

APPROVED MINUTES

February 10, 2022

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
Samantha Huang
Steve Kulinski
Elise Murray
Kaye Orr
Joseph Plumpe, ASLA

Members Absent:

Susan Notkins, AIA

Staff Present:

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

**Arrived after the commencement of
meeting.*

Mr. Daniel opened the February 10, 2022 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- 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- aye, office, can hear**
- **Mr. Daniel- aye, private residence, can hear**

Mr. Daniel passed the virtual gavel to 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. Burns, and passed unanimously.

2. Quorum of ARB members-

Mr. Daniel so moved:

As determined by the roll call, 9 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. Burns, 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: 2345 258 0984. It is so moved.

The motion was seconded by Mr. Plumpe, 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.

Mr. Zellman 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

Mr. Daniel 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

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

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

Lily Yegazu, Fairfax County
Roger Marcy, Fairfax County
Cherie Halyard, Fairfax County
Barbara Ward
Pablo Grijalva
Alexandra Aliaskra
Jere Gibber
Sarah Vonesh

Laura Hughes
Ry Bruscoe
D. Pogoda

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 the consent agenda items and after each action item, as is standard ARB practice.

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

CONSENT CALENDAR ACTION ITEM: NONE

ITEMS FOR ACTION:

1. **ARB 22-RBM-01 Screened porch and deck installation**, located at 12125 Popes Head Rd, Fairfax, tax map number 0673 01 0028, in the Robey's Mill Historic Overlay District. The applicant proposes to construct a new 28' 6" X 14' 4" screened porch and 30' x 6' open deck with 3 steps, composite decking, railing, and PVC wrap. Pablo Grijalva, Quality Renovations, Inc. represents the application. **Springfield District.**
 - o **Presentation/Discussion**
 - Mr. Grijalva presented:
 - The proposal is for a new screened porch. There is an existing screened porch and deck, and this proposal is to rebuild with a slightly expanded footprint. There will be PVC wrap on the exterior. There will be white horizontal railings- Trex Select Classic White. Pebble gray decking. Black vertical railings. White latticing on the bottom. The screened porch will have 2 skylights along the roof.
 - Mr. Daniel asked members of the public for comments: None.
 - Mr. Daniel asked ARB Members for comments:
 - Ms. Aubry: Initial question was answered regarding whether this was a replacement. From an archaeological standpoint, no questions or concerns.
 - Mr. Burns: Asked where exactly does the screened porch fit with the existing house. The response was it will be flush with the house with a PVC corner board insert.
 - Ms. Huang: No comments.
 - Mr. Kulinski: Would usually suggest earth tones, but given that this is not visible from the street, not going to make that suggestion with this application. Would have preferred more of a match with beige front porch.
 - Ms. Murray: Barely visible from the road.
 - Ms. Orr: No comments.
 - Mr. Plumpe: Asked would shingles match the existing roof shingles on home. Response was yes.
 - Mr. Zellman: No concerns.

- Mr. Daniel: Would prefer earth-tones, but given where property is located and where the screened porch would be situated, not going to require the earth-tones with this application.

Mr. Burns moved, and was seconded by Ms. Orr, that the ARB approve action item ARB-22-RBM-01, located at 12125 Popes Head Rd., Fairfax, tax map number 0673 01 0028, in the Robey’s Mill Historic Overlay District., for the proposed construction of a new screened porch and open deck, as submitted and presented at the February 10, 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.

2. ARB 22-MTV-01 Hollin Hills Historic Overlay District, Zoning Ordinance Amendment, Plan Amendment 2018-IV-MV4, and Rezoning 2021-MV-00017 for the potential Hollin Hills Historic Overlay District (HH HOD) consisting of 492 parcels located within tax map grids 93-1, 93-3, 93-4, and 102-1. The proposal is to create a new Historic Overlay District for the Hollin Hills Historic District. Staff will be presenting the analysis for the potential creation of a new Historic Overlay District including the map and listing of contributing and non-contributing properties, the draft Zoning Ordinance and Comprehensive Plan Amendment. Laura Arseneau, DPD Staff, represents the application. **Mount Vernon District.**

