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THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Fairfax County Government Center  
12000 Government Center Pkwy, Fairfax  
Room 232  
6:30 PM

**Members Present:**

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

**Members Absent:**

Ali Akbar Sohahngpurwala  
Joseph Plumpe, PLA

**Staff Present:**

Daniel White,  
*ARB Administrator*  
Jonathan Kaplan,  
*Heritage Resources Planner*  
Corinne Bebek,  
*Recording Secretary*

*\*Arrived after the commencement of meeting.*

Mr. Daniel opened the March 18, 2024, meeting of the Architectural Review Board (ARB) at 6:31 p.m. Mr. Daniel started the meeting with a motion related to public comment time limitations.

**Public comment time limitations:**

**Ms. Hammack 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.**

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.**

**Mr. Zellman moved, and was seconded by Mr. Burns, to approve the agenda as submitted. 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: None.**

## CONSENT CALENDAR ACTION ITEMS:

1. **ARB-24-LFK-01 – 1102 Chain Bridge Road Revision to Grading Plan** located at 1102 Chain Bridge Rd McLean, tax map 0223 01 0057, in the Langley Fork HOD. The applicant is proposing a revision to the grading plan. Kayvan Jaboori represents the application. **PLUS # ARB-2024-DR-00008. Dranesville District.**

**Public Comment:** None

**Ms. Murray moved, and was seconded by Mr. Zellman that the ARB approve consent item ARB-24-LFK-01, located at 1102 Chain Bridge Rd McLean, tax map 0223 01 0057, in the Langley Fork HOD, for the proposed revision to the grading plan, 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.**

## ITEMS FOR ACTION:

1. **ARB-24-ROB-02 – 12221 Popes Head Rd Demolition** located at 12221 Popes Head Rd Fairfax, tax map 0673 01 0032, in the Robey’s Mill HOD. The applicant is proposing the demolition of the existing residence on the parcel. John Falke represents the application. **PLUS # ARB-2024-SP-00010. Springfield District.**

### **Presentation/Discussion**

- Mr. Falke highlighted the changes in the application since the previous ARB workshop presentation and the three applications were presented as one package. The submission indicates a roof height difference for the garage area which may not be fully reflected in the front elevation view of the proposed dwelling.

**Public Comment:** None

### **Member Comments:**

- Ms. Murray requested clarification on the motion sequencing for this proposal.
  - Mr. Daniel indicated that separate motions would be appropriate.
- Comments on Demolition: None
- Comments on Grading Plan:
  - Ms. Mangum: Thanked the applicant for coordinating with the ACB and sharing the memo provided. No additional concerns beyond what ACB has noted. Highlights that if there are changes to ground disturbance, ACB should be notified. Contractor should include a directive to stop work if archaeological or subsurface foundation or remnants that were not expected would be helpful.
  - Mr. Burns: Indicated that the paved area in front of garage is reduced but does this change impact the grading plan?
    - Mr. Falke indicated that the grade has not changed with this submission, the pavement has just been shifted which allows for a flat area for future planting.
  - Ms. Hammack: Appreciates the reduction in driveway and requested clarification on if the height or if building design has changed.

- Mr. Falke indicated that the design has not changed but details and clarification have been provided since the past ARB Workshop.
- Ms. Hammack: Other dwellings shown have garage doors not on primary elevation, while this wasn't mentioned at workshop this would be appreciated.
- Mr. Zellman: Some concerns are tempered by location within HOD, and the other homes that exist with the HOD. Appreciates the reduction in pavement and illustration of garage, there are concerns but not significant ones.
- Ms. Murray: Requested clarification on if landscaping would be provided.
  - Mr. Falke indicated nothing significant would be included beyond bushes.
- Ms. Hammack: Requested clarification on if fence would remain.
  - Mr. Falk indicated that the existing fence would remain.
- Mr. Daniel: Noted that the architecture of this proposal has not changed since the workshop and agrees with the concerns raised pertaining to the garage but that location in the HOD means this is not visible from the Historic Mill.
- Ms. Hammack: Indicated an increased comfort level with the proposal architecture due to the surrounding properties shown.

