

APPROVED MINUTES

July 14, 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
Michele Aubry, Treasurer
Samantha Huang
John A. Burns, FAIA
Steve Kulinski
Elise Murray
Kaye Orr
Joseph Plumpe, ASLA*
Karen Campblin *

Members Absent:

Susan Notkins, AIA
Jason Zellman, Vice
Chairman

Staff Present:

Laura Arseneau,
*Branch Chief, Heritage
Resources*
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 July 14, 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 in Ft. Meyers, FL, can hear
- Ms. Campblin- no response, not present, joined later during first item
- Mr. Daniel- aye, private residence, can hear
- Ms. Huang- aye, private residence, can hear
- Mr. Kulinski- no response, not present, joined later at 6:36
- Ms. Murray- aye, private residence, can hear
- Ms. Notkins- no response, not present, **un/excused**
- Ms. Orr- aye, private residence, can hear
- Mr. Plumpe- aye, private residence, can hear
- Mr. Zellman- no response, not present, excused

Mr. Daniel passed the virtual gavel to Ms. Aubry, 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, 7 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: 2342 843 9167. 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. Orr, 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.

Ms. Aubry handed the virtual gavel back to Mr. Daniel.

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

VIRTUAL MEETING WEBEX INFORMATION- Staff (Denice Dressel)

1. Ms. Arseneau 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. Daniel read the opening Statement of Purpose.

APPROVAL OF THE AGENDA- Chair

Ms. Murray 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)

No guests.

****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 2022-HOL-07 – Proposed Addition located at 7204 Beechwood Road, Alexandria, VA, 22307, tax map 0933 04 0217, in the Hollin Hills Historic Overlay District. The applicant is proposing to renovate and construct an addition to existing one-story house. The addition would consist of 1st floor entry foyer and office and partial 2nd floor primary bedroom and bath. There will be no modifications to site landscape or hardscape. Matthew Bieschke represents the application.
Mount Vernon District

- **Presentation**
 - Ms. Lerner – previously was workshop item at the June 9, 2022, meeting. Question following up on previous ARB concerns regarding structural stability, revised drawings demonstrate that the structure can support the load. Previous ARB concern regarding chimney placement interior to home rather than on side, interior chimney is consistent with other Hollin Hills homes. Proposed addition is in keeping with surrounding two-story homes. Proposing material change to create visual interest on street side of home that is lost by chimney moving interior – requesting ARB input on preference.
- **Public Comment**
 - None
- **ARB Comment**
 - Ms. Murry: requesting clarification regarding materials selection.
 - Ms. Lerner noted that revised elevations are available and prepared to distribute.
 - Ms. Arseneau requested updated renderings with the selections to be sent to the ARB Administrator.
 - Mr. Kulinski: noted the improvements have made a difference, highlighted HOD purpose with the new vernacular. Appreciates first proposed wood paneling option.
 - Mr. Daniel: appreciates response to workshop feedback. Notes that because things were done previously does not mean they were right. Appreciates the proposed wood paneling. Second-story addition is still very prominent structure and is not generally supportive.

- Mr. Burns: ****Mr. Burns read a disclosure statement related to Hollin Hills agenda items. Please see Attachment 1.****
 - Following the disclosure, Mr. Burns indicated that he is concerned with the statement that there is precedent for this, the community asked for an HOD to keep the character. Concerned about the differences the community is perceiving between the ARB and DRB. Cites articles from the HOD and Hollin Hills purpose. This is a rooftop addition and changes the massing and character of Hollin Hills houses. Cites National Park Service information pertaining to rooftop additions. Cannot support this application.
 - Ms. Lerner: appreciates the feedback, notes that this proposed addition is consistent in form and massing with the existing historic neighborhood.
- Mr. Daniel: agrees with Mr. Burns and notes points made by Ms. Lerner but highlights the differences in purpose between the DRB and ARB. Concerns with changes to the overall district rather than individual small-scale changes on individual lots.
- Mr. Burns: notes that if this addition was proposed on the opposite end of the house and pushed further back so as to not hide the historic house, then most of the issues noted would no longer be in play because of the revised location and the historic standards would be met.
- Mr. Huth: notes that the guidelines provide recommendations and noted that it is compatible size and scale with the surrounding properties.
- Mr. Plumpe: agrees with Mr. Burns and suggested revisions could increase ceiling heights potentially. Ms. Lerner noted that there is no way to raise the ceiling without the addition.
- Mr. Daniel: requesting clarification from application on if a motion for approval/denial is sought tonight or if deferral is appropriate to modify.
 - Mr. Huth and Ms. Lerner: clarified that they are seeking approval or denial as they are confident this is the best design based on the work that they have done.

