

APPROVED MINUTES

May 13, 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
Jason Zellman, Vice Chairman
Michele Aubry, Treasurer
John A. Burns, FAIA
Kaye Orr
Elise Murray
Samantha Huang
Steve Kulinski
Joseph Plumpe, ASLA*

Members Excused:

Susan Notkins, AIA
Mike McReynolds

Staff Present:

Laura Arseneau,
Branch Chief, Heritage Resources
Nicole Brannan,
Senior Historic Preservation Planner
Kyra Davis,
Planning Technician
Ryan Johnson,
Recording Secretary

**Arrived after the commencement of meeting.*

Mr. Daniel opened the May 13, 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- no response, not present**
- **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- aye, private residence, 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 Ms. Orr, 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. Aubry, 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: 173 526 2267. 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. Kulinski, and passed unanimously.

5. Public Comments:

Mr. Daniel moved that the ARB needs to determine how long each member of the public will be able to speak during the public comment periods. The public will be allowed to comment after the consent agenda items and after each action item, as is standard ARB practice.

Mr. Daniel moved that each member of the public will have 3 minutes to speak. The motion was seconded by Ms. Huang, and passed unanimously.

Mr. Zellman 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. Daniel read the opening Statement of Purpose.

Mr. Daniel reminded presenters of a general 8-minute maximum presentation time for new items, and no time limitations for workshops.

APPROVAL OF THE AGENDA- Chair

- **Mr. Daniel stated that staff informed ARB Members that the second action item on the Draft Agenda, ARB-21-WEL-02 Proposal for the adoption of the Wellington at River Farm Design Guidelines, would need to be deferred to the July 9, 2021 ARB meeting.**

- **Mr. Zellman moved to adopt the agenda with an amendment to defer ARB-21-WEL-02 until the July 9, 2021 ARB meeting, and was seconded by Mr. Kulinski. The motion passed unanimously.**

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

Elizabeth Crowell, Fairfax County
 Aimee Wells, Fairfax County
 Lily Yegazu, Fairfax County
 Andy Miller
 Bruce Gould
 Jaelyn Miller
 Steven Blashfield
 Valerie Maislin

*****Mr. Plumpe joined the meeting at 6: 42 p.m.*****

CONSENT CALENDAR ACTION ITEMS: None.

ITEMS FOR ACTION:

- o **ARB-21-RBM-01 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.**
 - o **Presentation/Discussion**
 - Mr. Gould presented:
 - Creekside, Lot 1. Robey’s Mill. The house location is just inside the HOD. 5 lots in overall Creekside Subdivision. Lot 1 house is situated in HOD even though 4 other lots are not in HOD. Drainfields have already been approved by the Health Dept. Dashed line in back of lot on Mr. Gould’s presentation represents a RPA (Chesapeake Bay Resource Protection Area) and steep slopes- 40 foot elevation change. The home is situated as far from Popes Head Road as possible.
 - o All-brick front home with hardi-plank on the side and rear. The design is keeping with HOD guidelines, as it does not contain white colors. There is a proposed architectural shingle roof. The hardi-plank siding is a blueish gray. The applicant showed a drone shot that shows the home is far from the mill and the creek, alleviating concerns that it would be too visible from the historic mill. The site is heavily wooded with mature hardwood trees.
 - Mr. Daniel asked for public comments. None.
 - **Mr. Daniel asked ARB Members for comments:**
 - Ms. Aubry: Thanked the applicant for following up with regard to the archaeological survey report. The site where the house will be built will have no impact on archaeological value.

- Mr. Burns: Stated that it appears that the house will not be visible from the mill.
 - Mr. Burns asked why is the roof pitch so steep on the house. The response was that it is consistent with the other homes in the subdivision. Mr. Burns also asked is the mid-point of the roof 35 feet above grade. The response was yes.
- Ms. Huang: No comments.
- Mr. Kulinski: Confident design would not be problem.
- Ms. Murray: Had a concern about the brick wrap-around and whether it was continuous around the entire house.
- Ms. Orr: No comments.
- Mr. Plumpe: Asked about the wrap-around brick for the water table portion of the house. The response from the applicant was that the renderings showed he brick water table area not complete on the rear elevation because the eventual owners are still looking at an optional patio design that is not reflected in the renderings.
- Mr. Zellman: No comments.
- Mr. Daniel: Appreciated the drone photography for visibility and getting pictures of trees without foliage. The rear elevation appears to show a concrete water table.

