

DRAFT MINUTES

January 14, 2021

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Virtual Meeting- Using Webex Fairfax County Platform 6:30 p.m. meeting start

Members Present:

Christopher Daniel, Chairman
Jason Zellman, Vice Chairman
Michele Aubry, Treasurer
John A. Burns, FAIA
Kaye Orr
Steve Kulinski
Samantha Huang
Joseph Plumpe, ASLA
Mike McReynolds*

Members Excused:

Susan Notkins, AIA
Elise Murray

Staff Present:

Laura Arseneau,
Branch Chief
Nicole Brannan,
*Senior Historic Preservation
Planner*
Kyra Davis,
Planning Technician
Ryan Johnson,
Recording Secretary

**Arrived after the commencement of
meeting.*

Mr. Daniel opened the January 14, 2021 meeting of the Architectural Review Board (ARB) at 6:31 p.m. using the Webex Fairfax County Platform. Mr. Daniel started the meeting with emergency motions related to the COVID-19 pandemic.

COVID-19 SPECIAL MOTIONS (Summary)

1. A quorum of the ARB must be participating remotely;
2. A vote to ensure that each member of the ARB may be adequately heard and that all members can hear each other;
3. A vote to verify that the usual FOIA procedures cannot be implemented safely or practically;
4. A vote to verify that every item on the agenda is either related to the emergency or necessary to assure continuity in government, or both; and
5. Public comment time limitations.

COVID-19 SPECIAL MOTIONS (Motions)

Mr. Daniel so moved:

To conduct this meeting wholly electronically and to effectuate both the emergency procedures authorized by FOIA the ARB needs to make certain findings and determinations for the record. It's a bit cumbersome, so I ask you in advance for your patience.

1. Audibility of Members' Voices

First, because each member of this ARB is participating in this meeting from a separate location, we must verify that a quorum of members is participating, and that each member's voice is clear, audible, and at an appropriate volume for all of the other members. Accordingly, I am going to conduct a roll call, and ask each ARB member participating in this meeting to state your name and the location from which you are participating. I ask that each of you pay close attention to ensure that you can hear each of your colleagues. Following this roll call, we will vote to establish that every member can hear every other member.

(Mr. Daniel continued with a roll call of Members, in accordance with above instructions):

- **Ms. Aubry- aye, private residence, can hear**
- **Mr. Burns- aye, private residence, can hear**
- **Ms. Huang- aye, private residence, can hear**
- **Mr. Kulinski- aye, office, can hear**
- **Ms. Murray- no response, not present**
- **Ms. Notkins- no response, not present**
- **Ms. Orr- aye, private residence, can hear**
- **Mr. Plumpe- aye, private residence, can hear**
- **Mr. Zellman- aye, private residence, can hear**
- **Mr. McReynolds- no response, not present**
- **Mr. Daniel- aye, private residence, can hear**

Mr. Daniel passed the virtual gavel to the Vice-Chairman (Mr. Zellman), so that he could be heard to make the requisite motion.

Mr. Daniel moved that every member that is present can be clearly heard. The motion was seconded by Mr. Kulinski and passed unanimously.

2. Quorum of ARB members-

Mr. Daniel so moved:

As determined by the roll call, 8 members of the ARB are present and therefore satisfy the ARB quorum minimum. The ARB by-laws state that a minimum of 6 members are required to determine a quorum.

The motion was seconded by Mr. Plumpe and passed unanimously.

3. Need for an Electronic Meeting

Mr. Daniel so moved:

Third, having established that each member's voice may be heard by every other member, we must next establish the nature of the emergency that compels these emergency procedures, the fact that we are meeting electronically, what type of electronic communication is being used, and how we have arranged for public access to this meeting. Therefore, I move that the State of Emergency caused by the COVID-19 pandemic makes it unsafe for this ARB to physically

assemble and unsafe for the public to physically attend any such meeting, and that as such, FOIA's usual procedures, which require the physical assembly of the ARB and the physical presence of the public, cannot be implemented safely or practically. I further move that ARB may conduct this meeting electronically through Webex, a county virtual meeting platform and available for access through the ARB county website or through phone at: 1-408-418-9388 with Access code: 179 344 7433. It is so moved.

The motion was seconded by Ms. Huang, and passed unanimously.

4. Need to dispense with FOIA's Usual Procedures to Assure Continuity in Government/Continue Operations

Mr. Daniel so moved:

Finally, it is next required that all of the matters addressed on today's agenda are statutorily required or necessary to continue operations and the discharge of this Board's lawful purposes, duties, and responsibilities. It is so moved.

