

APPROVED MINUTES

June 8, 2023

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Fairfax County Government Center
12000 Government Center Parkway, Fairfax, Virginia 22035
Conference Rooms 4/5
6:30 P.M.
6:30 p.m. meeting start

Members Present:

Jason Zellman, Vice Chairman
Michele Aubry, Treasurer
John A. Burns, FAIA
Samantha Huang
Steve Kulinski
Elise Murray
Kaye Orr
Joseph Plumpe, ASLA*

Members Absent:

Christopher Daniel, Chairman
Susan Notkins, AIA
Karen Campblin

Staff Present:

Denice Dressel,
*Branch Chief, Heritage
Resources*
Megan Riley,
Planning Technician
Ryan Johnson,
Recording Secretary

**Arrived after the commencement of meeting.*

Mr. Zellman opened the June 8, 2023, meeting of the Architectural Review Board (ARB) at 6:30 p.m. Mr. Zellman started the meeting with motions related to remote participation by an ARB Member, and public comment time limitations.

1. Remote Participation

Mr. Zellman proceeded to verify that for each member participating remotely, the remote participant's voice is clear, audible and at an appropriate volume for the meeting room, confirmation of their location, and that their remote participation comports with the policy:

- Mr. Zellman asked Board member Michele Aubry if she could state for the record, her location and why she is participating remotely.
 - Ms. Aubry responded by stating that she was calling in from her personal residence, that she could hear everyone clearly, and that she was participating remotely due to medical condition.

Ms. Murray moved, and was seconded by Ms. Orr, that the Member's (Ms. Aubry's) voice may be adequately heard and that their remote participation comports with the Remote Participation Policy. The motion passed unanimously.

READING OF STATEMENT OF PURPOSE AND INTENT OF HOD'S

Ms. Murray read the opening Statement of Purpose.

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

Mr. Zellman stated that agenda items will be called per the approved agenda, subject to possible modification by Members. Applicants must limit presentations to 8 minutes for first submissions, and 3 minutes for resubmissions.

APPROVAL OF THE AGENDA- Chair

Mr. Burns moved, and was seconded by Ms. Orr, to approve the agenda, as submitted. The motion passed unanimously.

INTRODUCTION/RECOGNITION OF GUESTS

Ms. Dressel stated that there were no notable guests present.

CONSENT CALENDAR ACTION ITEMS: NONE.

ITEMS FOR ACTION: NONE.

ITEMS FOR WORKSHOP SESSION:

- 1. ARB 23-CRM-01WS - Colvin Run Mill Store ADA** located at 10017 Colvin Run Rd., Great Falls, tax map numbers 0182 01 0024, in the Colvin Run Mill Historic Overlay District. The proposal is to replace the existing porch and ramps at the Colvin Run Mill Store for ADA compliance, replace the existing path to the barn/blacksmith shop and miller's house, and to create an ADA compliant gathering area with drinking fountain. **PLUS# ARBWK-2023-HM-00020. Hunter Mill District**

Presentation/Discussion

- Ms. Debbie Robinson presented-This presentation concerns the mill store, which had been historically called Cockrill's Store, and had been relocated to its current location in 1973. It was originally constructed with a wood porch touching the soil beneath. The store used to be located across the street from the mill. Ms. Robinson displayed the 1937 aerial view of the mill's location. There is also a driveway coming off the road past the Miller's House. The property contains all original structures except for the Millers' House.
- Scope of work: Replace existing store porch and ramp with ADA compliant structure, replace deteriorated trail to Miller's House and barn/blacksmith' shop, ADA compliant gathering area with benches, replace existing drinking fountain.
- Trim board on bottom of porch has been exposed to wet soil, and continues to deteriorate. The porch does not meet ADA, due to height of guardrail, slope of ramp, and lack of guardrails for safety.
- There is a 1-foot gap between the building and secondary ramp that goes to the back of the building.
- Project will keep existing porch posts.
- Proposed trail replacement: concrete paver path with trench drain. Path will need to be reworked to match height of porch revised to be higher.
- The "gathering area" will be made more accessible. Larger area is currently pea gravel- which is not ADA compliant.