Mr. Zellman moved, and was seconded by Mr. Plumpe, that the ARB approve action item ARB-21-RBM 01 proposal for the 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 107-1-((09)) as submitted and presented at the May 13, 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.

- The applicant thanked Ms. Brannan for her assistance throughout the ARB process.

ITEMS FOR WORKSHOP SESSION:

- **Proposal for the renovation of Building W-35 adjacent to the Workhouse Arts Center** and located at 9541 Workhouse Way, within the boundaries of the 2001 district identified the MOA tax map number 113-1 01 0014. The proposal is to renovate the county’s existing and future museum and archaeology collections and associated support space. The existing building is approximately 15,000 gsf. The shell of the building will remain with new punched openings and a roof added to the existing shell with the renovation of the interior. A small addition of around 1,500 gsf and new entrance will be added to the front of the building.

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. Ms. Jaclyn Miller of Glave and Holmes will be representing the application. **Mt. Vernon District.**

○ **Presentation/Discussion**

- Ms. Miller presented:
 - Building W-35 falls within the MOA (Laurel Hill)
 - Existing heating plant constructed in 1993 for workhouse, it was de-commissioned in the 2000's and is currently used for storage for the nearby landfill
 - There are underground tanks and asphalt drive in front of the structure. The drive will be maintained. The perimeter fence will be removed. Gate will cordon off location and will remain.
 - Existing County path will be maintained.
 - Project goal is to create a home for FCPA curatorial materials.
 - Interior Renovation
 - Loading Dock
 - Small parking lot
 - Additional parking
 - Finishing asphalt drive up to Fire Marshal standards
 - The site is fairly flat, some vegetation will be removed. Existing tank will be modified for storm water. Existing generator building will remain. Preliminary lighting details were shown, and more detail is expected with action item. 8 ft. tall chain link fence similar to existing silver fence. There will be a darker-color wood or composite material dumpster enclosure. The front façade will use brick that matches the existing building. Mock-up on sites will occur to ensure brick match. GFRC cornice material. New roof will be a standing seam metal roof, gray in color.
- Aimee Wells, Fairfax County presented:
 - There is no archaeological potential given the history of infill and grading on this site.
- **Mr. Daniel asked ARB Members for comments:**
 - Ms. Aubry: Happy to see project move forward. New and improved curatorial facility for the FCPA. Nice to know that no archaeological value will be destroyed.
 - Mr. Burns: Wanted to know whether the roof slope of the existing building was being maintained, as it was not evidently clear from the renderings and the photos. The applicant response was the roof slope would be maintained.
 - Mr. Burns was also concerned about the design inspiration of the proposed façade. The façade had a faux-pedimented and columned entry and continuation along the building entrance, that according to Mr. Burns, had little design relevance to the remainder of the structure.
 - The applicant responded that the design inspiration was other buildings on the Workhouse Campus.
 - Mr. Burns is concerned that the proposed imitation design is out of place on this circa 1993 industrial-type building.

- Ms. Huang: Echoed façade comments, and asked whether the topographic change from the building site to the parking lot was fairly flat. The applicant responded the topography was mostly flat.
- Mr. Kulinski: Thanked the applicant for the presentation. There may be a hierarchy problem with the front door behind the new addition. The copying (of Workhouse Campus themes) needs to be toned down a bit.
- Ms. Murray: The façade treatments referenced in Mr. Burn’s comments are creating a false sense of design.
- Ms. Orr: No comments.
- Mr. Plumpe: Less is more. Don’t try to replicate (Workhouse) architectural themes in this instance. Trash enclosure should be wood instead of composite material, and should replicate those previously-approved by the ARB in W-13 and W-15. Wood and metal posts. Color of lights should match existing lights throughout Workhouse Campus.
- Mr. Zellman: No comments.
- Mr. Daniel: Happy about facility. The façade proposal is too much. This is a subordinate building which has been re-purposed. Don’t replicate. Be creative.

