

# APPROVED MINUTES

August 11, 2022

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

#### Members Absent:

Susan Notkins, AIA  
Karen Campblin

#### Staff Present:

Denice Dressel,  
*Principal Heritage Resources  
Planner*  
Lily Yegazu,  
*Principal Planner*  
Grace Davenport,  
*Heritage Resources Planner*  
Megan Riley,  
*Heritage Resources Planning  
Technician*  
Corinne Bebek,  
*Recording Secretary*

*\*Arrived after the commencement of  
meeting.*

**Mr. Daniel opened the August 11, 2022, meeting of the Architectural Review Board (ARB) at 6:32 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, excused**
- **Mr. Daniel- aye, private residence, can hear**
- **Ms. Huang- aye, private residence, can hear**
- **Mr. Kulinski- aye, private office, can hear**
- **Ms. Murray- aye, private residence, can hear**
- **Ms. Notkins- no response, not present, excused**
- **Ms. Orr- aye, private residence, can hear**
- **Mr. Plumpe- aye, private residence, can hear**
- **Mr. Zellman- 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 Mr. Burns, 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 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: 2337 591 7150. It is so moved.

**The motion was seconded by Ms. Huang, 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 Ms. Huang, 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. Huang, 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.

**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. Burns, to adopt the draft agenda as submitted. The motion passed unanimously.**

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

No guests.

**CONSENT CALENDAR ACTION ITEM: NONE**

**ITEMS FOR ACTION:**

**\*\*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.\*\***

**1. ARB 22-HOL-16 7523 Elba Rd. Carport Repair and Shed**, located at 7523 Elba Rd Alexandria VA 22306, tax map 0933 13 0003, in the **Hollin Hills HOD**. The applicant is proposing the in-kind repair/replacement of existing carport framing; replacement of existing built up flat roofing with new TPO roofing system; replace existing 4" box gutters with new 5 1/2" box gutters; addition of new storage/office accessory structure attached to main house with a covered breezeway adjacent to carport roof; addition of driveway extension/parking space; replacement of existing tiled bluestone patio substrate with cast in place substrate; replacement of, existing exterior metal edged planters with tiled bluestone planters. Eric Wilbur represents the application. PLUS# ARB-2022-MV-00021. **Mount Vernon District**

- **Presentation**

- Eric Wilbur provided an overview of the proposal. Repairing and existing carport roof and adding storage shed with connecting breezeway. DRC gave approval at July 20, 2022 meeting. Rebuild portion of roof with same profile but new structural support; replacing tar and gravel roof with TPO membrane. Design was adjusted before ARB presentation to accommodate neighbor comments.

- **Public Comment**

- None

- **ARB Comment**

- Mr. Daniel: Appreciates the delineation between new structure and old; not many concerns given proposed materials and plans; addition does not overwhelm structure.
- Mr. Burns: **\*\*Mr. Burns read a disclosure statement related to Hollin Hills agenda items. Please see Attachment 1.\*\***
  - This emphasizes automobiles in Hollin Hills but appreciates the skilled design, massing and proposed design. Question for the applicant related to wood siding.
  - Mr. Wilbur provided clarification regarding the wood siding used on previous addition and noted that the siding proposed with this addition would match previously used wood siding.
- Mr. Kulinski: Echoes Mr. Burns' comments regarding skilled architecture and detailing.

Mr. Kulinski moved, and Mr. Zellman seconded that **the ARB approve action item ARB 22-HOL-16, located at 7523 Elba Rd Alexandria VA 22306, tax map 0933 13 0003, in the Hollin Hills HOD, for the proposed repair and replacement of the existing carport and the new addition of an accessory structure as submitted and presented at the August 11, 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 passes unanimously.**

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

**1. ABR 22-SPR-01WS – 4957 Brook Forest Dr. Garage Addition**, located in the 4957 Brook Forest Dr Fairfax VA 22030, tax map numbers 0552 27 0009. The applicant is proposing modifications to the Heritage Resource known as the Woodman House which include an attached three car garage addition. The application comes to the ARB as a result of a proffered development condition. Jim Souvaxis represents the application. PLUS# ARBWK-2022-SP-00014. **Springfield District**

- **Presentation:**

- Mr. Souvaxis provided an overview of the request for a 3-car garage addition as approved by RZ 2007-SP-013.

