

APPROVED MINUTES

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

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

Members Present:

Christopher Daniel, Chairman
Michele Aubry, Treasurer
John A. Burns, FAIA
Samantha Huang
Kaye Orr
Elise Murray
Joseph Plumpe, ASLA*

Members Absent:

Susan Notkins, AIA
Jason Zellman, Vice
Chairman
Steve Kulinski

Staff Present:

Laura Arseneau,
Branch Chief
Denice Dressel,
*Senior Heritage Resources
Planner*
Grace Davenport,
Heritage Resources Planner
Ryan Johnson,
Recording Secretary

**Arrived after the commencement of
meeting.*

Mr. Daniel opened the November 10, 2021 meeting of the Architectural Review Board (ARB) at 6:33 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- not present (excused absence)**
- **Ms. Murray- aye, private residence, can hear**
- **Ms. Orr- aye, private residence, can hear**
- **Mr. Plumpe- no response, joins meeting at 6:51 p.m., see below**
- **Mr. Zellman- not present (excused absence)**
- **Mr. Daniel- aye, private residence, can hear**

Mr. Daniel passed the virtual gavel to Ms. Murray (in Mr. Zellman's absence) 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 Ms. Huang and passed unanimously.

2. Quorum of ARB members-

Mr. Daniel so moved:

As determined by the roll call, 6 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 Ms. Orr 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 the 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: 1-844-621-3956 with Access code: 2331 196 8600. It is so moved.

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

Ms. Murray handed the virtual gavel back to Mr. Daniel.

VIRTUAL MEETING WEBEX INFORMATION- Staff (Denice Dressel)

- Ms. Dressel informed all attendees that the meeting is being recorded, and it will be posted online within 10 days. She directed attendees to email her during the meeting, 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

Ms. Murray read the opening Statement of Purpose.

****Mr. Daniel reminded presenters of a general 8-minute maximum presentation time for new items, and 3-minute presentation time for revised or follow-up items, and no time limitations for workshops.****

APPROVAL OF THE AGENDA- Chair

- **Ms. Murray moved, and was seconded by Mr. Burns, to adopt the agenda with a friendly amendment to strike Action Item #2 regarding Lake Anne Heron House antennae, as the applicant withdrew their application. The motion passed unanimously.**

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

Daniel Halstead
Matt Stevison, Lake Anne Reston Covenants Committee
Sarah Vonesh
Doug DeLuca
Johnny Burton
Anthony Han
Jose Delcid, Hunter Mill District

CONSENT CALENDAR ACTION ITEMS: None.

ITEMS FOR ACTION:

1. **ARB 21-CTV-02 - Sign Permit for GOPCHANG STORY BBQ restaurant**, located at 13830 Lee Highway Ste 17, in the Centreville Historic Overlay District, tax map number 0544 01 0028A. The applicant is proposing a sign for a new restaurant. Anthony Han represents the application. **Sully District.**
 - o **Presentation/Discussion**
 - Mr. Han presented:
 - Sign for Korean BBQ restaurant. The sign will have white channel letter and black channel letter. Mounted on façade above building entry.
 - Mr. Daniel asked ARB Members for comments:
 - Ms. Aubry: Asked whether the application complies with the County sign permit requirements and property management rules.
 - o Mr. Han replied that compliance with the landlord and County code has been verified. ARB approval is last outstanding item.
 - Mr. Burns: Would be nice to have existing conditions view. Google street view confirms this sign is very similar to existing signs in the shopping center. No objections.
 - Ms. Huang: No further comments.
 - Ms. Murray: No comments.
 - Ms. Orr: No further comments.
 - Mr. Daniel: No comments.
 - Mr. Daniel asked for public comment. None.

Ms. Murray moved, and was seconded by Ms. Aubry, that the ARB approve action item ARB-21-CTV-02, located at 13830 Lee Highway Ste 17, in the Centreville Historic Overlay District, tax map number 0544 01 0028A, for the proposed sign for a new restaurant, as submitted and presented at the November 10, 2021 ARB meeting. Upon review of the materials, the proposal is found to meet requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.

****Mr. Plumpe joined the meeting at 6:51 p.m.****

2. **ARB 21-LFK-02 - Langley Ordinary addition**, located at 1101 Chain Bridge Road, tax map number 0223 01 0063A. Applicant is submitting for approval the final construction

drawings with materials and specifications, as stipulated in the approval for the conceptual development proposal ARB 20-LFK-01. Doug DeLuca represents the application.

Dranesville District.

