

APPROVED MINUTES

April 8, 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
Michele Aubry, Treasurer
John A. Burns, FAIA
Kaye Orr, AIA
Elise Murray
Samantha Huang
Mike McReynolds
Steve Kulinski

Members Excused:

Susan Notkins, AIA
Jason Zellman, Vice
Chairman
Joseph Plumpe, ASLA

Staff Present:

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

**Arrived after the commencement of
meeting.*

Mr. Daniel opened the April 8, 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**
- **Mr. McReynolds- aye, private residence, can hear**
- **Ms. Murray- aye, private residence, can hear**
- **Ms. Notkins- no response, not present**
- **Ms. Orr- aye, private residence, can hear**
- **Mr. Plumpe- no response, not present**
- **Mr. Zellman- no response, not present**
- **Mr. Daniel- aye, private residence, can hear**

Mr. Daniel passed the virtual gavel to Ms. Murray 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 Ms. Huang, 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: 1-844-621-3956 with Access code: 129 475 6834. It is so moved.

The motion was seconded by Mr. McReynolds, 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. McReynolds, 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.

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

VIRTUAL MEETING WEBEX INFORMATION- Staff (Nicole Brannan)

- Ms. Brannan informed all attendees that the meeting is being recorded, and it will be posted online within 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. Kulinski read the opening Statement of Purpose.

Mr. Daniel thanked Mr. Kulinski for reading the Statement of Purpose, and reminded presenters of a general 8-minute maximum presentation time for new items, and a 3-minute maximum for repeat items.

APPROVAL OF THE AGENDA- Chair

- **Mr. Burns moved to approve the agenda, and was seconded by Ms. Huang. The motion passed unanimously.**

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

Kevin McMahan, Fairfax County

Jack Perkins

Marcus Silva

Robert Fina

Scott Williams

Martha Catlin

CONSENT CALENDAR ACTION ITEMS: None.

****Mr. Burns recused himself at 6:42 p.m.****

ITEMS FOR ACTION:

- **ARB 20-LOR-06 Amendment- Proposal for retail dumpster enclosure for the retail store** located at 9021 White Spruce Way, in the Laurel Hill Adaptive Reuse Area, tax map number 107-1-((09)). The applicant presented as a workshop item at the March ARB meeting. The architecture for the retail store was approved by the ARB at the January 14, 2021 meeting.

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 is submitting 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**

- Mr. Jack Perkins presented:

- This item was presented as a workshop item at the March 2021 ARB meeting: dumpster enclosure behind retail building in north yard of penitentiary complex.

- The main revision since March meeting is the addition of bollards to prevent dumpsters from colliding with historic prison wall.

- Wood sides, no back enclosure

- There will be a curb in the back, and the aforementioned bollards will be placed in between the dumpster area and the curb

- Mr. Daniel asked for public comments. None.

- **Mr. Daniel asked ARB Members for comments:**

- Ms. Aubry: No comments.

- Ms. Huang: Asked whether the wood enclosure would be affixed to the historic prison wall. The applicant responded no.

- Mr. Kulinski: No comments.

- Mr. McReynolds: Asked would there be enough space between the bollards to fit a dumpster. The applicant responded no, and that the

bollards would be spaced to appropriately block the dumpster from bumping up against the historic wall.

- Ms. Murray: No comments.
- Ms. Orr: No comments.
- Mr. Daniel: No comments.

Mr. McReynolds moved, and was seconded by Mr. Kulinski, that the ARB approve action item ARB-20-LOR-06 Amendment proposal for the retail dumpster enclosure for the retail store located at 9021 White Spruce Way, in the Laurel Hill Adaptive Reuse Area, tax map number 107-1-((09)) as submitted and presented at the March 11, 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. Burns returned to the meeting at 6:48 p.m.****

