

APPROVED MINUTES

June 9, 2022

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

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

Members Present:

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

Members Absent:

Susan Notkins, AIA
Karen Campblin

Staff Present:

Laura Arseneau,
Chief, Heritage Resources
Denice Dressel,
*Principal Heritage Resources
Planner*
Grace Davenport,
Heritage Resources Planner
Corinne Bebek,
Recording Secretary

**Arrived after the commencement of
meeting.*

Mr. Daniel opened the June 9, 2022, meeting of the Architectural Review Board (ARB) at 6:31 p.m. using the Webex Fairfax County Platform. Mr. Daniel started the meeting with emergency motions related to the COVID-19 pandemic.

COVID-19 SPECIAL MOTIONS (Summary)

1. A quorum of the ARB must be participating remotely;
2. A vote to ensure that each member of the ARB may be adequately heard and that all members can hear each other;
3. A vote to verify that the usual FOIA procedures cannot be implemented safely or practically;
4. A vote to verify that every item on the agenda is either related to the emergency or necessary to assure continuity in government, or both; and
5. Public comment time limitations.

COVID-19 SPECIAL MOTIONS (Motions)

Mr. Daniel so moved:

To conduct this meeting wholly electronically and to effectuate both the emergency procedures authorized by FOIA the ARB needs to make certain findings and determinations for the record. It's a bit cumbersome, so I ask you in advance for your patience.

1. Audibility of Members' Voices

First, because each member of this ARB is participating in this meeting from a separate location, we must verify that a quorum of members is participating, and that each member's voice is clear, audible, and at an appropriate volume for all of the other members. Accordingly, I am going to conduct a roll call, and ask each ARB member participating in this meeting to state your name and the location from which you are participating. I ask that each of you pay close attention to ensure that you can hear each of your colleagues. Following this roll call, we will vote to establish that every member can hear every other member.

(Mr. Daniel continued with a roll call of Members, in accordance with above instructions):

- Ms. Aubry- aye, private residence, can hear
- Mr. Burns- aye, private residence, can hear
- Ms. Campblin- no response, not present, unexcused
- Mr. Daniel- aye, private residence, can hear
- Ms. Huang- aye, private residence, can hear
- Mr. Kulinski- aye, office, can hear
- Ms. Murray- aye, private residence, can hear
- Ms. Notkins- no response, not present, unexcused
- Ms. Orr- aye, private residence, can hear
- Mr. Plumpe- no response, not present (**joins later**)
- Mr. Zellman- aye, office, 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 Mr. Kulinski, and passed unanimously.

3. Need for an Electronic Meeting

Mr. Daniel so moved:

Third, having established that each member's voice may be heard by every other member, we must next establish the nature of the emergency that compels these emergency procedures, the fact that we are meeting electronically, what type of electronic communication is being used, and how we have arranged for public access to this meeting. Therefore, I move that the State of

Emergency caused by the COVID-19 pandemic makes it unsafe for this ARB to physically assemble and unsafe for the public to physically attend any such meeting, and that as such, FOIA's usual procedures, which require the physical assembly of the ARB and the physical presence of the public, cannot be implemented safely or practically. I further move that the ARB may conduct this meeting electronically through Webex, a county virtual meeting platform and available for access through the ARB county website or through phone at: 1-844-621-3956 with Access code: 2338 242 7694. It is so moved.

The motion was seconded by Ms. Orr, 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 stated that The ARB needs to determine how long each member of the public will be able to speak during the public comment periods. The public will be allowed to comment after the consent agenda items and after each action item, as is standard ARB practice.

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

Mr. Zellman handed the virtual gavel back to Mr. Daniel.

****Mr. Daniel reminded the public that public comment will be after the presentation portion of the meeting****

VIRTUAL MEETING WEBEX INFORMATION- Staff (Denice Dressel)

1. Ms. Dressel informed all attendees that the meeting is being recorded, and it will be posted online within 10 days. She directed attendees to email her during the meeting, use the Q&A box or chat function in the Webex Platform for inquiries and staff would monitor accordingly. She directed attendees calling in to press "* 3" to notify staff of desire to make public comment. Attendees that are experiencing technical issues should call Webex Technical Assistance at 1-866-799-3293.

