
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
Stephen Kulinski, AIA
Rachael Mangum
Elise Murray
Kaye Orr, AIA
Joseph Plumpe, PLA

Members Absent:

Ali Akbar Sohahngpurwala

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 April 11, 2024, meeting of the Architectural Review Board (ARB) at 6:32 p.m. Mr. Daniel started the meeting with motions related to remote participation by an ARB Member, and public comment time limitations.

1. Remote Participation

Mr. Daniel proceeded to verify that for each member participating remotely, the remote participant’s voice is clear, audible and at an appropriate volume for the meeting room, confirmation of their location, and that their remote participation comports with the policy:

- Mr. Daniel asked Board member Joseph Plumpe if he could state for the record his location and why he is participating remotely.
 - Mr. Plumpe responded by stating that he was calling in from his personal residence in Fairfax Station, that he could hear everyone clearly, and that he was participating remotely in compliance with policy.

Mr. Zellman moved, and was seconded by Ms. Orr, that the Member’s (Mr. Plumpe’s) voice may be adequately heard and that their remote participation comports with the Remote Participation Policy. The motion passed unanimously.

2. 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. Burns moved, and was seconded by Ms. Murray, that each member of the public will have 3 minutes to speak. 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.

APPROVAL OF THE AGENDA- Chair

Mr. Daniel noted that the agenda had been modified, and that a workshop item had been moved to a later meeting date. Mr. Kulinski moved, and was seconded by Mr. Zellman, to approve the agenda as revised by staff for April 11, 2024. 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 ITEM:

- 1. 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: None.

Mr. Daniel asked members of the public for comment. None.

Mr. Daniel asked Members for comment. None.

Mr. Zellman moved, and was seconded by Ms. Orr, that the ARB approve consent item ARB-24-ROB-04, located at 12221 Popes Head Rd., Fairfax, tax map 0673 01 0032, in the Robey's Mill HOD, for the proposed construction of a two-story 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 unanimously.

ITEMS FOR ACTION:

1. **ARB-24-LOR-07 – 8780 Lorton Rd. Brick Rehabilitation** located at 8780 Lorton Rd. Lorton, tax map 1073 01 0019, in the Lorton/Laurel Hill MOA Eligible Area. The applicant is proposing to replace bricks, repoint mortar, remove vegetation and efflorescence, and improve drainage on the Lorton Barrell Bridge. Debbie Robison represents the application. **PLUS # ARB-2024-MV-00011. Mount Vernon District.**

Presentation/Discussion

- Ms. Robison, SWSG, presented on changes since workshop. Testing has occurred on relevant areas of brick structure. Ms. Robinson provided information on 2 products for use on masonry, added qualifications for contractor, prepared a maintenance plan for future maintenance, and provided a re-pour sequence. She also provided Members with more drainage details, particularly the adding of clay for more of an impervious surface between pavement and parapet of the bridge.

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

Member Comments:

- Mr. Burns thanked the applicant for changes to construction drawing set. Encouraged the applicant that she specifically prohibit the use of machine tools to clear out mortar. Asked who in the FCPA is responsible for making sure contractors are executing the work. Ms. Robison said it would likely be David Buchta from FCPA.
- Mr. Daniel stated that a modification to the approval should be that the Park Authority indicate an appropriate point of contact for the project execution.

Mr. Burns moved, and was seconded by Ms. Mangum , that the ARB approve action item ARB-24-LOR-07, located at 8780 Lorton Rd Lorton, tax map 1073 01 0019, in the Lorton/Laurel Hill MOA Eligible Area, for the proposed bridge improvements, as submitted and presented at the Error! Reference source not found., ARB meeting, with the following modifications:

- **That a statement be provided that mechanical tools shall not be used to remove loose mortar; and**
- **That the Park Authority indicate an appropriate point-of-contact for project execution. This should be a qualified person available to inspect and test, to include compliance with specifications.**

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.