- Proposing wrap-around porch at same elevation with ramp. The proposed ramp has to be longer because original ramp was too steep. The width of the ramp will be increased to accommodate school children visit capacity.
- South elevation: reconstructing trim around raised porch to maintain same height as guardrail
- Proposing bulb-shaped handrail.
- Gathering area and fountain: Proposing installing 3 benches in the gathering area. Chipseal over asphalt- replace in-kind. Concrete with exposed aggregate. This is entrance area, not so much the interpretative area.
Proposed benches would be wood, simple design with black iron. Some have backing. Some do not.
Proposed water fountain

****Mr. Plumpe arrived at 6:44 p.m. ***

Member Comments

- Mr. Plumpe asked about proposed driveway pavement and whether it was just for pedestrians, or would it also include vehicular access. The response was mostly pedestrians, but Park Authority vehicles may need to access properties. Mr. Plumpe asked if there were large trees that could be compromised by putting in the concrete driveway. The response was that would need to be further looked at for an action item. The applicant mentioned Capital flexi-pave, an almost rubber-type surface material, as an additional option.
- Mr. Plumpe asked about proposed benches, and whether there could be a Guernsey Landscape Forms contemporary (teak, synthetic) wood considered as a material.
- Mr. Plumpe mentioned that the drinking fountain is way out of character, given its resin-type look. There should be something more in keeping with the character of the site, something more simple and elegant.
- Mr. Burns stated that he likes that the ramp was pushed more to the side to allow the building itself to be more prominent.
- Mr. Burns asked about proposed colors. The response from the applicant was that colors will be replaced in-kind. There will be unpainted wood and brownish red ramp posts. Mr. Burns asked that the colors not overpower the building.
- The applicant asked a question about whether the driveway pavement would be acceptable. Mr. Plumpe responded that concrete would be more sturdy.

2. **ARB 23-HOL-19WS - 7211 Rebecca Addition** located at 7211 Rebecca Dr., Alexandria, tax map numbers 0933 04 0234 in the Hollin Hills Historic Overlay District. The proposal is for a new addition consisting of a bathroom, closet, and laundry for age in place planning. Project includes the extension of an existing deck into the front yard setback. **PLUS# ARBWK-2023-MV-00021. Mount Vernon District**

****Mr. Burns recused himself from this application due to being personal friends with the applicants.****

Presentation/Discussion

- Mr. John Nolan presented. This lot is a corner lot at the intersection of Glasgow Rd. and Rebecca Drive. Glasgow Rd. is true north side. Very wooded site. Not a lot of direct vision.

North side is where proposed addition will be. Original deck was removed. Corner of the deck was in setback and didn't meet the requirements. On Glasgow Rd. side- proposed extension of deck into front setback. Elevated addition.

- Proposal is to add a second bathroom into the house. Moving laundry from basement and into the main living level.
- Revising front entrance from straight steps that went up into the house to steps that cascade sideways along the front elevation. Putting deck back in front of home, and putting large lily pad type steps coming down to front yard.
- Front addition would have paneling.
- In rear elevation, paneling is not as solid as the front, to aid in providing natural light into restroom.

Member Comments

- Ms. Murray- looks reasonable as an addition. Ms. Murray asked how much the deck is extending into the required setback. The response from applicant was 5 feet, 18 percent.
 - Mr. Kulinski stated it's a modest addition and that the applicant appeared to have chosen the best location for the addition. Restoring the deck to what was on the original structure's front elevation is a favorable design feature. Mr. Kulinski asked about the design of the deck railings. The applicant responded that the original deck had horizontal bars, and wants to keep that design theme. Not using cables. Using rods.
 - Mr. Kulinski stated that the 2-D elevations give a good idea of what is going on, the 3-D elevations almost make it seem like the addition is visually "jumping out". The applicant responded the proposed addition design is the least impactful, given that it is proposed up on the hilly part of the lot, and along the side of the house.
 - Mr. Kulinski mentioned that the roof monitor is same height as existing, but it will be more visible with the proposed design because it will be closer to the edge of the building. Mr. Kulinski recommended that the roof monitor should be scaled back. The applicant stated they would look into that for the action item.
 - Mr. Kulinski liked the differentiation with the offset with the bathroom window.
 - Mr. Zellman stated to add details about materials for the final action item.
 - Mr. Kulinski said the burnt wood would draw too much attention.
 - Mr. Plumpe asked if the sidewalk is original to the house, and would it be preserved. The applicant responded that it was original, and it would be preserved.
3. **ARB 23-HOL-20WS - 7318 Rippon Rd. Remodel** located at 7318 Rippon Rd., Alexandria, tax map numbers 0934 05 0008, in the Hollin Hills Historic Overlay District. The proposed project includes interior remodeling; raise roof at existing addition to create main level primary bedroom. **PLUS# ARBWK-2023-MV-00018. Mount Vernon District**

