

APPROVED MINUTES

November 9, 2023

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Fairfax County Government Center
12000 Government Center Pkwy, Fairfax
Conference Rooms 2/3
6:30 PM
6:30 p.m. meeting start

Members Present:

Jason Zellman, Vice Chairman
John A. Burns, FAIA
Gabriela Hammack
Samantha Huang, AIA, LEED AP
Stephen Kulinski, AIA
Elise Murray
Kaye Orr, AIA
Joseph Plumpe, PLA
Ali Akbar Sohangpurwala

Members Absent:

Christopher Daniel, Chairman
Rachael Mangum

Staff Present:

Daniel White,
ARB Administrator
Jonathan Kaplan,
Heritage Resources Planner
Ryan Johnson,
Recording Secretary

**Arrived after the commencement of meeting.*

Mr. Zellman opened the November 9, 2023, meeting of the Architectural Review Board (ARB) at 6:46 p.m. Mr. Zellman started the meeting with a motion related to public comment time limitations.

Public comment time limitations: Mr. Zellman moved, and was seconded by Mr. Kulinski, that members of the public will have 3 minutes to speak during public comment periods. The motion passed unanimously.

Mr. Zellman stated that the meeting is being recorded, and will be posted online within 10 days.

READING OF STATEMENT OF PURPOSE AND INTENT OF HOD'S

Mr. Burns read the opening Statement of Purpose.

APPROVAL OF THE AGENDA- Chair

Mr. Kulinski moved, and was seconded by Mr. Plumpe, to amend the draft agenda by moving Action Items #1 and #2 to the Consent Calendar Action Items. The motion passed unanimously.

Mr. Zellman mentioned that presentation time should be limited to 8 minutes for first presentations, and 3-4 minutes for resubmissions.

INTRODUCTION/RECOGNITION OF GUESTS: Staff

Introduction of 2 (of 3) new ARB Members: Ms. Gabriela Hammack is an architectural historian and preservationist. Mr. Ali Akbar Sohanchpurwala is an engineer.

CONSENT CALENDAR ACTION ITEMS:

- 1. ARB-23-LFK-09 – Shrader Pool House** located at 1015 Langley Hill Dr., McLean, tax map 0223 02 0011, in the Langley Fork HOD. The applicant is proposing the removal of the existing two-story pool house and tennis court; construction of a new, one-story pool house; replacement and modification of stone pool terrace; extant swimming pool to remain. The proposed pool house is located on Lot 11 (1015 Langley Hill Drive) and is being reviewed in connection with prior ARB approvals of improvements to Lot 4A (1000 Dogue Hill Lane). Greg Wiedemann represents the application. **PLUS # ARB-2023-DR-00056. Dranesville District.**

Mr. Kulinski moved, and was seconded by Ms. Orr, that the ARB approve consent calendar action item ARB-23-LFK-09, located at 1015 Langley Hill Dr McLean, tax map 0223 02 0011, in the Langley Fork HOD, for the proposed removal of the existing two-story pool house and tennis court; construction of a new, one-story pool house; replacement and modification of stone pool terrace, as submitted and presented at the November 9, 2023, ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.

- 2. ARB-23-LFK-10 – Shrader Pool House Grading and Site Plan** located at 1015 Langley Hill Dr., McLean, tax map 0223 02 0011, in the Langley Fork HOD. This proposal includes the grading and site plan associated with construction work. Most of the lot will be re-graded accordingly, with the addition of retaining walls. The existing pool deck will be expanded, and a new front yard terrace, rear yard patio, exterior staircase, side yard walkway, and gravel bedding for new HVAC units will be constructed. Patrick Horgan represents the application. **PLUS # ARB-2023-DR-00057. Dranesville District.**

Mr. Kulinski moved, and was seconded by Ms. Orr, that the ARB recommend approval for consent calendar action item ARB-23-LFK-10, located at 1015 Langley Hill Dr McLean, tax map 0223 02 0011, in the Langley Fork HOD, for the proposed grading and site plan associated with construction work, as submitted and presented at the November 9, 2023, ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.

ITEMS FOR ACTION:

- 1. ARB-23-LFK-12 – 1102 Chain Bridge Rd. – Grading and Site Plan Revision** located at 1102 Chain Bridge Rd., McLean, tax map 0223 01 0057, in the Langley Fork HOD. The applicant is proposing revisions to the previously approved grading and site plan.