PRESENTATION:

- Wellington at River Farm Historic Overlay District Zoning Ordinance Amendment-Lily Yegazu & Laura Arseneau- DPD
- Update on Wellington River Farm HOD
 - HOD Approved by the BOS on April 13, 2021 with a follow-on motion related to a state law that allowed public access to any historic area, and that no subdivision may be approved without the ARB, but this law in its wording only really applied to the Wellington River Farm HOD (WHOD)
 - Staff is meeting with the Office of the County Attorney to see how to adapt the subdivision approval by ARB rule into other HOD’s, but as of now the law only applies to WHOD.
 - The proposed Zoning Ordinance amendment will:
 - Specify ARB duties, one of which will be to hear and decide on any proposed subdivisions of any parcel within any HOD *in which district-specific regulations require ARB approval.*
 - Clarify review standards: by which to determine that a proposed subdivision will be compatible with historic landmarks, building, structures etc. ARB review would consider standards already in the Z.O.- rezoning, special exception, site plans, etc.
 - Go before Planning Commission on June 9, 2021, and BOS June 22, 2021
 - **Mr. Daniel asked members for questions (in no particular order).**
 - Mr. Burns asked about applicability of the “impact on residential area” language. Ms. Yegazu responded that meant the entire WHOD area as well as the surrounding residential area zoned R-2.
 - Mr. Burns asked about the public access proposed language. Ms. Yegazu clarified that applied only to the HOD property, not adjacent properties.

- Mr. Burns made a design recommendation that there be no fences, perimeter in front yards along the access point along East Blvd.
- Mr. Kulinski- asked if there was any pushback. Ms. Arseneau mentioned that there were some comments about the speed of the overall process.
- Ms. Aubry mentioned dignitaries recently visited the property. Ms. Arseneau mentioned there was a press conference, atty gen. investigating whether ms hobbs donation request – does AHS have to leave the property open. Ms. Aubry mentioned there may be another pending offer on the property.
- Mr. Daniel asked for clarification- that ARB will have subdivision approval over all HOD’s or just WHOD. Staff responded, given state law, just WHOD for now.
- Mr. Burns asked if it would be possible to add language to other HOD’s that give the ARB approval powers over proposed subdivisions. The staff response was not possible now given that the state has not given the County, and therefore the ARB, the express authority to do so.
- Ms. Arseneau mentioned there will be a community meeting- May 25, 2021.

Mr. Burns moved to authorize the Chair to issue a letter, and to direct the Chair to attend the Planning Commission meeting related to the proposed Zoning Ordinance amendment, and was seconded by Ms. Murray. Mr. Burns amended his motion, with no objection by any Member thereto, to clarify that the Chair attend both the Planning Commission and Board of Supervisors meetings on the proposed amendment. Mr. Daniel then asked for a friendly amendment to clarify that the letter would be a letter of support for the proposed amendment. Mr. Burns, and Ms. Murray, as the original seconder, accepted Mr. Daniel’s friendly amendment. The matter, as amended, was called to question, and passed unanimously.

- Ms. Arseneau mentioned to review the WHOD design guidelines by May 28, 2021 so staff can get them back to EHT Traceries. Mr. Daniel encouraged members to get this done in a timely manner.

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous months minutes (April 2021) and authorization of payment to Recording Secretary.**
 - Ms. Aubry had 3 editorial comments.
 - **Mr. Burns moved, and Mr. Kulinski seconded, to approve the April 2021 meeting minutes, and to authorize payment to the Recording Secretary. The motion passed unanimously.**
- **Treasurer’s Report:** Staff – April 2021 Balance – \$19,498.91.
- **Administrative:**
- **Discussion/Update Reports:**
 - One Fairfax Policy
 - Ms. Brannan sent this out to members. There is a form to sign that you acknowledge that there is a One Fairfax Policy. This is needed by end of June 30, 2021.