2. **ARB-24-HOL-09 – 1921 Marthas Rd. Deck** located at 1921 Marthas Rd., Alexandria, tax map 0934 05 0144, in the Hollin Hills HOD. The applicant is proposing extending an existing deck and replacement of railings. Allie Connell represents the application. **PLUS # ARB-2024-MV-00016. Mount Vernon District.**

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

Presentation/Discussion

- Ms. Connell presented along with Jennifer Horn, designer. The proposal is to extend the existing footprint of deck. The deck would be pulled more towards rear of property. There is already a decent amount of screening on the side of the property where the deck is. Will not be visible from street. Pre-fabricated. The applicant desires horizontal cable rails for a more contemporary look. Will be seamless with previous approvals. 17' x 18' extension.
- **Mr. Daniel asked members of the public for comment. No comment.**

Member Comments:

- Ms. Hammack asked did ARB approve the existing deck. The response from applicant was no, it was before there was a HOD, but DRC Hollin Hills approved it. Ms. Hammack mentioned she was not comfortable with horizontal railing.
- Ms. Murray mentioned ARB has already approved horizontal rails for decks in Hollin Hills.
- Mr. Kulinski asked what is the genesis of this request, was it a deck in the process of being built.
- Mr. Kulinski also asked whether the beam that projects beyond the deck floor was an existing feature. The response was yes, and that it would go away with the new deck.
- Mr. Kulinski asked if there were steps. The applicant responded no, and that the deck meets ground slope.
- Mr. Plumpe asked about sheet L801 on framing plan, and what is the spacing for the joists. Mr. Plumpe asked that the applicant consider a middle post, 3 posts total, for more stability, instead of 2 posts.
- Mr. Plumpe also asked if the HVAC would be removed from under the deck. The applicant responded no, and per HVAC specs, the circulation will be fine.
- Mr. Plumpe asked about whether the deck would be stained or natural wood. The applicant responded natural wood.
- Ms. Orr mentioned with the 16' measurement, that the applicant has used the Fairfax County standard deck specifications. Ms. Orr mentioned the composite materials.
- Mr. Burns provided some background information about the history of the HOD and how people rushed to get permits before HOD was approved.
- Mr. Burns asked will there be stairs. Applicant responded no, and explained topography and how there is no more than 30" separation from grade to deck floor. Mr. Burns also asked about lighting and other exterior features.
- Mr. Burns recommended a 8' x 8' middle post. Applicant will field verify.

- Mr. Daniel mentioned that a current set of photos should be provided to ARB staff, given the time span of photos.
- Mr. Plumpe clarified that his comment was to provide a new middle post on new deck extension. Total of 6 posts instead of 4 posts.
- Mr. Daniel mentioned that there are some design struggles with railings in Hollin Hills. No ideal situation yet.

Mr. Zellman moved, and was seconded by Ms. Murray, that the ARB approve action item ARB-24-HOL-09, located at 1921 Marthas Rd., Alexandria, tax map 0934 05 0144, in the Hollin Hills HOD, for the proposed deck construction, as submitted and presented at the Error! Reference source not found., ARB meeting, with the following modifications:

- **That a current set of photos of deck be provided to staff; and**
- **That 2 posts be added between existing end-posts on framing plan**

Mr. Burns asked if ARB needed to specify spacing. Mr. Burns withdrew his comment after a brief discussion amongst Members on the matter.

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

ITEM FOR WORKSHOP SESSION:

1. **ARB-24-HOL-07WS – 2208 Glasgow Rd. Additions** located at 2208 Glasgow Rd. Alexandria, tax map 0933 04 0501, in the Hollin Hills HOD. The applicant is proposing the construction of front and rear additions. Christine Kelly represents the application. **PLUS # ARBWK-2024-MV-00006. Mount Vernon District.**

Presentation/Discussion

- Ms. Kelly presented. Owners Mr. and Ms. England were present.
- **Workshop changes- reduced project in size since first workshop.** Project will consist of smaller addition on front and back of home. Carport was added in late 1980's, as well as two other additions. Not changing windows on rear elevation. New family room, and expanding the bedroom and bathrooms. The applicant has a 95-year-old mother who needs to have space where she can move in. There needs to be accessibility and an area where she can spend time. Redesigned the addition to reflect more of the original Hollin Hills style- adding butterfly roof. Rear elevation will have new doors with transom above. Hollin Hills windows with transom.

