

APPROVED MINUTES

May 11, 2023

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Fairfax County Government Center
12000 Government Center Parkway, Fairfax, Virginia 22035
Conference Rooms 4/5
6:30 P.M.
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*
Megan Riley,
Planning Technician
Ryan Johnson,
Recording Secretary

**Arrived after the commencement of
meeting.*

Mr. Daniel opened the May 11, 2023, meeting of the Architectural Review Board (ARB) at 6:33 p.m. Mr. Daniel started the meeting with motions related to remote participation by an ARB Member, and public comment time limitations.

1. Remote Participation

Mr. Daniel proceeded to verify that for each member participating remotely, the remote participant's voice is clear, audible and at an appropriate volume for the meeting room, confirmation of their location, and that their remote participation comports with the policy:

- Mr. Daniel asked Board member John Burns if he could state for the record his location and why he is participating remotely.
 - Mr. Burns responded by stating that he was calling in from his personal residence in Hollin Hills, that he could hear everyone clearly, and that he was participating remotely due to illness.

Mr. Zellman moved, and was seconded by Mr. Kulinski, that the Member's (Mr. Burns') voice may be adequately heard and that their remote participation comports with the Remote Participation Policy. The motion passed unanimously.

2. Public Comment

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 was seconded by Ms. Aubry, that each member of the public will have 3 minutes to speak. The motion passed unanimously.

READING OF STATEMENT OF PURPOSE AND INTENT OF HOD'S

Ms. Aubry read the opening Statement of Purpose.

Ms. Dressel stated that the meeting is being recorded, and will be posted online within 10 days.

Mr. Daniel stated that agenda items will be called per the approved agenda, subject to possible modification by Members. Applicants must limit presentations to 8 minutes for first submissions, and 3 minutes for resubmissions.

APPROVAL OF THE AGENDA- Chair

Ms. Murray moved, and was seconded by Mr. Kulinski, to approve the agenda, as submitted. The motion passed unanimously.

INTRODUCTION/RECOGNITION OF GUESTS

Ms. Dressel stated that there were no notable guests present.

CONSENT CALENDAR ACTION ITEMS: NONE.

ITEMS FOR ACTION:

- 1. ARB 23-LOR-02 - 9391 Quadrangle Deck Addition** located at 9391 Quadrangle St Lorton, tax map 1071 09D 0010, in the Lorton/Laurel Hill MOA Eligible District. The applicant is proposing the addition of a 40'x16' free standing deck with a 16'x14' covered space with gable roof, deck will be approximately 10' above ground. Addition of stone stairway to connect driveway to backyard. Addition of landscaping (trees and bushes) as well as a 40' long retaining wall, height 0.5'-3', to lessen the current severe grading and ensure stairway is stable. Patrick Colleran represents the application. **PLUS # ARB-2023-MV-00023. Mount Vernon District**
 - **Presentation/Discussion**
 - Mr. Colleran presented:
 - Previous ARB workshop agenda item in March 2023. Applicant has made changes to address main points of feedback from workshop. Has added pictures for perspective and viewsheds from property, to better assess impact on historic (MOA Eligible) district. Cocktail rail is now a darker color. 5-7' high deck is now 40' length x 16' width. 16' x 14' Gable roof. Proposed landscaping to add stairs at a slope of 11 feet downward grade-change over a span of 15 horizontal feet.
 - Deck materials- inset will mimic white inset over garage. White cladding. Deck boards will be Trex Enhanced Toasted Sand.
 - Inserting stairs- stairs will not be visible in side yard from public street. Stairs supported by retaining wall. Stair stones – about 6 feet wide- 300 lb. approx.
 - Adding green arborvitae to help with erosion.
 - Mr. Daniel asked members of the public for comments. None.

- Letter from VDHR- Mark Holma supports project, as there is no significant impact on historic property
- Member comments: Mr. Burns commended the applicant for the different photographs at different lighting levels and during different times of the day.

Ms. Aubry moved, and was seconded by Ms. Orr, that the ARB approve action item ARB-23-LOR-02, located at 9391 Quadrangle St., Lorton, tax map 1071 09D 0010, in the Lorton/Laurel Hill MOA Eligible District, for the proposed deck addition and landscaping as submitted and presented at the May 11, 2023 ARB meeting. Upon review of the materials, the proposal is found to meet requirements of the Memorandum of Agreement for the Lorton/Laurel Hill Eligible District and the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.