- **ARB-21-WDL-01 – Friends Meeting House Porch Floor Replacement** located at 8990 Woodlawn Road, in the Woodlawn Historic Overlay District, tax map number 109-2 ((01)) 0038. The applicant is proposing the replacement of the porch floor on the Woodlawn Friends Meeting house. Ms. Martha Catlin represents the application. **Mt. Vernon District.**
 - **Presentation/Discussion:**
 - Ms. Catlin, the Meeting House Historian, presented:
 - This presentation reflects changes since the workshop presentation in January, and addresses feedback received from the ARB with regard to restoring the front porch on the Woodlawn Quaker Meeting House.
 - The Meeting House is a Vernacular Plain Quaker Style house of worship built in 1851, which has also served as a nucleus of the Woodlawn anti-slavery movement.
 - This Meeting House is a key component of the Woodlawn HOD
 - HOD established in 1971. 2009 listing on Virginia Landmarks and National Register. Contributing feature of HOD.
 - In 2011, the Meeting House donated a preservation easement to the Virginia Department of Historic Resources.
 - Project Scope: repair and restoration
 - Structural support for porch
 - Restoring porch floor to wood (original material)
 - Coordinated with VDHR to evaluate proposals, selected Fina Construction as contractor
 - Design:
 - Adheres to Sec. of Interior standards
 - Feb 7, 2021- VDHR issued letter stating project meets the standards for rehabilitation.
 - 4 main points of design:
 - New foundations hidden from view behind historic brick foundation wall

- Minimal ground disturbance
 - Existing roof structure and columns preserved
 - Existing synthetic- floor board and other non-historic components will be removed
- Robert Fina presented: the main goal of the plan was to support new structure without touching any of the historic brick structures or footing
 - The porch will cantilever over the historic features
- Mr. Daniel asked for public comments. None.
- **Mr. Daniel asked ARB Members for comments:**
 - Ms. Aubry: Thanked the applicant for the presentation. Appreciated the fact that the footings will be in an area that has already been disturbed and there will be no impact on archaeology.
 - Mr. Burns: Had a question about the new foundation, and a concern about differential settlement since the new construction will be deeper in the ground than the historic footing.
 - Mr. Fina responded that there would not be any touching of the old structure with the historic structure. The structural engineer did not determine that there would be an issue with fluctuation.
 - Ms. Huang: Asked whether there were more details about the rear porch work mentioned in the design package. The response from the applicant was that the rear porch is just repairing the deck board, not removing any structures. Ms. Catlin mentioned that the rear porch is attached to the 1970's addition to the building. The porch and steps would be moved during construction and replaced. The main goal is stabilization.
 - Mr. Kulinski: Enjoyed the informative National Register form and the construction notes.
 - Mr. McReynolds: Had a question about the size of the foundation. Mr. Fina responded 16' x 16'. No other comments.
 - Ms. Murray: Stated she had no problem with the appearance, and would leave the more technical comments to her fellow Board Members.
 - Ms. Orr: Had a question about the underpinning and potential fluctuation that had been addressed earlier. No other comments.
 - Mr. Daniel: Happy to see wood original material returning to the porch. No other comments.

Mr. Burns moved, and Mr. Kulinski seconded, that the ARB approve item ARB-21-LOR-06 proposal for the replacement of the porch floor at the Woodlawn Friends Meeting house, located in the Woodlawn Historic Overlay District located at 8990 Woodlawn Road, tax map number 109-2 ((01)) 0038 as submitted and presented at the April 8, 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. Daniel thanked the presenters, particularly Ms. Catlin, for the quality of her presentation.

