
THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Fairfax County Government Center
12000 Government Center Pkwy., Fairfax
Conference Rooms 4/5
6:30 PM
6:30 p.m. meeting start

Members Present:

Christopher Daniel, Chairman
Jason Zellman, Vice Chairman
John A. Burns, FAIA, Treasurer
Gabriela Hammack
Samantha Huang, AIA, LEED AP
Stephen Kulinski, AIA
Rachael Mangum
Elise Murray
Joseph Plumpe, PLA*

Members Absent:

Kaye Orr, AIA
Ali Akbar Sohanganpurwala

Staff Present:

Daniel White,
ARB Administrator
Jonathan Kaplan,
Heritage Resources Planner
Megan Riley,
Planning Technician
Ryan Johnson,
Recording Secretary

**Arrived after the commencement of meeting.*

Mr. Daniel opened the January 11, 2024, meeting of the Architectural Review Board (ARB) at 6:32 p.m. Mr. Daniel started the meeting with a motion related to public comment time limitations.

Public comment time limitations:

Mr. Zellman moved, and was seconded by Ms. Murray, that members of the public will have 3 minutes to speak during public comment periods. The motion passed unanimously.

Mr. Daniel 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. Daniel read the opening Statement of Purpose.

APPROVAL OF THE AGENDA- Chair

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

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

INTRODUCTION/RECOGNITION OF GUESTS: Staff

Mr. Daniel mentioned Richard Bierce, former ARB Member, passed away last December. A honorary moment of silence was held.

CONSENT CALENDAR ACTION ITEMS: None.

ITEMS FOR ACTION:

- 1. ARB-24-HOL-01 – 1600 Paul Spring Rd. Variance** located at 1600 Paul Spring Rd., Alexandria, tax map 0934 01 0001A, in the Hollin Hills HOD. The applicant is seeking a variance as two (2) of the four (4) installed court lights are within the parcel setback. Rebecca Bostick represents the application. **PLUS # ARB-2023-MV-00065. Mount Vernon District.**

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

******Mr. Plumpe arrived at 6:37 p.m.******

- Ms. Christine Kelly presented. This is regarding a September 2023 ARB previous action item on a special permit application to allow outdoor recreation (pickleball/sports court). The September ARB 2023 action item was approved, however the overall application is back for a variance since 2 of the existing lights were located in a front yard setback, which is a zoning issue. Lights are located approximately 3 feet off of Fort Hunt. Rd. The existing lights are black light poles, directionally shielded downward, double-headed.

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

Member Comments: None.

Mr. Burns moved, and was seconded by Mr. Kulinski, that the ARB recommend approval of action item ARB-24-HOL-01, located at 1600 Paul Spring Rd., Alexandria, tax map 0934 01 0001A, in the Hollin Hills HOD, for the variance for two of four lights that are installed within the parcel setback, as submitted and presented at the Error! Reference source not found., 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-24-HOL-02 – 2109 Popkins Ln. Addition** located at 2109 Popkins Ln., Alexandria, tax map 0933 04 0094, in the Hollin Hills HOD. The applicant is proposing a two-story addition. Christine Kelly represents the application. **PLUS # ARB-2024-MV-00001. Mount Vernon District.**

******Mr. Burns recused himself from the discussion of this agenda item.******

Presentation/Discussion

- Ms. Kelly presented. She mentioned that this project was a previous workshop item.

- The property is located in the middle of the Hollin Hills HOD, on Popkins Lane. The proposed addition is on the south-side rear of home.
- Changes since workshop: Proposal will maintain existing brick and cedar siding. Front wall will be rebuilt to be terraced. Storage shed will be removed. Upper level of new addition will be bedroom and patio. Creating a two-tiered wall to replace the existing retaining wall in the front. Upper level will have new library. Front elevation will match window proportions on upper level. Siding is primarily cedar, and will be matching the brick application on lower level as similar to the existing home. Proposed windows will be Anderson 400 contemporary windows and doors with thin profile. Contemporary thin profile to match existing window configurations. As close as possible to match existing steel windows. Matching the height and eave line, and matching all of the four roof heights. Exterior lighting will consist of small cylindrical cone shaped black lighting fixtures for retaining wall.
- **Mr. Daniel asked members of the public for comment. No comment.**