Mr. Plumpe moved, and was seconded by Ms. Aubry, that the ARB approve action item ARB 22-HOL-07, located at 7204 Beechwood Road, Alexandria, VA, 22307, tax map 0933 04 0217, in the Hollin Hills Historic Overlay District, for the proposed construction of a new addition as submitted and presented at the July 14, 2022, ARB meeting subject to the following condition:

- **Option 1 with the smaller wood panel portion from the presentation given at the July 14, 2022, ARB meeting.**

Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS.

Discussion: Friendly amendment from Mr. Daniel to put conditions and directions on the approval. Mr. Plumpe accepts the friendly amendment. Mr. Kulinski provided condition clarification and the minutes have been updated to reflect the amendment.

The motion did not pass: 2 aye (Ms. Aubry, Mr. Kulinski); 4 nay (Ms. Huang, Ms. Murray, Mr. Burns, Mr. Daniel); Mr. Plumpe, Ms. Chamblin, and Ms. Orr abstained from the vote. Therefore the motion failed.

- 2. ARB 22-HOL-11- Proposed Deck Replacement** located at 7414 Range Road Alexandria, VA, 22306, tax map 0933 21 0003A in the Hollin Hills Historic Overlay District. The applicant is proposing to replace an existing 35-year-old all treated wood deck with a new deck that will match the existing house color. The proposed deck will be approximately the same size and configuration as existing deck and steps. No changes will be made to house structure. Steven A. Larsen represents the application. **Mount Vernon District**

- **Presentation:**
 - Mr. Larsen presented an overview of the request and highlighted that no changes are being made to the house structure, the improvements are strictly limited to the deck.
- **Public Comment:**
 - Barbara Ward: this project was brought to the Design Review Committee and has received approval.
- **ARB Comment:**
 - Mr. Burns: pressure-treated decking was not around when houses were constructed. What is proposed is an improvement over the current streetscape of the existing home. Much more elegant.
 - Mr. Daniel: agrees with Mr. Burns.

Mr. Burns moved, and was seconded by Ms. Murray, that the ARB approve action item ARB 22-HOL-11 Proposed Deck Replacement, located at 7414 Range Road Alexandria, VA, 22306, tax map 0933 21 0003A in the Hollin Hills Historic Overlay District, for the proposed deck replacement, as submitted and presented at the July 14, 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.

- 3. ARB 22-HOL-12– Proposed Replacement and Repair of Existing Retaining Wall** located at 7310 Rippon Road, Alexandria VA 22307, tax map 0934 05 0012 in the Hollin Hills Historic Overlay District. The applicant is proposing an in-kind replacement of failing 10' by 15' brick retaining wall. The existing wall will be removed. The applicant proposes to install rebar-reinforced cinderblock for the retaining wall using existing footer, then will install brick wall façade constructed using brick that matches the existing brick patio. The brick wall will conceal the structurally supporting block wall. Appearance and function of the wall to be identical in all respects to the removed wall. David Shultz represents the application. **Mount Vernon District**

- **Presentation:**

Mr. Shultz provided an overview of the request – there are no additions to the home so it is as true to the 1949 construction as could be and intent is to keep it as such. Current retaining wall is failing but footer is good condition, so the proposal is for a retaining wall in kind.

- **Public Comment:**
 - None.
- **ARB Comment:**
 - Ms. Huang: requesting clarification on the retaining wall detail.
 - Mr. Shultz clarified that it would be cinderblock with brick face and the wall would be an in-kind replacement using the existing footers.
 - Ms. Orr: requesting weather architectural/structural drawings are needed for this type of repair.
 - Mr. Shultz indicated that there is a two-fold approval process: ARB process and the construction permits are applied for and have required architectural drawings and contractor is currently developing them.
 - Mr. Plumpe: clarified that a permit from Fairfax County was needed for the work.