Mr. Burns read his disclosure statement. See Attachment 1.

Presentation/Discussion

- Mr. Scott Sterl presented- revised plans per last ARB workshop in May 2023. It was suggested at workshop to try to differentiate the addition from the original structure. Incorporate the original carport. The applicant has proposed a butterfly roof with unequal lengths to allow drainage. Applicant displayed 1950's variance approval (which had been a question brought up at the workshop)

Member Comments

- Ms. Huang likes the proposed butterfly roof- the massing is more appropriate.
- Mr. Kulinski stated that the panels under the window on the side elevation is unnecessary.
- Mr. Plumpe stated that it was great to see renderings of all of the downspouts, however one is shown as splashing onto the pavement. The applicant stated it would be undergrounded in the final design.
- Mr. Burns stated his concern regarding the articulation of the street-facing façade with the angled roof. Mr. Burns stated that the design guidelines state that additions should be deferential to the original, and what is proposed here is less than deferential. Mr. Burns asked the applicant if he had considered lowering the slope of the butterfly roof. Mr. Burns suggested he could raise pivot point in the center or lower the edge points. Showcase the massing of the original house.
- Ms. Murray stated that the butterfly roof is jarring, needs to be softened somewhat.
- The applicant asked about the siding. Should the T1-11 be used. Mr. Burns responded historically it would be vertical tongue and groove. The applicant responded existing is T1-11. Mr. Burns recommended sanding and smoothing the T1-11.

4. **ARB 23-HOL-22WS - 7411 Recard Addition (Daniels And Dezzutti Residence)** located at 7411 Recard Ln., Alexandria, tax map numbers 0933 04 0178, in the Hollin Hills Historic Overlay District. The proposed project involves the restoration of, and an addition to, an original 1953 Charles Goodman-designed home. The original 1953 two-story house has undergone two renovations: in 1962 by Eason Cross, and in 1978 by J. Goldfarb and Associates. The objective will be to preserve and restore as much of the 1953 design as possible and use these original design elements as the basis for a proposed kitchen alteration, a new entry addition, and a new two-car carport. Additional proposed project elements include expansion to the existing master bedroom, expansion to the existing level two deck, new exterior stair, new storage shed, new front entry deck, and interior alterations on levels one and two. A separate site and landscape design proposal has been submitted by Moody Graham Landscape Architecture. **PLUS# ARBWK-2023-MV-00019. Mount Vernon District**

Presentation/Discussion

- Mr. Cook started his presentation about the proposed design by stating that the driveway on the right side of the front yard, would be abandoned. Proposed carport on left side.
- Very subtle butterfly roof even though front looks like flat roof.
- Major changes since workshop- small overhang in front has been removed.
- Original siding material of Douglas Fir tongue and groove board will be maintained.
- Mr. Cook stated that in a 1955 article in the Washington Star, the original colors and materials were detailed. This proposal will keep the same details. Light gray color. Carport will be minimal steel.
- Copying window pattern on existing part of the house for the proposed additions.

Member Comments

- Ms. Huang had a question about if there is any chance the carport height could be lowered. The response was that the carport is at that level for an average height person inside the home to be able to look out the side window and not have their view obstructed by the carport structural beams.