**READING OF STATEMENT OF PURPOSE AND INTENT OF HOD'S
Mr. Burns read the opening Statement of Purpose.**

APPROVAL OF THE AGENDA- Chair

Mr. Zellman moved, and was seconded by Mr. Plumpe, to adopt the draft agenda as submitted. The motion passed unanimously.

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

Kevin McMahan, Fairfax County
Kayvan Jaboori
Barbara Ward
Carlose Piana
Deborah Lerner
Jeremiah/Tiffany Huth
Mila Antova
Rebeca Bostick
Peter Vigliotti, Fairfax County
Scott Sterl
Stefan Zepeda

****Mr. Daniel reminded presenters of a general 8-minute maximum presentation time for new items, including workshop items, and 3-minute presentation time for revised or follow-up items.****

CONSENT CALENDAR ACTION ITEM: NONE

ITEMS FOR ACTION:

- 1. ARB 22-LFK-03 - 1102 Chain Bridge Road, New Single Family Dwelling**, located at 1102 Chain Bridge Rd, Mclean, tax map 0223 01 0057, in the **Langley Fork HOD**. The applicant is proposing the construction of a new single family dwelling. Kayvan Jaboori, of KJ & Associates represents the application (deferred from May 2022 meeting). PLUS# ARB-2022-DR-00011.
Dranesville District

- **Presentation and Discussion**
 - This project was previously discussed at the April 2022 ARB as a workshop item. Based on the workshop feedback, changes have been proposed with this action item. Mr. Jaboori presented and showed 3D elevation views of the property. Mr. Jaboori highlighted that no changes were made to the overall design other than the camera angle revisions for the current 3D elevation views.
 - Sight lighting, other than the lighting on the structure of the façade a lighting plan submitted showing landscape lighting. Lighting types include: upright direct, 50 watts maximum; upright indirect, 36 watts maximum, step light, 11.6 watts maximum, path light indirect maximum 16-25 watts maximum.
 - A landscape plan was submitted as a courtesy to the ARB to show tree inventory and survivability to address Mr. Plumpe concerns from the workshop session.
 - Proposed landscaping will provide screening along the adjoining property toward HOD and screening will also be provided on the opposite side.
 - Mr. Daniel confirmed receipt of the additional informational materials that were submitted.
- **Public Comment**
 - None

- **ARB Comment**

- Ms. Orr: requested clarification on architectural plans and 3D rendering.
- Mr. Burns: requested clarification on the landscape plan labels, the proposed landscape plan and conceptual landscape plans. Additional clarification was requested on the renderings for what is being approved.
 - Mr. Jaboori confirmed that the proposal includes the continuous windows as preferred by the ARB and indicated that the item for approval is excluding anything labeled “front elevation” with free windows rather than windows in a continuous row.
- Ms. Dressel: indicated that landscape plans were not under ARB review this evening and are being provided as a courtesy by Mr. Jaboori.
- Mr. Kulinski: indicated that the construction documents submitted do not show the continuous window, a more modern style is shown with the submitted construction drawings or the renderings.
 - Mr. Jaboori has confirmed that the drawings that the ARB will approve will be what is ultimately constructed, and the discrepancies can be clarified through notes or plan updates to address further ARB comments.
- Mr. Daniel: suggested the possibility of approval with the condition that the continuous windows and garage will be constructed as shown in the renderings.
- Ms. Orr: highlighted concerns with additional staff burden to review the revisions after approval and that the working drawings do not reflect the changes that were requested.
- Mr. Burns: agreed with Ms. Orr and has indicated that this does not appear to be a complete application.
- Mr. Daniel: agreed with Mr. Burns and has highlighted that windows and doors do not match what is shown between the rendering and the construction plans.
- Mr. Kulinski: suggested crafting a motion that the renderings as presented will be the ultimate elevations and the construction documents will be revised to reflect that.
- Mr. Burns: indicated that the first-floor windows flanking the front door are not full length in the rendering but in architectural drawings they are.
- Ms. Orr: highlighted that the canopy over the door has flattened because the window has gotten taller, the interest is greater in the rendering.

