

# APPROVED MINUTES

June 10, 2021

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## THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

### Virtual Meeting- Using Webex Fairfax County Platform 6:30 p.m. meeting start

#### Members Present:

Christopher Daniel, Chairman  
John A. Burns, FAIA  
Michele Aubry  
Steve Kulinski  
Samantha Huang  
Elise Murray  
Michael McReynolds  
Joseph Plumpe, ASLA  
Jason Zellman, Vice-Chairman

#### Members Excused:

Susan Notkins, AIA  
Kaye Orr

#### Staff Present:

Laura Arseneau,  
*Branch Chief*  
Kyra Davis,  
*Planning Technician*  
Corinne Bebek,  
*Recording Secretary*

*\*Arrived after the commencement of meeting.*

**Mr. Daniel opened the June 10, 2021, meeting of the Architectural Review Board (ARB) at 6:30 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 BAC 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

ARB June 10, 2021,

WebEx Fairfax County Platform

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- no response, not present.**
- **Mr. Plumpe- aye, private residence, can hear.**
- **Mr. Zellman- aye, private residence, can hear.**
- **Mr. Daniel - aye, private residence, can hear.**

Mr. Daniel passed the virtual gavel to the Vice-Chairman (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. Huang 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 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: 173 512 6008.

It is so moved.

**The motion was seconded by Mr. Burns 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 (Laura Arseneau)**

1. Ms. Arseneau informed all attendees that the meeting is being recorded, and it will be posted online in 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. Zellman read the opening statement of purpose.**

**APPROVAL OF THE AGENDA- Chair**

ARB June 10, 2021,                      WebEx Fairfax County Platform

**Mr. McReynolds made a motion to approve the agenda, and Mr. Kulinski seconded. The motion passed unanimously.**

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

Valerie Maislin, Fairfax County  
Kelly Davis, Fairfax County  
Stephanie Langton, Fairfax County  
Jaclyn Miller  
Mark Crain  
Matt Tauscher  
Don Gray  
Zeena Al-Nasser

**CONSENT CALENDAR ACTION ITEMS: None.**

**ITEMS FOR ACTION:**

- **ARB 20-BRB-01 – Proposal to provide dog kennels as an additional use and a new septic field**, located at 16001 Lee Highway in Centreville, tax map 063-2 ((1)) 8 in the Bull Run Bridge Historic Overlay District. The applicant requests a Special Exception SE 2019-SU-018 to add dog kennels as an additional use on the property. The property is currently owned by the Humane Society of Fairfax County and is used as horse stables. No new buildings are proposed, but there is new land disturbance due to a new septic field. The Archaeological Collections Branch of the Fairfax County Park Authority has reviewed the application and has no further comment. Mr. Mark Crain of Harold A. Logan associates represents the proposal. **Sully District**
  
- **Presentation and Discussion:**
  - Mr. Mark Crain presented an updated on the proposed application and indicated that the area has been studied extensively and it was determined that no additional archaeological work is needed.
  - Mr. Daniel asked for public comments. None.
  - **Mr. Daniel asked ARB Members for comments:**
    - Ms. Aubry: Thanked the applicant for the presentation and since no additional archaeological work is recommended, no comments.
    - Mr. Burns: No questions or comments.
    - Ms. Huang: No questions or comments.
    - Mr. Kulinski: No questions or comments.
    - Mr. McReynolds: No questions or comments.
    - Ms. Murray: No questions or comments.
    - Mr. Plumpe: No questions or comments.
    - Mr. Zellman: No questions or comments.
    - Mr. Daniel: No questions or comments.

**Mr. Zellman moved, and was seconded by Mr. Kulinski, that the ARB approve action item ARB-20-BRB-01 located at 16001 Lee Highway in Centreville, tax map 063-2 ((1)) 8, in the Bull Run Bridge Historic Overlay District, as submitted and presented at the June 10, 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.**

#### **ITEMS FOR WORKSHOP SESSION:**

- **ARB 21-LOR-01 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. The applicant previously presented at the May 2021 ARB meeting. Ms. Jaclyn Miller of Glave and Holmes will be representing the application. **Mt. Vernon District.**

- **Presentation and Discussion:**
  - Ms. Jaclyn Miller presented on the proposed renovation of Building W-35 adjacent to the Workhouse Arts Center.
  - Mr. Daniel asked for public comments. None.
  - **Mr. Daniel asked ARB Members for comments:**
    - Ms. Aubry: Thanked the applicant, no questions or comments.
    - Mr. Burns: Thanked the applicant for the revised submission and indicated the changes are responsive to the comments, no further comments.
    - Ms. Huang: Thanked the applicant for the presentation, agrees that the revisions are responsive to the previous comments, no further comment.
    - Mr. Kulinski: Thanked the applicant, agrees that the revisions are responsive to the original comments, provided compliments on landscape and entryway design.
    - Mr. McReynolds: Indicated that the proposal will be great addition, applauds the design and workmanship, no further comments.
    - Ms. Murray: Content with proposal as it stands, no further comments.
    - Mr. Plumpe: Provided questions regarding landscape design.
    - Mr. Zellman: Echoes colleague comments about design revision responsiveness, no further comments.

