

# APPROVED MINUTES

July 13, 2023

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## THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Fairfax County Government Center  
12000 Government Center Parkway, Fairfax, Virginia 22035  
Conference Rooms 2/3  
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*  
Emma Gruesbeck,  
*Intern*  
Ryan Johnson,  
*Recording Secretary*

*\*Arrived after the commencement of  
meeting.*

Mr. Zellman opened the July 13, 2023, meeting of the Architectural Review Board (ARB) at 6:30 p.m. Mr. Zellman started the meeting with a motion related to public comment time limitations.

**Public comment time limitations:** Mr. Burns 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.

### READING OF STATEMENT OF PURPOSE AND INTENT OF HOD'S

Mr. Kulinski read the opening Statement of Purpose.

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

### APPROVAL OF THE AGENDA- Chair

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

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

### INTRODUCTION/RECOGNITION OF GUESTS

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

### CONSENT CALENDAR ACTION ITEMS: NONE.

## ITEMS FOR ACTION:

1. **ARB 23-LOR-07 - 8913 Yellow Daisy Pl. Solar Installation**, located at 8913 Yellow Daisy Pl., Lorton, tax map 1071 07 0048, in the Lorton/Laurel Hill MOA Eligible District. The applicant is proposing the installation of utility interactive photovoltaic solar system; 3.6 kw dc & 2.61 kw ac photovoltaic solar array; addition of (1) 0-30a circuit on existing house. Jimmy Poplin of ION Solar represents the application. **PLUS # ARB-2023-MV-00021. Mount Vernon District**

### Presentation/Discussion

- Mr. Poplin presented- proposal is to install photovoltaic, 9 panel solar system. Proposed installation on most beneficial site on property for sun access which is the southern side of the property and the rear elevation. Black framing with black panels. All conduit is run through the attic- will not be visible on exterior of property. Any appurtenances along the side of the home will be painted to match the color of the house. The goal is to have the system as hidden as possible.

### Member Comments

- Mr. Kulinski had a question about equipment shown on side of townhouse (it was later clarified that this is actually a detached home), and was there an alley in between the homes. The answer from the applicant was that there was not an alley. Applicant further stated that the conduit will be run through the attic and run down to the meter. Mr. Kulinski asked if there were photographs of the side elevation, to correlate the aerial view with photo of map. Ms. Riley pulled up photos from a recent real estate listing to look at elevations.  
**\*\*Mr. Plumpe arrived at 6:40 p.m.\*\***
- Ms. Orr asked about the eaves projecting into the side yards, and whether with the additional solar panel box sitting on the side, would it be decreasing the amount of setback on the site. The response from applicant was that it would not be decreasing setback.
- Mr. Burns stated that panels are mostly going on the roof in the majority of applications, and that this proposal is modest. The applicant stated that, based on laws concerning solar panels, review boards can't dictate an alternative solar panel location that decreases the efficiency more than 10 percent.

**Mr. Kulinski moved, and was seconded by Mr. Plumpe, that the ARB approve action item ARB 23-LOR-07, located at 8913 Yellow Daisy Pl., Lorton, tax map 1071 07 0048, in the Lorton/Laurel Hill MOA Eligible District, for the proposed installation of a utility interactive photovoltaic solar system as submitted and presented at the July 13, 2023, ARB meeting. Upon review of the materials, the proposal is found to meet requirements of the Memorandum of Agreement for the Lorton/Laurel Hill Eligible District the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.**

2. **ARB 23-LOR-06 - Bunnyman Brewery Staircase**, located at 9514 Workhouse Way, Lorton, tax map 1064 01 0058, in the Lorton/Laurel Hill MOA Eligible District. The applicant is proposing to install new egress staircase for brewery on building W-13 at the Workhouse campus. Michael Wood represents the application. **PLUS # ARB-2023-MV-00026. Mount Vernon District**