- **ARB Discussion**

- Mr. Daniel: Requested clarification on the proffer associated with this workshop item. Emphasis on car is prominent but is unclear on ARB role in this review as the proposal matches what the proffers discuss, and historic portion of structure is contained within building additions. Proposals coming for Action Items need full design and plans provided for ARB review.
- Mr. Kulinski: Proffer B mentions replacement of items and addition of 3-car garage; requested clarification on location of driveway entrance. From historical perspective, ARB duty is to ensure the addition is complementary and secondary to structure, but this structure is hidden within additions. Architectural concern with Option 1 gives illusion that two separate units are put together. Proposed solution to long extension on right side of 3-car garage, try to break garage away from house by including a smaller connector to break eye from long linear roof line, possibly turn at 90-degrees. A lot of space exists between the gables.
- Mr. Burns: Has questions about the proffer; is the site listed on the inventory of historic sites or not.
  - Ms. Dressel clarified that two homes existed on two lots, the house in question today was listed on the inventory the second home that was moved to the site in the 1960s is not on the inventory.
- Mr. Burns: Questions regarding significance and determinations regarding the previous structure additions. Ms. Dressel provided clarification regarding the timing of the nominations. What is proposed is consistent with Proffer B, therefore ARB doesn't have much to criticize as historic portion of house is encased in more recent materials.
- Ms. Murray: Inventory nomination is part of package received by ARB and provided additional information on building additions questioned by Mr. Burns. Floorplans and elevations would help provide additional information of the request.

- Mr. Kulinski: House would be 93' wide and is struggling to see semblance of historic scale of house. Second gable with 45' in between seems excessive; in favor of break in façade rather than add to it.
- Mr. Souvagis: Noted elevations provided are not doing justice to proposal. Provided clarification on existing house layout and information
- Mr. Daniel: Key takeaway from workshop should be providing clear plans and elevations; anything that can help differentiate the addition is appreciated.
- Mr. Burns: Woodman's Baseline Survey provides information that would address some questions regarding floorplan and layout.

**2. ARB 22-HOL-17WS - Bobotek Residence - Addition & Renovation**, located in the 2102 Mason Hill Dr Alexandria VA 22306, tax map numbers 0933 20 0010, in the **Hollin Hills HOD**. Addition and renovation to existing 2 story single family residence in Hollin Hills. This is the 2nd Workshop application - see July workshop application for reference. PLUS# ARBWK-2022-MV-00013. **Mount Vernon District**

- **Presentation:**

- Mr. Cheng provided an overview of the request and highlighted changes that occurred since the July 14, 2022 ARB meeting. Reduced size and length of driveway; eliminated long curved retaining wall; addition shifted to west as much as possible; relocated entry addition; reduced size of addition overhang.

- **ARB Discussion:**

- Mr. Plumpe: Requested dimensions for area adjacent to carport; noted that proposed dimension may be tight and difficult to back car out of carport.
  - Mr. Cheng noted that this is conceptual, but driveway needs to accommodate vehicles of other sizes and will review dimensions with civil engineer.
- Ms. Huang: Appreciates revisions and effort put in to minimize massing. Site has potential opportunity to rotate southern addition. Suggestions related to framing.
  - Mr. Cheng noted that this was reviewed with earlier design iterations but ultimately was not selected due to adjustments needed to the pool deck. The further south the addition is placed, the larger it seems due to the site grade.
- Mr. Burns: Appreciates changes made and clear incorporation of ARB suggestions. Appreciates differentiation between new and existing structure and design changes. Remains concerned with massing but as stated previously there is limited opportunity with site grade for discreet addition. Overhang may not be bad due to sun load. Agrees with Mr. Plumpe regarding driveway dimensions. Clarification requested on heights proposed with addition. Suggestion of shallow cross-gable to accommodate elevator. Pleased with evolution of design.
- Mr. Daniel: Agrees with other ARB members regarding changes.

**3. ARB 22-HOL-18WS - 7204 Beechwood Addition**, located in the 7204 Beechwood Rd Alexandria VA 22307, tax map numbers 0933 04 0217, in the **Hollin Hills HOD**. Entry and living space addition/remodel. A previous version of this project was reviewed via workshop and action item. Jeremiah Huth represents the application. PLUS# ARBWK-2022-MV-00015. **Mount Vernon District**

- **Presentation:**
  - Mr. Huth provided an overview of the changes to the proposal since the last round of ARB review. Electrical, mechanical, and plumbing systems need to be updated and addition is proposed. Includes proposal to reduce amount of runoff in yard, retain water through landscaping or cistern.
- **ARB Discussion:**
  - Mr. Kulinski: Appreciates applicant incorporating ARB suggestions. Design needs further development.
  - Ms. Murray: Agrees with Mr. Kulinski and believes this proposal treats the original house with more respect than the previous proposal.
  - Mr. Daniel: Agrees with Mr. Kulinski and Ms. Murray. If the evolution of Hollin Hills includes building additions, then it needs to be creative and well-thought-through addition. This proposal is much closer to that idea while maintaining a unique design.
  - Mr. Burns: The applicant reached out to Mr. Burns and Mr. Kulinski for feedback between sessions and they have shown flexibility and understanding in maintaining historic home while accommodating needs. Appreciates the proposal to use landscaping to address runoff issues.
  - Ms. Huang: Appreciates the revisions brought forward and massing pushed to back. Layout for staircase, might want to review height to turn stairs. Building permit milestone should be added to the project schedule.