- **ARB-21-CTV-01 – Conversion of Verizon Store into the Barberia Grooming Lounge and Salon** located at 13840 and 13846 Lee Highway, in the Centreville Historic Overlay District, tax map number 54-4 ((01)) 0030A. The applicant is proposing to convert the former Verizon Store into a high-end Men’s Grooming Lounge and Women’s Salon. Mr. Scott Williams represents the application. **Sully District.**
 - **Presentation/Discussion**
 - Marcus Silva, of Barberia Grooming Lounge and Salon, presented:
 - The project scope is a single- tenant fit-out and façade changes (to include signage) to a one-story building. The tenant will be an upscale grooming lounge and salon. The existing Building Code use group is mercantile, and the proposed use group is business. There will be a modification of the exterior façade- elevating portions of the parapet, hardi-plank siding will be painted, and wood installed on left, right, and front facades. Existing wood canopies will be replaced with flat, black metal canopies. All-natural Brazilian Ipe wood (medium-brown) finishes will adorn the façades. There will be dark-brown, standing seam metal strands in between expanses of the Ipe wood. Existing site features (fencing, parking, landscaping) will not be changing.
 - Signage: The previous sign design exceed the maximum allowable sign area per County rules. The design was revised to comply (will be approx. 70 s.f.) and the signs on the left and right-facing facades will be removed.
 - Mr. Daniel asked public for comments. None.
 - **Mr. Daniel asked ARB Members for comments:**
 - Ms. Aubry: No comments. No archaeology impact.
 - Mr. Burns: The County places a great emphasis on sign area during the review of signage, but not enough on design characteristics. For instance, the previous Verizon sign was aggressive.
 - Ms. Huang: Asked has the light above the to-be-removed signs been eliminated from the final design. The applicant responded yes.
 - Mr. Kulinski: Stated that his comment had already been mentioned by Ms. Huang.
 - Mr. McReynolds: Stated that this project will be great for the community.
 - Ms. Murray: Stated that she appreciated the overall aesthetic, however she mentioned that there is not enough design specifications in the design package provided to Members. There is little detail with regard to cut-sheets, materials, colors, finishes, lighting, etc.
 - The applicant restated that the proposed wood material is an Ipe hardwood, it is a natural finish.
 - Standing seam expanses between Ipe would be dark- bronze, and there would be black metal canopies.
 - The sign will be stainless steel and up-lit.
 - Mr. Daniel mentioned that all of the design details are needed for a proper ARB item.
 - Ms. Murray reiterated that approved ARB items need a complete record of what was actually approved with details.

- Ms. Orr: Overall nice design. No comments.
- Mr. Daniel: Cut-sheets are needed for lighting and more information is needed on materials. Recommended adding a condition so that the applicant is directed to provide more information.

Mr. Burns moved, and was seconded by Ms. Murray, that the ARB approve item ARB-21-CTV-01, a proposal for the conversion of the Verizon Store into the Barberia Grooming Lounge and Salon, located in the Centreville Historic Overlay District located at 13840 and 13846 Lee Highway, tax map number 54-4 ((01)) 0030A, subject to the following conditions:

- **The applicant will confirm design specifications to the ARB Administrator, to include Brazilian Ipe wood siding, dark-bronze standing-seam metal façade treatments, galvanized metal black canopies, and proposed signage with stainless steel letters and LED lighting; and**
- **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.

A brief discussion ensued wherein the applicant asked Mr. Burns if he could substitute a non-specific alternative wood similar to the Brazilian Ipe. Mr. Burns did not entertain the applicant’s suggestion given that the ARB was acting on what had been presented by the applicant and that it is generally not recommended that the ARB substitute an “or alternative” into an approval.

ITEM FOR WORKSHOP SESSION:

- **Proposal for a new Single-Family Dwelling in Creekside at Fox Chapel** located at 5680 Willow Brook Lane in the Robey’s Mill Historic Overlay District, tax map number 67-3 18 0001. The applicant is proposing the construction of a single-family home within the Creekside at Fox Chapel Community. Mr. Bruce Gould represents the application. **Springfield District.**
 - **Presentation/Discussion:**
 - Mr. Gould was not present, and will have to re-schedule for a future ARB date.
 - Mr. Burns mentioned this proposed dwelling is uphill from the historic mill, and there should be details to assess the potential visibility of the roof before any ARB action. The dwelling will likely be close to 35’ height. This lot is situated very close to the mill.

PRESENTATIONS: None.

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous months minutes (March 2021) and authorization of payment to Recording Secretary.**
 - Ms. Orr had 1 editorial comment and Mr. Johnson made grammatical revisions.
 - **Ms. Murray moved, and Ms. Orr seconded, to approve the March 2021 meeting minutes, and to authorize payment to the Recording Secretary. The motion passed**

7-0-1, with Mr. McReynolds abstaining.

- **Treasurer's Report:** Staff – 4/8/2021 Balance – \$19,489.17. Adjustment reflects double payment to Mr. Johnson.