- Mr. Kulinski stated it may be helpful to lower the height of the carport to make it more deferential. But overall thinks the architecture is good.
- Mr. Plumpe asked about the height of the carport being able to support like a truck with bicycle or rack on it. A conversation ensued about different iterations, but there was not a definitive desire indicated by the applicant to raise or lower carport height.
- Mr. Burns stated that there are 6 garages in Hollin Hills, and likes that this is not adding to that number.
- Mr. Burns stated this was a great presentation, however he has fundamental concerns because the original house has changed on all 4 sides. However, the proposed evolution of the design respects the original house. Concerned about extension of deck on SW- facing elevation. Likes that the original steel columns have been retained.

5. ARB 23-HOL-21WS - 7411 Recard Landscape (Dezzutti-Daniels Residence) located at 7411 Recard Ln, Alexandria, tax map numbers 0933 04 0178, in the Hollin Hills Historic Overlay District. The proposed project includes the landscape masterplan with gardens, pool, site walls, patios, pedestrian paths, and vehicular access. **PLUS# ARBWK-2023-MV-00022. Mount Vernon District**

Presentation/Discussion

- Mila Antova, Landscape Architect, Moody Graham, presented. The overall design is a strong relationship between landscape and architecture. Hollin Hills Houses allow connection to the forest, and this will be the guiding theme of this proposal. There is a beautiful oak in the rear, and chestnut in front, that will be mainted. Arborists determined the willow oak in the rear is actually 2 trees growing together, and the separation of 2 trunks is causing structural issues and insect issues. There will be a core garden- closest to the house- lots of detail- well filled-out and well-detailed, organized and defined. Further away from the home will be a transition zone, and lastly the outermost areas will be the “surround” with the least amount of design and craftsmanship.
- Proposal: Rectangular pool in rear yard. The design will allow vehicular and pedestrian circulation. Screening carport with planting in rear yard. Access point from front in between carport and home. Nature trail throughout the property. Used gravel as connecting points. For secondary pathways, the material will be mulch. Draining mostly to the rear yard.

Member Comments

- Mr. Plumpe stated the presentation was great. He asked about the large amount of pathways, seemed busy. The secondary path that is mulch, could it possibly be eliminated. Mr. Plumpe asked about possibly adding nice flat stones around the pool. Do a dark color around the pool. The applicant will look into these issues for final action item.
- Ms. Murray asked about the pool with no pool deck. Response from applicant was there are stones that function as a barrier. Applicant stated it’s primarily a lap pool for grandchildren.
- Mr. Burns commented about the age-in-place theme of the house. Where is that with this landscape plan. There are gaps in the stones, irregular surfaces, that can impact age-in-place. The applicant will look into this issue for final action item.
- Mr. Burns stated that there is so much proposed pavement in the front of the house. Mr. Plumpe suggested re-working some of those proposed locations. The perception is automobile-oriented. The applicant stated that there is already so much existing pavement. There was no definitive solution given at this point.

- Mr. Burns does not want to see the cars become a prominent feature of the design.
- Mr. Plumpe mentioned maybe the additional driveway could go away. Mr. Plumpe recommended a binder so that the gravel sticks together somewhat.

PRESENTATION: Presentation of the proposed Fairfax Hunt Club redevelopment by Heritage Resources staff: Postponed.

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous month's minutes: May 11, 2023. Mr. Kulinski moved, and was seconded by Mr. Burns, to approve the meeting minutes for May 11, 2023, and to authorize payment to the recording secretary, Ryan Johnson. The motion passed unanimously.**
- **Treasurer's Report:** Ending Balance as of - \$12,163.87.
- **Administrative:**
 - Bylaws approved for August recess.

Staffing updates:

- Completed interviews for Planner III. Application for Planner II- have pool- will be interviewing for next week. Summer intern coming to the July ARB.

Discussion/Update Reports:

- Lorton Workhouse Master Plan: Mr. Plumpe went down to Richmond for VDHR meeting. Leon (no last name given) stepped down from plan committee for health reasons. Rachel (no last name given) is the replacement committee lead.
- Reston Master Plan: Planning Commission- June 14. at 7:30 p.m. Board of Supervisors on July 25.
- Lake Anne Revitalization: Final presentation from Streetsense is tonight. Will be videotaped. Staff could come and give presentation to ARB, if desired. Ms. Dressel will follow up.
- Hollin Hills DRC: Mr. Burns had a meeting with the DRC, and the conclusion from the meeting was that although there may be parallel submission and review tracks, the missions are different. The DRC review includes items that don't require building permits, such as fences.

