
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:

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

Members Absent:

Stephen Kulinski, AIA

Staff Present:

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

**Arrived after the commencement of meeting.*

Mr. Daniel opened the February 8, 2024, meeting of the Architectural Review Board (ARB) at 6:36 p.m. Mr. Daniel started the meeting with a motion related to public comment time limitations.

Public comment time limitations:

Ms. Murray moved, and was seconded by Mr. Zellman, 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. Burns read the opening Statement of Purpose.

****Ms. Mangum arrived at 6:39 p.m.****

****Mr. Plumpe arrived at 6:40 p.m.****

APPROVAL OF THE AGENDA- Chair

Mr. Daniel mentioned that there were two minor revisions to the agenda. Mr. Sohanghpurwala moved, and was seconded by Ms. Murray, to approve the agenda as revised 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

CONSENT CALENDAR ACTION ITEMS: None.

ITEMS FOR ACTION:

- 1. ARB-24-HOL-04 – 7302 Rippon Rd. Addition** located at 7302 Rippon Rd., Alexandria, tax map 0934 05 0016, in the Hollin Hills HOD. The applicant is proposing a kitchen addition and interior renovations. Christine Kelly represents the application. **PLUS # ARB-2024-MV-00003. Mount Vernon District.**

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

Presentation/Discussion

- Ms. Christine Kelly presented. The project will consist of a kitchen addition to the left of the existing house, and she showed existing photos of the home per workshop session feedback. Changes since workshop session: Existing retaining wall in the front will be saved. Second retaining wall closer to side of home will be demolished. A new retaining wall will be constructed to retain the patio. 3 windows on kitchen elevation have been made equal size, and pitch of roof was changed to match existing house.
- Reusing existing door original to house. The retaining wall will be painted to match the existing house.

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

Member Comments:

- **Ms. Hammack asked what material the picket railing on top of retaining wall would be. The response from the applicant was that it will be metal. Applicant also stated that the wall be parged with a smooth, stucco-like finish.**
- **Mr. Daniel appreciates the realignment of the windows, and the retaining wall change – cleaner than previous tiered design.**

Mr. Zellman moved, and was seconded by Mr. Burns, that the ARB approve action item ARB-24-HOL-04, located at 7302 Rippon Rd., Alexandria, tax map 0934 05 0016, in the Hollin Hills HOD, for the proposed construction of an 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.

2. **ARB-24-HOL-05 – 1901 Paul Spring Rd./ Studio Addition** located at 1901 Paul Spring Rd., Alexandria, tax map 0933 04 0034, in the Hollin Hills HOD. The applicant is proposing an addition to the existing accessory building. Barrie Williams represents the application. **PLUS # ARB-2024-MV-00006. Mount Vernon District.**

Presentation/Discussion

- Mr. Williams presented. Studio is an accessory building. Addition would add 100 s.f. to the structure. Studio and shed use will continue. No plumbing. Design follows the Hollin Hills HOD design guidelines. Hollin Hills DRC already approved in January 2024. Shed is in the rear of the lot, not visible from street or front of house. Proposed materials will match existing plywood, and the structure will have Hollin Hills windows, side shed is T1-11. Proposal is to raise shed height to height of adjacent studio building. Addition would be setback from the existing structure. The addition will be using color and scale to differentiate from existing. Complies with the regular zoning requirements for setback and size.
- **Mr. Daniel asked members of the public for comment. No comment.**

Member Comments:

- Mr. Burns commented that this was carefully thought out and considerate of the existing house. Appreciated clarity of presentation.
- Mr. Plumpe asked about whether the existing retaining wall would have to be rebuilt. The response from applicant was no.

Mr. Burns moved, and was seconded by Mr. Plumpe, that the ARB approve action item ARB-24-HOL-05, located at 1901 Paul Spring Rd., Alexandria, tax map 0933 04 0034, in the Hollin Hills HOD, for the proposed construction of an addition to the existing accessory building, 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-HOL-03 – 7200 Rebecca Dr. Addition** located at 7200 Rebecca Dr., Alexandria, tax map 0933 0907 0022, in the Hollin Hills HOD. The applicant is proposing a primary bathroom and closet addition and interior renovations. Christine Kelly represents the application. **PLUS # ARB-2024-MV-00002. Mount Vernon District.**

Presentation/Discussion

- Ms. Kelly presented. She began the presentation by showing a plat to orient Members with the project location and setbacks. The project will consist of a bathroom and kitchen addition off to the left side of the house. The County has condemned the structure- the house is being rebuilt with its existing design. Bathroom and closet addition-left rear of home. Siding will be tongue-and-groove. New wood will match the house. Will be retaining the original window configuration on the rear of the home. Will be using Andersen 400 windows. Will be replacing single glazed with insulated.