Member Comments:

- Mr. Plumpe asked would there be a railing on the rear patio. The response from the applicant was unclear.
- Ms. Hammack asked when this item previously came before the Board. The response from the applicant was February 2023. Ms. Hammack was also concerned about the trash enclosure being so close to front entrance, and would like to have it relocated. Ms. Kelly mentioned that the trash enclosure is actually behind a corner, and tucked back behind the front entrance. Ms. Kelly showed the floorplan and explained how the enclosure was around the corner from the front entrance. Ms. Hammack then agreed that the trash enclosure design was OK.
- Mr. Kulinski asked about the trash enclosure height. Ms. Kelly responded 4 feet.
- Mr. Kulinski asked if the windows above the trash enclosure area would remain. Ms. Kelly responded that those existing windows on that elevation will remain.
- Mr. Kulinski mentioned that the overall design, since workshop, is now good. The new addition is subservient to the original house, and helps counterbalance the other newer addition on the side of the house.
- Mr. Plumpe asked if there is any pedestrian connection between the patios. Ms. Kelly responded that it was a good idea to incorporate.
- Mr. Plumpe also asked about the tiered wall in the front yard and whether there would be tiered planting areas. Mr. Plumpe gave some landscape recommendations.
- Mr. Daniel agreed that the addition is subtle, and more subservient to the original home.

Mr. Zellman moved, and was seconded by Ms. Mangum, that the ARB approve action item ARB-24-HOL-02, located at 2109 Popkins Ln Alexandria, tax map 0933 04 0094, in the Hollin Hills HOD, for the proposed construction of a two-story addition, as submitted and presented at the Error! Reference source not found., 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.

3. **ARB-24-LOR-01 – 9514 Workhouse Way Improvements** located at 9514 Workhouse Way, Lorton, tax map 1064 01 0058, in the Lorton/Laurel Hill MOA Eligible Area. The applicant is proposing alterations to the west-facing façade to address kitchen ventilation and installation of the natural gas meter to meet utility provider requirements. These alterations relate to the interior fit-out of building W-13 (9514 Workhouse Way) to allow for the provision of food services by the tenant, Bunnyman Brewing. Scott Sizer represents the application. **PLUS # ARB-2023-MV-00066. Mount Vernon District.**

Presentation/Discussion

- Mr. Sam Gray presented. This item was previously before the ARB for a December 2023 workshop. Displayed photos of building elevations. Vent will support interior kitchen. Seating was originally on the second floor, and was told by the County Permits office that it had to be relocated to the first floor. Gas meter location is based on what gas company wants. The vent is located in the only practical place based on other interior and code restraints.
- **Mr. Daniel asked members of the public for comment. No comment.**

Member Comments:

- Ms. Murray stated that she believes the design is the best option possible given constraints.
- Mr. Plumpe stated that the vent is facing Route 123. Asked how high above ground is vent. The response from applicant was 11 feet. Mr. Plumpe also asked what side the vent will be on? The applicant responded the western side. Mr. Plumpe mentioned that wind will blow vent air through seating area outside. The applicant responded that there are 2 holly trees blocking view from Route 123. Mr. Plumpe asked if visible from trail. The applicant responded no.
- Mr. Plumpe mentioned maybe the vent could be ran through the roof. Possibly a black shaft, to match black roof. The applicant responded that the current proposed location is the most practical.
- Mr. Plumpe asked what the color of the vent is. Mr. Plumpe mentioned that the gas meter could be painted black. Applicant responded that it could be painted whatever the Board wishes.
- Plumpe asked how far the vent sticks out from building face. The applicant response was 17 inches. Previous design was 24 inches.
- Mr. Zellman mentioned the ideal solution doesn't necessarily equate to the most practical solution.
- Ms. Hammack commented- this is a plain masonry building, and given its adaptive reuse, comfortable with the proposal, regardless of holly screen vegetation. Prefers to focus review on a 50-year timespan into the future.
- Ms. Huang mentioned that the floorplan was set, and the exhaust fan has to go in the proposed location. Ms. Huang asked- where in the process was the floorplan set and why wasn't that communicated better earlier in review process. Second question- can floorplan be changed. Mr. Gray responded that the early plans were given as basic outline of architect's design, however the plans were changed when the County stated that people (customers) could not be upstairs.

