

# APPROVED MINUTES

December 8, 2022

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## THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

### Virtual Meeting- Using Microsoft (MS) Teams 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  
Samantha Huang  
Steve Kulinski  
Elise Murray  
Kaye Orr  
Joseph Plumpe, ASLA

#### Members Absent:

Susan Notkins, AIA  
Karen Campblin

#### Staff Present:

Denice Dressel,  
*Branch Chief, Heritage  
Resources*  
Ryan Johnson,  
*Recording Secretary*

*\*Arrived after the commencement of  
meeting.*

**Mr. Daniel opened the December 8, 2022, meeting of the Architectural Review Board (ARB) at 6:32 p.m. using the MS Teams 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. Campblin- no response, not present, unexcused**
- **Ms. Huang- aye, private residence, can hear**
- **Mr. Kulinski- aye, office, can hear**
- **Ms. Murray- aye, private residence, can hear**
- **Ms. Notkins- no response, not present, unexcused**
- **Ms. Orr- aye, private residence, can hear**
- **Mr. Plumpe- aye, private residence, can hear**
- **Mr. Zellman- no response, not present, excused for later arrival (\*\*joins meeting later\*\*)**
- **Mr. Daniel- aye, private residence, can hear**

Mr. Daniel passed the virtual gavel to Ms. Aubry 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. Burns, 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 the ARB may conduct this meeting electronically through MS Teams, a county virtual meeting platform

and available for access through the ARB county website or through phone at 1-571-429-5982 with Access code: 869349855. It is so moved.

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

**5. PUBLIC COMMENTS:**

Mr. Daniel stated 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 consent agenda items and after each action item, as is standard ARB practice.

- **Mr. Daniel moved, and was seconded by Mr. Kulinski, that each member of public will have 3 minutes to speak about consent and action items. The motion passed unanimously.**

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

**VIRTUAL MEETING MS TEAMS 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 chat function in the MS Teams Platform for inquiries and staff would monitor and respond accordingly.

**\*\*\*\*Mr. Zellman joined the meeting at 6:38 p.m.\*\*\*\***

- If calling in, press \*5 to make a public comment. To speak after being unmuted by staff, press \*6.

**READING OF STATEMENT OF PURPOSE AND INTENT OF HOD'S**

**Ms. Aubry read the opening Statement of Purpose.**

Mr. Daniel reiterated that there is a speaking time limit of 8 minutes for new items, 3 minutes for resubmissions.

**APPROVAL OF THE AGENDA- Chair**

**Mr. Burns moved to approve the agenda, as provided by staff. The motion was seconded by Mr. Zellman, and passed unanimously.**

**INTRODUCTION/RECOGNITION OF GUESTS (Based on MS Teams attendees' list)**

Allison Berkheimer

Laura Jeffords  
Suresh Karre  
Kim Jesada  
Marilisa del Ninno  
Douglas Miller  
Wesley Minnix  
Sam Linton  
Tuan Dac

## CONSENT CALENDAR ACTION ITEMS: NONE

### ITEMS FOR ACTION:

1. **ARB 22-CRM-02 - 1200 Claude Court Deck and Gazebo**, located at 1200 Claude Ct., Great Falls, tax map 0191 04 0003, in the Colvin Run Mill HOD. The applicant is proposing to construct a new wood deck and gazebo at the back of the existing house. Tuan Duc represents the application. PLUS# ARB-2022-DR-00029 – **Dranesville District**
  - **Presentation/Discussion**
    - Mr. Duc presented. New deck and gazebo. Zoning reviewer informed applicant of need for ARB review. Deck off dining room will be 12' x 9'. Deck off screened porch will be 8' x 29', which will be connected with a 15' tall gazebo with lean-to style roof. Everything will be proposed in the rear yard.
    - Mr. Daniel asked members of the public for comments. None.
    - Mr. Daniel asked Members for comments:
      - Mr. Kulinski referred to arials displayed during the presentation and asked whether the kitchen addition had come through ARB review. The staff response was that it needs to be researched. Mr. Duc stated that that permit has already been inspected and closed.
      - Mr. Burns asked what the impact would be to the closest contributing property (historic house to SW). An aerial was shown and there is vegetative screening, so there would be very little visual impact.
      - Mr. Kulinski asked about the proposed color of the proposed improvements, and whether it would match the façade of the existing home. The response was that the proposed improvements would be natural wood, no applied color.
      - Mr. Kulinski asked the applicant to show structural details, and a brief display of structural plans ensued.
      - Mr. Burns mentioned that the ARB requires more design detail than the standard County permit package for the typical deck.
      - Mr. Daniel stated that if the application is approved, it should be with a condition that all structural documents be submitted to the ARB Administrator.