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

Member Comments:

- Ms. Hammack stated this is a true preservation project- the addition is modest and well-done. Would like to see photos of completed project. Ms. Hammack asked was there a structural report that was done when the property was condemned. Ms. Kelly did not know, but she stated that they are working with engineers for structural safety aspects of the project. Ms. Murray stated that she believes the design is the best option possible given constraints.
- Mr. Plumpe asked if the owners lived there or if they will be flipping the home. The applicant responded they would be flipping the home. Mr. Plumpe asked about the roof vents and if they could be removed. The applicant responded unsure, and would take that into consideration.
- Mr. Plumpe asked would there be more than 2500 s.f. of land disturbance. The answer from the applicant was no.
- Mr. Burns asked about the deck and the retaining wall, and the applicant responded that the retaining wall will remain. HVAC unit will need to be moved, and deck will be repaired. Mr. Burns noted that between the retaining wall and decks, there will be a little area where leaves and debris could gather.
- Mr. Burns asked about guardrail D2 2x2 picket rails on the upper level balcony. The applicant responded that they would like to have cable rails.
- The applicant reiterated that they would maintain the existing window configuration.

Mr. Burns moved, and was seconded by Mr. Zellman, that the ARB approve action item ARB-24-HOL-03, located at 7200 Rebecca Dr. Alexandria, tax map 0933 0907 0022, in the Hollin Hills HOD, for the proposed addition, as submitted and presented at the Error! Reference source not found., ARB meeting, with the following modifications.

- **That the railing on new deck will be cable railing, not wood picket railing.**
- **Reconstruction of the original porch structure be the same configuration as it had been historically**

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-24-LOR-03WS – 9519 Workhouse Way Solar Art** located at 9519 Workhouse Way Lorton, tax map 1064 01 0058, in the Lorton/Laurel Hill MOA Eligible Area. The applicant is proposing to install solar art panels on the Workhouse Arts Campus, in conjunction with County staff. Adam Winsor represents the application. **PLUS # ARBWK-2024-MV-00001. Mount Vernon District.**

Presentation/Discussion

- Mr. Winsor presented. He stated that he is working with Department of Economic Incentives to do artistic solar panels on the Lorton Workhouse Campus. Decorative solar panel. Proposed locations: one at corner near Workhouse Campus entrance; temporary installation; 3 years; picnic area near power station;. The Lorton Workhouse Board asked for something more artistic than the last design, which was more historic. The panels will consist of sugi ban yagisuki-charred wood. Edgelet LED light bars. 3 artistic solar panels. South-facing. The applicant displayed double-sided panel options for orientation. Another proposed location is near Workhouse Building W-29. Optional weathered steel material. The structure would be about 10' tall, 2-3' wide at the base and tapered towards the top. About 16' wide. The sidelights could be white light or colored lights and could be changed for events.

Member Comments:

- Ms. Hammack asked whether the panels are easy to damage- like if someone had a hammer. The response was yes, they are glass, but they are tough and made to withstand hail and most naturally-occurring phenomena. Will be similar to a tempered glass. Ms. Hammack stated that the proposed materials relate to the (industrial/institutional nature of) the site, however the structure size is large.
- Ms. Hammack asked if the size is driven by an energy goal. The applicant responded yes- it is to accommodate battery pack with charger and monitoring equipment.
- Ms. Hammack asked if photos of other installed structures could be provided before action item.
- Ms. Hammack asked if the light (emitted by the panels) is sufficient for someone walking on the path to get ambient lighting. The applicant responded it would be a visible glow within 5-10 feet.
- Ms. Hammack asked is there any interpretation or signage/plaque contemplated. The applicant responded he would love to do that.
- Mr. Sohangpurwala asked if the structure would need the 1000 Watts. The response was that it is slightly overpowered so that it can still work in the dead of winter with shorter days.
- Mr. Plumpe asked if this has been presented to the Workhouse Board. The applicant stated that the design has been presented with previous CEO and current CEO.
- Mr. Plumpe mentioned that the one proposed location near campus entrance needs to be relocated- its behind a large entrance sign to the campus.
- Mr. Plumpe mentioned a potential new proposed location: central outdoor area near Buildings W-13 and W-15. Have the panels in a location where they can be better enjoyed. Incorporate near stormwater management. Mr. Plumpe also stated that there should be an interpretative component/plaque that explains what is the goal of this structure and to explain its composition.
- Mr. Plumpe liked the steel and the wood materials, but thought the structure could be more funkier given the artistic location.
- Mr. Plumpe stated to make the panels more identifiably usable.

