
THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Fairfax County Government Center
12000 Government Center Pkwy., Fairfax
Room 232
6:30 PM
6:30 p.m. meeting start

Members Present:

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

Members Absent:

Kaye Orr, AIA

Staff Present:

Denice Dressel, *Heritage
Resources Branch Chief*
Jonathan Kaplan,
Heritage Resources Planner
Ryan Johnson,
Recording Secretary

**Arrived after the commencement of
meeting.*

Mr. Zellman opened the January 9, 2025, meeting of the Architectural Review Board (ARB) at 6:31 p.m. Mr. Zellman started the meeting with a motion related to public comment time limitations.

Public Comment

The ARB needs to determine how long each member of the public will be able to speak during the public comment periods. The public will be allowed to comment after the consent agenda items and after each action item, as is standard ARB practice.

Mr. Kulinski moved, and was seconded by Mr. Daniel, that each member of the public will have 3 minutes to speak. 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. Daniel read the opening Statement of Purpose.

APPROVAL OF THE AGENDA- Chair

Mr. Daniel moved to approve the agenda, as submitted. Mr. Burns seconded the motion. 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: Staff. None.

CONSENT CALENDAR ACTION ITEMS: None.

ITEMS FOR ACTION:

1. **ARB-25-CRM-01 – 10017 Colvin Run Bridge and Trail** located at 10017 Colvin Run Rd., Great Falls, tax map 0182 01 0024, in the Colvin Run Mill HOD. The applicant is proposing to construct a natural surface trail and install a pedestrian bridge over Colvin Run. Beth Ionnetta represents the application. **PLUS # ARB-2024-HM-00054. Hunter Mill District.**

Presentation/Discussion

- Ms. Ionetta, Trails Project Manager, presented. Tom McFarland, Project Manager, was also present. This item was previously heard at a June 2024 workshop.
- Located at Colvin Run Mill HOD, near Route 7. This project will be on south side of Route 7. Rails to River trail running parallel to Colvin Run. Connecting to Rails to River Trail, and connecting to underpass trail that VDOT constructed as part of Rt. 7 widening project.
- Fall 2024: Phase I archaeological study: study was larger than LOD.
- Conceptual Plan: bridge has been shifted to west since workshop. To avoid wetlands. 3-4 ft. natural trail. Will attempt to re-use steel bridge. Will have similar fiberglass bridge design as other park bridges throughout County. Meets the stream velocity requirement. Less impact design.

Mr. Plumpe arrived at 6:36 p.m.

- **Mr. Zellman asked for public comment. None.**
- **Mr. Zellman asked for Member comments:**
 - Mr. Plumpe stated that he toured the location. Mentioned that the entrance to culvert is a bright red- VDOT painted to match mill. Color should be changed. Suggested that FCPA add an interpretive/ecological system information plaque. The pale green of the bridge will fade.
 - Ms. Hammack asked what the finish of the fiberglass is. The applicant responded that there is no application, and it is a matte finish.
 - Mr. Plumpe asked if a historic exhibit/mural/park foundation sign could be added, such as a simple timeline about the site.

- Mr. Plumpe asked if the bridge would have lighting. The response from applicant was yes.
- Ms. Hammack asked about the archaeological study. The response was that there was no findings of significance. Ms. Mangum stated a final tech report will come out. They only did a management summary.

Mr. Kulinski moved, and was seconded by Mr. Daniel, that the ARB approve action item ARB-25-CRM-01, located at 10017 Colvin Run Rd, Great Falls, tax map 0182 01 0024, in the Colvin Run Mill HOD, for the proposed deck, trail construction, and bridge installation, as submitted and presented at the January 9, 2025, 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-25-HOL-01 – 2107 Popkins Ln Additions** located at 2107 Popkins Ln., Alexandria, tax map 0933 04 0095, in the Hollin Hills HOD. The applicant is proposing to construct two additions. Christine Kelly represents the application. **PLUS # ARB-2024-MV-00055. Mount Vernon District.**