Previous application submitted in 2022, ARB-22-LFK-02, received recommendation of approval. Kayvan Jaboori represents the application. **PLUS # ARB-2023-DR-00059. Dranesville District.**

Presentation/Discussion

- Mr. Jaboori presented. In May 2022, ARB approved grading plan for redevelopment of the property. The property is now under construction. The prospective purchaser would like pool to be reduced to 15' x 20', reducing pool deck to 3' width, and adding outdoor gazebo and outdoor kitchen. Total disturbed area is unchanged, and the total impervious decreases an amount of 118 s.f.

Mr. Zellman asked members of the public for comment. No comment.

Member Comments:

- Mr. Zellman read Mr. Daniel's comments: The proposed changes are minimal, and recommends approval. Demonstrate how tree save has been addressed in recent proposal. Answer from applicant was that no additional trees will be removed.
- Mr. Plumpe asked what was the minimum pool deck size (width). Mr. Plumpe stated that if it is 4 feet, then double check the requirement to make sure the design is code compliant. The retaining wall hitting the corner of the pool at top left corner may be unable to be built.
- Mr. Burns stated that there are renderings provided, but asked the applicant if there are current existing condition photographs. The response from applicant was no, and that they could be provided at a future submission.

Mr. Kulinski moved, and was seconded by Ms. Murray , that the ARB approve action item ARB-23-LFK-12, 1102 Chain Bridge Rd., McLean, tax map 0223 01 0057, in the Langley Fork HOD, for the previously approved grading plan proposed pool gazebo, as submitted and presented at the November 9, 2023, ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. Motion passed 8-0-1, with Ms. Huang abstaining.

2. ARB-23-HOL-37 – 1931 Marthas Rd. Addition located at 1931 Marthas Rd., Alexandria, tax map 0934 05 0149, in the Hollin Hills HOD. The applicant is proposing an addition which will create a new dining room and bathroom and connect an existing studio to the main house. Marc Shapiro represents the application. **PLUS # ARB-2023-MV-00049. Mount Vernon District.**

Presentation/Discussion

- Mr. Shapiro presented. He displayed photos of existing home. The shed will contain a slightly pitched roof- no taller than glazing of existing home. 1" x 6" siding- Redwood tongue-and-groove will be reused during the construction.
- **Mr. Zellman asked members of the public for comment. No comment.**

Member Comments:

- Mr. Zellman read Mr. Daniel's comments, which recommended approval, based on the changes since workshop.
- Ms. Hammack mentioned that there should be photos provided from the perspective of the public thoroughfare. The applicant responded that the view is mostly obscured by evergreen vegetation.
- Ms. Hammack asked if the redwood siding would be consistently used throughout the project. The applicant responded that is the intent, however, if it is not feasible to do so, that he would use cedar.
- Mr. Sohanglepurwala asked more directly if there was enough redwood to complete the job. The applicant responded that he may have to use cedar.
- Ms. Murray asked about the proposed siding material on the shed and the addition. She asked about the fiberglass door and whether it would be flat and what would the colors be. She stated that she would recommended conditions on the approval addressing those items.
- Mr. Burns still has a concern about the new roof. The roof extends a different dimension outside of the house- needs consistent edge and projection from the wall. Mr. Burns also mentioned that there needs to be good record of what is approved. The projected eave for the dining room should match existing eave to the bedroom.

Mr. Kulinski moved, and was seconded by Ms. Murray, that the ARB approve action item ARB-23-HOL-37, located at 1931 Marthas Rd. Alexandria, tax map 0934 05 0149, in the Hollin Hills HOD, for the proposed addition as submitted and presented at the November 9, 2023, ARB meeting, subject to the following conditions:

- That the doors on toolshed are flush and painted to match redwood siding;
and
- That the new eave on dining room will project the exact same distance of existing eave on bedroom.

Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed 8-0-1, with Ms. Huang abstaining.

******The preceding vote was taken, and is noted per the record, however the final motion was amended by a subsequent vote as follows:******

Mr. Kulinski moved to amend the previous motion, and was seconded by Ms. Murray, that the ARB approve action item ARB-23-HOL-37, located at 1931 Marthas Rd. Alexandria, tax map 0934 05 0149, in the Hollin Hills HOD, for the proposed addition as submitted and presented at the November 9, 2023, ARB meeting, subject to the following conditions:

- That the doors on toolshed are flush and painted to match redwood siding;
and
- To allow eave projections on existing house to be extended so that the projection matches that of the proposed dining room.

Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed 8-0-1, with Ms. Huang abstaining.