Mr. Kulinski moved, and was seconded by Mr. Burns, that the ARB approve action item ARB 22-LFK-03 - 1102 Chain Bridge Road, New Single Family Dwelling, located at 1102 Chain Bridge Rd, Mclean, tax map 0223 01 0057, in the Langley Fork HOD, for the proposed construction of a new single family dwelling, as submitted and presented at the June 9, 2022, ARB meeting subject to the following conditions:

Construction documents that are submitted accurately reflect the 3D front elevation view and the four new renderings provided at the June 9, 2022, ARB meeting.

Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed: 5 aye; 2 nay; Mr. Plumpe and Ms. Aubry abstained from the vote.

Follow-up discussion: Mr. Burns asked if anyone has reviewed the side elevation comparisons, Mr. Kulinski confirmed that all four elevations diverge from the renderings and the motion is intended to address all four sides of the dwelling.

Mr. Jaboori mentioned the possibility of a future visit to the ARB. Mr. Daniel indicated that ARB members may be able to offer preliminary advice prior to filing an application.

2. **ARB 22-LFK-04 - Shrader Residence Landscape Modifications**, located at 1000 Dogue Hill Ln, Mclean, tax map 0223 08 0004A, in the **Langley Fork HOD**. The applicant is proposing modifications to previously approved ARB application, ARB 05-LFK-02 Amendment, that includes front garden, garden walls, piers, vehicular entry gates and back garden around newly built solarium. Mila Antova of Moody Architecture represents the application. PLUS# ARB-2022-DR-00016. **Dranesville District**

- **Presentation and Discussion**

- This project was previously discussed at the April 2022 ARB as a workshop item. Based on the workshop feedback, changes have been proposed with this action item. Ms. Anatova provided an update and indicated that changes are shown in magenta within the garden and seating areas including updated planting plans. Ms. Anatova indicated that the plans are being amended to include the front garden area and indicated that they are working with VDOT on the right-of-way that needs to be provided.

- **Public Comment**

- None

- **ARB Comment**

- Mr. Plumpe: Fantastic job with showing the presentation and no comments on the design.

Mr. Plumpe moved, and was seconded by Mr. Kulinski, that the ARB approve action item ARB 22-LFK-04 - Shrader Residence Landscape Modifications, located at 1000 Dogue Hill Ln, Mclean, tax map 0223 08 0004A, in the Langley Fork HOD, for the proposed modifications to the previously approved landscape plan, ARB 05-LFK-02 Amended, as submitted and presented at the June 9, 2022, ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.

Follow-up discussion: Mr. Plumpe invited Ms. Anatova to provide a presentation update to the ARB once the project is complete.

3. **ARB 22-HOL-09 – 7423 Saville Ct. Renovation**, located at 7423 Saville Ct, Alexandria, tax map 0933 16 0021, in the **Hollin Hills HOD**. The applicant is proposing a renovation in kind; rear deck addition; existing front deck expansion; and carport addition. Carlos Lay Piana represents the application. PLUS# ARB-2022-MV-00014. **Mount Vernon District**

Mr. Burns read a disclosure statement related to Hollin Hills agenda items. Please see Attachment 1.