- County should have thought through this process early-on. Mr. Daniel mentioned the Heritage staff were not consulted early on. ARB wants to accommodate and there is a County process that needs to be improved, so that there is not confusion later on in the process.
- Mr. Burns mentioned that for 2 decades of planning for Lorton reuse, no one thought through the implications of providing good solid information. Mr. Burns appreciated the changes since the original design, smaller, less obtrusive, quieter, less projection. Mr. Burns mentions that there needs to be a much better understanding of the physical limitations of these buildings- let's not have months of delay for future tenants.
- Ms. Mangum- there needs to be a holistic approach to review, which includes the occupancy constraints. This will better inform the ARB.
- Mr. Plumpe asked where is the ventilation for the bathrooms. The applicant responded that the ventilation will be interior. There will be no external penetrations for bathroom. Mr. Plumpe asked about the HVAC, and whether it will all be internal. HVAC will be outside on the building elevation where the existing mechanical bay is.
- Mr. Daniel mentioned a separate action for mechanical guidance for W-13 and W-15.

Mr. Burns moved, and was seconded by Ms. Hammack, that the approve action item ARB-24-LOR-01, located at 9514 Workhouse Way Lorton, tax map 1064 01 0058, in the Lorton/Laurel Hill MOA Eligible Area, for the proposed alterations to the west-facing façade, as submitted and presented at the Error! Reference source not found., ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of the Memorandum of Agreement of the Lorton/Laurel Hill Eligible District and Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.

ITEMS FOR WORKSHOP SESSION:

1. **ARB-24-LOR-02WS – 8780 Lorton Rd. Brick Rehabilitation** located at 8780 Lorton Rd Lorton, tax map number 1073 01 0019, in the Lorton/Laurel Hill MOA Eligible Area. The applicant is proposing to repair and replace bricks, repoint mortar, remove vegetation and efflorescence on a brick, barrel bridge. Debbie Robison represents the application. **PLUS # ARBWK-2023-MV-00040. Mount Vernon District.**

Presentation/Discussion

- Ms. Robison presented- she showed images of the Barrel Bridge, a contributing structure. Study done for bricks has concluded that they have deteriorated to the point that rehabilitation is necessary.
- Ms. Robison mentioned that the mortar had been tested for strength. New mortar will match the existing mortar.
- Joint profiles- on parapet, there is a setback joint ½". Would want to mimic that existing design feature.
- There will be different treatments for bricks cracked greater than 3/8". Ms. Robison has contacted Lorton Workhouse to get older bricks from them. Will incorporate into

final design. For cracks less than 3/8” but more than 3/16”, a sealant may be used. Additional goals are to remove the efflorescence and poison ivy.

Member Comments:

- Ms. Hammack asked about the sealant. Ms. Robison presented the information (passed around a handout) to ARB. Mr. Daniel clarified it was just sealant for cracks.
- Mr. Daniel mentioned there are many companies that can help with the brick. Mr. Daniel mentioned that there can be problems custom-matching the sealants. Mr. Daniel was more concerned with how much of the structure would need the sealant, and what the cumulative aesthetic impact would be.
- Ms. Hammack asked about history of prior pointing campaigns. Ms. Hammack mentioned that she would be very concerned with the execution of the sealants. Mentioned to do the other repairs first and then look at sealant afterwards. Ms. Hammack recommended, with regard to effervescence, to start with the most simple and work yourself up before going to strong detergents. 500 PSI is recommended.
- Mr. Daniel mentioned the execution of the plans is important.
- Mr. Plumpe asked if the bridge is used. Response from the applicant was yes. Mr. Plumpe asked if there is possibility of an interpretative sign.
- Mr. White mentioned this will have to go to VDHR.
- Mr. Burns asked about the sealant and whether it could actually function as intended.
- Mr. Burns mentioned a sealant will make brick hold water. And the bricks are under the arch.
- Ms. Mangum asked what is the long term plan for maintaining, periodic cleaning, etc. that will be needed. Schedule for what’s needed.
- Mr. Burns mentioned one solution with regard to draining is to put a waterproof feature above the bridge arch, so that the water does not run through the brick. Mr. Burns mentioned it may be worth it to see if there was any original waterproofing/drains that could be rehabilitated.
- The ARB would also like to see photos of the top of the bridge for the action item.
- Mr. Daniel stated that there should be cleaning before the repairs, and that the sequencing has to be correct.
- Mr. Daniel mentioned that the National Park Services bulletins should be consulted.
- Ms. Hammack mentioned to look at the digitized NPS bulletins under certain categories like stone repair, etc.