- Presentation/Discussion
 - Ms. Arseneau presented:
 - Remaining project timeline:
 - Planning Commission: February 23, 2022
 - Board of Supervisors: March 8, 2022
 - Late Spring 2022: ARB action on Design Guidelines (if BOS adopts HOD)
 - Location: Mount Vernon District, Alexandria area.
 - Background:
 - July 21, 2018 Board of Supervisors motion directed staff to explore HOD components and feasibility: rezoning, Zoning Ordinance amendment, Comprehensive Plan Amendment, and design guidelines, staff report
 - Community poll from Mount Vernon District office: September 2021: 62% (of responses) were in favor of the HOD. 82% overall response rate.
 - January 13, 2022- ARB Workshop Item
 - January 25, 2022- Board authorized public hearings
 - Staff analysis and findings:
 - Main components of staff analysis: Current conditions, individual structures’ descriptions, specific features, non-contributing and contributing structures, HOD boundaries, and mitigation of adverse impacts

- Design Guidelines: Worked with Tracerics on draft design guidelines. The draft design guidelines will be sent to ARB members before the staff report is published.
- Existing Conditions:
 - 492 parcels
 - 468 privately- owned parcels
 - 14 parcels owned by Civic associations
 - 8 parcels owned by FCPA
 - 2 parcels owned by Fairfax County BOS
 - Primarily zoned R-2, residential single-family detached, (2 dwellings per acre), some lots are zoned R-1, R-3, and R-4
- HOD analysis under subsection 3101.3.A of the Zoning Ordinance: determining importance of the proposed HOD
 - Board must determine significance. The following applies:
 - Distinctive characteristics of a distinct period or style
 - Hollin Hills exemplifies contemporary architecture with high value
 - Unique plan- Hollin Hills has unique value as a district given the relationship between structures and the unique landscape
- Specific features- years 1946 to 1971
 - Staff concurs with the National Register’s nomination period of historical significance
 - Contributing features: sculptural chimneys, shallow pitched gable roofs, flat shed roofs, clean lines, rationality, large wall expanses of windows, integration into landscape, contemporary style architecture
 - 454 contributing, 38 non-contributing structures
- Boundary:
 - Staff recommended including all parcels in the National Register nomination
 - Staff added 10 parcels during analysis: Park Authority lots and lots owned by the Board. Hollin Meadows Elementary School and Swim Club were not included in the HOD.
- Adverse effects:
 - Partial and complete demolition, new construction, swimming pools, fences
- Draft design guidelines: Latest draft is dated 1/6/2022. ARB will have final authority over the design guidelines if Board adopts HOD.
 - Ms. Sarah Vonesh gave a presentation on the design guidelines:
 - Methodology included kickoff with staff and work group, research and survey, draft development with revisions based on community and staff feedback, community meetings
 - Contents: consistent with other HOD design guidelines

- Overview
- Project Review Requirements
- History and Significance
 - Character-Defining Features
- Design Guidelines
 - Preservation
 - Sec. of Interior standards
 - New Construction/Additions
 - Site design, scale/massing, building elements
 - Landscape/Streetscape/Archaeological Resources
 - Privacy fencing and screening, landscape design
- Appendix with additional resources
- Zoning Ordinance Amendment:
 - Most proposed amendment language defers to the underlying zoning (mostly R-2 District)
 - Limits height of all structures (even non-residential) to max of 35'
- Comprehensive Plan Amendment:
 - No changes to planned uses; just updating language for heritage resources
- Mr. Daniel provided related instructions and asked member of the public for comments:
 - Barbara Ward, co-chair of the Hollin Hills Working Group: Worked for 2 years and attended more than a dozen meetings. In the end, 6 members (majority) of the community HOD committee agreed to pursue the HOD. A letter of support was sent to Sup. Storck. The HOD will help HH maintain its mid-century character and enforce design review. Looks forward to working with the ARB. Started in 2017 with a petition of at least 70 percent who supported the exploration of the idea of a HOD. 82 percent participated in the community poll.
 - Ry Bruscoe, became resident in 2020. Has confusion about design guidelines and his question pertained to the observation that the historic federal guidelines (Sec. of Interior) state that any addition should be different from the original design. Thinks the design guidelines draft are conflicting with that by recommending all proposed additions have similar style of the original structures.
- Mr. Daniel stated that the History Commission sent a letter of support for the Hollin Hills HOD. (See attached)
- Mr. Daniel asked ARB Members for comments:
 - Ms. Aubry: Thanked Ms. Arseneau and all of the staff who have worked on this proposal for many years. Ms. Aubry is still disappointed that approx. 30 percent of community members have not made it clear what their thoughts are in regards to the proposed HOD. Ms. Aubry is concerned that there were only 2 public speakers tonight. Ms. Aubry had a

question about how the draft HOD guidelines either differ from, or are similar to, the community guidelines.