- **Presentation and Discussion**
 - This project was previously discussed at the May 2022 ARB as a workshop item. Based on the workshop feedback, changes have been proposed with this action item. Mr. Piana and Mr. Sterl provided an update including: the corner steps have been retained; the 4-foot walkway has been retained, rear deck modifications were highlighted; and the applicant sought clarification on the gabled versus flat roof perceived preference discrepancy between ARB and DRB.
- **Public Comment**
 - None
- **ARB Comment**
 - Mr. Daniel: confirmed receiving the Design Review Board (DRB) approval information and thanked the applicant.
 - Mr. Kulinski: mentioned the architect has sensitively worked to make improvements to address the comments and indicated that either the low-pitched gable roof or the flat top roof would be acceptable. He asked a question of Ms. Dressel, if ARB approves something different than DRB is there a conflict created, how does this work. Mr. Daniel indicated that neither board has purview over the other board.
 - Ms. Arseneau confirmed that neither board has purview over the other, but the ARB is reviewing the building permit, when conflict arises if the ARB and DRB do not agree the conflict should be resolved.
 - Mr. Zellman: indicated that flat roofs were considered as part of the building design so unclear why DRB wanted gable roof.
 - Ms. Ward, DRB: indicated that the applicant provided two options to the DRB and the DRB indicated a final decision needed to be made. The applicant selected the gable roof for the DRB approval so if a flat roof is now selected, they would have to return to the DRB for approval should they want a gable roof.
 - Mr. Burns: indicated that flat roof carports have less prominent visibility from the street, however, the overall view from street wouldn't be much different with the gable slope rather than flat roof. Is the intent with the gable roof design to be a clear story underneath or a flat roof underneath?
 - Mr. Sterl: indicated that has not been considered but indicated that the client would prefer a flat roof. Mr. Sterl indicated his impression from the DRB was that they preferred the gable roof. Primary objection to flat roof is that view from above is TPO and not aesthetically pleasing. Concern was that other houses would be looking down on the TPO flat roof.
 - Mr. Burns: seconded Mr. Kulinski's appreciation for the revisions and indicated the relocation and rear deck as opposed to porch are great additions.
 - Ms. Murry: clarified that there are two options for the windows
 - Mr. Sterl: confirmed that an awning window is proposed that would be as tall as the current sliding windows and the other option is to replace the existing sliding windows with new sliding windows.
 - Mr. Daniel: agreed that there is no preference on the flat versus gabled roof. However, the preference for window replacement should be replacement-in-kind.

Mr. Kulinski moved, and was seconded by Mr. Burns, that the ARB approve action item ARB 22-HOL-09 – 7423 Saville Ct. Renovation, located at 7423 Saville Ct, Alexandria, tax map 0933 16 0021, in the Hollin Hills HOD, for the proposed renovation in kind, rear deck addition, front deck expansion, and car port addition to an existing single family dwelling, as submitted and presented at the June 9, 2022, ARB meeting subject to the following conditions:

- **The carport has gabled roof form with an open clerestory and not a closed gable; and**
- **The proposed window replacements are windows-in-kind, specifically slider windows.**

Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed: 8 aye; 1 nay.

Note: Mr. Burns suggested a friendly amendment that the gable roof be an open clerestory and not a closed gable. Mr. Kulinski accepted this friendly amendment, and the above motion has been updated to reflect this amendment.

- 4. ARB 22-HOL-10 - Addition to Beltran Residence**, located at 1815 Drury Ln, Alexandria, tax map 0933 04 0021, in the **Hollin Hills HOD**. The applicant is proposing to add a 2-story addition to the existing house, including a new front entry. Rebecca Bostick represents the application. **PLUS# ARB-2022-MV-00015. Mount Vernon District**

- **Presentation and Discussion**

- This project was previously discussed at the April 2022 ARB as a workshop item. Based on the workshop feedback, changes have been proposed with this action item. Ms. Bostick provided an update including: the addition size was reduced to 16’ wide; the front door will remain as proposed near the front of the house; the project budget does not allow for landscaping plan at this time; the windows at the front elevation have been aligned; and a rear cantilever is now included.
- The project received approval from DRB, but the DRB questioned front windows, and wanted head height of windows moved up 9” which is shown on current elevations.