#### **PRESENTATIONS:**

- Presentation by County consultant on the planned demolition of the Historic Courthouse wings and masonry repair. Brian M. Barna, P.E., Whitman, Requardt & Associates, LLP and Gasim Elfaki, R.A., Department of Public Works and Environmental Services represent the project.
- **ARB Comments and Questions:**
  - Mr. Daniel: Thank you for the presentation. Question related to sequencing, concerned with prolonged diminishment of historic structure until repairs are commenced.
    - Mr. Elfaki clarified that the masonry repairs will be conducted concurrently with the wing demolitions as one project.
  - Mr. Burns: Question related to harder and softer mortar findings in structure. Demolition question – how much of historic wall remains, elevation drawing showed blank wall above Wing C, are there ghosts of former arches in the wall?
    - Mr. Hovey: Wall is 12” thick CMU. Plan is to demolish second-floor section of wall to install wall section similar to left of wing, 8” CMU block with 4” brick.
  - Mr. Burns: Notes that might be best to repoint brick at one time rather than trying to match many segments.

#### **BOARD AND STAFF ITEMS:**

- **Review and action on approval of previous months minutes: July 2022**
  - **Mr. Zellman moved, and was seconded by Ms. Huang, to approve the meeting minutes for July 2022 and authorize payment to the Recording Secretary, Corinne**

**Bebek. The motion passed unanimously.**

- **Treasurer's Report:** Ending balance as of July 29, 2022 - \$26,046.07.
- **Administrative:**
  - Informational Item - Administrative Approval of Heron House Telecommunications Facility Modifications, Permit #221240242;
  - Informational Item – Stop Work Order issued for 1631 Washington Plaza for exterior duct work and louver on an exterior brick wall. No ARB review or approval occurred for this item.
- **Discussion/Update Reports:**
  - Reston Comprehensive Plan Task Force Update: August 22, 2022 last task force meeting and final task force vote on Plan language. Updated Heritage Resources section that includes incentives for preservation.
  - Historic Courthouse Repairs Update: No update due to earlier presentation.
  - Lorton Workhouse Master Plan Update: Follow-up Master Plan meeting on August 17, 2022, from 7:00-9:00 PM, flyer was distributed for virtual meeting and RSVP is needed. Progressing well, trying to incorporate private development with the project.
  - Holmes Run Acres Potential HOD: In-person meeting was held on July 26, 2022, and a virtual meeting on August 4, 2022. Preliminary findings were presented to History Commission; will come to ARB in September. Public Hearings not yet scheduled; anticipated in early spring.
  - Modern Architectural Survey, County Wide: No update.
  - Gum Springs Study, Mount Vernon District: No update.
  - Heritage Resources Personnel Update: Laura Kviklyns will begin on August 15, 2022 as Planner III History Commission Liaison; Planner II positions open.
- **Correspondence, Announcements:**
  1. Membership renewal for National Trust, \$250 expires in August; is ARB interested in renewal. **Ms. Murray moved and was seconded by Mr. Burns that the ARB renew their membership to the National Trust of Historic Preservation. The motion passed unanimously;** and
  2. National Trust for Historic Preservation conference virtual in November **Ms. Murray moved and was second by Ms. Huang that the ARB spend up to \$260 to send up to 10 people to the 2022 National Trust for Historic Preservation conference. The motion passed unanimously.**
- **Old Business:**
  1. August recess starting in 2023, a change in ARB bylaws is needed as bylaws state ARB must meet each month. Mr. Zellman offered to draft the changes needed to the bylaws for ARB review and approval.
  2. James M. Scott Exceptional Design Awards, Design Jury meeting anticipated to meet in September; discussion of ARB involvement.



- **New/other business:** Mr. Daniel noted Ms. Notkins is doing well and is working through technology issues; Ms. Dressel provided an update on future return to in-person meetings.

**Mr. Zellman moved to adjourn at 9:54 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](mailto:Denice.Dressel@fairfaxcounty.gov) or (703) 324-1383*

**Disclosure Statement by John A. Burns for the August 11, 2022 ARB Meeting**

**I, John A. 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. Action item ARB 22-HOL-16 - 7523 Elba Road Carport Repair and Shed Addition, and workshop items ARB 22-HOL-17WS - Bobotek Residence 2102 Mason Hill Drive Addition & Renovation and ARB 22-HOL-18WS - 7204 Beechwood Addition, 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 \$5,000.00 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.**