- Ms. Arseneau responded that the poll was not a requirement, but was a suggestion from Supervisor Storck's office. There have been 14 work group meetings, 3 community meetings and fielding questions and outreach. The majority of the community meetings were well-attended (at least 100 people). There was ample opportunity for community members to provide feedback.
- Mr. Burns: Stated he made a presentation in 1994 about various efforts to preserve recommending the HOD. At that time, the HOD was opposed by the community association.
- Ms. Huang: Supportive of HOD and no further comments.
- Mr. Kulinski: Hollin Hills is an architectural treasure. It has survived because of the stewardship of the owners. Supportive of the HOD.
- Ms. Murray: Represents the History Commission on the ARB. Lots of work has been done. Time to move forward with the proposed HOD.
- Ms. Orr: On the Hollin Hills Work Group. Thanked Ms. Arseneau. Supportive of the HOD. Thinks people will reserve their comments for the BOS.
- Mr. Plumpe: Thinks that 66 percent response rate was a good response level. The people who did not respond had and will have ample time (upcoming BOS and Planning Commission hearings) to do so.
- Mr. Zellman: On the Hollin Hills Work Group. Thanked Ms. Arseneau and Ms. Vonesh. The people who may have strong opinions are perhaps saving their comments for BOS. Supports HOD.
- Mr. Daniel: Attended a community meeting a year ago. We have within our boundaries large cities that have their own historic boards. Hollin Hills is a gem that requires owners to preserve, and that support should be further bolstered by HOD. Agree with Mr. Plumpe that the 66 percent response rate was a good level. The PC and BOS will provide other opportunities for public. DPD Staff will provide support after the BOS adoption.

Mr. Zellman moved, and Ms. Orr seconded, that the ARB recommend for approval action item ARB 22-MTV-01 Hollin Hills Historic Overlay District, Zoning Ordinance Amendment, Plan Amendment 2018-IV-MV4, and Rezoning 2021-MV-00017 for the potential Hollin Hills Historic Overlay District consisting of 492 parcels located within tax map grids 93-1, 93-3, 93-4, and 102-1, to create a new Historic Overlay District for the Hollin Hills Historic District, as submitted and presented at the February 10, 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.

ITEM FOR WORKSHOP SESSION:

3. ARB 22-MTV-02 WS Hollin Hills Historic Overlay District (HH HOD) - Design Guidelines-

The potential HH HOD consists of 492 parcels located within tax map grids 93-1, 93-3, 93-4, and 102-1. The proposal is to create a new Historic Overlay District for the Hollin Hills Historic District. Staff will be presenting for discussion only the draft Design Guidelines. The ARB cannot make a motion on the design guidelines if and until the potential Hollin Hills HOD is adopted by the Board of Supervisors. The Board of Supervisors Hearing for the HH HOD proposal is scheduled for March 8, 2022. Laura Arseneau, DPD Staff, represents the application. **Mount Vernon District.**

- Presentation/Discussion
 - Ms. Arseneau presented:
 - Design guidelines are required if the HOD is adopted. Hollin Hills has their own community guidelines. Staff looked at initially incorporating the existing community design guidelines, however staff decided that the County needed its own set of guidelines to protect the integrity of the proposed HOD from the public review agency perspective. County building permit review does not use private covenants and design guidelines.
 - Mr. Daniel made a point of clarification- an approval from the community association would still need to be provided by the applicant as part of their action item package. Mr. Daniel asked whose design guidelines are the higher standard.
 - Ms. Aubry asked about situations where approval is granted from either the County or the community association initially, but not the other subsequently. Ms. Arseneau responded that the County HOD is based on the building permit. Ms. Aubry asked what if the County approves and the community association fails it. Response from staff is that it is a private issue.
 - Ms. Arseneau responded to Mr. Bruscoe's earlier statement of new additions aligning with the Sec. Interior standards and stated that each review will be case-by-case and that the design guidelines are not intended to be prescriptive.
 - Mr. Burns talked about additions being differentiated but compatible- its more like a pendulum and ultimately comes down to a reasonableness test. Mr. Burns provided an example- T1-11 siding available today is not truly the same as original. Modern T1-11 is not smooth, and has beveled grooves instead of squared-off grooves. Mr. Burns also stated that the community design guidelines assist with projects that do not require building permits from the County. Mr. Burns also asked about concerns about which structures are contributing and are non-contributing. Ms. Arseneau responded that the recommendations come from staff based on work group and concerns should be sent by email to Planning Commission with CC to Ms. Arseneau.
 - Ms. Huang: A lot of appreciation for the HOD guidelines. No comment.