2. **ARB-24-ROB-01WS – 12221 Popes Head Rd. New Construction** located at 12221 Popes Head Rd., Fairfax, tax map 0673 01 0032, in the Robey’s Mill HOD. The applicant is proposing demolition of the existing single-family residence and construction of a new, two-story residence. John Falke represents the application. **PLUS # ARBWK-2023-SP-00039. Springfield District.**

Presentation/Discussion:

- Mr. Falke presented- will be demolishing existing house and building new house. Lot 32 of the Robey Mill HOD. Showed photos of existing house. Access is from Saw Mill Rd. Can't see historic structures from property due to road bend and change in elevation (this property sits higher). Would like to build 2-story home with basement and 3-car garage. Showed elevations of home. 32-foot-tall home. Showed floorplan. New structure will be in similar location on the lot as existing. Ground is sloping down to lower left-hand corner. Using existing sewer. Preserving as many trees as possible. Removing 2 trees on property, and 3 for driveway. Would keep the horizontal white fence which is keeping within the rural nature of the HOD. House will fit into existing topography.

Member comments

- Ms. Murray asked if this would be the last little house being demolished in the vicinity. The applicant responded yes.
- Mr. Daniel mentioned it is a struggle to incorporate the vernacular in this proposal, with the Robey Mill as context. The roof and massing is not as simple as the mill property.
- Mr. Zellman mentioned to provide photos of the other ARB-approved homes.
- Mr. Kulinski mentioned that he looked at some of the other surrounding properties, and none had a true vernacular- no true identifiable styles. Not that different than the surrounding neighborhoods.
- Ms. Hammack mentioned to provide more detailed footprint and lot coverage calculations, and to have an architect at the next meeting. The size of garage and driveway needs to be smaller- something needs to be done to make the garage less prominent on the property.
- Ms. Mangum stated to consider archaeological aspects early on.
- Mr. Plumpe mentioned it's a gateway property as you come into the district. Mentioned to have detailed landscaping. Probably make the green area in the central driveway larger.
- Mr. Kulinski asked could the driveway be mitigated somewhat to not be as visually dominant.
- Mr. Burns liked the size of the lot, the respect given to the existing vegetation, and the fact that the proposal hasn't substantially pushed the house anymore further than the existing house setbacks. Recognizes the needs of the family and that these HODs are often cluster housing or McMansions. The guidelines say new construction should differentiate (from the historical resource). Also, this house is not visible from the mill property- does not have significant impact on the historic core of the district.
- Mr. Daniel mentioned that maybe driveway color or material could be reconfigured.
- Ms. Hammack mentioned that subtle changes about the driveway and the 2nd floor over the garage roof height could possibly be lowered, and maybe window type in garage doors could be made smaller as to symbolize an accessory structure.

PRESENTATION: None.

BOARD AND STAFF ITEMS:

- **Review and action on approval of November 2023 minutes:** Mr. Zellman moved, and was seconded by Ms. Murray to approve the meeting minutes for November 9, 2023, and pay the recording secretary. The motion passed unanimously.
- **Review and action on approval of December 2023 minutes:** Mr. Zellman moved, and was seconded by Ms. Murray, to approve the meeting minutes for December 14, 2023, and pay the recording secretary. The motion passed unanimously.
- **Treasurer’s Report:** Ending Balance as of December 31, 2023 - \$17,738.47