3. ARB-23-HOL-40 – Latham Residence – 2214 Marthas Rd., located at 2214 Marthas Rd., Alexandria, tax map 0933 04 0103, in the Hollin Hills HOD. The applicant is proposing interior renovations, window changes, and aligning the front door with front wall plane of house. Christine Kelly represents the application. **PLUS # ARB-2023-MV-00051. Mount Vernon District.**

Presentation/Discussion

- Ms. Kelly presented- The scope of the project consists of moving the front door on the plane of the house- moving front door to align more centrally with front wall plane. Sliding door in dining room will be replaced with a Hollin Hills-typical window. Another door on same elevation as sliding door will be replaced by window. The 1990's addition windows will be replaced with longer Hollin Hills-type windows. Sliding doors near bedroom will be going away to become closet. Transoms will be replaced and sliding door eliminated on elevation near bedroom. New smaller window on right side elevation. New taller windows on rear elevation.
- **Mr. Zellman asked members of the public for comment. No comment.**
- Mr. Zellman read Mr. Daniel's comments, which recommended approval.
- Ms. Hammack asked if the window sizes are only changing on the bedroom-side elevation of the home. The applicant responded that there would be new windows on multiple elevations.
- Ms. Hammack asked for clarification about the design of the Hollin Hills windows, and the applicant responded that the material will be fixed glass, clad-wood window. Mr. Burns explained that the closest modern example of that type of window is produced by Anderson. Mr. Burns asked if there would be a casement for ingress-egress. The applicant responded yes.
- Ms. Huang commented that she liked how the design pulled the addition out, differentiated it but sensitive to the context, and made the front elevation more coherent.
- Mr. Kulinski asked if other design options other than the front door flush with the front elevation had been explored. He stated he would be adding a condition on the approval that moved the proposed door slightly to be a more coherent design.

Mr. Kulinski moved, and was seconded by Ms. Burns, that the ARB approve action item ARB-23-HOL-40, located at 2214 Marthas Rd., Alexandria, tax map 0933 04 0103, in the Hollin Hills HOD, for the proposed renovation, windows changes, and realigning of the front door as submitted and presented at the November 9, 2023, ARB meeting, subject to the following condition:

- **That the front door plane be held back a minimum of 6 inches from the existing wall to the right.**

Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.

- 4. ARB-23-HOL-41 – Ahren's Residence – 2106 Marthas Rd.** located at 2106 Marthas Rd., Alexandria, tax map 0933 04 0063, in the Hollin Hills HOD. The applicant is proposing the construction of a new screened porch and steel pergola. Christine Kelly represents the application. **PLUS # ARB-2023-MV-00053. Mount Vernon District.**

Presentation/Discussion

- Ms. Kelly presented. Screen porch and pergola on the rear of the house. Freestanding pergola with black steel frame on existing rear brick patio. Screen porch has butterfly roof design. Installation on rear right of property. Screened porch extends past side of the house. Screened porch will mimic the module of Hollin Hills windows. Brick wall of house will be exposed. Shed style roof.

Member Comments

- Ms. Hammack asked why the height of the screen porch is higher than the building. The response from the applicant was the design intent was to keep the same angle. Ms. Hammack says between the addition and the screen porch, the proposal appears somewhat “sandwiched.” The applicant stated that there was an attempt to soften the massing by mimicking the clerestory of the addition within the upper framing of the screened porch.
- Mr. Burns stated that when you put a shed roof on gable, the shed roof should be at a lower slope so that it doesn’t overwhelm. Mr. Burns stated that a lower slope would be less dominant. It would soften the massing and scale.
- Mr. Burns asked about 1” x 6” cedar posts, and the response was that they will be removed.
- Mr. Burns asked about roof thickness, and recommended to have it reduced, particularly the overhang- the visual roof edge.
- Mr. Burns asked where does the rainwater go on the outside of the house. The response from the applicant was there is a cricket drain.
- Ms. Kelly deferred by the applicant to come back as a workshop.

Mr. Kulinski moved, and was seconded by Mr. Plumpe, that the ARB defer action item ARB-23-HOL-41, located at 2106 Marthas Rd Alexandria, tax map 0933 04 0063, in the Hollin Hills HOD, for the proposed construction of a screened porch and pergola as submitted and presented at the November 9, 2023, ARB meeting, to allow the applicant to consider a workshop session. The motion passed unanimously.