- Mr. Kulinski: The guidelines are a guide and he is comfortable with the ARB's ability to work with applicants to get to design solutions that protect the integrity of the HOD.
- Ms. Murray: The draft design guidelines are excellent.
- Ms. Orr: Will have to see how the guidelines work, worried that someone will try to use them prescriptively.
- Mr. Zellman: The conflicts concerning the community guidelines are worked out in the legal arena.
- Mr. Daniel: Thinks the draft design guidelines are excellent. Stated that Members should continue to review the guidelines and continue to provide feedback to staff and Ms. Vonesh.
- Ms. Arseneau needs comments by February 16, 2022, however if there are large comments from ARB Members or community concern, the adoption of the design guidelines by the ARB does not have to occur by any particular set date after BOS adoption of the proposed HOD.

PRESENTATION: NONE.

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous months minutes January 2022**
 - Mr. Burns requested a revision to the minutes, which were subsequently revised and distributed to Members.
 - **Mr. Burns moved, and was seconded by Mr. Kulinski, to approve the meeting minutes for the January 2022 ARB Meeting, as revised, and authorize payment to the Recording Secretary. The motion passed unanimously.**
- **Treasurer's Report:** Staff \$19,345.19
- **Administrative:**
 - Membership contact information update: Ms. Dressel stated all Members have provided their information.
 - Mr. Daniel asked did all Members provide training updates to Ms. Dressel. Ms. Dressel responded not all, but for those who have done so, the information has been submitted to CLG.
- **Discussion/Update Reports:**
 - Holmes Run Acres HOD Update
 - Staff will be working with community for a preference poll over the next month or two. Next community meeting is February 16, 2021. Ms. Vonesh will be present regarding design guidelines.
 - Rezoning Cases
 - Original Mount Vernon HS: Presented as workshop item before the ARB in December 2021. Will be coming back to ARB in April 2022.
 - Section 106 Cases: None.
 - Manufactured Housing Task Force
 - Question from Mr. Burns. Ms. Dressel elevated to DPD Management

and has not heard anything to date.

- Mr. Burns stated there is a proposed redevelopment behind the Chuck E. Cheese in Mount Vernon District, and on the rezoning plan there was a note “to be developed” directed towards existing manufactured homes. Mr. Burns asked the Members to ponder should there be preservation of the manufactured housing. Mr. Burns stated that its a considerable housing type that is affordable and has not been studied nearly enough.
- Reston Task Force
 - Mr. Daniel stated that the initial wave of public considerations regarding the draft Reston Comprehensive Plan will begin soon- Reston Association and other key community stakeholders. Mr. Daniel has been instrumental in ensuring that the heritage resource language within the draft is effective.
 - The land use section of the draft Reston Comprehensive Plan discusses the use of tax increment financing.
- Reston Lake Anne study
 - Mr. Daniel stated that the BOS approved \$250,000 for a study for revisioning Lake Anne Village Center. The money could help with the review of the Samaha report through the lens of the Sec. of Interior standards and supplementing with historic preservation tax records. Mr. Daniel stated that he thinks ARB members should be involved in any task forces related to the Lake Anne revisioning.
 - Ms. Dressel suggested that the report be reviewed as stated above. Mr. Burns volunteered to work with Ms. Dressel on that initiative.
- **Correspondence, Announcements:** (Staff)
 - Chairman McKay’s response to Courthouse repairs: Mr. Zellman would like to speak with Ms. Bollinger and Mr. Frey (Clerk of Fairfax Courthouse) about the timeline addressed by the Chairman.
 - Mr. Kulinski stated it would be great for an emergency repair to occur and be done correctly
 - Mr. Daniel stated that the deferred maintenance could possibly be more expensive in the long term. Perhaps there could be smaller projects that could help.
 - Ms. Aubry stated that it would make more sense to address urgent repair and preservation needs instead of demolishing the wings of the building first.
 - Ms. Arseneau responded that the wings are being removed as part of a larger re-orientation and activate the other side of the building as part of a larger master-planning process.
- **Old Business**