### **Presentation/Discussion**

- Sam Gray (one of the owners of the brewery) presented. Mr. Gray gave a history of how Bunnyman Brewery began and how they chose the subject site for their business. Mr. Gray mentioned that on Building W-15, there is already an existing stairwell. The proposed stairwell at W-13 will be similar to W-15 in color (black) and general design, but would have some modifications based on the site constraints associated with W-13.
- Proposed W-13 construction: As opposed to W-15, this is a straight run staircase, and W-13 will have a landing in the middle. The reason there is a change (from the W-15 design) is because of the road orientation. A circular window will be taken out on the upper level to accommodate the new stair location. The window will be donated to the Workhouse Museum.

### **Member Comments**

- Ms. Orr asked about the thin dormer vent above the stairs, and if it would remain. The response from the applicant was that it would remain.

**Ms. Murray moved, and was seconded by Ms. Orr, that the ARB approve action item ARB 23-LOR-06, located at 9514 Workhouse Way, Lorton, tax map 1064 01 0058, in the Lorton/Laurel Hill MOA Eligible District, for the proposed installation of a new egress staircase on Building W-13 at the Workhouse campus, as submitted and presented at the July 13, 2023, ARB meeting. Upon review of the materials, the proposal is found to meet requirements of the Memorandum of Agreement for the Lorton/Laurel Hill Eligible District and the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.**

- 3. ARB 23-CRM-02 - Colvin Run Mill Store ADA project**, located at 10017 Colvin Run Rd Great Falls, tax map 0182 01 0024, in the Colvin Run Mill HOD. The applicant is proposing 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 to create an ADA compliant gathering area with drinking fountain. Zeena Al-Nasser of SWSG represents the application. **PLUS # ARB-2023-HM-00032. Hunter Mill District**

### **Presentation/Discussion**

- Ms. Al-Nasser presented. The scope of work is to replace the existing porch and ramp with new accessible ramp. New porch will extend to a new gathering area. Existing porch rails will remain, and existing guardrails will be replaced in-kind. Walkway will be modified to match proposed porch height. New porch will be wrap-around design. New railing will be at a higher elevation to meet Building Code. Existing walkway/gathering area material is pea gravel, and is not ADA-compliant. Applicant has proposed 2 options for new walkway/gathering area: 1) chipseal over asphalt; or 2) concrete.

### **Member Comments**

- Mr. Plumpe asked for clarification of the drinking fountain location. The response from applicant was that it was located next to the porch, near the front door.
- Mr. Plumpe mentioned that the drinking fountain looked cheap, with a resin-like finish. Would prefer a simple, black, elegant water fountain. Mr. Plumpe stated that the fountain is about 6 feet tall, and is visually obtrusive. Mr. Plumpe strongly suggests a different location. The applicant responded that the fountain is not at the entrance of the park, but it is near the front door of the store. The drinking fountain blends into the ground (composite made stone).

Heather Lynch, Fairfax County Park Authority mentioned that the type of fountain needed, especially one with a bottle filler, could not be found in black color.

- Mr. Plumpe asked about potentially relocating the fountain. A brief discussion ensued about alternative locations for the fountain, however due to park programming needs, a decision to change fountain location was not made at this time.
- Mr. Burns asked about the 2 options for the paving, the aggregate concrete or chipseal, and what would be the likely choice. The response from applicant was the chipseal, but the users would want aggregate concrete if budget allows.
- Mr. Plumpe asked if 2,500 square feet was being exceeded. The response was no.