2. ARB 23-CTV-02 - Mount Gilead Reroof located at 5634 Mount Gilead Rd Centreville, tax map 0544 01 0038A. The applicant is proposing to structurally stabilize Mount Gilead rafters and replace existing asphalt shingles with Brava Synthetic Shakes. Debbie Robison, SWSG, represents the application. **PLUS # ARB-2023-SU-00024. Sully District**

○ **Presentation/Discussion**

- Ms. Robinson presented:
 - Existing shingle roof, wood rafter creep due to split rafters. Plan is to demo the shingles, dormer siding, and skip boards to install supplemental rafters. Replace with new shingle- Brava aged cedar high performance roofing material – which is made from recycled materials. Plans are similar as last presentation (April 2023 ARB Meeting), but due to feedback from last meeting, applicant has swapped out some of the materials and slightly changed shape of gutters.
 - Also proposing round copper gutters and downspouts, copper flashing, dormer sheathing (diagonal pattern), Not painting beam on porch. Opening up attic ventilation- cut holes in sheathing. No change in existing paint colors.
- Mr. Daniel asked for public comments. None.

Member Comments:

- Mr. Plumpe asked about color of sample and whether it presents differently once installed.
- Mr. Kulinski asked why was the aged color chosen over others. The response from the applicant was it seemed most appropriate.
- Mr. Plumpe stated that the website appearance of the sample was more of a gray, and the sample presented in-person was not as gray.
- Samples were passed around to the Members. ARB preferred the aged versus the natural sample. The applicant agreed to follow the ARB’s preference.

Mr. Kulinski moved, and was seconded by Mr. Plumpe, that the ARB approve action item ARB 23-CTV-01, located at 5634 Mount Gilead Rd., Centreville, tax map 0544 01 0038A, in the Centreville Historic Overlay District, for the proposed reroofing historic Mount Gilead House, as submitted and presented at the May 11, 2023, 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.

3. **ARB 23-HOL-16 - 7414 Rebecca Drive Deck Replacement** located at 7414 Rebecca Dr., Alexandria, tax map 0933 04 0003, in the Hollin Hills HOD. The applicant is proposing the replacement of a ground level deck on the front of the existing home. Casey J. Shannon represents the application. **PLUS # ARB-2023- MV-00020. Mount Vernon District**

Mr. Burns read his disclosure statement. See Attachment 1. Technical difficulties occurred while Mr. Burns read the statement. Mr. Daniel asked Mr. Burns could he confirm for the record that the statement, as attached, was in fact read, to which Mr. Burns responded in the affirmative.

○ **Presentation/Discussion**

- Mr. Shannon presented:

- There is a similar footprint between the existing and proposed decks. The previous deck was falling off the house, in disrepair, and the proposed deck will be installed for safety and property maintenance reasons. There is concurrent foundation work. At workshop session and Hollin Hills DRC meeting, there was a suggestion that the deck height needed to be 7 raised approx. 7 inches to final step on to entryway. There will be a PVC trim piece installed to prevent water from running down. Materials- Trex Enhanced Toasted Sand- light brown- the most natural wood looking option. Railing- cedar railing with cable wiring. Railings need to be as see-through as possible to comport with Hollin Hills design guidelines. Simple LED lighting near stairs for safety reasons.
- Public comments- none.

Member Comments:

- Mr. Daniel thanked the applicant for presentation.

Mr. Zellman moved, and was seconded by Mr. Plumpe, that the ARB approve action item ARB 23-HOL-16, located at 7414 Rebecca Dr., Alexandria, tax map 0933 04 0003, in the Hollin Hills Historic Overlay District, for the proposed replacement of a ground level deck on the front of the existing home as submitted and presented at the May 11, 2023, 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.

4. **ARB 23-HOL-17 - 7411 Recard Lane Addition** located at 7411 Recard Ln. Alexandria, tax map 0933 04 0178, in the Hollin Hills HOD. The applicant is proposing the restoration of, and an addition to, an original 1953 Charles Goodman-designed home at 7411 Recard Lane. The original 1953 two-story house has undergone two renovations: in 1962 by Eason and Cross, and in 1978 by J. Goldfarb and Associates. The objective will be to preserve and restore as much of the 1953 design as possible and use these original design elements as the basis for a proposed kitchen alteration, a new entry addition, and a new two-car carport. Additional proposed project elements include expansion to the existing master bedroom,

expansion to the existing level two deck, new exterior stair, new outdoor swimming pool, new gravel driveway, new storage shed, new front entry deck, and interior alterations on levels one and two. Michael Cook, Cook Architecture, represents the application. **PLUS # ARB-2023-MV-00022. Mount Vernon District**

