding interest to the main entrance, which is why she excluded from her motion staff's first recommended condition, which called for the use of the previously-approved two-tone gray panel.

Mr. Horner stated that he was still dissatisfied with the overall design progression, adding that the 2017 approved design contained better proportions, more depth, and a stronger relation to the design of the retail buildings. He stated that he was hoping to see more variety in material and proportionality in this most recent submission, to be informed by the design of the retail buildings. He stated that he was not comfortable moving forward with the proposed design.

Mr. Horner called for a voice vote.

**THE MOTION WAS DENIED, 1-2-1, WITH MS. COX VOTING IN THE AFFIRMATIVE, MR. HORNER AND MR. SCHROEDER DISSENTING, AND MR. BEATY ABSTAINING.**

Mr. Horner invited the applicant forward to discuss possible next steps.

Staff reminded the Board members that if they wanted to make a motion to reconsider, it would have to be done at tonight's meeting.

Mr. Schroeder stated that he believed the use of the gray was too heavy on the right side of the front elevation. He stated that overall he felt the proposal was too blocky and would not fit in well with the retail buildings approved on site.

Mr. Cho stated that the applicant had looked at ways in which the design of the grocery store could borrow more design features from the retail buildings, such as cornices and additional louvered awnings, but that the focus remained on the material of the main entrance tower. He added that at this point they are playing with "parts and pieces" and are limited in what changes can be made.

Mr. Bath emphasized that the applicant is being held to a very tight construction timeline that has ties to the lease agreement with Whole Foods, and that there is not time to return to the Board for further consideration. He asked what his options would be moving forward to proceed with construction.

Staff explained that if the denial stood and was not reconsidered, the applicant could apply for a minor certificate of appropriateness for administrative review of changes to color of the awnings and storefront,

but that everything else would need to comply to the April approval, necessitating actions including removing the pilasters that have been constructed at the main entrance, replacing the “Oyster Gray” brick installed at the secondary entrance with the approved lighter brick, and replacing the variegated brick in the rear with “Oyster Gray” brick.

Ms. Cox asked Mr. Horner whether he would change his stance if the proposal was approved to include staff’s recommended first condition, to bring the proposal back into closer conformance with the April approval.

Mr. Horner stated that it would not change his stance on the proposal. He listed several items that had been changed since the April approval that he was not in support of including reduction in detail of the secondary entrance, the articulation of the storefront, the style of the louvered awnings, the cornices and roofline, the material of the primary entrance tower, the incorporation of pilasters into the storefront of the main entrance, and the move away from clear anodized aluminum.

Mr. Cho stated that in April, Regency Centers had been in charge of the architectural elevations and rendering production, and with this proposal BRR Architects is in charge of these tasks, and that perhaps the representations of certain items such as the proportions of façade elements and storefront, and the representation of materials have been changed as the project changed hands. He added that the only intended changes were to the color of the awnings, the material of the entrance tower, and the addition of pilasters to the entrance storefront. He accepted fault in the differing styles of representation in the renderings.

Mr. Bath asked if the BAR would be amenable to reconsidering the motion and adding conditions that the pilasters be removed and the vertical return of the cantilevered awning from the April approval be added back to the design.

Mr. Schroeder stated that he would still be concerned about the design of the secondary entrance, and that the April approved design fits in better with the shopping center.

Mr. Horner stated that, for future reference, it is often helpful to include wall sections or elevation details as exhibits in submissions to help the BAR understand proportions and dimensions.

Mr. Bath stated that the applicant would revert to the April 17, 2019 approved design and work with staff to determine which items could be reviewed administratively for a minor certificate of appropriateness.

- 5. Consideration of the request** of Aisha Hill, representative of applicant Fairfax Circle LLC, for an amendment to the approved architecture of a mixed-use building on a property located at 9450 and 9500 Fairfax Boulevard, case number BAR-19-00691.

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

**Board, staff, and applicant comments**

Mr. Horner stated that neither he nor any of the other Board members in attendance were on the Board at the time that Scout on the Circle was reviewed, and asked staff for the reasoning behind reserving the wall space in question on Building 2 for public art.