**Mr. Zellman moved, and was seconded by Mr. Burns, that the ARB approve action item ARB-24-ROB-02, located at 12221 Popes Head Rd Fairfax, tax map 0673 01 0032, in the Robey's Mill HOD, for the proposed demolition of the existing residence, 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 with Ms. Orr abstaining.**

2. **ARB-24-ROB-03 – 12221 Popes Head Rd Infill Grading** located at 12221 Popes Head Rd Fairfax, tax map 0673 01 0032, in the Robey's Mill HOD. The applicant is proposing grading of the parcel following demolition of the existing residence. John Falke represents the application. **PLUS # ARB-2024-SP-00009. Springfield District.**

**Presentation/Discussion**

- The presentation and discussion for this application was combined with Action Item #1.

**Public Comment:** None

**Ms. Mangum moved, and was seconded by Ms. Murray, hat the ARB recommend approval of action item ARB-24-ROB-03, located at 12221 Popes Head Rd Fairfax, tax map 0673 01 0032, in the Robey's Mill HOD, for the proposed grading plan, as submitted and presented at the Error! Reference source not found., ARB meeting. Subject to the following modifications: inclusion of a stop work order / statement to contract if archaeological materials are discovered during site grading. Upon review of the materials, and with the approved modifications, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.**

3. **ARB-24-ROB-04 – 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 construction of a two-story residence. John Falke represents the application. **PLUS # ARB-2024-00007. Springfield District.**

**Presentation/Discussion**

- The presentation for this application was combined with Action Item #1.

**Public Comment:** None

**Member Comments:**

- Ms. Murray indicated no cut sheets were provided for materials and requested that specs are provided for lighting, garage doors, and other exterior features.
- Ms. Hammack requested information on materials of windows that are planned to be incorporated on the dwelling.
  - Mr. Falke indicated that this was not clear from the workshop session but that the window grids would be on the outside of the window.
  - Ms. Hammack indicated that it was the ARB understanding was that details and additional design information would be provided
  - Mr. Kulinski agreed with this concern.
  - Mr. Falke indicated that all of these features have been selected, but the information was not included as part of this package, and that all lighting is angled downward.
- Ms. Orr indicated that for all applications the ARB needs these details for application review and approval – this is required of all applicants.
- ARB discussion ensued pertaining to the submission requirements for applications and that this level of specificity is needed. While the physical samples of materials are not necessary to provide, the digital submissions of product specs and cut sheets need to be provided.
- Mr. Zellman indicated that the concern is related to consistency in ARB review and how applications are approved. Is not opposed to the project but cannot vote today to approve without knowing what roof, window, siding, and other exterior materials are going to be.
- Mr. Daniel indicated this information is necessary to ensure consistency between what was proposed and what was built. While the house design may workable, the materials are needed for ARB review – this information could be presented as a consent action item.
  - Ms. Hammack asked if the ARB is comfortable with the design as shown today
    - ARB consensus that there is comfort with the design based on the other factors and buildings within the district but the materials are needed to be provided to ARB.
- Cut sheets for external fixtures, paint colors, roof tiles, gutter colors, stone details should be provided with ARB applications. All manufactured products would come with cut sheets, home designer has this information. If it can be seen on the outside of the house, brand, design, color, and any other available information should be provided.

- Ms. Hammack requested information on windows proposed and components of the windows, wants horizontal and vertical sections of windows – window manufacturer has this information and can be provided easily.
- Mr. Kulinski indicated that the material selection should be coordinated with the builder to ensure it is implementable in the final design and construction and if not, select appropriate alternatives now.

**Mr. Zellman moved, and was seconded by Mr. Kulinski, that the ARB defer action item ARB-24-ROB-04, located at 12221 Popes Head Rd Fairfax, tax map 0673 01 0032, in the Robey’s Mill HOD, as submitted and presented at the Error! Reference source not found., A RB meeting. The motion to defer is due to the need for additional information regarding the external materials proposed. The motion passed unanimously.**

4. **ARB-24-LOR-04 – 9311 Quadrangle St Solar** located at 9311 Quadrangle St Lorton, tax map 1071 10A 0008, in the Lorton/Laurel Hill MOA Eligible Area. The applicant is proposing the installation of twelve (12) roof-mounted solar panels. Seth Bringhurst represents the application. **PLUS # ARB-2024-MV-00004. Mount Vernon District.**

**Presentation/Discussion**

- Mr. Bringhurst indicated that additional images from the previous ARB presentation have been provided for the ARB to see the proposed solar panels with the home and confirmed nothing would be visible on the front elevation of the home. New images provided for rear elevations and the height of the front wall on roof is approximately 30 inches, rear wall height is approximately 27 inches, and side wall is approximately 16 inches, proposed solar panel height is 14-inches.