- Mr. Daniel: The revisions soften previous compatibility concerns and is supportive of the proposed screening. Mr. Daniel followed up on a public art question that Ms. Jaclyn Miller introduced during the presentation.
  - Ms. Miller, Ms. Maislin, Mr. Daniel, and Ms. Arseneau discussed the possibility of a public art exhibit as part of the building installation either through a rotating public art exhibit or a design competition. It was noted that no ARB review is needed for temporary art exhibits (up to 5 years) but if a permanent installation is included as the outcome of a design competition, the ARB should provide review. If a structural feature is created for a building that will be permanent, then the ARB should review.
- **ARB 19-LOR-07 Amendment – Proposal for restroom facility at the Laurel Hill Central Green park**, located at 8780 Furnace Road in Lorton, tax map 107-3 ((1)) 19. The applicant (Fairfax County Park Authority) proposes the construction of a new restroom facility at the Laurel Hill Central Green Park Area to support the existing picnic pavilions. The pavilions were previously approved by the ARB in September 2019. Mr. Don Gray, PE of Shaffer Wilson, Sarver and Gray represents the proposal. The applicant previously presented a workshop proposal in December 2020. After consultation with the community, the applicant has modified its original design.

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 will submit materials to the Lorton Heritage Society and VDHR as required by the MOA, as well as Fairfax County Archaeological Collections Branch. **Mount Vernon District**

○ **Presentation and Discussion:**

- Ms. Kelly Davis, Ms. Zeena Al-Nasser, and Mr. Don Gray presented on the proposed restroom facility at the Laurel Hill Central Green park.
- Mr. Daniel asked for public comments. None.
- **Mr. Daniel asked ARB Members for comments:**
  - Ms. Aubry: Indicated that the facility is impressive, no questions or comments.
  - Mr. Burns: The modern building style with the materials consistent with historic character looks like it will work well, no questions or comments.
  - Ms. Huang: Indicated the final design roof proportions might slightly change from what is shown today depending on the structural load – no concerns just wanted the ARB and applicant to be aware. No additional comments.
  - Mr. Kulinski: The building is attractive and more durable than what was previously proposed, raised a small concern/potential maintenance issue with downspouts and indicated a protective sleeve may help keep gutters

effective for longer. Recommends that the applicant consider something (attractive) to protect the gutters.

- Mr. McReynolds: Indicated this building will be a great enhancement to the area, no additional comments.
- Ms. Murray: Indicated the proposal is an attractive facility, no additional comments.
- Mr. Plumpe: Agrees that brick is a good choice, no additional comments.
- Mr. Zellman: No comments.
- Mr. Daniel: Supportive of colleague comments, no additional comments.

- **ARB 19-LOR-07 Amendment (2) – Proposal for internal road and parking lot for Laurel Hill Central Green near Barrett House**, located at 8780 Lorton Road in Lorton, tax map 107-3 ((1)) 19. The Fairfax County Park Authority (FCPA) proposes to improve the existing driveway and entrance road into the Barret House and Laurel Hill Central Green area and will improve traffic circulation within the park. The informal parking lot by the Barrett House will be redesigned to allow for the future resident curator to have a dedicated parking area. A new parking area will be added behind the Barrett House to allow for the general park users to have an area to park which will avoid conflicts the resident curator boundary. This project is part of the larger Laurel Hill Central Green improvements and is part of approved ARB application ARB 15-LOR-01 for the constructed picnic shelter and site improvements and current proposal ARB 19-LOR-07 Amendment For the bathrooms at the facility.

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 will submit materials to the Lorton Heritage Society and VDHR as required by the MOA, as well as Fairfax County Archaeological Collections Branch. **Mount Vernon District**

- **Presentation and Discussion:**

- Ms. Kelly Davis, Ms. Stephanie Langton, and Mr. Matt Tauscher presented on the proposed internal road and parking lot for Laurel Hill Central Green near Barrett House.
- Mr. Daniel asked for public comments. None.
- **Mr. Daniel asked ARB Members for comments:**
  - Ms. Aubry: Requested follow-up status check on the Phase I Archaeological Study that should have occurred for the entire site.
    - Ms. Davis will provide additional information after the June 10, 2021, ARB meeting.
  - Mr. Burns: Followed-up on Ms. Aubry's archaeology question. Additional question raised regarding whether there is a plan to reduce the width of the access road to the Barrett House.

- Matt Tauscher noted that the access road is being examined and it will likely be more of a private driveway than wide access road. This will be shown on future plans.
- Ms. Huang: No comments or questions.
- Mr. Kulinski: Has a Resident Curator been selected yet?
  - Ms. Langton: The position has not been advertised yet, there are others ahead in the queue, estimated timeframe currently is 2022.
- Mr. McReynolds: No comments or questions.
- Ms. Murray: Does the sidewalk lead to the features on-site?
  - Ms. Davis: Yes.
- Mr. Plumpe: Interested in reviewing future grading studies and landscape plans, and potential stormwater management opportunities.
- Mr. Zellman: Concurs with colleague comments, no additional comments.
- Mr. Daniel: Concurs with college comments and suggests that if the information offered at the Barrett House information kiosk is outdated then the purpose is no longer served.