○ **Presentation/Discussion**

- Mr. Cook presented:
 - Current home is 1976 house (due to additions). House was originally constructed in 1953. The architect is using 1953 as the design reference. Adding 690 s.f. to house. Another 600 s.f. for carport and storage space. This is a prominent site within Hollin Hills. High elevation. Has views into Potomac River Valley.
 - 1953 house was about 2,000 s.f. in area.
 - Existing elevations: The southern elevation of the home is a prime example of the Charles Goodman “wooden box” and consisted of living space cantilevered over 2-car carport. Bank of windows floor-to-ceiling. Slight butterfly roof.
 - The applicant displayed images of the existing house- Autumn 2022.
 - The proposal is to maintain windows on upper right-hand corner of rear elevation. New addition will reference the 1953 elevation. Deck will be extended 4’ off rear of home to provide additional recreational space from newly expanded master suite.
 - Moody Gram will be doing a separate landscaping application- for pool.
 - 2-car garage with storage space- 2 level. New laundry room, elevator, stair circulation. New carport with storage area behind.
 - Right-hand side of front elevation is mostly staying the same.
 - Adding the same type of Goodman window on west elevation.

Public comments:

- Ms. Barbara Ward- DRC approved the project. There were a couple of meetings with owner and architects. Toured the house.

Member comments:

- Mr. Kulinski stated Mr. Burns and him walked the property. The design has evolved based on the feedback.
- Mr. Kulinski stated this was well-done- a good application of the Goodman vernacular. The house is wider, and it reads better. Very respectful to the language of Hollin Hills.
- Mr. Daniel asked whether the pool and landscaping would need separate approval. Ms. Dressel stated that she flagged it for the site plan issue.
- Mr. Plumpe asked if there would be a workshop item.
- Mr. Burns stated he had problems with the application. Needs more discussion. Mr. Burns stated that this will change the overall massing of the house. The original structure is a long rectangular box with cantilevers. Objects to the kitchen-end addition- extends the fundamental massing of the building. The deck projecting out on posts changes the original rectangular frame.
- The applicant responded that the final design would need to change to address the changes Mr. Burns stated.

- Ms. Murray- the plans from April 28, 2023, do not match the photos shown during presentation. Staff confirmed they were not an exact match.
- Mr. Daniel asked whether the plans were construction plans. The applicant responded that construction plans were not provided. Only architectural concept was shown not 3D elevations.
- Mr. Daniel stated he does not believe there is a large departure from Goodman design, but it is a lot of detail and there needs to be more detailed design specifications. Told applicant to address eave protections, simplify package, 3D images, written notes with areas highlighted as to history of additions on home.
- Mr. Zellman commented that although the design is Goodman, we don't want to be burned by not being sure about what is being approved.
- Mr. Daniel commented that there needs to be existing and proposed renderings and elevations, with shading, to show clearly what is being proposed.
- Mr. Burns recommended that this should be a workshop, which had been communicated to the applicant previously.

Mr. Zellman moved, and was seconded by Ms. Murray, that the ARB defer action item ARB 23-HOL-17, located at 7411 Recard Ln., Alexandria, tax map 0933 04 0178, in the Hollin Hills Historic Overlay District, for the proposed new front entry addition, new carport, expansion of existing deck and addition of exterior stairs, and new storage shed as submitted and presented at the May 11, 2023, ARB meeting. The motion passed unanimously.

ITEMS FOR WORKSHOP SESSION:

1. **ARB 23-HOL-18WS- 7318 Rippon Rd., Alexandria, remodel located at 7318 Rippon Rd., Alexandria, tax map numbers 0934 05 0008, in the Hollin Hills HOD. The proposal is for an interior remodeling to the existing home; raise roof at existing addition to create main level primary bedroom. Scott Sterl represents the proposal. PLUS # ARBWK-2023-MV-00017. Mount Vernon District**

Presentation/Discussion

- Mr. Sterl presented- house originally had one-level detached carport. In 1956, there was a variance granted to enclose a carport. House now has 5 levels, originally had 3 levels. Proposal- mostly interior remodeling. Would like to raise the left side of the house so the floor level matches the rest of the house. Roof level options- keep shed roof on very left side of front elevation. Extend roof above enclosed carport area. Adding new windows on wings that would be raised. The option is either shed roof for left side or repeated gable.

Member Comments

- Mr. Daniel stated he likes shed roof option better.
- Ms. Murray asked if the right-side of the house is original. The applicant responded yes.