- **Public Comment**

- Ms. Ward: indicated the DRB granted approval for this project and has noted that the front door is not an issue for the DRB. The only issue is with the trapezoid windows in the back of the dwelling, the windows would not move up 9” but would be 9” higher to reflect the character of the Hollin Hills architecture more accurately.

- **ARB Comment**

- Mr. Daniel: appreciates the response to comments and has indicated that in the National Register Nomination includes the front doors are not prominent which was the intent with the architecture for Hollin Hills. Mr. Daniel does not support the prominent entrance and cannot support this as presented. The design style is matched well but the front door and entrance does not meet the intent of the HOD.
- Mr. Burns: concurs with Mr. Daniel regarding the entrance feature. The overall design was improved with the windows and trapezoid windows were made but

two concerns remain unaddressed: this is not a modest addition; the large 2-story addition looming uphill above the house and is artificially aligned with the side yard setback and not the original geometry of the house which is rectilinear. Would have great deal of difficulty supporting this nomination.

- Mr. Kulinski: asked what the options for the applicant are, could there be a deferral for a restudy. Could the applicant come back if the ARB denies the application. Mr. Daniel indicated they could either come back or appeal the determination.

Mr. Plumpe moved, and was seconded by Ms. Huang, that the ARB approve action item ARB 22-HOL-10 - Addition to Beltran Residence, located at 1815 Drury Ln, Alexandria, tax map 0933 04 0021, in the Hollin Hills HOD, for the proposed 2-story addition, including a new front entry, to an existing single-family dwelling, as submitted and presented at the June 9, 2022, ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passed: 5 aye; 4 nay.

Note: Mr. Zepeda appreciated the consideration and took the feedback seriously, the two unaddressed items could not fit the lifestyle. Currently live in one of the smallest houses in Hollin Hills with a growing family.

- 5. ARB 22-HOL-06 - 7314 Stafford Road Carport**, located at 7314 Stafford Rd, Alexandria, tax map 0933 04 0058, in the **Hollin Hills HOD**. The applicant is seeking a recommendation to the Board of Zoning Appeals (BZA) for Variance to allow an accessory structure (detached carport) in a front yard on a lot less than 36,000 sq. ft. in area. Gaver Nichols represents the application. PLUS# ARB-2022-MV-00012. **Mount Vernon District**

- **Presentation and Discussion**

- This is a new item for action by the ARB. Mr. Daniel indicated this is only a recommendation for the Variance, not a deep dive into the architecture. More for the allowance of the structure to be present.
- Mr. Nichols provided a presentation and indicated that the owner requested a carport, a minimalistic structure on a property with two front yards, deep slope downhill at rear of property makes it infeasible to construct at rear.
- Mr. Nichols walked the ARB through the project materials. The design has been modified from original proposal due to DRB comments. A pitched roof was originally proposed but a flat roof requested by DRB. TPO roof with steel columns and 6" channels, will be able to see through to house. Attempted to minimize any impacts to the site but one Crepe Myrtle tree will need to be removed to allow access. Green screen panels proposed to provide screening. The applicant will return to the ARB with detailed construction documents upon BZA approval.

- **Public Comment**

- None.

- **ARB Comment**

- Mr. Plumpe: commends the applicant for what is shown and is supportive of the green screen.