Staff stated that they were also not with the City at the time this project was reviewed, but speculated that because this was a prominently visible façade with few articulations in the form of windows, that City Council may have seen this as a good opportunity to incorporate public art.

Ms. Hill stated that the applicant felt that in walking the site, once constructed, this corridor would feel closed off and unsafe, and that is why they were proposing the addition of windows.

Mr. Schroeder asked if there was a reason for the new windows on this floor as proposed not aligning with the windows on the floors above.

Ms. Hill explained that the design intent was to separate the first floor from the upper residential floors visually due to their different uses, proportions, and materials.

Mr. Horner asked why the new windows proposed had irregular spacing between them.

Mr. Greg Packham, project architect, explained that the design was based on the principle of “max glass”, and that the spaces between the windows were where structural elements are located. He stated that the applicant was amenable to increasing the size of the smaller space to make it consistent with the larger space.

Mr. Horner asked what the interior height of the windows would be.

Mr. Packham stated that the windows were designed to be full height at the right end of the corridor, inside which the floor has a slight incline. At the left end there would be a low wall beneath the window. The windows were extended to the maximum ceiling height for as much transparency as possible.

### **Public comments**

None.

Mr. Horner called for a motion.

**MR. SCHROEDER MADE A MOTION TO APPROVE THE REQUEST OF AISHA HILL, REPRESENTATIVE OF APPLICANT FAIRFAX CIRCLE LLC, FOR AN AMENDMENT TO THE APPROVED ARCHITECTURE OF A MIXED-USE BUILDING ON A PROPERTY LOCATED AT 9450 AND 9500 FAIRFAX BOULEVARD, CASE NUMBER BAR-19-00691, WITH CONDITIONS AS FOLLOWS:**

1. 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**

**MR. HORNER PROPOSED AN AMENDMENT TO THE MOTION, TO ADD A CONDITION TO READ:**

2. The two solid representational columns between the glazings shall be the same width, as determined by the applicant.

**MR. SCHROEDER AND MS. COX AGREED TO THE AMENDMENT.**

Mr. Horner called for a voice vote.

**THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE, 4-0.**

**6. Staff Report**

Staff discussed administrative approvals since the last meeting:

- Point 50 electrical equipment screening and retaining wall – 10360 Fairfax Boulevard

Staff discussed open administrative applications under review:

- Rise and Shine fence amendment – 10100 Main Street

Staff discussed previously approved and recently completed projects:

- America's Best standing seam metal roof painting and application of EIFS to sign band area – 11123 Lee Highway
- Citidoors painting – 3220 Old Lee Highway
- Fairfax Square entrance walls painting – 9860 Main Street
- Scout on the Circle parking garage mural concept (approved by Commission on the Arts) – 9450 Fairfax Boulevard

Staff discussed upcoming BAR meetings and anticipated cases:

- November 6:
  - Vapor combustion unit (VCU) installation at the tank farm – 3800 Pickett Road
  - Meineke painting – 9881 Fairfax Boulevard
- Future meetings, date to be determined:
  - East Wind painting and siding replacement – 10414 Main Street

Staff asked for Board member availability for upcoming meetings on November 6 and November 20.

- No Board members in attendance had any known conflicts

Staff asked Mr. Horner for any updates on the Downtown Visioning Committee and Mr. Beaty for any updates on the Community Appearance Committee:

- No comments

Staff congratulated the Board members on successfully completing their training for 2019.

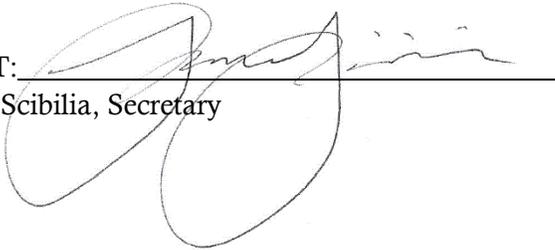
**7. Closing Board Comments**

None.

**8. Adjournment**

**Meeting adjourned at 8:45 p.m.**

ATTEST:  
Tommy Scibilia, Secretary

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