- **Public Comment:** None

**Member Comments:**

- Ms. Hammack indicated that the presentation has improved significantly and is comfortable with the design. Thanked applicant for the quick turnaround of material submission.
- Mr. Kulinski requested clarification on disconnect box for the system.
  - Applicant provided clarification on the system and conduit system and that the colors would match the existing home colors, the conduit is hidden as best as possible by running along the gutter line.
- Mr. Daniel indicated that during the previous ARB review of the townhome development the intent was for utilities to be at rear of buildings and this proposal is consistent with the intent.
- Mr. Burns: Requested clarification on how the 90-degree turn and gutter would
- Ms. Orr and Mr. Kulinski: discussed the structural implications of installation of the panels and stud.
  - The applicant indicated that the engineer team within the firm has indicated that this design is possible based on the features of the home.

- Mr. Burns: Indicated that the original architectural plans of the development may offer some insight into this.
- Mr. Kulinski: Raised that dimensions and notes on the drawings would be an ideal situation, beyond providing images.
- Mr. Zellman: Documentation to be able to compare the final development to what is approved for the conduits on future applications.

**Mr. Zellman moved, and was seconded by Ms. Hammack, that the ARB approve action item ARB-24-LOR-04, located at 9311 Quadrangle St Lorton, tax map 1071 10A 0008, in the Lorton/Laurel Hill MOA Eligible Area, for the proposed installation of solar panels located on the roof, 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.**

*Discussion: Friendly amendment from Mr. Burns to request that since the term “roof-mounted” was removed from the motion due to the ballast mounted system proposed, that locational clarification be provided within the motion to ensure that the solar panels will be mounted on the roof of the home. Mr. Zellman and Ms. Hammack accepted the friendly amendment and the minutes have been updated to reflect this amendment.*

**5. ARB-24-LOR-05 – 8505 Reformatory Way Solar** located at 8505 Reformatory Way Lorton, tax map 1071 10B 0004, in the Lorton/Laurel Hill MOA Eligible Area. The applicant is proposing the installation of fifteen (15) roof-mounted solar panels. Seth Bringhurst represents the application. **PLUS # ARB-2024-MV-00005. Mount Vernon District.**

**Presentation/Discussion**

- The applicant indicated the difference between this application and the previous one is the slope of the roof which allows for roof mounted panels in this instance rather than ballast mount system panels. The proposed panels would be lower in height than the existing vents on the roof and therefore not visible from the street.

**Public Comment:** None

**Member Comments:**

- Mr. Burns requested that for the April presentation items the applicant provide a submission similar to the first presentation from this evening to ensure the parapet wall height is shown.

**Ms. Hammack moved, and was seconded by Ms. Orr, that the ARB approve action item ARB-24-LOR-05, located at 8505 Reformatory Way Lorton, tax map 1071 10B 0004, in the Lorton/Laurel Hill MOA Eligible Area, for the proposed installation of roof-mounted solar panels, as submitted and presented at the Error! Reference source not found., ARB meeting. U**

**pon 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-LFK-02WS – 1100 Chain Bridge Road** located at 1100 Chain Bridge Rd McLean, tax map 0223 01 0061, in the Langley Fork HOD. The applicant is proposing demolition of the existing dwelling and construction of a two-story residence. Kayvan Jaboori represents the application. **PLUS # ARBWK-2024-DR-00005. Dranesville District.**

#### **Presentation/Discussion**

- Mr. Jaboori indicated that the elevations shown today include the ARB recommendations from the previous workshop session on this item. The site design has eliminated one of the previously proposed entrances in response to VDOT comments received. Mr. Jaboori indicated that the preference for the gazebo is to use brick rather than stone but the colors could be matched to the home.