- Mr. Burns: indicated concern with the increasing emphasis on the automobile which is eroding the architectural integrity of the area. The proposal encroaches into the setbacks which are there for a reason and not each house can accommodate the additions that are desired, and this appears to be the case here.
- Ms. Orr: concurs with Mr. Burns and encourages the applicant to work within their setbacks. Ms. Orr requested clarification on the ARB recommendation to the BZA.
 - Mr. Daniel: clarified that the ARB recommendation is considered with the BZA review of this variance application.
- Mr. Kulinski: indicated the front yard setback is prominent but vehicles will be there anyway so shielding/screening the vehicles is appropriate. Overall is supportive of placing the carport as close to the house as possible with less height and light materials.
- Mr. Daniel: highlighted that garages are difficult in Hollin Hills, this is a recommendation to the BZA rather than architectural review of this item. Is setback exception setting precedent or can conditions be included to demonstrate what would be wanted in the future.
 - Ms. Arseneau: clarified that the variance is for the detached structure in a front yard of a lot less than 36,000-square-feet so the setback comments would not apply in this situation since that is not part of the variance.
- Mr. Burns: asked if it is a separate issue that they are building in the front and side yard setbacks and if the applicant needs to return to the ARB.
 - Mr. McMahan: clarified that this is a request for a detached structure in a front yard of a lot less than 36,000-square-feet. There is no setback for a detached structure in a front yard, there is no minimum yard setback to request a reduction from. Applicant would be required to build the structure as shown on the variance plat which shows where the structure is permitted.
- Mr. Burns: indicated concern that this is a mechanism for further encroachment into setbacks within the district.
 - Mr. McMahan: indicated that this variance is something that is commonly requested by corner lots as there are two front yards.
- Mr. Burns: questioned the ability to put an accessory living unit in the front yard.
 - Mr. McMahan: indicated that a detached accessory living units must be on lots of 2-acres or greater.
 - Ms. Arseneau: indicated that there are applications for variances within other areas in the county, this is just the first in a HOD. The ARB needs to determine if the variance itself is supported which is allowed by the zoning ordinance and highlighted that this is a corner lot with two front yards and therefore the variance is needed.
- Mr. Daniel: indicated that the structure is still impacted the precedent setback, even though it is not the issue of discussion.
- Mr. Kulinski: confirmed that the applicant will have to return if the variance is granted, and the ARB will have to review and approve. Mr. Daniel confirmed this is correct.

Ms. Aubry moved, and was seconded by Ms. Murray, that the ARB recommend approval of action item ARB 22-HOL-06 - 7314 Stafford Road Carport, located at 7314 Stafford Rd, Alexandria, tax map 0933 04 0058, in the Hollin Hills HOD, for the proposed Variance to allow an accessory structure (detached carport) in a front yard on a lot less than 36,000 sq. ft. in area, as submitted and presented at the June 9, 2022, ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion does not pass: 4 aye; 5 nay.

Discussion:

- Mr. Burns requested clarification, does the failed motion mean that a recommendation of disapproval or no comment is being provided to the BZA.
- Ms. Dressel and Ms. Arseneau clarified that if a denial is desired then a separate motion could be made to formally recommend denial.
- Mr. Nichols indicated that there are multiple other carports within the HOD that received variances. Mr. Burns and Mr. Daniel indicated that these requests now are reviewed by the ARB because the HOD is present.
- Mr. McMahan indicated the BZA will take the ARB recommendation into consideration, but it is not guaranteed that they will concur with the ARB. Mr. McMahan indicated it could be possible for the ARB to go on record regarding the recommendation.
- Mr. Daniel agreed that the meeting minutes would speak to the ARB recommendation.
- Mr. Burns indicated that the ARB is divided on this matter and therefore a motion to deny might not be appropriate and that the minutes should speak to the ARB recommendation. If the BZA does approve this variance, then the information will be brought back to ARB for architectural review.

ITEMS FOR WORKSHOP SESSION:

1. **ARB 22-HOL-07WS - 7204 Beechwood Rd.**, located in the 7204 Beechwood Rd, Alexandria, tax map numbers 0933 04 0217, in the **Hollin Hills HOD**. The project is proposing the renovation and addition to existing 1 story house. Addition to consist of 1st floor entry foyer and office and partial 2nd floor primary bedroom and bath. Matthew Bieschke represents the project. PLUS# ARBWK-2022-MV-00010. **Mount Vernon District**

• **Presentation and Discussion**

- Ms. Lerner provided a presentation and indicated that this project has already received approval from the DRB with one caveat.
- Project description: an existing Type 2 Hollin Hills model to be remodeled in alignment with the Type 3 Hollin Hills model; remove existing building addition that is not in character with the HOD; proposing a partial first and second floor addition which would bring the design into alignment with the architecture of the HOD. There are no proposed landscaping modifications.
 - DRB approval was positive but prefers that second story front facing exterior wall be moved to align exactly with the first story front facing exterior wall. Change has already been made.