Member Comments:

- Ms. Hammack stated she appreciated owners for being stewards of a historic property. Appreciates keeping the 1980's design and butterfly roof, and doesn't have any negative feedback.
- Mr. Kulinski mentioned everything on left-hand side has been covered up and extended, and that is where new addition is going in terms of perspective of public street. Addition is forward and breaks the plane away from the historic point.
- Mr. Kulinski mentioned that maybe 2-3 of the historic windows will be lost. Mr. Kulinski mentioned that there will need to be a special permit for the rear yard setback.
- Mr. Kulinski asked if there was a plane break from the master bedroom wall. He also asked if new front entrance is proposed. Ms. Kelly responded yes there will be a new front door, but it will be facing the side of the house. Goodman design feature. There should be a form break- to break up the plane.
- Mr. Burns mentioned that one thing that is a bit incongruous- the use of a large piece of glass such as in the 1970's, and then a thinner header with the transom light above it. Mr. Burns mentioned breaking the plane where the shed roof meets with the gable roof of the new addition.
- Mr. Daniel mentioned that the addition plays on both Hollin Hills and 1980's. Harmonious with other design.
- Ms. Hammack commended Ms. Kelly on quality of ARB presentations.
- Mr. Daniel mentioned there will be future applications for special permit and design. 2 separate applications.

PRESENTATION: None.

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous months' minutes: March 14, 2024. Mr. Zellman moved, and was seconded by Ms. Murray, to approve the meeting minutes for the March 14, 2024, ARB Meeting, and to pay the recording Secretary, Ryan Johnson. The motion passed unanimously.**

March 18, 2024. Ms. Mangum moved, and was seconded by Ms. Orr, to approve the meeting minutes for the March 18, 2024, ARB Meeting, and to pay the recording Secretary, Corinne Bebek. The motion passed unanimously.

- **Treasurer's Report:** Ending balance as of March 31, 2024 - \$16,064.26.
- **Administrative:**
 - Request for financial support – refreshments at Fall 2024 NAPC CAMP training. Mr. White. Fairfax County is hosting Northern Virginia. Grant covers travel expenses and fees for 3 NAPC staff. Targeting October and November. Mr. White will make sure this is not considered a meeting. This is an asl if ARB can help with budget. Mr. White mentioned that the budget will help with snacks and drinks. Will be in a large training

room in Herrity Building. Anticipating 50-80 attendees. There is a preference for commissioners.

- **Mr. Zellman moved, and was seconded by Mr. Kulinski, that the ARB approves an expenditure of up to \$ 750 for refreshments at the Fall 2024 NAPC CAMP training. The motion passed unanimously.**
- It would be a full-day event. Automatic log for CLG Credit.

- **Changes to ARB Member Reimbursement Process.** Mr. White met with DPD Financial Team. There have been changes to countywide financial processes. If the ARB is going to approve expenditures over the allotted \$300, then it needs to be clear it is a training expenditure. For example, travel receipts are not considered training expenses in supporting documentation. There has to be Dep. County Exec. approval before request, then a ARB motion, and then Dep. County Exec. approval after-the-fact for all expenses. A discussion ensued, but the main takeaway is let Mr. Daniel and Mr. White know potential expenses as early as possible. Mr. White also clarified the amount has to be spent monies, and then you ask for the reimbursement after.