- 5. ARB-23-HOL-44 – Lean Solar Installation – 2005 Marthas Rd.,** located at 2005 Marthas Rd., Alexandria, tax map 0933 04 0163, in the Hollin Hills HOD. The applicant is proposing the installation of a 22-panel, 9.68kW roof-mounted solar (PV) system. All panels will be installed flush-mounted (parallel) to the roof surface and on the rear of the home. LB

Kouchacji represents the application. **PLUS # ARB-2023-MV-00055. Mount Vernon District.**

Presentation/Discussion

- Mr. Kouchacji is proposing to add a 22-panel solar system to the back of the house. Panels will be all black. Edge of Hollin Hills. Neighbor at 2003 Marthas Rd. installed by same company. None of the panels will be visual from the street. The panels will be sitting on top of the sunlights. Due to equipment size, 2 arrays. There will be a wire connected downwards from the roof, and it will be going next to the Dominion meter. Will be no more than 7 inches from roof surface, and located along southern elevation of the home. Additional information: Existing roof is rolled asphalt with gravel. Changing the roof to asphalt shingle.
- **Mr. Zellman asked the public for comments. None.**
- **Mr. Zellman read Mr. Daniel's comments, which summarized that the proposed location of the panels is sensitive. There needs to be mitigation of visual impacts.**

Member Comments

- Mr. Sohanchpurwala had a question about adjustment of panels as it relates to trees. The applicant responded that customer is in a shady area, and the technology has shade mitigation.
- Ms. Hammack stated it would be helpful to show the information for the other ARB-approved property in Hollin Hills with solar panels.
- Mr. Burns mentioned there are 2 remote arrays- how will wiring get from the 2 remote arrays to the box. The applicant responded that there will be PVC raceway. Cable will run along trim. Mr. Burns asked if there is a possibility of running the cables under the roof since the roof will be replaced. Mr. Burns asked about diameter of raceway, and customer responded it will be between 1" and 1 ¼" diameter PVC.
- Mr. Plumpe asked what color is the raceway. The customer responded it would be light gray.
- Mr. Kulinski asked what color would the new roof be. The applicant responded that the customer is thinking about green or gray. A discussion ensued about wiring to the electrical box.
- Mr. Sohanchpurwala asked about code regulations for solar panels and how it relates to homeowner association rules. The applicant responded that HOA's have covenants and restrictions promulgated before 2008 that can be enforced.

Mr. Burns moved, and was seconded by Ms. Huang, that the ARB approve action item ARB-23-HOL-44, located at 2005 Marthas Rd., Alexandria, tax map 0933 04 0163, in the Hollin Hills HOD, for the proposed installation of a roof mounted solar system as submitted and presented at the November 9, 2023, ARB meeting, subject to the following condition:

- **That the connection between the solar panel arrays and disconnect box go through the roof rather than the edge of the roof overhang, and that necessary conduits from remote arrays to main array be installed to minimize visual impact.**

Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.

Mr. Plumpe asked staff about having applicants submit design details for solar panel wiring for future applications.

ITEMS FOR WORKSHOP SESSION:

- 1. ARB-23-HOL-43WS - 7204 Beechwood Dr. Addition** located at 7204 Beechwood Rd., Alexandria, tax map 0933 04 0217, in the Hollin Hills HOD. The applicant is proposing changes to the previously approved design. Jeremiah Huth represents the application. **PLUS # ARBWK-2023-MV-00032. Mount Vernon District.**

Presentation/Discussion

- Mr. Huth presented- previously approved design. Home is located on Beechwood Dr., where the hill slopes up. Chimney faces front of the house. Front entry foyer is staying the same. Changing from two-story addition to one-story on grade.

Member Comments

- Mr. Zellman asked about the windows shown on the addition, and whether they would be smaller than the existing windows on the home. The applicant responded yes. Ms. Hammack mentioned there is precedent for the smaller windows and this would not be visual from the public throughfare.
- Ms. Huang likes the footprint of the addition, but asked about the addition's floor height- right now 4'5" from existing- once you elevate so much the floor line- may disconnect the flow of the home. The applicant stated they would look further into this issue.
- Mr. Plumpe asked what is under the addition (crawl space, etc.?). Applicant stated that it would be an empty space.
- Mr. Plumpe asked about the soffit of the building, and that it seemed extra wide as compared to the original.
- Mr. Kulinski likes the direction of this design better than the previously design. The steep slope between the two structures has been changed to a less-sloped roof. Mr. Kulinski stated that one idea is to lower the floor plate of the addition. Also recommended slimmer roof details. He also asked about cornerboard materials, and the applicant responded that hardie plank or maybe cedar are being considered.
- Mr. Burns asked about drawings that showed the addition more in-line with the existing structure, and if those could be provided as part of the action item. Applicant clarified those were older drawings. Mr. Burns recommended to use lower slope to the roof, and to drop the floor level. Mr. Burns recommended to reverse the slope of the connector and have it be a butterfly and put a clerestory window above it. Mr. Burns mentioned that there is a large area where leaves and detritus can gather between the

addition and the existing house, and to consider a possible remedy to that design issue. Use slope to advantage at front entryway.