The motion was seconded by Mr. Kulinski, and passed unanimously.

5. Public Comments:

Mr. Daniel moved that 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. Daniel moved that each member of the public will have 3 minutes to speak. The motion was seconded by Mr. Burns, and passed unanimously.

Mr. Zellman handed the virtual gavel back to Mr. Daniel.

VIRTUAL MEETING WEBEX INFORMATION- Staff (Laura Arseneau)

- Ms. Arseneau informed all attendees that the meeting is being recorded, and it will be posted online in 10 days. She directed attendees to use the Q&A box or chat function in the Webex Platform for inquiries and staff would monitor accordingly, and that attendees that are experiencing technical issues to please call Webex Technical Assistance at 1-866-799-3293.

READING OF STATEMENT OF PURPOSE AND INTENT OF HOD'S

Mr. Zellman read the opening Statement of Purpose.

APPROVAL OF THE AGENDA- Chair

- **Mr. Zellman moved to approve the agenda, and was seconded by Mr. Kulinski, with the revision that Consent Item #1 be moved to Action Item #1 on the Agenda. Motion passed unanimously.**

INTRODUCTION/RECOGNITION OF GUESTS (Based on Webex attendees list)

Gary Brent
James Perry
Mila Antova
Nick Cacaci
Lauren Bauer
Tori Bauers
Samuel Matics
Jay Graham
Frank Watkins
Barry Tiggemann

ITEMS FOR ACTION:

- 1. ARB 21-CTV-01- Proposal for refacing of signage for Bank of America building**, located at 13928 Lee Highway, tax map number 054-4 ((01)) 0057A in the Centreville Historic Overlay District. The applicant proposes to install two new building mounted illuminated walls signs and reface the existing illuminated monument sign. Gary Brent from MG permits represents the application. **Sully District.**

Presentation/Discussion

1. Mr. Brent mentioned that compliance with Special Exception is required, and is why this project is before the ARB.
 - i. 2 types of signs proposed: building-mounted sign on brick wall and freestanding sign with brick foundation beneath- channel letter signs, will have new corporate rebranding style for Bank of America. This proposal is now in accordance with the Special Exception plan.
 - ii. Mr. Daniel asked public for comments. None.
 - iii. Mr. Daniel asked ARB Members for comments:
 1. Ms. Aubry: No comments.
 2. Mr. Burns: Approve as presented.
 3. Ms. Huang: No comments.
 4. Mr. Kulinski: Likes rebranding style.
 5. Ms. Orr: No comments.
 6. Mr. Plumpe: Concerned about white background, worried about background lighting.
 - a. Mr. Brent mentioned Fairfax County does not allow illuminated white background on signs. Only the letters will be lit up at night.
 - b. Mr. Plumpe would like to see an exhibit that shows night-time illumination, however he withdraws his concern given the County rule prohibiting the illuminated white background that Mr. Brent just mentioned.
 7. Mr. Plumpe: No comments.
 8. Mr. Daniel: No comments.

Mr. Zellman moved, and was seconded by Mr. Kulinski, that the ARB approve action item ARB-21-CTV-01 for the proposed refacing of signage for the Bank of America building, located at 13928 Lee Highway, tax map number 054-4 ((01)) 0057A in the Centreville Historic Overlay District, as submitted and presented at the January 14, 2021 ARB meeting subject to the following conditions:

- 1) The Applicant must ensure that the proposed signage meets all development conditions approved with Special Exception SE 2005-SU-031 and;**
- 2) The applicant must ensure that sign permit approvals are obtained before any new signage is installed.**

Upon review of the materials, the proposal is found to meet requirements of Zoning Ordinance 7-200 HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.

****Mr. Burns recused himself for Items #2 and #3****

- 2. ARB 20-LOR-05 Amendment- Proposal for architecture for grocery store anchor site** located in the Laurel Hill Adaptive Reuse Area, tax map numbers 107-1-((09)). This site is located within the penitentiary wall on the eastern side of the retail commercial area and is under contract to LIDL. Conceptual architecture was reviewed and approved by the ARB in 2014 (ARB 14-LOR-04). The ARB previously approved the architecture in August 2020. The applicant submitted the ARB approved architecture to VDHR for their review. As a result, VDHR requested modifications to the architectural design.