- Mr. Daniel asked that the applicant clearly identify what is the original structure- what is the history of the additions.
- Mr. Kulinski had some general comments about the overall design scope and philosophy. Encouraged applicant to take a step back and come forward with a more thoughtful approach in the future- He stated to the applicant that they were trying to take an addition that was forced by the zoning (setback issue for which a variance was sought) and make changes to it, but it does not respect the original architecture. Should not be putting a gable on a flat-faced addition. Mr. Kulinski noted on the plat that there is a proposed 2-story addition.
- Mr. Burns stated that scheme A is the better option since it respects the angled walls to meet the setbacks.
- The applicant stated that they have not been to the DRC yet.
- Mr. Daniel is worried about the angle of the shed roof.
- Mr. Kuliniski mentioned that you could mimic the style language or differentiate. It will take some study to get to a final design. Mr. Kulinski stated differentiation may be the better option.
- Ms. Murray stated that the proposed addition on the left side of the house is very prominent- is there a way to make it less jarring.
- Ms. Huang- we are fixed to the footprint and the angle at the front façade, perhaps try to visually break the addition from the existing house.
- Mr. Daniel asked about the rear elevation of the property and that any future application needs to also include impacts on the rear of the property, and viewsheds, given the topography of the lot with rear yard at much higher elevation than front.
- Ms. Murray mentioned extending the deck on the front.
- Mr. Kulinski mentioned that you have the ability to help create balance, to help tie things back together by perhaps removing some items.

2. **ARB 23-LOR-03WS - Workhouse Art Campus Masterplan** located at 9518 Workhouse Way, Lorton, tax map numbers 1064 01 0058, in the Lorton/Laurel Hill MOA Eligible District. The Workhouse Campus Master Plan is to take a broad, strategic view, and create a roadmap for a vibrant, integrated, mixed-use campus while maintaining, protecting, and leveraging the site's historic character, assets, and resources. Lauren Shirley, VMDO Architects, represents the proposal. **PLUS # ARBWK-2023-MV-00013. Mount Vernon District**

Presentation/Discussion

- Ms. Shirley presented- There are 3 options under development to consider for the Art Campus Masterplan. She stated that the purpose of the presentation is to inform ARB members of conceptual plan and get initial feedback to help shape master plan. This is the 4th phase of the master plan- Have had input from stakeholders and VDHR already. After the Master Plan is adopted, there will need to be design guidelines, ARB review of the master plan, and potentially a zoning amendment. Ms. Shirley showed a zoning map, and a map of existing and demolished structures.
- The main user group is Workhouse Arts Foundation.
- The design goal is to pay homage to the fact that the property was historically a prison. The campus design should be respectful but also inviting. The campus must be used for art and

storytelling. Programming includes music barn, music and dance education center, events center, and a professional theater.

- Existing development zone- surface parking lots.
- Left side of the proposed campus will contain the most dense development. There will be a partially subgrade garage at south side- at-grade and north side- partially exposed. On top of parking garage, mixed-type housing. (A grouping of tall townhouse-like structures were shown)
- South side of the site will be preserved more as an arts park.
- South side of site will contain retail- food and beverage and retail
- The campus design prioritizes development near the quad buildings- build-out historic quad and make it a lively space.
- Master plan calls for a linear park bordering the historic quad- complete street with bicycle lanes that would serve as a transition zone for a less altered historic core on the perimeter.
- Quad could also be used as space for outdoor galleries and markets.
- There is a proposed North-South circulation throughout campus. There will be one main north green space- residential courtyard, and one main south green space—community lawn. Pedestrian walkway linkages in-between the north and south points.
- New development will be differentiated and purposefully not match the scale of the historic buildings.
- Seeking guidance on music venue location from the ARB. Music venue possibly located at barn, however there has been some negative feedback with that proposal, as it builds a wall up that faces the southern end and breaks up the form and pedestrian connectivity. Another option would be to lower the amphitheater.
- Another option is to use the ballfield for the art venue- near the historic guard tower.
- Event center: will likely be first project on the site. W-1 structure will not be significantly altered. Shared lobby between the event space and the music and education center.