Administrative:

- **Discussion/Update Reports:**

- Association Drive-March Consultation Meeting
 - Mr. Burns has written a draft proposal calling for appropriate mitigation efforts to offset adverse impact on Association Drive properties impacted by the Soapstone Connector project. The project has gone through a Section 4(f) highways review, which found both no suitable alternative, and potential adverse effects, on the aforementioned properties. A Section 106 review was triggered which requires Federal agencies to not damage buildings that are listed as eligible or have the potential to be listed as eligible for nomination to the National Register. The subject properties have been determined to be eligible to be listed, and therefore mitigation of adverse impacts is necessary.
 - The properties are important in the area of Historic Landscapes and Cultural Landscapes- with defining features such as interlocking spaces, lack of clearly-defined property boundaries, modestly-scaled buildings, pathways between buildings, and extensive landscaping. There should be documentation of the buildings and the educational associations. This information would go to the Library of Congress, and copies would go to the Virginia Room, Reston Historic Trust and Museum, and to County Department of Planning and Development. There would also need to be educational wayfinding signs complete with historical data on Association Drive. The wayfinding signs locations' would be determined with the assistance of consulting properties.
 - **Ms. Brannan mentioned that the 30-day deadline to get this letter sent from the ARB would be April 30, 2021, since the consultation meeting was on March 30, 2021.**
 - Ms. Murray mentioned that the ARB should support all of Mr. Burns suggestions.
 - Mr. Daniel mentioned that he would like more info (such as photos, locations) for wayfinding signs in the letter and could help assemble such.
 - Mr. Daniel would like to see the letter mention the ARB's role as a review and commenting body, rather than assisting.
 - **Mr. Burns moved, and was seconded by Mr. Kulinski, that the ARB submit a letter to the Section 106 consulting parties suggesting a pattern of mitigation for the properties on Association Drive. The motion passed unanimously.**
 - **Ms. Brannan will forward meeting summary to ARB members on April 9, 2021.**
 - **Mr. Daniel suggested ARB Members review the letter from Mr. Burns by April 14, 2021, and submit any comments to Ms. Brannan.**

- Holmes Run Acres HOD- Ms. Brannan- Community meeting was held on March 22, 2021 providing a general overview of the process. Work Group meetings are tentatively-scheduled for May. Ms. Brannan and Ms. Davis are assembling data for contributing and non-contributing structures. EHT Tracerics is working on the design guideline drafts.
- Hollin Hills HOD- Ms. Brannan- Ms. Laura Arseneau will be coming to the ARB next month (May 2021) for ARB recommendations with regard to proposed Comprehensive Plan and Zoning Ordinance amendments, and the Rezoning.
 - Mr. Daniel mentioned that there needs to be clear expectations for public comment and a clearer draft motion for the May ARB meeting.
- River Farm Update HOD- Passed Planning Commission 3/17. Going to Board of Supervisors on 4/13, 2:30 p.m. agenda item.
- Rezoning Cases
 - SPA 93-V-021-1F-Transfer of the Special Permit from the former Woodlawn Baptist Church to the current owner, Pillar Church. Kevin McMahan, Department of Planning and Development.
 - Ms. Brannan presented- church is in Woodlawn HOD- transfer of existing special permit from Woodlawn Church to Pillar Church (change in permittee)- updating plat to reflect changes to Route 1. They are keeping conditions from BZA in 1993. Not changing any buildings. This is just an administrative change. Comments are that they are in the HOD: building permit, site plan- has to come to ARB.
 - Mr. Daniel had a question about the LED sign in front of the building. There was a brief discussion, and it may have been proposed at one point in time, but there is no such sign currently on the property.
 - Mr. McMahan confirmed that a brick monumental sign on U.S. Army property has been installed on the property, and that there is also a temporary banner- like sign affixed to the building that will likely need to be removed.
 - Mr. Burns asked about the existing special permit, and what it allows the church to do currently.
 - Mr. McMahan responded they could have a church with limitations on parking, landscaping, transitional screening, number of seats. The current applicant wants to modify 2 conditions: the parking bumpers, and reduce their number of seats from 250 to 237 due to Fire Marshal restrictions.
- Surveys
 - Reston Survey is complete and on website.
 - Denice Dressel has put in the applications for the African-American Survey Grant. Cost-share and CLG letters from ARB went out.

- Other? Mr. Daniel mentioned that Boards and Commissions are eligible for COVID-19 vaccines opened up to Fairfax County employees. He clarified that this information is not a directive.
- **Correspondence, Announcements:** (Staff)
 - **Old Business:** None.
- **New/other business:** Mr. Daniel mentioned to pay attention to training opportunities Ms. Brannan sends out.

Mr. Burns made a motion to adjourn at 8:04 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