- **Review Coordination in the Lorton/Laurel Hill MOA Eligible District.** Mr. White mentioned that VDHR and Lorton Heritage resources were forwarded copies of applications before by the applicant, at least 30 days before the ARB action item date. Now applications will be forwarded from DPD staff, and submission tables and deadlines on website for Lorton MOA projects have been updated. (The deadlines can be abbreviated if agreement from those bodies is reached within 30 days). There has been a change in leadership at the Lorton Heritage Society.

- **Discussion/Update Reports:**
 - Colvin Run Mill shed renovation. Mr. White provided a FCPA memo to Members about the renovation of a shed adjacent to Colvin Mill HOD-constructed in 1980s as a boy scout project- increasing 150 to 180 sf, and all materials will match existing. No permit required, NO ARB review.
 - Mr. Burns asked about building permits for accessory structures. Mr. White mentioned 256 sq. ft. is the minimum size for a building permit.
 - Mr. Burns asked about how it meets management needs. The response was for tools, storage, etc.
 - Ms. Mangum asked about clearing, and how to get more information. Mr. White will connect her with Amy Wells, FCPA.

 - Pohick Church Accessibility Ramp – anticipated May start date: Vestry has been awarded contract to Dovetail. May or June ARB visit.

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

- Monthly DPD Heritage Resources Branch update: Mr. White informed the Members of the new summary form, and that there is a lot of information on the first monthly circulation of said form. Mr. White can answer any questions about the staff update. Mr. Daniel mentioned that he is happy there are 2 grants applied for already.
- Mr. Burns asked about the Midcentury grant. Staff responded that there is a draft study. Dovetail is the contractor. Mr. White will ask if it can be shared with ARB members. At least 50 resources are recommended to be listed on the National Register. Mr. Burns would like to see that number upped to 150.

Old Business:

- Asoleyo Solar Art Installation Workhouse Site Visit: Staff and Mr. Plumpe visited. Board member of Workhouse. Will submit in May for June ARB.

New/Other Business:

Conformance with ARB Approvals

- Mr. Jaboori- noncompliant construction application. Mr. Burns asked about updates. None.
- Mr. Burns asked a general compliance question to staff about how to ensure that what is getting built is meeting the approval. How far does the ARB want to go on achieving compliance. Mr. Burns mentioned a case about a Tesla panel in front of a house by the front door. Another case is where the applicant proposed an addition off of the left side of house, and wanted to grandfather the side setback for new construction. In this case, the applicant showed and presented to the ARB typical Hollin Hills windows on 2nd floor. However, what is under construction, is much thicker frames.
- Mr. Burns asked do other Members want to do conformance checks.
- Ms. Hammack mentioned that when she worked for a municipality, if an issue was found in the field that, if it were to come before a body such as the ARB, would get approved, then do not press the issue.
- Mr. Zellman mentioned there may be a pending process already about conformance checks. Need to be consistent with that process until there is a formalized newer structure.
- Ms. Hammack mentioned the possibility of more staff-level reviews. She also mentioned NYC Landmarks Dept. process of not issuing any permits to those applicants who were found to be not in compliance with historic review approvals.
- Mr. Daniel mentioned that these are recorded meetings, and that all Members must remain completely fair, not biased. Even if there are existing violations, cannot bias the decision-making process.
- Mr. White reminded the ARB to take a look at the September 2023 ARB motion to look at what other jurisdictions are doing about enforcement. Staff has continued to work with LDS, County Attorney, Zoning Official. Tools are in trial-phase.
- A discussion ensued about conformance checks, necessary staff, and other resources needed.

Lake Anne

- Ms. Huang- Lake Anne is committing to have RELAC up and running this Summer. Residential clusters are in process of updating HVAC design guidelines.

Mr. Burns made motion to adjourn at 8:35 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) 324-13

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 April 11, 2024, ARB meeting:

- (i) Action items ARB-24-HOL-09 – 1921 Marthas Rd Deck, and Workshop Item ARB-24-HOL-07WS – 2208 Glasgow Rd 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.