The 2001 Lorton Correctional Complex MOA stipulates that the ARB review undertakings within the area eligible for listing in the National Register of Historic Places and that the area within the Eligible District is subject to review as stipulated in Section 7-200 of the Fairfax County Zoning Ordinance. Section 7-200 of the Zoning Ordinance stipulates that: 1) plans shall be referred to the ARB for its review and recommendation and 2) ARB approval shall be required prior to the issuance of building permits. The applicant has submitted materials to the Lorton Heritage Society and VDHR as required by the MOA, as well as Fairfax County Archaeological Collections Branch. Representatives from Lidl will present the proposal. **Mount Vernon District**

Presentation/Discussion

1. Mr. James Perry presented:
 - i. ARB approved retail and grocery building designs last summer (2020). VDHR wanted revised architecture to blend more with the existing penitentiary-style buildings—and VDHR approved the revised design on Dec 4, 2020. National Park Service approved this revised design on Dec 18, 2020. The major difference between what the ARB approved in Summer 2020 and what VDHR approved recently (as a revision) is mostly darker building materials.
 1. LIDL grocery store:
 - a. Change from white brick to darker gray brick (initially an ARB recommendation)
 - b. Consistent building height on South elevation (to screen refrigeration equipment on roof)

- c. North elevation has sloping parapet
- d. VDHR eliminated wood panels (now metal panels) from previous design and building now has darker brick material.
 - i. Same building height and scale
 - ii. Amount of transparency is same
 - iii. Similar canopy detail
- e. Companion retail building- similar dark brick to match the LIDL building
- f. Mass of buildings is hidden by historic prison wall
- ii. Mr. Daniel asked for public comment. No comments.
- iii. Mr. Daniel asked ARB Members for comments:
 - 1. Ms. Aubry: No comments.
 - 2. Ms. Huang: Had a question about the naming of the brick—is the name of the brick “Iron Spot” or is there iron in the actual brick material.
 - a. Mr. Perry responded that it is just the name of the brick.
 - 3. Mr. Kulinski: Prefers what was previously approved, but no objection.
 - 4. Ms. Orr: No comments.
 - 5. Mr. Plumpe: No comments.
 - 6. Mr. Plumpe: No comments.
 - 7. Mr. Daniel: Agreed with Mr. Kulinski with regard to preference for previous design – however this change is more about colors and materials. Not massing or siting. Recommends approval.

Mr. Zellman moved, and was seconded by Mr. Kulinski, that the ARB approve ARB 20-LOR-05 Amendment located in the Laurel Hill Adaptive Reuse Area, tax map numbers 107-1-((09)) for the proposed revised architecture for grocery store anchor site, as submitted and presented at the January 14, 2021 ARB meeting. Upon review of the materials, the proposal is found to meet requirements of Zoning Ordinance 7-200 HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.

- 3. ARB 20-LOR-06 Amendment- Proposal for architecture for retail building on western side of Penitentiary area** located in the Laurel Hill Adaptive Reuse Area, tax map numbers 107-1-((09)). Conceptual architecture was reviewed and approved by the ARB in 2014 (ARB-14-LOR-04). The architecture proposed is similar to the architecture proposed in ARB 20-LOR-05. The ARB previously approved the architecture in August 2020. The applicant submitted the ARB approved architecture to VDHR for their review. As a result, VDHR requested modifications to the architectural design.

The 2001 Lorton Correctional Complex MOA stipulates that the ARB review undertakings within the area eligible for listing in the National Register of Historic Places and that the area within the Eligible District is subject to review as stipulated in Section 7-200 of the Fairfax County Zoning Ordinance. Section 7-200 of the Zoning Ordinance stipulates that: 1) plans shall be referred to the ARB for its review and recommendation and 2) ARB approval shall be required prior to the issuance of building permits. The applicant will submit materials to the Lorton Heritage Society and VDHR as required by the MOA, as well as Fairfax County Archaeological Collections

Branch. Representatives from Elm Street Development will present the proposal. **Mount Vernon District**

Presentation/Discussion

See Item #2.

Mr. Kulinski moved, and was seconded by Mr. Plumpe, that the ARB approve ARB 20-LOR-06 Amendment located in the Laurel Hill Adaptive Reuse Area, tax map numbers 107-1-((09)) for the proposed architecture for retail building on western side of Penitentiary area, as submitted and presented at the January 14, 2021 ARB meeting. Upon review of the materials, the proposal is found to meet requirements of Zoning Ordinance 7-200 HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.

Mr. Perry congratulated Mr. Daniel for serving as new ARB Chair.