Member Comments

- Mr. Plumpe recommended bike lanes where appropriate throughout campus- applicant agreed. Music venue should be out front. Event center should respect historic buildings more. Applicant stated there are acoustics concerns with music venue out front. Meant to be a dominating structure, maybe lowering the seating area could be an option.
- Ms. Huang suggested no modification to the historical complex. Applicant asked would Ms. Huang not support additions to W-17 and 18. A brief discussion ensued as to programming and how more space was needed.
- Mr. Daniel stated that the inner-quad is supposed to be historic- it is not supposed to be permanent or shaded. Historically, a prison or military installation, has a certain quality of starkness that should be preserved. Would support a temporary usage of the quad space. The applicant mentioned that the community isn't coming to the quad currently because of the heat and lack of shade. Mr. Daniel stated that the barn is too grand and maybe needs to be more minimal- baseball and barn area- reduce the scope, make them simpler. More intimate. The event building- look at the Mount Vernon high school application for the event building design.
- Mr. Burns-The ballpark should remain the ballpark as it is. Mr. Burns mentioned that with 2,000 seats- it's a big facility. Overwhelms the scale of the property. Mr. Burns objects to the proposed homes on the parking garage as out of scale- 3-plus stories. Mr. Burns would like to see a proposed parking garage that does not look like the Boston City Hall. The modernist

design of the event center is a nice addition to the site. Underground parking under center courtyard should be considered.

- Mr. Plumpe agrees (with Mr. Burns) that the housing (on top of the parking garage) height should be lowered
- Mr. Plumpe asked if the applicant could provide their notes from VDHR to staff (Ms. Dressel).

Mr. Burns left the meeting at 9:19 p.m.

3. **ARB 23-LOR-04WS - W-13/15 Exterior Stairwells** located at 9514 Workhouse Way, Lorton, tax map numbers 1064 01 0058, in the Lorton/Laurel Hill MOA Eligible District. Due to challenges encountered with the ongoing restoration work of buildings W-13 (9514 Workhouse Way) and W-15 (9517 Workhouse Way), the project team would like to discuss potential changes to the project scope related to exterior stairwells on both buildings. Scott Sizer, Fairfax County Economic Initiatives, represents the proposal. **PLUS # ARBWK-2023-MV-00014. Mount Vernon District**

Presentation/Discussion

- Mr. Sizer presented- Buildings W-13 and W-15, 9514 and 9517 Workhouse Way, respectively. Bunnyman Brewery going into W-13. The proposal is to put a stairwell on W-13. Modify the existing stairwell on W-15. Proposed east elevations will be similar construction to allow for occupancy on 2nd floor for assembly, restaurant and brewery uses. Building and fire code require a door to the stairs. Would need a concrete landing. An existing light pole needs to be removed. The door will be centered on upper level on W-13 similar to W-15. W-15 will also have safety revisions for the stairs, to include enclosing the area underneath the stairs with black mesh and underlying concrete pad.
 - Ms. Orr asked why on W-13 would you want to take out the central upper window on the side elevation. The applicant responded that the window must be removed to make way for the needed door.
 - Ms. Huang asked if any other stair option design other than straight stairs had been considered. The response was that there is a strip of grass about 5' wide that limits the type of stair design under consideration.
 - Ms. Orr asked about the space below the stairs, and will it be enclosed. The applicant stated there would be more details on the enclosure provided with the action item design package.
 - Mr. Kulinski mentioned that he thinks the better response for W-13 with the split chimney is to remove the center window and replace it with the door due to symmetry and the need to provide adequate head height.
 - Ms. Murray mentioned these are utilitarian buildings and if the stairs are needed, proceed. She has no major issues with the proposal.
4. **ARB 23-LOR-05WS - Solar Art Installation** located at 9519 Workhouse Way, Lorton, tax map numbers 1064 01 0058, in the Lorton/Laurel Hill MOA Eligible District. In conjunction with County staff, the applicant, Asoleyo Decorative Solar, is proposing to install solar art panels on the Workhouse Arts Campus. Adam Winzer, artist, represents the proposal. **PLUS # ARBWK-2023-MV-00015. Mount Vernon District**