○ **Presentation/Discussion**

- Mr. DeLuca presented:
 - The final construction drawings have already been “approved” by the County. This is an amendment to step the building back per previous ARB comments.
 - Mr. Burns previous comment was that the long lead of the porch line would be overdone if there was not a break in the continuous massing.
 - Revision: The dining room is now set back 18 inches from the lead of the main gutter on the porch roof.
- Mr. Daniel asked for public comment. None.
- Mr. Daniel asked ARB Members for comments:
 - Ms. Aubry: From an archaeological standpoint, no issues.
 - Mr. DeLuca mentioned there is a large box of artifacts that he would like to deliver to staff.
 - Ms. Aubry mentioned to contact FCPA- Elizabeth Crowell.
 - Mr. Burns: Grateful that design change was made per ARB recommendation. Asked how a building permit was approved per Mr. DeLuca’s statement. Curious how a building permit was issued.
 - Mr. DeLuca stated this project had been approved in-concept by ARB.
 - Ms. Dressel: No explanation for permit approval. See below comment from Ms. Arseneau.
 - Ms. Huang: No further comments.
 - Ms. Murray: Not clear how the additions are attaching to the original house. The peak of the addition is way too low in elevation.
 - Ms. Orr: No further comments.
 - Mr. Plumpe: No comment.
 - Mr. Daniel: The fact that the building permit was issued before final ARB action is an issue that staff needs to address.
 - **Ms. Arseneau mentioned building permit was not yet finalized.**

Mr. Burns moved, and was seconded by Ms. Aubry, that the ARB approve action item ARB 21-LFK-02, located at 1101 Chain Bridge Road, in the Langley Fork Historic Overlay District, tax map number 0223 01 0063A, for approval of the final construction drawings with materials and specifications for a new addition to the Langley Ordinary, as submitted and presented at the November 10, 2021 ARB meeting. Upon review of the materials, the proposal is found to meet requirements of Zoning Ordinance Section 3101-HISTORIC OVERLAY DISTRICTS. The motion passed 6-1.

3. ARB 21-WEL-02 – Wellington at River Farm Design Guidelines, located at 7931 East Boulevard Dr., tax map number 1022 01 0020. Laura Arseneau of Fairfax County Planning

Division represents the proposed guidelines. **Mount Vernon District.**

○ **Presentation/Discussion**

- Ms. Arseneau presented:
 - Overview: The HOD was approved by BOS on April 13, 2021; and amended by BOS in September. Oct 14, 2021 ARB Workshop item for discussion.
 - Ms. Aubry sent suggested edits regarding language and maps to staff.
 - If approved, suggested edits will be made to document, the document will be published on website, and hard copies will be provided to ARB and staff.
- Mr. Daniel asked for public comment. None.
- Mr. Daniel asked ARB Members for comments:
 - Ms. Aubry: Appreciates the incorporation of suggested edits. Asked if there had been a public meeting.
 - Staff response explaining public meetings:
 - March 2021 community meetings
 - The draft document was at the RZ/HOD- public hearings before the Planning Commission and Board of Supervisors
 - The draft at the ARB Workshop
 - The current meeting is also a public hearing on the matter
 - Ms. Aubry also asked what the public comments were on the guidelines.
 - Ms. Arseneau mentioned that staff received very little comment on the guidelines.
 - Mr. Burns: Impressed with the guidelines. Several locations in the text state there is a highlighted area where there is a link missing.
 - Ms. Vonesh reminded Members that the link to the overall HOD design guidelines will go in place of the missing link.
 - Mr. Burns mentioned to add explanatory phrase “this will be a link to the overall guidelines”
 - Ms. Huang: No further comments.
 - Ms. Murray: No comments.
 - Ms. Orr: No further comments.
 - Mr. Plumpe: No comments.
 - Mr. Daniel: The guidelines are excellent.
 - Ms. Arseneau reiterated that the design guidelines will be sent to the President of the American Horticulture Society.

Mr. Burns moved, and was seconded by Ms. Huang, that the ARB approve action item ARB-21-WEL-02, located at 7931 East Boulevard Drive, tax map 1022 01 0020, for the Wellington at River Farm Historic Overlay District, for the proposed design guidelines related to the historic overlay district, as submitted and presented at the November 10, 2021 ARB meeting, subject to the following conditions:

Any edits submitted before the meeting and those edits discussed at tonight’s meeting will be incorporated into the final version of the design guidelines including:

- **Modifications to the text in the gray box on Page 16**
 - **Modifications to the map image on page 29**
 - **Adding explanatory information for links to future overall design guidelines.**
- Upon review of the materials, the proposal is found to meet requirements of Zoning Ordinance Section 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.**

Ms. Arseneau mentioned that the HOD and design guidelines were completed in less than a year.