- Mr. Daniel asked about the chosen locations. The applicant mentioned that one could not go in the quad per the Workhouse Board. USB charge stations are also not favored per the Workhouse Board.
- Mr. Daniel mentioned that there should be 2 materials on the structures, to break up the massing. Looks a little space odyssey-ish.
- Mr. Burns mentioned that the next set of plans should have a North arrow.
- Ms. Orr stated she would like to see the inner components, and lit up at night. The response from the applicant was it can be backlit to see the solar panel grid. The lines are metallic silver. Ms. Orr suggested that it is a delicate piece, somewhat hampered by a monolithic structure.
- Ms. Hammack asked if it could be possible to bring in a sample panel portion. Applicant stated he may try to bring a smaller vision to the action item hearing.

ARB-24-CTV-01WS – 5634 Mt Gilead Rd Demolition located at 5634 Mount Gilead Rd., Centreville, tax map 0544 01 0038A, in the Centreville HOD. The applicant is proposing the demolition of the Mount Gilead Carriage House. David Buchta and Laura Grape represent the application. **PLUS # ARBWK-2024-SU-00002. Sully District.**

Presentation/Discussion:

- Mr. Buchta, Heritage Conservation Branch Manager in FCPA, presented. FCPA obtained the site in 1996. Put a rental tenant in the house for almost 27 years. Currently unsafe carriage house. After 2018, officially deemed unsafe. Property is subject to Zoning case PCA-88-S-095. No zoning action limiting the demo of the house. Curator was approved today in the house- the applicant has small children, and would be safety issue. Would be over \$1M to rebuild. Mr. Buchta showed photos of the extreme state of disrepair. The County has received complaints from citizens who would like for it to come down, as the structure is also a gathering place for vultures.

Member comments

- Mr. Daniel stated that the County allowed the property to fall into this state of disrepair. Mr. Buchta responded that this was an unfortunate outcome due to budget limitations and deferred maintenance.
- Ms. Hammack mentioned that approving demolition should be considered only after all the facts. The agency has had it 30 years. Ms. Hammack recommended that a condition assessment be done. This should not happen again in Fairfax County, as it is a serious matter to demolish a historic structure.
- Mr. Zellman asked what is the practical alternative to demolish, in this situation, given the budget constraints.
- Ms. Murray mentioned that the PA is often stuck with aging properties and insufficient resources.
- Mr. Sohanchpurwala mentioned that there should be alternatives considered, such as the cost to rehabilitate the structure, compared with the cost of demolition. Mr. Buchta mentioned that there have been cost estimates done for this structure. A historic structure report was done 2-3 years ago.
- Ms. Hammack contributes to the existing structure.

- A discussion ensued about whether it's a contributing structure. Ms. Murray read from the design guidelines, and the answer was unsure.
- Mr. Daniel asked staff about documentation. Mr. White stated that documentation is the baseline.
- Mr. Burns stated that there should be archives available for research, such as what was the condition of the property when it was acquired and what does it look now- for the ARB to fully understand what is being asked.
- Ms. Murray mentioned that the History Commission does not currently have a favorable disposition towards this particular demolition request.
- Ms. Hammack mentioned that this should have been a conversation 15 years ago, working with ARB experts and staff. At least a conversation.
- Mr. Daniel asked about archaeology. The applicant stated it is on a concrete pad and there would not be additional disturbance beyond.
- Ms. Mangum mentioned that there needs to be a clear plan on what will happen when the concrete pad will be removed- no ground disturbing on the property.
- Ms. Mangum asked if there were any items salvageable. The response from the applicant was probably not, more likely due to the extreme deterioration of the wood.
- Mr. Burns mentioned that this project should be made into an educational lesson- something the County would want to avoid.
- Mr. Plumpe asked does the County have any other plan. The County has a resident curator for 15 year-lease.
- Ms. Mangum asked about a mitigation package.
- Laura Grape, Resource Management Division Director, mentioned that this is a difficult project for FCPA to manage. FCPA is aware of the need to improve lines of communication, however FCPA is limited by the reality of balancing a budget and being fiscally prudent with resources. There are some properties that are immense success stories, while other properties are not. It is an ongoing challenge.