**Mr. Kulinski moved, and was seconded by Mr. Burns, that the ARB approve action item ARB 22-CRM-02, located at 1200 Claude Ct., Great Falls, tax map 0191 04 0003, in the Colvin Run Mill HOD, for the proposed construction of a new wood deck and**

**gazebo on the existing dwelling as submitted and presented at the December 8, 2022, ARB meeting, *subject to the following condition:***

- **That the applicant submit a full set of construction documents to the ARB Administrator.**

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

2. **ARB 22-LOR-03 - Brynmor Early Education and Preschool**, located at 9060 Power House Rd., Lorton, tax map 1071 09 H1, in the Laurel Hill Adaptive Reuse area. The applicant is proposing to repurpose existing buildings P-01 and P-03 of the historic DC workhouse and reformatory campus in Lorton for use by the Brynmor Early Education & Preschool. A pending rezoning application, RZPA 2022-MV-00083, to raise the maximum capacity of a childcare center from 100 to 200 children, is associated with this application. Theresa del Ninno of Maginniss and del Ninno Architects represents the application. PLUS# ARB-2022-MV-00030 – **Mount Vernon District**

**\*\* Mr. Burns recused himself from this item due to proposed federal historic preservation tax credits being pursued\*\***

- o **Presentation/Discussion**

- Mr. Perkins stated there was a recent workshop before the ARB, and changes have been made to the design since then. Design has been presented to both VDHR and NPS. Received comments from Mark Holma at VDHR. Still waiting for review of tax credit application.
- Preschool for neighboring community: adaptive reuse of prison site.
- Ms. Del Ninno presented about changes since workshop: Reduced the number of doors accessing courtyard. The doors would be centered below the windows. Matches historic door relationship with existing windows. Changed wrought iron fence to be a natural wood slat fence.
- Regarding VDHR comments- VDHR wanted to change the fence design back to wrought iron on west side of courtyard space. Eliminate two panels in courtyard for more open space. However, Ms. Del Ninno stated that the two panels are desired and help to provide protective screen next to the doors in a heavily-trafficked area.
- Mr. Daniel asked for comments from the members of the public. None.
- Mr. Daniel asked ARB Members for comments:
  - Ms. Murray agrees with the changes that have been made. Mr. Kulinski agrees that the panels, fence materials, and fence location are all appropriate as presented, while both Members noted VDHR's suggestions.
  - Mr. Daniel mentioned that there should be some sort of acknowledgement of Virginia's Native American tribes if there is a design reference on-site.

**Mr. Kulinski moved, and was seconded by Ms. Huang, that the ARB approve action item ARB-22-LOR-03, located at 9060 Power House Rd in the Laurel Hill Adaptive Reuse Area, at tax map 1071 09 H1, for the proposed necessary exterior alterations to adaptively reuse the buildings for childcare center purposes, as submitted and presented at the December 8, 2022 ARB meeting, *subject to the following condition*:**

- That the brick to be removed from the historic door openings be salvaged and reused on the site.