#### **Member Comments**

- Mr. Daniel: highlighted that during the previous workshop the concerns were related to how the front façade and project would fit in with the surroundings.
  - Mr. Jaboori: Indicated that the proposed building design is based on what the ARB was supportive of during the previous workshop, the focused request today is to highlight all of the elevations and renderings as the previous workshop only addressed a few design options for the front elevations.
- Ms. Hammack indicated that the landscaping is not an appropriate screening for a building and does not justify the building.
- Mr. Burns: Indicated that this lot is one of the most sensitive ones in the HOD, it is at the most prominent intersection and the contributing properties are closest to this property. The design needs to relate to the HOD without the crutch of the landscaping as screening and the design needs to stand on its own. There is a lack of compatibility with the design of the proposed structure with the heart of the HOD. Concerns raised with massing and size, it does not seem compatible with design guidelines of district. Requested information on how this design is compatible with what is across the street.
  - Mr. Jaboori indicated that the design is based on a nearby residence.
- Ms. Hammack raised concerns with the eastern elevation masonry to void ratio, and noted the western elevation is not thoughtfully designed like others in the HOD. Questioned the material selection of eastern elevation and that roof detail should be refined because it is not in keeping with the HOD, white PVC does not weather well and an alternate material should be considered.

- Mr. Zellman: Raised concerns due to the location within the HOD since it is in the heart of the HOD whereas other applications have been on periphery of the HODs they are within.
- Mr. Kulinski: Indicated that this is the project that needs the most architectural effort to enhance to be in keeping with the core of the HOD, the large scale of the building needs more attention and detail – architect should study buildings within the HOD to bring the district into the house. The house relates better to the neighbors than it does to the HOD, detailing is critical to reduce scale.
- Mr. Daniel: Indicated that preference is to focus on plans rather than the renderings because of the variation between the two. Requesting that massing be broken up through lighter architectural details, a material change within the building design may be appropriate due to size of structure.
- Ms. Orr: The quality of older brick buildings should be studied for detailing subtleties that would address the comments of the ARBs.
- Ms. Hammack: Agrees with the suggestion raised by Ms. Orr, consideration should be given to other features within the neighborhood that would relate this dwelling better to the HOD. The gazebo (accessory structure) should be renamed to a pool house because it is not an open gazebo, it functions as a building and should be called such.
- Ms. Murray: Indicated that this would be very visible from Georgetown Pike.
- Mr. Daniel: There needs to be a dialogue between all elevations and accessory structures, the rear elevations look like a completely different house than the front elevations.
- Mr. Kulinski: The design needs to be rethought, garages should be reconsidered, and consideration of a carriage house may be needed. Current design may not work and receive ARB support. The garage elevation needs to be the most interesting, things can be done at large scale with detailing to address concerns but does require additional consideration to design. The selected architectural style is not the right style.
- Mr. Daniel: The scale of the structure is requiring additional treatment to make it more appropriate for the district, the architect should use the design guidelines.
- Ms. Hammack: The palate should be historic, the black windows should be replaced as generally they are visual voids, the grid pattern is muted. Masonry piers or awnings can be considered, not every window needs to be double hung.
- Ms. Orr: Indicated that the proposed accessory structure is too tall.
- Mr. Daniel: Recommends changes to the accessory structure to make it more compatible with the primary structure.
- Mr. Kulinski: Indicated that the accessory structure needs to match the primary structure.
- Mr. Burns: Requested information on how this proposal relates to the surrounding developments. A question was raised regarding whether there is a client for this project yet or if it is a spec-house, if the home purchaser buys in before the home is constructed they may want changes.
- Mr. Kulinski: Recommends viewing homes on Dogue Hill Lane that could be successful in this area.



- The ARB has requested that this application return for another workshop prior to a formal application submission. It would be appropriate to bring images of surrounding properties within the district to help increase ARB comfort with the compatibility of the structure.

**PRESENTATIONS: None**

**BOARD AND STAFF ITEMS:**

- **Administrative: None**
- **Discussion/Update Reports: None**
- **Correspondence, Announcements: (Staff)**
  - Introduce monthly DPD Heritage Resources Branch update
  - Update on Design Guidelines project
- **Old Business: None**
- **New/other business: None**

**Mr. Burns made motion to adjourn at 8:46 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.*