- **Administrative:**
 - ARB email address reminder: Mr. Daniel stated that Mr. White mentioned this matter at December 2023 ARB meeting. Please create an email for ARB. Recommended format is firstnamelastnamearb at domain. If you blast email, bcc.
 - Business cards order: Mr. White will send a followup email with details to Members.
 - Continuing Education information – needed by January 19, 2024. As a CLG, have to report October 1, 2022 through September 30, 2023. Mr. White mentioned you need at least 1 credit hour.
- **Discussion/Update Reports: None**
- **Correspondence, Announcements:**
 - Pohick Church update: Mr. White mentioned there were 2 conditions of the ADA ramp approval, that the Park Authority would be consulted, and that the ARB Members would visit the site and view progress.
- **Old Business:**
 - **Design Guidelines project update:** Mr. White presented. Showed rough timeline of delivery of design guideline package. This project started in a 2016 ARB meeting where the need for overall design guidelines was communicated. Funding by the Board of Supervisors was provided in September 2019. In January 2020, work began with contractor EHT Tracerics. The scope of work was updating 13 HOD-specific guidelines, and then creating overall design guidelines. Wellington and Hollin Hills HOD guidelines were added afterwards.
 - Mr. Kaplan presented a comprehensive review of guidelines. Mr. White will be sending out draft design guidelines and template comment form to ARB Members to highlight the issues to forward to EHT Tracerics. Once EHT Tracerics incorporates comments into drafts, then there will be public meetings. The plan is to have 5 public meetings throughout the County. There will be a public information meeting also before the ARB. Then, the design guidelines would need to go before the ARB for official adoption. Contents will include, but not limited to: maps and graphics, acknowledgements, submission materials and process, ADA features, security features, mechanical equipment (screening/installation).

- Ms. Mangum had a question about if any of the HOD boundaries have changed. The answer from Mr. White was no.
 - Mr. Burns asked about accessory structure guidelines and how they relate with the underlying Zoning Ordinance. Mr. White will check on this topic.
 - Mr. Burns also asked about the acknowledgements- have a history of the folks who have worked on the project named, particularly the overall design guidelines project.
 - Staff commented that there will be at least 5 public meetings (HOD's roughly grouped together for some meetings due to geographical proximity, with the exception of Lake Anne and Centreville). Staff will also use digital program PublicInput.
 - Original scope of work included printed and bound copies, but staff asked Members to think about if that is still needed and/or desired. Mr. Burns asked does the County have a policy about physical documents. Mr. White will check into this question.
 - There will be a letter to industry sent out. Will closely coordinate with Supervisors offices.
- **Discussion on the Lorton application (Bunnyman):** Mr. White mentioned there is a meeting in the future with Fairfax County Permits office for future permits in the Lorton Workhouse area to ensure the process is more effective. Mr. White is also meeting with VDHR and other County agencies to meet at the Workhouse site and talk about coordinating process.
 - **STAFF REPORTS: Mr. White**
 - Mr. White provided a comprehensive overview about how staff is working to provide staff reports for ARB agenda items for both Members and the public to use.
 - ARB items will be assessed with a “tier” system for staff processing and preparation for ARB review. Items will be categorized in Tiers I through Tier IV, ranging from the less (Tier I) to the more complex (Tier IV) review items. Examples of Tier I items are signs, trades permits, solar panels, etc., whereas Tier IV would be new construction. Mr. White also displayed draft submission requirement criteria matrices for each Tier.
 - A discussion ensued about the submission requirements. Mr. White mentioned to Members to get back to him about any questions related to the draft.

NEW BUSINESS

- **Reston RELAC:** Cooling system. Mr. Daniel mentioned that the servicing company for the Lake Anne cooling system is out. The Co-op will take over it. There is a work group to help think about potential solutions. Mr. Daniel and Ms. Huang are on the work group. Public outreach is already happening.

- Mr. Burns mentioned that Mr. Bierce would often bring in a great quote about preservation to ARB meetings and events. Very early advocate for comprehensive design guidelines.
- Mr. Plumpe mentioned Mr. Bierce was a man with a heart for architecture.
- Ms. Murray mentioned that, in addition to his local service, Mr. Bierce was a strong advocate for making historic preservation matter at the state government level.

Mr. Burns made motion to adjourn at 9:53 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

ATTACHMENT 1: MR. JOHN 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 January 11, 2024, ARB meeting:

- (i) Action item ARB-24-HOL-01 – 1600 Paul Spring Road Variance involves 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 item ARB-24-HOL-02 – 2109 Popkins Lane Addition, I am personal friends with the property owners and will recuse myself from review of their application.