Mr. Kulinski moved, and was seconded by Ms. Huang, that the ARB approve action item ARB 22-HOL-12 –, Wall located at 7310 Rippon Road, Alexandria VA 22307, tax map 0934 05 0012 in the Hollin Hills Historic Overlay District, for the proposed retaining wall repair and replacement as submitted and presented at the July 14, 2022, ARB meeting subject to the following condition:

- **Drawings must be provided to ARB staff and if staff deems the drawings consistent with the information provided at the July 14, 2022, ARB meeting, then the item will be placed on the agenda as a consent item in August 2022.**

Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 3101-HISTORIC OVERLAY DISTRICTS. The motion passes: 8 aye; Mr. Daniel abstained from the vote.

Discussion: The ARB discussed the need for proper construction drawings to be submitted to ARB staff to review and be consistent with the July 14, 2022, ARB approval. Mr. Kulinski amended the motion to include the condition which is reflected above.

- 4. ARB 22-PHC-02- Proposed New Deck** located at 9200 Treasure Oak Ct Lorton Va 22079, tax map 1081 19 0008 in the Pohick Church Historic Overlay District. The applicant is proposing to construct a new 12 foot by 26-foot deck without steps. Osman Javaid represents the application.
Mount Vernon District

- **Presentation:**

Mr. Javaid provided an overview of the proposed deck. Selected color (WOODLAND BROWN) to avoid standing out and distracting in the HOD.
- **Public comment:**
 - None.
- **ARB Comment**

- Mr. Burns: provided history that the subdivision the applicant lives in was presented to the ARB. And agrees with the applicant that there are no impacts to the HOD.
- Mr. Daniel: agrees with Mr. Burns.

Ms. Huang moved, and was seconded by Ms. Aubry, that the ARB approve action item ARB 22-PHC-02 located at 9200 Treasure Oak Ct, Lorton, Virginia, 22079, tax map 1081 19 0008 in the Pohick Church Historic Overlay District, for the proposed new deck as submitted and presented at the July 14, 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. ARB 22-HOL-13WS- Bobotek Residence Addition located in the 2102 Mason Hill Drive, Alexandria VA, 22306, tax map number 0933 20 0010 in the Hollin Hills Historic Overlay District. The proposal includes a restoration and renovation to the existing home and to add a two-story addition with carport underneath on the south elevation. Andrew Cheng represents the application.
Mount Vernon District

- **Presentation:**

- Mr. Cheng provided an overview of the request and noted that the DRB granted conceptual design approval.

- **ARB Discussion**

- Mr. Daniel: comments are similar to what was provided to Action Item 1. This scale however seems massive in comparison, is overwhelming, and does not feel subordinate to the original structure. The design is great, but it detracts from the historic structure. Anything coming to ARB should be more subdued than what is shown but that is just initial reaction.
 - Mr. Cheng: noted this concern also arose with the Hollin Hills DRB and the addition scale was reduced and ensured that the addition does not obscure the original house. Site work would need to occur for the addition, areas around the house are overgrown and almost a dozen dead trees surrounding the existing house. Some landscaping will need to occur which will come before the ARB in a few months once ready.
- Ms. Huang: agrees with Mr. Daniel. It is very difficult to see the original house. Requesting clarification on changes from old to new. The addition will be very visible from the street and the original house is not visible at all.
- Mr. Daniel: notes that from a larger district perspective the addition is what is visible and the way it communicates with the overall district is the concern.
- Mr. Burns: indicated that topography is challenging with this proposal, the addition looms out. Wondering if choice of projection angles for the renderings is making the addition appear more dramatic. Finished product should be closer to what the HOD standards seek. Prominence of automobile is increased. HOD standards indicate that additions should be differentiated but compatible with the existing structure.