**Mr. Plumpe moved, and was seconded by Mr. Burns, that the ARB approve action item ARB 23-CRM-02, located at 10017 Colvin Run Rd. Great Falls, tax map 0182 01 0024, in the Colvin Run Mill HOD, for the proposed replacement of the existing porch and ramps at the Colvin Run Mill Store for ADA compliance, and replacement of the existing path to create an ADA compliant gathering area submitted and presented at the July 13, 2023, ARB meeting, with the following condition:**

- **That the applicant reconsider the drinking fountain color to be black, and submit final design to the ARB Administrator for review.**

**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-27 - 7309 Stafford Rd. Grading Plan**, located at 7309 Stafford Rd., Alexandria, tax map 0933 04 0078, in the Hollin Hills HOD. The applicant is proposing the Infill Grading Plan for the previous project approval ARB 23-HOL-10, reviewed and approved by the ARB on March 9, 2023. The previous approval did not include review of the grading plan. The site is currently occupied by a single-story brick and frame single-family home with a slab-on-grade foundation. The project consists of two (2) proposed additions to the existing home, including a single-story addition at the southwest corner of the existing home that features a slab-on-grade foundation. A second single-story addition is planned at the east side of the existing home that will feature a walkout basement. The historic home remains intact through the project. Jacob Baer represents the application. **PLUS # ARB-2023-MV-00030. Mount Vernon District**

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

#### **Presentation/Discussion**

- David Jamison presented. Home is a Charles Goodman Type 2. This item had an associated ARB approval in March for architectural approval. This item is the grading plan. Scope of work: Under 2,500 s.f. of land disturbance, however 4 grade contours along the northwest are being regraded to allow for water flow.

#### **Member Comments**

- Ms. Murray asked if there was a portion of the plan within the 15-foot side setback. The response from the applicant was yes, however, the Zoning Ordinance allows a lower height deck to encroach 5 feet into the setback.

**Mr. Burns moved, and was seconded by Ms. Murray, that the ARB recommend approval of action item ARB 23-HOL-27, located at 7309 Stafford Rd., Alexandria, tax map 0933**

**04 0078, in the Hollin Hills HOD, for the proposed Infill Grading Plan as submitted and presented at the July 13, 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.**

- 5. ARB 23-HOL-23 - 7211 Rebecca Dr. Special Permit**, located at 7211 Rebecca Dr., Alexandria, tax map 0933 04 0234, in the Hollin Hills HOD. The applicant is applying for a Special Permit, Application number SP-2023-MV-00042, regarding the extension of an existing deck into the front yard setback. John Nolan represents the application. **PLUS # ARB-2023-MV-00031. Mount Vernon District**

**Mr. Burns and Mr. Kulinski recused themselves from the discussion on this agenda item.**

**Ms. Dressel stated that the presentation will concern both Agenda Items for Action #5 and #6.**

#### **Presentation/Discussion**

- Mr. Nolan presented. The applicant has added additional details, photos, and perspectives per ARB workshop recommendation. This is a corner lot. Corner of Rebecca Dr. and Glasgow Rd. Mr. Nolan showed historic images of the property from LIFE magazine. The original house had a protruding deck on front elevation. Proposal is to add deck to front elevation, and to have lily pad steps down from deck down to front walkway. The Zoning Ordinance has changed since house was originally built, and to build the deck in the same vicinity as the original requires a special permit to reduce the setback. Applicant is also proposing an addition on the north side of house. Light monitor on the top. A different perspective on the light monitor was shown to alleviate concerns about imposing design mentioned in ARB Workshop. Applicant mentioned the monitor provides some visual interest.
- Pressure-treated deck, pickets are horizontal bars, 1-inch rail with iron cables underneath
- Windows are Goodman original design, tongue and groove siding

#### **Member Comments**

- Ms. Orr asked about the ARB authority. Ms. Dressel responded Z.O. allows ARB to review special permits in HOD's.