2. **ARB-23-LFK-11 – 1102 Chain Bridge Rd. – Pool Gazebo** located at 1102 Chain Bridge Rd., McLean, tax map 0223 01 0057, in the Langley Fork HOD. The applicant is proposing construction of a pool gazebo. Kayvan Jaboori represents the application. **PLUS # ARB-2023-DR-00058. Dranesville District.**

Presentation/Discussion

- Mr. Jaboori presented. He showed renderings of retaining wall (3.5' height). Steel columns with PVC covering- to match gutters of the house and roof. 10'8" to the top of the gazebo. Possible material could be treated timber with painted PVC. House gutters are PVC. Will match color of house gutters.
- Mr. Kulinski asked about house gutter colors. The response was applicant would double check with contractor about whether the gazebo in red rust color and gutters is the same color.
- Mr. Kulinski asked about pool decking materials. The response from applicant was concrete.
- Mr. Kulinski asked about building material of the retaining wall. The response from applicant is that it will match existing house.
- Mr. Kulinski recommended that materials be clarified for the final action item package.
- Mr. Burns mentioned this design is fighting the topography. Has the client considered dropping the pool down. Mr. Jaboori responded that would add too many risers to step down to pool.
- Mr. Jaboori mentioned this scheme was already approved by the board and the grading plan. Trying to minimize changes to the approved plan. The purchaser has requested the pool gazebo to be added.
- Ms. Huang mentioned that the pool deck elevation is about a foot higher than previously approved- and from the street view, the gazebo and wall appear to be taller.
- Mr. Kulinski mentioned that the material on the wall should be finished appropriately. Mr. Jaboori mentioned that there is a house in between this project and the Georgetown Pike which also screens it further from view.
- Mr. Plumpe asked about providing pictures from Georgetown Pike for the action item.
- Mr. Kulinski asked about proposed materials and construction details, and whether that could be provided.
- Ms. Huang asked for an extended building elevation showing both the home and the gazebo.
- Several ARB Members suggested that the architect be available for questions during the action item meeting.

PRESENTATION: None.

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous month's minutes:** Mr. Kulinski moved, and was seconded by Ms. Huang, to approve the meeting minutes for October 12, 2023, and pay the recording secretary. The motion passed unanimously.
- **Treasurer's Report:** Ending Balance as of October 31, 2023 - \$19,465.33

Administrative:

- **Drover's Rest Site Visit** – November 18, 2023: Some Members are going on November 18. Some went on November 4. Mr. Zellman strongly encouraged the ARB to visit. A discussion ensued about the protective easement and ARB review and land disturbance matters. Owner has to come to ARB whenever the Northern Virginia Conservation Trust (NVCT) tells them to for changes to the property, and the NVCT is very conservative-changed language to make it very strong to come to ARB for most changes. If anyone is interested, let Mr. White know.
- **Expenditure for Name Plates:** Brief discussion ensued. Ms. Murray moved, and was seconded by Ms. Orr, that the ARB approve the expenditure of name plates for the three newly appointed members and direct staff to place the necessary order. The motion passed unanimously.
- **General Expenditures:** Ms. Murray moved, and was seconded by Ms. Hammack, that the ARB give staff the ability to order name plates and to generally replenish supplies as needed. The motion passed unanimously.

Mr. Burns made motion to adjourn at 9:31 p.m.

The ARB Administrator will stamp and sign copies of approved drawings or other application documents following the meeting at which approvals are granted, or at such time as drawings amended to reflect ARB actions are received by the administrator. Applicants may be required to submit additional copies of approved drawings or other application documents. Applicants may request copies of meeting minutes within 2 weeks of the meeting at which the ARB approved the minutes. Stamped drawings, letters from administrator documenting ARB action or copies of relevant minutes are required prior to projects being approved by county review and permitting agencies.

For further information contact, Daniel White, ARB Administrator, Fairfax County Department of Planning and Development (DPD), at (703) 324-1380