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

Presentation/Discussion

- Ms. Kelly presented. Nguyen Jones Residence. 2 previous workshops. Original design- one large addition along front elevation. In previous meetings, ARB was concerned about breaking up original fabric. This revision has broken up the mass into 2 additions.
- Design features: Front bedroom addition, and rear family room has been opened up to kitchen addition. Butterfly roof front and back. Original windows, chimney preserved. Matching existing cedar siding, and roof angles.
- Ms. Kelly stated that it is possible to build near large tree in the rear yard- after consulting arborist with proper pruning.
- Mr. Kulinski asked if 15-20' is measured from trunk or edge of root. Response from applicant was 15' from trunk. Mr. Kulinski likes that the original bank of windows is being preserved. Mr. Kulinski stated some of the details could be better resolved. Mr. Kulinski asked about the detail work above the bench- and whether it would be preserved. Ms. Kelly confirmed that the expansion would not cover up the detail. Mr. Kulinski stated that it was not shown on the drawings.
- Mr. Kulinski states that the layering of materials and forms, hierarchy of the entry is being taken away with this design. Maintaining the brick element is critical to a Hollin Hills. The door is more muddled. The car entry is a lower roof. A re-creating of the lower roof would be more in-line.

- Mr. Daniel stated this revision is much better than the original workshop item. There is so much wood siding, but the brick is also critical. How much of the brick façade is being maintained. A lot of the brick is being lost- new addition is wood on all 3 sides.
- Mr. Daniel asked if all additions would have wood sides. Ms. Kelly responded yes. She stated that the brick foundations would be carried through. Mr. Daniel stated that the “wing” roofs seem dominant, but would defer to architects on ARB.
- Mr. Burns stated that the left side addition overwhelms the house across the side yard setback. Drawings suggest a retaining wall would be needed on the side – Drawing 1 on Sheet A-4. Ms. Kelly mentioned that the grade is not shown correctly sloping down to the street.
- Mr. Burns stated that it would be large projection over the neighbor’s house. Asked whether there would be a re-grade. Ms. Kelly mentioned that a gable roof is not preferred due to need for natural light. Still meets setbacks.
- Mr. Burns mentioned the way the current carport sits is deferential to the house. But the proposal is to widen it from street side and then attach it to house. Loses slightly independent character that it has. Looks jammed into house.
- Mr. Burns asked about the connector roof to the carport. The response from the applicant was that it will not be a breezeway, but it would be covered. Completely covered.
- Ms. Kelly- hardi-plank material shown on plans is an error. Needs to be corrected. Roofing materials are also not accurately provided.
- Ms. Hammack asked about approx. s.f. of the home- and how much is being added. 1,350 s.f. existing- and almost doubling footprint. Not comfortable with that size, would like the carport to go away. Recommended to get rid of non- historic structure, and improve void-to-ratio, glass and brick, longitudinal shape of the roof- Hollin Hills clearly has house types, this is not a butterfly roof home- would like to see a different roof shape. Needs more brick ratio.
- Mr. Daniel recommended to incorporate more brick, façade on north elevation is possible location.
- Mr. Zellman stated he is not opposed to additions, but we want to make sure we know exactly what details and information we are approving as the ARB.
- Ms. Kelly mentioned the butterfly roof lets the house be the original house and not copying. It allows the natural light to come into the house. Home needs to be expanded to work better for family.

Ms. Huang moved, and was seconded by Ms. Mangum, that the ARB approve action item ARB-25-HOL-01, located at 2107 Popkins Ln., Alexandria, tax map 0933 04 0095, in the Hollin Hills HOD, for the proposed construction of two additions, as submitted and presented at the January 9, 2025, ARB meeting.

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

Mr. Daniel asked to add a friendly amendment, which was approval with the following modification: that the cover sheets and other pages be updated to include design details, such as window specifications and other design details. Ms. Huang accepted the friendly amendment, as well as Ms. Mangum, as the original seconder.

Mr. Zellman then called for a roll-call vote:

Plumpe- Y

Burns- N

Hammack- N

Daniel- N

Zellman- N

Kulinski- N

Mangum- N

Huang- Y

Murray -N

The motion failed 2-7.

Mr. Zellman stated to the applicant that you can work with staff. Goal is not to say no, but needs to be a comfortable yes. Work with Ms. Dressel for review options, such as appeal.

3. **ARB-25-LKA-02 – 1604 Washington Plz. N Alterations** located at 1604 Washington Plz N, tax map 0172 06E 0001, in the Lake Anne Village Center HOD. The applicant is proposing to replace the front door and windows, as they were damaged in a fire. Josh Bland represents the application. **PLUS # ARB-2025-HM-00001. Hunter Mill District.**

Presentation/Discussion

- Mr. Crow presented about replacing damaged front doors at a commercial space in Lake Anne Plaza. Dark bronze- existing door color will be matched.
- **Mr. Zellman asked for public comment. None.**
- **Members:**
 - Mr. Daniel asked about the siding window material. The applicant responded it would be aluminum.
 - The applicant stated that it the door has to be painted to match existing. The drawing shows push bar and rounded handle. The applicant confirmed that it is a slider handle. Ms. Hammack asked

the applicant what door would they prefer. The response was slider door.