- Bylaws update
 - Mr. Dressel stated that OCA was reviewing the bylaws. Both sets of bylaws will be going to the BOS with the cover of a County Attorney memo.
- **New/other business:**
 - PLUS (Planning Land Use System) Update:
 - The ARB submissions are now officially only being accepted through PLUS- new online County platform- Planning and Land Use System. PLUS will help with research on cases. The historical cases are being scanned in by staff in preparation for staff reports.
 - Mr. Burns asked how far back does the ARB approvals go back to. Ms. Arseneau responded up to 2000.
 - Survey (or other) priorities
 - Ms. Dressel stated CLG Grant cycle has just opened up. The Reston Survey and the African American Survey- both accomplished with funding from the cost-sharing grant. Any resource that needs to be identified and surveyed would be potential ideas. Ms. Dressel stated that staff has mentioned the idea of a Countywide historic modernist survey. Please send your ideas to Ms. Dressel.
 - Mr. Plumpe asked about Cornwell Farms home. Ms. Dressel stated it is for sale.
 - Mr. Burns mentioned AIA wrote letter addressing One University Plaza demolition to Chairman McKay and that they would assist the County with historic modernist survey.
 - Mr. Daniel also mentioned a survey of LGBTQ properties would be a good idea.
 - Ms. Aubry mentioned that Mount Vernon has the most HOD's and some magisterial districts have no HOD's, and some only have a few. Ms. Aubry mentioned perhaps topics should be highlighted that may contribute to a more widespread appreciation of historic preservation.
 - Ms. Murray mentioned that there are always single-site HOD's (such as Wellington)
 - Ms. Dressel mentioned Post-World War II subdivisions and perhaps a survey of those as the County continues to urbanize.
 - Ms. Murray mentioned that Sup. Gross would be enthusiastic given the housing stock in that district (Mason District)
 - Mr. Burns mentioned to look at a historical GIS layer to see early Post-World War II subdivisions and then go observe them.
 - Mr. Plumpe asked about whether the County keeps an inventory of old mills and abandoned roads (travelways that no longer exist). Ms.

Dressel stated that if they are no longer existing in the landscape, they may be harder to identify but could be an issue for staff to look into further.

- Mr. Burns asked about a potential replacement for Mr. McReynolds. Ms. Dressel stated she will follow up and report back.
- Mr. Daniel stated on January 15, 2022 that he and his wife welcomed a baby girl. His wife and new baby are both doing well.

Mr. Burns made a motion to adjourn at 8:56 p.m.

ATTACHMENT: Hollin Hills HOD Letter of Support- History Commission

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, Principal Heritage Resources Planner, Architectural Review Board Administrator, Fairfax County Department of Planning and Development (DPD), at 703/324-1380.



Fairfax County History Commission



10360 North Street
Fairfax, Virginia 22030-2514
fairfaxcounty.gov/history-commission/

February 10, 2022

Fairfax County Board of Supervisors
12000 Government Center Parkway, Suite 530
Fairfax, VA 22035

Dear Chairman McKay:

The Fairfax County History Commission strongly supports the creation of the Hollin Hills Historic Overlay District. We find the staff report and the associated presentations to have been thoughtfully approached with sensitivity to the original design as well as the concerns of the current residents of the neighborhood.

The Hollin Hills neighborhood is an exceptional example of a mid-twentieth century design, incorporating architecture and the natural terrain into a harmonious planned landscape. We concur with staff's characterization of the district as possessing high artistic values.

We also wish to take this opportunity to recognize the relationship between the unique built environment of Hollin Hills and its residents. As staff note, "the community remains relatively intact and retains its historic elements due largely to the foresight and willingness of the homeowners to preserve the aesthetic of their community." Though not noted as a criterion to establish an overlay district, the aesthetic value of the community has also, in turn, attracted many noteworthy residents. Among these are Ronald F. Lee, cited in the Hollin Hills National Registration nomination. Mr. Lee was a leader in the historical preservation movement and was instrumental creating of the designation of National Historic Landmarks and establishing the National Trust for Historic Preservation. Establishing the protections of an overlay district should continue and enhance this important relationship.

As we are living in a period of unprecedented in-fill and redevelopment within long-standing neighborhoods, the History Commission believes that zoning measures including Historic Overlay Districts are necessary to preserve significant historic properties, including those from the 20th Century. These are assets that define the character of our communities. We support and strongly encourage the Board of Supervisors in this and their other efforts to support the history that surrounds us.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Cheryl-Anne Repetti". The signature is fluid and cursive, with the first name "Cheryl" and last name "Repetti" clearly distinguishable.

Cheryl-Anne Repetti
Chair, Fairfax County History Commission

cc: Members, Fairfax County Board of Supervisors
Barbara Byron, Director, Fairfax County Department of Planning and Development (FCDPD)
Laura Arseneau, Branch Manager, Planning Department, FCDPD
Denice Dressel, Senior Heritage Resources Planner, Planning Department, FCDPD
Christopher Daniel, Chair, Fairfax County Architectural Review Board
Peter Murphy, Chair, Fairfax County Planning Commission