2. **ARB-24-WEL-01WS – 7931 East Boulevard Dr. Public Access Improvements** located at 7931 East Boulevard Dr., Alexandria, tax map 1022 01 0020, in the Wellington at River Farm HOD. The applicant is proposing several site modifications to provide appropriate accessibility in accordance with the Americans with Disabilities Act. Kathryn Taylor represents the application. **PLUS # ARBWK-2024-MV-00003. Mount Vernon District.**

Presentation/Discussion:

- Ms. Taylor presented- this is a demolition of a structure that has become obsolete. Project location is east of GW Pkwy. Zoned R-2. New Wellington at River Farm HOD approved in April 2021. Owned and operated by the American Horticultural Society. Has rich history of colonial property- associated with George Washington. Special Exception (SE) governs the site- most recent amendment in 2009. The applicant is working with the Zoning Evaluation Division to see if it would be possible to implement the changes as an administrative-level modification to the SE.
- Site improvements- 2022 - \$2 million Gen Assy. Improvements for accessibility for site. Parking lot expansion, trail and viewing space, front gates, updating bathrooms, interior alterations to the carriage house.

- Parking lot expansion- Applicant will extend parking lot- paved parking spaces within the new lot- only to reach the approved number as shown on SE Plat. Will plant new trees.
- Removal of the tenant house- to expand parking. Tenant house built in 1935. Significantly dilapidated. Showed pictures of disrepair.
- Ancillary storage space- never has been part of the public visitation. Doesn't serve a purpose that would enhance the character.
- To restore the tenant house would be expensive, and the applicant would rather invest in putting value into other structures on the property.
- ADA trail improvement- install new 6' walking trail that would be ADA compliant. Would not be taking down any existing trees/shrubs.
- Applicant would like to construct an at-grade platform at end of trail.
- The restrooms in the manor house are not practical and accessible. If there are any character-maintaining features of the garage, the proposal would try to match the same or in-kind.
- Gates- front entry. Started convos with NPS. Wood in-kind recommended, make gates automated, if possible.
- If any exterior changes to carriage house, they will be in-kind.

Member comments

- Ms. Orr asked about whether the structure is contributing. The response from applicant was yes.
- Ms. Hammack asked about the possibility of the building being rebuilt somewhat.
- Ms. Hammack asked what types of properties about the parking area expansion. The response was the parking lot would be sunken. There would be a retaining wall. In keeping with the guidelines, viewsheds would be maintained down to the river and the historic buildings.
- Ms. Hammack asked does this have to be reviewed by Richmond SHPO. Answer was no.
- Ms. Taylor added that people are currently not visiting the tenant house.
- Ms. Taylor commented that the \$2M scope of the funding would not cover a new building.
- Mr. Burns mentioned the significant slope of the parking lot expansion.
- Mr. Zellman mentioned that the storage outbuilding is far from the main house and public visitation areas.
- Ms. Mangum asked have you started with a master plan. The applicant responded that there is enough work to handle the existing structures. New buildings etc. not a priority.
- Peter Tijad, Head of Facilities stated there have been 3 "master plan" exercises, nothing nothing ever happened with them.
- Mr. Plumpe mentioned that there appears to be a lot of site grading on the parking lot, and there should be creative ways to handle the storm management. Mr. Plumpe asked about the site lighting. Mr. Plumpe mentioned the tenant house and the garage- where is the storage going now that those would be demolished.