- The equity video is recommended, not required. Mr. Daniel highly recommended viewing the video.
- Richmond Highway BRT
 - FTA and FCDOT sent comments to VDHR. ARB comments were not included because they were unfortunately late. FTA did address some ARB comments. There will soon be a determination of effects.
- Association Drive
 - ARB sent formal comments letter regarding mitigation to FCDOT and FHWA. No response yet.
 - Association Drive Historic (and Wellington HOD) is on Preservation Virginia's list of Virginia's Most Endangered Sites.
 - Mr. Burns commented that he did not nominate, and there needs to be more conversation around preserving some of these mid-century buildings in Reston and other Fairfax County communities.
 - Mr. Burns will be interviewed on a blog
 - Ms. Murray- the appointee is Jordan Tannenbaum on the Historic Commission, who is now Vice Chair
- Holmes Run Acres HOD
 - Work Group Meeting- Wed, May 26. Staff is delving through data-structures contributing and NC, now they are putting out the list, and the work group is going through the list. Tracerics is working on draft design guidelines.
- Hollin Hills HOD
 - Ms. Arseneau: PC on 9/26, BOS on 10/19. Supervisor would like a community survey TBD. Staff is working on the survey. Staff report will be published by the time the survey is issued.
 - Mr. Burns commented that the Sec. standards for rehabilitation are for buildings that are considerably longer time period. Ms. Arseneau responded that one would start with the design guidelines and then ultimately vet through the ARB process.
 - July 9 ARB Meeting- Wellington HOD design guidelines, and Hollin Hills HOD
 - Mr. Daniel mentioned tighter motion needed for the HOD July 9 mtg.
- Rezoning Cases
 - Ms. Brannan highlighted amendment to previously-approved rezoning- Dulles Discovery South – Sully District. Approved before 4 story building, now they doing a 1 story building, and let Ms. Brannan know if you want to do a site visit. Ms. Murray, Mr. Zellman, and Mr. Daniel have interest. Ms. Brannan mentioned the area is high-security

and will as for personal details such as SSN.

- Other?
 - Mr. Daniel- Reston Comp Task Force- presentation about the Survey results. The Heritage Section will be supplemented with information and potentially-eligible buildings. 50 yrs is a guideline. Bowman Distillery is a great agribusiness opportunity.
 - Ms. Brannan- upcoming tour of Historic Courthouse. More info coming, indicate your interest.
 - Ms. Orr: The Design Excellence Award (digital format) for new structures was really good this year. It is great to honor architects doing high-quality work.
- **Correspondence, Announcements:** (Staff)
 - **Old Business**
- **New/other business:**
 - Revisions to the bylaws for member attendance: Mr. Daniel provided to a draft bylaw to Ms. Brannan regarding Membership attendance, more stringent attendant policy, and a statement about still providing review comments in the event one is unable to attend. Ms. Murray asked has it gone to the OCA for review. Mr. Daniel mentioned that it is easier to meet digitally, and less excuses to miss a meeting. Mr. Plumpe asked after the pandemic, would there be a video option. Ms. Brannan mentioned that Denice Dressel is working on being able to have a hybrid board with the History Commission, but legally there would have to be an in-person quorum likely.
 - Ms. Arseneau mentioned in June, the BOS and PC is meeting in -person. DPD staff will be hybrid in-person around Labor Day.
 - Ms. Aubry mentioned the idea of term limits.
 - Ms. Brannan will share Mr. Daniel's draft bylaws with the ARB.
 - Mr. Burns presented FCDOT is proposing to fill in the gaps on the Mount Vernon Memorial Highway Trail and that there is a new bridge that did not come before the ARB.
 - Ms. Brannan mentioned that there was no consulting with staff, to her knowledge.
 - Mr. Plumpe asked how does one cross the stream now. Mr Burns mentioned there is not a continuous way to do so currently.
 - Mr. Daniel mentioned it is somewhat disheartening that FCDOT has not coordinated with DPD Heritage Resources and/or ARB.
 - Mr. Burns mentioned he will be presenting his concerns to the Mount Vernon District Supervisors' office.
 - Ms. Arseneau mentioned that the reg. process usually means site plan or building permit- so this project may have not yet hit the trigger that prompts ARB review.
 - Ms. Brannan- leaving her position with Fairfax County at the end of the month. ARB

Members thanked her for her service and wished her well on future endeavors.

Mr. Burns made a motion to adjourn at 9:04 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