Correspondence, Announcements: (Staff):

- Metropolitan Washington, D.C. Coastal Storm Risk Management Feasibility Study: This matter came before the ARB in 2022, and the original request concerned whether the ARB wanted to be a consulting party. The plans have since been revised. Belle Haven is no longer under consideration. Therefore, there is no longer a Fairfax County property involved.
 - Mr. Burns stated his concern was the wall inhibiting access to the waterfront- but if Belle Haven has been withdrawn, he no longer has any concern.
 - Ms. Dressel stated that the ARB could still be involved, if desired.
 - Ms. Aubry stated that she doesn't believe the ARB should still be a consulting party if the study is no longer affecting Fairfax County.
- Input to the County on the County's 2024 legislative program: Due August 3. State legislation that affects County operations. See Ms. Dressel if you have any further questions or comments.

Old Business:

- **Pohick Church ADA ramp project updates:** The applicant is responding to conditions of ARB approval and evaluating archaeological recovery work. Amy Wells, FCPA Archaeology Branch, is the contact. The applicant has 2 physical brick samples, and has offered to show to ARB if interested. Proposing quartzite as a material rather than sandstone.
 - Mr. Burns stated 3 ARB members in one place would constitute a meeting.
 - Ms. Dressel will follow up to see if the quartzite sample could also be available for review by ARB members on-site.
 - If there is a problem with either the brick or quartzite may have to be another meeting.

New/other business:

- The Forestville Schoolhouse/Great Falls Post Office potential workshop session: Staff was contacted by the Friends of the Forestville Schoolhouse. It is on the County Historic Inventory. They would like to come in for an ARB workshop, but don't have any HOD, proffer, or easement limitations. Installing HVAC.
- June 8: Mr. Burns noted that today is Frank Lloyd Wright's birthday
- June 29, 2023: Mr. Kulinski recommended that Members attend the Webinar for Best Practices for Local Preservation Practitioners held on June 29.
- Conformance checks: Ms. Dressel brought up the issue of post-approval conformance with ARB decisions. These are post- building permit, post- plan approval checks to go out in the field and see what was actually built. Ms. Dressel is currently discussing with other staff, and looking at best practices. However, there are competing staff priorities with regard to design guidelines and staff reports.

Mr. Burns made a motion to adjourn at 9:13 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, Denice Dressel, Chief, Heritage Resources Branch, ARB Administrator, Fairfax County Department of Planning and Development (DPD), at (703) 324-1380

ATTACHMENT 1: Mr. Burns' Disclosure Statement

I, John Burns, under Virginia Code Sec. 2.2-3112(B)(1) and 2.2-3115(H), declare my personal interest in transactions brought before the Architectural Review Board involving the Hollin Hills HOD and specifically state the following for the June 8, 2023, ARB meeting:

- (i) Workshop items ARB 23-HOL-19WS, for a new addition consisting of a bathroom, closet, and laundry, and the extension of an existing deck into the front yard setback (PLUS# ARBWK-2023-MV-00021) at 7211 Rebecca Drive, ARB 23-HOL-22WS for raising the roof of an existing addition to create main level primary bedroom at 7318 Rippon Road, ARB 23-HOL-22WS for multiple additions, carport, deck extension, and shed at 7411 Recard Lane, and ARB 23-HOL-23WS for a site and landscape design proposal (PLUS# ARBWK-2023-MV-00019) at 7411 Recard Lane, involve the Hollin Hills Historic Overlay District;
- (ii) The nature of my personal interest is that I own and reside in a home that is valued at over \$5,000* and is located in the Hollin Hills HOD;
- (iii) I am a member of a group of three or more persons who are members of which are affected by the transaction; and
- (iv) I am able to participate in the transaction fairly, objectively, and in the public interest.