****Mr. McReynolds joined the meeting at 7:07 p.m.****

**** Mr. Burns re-joined the meeting at 7:08 p.m.****

ITEM FOR WORKSHOP SESSION:

- 4. ARB-05-LFK-02 Amendment (2) - Proposal for landscape to a single-family residential dwelling** located at 1000 Dogue Hill Lane, tax map 22-3 ((08)) 0004A. The applicant is proposing the installation of landscaping to complement the new addition approved by the ARB in September 2020 (ARB 05-LFK-02 Amendment). Mr. Jay Graham and Ms. Mila Antova represent the application. **Dranesville District.**

Presentation/Discussion

1. Ms. Antova, Landscape Architect, presented. She thanked Ms. Arseneau for all of her help with the application.
 - i. The property is in the Langley Fork HOD. There are a lot of existing trees on the site. The existing home was constructed in 1996—renovated in 2006. The ARB has seen this property as a workshop item in July 2020, and then again with submitted revisions in September 2020. The property slopes upward to the rear.
 - ii. Proposal:
 1. Stone patio in rear yard with stepped garden, stone fountain, stairs framed by two walls of trees. Rectangular gardens within portion of stone patio to visually break up hardscape. Envelopes the left side of solarium in rear yard. The patio and landscaping will mostly be to the left of the proposed breezeway and solarium on the house. Short stone retaining wall to frame walkway along solarium. The stone paving will match the existing stone on the house.
2. Mr. Daniel asked ARB Members for comments:
 - i. Ms. Aubry: Impressed with beauty. Asked about the size of the area to be proposed for landscaping.

1. Ms. Antova responded that she was unsure about the actual size in square footage, but re-showed the visual that the patio and landscaping is within the backwards “L-shaped” area that is formed by the house and the breezeway and solarium that extend from the right-side rear of the home.
- ii. Mr. Burns: Echoes Ms. Aubry’s comment about size and the need to have those details nailed down for an action item. There are existing landscape features and a pool on an adjacent lot, and Mr. Burns asked for clarification—would there be additional landscaping beyond what was shown on the plans tonight that would be connecting with the adjacent lot. The response from the applicant was “no”, and that the full extent of the proposal is only what is before the ARB. Mr. Burns mentioned that it is a very intense use of the “L-shaped” area.
- iii. Ms. Huang: No comments, but it is a very nice space.
- iv. Mr. Kulinski: Likes the rich quality of materials, and fits well within the HOD.
- v. Mr. McReynolds: Had a question about the historic nature of the application.
 1. Mr. Daniel mentioned that the property is within the HOD. Although the house itself is not a historic resource, the scope of work triggers ARB review.
 2. Ms. Arseneau: mentioned that this is also within the viewshed of historic resources.
- vi. Ms. Orr: Beautiful overall design. Concerned that the block fountain may be blocking the prominent poplar tree on the property.
- vii. Mr. Plumpe: Likes the design—it is reminiscent of a successful transition from a formal garden (closer to the house), to English countryside (further from the house).
 1. Concerned about root impact of poplar tree to fountain base. The applicant responded that care was taken in the siting to minimize such impact.
 2. Recommended deer-proof fencing and not to use invasive non-native plant material.
- viii. Mr. Zellman: No comments.
- ix. Mr. Daniel: Asked is there a need for an archaeological study since a lot of ground has been turned up.
 1. Ms. Arseneau mentioned that with the previous submission regarding the solarium, there was little potential for archaeological value. Ms. Arseneau mentioned there will be a response from staff by February.
- x. Mr. Burns asked about lighting of the features.
 1. The response was that there will be low-level lighting, just for safety, but the response was very general in nature from the applicant’s representative. There will be some highlight lighting under the trees and near the steps and fountain. There will be sconce lights along the façade of the house and the solarium. It will be gentle lighting. Mr. Burns mentioned to the applicant that it is necessary to provide more detailed information on light in the final application before the ARB.

- a. Mr. Plumpe mentioned architectural details of light, light type, and lighting patterns will all be needed. A lighting plan complete with fixtures and color temperature would be helpful. All of this information will be needed.
- b. Mr. Plumpe also mentioned that there should be a civil drawing for next submission showing construction entrance, with proposed grading, and tree protection measures.

PRESENTATION: None.