ITEMS FOR WORKSHOP SESSION:

4. ARB 21-LOR-02 - TESLA Solar Roof, located at 9105 Power House Rd., Lorton, tax map number 1071 09H 0003. Applicant is submitting for workshop of TESLA Solar Roof system, roof vent pipe, and fan exhaust upgrade. Daniel Halstead represents the application. **Mount Vernon District.**

- Presentation/Discussion
 - Mr. Halstead presented:
 - Asking for solar roof (tiles) instead of solar panel because the roof is more in keeping with the style of the neighborhood.
 - Mr. Daniel asked ARB Members for comments:
 - Ms. Aubry: No comments. Fascinated to see how well it would work.
 - Mr. Burns: The tiles stop well short of existing roof boundary. Wanted clarification as to whether the roof would be completely covered with the tiles (with a mix of functional and non-functional) or partially tiled. Response from Mr. Halstead- tiles will completely cover roof and there will be a mix of functional/non-functional tiles.
 - Ms. Huang: Asked about the location of the power wall.
 - Mr. Halstead responded that power wall will be indoors. The power switch will be outdoor near the power meter. Ms. Huang asked about the size of the power switch. Mr. Halstead's response was about 1 sq. ft.
 - Ms. Murray: No comment.
 - Ms. Orr: In the 2018 Building Code you have to provide pathways/access for fire code staff. Likes that the project encourages solar collection. Would like condition on future action that the Building Code situation will be verified with County.
 - Mr. Plumpe: Would like to see more solar roofs across County. Asked would this provide power to entire house. Mr. Halstead responded that, in good solar conditions, it could power the entire house. The slate is compatible with similar roof shingles. The technology is very expensive.
 - Mr. Daniel: Appreciates that from a visual standpoint, the tiles are very similar to shingles.
 - Mr. Burns asked do tiles depend on existing roof substrate for weather resistance or do they require their own. Response from Mr. Halstead was that there will be a modified entire new membrane for the solar tiles.
 - Mr. Burns- October 19, 2021- building permit was issued. **Staff will follow up on why permit was issued before ARB approval.**

5. **ARB 21-LOR-03 - Screened porch with deck, stairs, and stone patio**, located at 9393 Quadrangle St., Lorton, tax map number 1071 09D 0011. Applicant is submitting for workshop of screened porch, deck, stairs, and stone patio in the Liberty subdivision. John Burton represents the application. **Mount Vernon District.**

○ Presentation/Discussion

▪ Mr. Burton presented:

- Would like to finish exit door on rear and add screened porch with deck and stairs off rear of house. Brick home that backs up to Giles Run Park and bordering Silverbrook Rd.
- Submitted to Laurel Hill HOA. Approved project.
- VDHR and Lorton Historical Society approved.
- Proposal: Patio and screened porch with deck and stairs behind existing garage on home.

▪ Mr. Daniel asked ARB Members for comments:

- Ms. Aubry: Thanked applicant for timely submission.
- Mr. Burns: Stated he no longer has a conflict of interest given that this is a Lorton individual homeowner project which does not involve federal preservation tax credits.
 - The proposed screened porch will be in the direct line of sight to the historical guard tower
 - The topography really drops off towards marshy area in rear of property, so this screened porch and stairs will be prominently visual. Suggestions for ARB action item:
 - Take photographs of proposed project location from the guard house, views towards the guard house from the French doors, views towards the Laurel Hill house
 - Suggest changing the labeling of the drawings- the new construction drawings showed “front elevation” but it should be “rear elevation” facing the marshy area.
 - To the north and east of the property, there is a L shaped retaining wall (new wall not historic). Provide info on that wall’s material and color.
- Ms. Huang: No comments.
- Ms. Murray: Please provide a map of HOD and location of project/address therein. Need context showing neighboring properties.
- Ms. Orr: The confluence of the screen porch and housing roof area will create an area where moisture/snow will settle.
- Mr. Plumpe: Asked about existing L-shaped retaining wall and materials. The applicant’s response was it appeared to be standard cinder type blocks. Segmented pre-casted wall with a reddish color.
- Mr. Daniel: Echoed Ms. Murray’s suggestion to provide more views and map of HOD in action item submission.

PRESENTATION: None.