- Applicant question to ARB: when plans were originally submitted, an informational email was received on how to make this be an action item. Applicant requesting information regarding potential missing materials and what would apply to a future submission. Mr. Daniel indicated construction drawings, materials information, some other exceptions may be highlighted during the ARB discussion.
- **ARB Comments**
 - Mr. Burns: provided disclosure indicated that he is a professional colleague and friend of the applicant and may recuse himself later in the process but wanted to offer comments during the workshop process.
 - Mr. Burns, has the siding on the house been replaced from the original, it doesn't appear to be T111. Homeowner confirmed it is the original siding. One-story house being modified to include a second story on the uphill side of the street and the houses adjacent to this have similar structures, so this is not as prominent. Type 2 houses character include the prominent brick chimney which will be lost with this addition. When the addition is included, the inset porch now becomes a filled-in mass and the dining room windows appear shifted, how will this work.
 - Ms. Lerner indicated the existing windows and one new one will be incorporated.
 - Mr. Burns: indicated that the Type 3 Hollin Hills model was the inspiration for this but the load for those is different than what is proposed with this unit. How will this weight distribution work without as robust of a vertical support system? How will the wall be prevented from collapsing sideways? Structural concerns that should be addressed during this project.
 - Mr. Kulinski: indicated there are structural remedies but they will be intrusive to the existing architecture and rebuilding it would lose the character. The front window arrangements have lost some of the Goodman house feel by separating the windows and breaking them out, some authenticity lost and should be studied. Recommends finding examples of balcony over front porch. There is promise but more work needs to be done to pick up on authentic detailing. Loss of chimney mass on side of building is unfortunate and should be considered for incorporation in the new building.
 - Mr. Daniel: agrees with Mr. Burns and Mr. Kulinski, very concerned with what second story additions do to the structures and can overwhelm and overload original design intent. Loss of chimney is an anchor point that is now absorbed into the structure. Appreciates that the front entrance is remaining on the corner, balcony is not drawing away or to the entrance. Concerns with window massing and dilutes intent of Goodman design. Wants to see architectural drawings; sections; information about siding.

- Mr. Burns: the second story was cantilevered on Type 3 Hollin Hills models since glass sizes were different and window spacing is different. The offset is enough that you don't notice it.
- Mr. Daniel: indicated that drawings are what is going to be scrutinized so renderings and drawings should match. Drawings will be presiding document.

2. ARB 22-HOL-08WS - Paul Spring Road Pedestrian Bridge Replacement Project, located in the 1600 Paul Spring Rd, Alexandria, 22307, tax map numbers 0934 01 0001A, in the **Hollin Hills HOD**. The project is proposing the replace deteriorated pedestrian bridge located adjacent to the intersection of Paul Spring Road and Rippon Road. Peter Vigliotti, Department of Public Works and Environmental Services (DPWES), represents the project. PLUS# ARBWK-2022-MV-00008. **Mount Vernon District**

- **Presentation and Discussion**

- Mr. Vigliotti provided a presentation indicating that the bridge is currently inadequate and needs to be replaced.

- **ARB Comments**

- Ms. Orr: is not fond of the materials change in the proposed handrail once it gets on the concrete.
- Mr. Daniel: the bridge needs to be replaced but the material transition is jarring and should be consistent across the bridge as opposed to material transition.
 - Mr. Vigliotti: indicated it is not possible to put fiberglass on the concrete which required the material switch.
- Mr. Plumpe: agrees and there are ways to make them appear more consistent with the prefab bridge. Design change from galvanized metal, take horizontal members onto concrete, same coloration, and similar design elements to look familiar to one another.
 - Mr. Vigliotti: indicated that the PFM and certain VDOT elements must be met which could challenge the design. Bridge designed to avoid children climbing and jumping.
- Mr. Daniel: clarified that it is the horizontal/vertical connection should be consistent rather than switching the orientations.
- Mr. Plumpe: recommends natural materials and a stone wall as another option. Additionally, recommends tapering the rail height for a continuous flow/line of the railing even if height varies
- Mr. Burns: requested clarification on the bridge manufacturer. The land railing should have the same wood finish as the bridge to keep consistency. Requests concrete that is not bright white and the possibility of tinting the concrete to blend in with the landscape. Existing two concrete supports will remain, could those be removed or altered.