**Mr. Plumpe moved, and was seconded by Ms. Aubry, that the ARB recommend approval of action item ARB 23-HOL-23, located at 7211 Rebecca Dr., Alexandria, tax map 0933 04 0234, in the Hollin Hills HOD, for the proposed Special Permit Application SP-2023-MV-00042, regarding the extension of an existing deck into the front yard setback, as submitted and presented at the July 13, 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.**

- 6. ARB 23-HOL-24 - 7211 Rebecca Dr. Addition**, located at 7211 Rebecca Dr., Alexandria, tax map 0933 04 0234, in the Hollin Hills HOD. The applicant is proposing an addition of a laundry, closet, and bath to existing home. John Nolan represents the application. **PLUS # ARB-2023-MV-00028. Mount Vernon District**

**Mr. Plumpe moved, and was seconded by Ms. Orr, that the ARB approve action item ARB 23-HOL-24, located at ABOVE, tax map 0934 05 0008, in the Hollin Hills HOD, for the proposed addition to the existing house, as submitted and presented at the July 13, 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.**

- 7. ARB 23-HOL-28 – 7411 Recard Ln. Site, Grading, and Landscape Plans**, located at 7411 Recard Ln., Alexandria, tax map 0933 04 0178, in the Hollin Hills HOD. The applicant is proposing the site, grading, and landscape masterplan with gardens, pool, site walls, patios, pedestrian paths, and vehicular access. Nicholas Wittkofski of Moody Graham Landscape Architecture represents the application. **PLUS # ARB-2023-MV-00033. Mount Vernon District**

### **Presentation/Discussion**

- Mila Antova, Landscape Architect, Moody Graham, presented. Changes have been proposed based on ARB Workshop feedback.
  - Revised changes: Pool, front garden circulation, parking spaces, how property will be accessed, maintenance path, stone patio, aging in place elements.
  - Looked at surrounding homes for context.
  - Separated pedestrian approach from the vehicular approach. Overall intent- garden taking over- slow approach, inviting people to interact and engage with the plants. Garden is predominant, and paving is secondary.
  - Removing a lot of asphalt on right side of front yard.
  - Proposed sliver of garden between pedestrian and vehicular. Minimize paving.
  - Materials: Gravel for vehicular areas.
  - Will not be able to reduce parking for family reasons.
  - Maintenance path- proposal will have gravel underneath with gravel above.
  - Select smoother stone to prevent tripping hazard.
  - Brick will match existing home.

### **Member Comments**

- Mr. Plumpe asked about the lighting plan for safety on the stairs. The response from applicant is that there would be safety lights.
- Ms. Orr asked about the gravel for the walking, and how would that impact age-in-place, the base of the gravel walk. The response was for vehicular, LSG support would be used. For pedestrian, there will be 4 inches of sub-base that is well impacted and with steel boundaries.
- Mr. Plumpe mentioned possibly using a gravel binder for walkway material support.

**Mr. Plumpe moved, and was seconded by Mr. Kulinski, that the ARB recommend approval of action item ARB 23-HOL-28, located at 7411 Recard Ln., Alexandria, tax map 0933 04 0178, in the Hollin Hills HOD, for the proposed site, grading, and landscape masterplan, as submitted and presented at the July 13, 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.**

8. **ARB 23-HOL-26 - 7411 Recard Ln. Renovation**, located at 7411 Recard Ln., Alexandria, tax map 0933 04 0178, in the Hollin Hills HOD. The applicant is proposing the restoration of, and an addition to, an original 1953 Charles Goodman-designed home at 7411 Recard Lane. 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 is being submitted by Moody Graham Landscape Architecture. Roger Chien of Cook Architecture represents the application. **PLUS # ARB-2023-MV-00029. Mount Vernon District**

#### **Presentation/Discussion**

- Michael Cook presented. Changes since ARB Workshop: questions about height of carport. Included a pickup track with kayak. There is about 18-inch clearance with a large truck and kayak on roof. The proposal is to keep carport at the same height to maintain viewshed out from the window.

#### **Member Comments**

- Mr. Kulinski mentioned that the elevations provided in the presentation really helped to paint a good picture of the proposal.