- Mr. Zellman asked staff since drawings showed options, to specify which type of door, would this require a condition in the motion. Staff responded yes.

Ms. Hammack moved, and was seconded by Mr. Burns, that the ARB approve action item ARB-25-LKA-02, located at 1604 Washington Plz N, tax map 0172 06E 0001, in the Lake Anne Village Center HOD, for the proposed alterations, as submitted and presented at the January 9, 2025, ARB meeting, with the following modifications:

- **That the approved door be the sliding door shown on presented drawings. Drawing shown on Plan Page DE-1.**

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:

- 1. ARB-25-LOR-01WS – 9030 Power House Rd. Alterations** located at 9030 Power House Rd., Lorton, tax map 1071 09 H1, in the Lorton/Laurel Hill MOA Eligible District. The applicant is proposing the adaptive reuse of building P-12, the former dining hall, into a climbing gym operated by Sport Rock. Jack Perkins and Michael Nanney represent the application. **PLUS # ARBWK-2025-MV-00001. Mount Vernon District.**

Presentation/Discussion

- Mr. Nanney presented. Colleague Jeremy Harding also presented, and Bob Dunning- Dunning Architects, also presented. December workshop. Wanted to come back to ARB to mostly discuss the outdoor element- bouldering element climbing wall. Several parts to the outdoor element: weather canopy, wall itself, and fence around it. VDHR approved the tax credit approval- outdoor bouldering element, contingent on tinsel fabric- protective, rather than a rigid-structure canopy.
- Bob Dunning discussed the revised outdoor boulder – placement, fencing, and tinsel cover. 4th element- sidewalk- cross-sidewalk interrupted. Cathy Coker co-presented. Boulder moved 15 feet away from building.
- The proposed tensile fabric is two triangular sails anchored with 4 poles.
- Fence- first 6 feet would be vertical panels, and then a leaf-design type top panel.

- Ms. Hammack asked if the pavement (that the boulder is depicted as placed upon) was original to the site? Mr. Plumpe responded that it is not original. Ms. Hammack stated she likes the idea of sidewalk going around the property.
- Mr. Perkins mentioned sidewalk is not really used. Buildings are mostly vacant, those that are occupied mostly use parking lot side.
- Mr. Kulinski asked about the design of the gates (black, iron-wrought-type design), and applicant responded that it is similar to the other VDHR-approved types elsewhere on the Workhouse Campus.
- Ms. Hammack asked if VDHR commented about the fence. The applicant responded it is the same standard black fence approved elsewhere on site, so no comment.
- Mr. Plumpe asked about detail for table and seating, and this should be provided on final action item.
- Mr. Plumpe asked how tall is the fence. The response was 8 feet. A question was raised whether it would need a variance.
- Ms. Huang asked to not extend the concrete patio and tinsel to the building. There should be space left om between.
- Mr. Daniel mentioned that Pohick Church is a little different (with regard to the patio being extended to the building)- George Washington's church- the prison and flatness- slab is appropriate context
- A question arose about boulder material. The response from the applicant was a material like fiber-crete to withstand the elements would be used.
- Mr. Plumpe asked about the padding at the foot of the proposed boulder element. The applicant's response was there will be about 13 inches of padding. Proposed wall is a 13-foot height. Proposed charcoal color padding doesn't show rubber marks.
- Ms. Hammack asked the applicants, for the final action, to provide imagery for exterior climbing wall. Rendering should include person climbing and on the ground.
- Mr. Plumpe asked if there is any proposed lighting. Applicant responded yes there will be some uplighting (likely) for security.
- Ms. Huang asked if each boulder is unique. Response was yes, and Mr. Harding gave a detailed response on all of the testing and analysis that goes into boulder design.
- Ms. Murray mentioned that this provides much more shade than the original building.
- Applicant stated that they would prefer concrete all the way up to the face of the building.
- Mr. Kulinski stated to line up the fence and concrete patio with the width of the building projection.
- Mr. Plumpe stated to include lighting specs with action item and consider poles with consolidated lighting.
- Mr. Zellman stated, for final action, to include the VDHR correspondence.
- After 5-year tax rebate, Mr. Burns stated if the tensioning does not work, come back to ARB for advice on alternative.