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous months minutes - October 2021**
 - No comments on October 2021 meeting minutes.
 - **Ms. Murray moved, and was seconded by Ms. Orr., to approve the October 2021 meeting minutes, and authorize payment to the Recording Secretary. The motion passed unanimously.**
- **Treasurer's Report:** Staff (Denice Dressel) \$26,798.40
- **Administrative:**
 - **Clerk's Membership List**
 - Ms. Dressel: Refer to this list for an accounting of BAC membership.
 - Ms. Aubry: Notified Ms. Dressel that there were numerous duplications of several former ARB members.
 - Mr. Daniel: If a revision needs to be made, contact Ms. Dressel.
 - **National Alliance of Preservation Commissions Renewal**
 - Ms. Dressel stated that the annual renewal fee is \$150.
 - **Mr. Burns moved, and was seconded by Ms. Huang, that the ARB pay the NAPC annual renewal fee. The motion passed unanimously.**
- **Discussion/Update Reports:**
 - **Colvin Run Mill General Store Report** – Grace Davenport, HR-DPD
 - **Ms. Davenport presented:**
 - Staff compiled some historical info on Colvin Run Mill General Store per the ARB's request at the October 2021 meeting.
 - Findings:
 - Built around 1880's or 1890- owned and operated by Mark Cockrill
 - Moved to current location in 1973/1974- structure turned 90 degrees and porch built
 - Opened in 1975 as a place to view exhibits related to Colvin Run Mill
 - National Register listing in 1976 did not mention the General Store
 - Not listed on Fairfax County Inventory, but is located on parcel that contains the Colvin Run Mill and Miller's House
 - In 2-3 years, the structure will meet the 50 year "threshold"
 - 2017 study cited lack of integrity of general store (with its relocation and porch addition)
 - Mr. Burns asked what is listed as the date of construction on the General Store. The 50 year "threshold" is arbitrary. Mr. Burns asked what led to the determination of lack of integrity. Staff responded date of construction is not clearly known. Lack of integrity was likely determined due to new construction on the western boundary line of the property.
 - Ms. Aubry stated that it seems like in the 2017 study, someone treated the General Store

like a contributing property. If more information was known about the study and who sponsored it and its purpose, this could provide some evidence that the ARB should classify the store as a contributing property.

- Mr. Daniel mentioned that the ARB could classify the store as contributing by motion. Ms. Dressel will verify if the contributing classification can be folded into the guidelines or does it need to be a separate motion.
- **Lake Anne Cursory Structural Report Supplement**
 - Ms. Dressel presented 3 price quotes for a supplemental report focused on the historical aspect of the maintenance issues at Lake Anne Village Center:
 - WUSP- perhaps misunderstood the scope \$94000 for a supplemental report
 - WJE- \$9313 for structural report, \$2026, \$2918 supplemental cost
 - EHT Traceries \$9110
 - Mr. Daniel's draft letter to LARCA President, Sup. Alcorn, will state ARB would be happy to *assist* with costs
 - Mr. Burns stated WJE is an experienced firm with engineering and concrete preservation. The additional cost of reviewing the original report is worth it.
 - Mr. Daniel asked what the next step would be. Ms. Dressel stated DPD would have to join in on a contract.
 - Mr. Burns stated that we shouldn't fund it, but that we should support it.
 - Ms. Huang stated there may be discussions related to lower-income housing that she and Mr. Daniel would like to be involved in.
 - Mr. Daniel mentioned Code (Land Development Services- Building Plan Review) should have someone who specializes in historic structures.
- **Hollin Hills HOD Update-** Laura Arseneau. Finished up community poll. Cleaning up results and having announcement in a few weeks.
- **Holmes Run Acres HOD Update-** Denice Dressel. Work Group meeting next week. Met with Supervisor Palchik's office about general schedule- Board authorization likely next Fall.
- **Rezoning Cases – Original Mount Vernon High School-** Denice Dressel. First application received under new Z.O. standard for alternative use of historic properties – Special Exception to allow nonresidential uses in historic structures (defined as on the County Historic Inventory), and ARB review for conformance with the Secretary of the Interior standards. Site visit next week. ARB for Workshop and then review and recommendation for final ARB action item. They will likely be using federal preservation tax credits. Mr. Burns can look at materials but likely cannot participate in the decision.
- **Correspondence, Announcements:** (Staff)
 - **Old Business** – 2 letters
 - Lake Anne letter- by end of this week, send comments to Mr. Daniel.
 - Courthouse repairs- Mr. Zellman. Update will be provided soon.
- **New/other business**

- Mr. Burns – asked about the recording of the ARB meetings being posted online within 10 days and whether necessary. Ms. Dressel responded due to electronic meeting and FOIA requirements during the COVID-19 pandemic, the meetings have to be posted online.
- Mr. Plumpe will send some research on TESLA shingles to ARB Members.

Mr. Daniel made a motion to adjourn at 8:48 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, Denice Dressel, Senior Heritage Resources Planner, Architectural Review Board Administrator, Fairfax County Department of Planning and Development (DPD), at 703/324-1380.