**Upon review of the materials, the proposal is found to meet requirements of the Memorandum of Agreement for the Lorton/Laurel Hill Eligible District. The motion passed unanimously.**

- 3. ARB 22-HOL-25 2003 - Marthas Road Solar Panel Installation**, located at 2003 Marthas Rd, Alexandria, tax map 0933 04 0162, in the Hollin Hills HOD. The applicant is proposing the installation of a 21-panel solar PV system on the rear roof of the existing home. Sam Linton of Nova Solar represents the application. PLUS# ARB-2022-MV-00028 – **Mount Vernon District**

○ **Presentation/Discussion**

- Mr. Burns read a statement regarding conflict of interest. **(SEE ATTACHMENT 1)**
- Mr. Linton presented. The panels will be on south-facing rear of the home. Lot abuts Hollin Hills HOD boundary. No part of the solar panel will be visible from the front of the home. Hollin Hills DRC has already approved application. Solar panel rises between 5” to 7” above roof face. Hollin Hills HOD design guidelines recommend non-intrusive or panels that do not substantially rise above the roof. Project meets guidelines.
- Mr. Daniel asked members of the public for comments. None.
- Mr. Daniel asked members of the ARB for comments. None.
- Mr. Daniel thanked the applicant for mentioning the design guidelines.
- Mr. Burns thanked the applicant for presentation, and stated the property is ideally suited for solar panels.

**Mr. Kulinski moved, and was seconded by Mr. Zellman, that the ARB approve action item ARB 22-HOL-25, located at 2003 Marthas Rd., Alexandria, tax map 0933 04 0162, in the Hollin Hills HOD, for the proposed installation of a 21 panel solar PV system on the existing dwelling as submitted and presented at the December 8, 2022, 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 WORKSHOP SESSION:

4. **ARB 22-WDL-01WS - Richmond Highway BRT Station Design**, located in the 5800 Pole Rd, Fort Belvoir, tax map numbers 1152 01 0001, in the Woodlawn HOD. Station design for the Richmond Highway roadway improvements and installation of transitway with Bus Rapid Transit System. Laura Jeffords of STV represents the proposal. PLUS# ARBWK-2022-MV-00021- **Mount Vernon District**

- **Presentation/Discussion**

- Ms. Jeffords presented. The Woodlawn HOD BRT station will be 1 of 16 stations along an approx. 17-mile transit system along the Route 1 Corridor, which is ultimately planned to extend to Woodbridge.
- The subject station is located at a checkpoint near Ft. Belvoir at Meade Rd.
- Structures are approx. 140' long. Most of the structure is below human knee-level height. The canopy over the station is the bulk of the visual impact. Parallelogram theme with glass screen wall. Canopy somewhat resembles airplane wings. Ms. Jeffords displayed images of proposed station elevations.
- Each station is single-loaded (entered by only one access point)
- Proposed finishes for station- composite panel resin with concrete base
- Comfort station for bus drivers- white siding, small office-like accessory structure in appearance with gable roof.
- Mr. Daniel asked what factors of the prototypical design could be up to change by the ARB. The response from the applicant was that the structure is not changeable (and has already been vetted through numerous community meetings), but there may be landscape modifications that are possible.
- Mr. Burns asked what sort of pedestrian access would be provided.:
  - Todd Minix, FCDOT responded- there are crosswalks across Rt. 1 at Belvoir Rd.
  - Can't run buses into Ft. Belvoir as a secure facility.
- Mr. Burns commented that he would like to see full slide deck of Ms. Jeffords' presentation, to which Ms. Jeffords responded that has already been uploaded to ARB Sharefile.
- Mr. Burns had a question about the glass back screen graphic design displayed by Ms. Jeffords and whether it would be appropriate on Route 1 Corridor. Ms. Jeffords responded that the displayed image was an example from the

VCU/Richmond community and that each community stop for this Richmond Hwy. BRT project will have its own theme coordinated with community stakeholders.