**BOARD AND STAFF ITEMS:**

- **Review and action on approval of previous months minutes (May 2021) and authorization of payment to Recording Secretary.**
  - Ms. Murray moved, and Mr. Zellman seconded, to approve the May 2021 meeting minutes and to authorize payment to the Recording Secretary. The motion passed with Mr. McReynolds abstaining from the vote.
- **Treasurer’s Report:** Staff – Laura Arseneau
  - Current balance is \$18,949.25.
- **Administrative:**
  - By-law updates - Mr. Daniel
    - 2 revisions proposed (attendance and BOS notification for Section 106 Consultation), OCA has by-law draft and ARB is waiting for response from OCA.
  - Review and approval of ARB Remote Policy
    - Ms. Arseneau provided an overview and will provide policy documents to the ARB prior to the July 2021 meeting.
    - The ARB members discussed comfort levels with returning to in person meetings, potentially in September 2021. The following items were key discussion points: consensus of the members is that ARB guests should wear masks; improved audio/visual equipment should be provided so all ARB members and guests can hear and see what is being presented and discussed; review of possible travel stipend (as previously offered) or virtual meeting options; and the possibility of a larger meeting space for meetings that anticipate heavy public participation.
    -
  - One Fairfax Policy Signatures



- Due June 30, 2021
- Review and Comment on HOD Design Guidelines Rewrite - need comments from ARB members by June 18, 2021.
  - Colvin Run Mill
  - St. Mary's Church
  - Lake Anne
  - Pohick Church
- **Discussion/Update Reports:**
  - Dunn Loring School:
    - Ms. Murray updated the School Board to repurpose the building to return it to its original use as a school.
  - George Mason University Master Plan:
    - Ms. Arseneau and Mr. Burns provided an update on the proposal for the quad.
  - Richmond Highway BRT:
    - No updates.
  - Mount Vernon trail improvements:
    - Ms. Arseneau and Mr. Burns provided an updated on the Mount Vernon trail improvements within the Woodlawn Historic Overlay District.
  - Woodlawn HOD:
    - Mr. Burns provided an update on the porch replacement project.
  - Association Drive:
    - No updates.
  - Holmes Run Acres HOD:
    - Ms. Arseneau provided an update on the evaluation of contributing versus noncontributing structures for the HOD. July 14, 2021, meeting upcoming, then 2-month summer break for the review of draft design guidelines. Meetings will restart in September.
  - Reston Task Force update:
    - Mr. Daniel provided a brief update that the heritage section is currently being updated.
  - Hollin Hills HOD:
    - Ms. Arseneau indicated that the staff report is currently being drafted and will undergo internal review to be published mid-August with kick-off survey; Supervisor Offices will be sending a survey. Upcoming September meetings: ARB; History Commission; Park Authority Board; Planning Commission.
  - River Farm Update HOD:
    - Ms. Arseneau indicated work is underway with the follow-on motion related to state legislation.

- Gum Springs:
  - Pride of Fairfax National Register nomination – grant secured, review and provide comment by June 25, 2021.
- Reston Survey:
  - Ms. Arseneau noted that resources identified are turning 50 years old but will not have listings until in the register nominations are reviewed/approved, currently they only hold “potential” designation. It is encouraged that the ARB and History Commission partner for survey volunteers provide help.
- One University Drive:
  - Ms. Arseneau and Mr. Burns indicated that FCPA has asked for more architectural resource review but was not proffered as part of the redevelopment, a Section 106 meeting on Tuesday with the SHPO, VDHR, and the developer for what to happen to the historic building. It sounds like documentation and demolition will occur rather than preservation. The ARB members followed up with a discussion of the destruction of brutalist architecture and historic county buildings in Fairfax County that are only 40 years old, there is a need to be more proactive with knowing where these resources are.
- Rezoning Cases:
  - Any comments and concerns on zoning applications should be sent to Ms. Arseneau.
- Surveys :
  - Letter in support of African American survey.
- **Correspondence, Announcements:** (Staff)
  - None.
- **Old Business:**
  - None.
- **New/other business:**
  - August 2021 meeting: due to staff constraints is it possible to cancel the August 2021 meeting to allow staff time to work on HOD projects and hire additional staff.
    - No objections from the ARB members as most commissions/boards recess in August.

Mr. Kulinski made motion, which was seconded by Mr. Zellman, to recess and cancel the August 2021 ARB meeting. The motion passed unanimously.

**Mr. Burns made a motion to adjourn at 9:36 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, Laura Arseneau, Branch Chief, Architectural Review Board Administrator, Fairfax County Department of Planning and Development (DPD), at 703/324-1380.*