- 2. ARB-25-LKA-01WS – 11447 Washington Plz. W., EV Charger** located at 11447 Washington Plz. W., Reston, tax map 0172 10H 0006, in the Lake Anne Village Center HOD. The applicant is proposing the installation of a dual port Electric Vehicle (EV) charger in the parking lot of the Washington Plaza Cluster. Ken Adams represents the application.

Presentation/Discussion:

- Julie Gurnee, Fairfax County Office of Energy, presented. Charge Up Fairfax program assists HOA's with community charging. Supported by BOS. Washington Plaza accepted as pilot in Fall 2023.
- Proposed charger with 2 points- in a parking spot in SE corner, kind of out of the way. Not open to the public. Can only be for residents and their guests (due to Zoning Ordinance restrictions on accessory uses) Black charging station, with 2 green charging station signs. The opposition issue is parking.
- 4' high station, dual port. 1168 Chimney House Rd is right address.
- Mr. Plumpe asked if it would serve the demand. Applicant (Mr. Adams) stated 4-5 EV's are in neighborhood now, with 7- EV's expected soon. Another station will probably be required in the future.
- Ms. Hammack stated that the applicant is thoughtful about location. Asked if staff could reach out to heritage resources staff in the future, before planning for a location.
- Mr. Burns asked if there are any analogous state legislation that will control the EV station, like with cell towers- Staff responded no. Virginia is a right-to-charge state. HOA's can't tell a person they can't charge here and there.
- Mr. Burns asked if there were design guidelines for charging stations. What is the precedent. Applicant stated that Reston Assn. has design criteria and it was approved.
- Mr. Burns asked how long can someone leave their cars at a EV parking space. Applicant responded it can be enforced. Staff responded that it can be an overage charge per time over once fully charged, but that enforcement mechanisms are ultimately up to the HOA.
- Mr. Burns asked about maintenance. Staff responded it is warranty and maintenance plan from manufacturer.
- Mr. Burns asked if the EV stations have to be ADA accessible. The response was not now due to private property. County has to have ADA accessible on public property.

PRESENTATIONS: None.

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous months' minutes: December 12, 2024.** Ms. Mangum moved, and was seconded by Mr. Daniel, to approve the meeting minutes for the December 12, 2024, ARB meeting and pay the recording secretary, Ryan Johnson. The motion passed unanimously.
- **Treasurer's Report:** Ending balance- \$26,160.90 as of December 31, 2024.

Administrative:

Discussion/Update Reports:

- Dunn Loring School Rezoning – draft proffers. Ms. Dressel reported FCPS has expanded to incorporate more original arch details, salvaging existing pediment and entryway. And WAP plaque. Also will include ethnographic research and those connected to the site. Added ARB as review agency.
- Ms. Dressel mentioned number of bricks has not been mentioned.
- Ms. Dressel stated that they won't be coming back to ARB. They will allow ARB to review the interpretive exhibit.
- Ms. Hammack mentioned a historic context study for County schools would be a great thesis project.

Correspondence, Announcements: (Staff)

- **Heritage Resources Branch Update:** Ms. Dressel- Recruiting for new ARB administrator will involve recruitment, interviewing, and training. She is aiming for the role to be filled by August 2025.

•Old business:

- Mr. Burns mentioned Pohick Church finished their ramps.
- A discussion ensued about the Exceptional Design Awards, and the status of compliance for ARB matters within the County.

• New/other business:

- Mr. Daniel mentioned that Fairfax TV pushed out the Exceptional Design Awards link on the County website. Please check it out.
- Mr. Plumpe mentioned that the buildings are still in not great repair at Workhouse. Has heard that the County is potentially addressing some of the maintenance issues. Mr. Zellman stated that it may be great to tour the property.
- Ms. Mangum mentioned that the agency she works for has guidelines about EV's that may be helpful to consider when looking at ARB projects.
- Mr. Zellman thanked everyone for making sure his first meeting as Chair went smoothly.

Mr. Burns made motion to adjourn at 8:57 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, ARB Administrator, Fairfax County Department of Planning and Development (DPD), at (703) 324-1380,

ATTACHMENT 1: Mr. John Burn's 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 9, 2025, ARB meeting:

- (i) Action item ARB-25-HOL-01 – 2107 Popkins Lane two additions 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.