**Mr. Kulinski moved, and was seconded by Mr. Burns, that the ARB approve action item ARB 23-HOL-26, located at 7411 Recard Ln., Alexandria, tax map 0933 04 0178, in the Hollin Hills HOD, for the proposed renovation and addition to the existing house, as submitted and presented at the July 13, 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 WORKSHOP SESSION:** None.

**PRESENTATION:** None.

#### **BOARD AND STAFF ITEMS:**

- **Review and action on approval of previous month's minutes: June 8, 2023. Mr. Kulinski moved, and was seconded by Ms. Aubry, to approve the meeting minutes for June 8, 2023, as revised, and to authorize payment to the recording secretary, Ryan Johnson. The motion passed unanimously.**
- **Treasurer's Report:** Ending Balance as of - \$11,126.61- June 30, 2023. Ms. Dressel mentioned that the FY 2024 contribution should be coming.
- **Administrative:**
  - National Trust membership renewal: Ms. Dressel mentioned- Organization membership is \$250. **Mr. Burns moved, and Ms. Orr seconded, that the ARB authorize \$250 payment to renew National Trust Membership. The motion passed unanimously.**
  - DHR is partnering with NAPC and Va. Beach- resilience and disaster planning- free event. Ms. Dressel mentioned to ARB Members to register if interested. September 15 is the date of the event.

- NAPC short course- AIA and AICP credit eligible: Aug 23 and Aug 24, 2023.
- Update Planner III/ARB Administrator: Have hired ARB Administrator- Daniel White, M.A. in Historic Preservation from University of Georgia, Bachelor in Environmental Design from Auburn University, has worked in surveying and documenting, and completing determination for eligibility. Starting Monday, July 31. First ARB meeting will be September 14.
- Intern- Emma Grusebeck- starting her masters at Univ. of Maryland- historic preservation and anthropology.
- Update Planner II/ARB support: interviewing for Planner II position- Ms. Dressel thinks it will be filled by September 14.
- Meeting Schedule
  - Special Meeting: 6:30pm, Monday, July 17, conference rooms 4/5 (in-person)
  - Reminder: No August meeting
  - September 14, 2023: next meeting after July 17.
- **Discussion/Update Reports:**
  - Lorton Workhouse Master Plan: Mr. Plumpe- consultants presented to Workhouse Board and DHR. Largest concern was proposed housing on northern side, and making sure the development is not too tall. A discussion ensued about use of the ballpark and event spaces.
  - Reston Master Plan: June 28, Planning Commission voted to defer public hearing to July 19.
  - Lake Anne Revitalization: Presentation to ARB forthcoming

**Correspondence, Announcements: (Staff):**

- Ms. Dressel sent out an invitation for the LIDL opening. Mr. Plumpe mentioned that his firm worked on a component of the project. Supervisor Storck will be at the event. Mr. Kulinski mentioned its July 25, from 5- 7 pm.
- Ms. Dressel submitted the ARB comments on the Forestville School HVAC to the Great Falls Citizens Association.

**New/other business:**

- One Fairfax volunteers: there is an initiative interested in the demographic composition of BAC's. Mr. Daniel has volunteered. Is there another person from the ARB who wants to volunteer.
- Mr. Burns mentioned that the first agenda item was so poorly constructed and submitted. Does not set a good precedent.
- Mr. Burns mentioned there was an email about the deck guidelines- deck boot camp, 100 percent structural, nothing concerning aesthetics. Concerned minimum standards don't include more discussion about design.

**Mr. Burns made a motion to adjourn at 8:32 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 July 13, 2023, ARB meeting:

- (i) Action items ARB 23-HOL-27 – 7309 Stafford Road grading plan, ARB 23-HOL-28 – 7411 Recard Lane site, grading, and landscape plans, ARB 23-HOL-26 – 7411 Recard Lane renovation, 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 transactions fairly, objectively, and in the public interest.
- (v) Regarding action items ARB 23-HOL-23 and -24 – 7211 Rebecca Drive for a special permit and an addition, I am personal friends with the applicants and will recuse myself from the review of their application.