- Mr. Vigliotti indicated that removal of existing supports might not be feasible.
- Mr. Burns: questioned the ability of the lightweight structure to withstand flooding events.
 - Mr. Vigliotti: indicated that there is no guarantee that a structure in a floodplain will not flood and that if the bridge structure is altered due to flooding, then DPWES would come to repair the bridge.

PRESENTATIONS: NONE

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous months minutes: May 2022**
 - **Mr. Burns moved, and was seconded by Mr. Plumpe and Mr. Kulinski, to approve the meeting minutes for May 2022, and authorize payment to the Recording Secretary, Ryan Johnson. The motion passed unanimously.**
- **Treasurer’s Report:** \$17,148.17 as of 5/31/2022
- **Administrative:**
- **Discussion/Update Reports:**
 - Lorton Workhouse Master Plan: Staff, Mr. Plumpe and Ms. Huang went to 5/20/2022 Design Charette and provided an update on the information that was discussed. Private development will likely need to be incorporated to ensure financial feasibility. VDHR will respond to new Master Plan. Mr. Plumpe indicated he may need to recuse himself at a future point due to his earlier involvement with the Lorton project. 4-hour charette with lots of great ideas, architect is taking ideas back and will provide additional information based on community feedback.
 - Mr. Burns questioned the status of the previous \$37 million bond for Lorton.
 - Holmes Run Acres HOD: Next and final workgroup meeting June 15, 2022, meeting information is posted online.
- **Correspondence, Announcements:** No comments.
- **Old Business**
 - Bylaws: Board of Supervisors approved ARB bylaws at the May BOS 2022 meeting. Mr. Daniel reminded of attendance policy and that members should notify Ms. Dressel and Mr. Daniel for absences. It was suggested that the ARB review the possibility of one month per year (August) with no meeting. Discussion of PLUS impacts on submission quality and completeness of applications.
 - Courthouse masonry repairs: consultant reviewing repairs that are needed; if there are questions about the staff report reach out to Ms. Dressel.
 - Lake Anne Supplemental Report: contacted WJE, report is under internal review and anticipated to come to Fairfax soon.
 - Modern Architectural Survey: full funding was received, will be launched this fall.
 - African American Context Study and Architectural Survey: work is wrapping up; public meeting will be held at end of July. Information will be sent out.
- **New/other business: Update**

- James M. Scott Exceptional Design Awards: if any ARB members are interested in participating notify Ms. Dressel or Ms. Orr.
- Design Guidelines: currently delayed.

Mr. Burns moved to adjourn at 9:53 p.m.

ATTACHMENT:

Attachment 1: Disclosure Statement- Mr. John Burns

The ARB Administrator will stamp and sign copies of approved drawings or other application documents following the meeting at which approvals are granted, or at such time as drawings amended to reflect ARB actions are received by the administrator. Applicants may be required to submit additional copies of approved drawings or other application documents. Applicants may request copies of meeting minutes within 2 weeks of the meeting at which the ARB approved the minutes. Stamped drawings, letters from administrator documenting ARB action or copies of relevant minutes are required prior to projects being approved by county review and permitting agencies.

For further information contact, Denice Dressel, Principal Heritage Resources Planner, ARB Administrator, Fairfax County Department of Planning and Development (DPD), Denice.Dressel@fairfaxcounty.gov or (703) 324-1383

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:

- (i) [Identify the specific transaction] involves 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.