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous months minutes** (December 2020) and authorization of payment to Recording Secretary.
 - Ms. Aubry had 2 editorial comments which were forwarded to staff.
 - **Mr. Burns moved, and Mr. Kulinski seconded, to approve the December 2020 meeting minutes, with Ms. Aubry’s editorial revisions forwarded to staff, and to authorize payment to the Recording Secretary. The motion passed unanimously.**
- **Treasurer’s Report:** Staff – 12/1/2020 Balance: \$20,573.41
- **Administrative: None.**
- **Discussion/Update Reports:**
 - **Holmes Run Acres HOD:** Nicole Brannan: Next Work Group meeting- January 27, 2021 Traceries will present on design guidelines process. Staff will begin drafting their findings over the next few months.
 - **Hollin Hills HOD:** Laura Arseneau: Next community meeting will be January 25, 2021- where staff will present all findings, proposed boundaries, contributing and non-contributing structures, Zoning Ordinance, and Comprehensive Plan language. Meeting will be virtual. Mailing will go out to about 500 property owners to direct to informational website. **Ms. Arseneau will forward meeting information to all ARB Members.**
 - **Wellington/River Farm Update HOD: Laura Arseneau: now called Wellington at River Farm HOD.** Staff is drafting findings, staff report, contributing analysis. Community meeting March 2, 2021 at 6:30 p.m. Staff will be coming to ARB for review of design guidelines sometime in March. **Planning Commission public hearing is 3/17. Board of Supervisors is 4/13.**
 - Mr. Burns had a question about the boundary. Ms. Arseneau responded that this will not be a HOD with a buffer like the typical HOD.
 - Mr. Burns asked will there be proposed easements for viewsheds.
 - Ms. Brannan mentioned that there is a conservation easement along the Potomac River to protect the viewshed. However, there is nothing to protect viewshed on north and south borders.
 - Ms. Aubry: Supervisor Storck mentioned that the Northern Virginia Conservation Trust submitted a request to the American Horticultural Society to acquire the property, but nothing has happened yet (with regard

to acquisition).

- Gum Springs: Denice Dressel, Department of Planning and Development received a CLG grant. The RFP has been approved. Looking at Pride of Fairfax building for NRHP nomination. Denice is working with community to get oral histories (cultural landscape). Supervisor Storck has also awarded additional survey funding.
- Reston Survey: Community meeting held on January 5, 2021. Well-attended and lots of good questions. Supervisor Alcorn mentioned that the survey would inform comprehensive plan task force. Mr. Daniel was concerned that the contractor may have too heavily considered the 50 year-old guideline during the analysis.
 - Mr. Burns thinks that the scope of the survey is limited—it is primarily residential. It does not include many commercial buildings, County buildings, or the industrial corridor, and thus it doesn't address the most threatened properties.
 - Mr. Daniel stated that perhaps Reston could be considered a TCP-transitional cultural property-although that designation is usually associated with Native American communities- the innovative live, work, play culture of Reston could be the unifying theme.
 - Ms. Huang mentioned that an overall landscape history should be part of the study.
 - Ms. Arseneau mentioned that Denice Dressel is the main point of contact for the Reston Survey project.
- Rezoning Cases:
 - Mr. Daniel mentioned to anticipate the SM-1 Reactor MOA.
 - Madeira School: Ms. Arseneau mentioned that the school is looking to demolish some of the buildings. Staff is working to encourage them to document buildings and community histories—and possibly consider listing on the County Inventory.
 - Turner Farm (Dranesville)- coming into Resident Curator program, they are doing a Special Exception for a sustainable use.
 - Mr. Burns asked about the One University project that could be threatening the Fairfax County Redevelopment and Housing Authority building. Staff response was that they would look into it.
 - 2232- new telecommunications facility proposed at intersection of New Braddock Rd. and Rt. 28—New bell tower on existing church property that will be 80' tall structure. Staff reviewing for impacts on adjacent properties.
- **Correspondence, Announcements:** (Staff)
 - **Nicole Brannan is new ARB Administrator. She will be leading the February 11, 2021 ARB meeting.** Mr. Daniel thanked Ms. Arseneau for her service, congratulated Ms. Brannan, and spoke of his confidence in a smooth transition.

- **Per CLG requirements, Ms. Arseneau needs to know the training that ARB Members have had throughout the year. Ms. Arseneau will need this information within the next week or so.**
- Laura Arseneau needs volunteers (hopefully at least one) from ARB **to work with Laurel Hill citizens group. Mr. Kulinski volunteered.**
- Ms. Huang mentioned at the Holmes Run Acres HOD meetings, that there have been concerns about zMOD.
 - The concern is about accessory dwelling units—and that by the County making the approval process more streamlined for these types of units, that it would cause them to increase in number and potentially alter the character of the residential neighborhoods. Ms. Arseneau mentioned that Carmen Bishop and Casey Judge, of the Zoning Administration Division, DPD, will be at a future HOD meeting to discuss zMOD changes for what will be known as “accessory living units”.
- **New/other business:** None
- Other Business

Mr. Burns made a motion to adjourn at 8:14 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, Nicole Brannan, Senior Historic Preservation Planner, Architectural Review Board Administrator, Fairfax County Department of Planning and Development (DPD), at 703/324-1380