Presentation/Discussion

- Adam Winzer, artist and designer, presented. The proposal is to integrate decorative panel designs into functional electrical portions of solar panels. These will be vertical, free-standing structures with south-facing installations. Mr. Winzer looked at dormer windows on Buildings W-13 and W-15 as design inspiration. The design echoes the trim work on the dormer windows. Painted wood construction with solar panel mounted on front. Approx. 8'6 tall x 5' wide. Proposed installation sites are in close proximity to where people will be walking. One potential location is in green space near entrance from Ox Rd. and the Warden's House. Grassy space with existing art. Another proposed installation site will be near powerhouse. The panels could also be used for device charging and path lighting, etc.
- Public comments: None
Member Comments
- Mr. Plumpe asked about the proposed installation between W-13 and W-15- suggests the applicant look at the plan the ARB approved for outdoor seating between W-13 and W-15. He stated (referring to applicant's map of proposed locations) that Location #3 will not be seen, Location #1 is rarely seen, and that Location #2 is mostly near drivers. Mr. Plumpe suggested re-working some of those proposed locations.
- Mr. Kulinski thinks that the 3 panels together is the preferred design.
- Mr. Daniel recommends that the panels could go in the central quad.
- Mr. Zellman stated that the panels could be put in the area between W-13 and W-15.
- Ms. Huang asked if there could be rounder solar panels to fully mimic the dormer windows. The response from applicant was that would be possible with more funding.
- Mr. Kulinski mentioned that if you increase the scaling, they could resemble port-a-potties, so have to be careful with final design.
- Mr. Plumpe asked what is the timeline to install. The response was maybe around fall or close to when Bunnyman Brewery opens.

PRESENTATIONS: NONE

Minutes continue on following page.

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous month's minutes: April 13, 2023. Mr. Zellman moved, and was seconded by Ms. Huang, to approve the meeting minutes for March 9, 2023, and to authorize payment to the recording secretary, Ryan Johnson. The motion passed unanimously.**
- **Treasurer's Report:** Ending Balance as of April 21, 2023 - \$12,750.95
- Administrative:
 - Budget – BOS May 9, 2023: Budget passed.
 - Bylaws – BOS May 23, 2023: August recess.

Staffing updates

- Update Planner III/ARB Administrator: Interviewing this month.
- Update Planner II/ARB support: If you know someone, let Ms. Dressel now.
- Update Summer Intern: Good candidates, want to choose them all.
- **Preservation Virginia Membership Renewal:** Ms. Dressel stated that the annual renewal fee of \$75 is required to maintain the membership for non-profit government entities. Ms. Orr asked if Members had to do continuing education. Ms. Dressel responded not as part of the membership maintenance. **Ms. Murray moved, and was seconded by Mr. Kulinski, that the ARB renew its membership in Preservation Virginia and authorize the \$75 payment. The motion passed unanimously.**

Discussion/Update Reports:

- Ms. Dressel stated Mark Holma (VDHR) retired.
- Lorton Workhouse Master Plan: See Workshop Item above. **ARB 23-LOR-03WS - Workhouse Art Campus Masterplan.**
- Reston Master Plan: moving forward to Planning Commission in June. Mr. Daniel stated that the heritage resources information was mostly preserved.
- Lake Anne Revitalization: Presentation on results from Streetsense soon.
- Correspondence, Announcements: (Staff): Ms. Dressel stated Mr. Burns will be providing more details about ARB- Hollin Hills DRC collaboration at a future meeting

Old Business

- zMOD update – BOS May 9, 2023 readopted zMOD.
- 1011 Turkey Run Road update- pool cabana project. Applicant was administratively approved for a revision to a grading plan, however the pool cabana was built without a building permit. Now they are now being required to add the cabana to the building permit for an addition.

New/other business:

- Fairfax Hunt Club briefing: Ms. Dressel stated that DPD staff met with the applicant on their proposed single-family subdivision. Laura Kviklys is the staff coordinator. The applicant is resubmitting on May 31. There is a cemetery nearby with archaeological concerns. The staff would like ARB opinion on the proposal.

Mr. Zellman made a motion to adjourn at 10:09 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, Chief, Heritage Resources Branch, ARB Administrator, Fairfax County Department of Planning and Development (DPD), at (703) 324-1380

ATTACHMENT 1
Disclosure Statement- Mr. John Burns

I, John Burns, under Virginia Code Sec. 2.2-3112(B)(1) and 2.2-3115(H), declare my personal interest in transactions brought before the Architectural Review Board involving the Hollin Hills HOD and specifically state the following for the May 11, 2023, ARB meeting:

- (i) Action items ARB 23-HOL-16, deck replacement at 7414 Rebecca Drive, ARB 23-HOL-17, multiple additions, carport, and deck extension at 7411 Recard Lane, and workshop item ARB 23-HOL-18WS, raising the roof on an existing addition at 7318 Rippon Road, involve the Hollin Hills Historic Overlay District;
- (ii) The nature of my personal interest is that I own and reside in a home that is valued at over \$5,000* and is located in the Hollin Hills HOD;
- (iii) I am a member of a group of three or more persons who are members of which are affected by the transaction; and
- (iv) I am able to participate in the transaction fairly, objectively, and in the public interest.