- Mr. Burns asked what recent machinery was at property, since he lives nearby and often walks near the property. The applicant responded that the machines were there for invasive plant management.
- Mr. Burns asked if the proposed 6' wide trails would be paved. The response was yes. The applicant also stated that the trail will not be lighted.
- Ms. Hammack asked whether the money has been allocated for maintenance. Response from applicant was no and it will now be worked into budget.
- Ms. Mangum- over 2,500 s.f.- likely potential for archaeological values- assessment.
- Mr. Plumpe mentioned for future action item to bring a campus map.
- Mr. Daniel asked how would the dialogue of the building (carriage house with garage entryways) be changing. The applicant stated they would want to respect the existing design as much as possible. Ms. Hammack mentioned stated that if a creative design reads similar to a garage bay, that would likely be sufficient.
- Gates- 4-board fence. Open gate. Eliminate the center entry island. The entry is subject to 200' easement controlled by National Park Service.
- Carriage house exterior changes- if dome-shaped porch roof has to be removed, it will be replaced in-kind.
- Mr. Plumpe asked about timeline. The response from applicant is total time of about 5 years to get through permitting.

PRESENTATION: None.

BOARD AND STAFF ITEMS:

Review and action on approval of previous month's minutes: January 11, 2024. Mr. Zellman moved, and was seconded by Ms. Mangum, to approve the meeting minutes for January 11, 2024, and pay the recording secretary. The motion passed unanimously.

- **Treasurer's Report: Ending balance as of January 31, 2024 - \$17,188.28**
Mr. White will ask about disbursements.

- **Administrative:**

- Equipment request: ARB assigned Room 232 for all regular meetings in 2024. Equipment request for tabletop lectern to facilitate meetings in room. Mr. Plumpe asked whether the lectern would be ADA. **Mr. Burns moved, and was seconded by Ms. Murray that the ARB purchase the tabletop lectern at a price not to exceed \$200. Mr. Plumpe added a friendly amendment that the County investigate whether the lectern would be ADA accessible. Mr. Burns and Ms. Murray accepted the friendly amendment. The motion, as amended, passed unanimously.**

- Business card order: Mr. White sent proofs to those who asked for cards. Cards will be ready for March meeting.

NAPC Membership Renewal: Mr. Burns moved, and was seconded by Mr. Zellman, that the ARB pay the \$150 NAPC membership renewal fee. The motion passed unanimously.

- **Discussion/Update Reports: None**

- **Correspondence, Announcements: (Staff)**
 - Update on zoning cases: SP 2023-MV-00042- was approved by BZA in January 2024. Nolan Barber residence; Hollin Hills variance and special permit pickleball were both approved February 2024.
 - Update on enhancements to DPD staff permit review process: continuing to work with LDS, to make sure that Heritage Resources can review as late as possible in permit process.

**Heritage Resource Branch Updates-
2 applications for VDHR grant cycle:**

1. Cost-share grant to survey Randall Estates and complete a National Register Nomination. Randall Estates is a mid-century African American neighborhood in the Mount Vernon District. Listed on County Inventory of Historic Sites last year. Near Hollin Hills. The project needs a letter of support from the ARB. History Commission and DPD committed approx. \$7500 each. End of March is the due date.
2. CLG Grant: DPD Heritage Resources branch is applying to host NAPC CAMP training in Fall 2024 for Northern Virginia CLGs.

Several staff involved in SSPA review: Focus on post-modern periods: Not 50 years old- Atrium, AT &T headquarters, ICF Building, CIT Building.

STRONG POSSIBILITY MARCH ARB SPECIAL MEETING: Monday, March 18, 2024.

- **Old Business:**
 - Design Guidelines project: comments due to February 9, 2024 to Mr. White.
- **New/other business:**
 - Recount meeting with Lake Anne Reston Condominium Association (LARCA) representatives: HVAC issues on Lake Anne. RELAC became a certified non-profit. Mr. Burns and Mr. Daniel met with LARCA and discussed possible solutions, with emphasis on maintaining historic character and, if necessary, proper review processes.
 - Recount meeting with Supervisor Alcorn's office regarding RELAC system (Lake Anne Village Center HOD): Ms. Huang and Mr. Daniel met with Sup. Alcorn about changes the system, and a discussion ensued about the overall revitalization of Lake Anne.
 - Mr. Plumpe mentioned neighbor has old grist mill in Fairfax Station- how can he have the County take over this and take care of it. Ms. Murray mentioned NVCT. Easement has teeth.

Mr. Zellman made motion to adjourn at 9:51 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 February 8, 2024, ARB meeting:

- (i) Action items ARB-24-HOL-04 – 7302 Rippon Road Addition, ARB-24-HOL-05 – 1901 Paul Spring Road Studio Addition, and ARB-24-HOL-03 – 7200 Rebecca Drive Addition, 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.