- Ms. Orr: requested the ceiling height for the bedroom.
 - Mr. Cheng indicated approximately 8' 6" – 9- 9 ½'
- Mr. Daniel: area around carport feels compound-like and addition should be reduced. Encourages another workshop for this item to see changes and for additional comment.
- Ms. Murray: agrees that some of the misunderstanding could be related to the renderings. The suggestions tonight will make the addition less powerful than it currently is.
- Mr. Burns: questioned possibilities for the existing home siding.
 - Mr. Cheng indicated it could stay where it is or it could be repurposed.
 - Mr. Burns recommends keeping the original siding on the original house and new siding on the addition.

2. ARB 22-HOL-14WS- Roberts Residence Addition and Repair located in the 7401 Rebecca Dr Alexandria, VA 22307, tax map number 0933 04 0244A in the Hollin Hills Historic Overlay District. The proposal includes a two-story ancillary structure adjacent to the existing structure, modifications to existing decks and modifications to the hardscape. Robin Roberts represents the application.
Mount Vernon District

- **Presentation:**
 - Mr. Roberts presented an overview of the request for a two-story structure adjacent to the existing structure.
- **ARB Discussion:**
 - Mr. Daniel: this is a subdued addition from what we've seen tonight and there is a clear delineation between the two. Thoughtfully designed addition and is subordinate to the main house.
 - Mr. Kulinski: designed and executed well. Materials and slatting on walls differentiate it, no changes needed to come before the ARB.
 - Ms. Huang: likes the design presented.
 - Mr. Burns: the topography is a friend with this proposal. Echoes Mr. Kulinski's comments. Recommends alternate projections because the roof looks distorted with this projection. With viewshed, why is solid wall proposed. Mr. Roberts indicated that it relates to storage and the needs of the addition. Sun load to screen porch, suggest turning roof 90-degrees clockwise that would provide better sun blockage in the summer.

PRESENTATIONS: NONE

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous months minutes: June 2022**
 - **Mr. Burns moved, and was seconded by Mr. Kulinski, to approve the meeting minutes for June 2022 with minor revision, and authorize payment to the Recording Secretary, Corinne Bebek. The motion passed unanimously.**
- **Treasurer's Report: \$16,110.69 as of 7/1/2022**
- **Administrative: None.**
- **Discussion/Update Reports:**

- Reston Comprehensive Plan Task Force Update: Mr. Daniel Heritage Resources section for Reston Plan is strong and should be model for other areas.
- Historic Courthouse Repairs Update: Ms. Arseneau no updates since last month.
- Holmes Run Acres Potential HOD: Ms. Arseneau community meeting on Tuesday July 26 @ 7:00 PM at Woodburn Elementary School in person – not virtual. No public hearings scheduled but hoping for first quarter of 2023.
- Modern Architectural Survey, County Wide: Ms. Arseneau no updates, fully funded.
- Gum Springs Study, Mount Vernon District: Ms. Arseneau no updates.
- Dranesville Tavern Termite Damage and Repairs: FCPA owns the Dranesville Tavern and will come before the ARB with a quick turnaround for emergency repairs. Structure is stabilized and termites have been removed, currently working on scope of work.
- Heritage Resources Personnel Update: New Senior Heritage Resource Planner starting on 8/15/2022. Planner II for ARB Staff Report will be advertised soon. The Board of Supervisors authorized a limited term position for the Board Markers program and other History Commission programs that will be advertised.
- Mr. Daniel noted Lake Anne report and requested input and comments.
- **Correspondence, Announcements:** Soapstone Connector meeting upcoming.
- **Old Business**
 - Coastal Resource Management Section 106 Study- updated deadline for comments in 7/30
- **New/other business:** None from Staff.
 - Mr. Plumpe: Tuesday July 19, Lorton Workhouse Board Phase II Visioning Report at 7:00-9:00 PM. Follow up to first workshop regarding Master Plan.
 - Group discussion regarding possibility of August recess going forward for the ARB. Suggestion to review between July/August
 - **Mr. Plumpe moved, and was seconded by Ms. Murray, that starting in 2023 the ARB will have an August Recess, meaning no meeting in August, from 2023 and forward and directs staff to determine how to accommodate the recess. The motion passed: 8 aye; Ms. Huang abstained from the vote.**

Mr. Burns moved to adjourn at 9:47 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.