- Mr. Burns commented that the proposed stations would be approx. 20' tall judging by the perspective renderings. These are large items in the landscape. The response from Ms. Jeffords was the height is required due to the necessary clearance for busses and emergency vehicles.
- Mr. Daniel noted that there are design guidelines for the Woodlawn HOD. Any future submission to the ARB needs to include an analysis of the guidelines. Have there been conversations with the Friends Meeting House or the Quaker House. Ms. Jeffords mentioned there were 5 community meetings (but did not specify whether they had specific input from the aforementioned Houses).
- Mr. Daniel asked staff to clarify what jurisdiction the ARB has. The response from one of the applicant's representatives (Allison Berkheimer) was a building permit is required.
- Mr. Burns asked what is the purpose of the ARB in this review if, out of the 3 design options, one had already been chosen by the Supervisor's office. It appears a decision has already been made.
- Ms. Huang commented that she likes the parallelogram shape. She stated that the design and materials should be as simple as possible. Try to echo each area's historical character.
- Ms. Jeffords stated that with regard to the ultimate windscreen and design- community charm charettes are ongoing, and project management is working with local high schools and artists.
- Mr. Burns asked was this the terminus of the BRT. Response from FCDOT was that the plan is to ultimately go to Woodbridge.
- Mr. Daniel stated that the final design needs to be clarified and brought before the ARB, and asked staff to verify what are the proper approval authorities after consulting with OCA.

#### **PRESENTATIONS- None.**

#### **BOARD AND STAFF ITEMS:**

- Review and action on approval of previous months minutes: November 2022. **Mr. Zellman made a motion to approve the minutes for November 2022, and pay the Recording Secretary, Ryan Johnson. The motion was seconded by Ms. Huang. The motion passed unanimously.**
- **Treasurer's Report:** Ending balance as of November 28, 2022 - \$24,038.96.
- **Administrative:**
  - December 6th- BOS renamed Lee District to Franconia District, effective immediately.
- **Discussion/Update Reports:**



- Lorton Workhouse Master Plan – Joe Plumpe and Samantha Huang. Ms. Huang thinks there should be a presentation about the Master Plan to the ARB. Still working through final design options. Tentative Q1 2023. Mr. Plumpe opined that the plan envisions large-scale changes, but the issue will be funding.
- Bylaws update for August Recess – Jason Zellman. Mr. Zellman provided the draft language to Members. Please review and provide Mr. Zellman comments soon.
  - **Mr. Plumpe made a motion that the ARB formally submit a request to the Board of Supervisors authorizing August Recess for the ARB. The motion was seconded by Mr. Zellman. Mr. Daniel made a friendly amendment that staff work with the Office of the County Attorney before Board authorization. Mr. Plumpe and Mr. Zellman, as the original seconder, agreed to the friendly amendment. The motion, as amended, passed unanimously.**
- Kudos: Mr. Daniel thanked Ms. Orr, Mr. Burns, and Ms. Murray for helping to meet quorum for ARB Meetings given travel obligations. Mr. Daniel is working with Ms. Dressel to address continued absences for some Members.

#### **Correspondence, Announcements:**

- Mr. Daniel announced Denise Dressel’s promotion to Branch Chief of the Heritage Resources Branch in DPD.
- Metropolitan Washington DC Coastal CSRM Study – Draft Programmatic Agreement: comments needed by 12/23 to Ms. Dressel. Mr. Daniel stated he has to recuse himself on this issue due to his professional work. Mr. Burns has stated that the proposal of a floodwall has upset some in the community.

#### **Old Business**

- Report from the Nominating Committee- Mr. Burns and Mr. Zellman are the volunteers. **Mr. Burns made a motion, and was seconded by Mr. Kulinski, to adopt the current slate of officers- Mr. Daniels as Chair, Mr. Zellman as Vice Chair, and Ms. Aubry as Treasurer. The motion passed unanimously.**

#### **New/other business:**

- Mr. Burns will be retiring from the NPS at this end of this month, after a career of almost 50 years! His home email may need to be used for future correspondence. Stay tuned.
- Design guidelines update/staff update: Certified list of Planner II’s to interview soon in the coming week. This staff person will work on staff reports, and complete the rollout of the design guideline public input process.
- South section GW Pkwy/Mt. Vernon trail: Comments requested by 1/4/23. See Denice Dressel for more details.

Mr. Burns made a motion to adjourn at 9:03 p.m.

## **ATTACHMENT 1: Mr. Burn's Disclosure Statement**

***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, Branch Chief, Heritage Resources/ARB Administrator, Fairfax County Department of Planning and Development (DPD), at (703) 324-1380*