

APPROVED MINUTES

October 13, 2022

THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD

Virtual Meeting- Using Microsoft (MS) Teams Fairfax County Platform 6:30 p.m. meeting start

Members Present:

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

Members Absent:

Christopher Daniel, Chairman
Susan Notkins, AIA
Karen Campblin

Staff Present:

Denice Dressel,
*Principal Heritage Resources
Planner*
Ryan Johnson,
Recording Secretary

**Arrived after the commencement of
meeting.*

Mr. Zellman opened the October 13, 2022, meeting of the Architectural Review Board (ARB) at 6:36 p.m. using the MS Teams Fairfax County Platform. Mr. Zellman 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. Zellman 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- no response, no sound, present but not counted in initial quorum (**joins meeting later with audio and visual**)**
- **Mr. Burns- aye, private residence, can hear**
- **Ms. Campblin- no response, not present, unexcused**
- **Ms. Huang- aye, private residence, can hear**
- **Mr. Kulinski- aye, private residence, can hear**
- **Ms. Murray- no response, no sound, present but not counted in initial quorum (**joins meeting later with audio and visual**)**
- **Ms. Notkins- no response, not present, unexcused**
- **Ms. Orr- aye, private residence, can hear**
- **Mr. Plumpe- aye, private residence, can hear**
- **Mr. Zellman- aye, private residence, can hear**
- **Mr. Daniel- no response, not present, excused**

Mr. Zellman passed the virtual gavel to Mr. Burns so that he could be heard to make the requisite motion.

Mr. Zellman 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. Zellman so moved:

As determined by the roll call, 6 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. Zellman 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 MS Teams, a county virtual meeting platform and available for access through the ARB county website or through phone at 1-571-429-5982: with Access code 478098181#. It is so moved.

The motion was seconded by Mr. Plumpe, and passed unanimously.

4. Need to dispense with FOIA's Usual Procedures to Assure Continuity in Government/Continue Operations

Mr. Zellman 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. Zellman 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 consent agenda items and after each action item, as is standard ARB practice.

- **Mr. Zellman moved, and was seconded by Mr. Kulinski, that each member of public will have 3 minutes to speak about consent and action items. The motion passed unanimously.**

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

VIRTUAL MEETING MS TEAMS INFORMATION- Staff (Denice Dressel)

- 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 chat function in the MS Teams Platform for inquiries and staff would monitor and respond accordingly.
- If calling in, press *5 to make a public comment.

READING OF STATEMENT OF PURPOSE AND INTENT OF HOD'S

Mr. Zellman read the opening Statement of Purpose.

APPROVAL OF THE AGENDA- Chair

Mr. Burns moved to approve the agenda, as provided by staff. The motion was seconded by Ms. Orr, and passed unanimously.

******Ms. Aubry and Ms. Murray joined the meeting at 6:47 p.m.******

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

Supervisor Walter L. Alcorn, Hunter Mill District
Planning Commissioner John Carter, Hunter Mill District
St. Clair Williams, DPD
Theresa del Ninno

Jack Perkins
Charles Chadbourn
Chris Caperton, DPD

CONSENT CALENDAR ACTION ITEMS: NONE

ITEMS FOR ACTION: NONE

ITEMS FOR WORKSHOP SESSION:

- ARB 22-LOR-02WS - Brynmor Early Education and Preschool, located at 9060 Power House Rd., Lorton, tax map number 1071 09 H1, in the Laurel Hill Adaptive Reuse area. Proposal to develop buildings P1 and P3 into a child development center. There is a pending rezoning application, RZPA 2022-MV-00083, to raise the maximum capacity of a childcare center from 100 to 200 children. Theresa del Ninno represents the proposed project. PLUS# ARBWK-2022-MV-00018. **Mount Vernon District**
 - **Presentation/Discussion**
 - Mr. Burns asked applicant to confirm whether federal tax credits will be used. Mr. Jack Perkins confirmed yes, so **Mr. Burns recused himself from the discussion on this item.**
 - Mr. Perkins presented: There have been a series of meetings with the South County Federation. Tuesday evening (October 11, 2022)- received their letter of support. Will be going to Planning Commission to amend development condition to allow up to 200 children at facility. Land Bay 6 of the development. This is the historic central maximum-security facility. Buildings known as P-1 and P-3.
 - Theresa del Ninno, architect, presented- looking at using both historic buildings for the childcare. Have familiarized herself with the VDHR comments, and is working hard to maintain historical integrity.
 - Pre-school in 2 buildings- P-1 houses infants and toddlers. P-3- older kids. One main entrance for ease of centralized administration hub. Upper school with will have pantry/kitchen. Infant and toddler rooms have 2 exits opening into courtyard. Proposing new doors into a shared play area. Covered walkway will be an independent structure between the 2 buildings. 6-foot-high wrought iron fence around complex.
 - Mr. Zellman asked how long for this project and whether there would be an outdoor play area? The response was that yes there will be a play area however the site modifications would have to be minimal. The applicant responded that the plan is to go to Planning Commission late this year and then straight through building permits afterwards.
 - Mr. Plumpe stated it was amazing to see the interior without prison gates. Mr. Plumpe recommended a solid metal wall for screening. Recommended that playground material be as safe as possible. What about lighting details and shade structure/trees—make the covered walkway to be playful and artistic. Would there be sound for the courtyard. The applicant responded stating that outdoor play space would include concepts from Italy- outdoor gardens, mud kitchens,

incorporating wooden structures, but there may be a restriction on installing speakers on the historic buildings.

- Mr. Kulinski stated that the childcare was one of the best adaptive reuses that could go into the buildings. The proposed use is hardly destroying the historic fabric of the building- materials. Asked about a wider window above the door. The response was ADA clearance necessitated the design.
 - Ms. Murray stated that the drawings show the doors centered between windows. The response from applicant was that this can be looked at in later design phase.
 - Ms. Huang had a comment about the covered walkway and how the current design tried to keep the covered walkway lower than the top of the windows on the buildings. If the walkway roof is raised a little more, it would still be lower than building.
 - Mr. Plumpe asked whether there would be roof vents and trash storage. Response was no vents since the buildings will not contain a commercial kitchen, and there is an existing dumpster south of the building.
- **ARB 22-HOL-22WS – 7601 Elba Rd. Deck Replacement**, located at 7601 Elba Rd, Alexandria, tax map number 0933 13 0007 in the Hollin Hills HOD. Proposal to replace an existing ground-level deck approved by Hollin Hills ARB in 1986. The current deck is deteriorating and represents a safety hazard. See detailed "Deck Replacement Project Detail," architectural/engineering schematic, and landscaping plan. Charles Chadbourn represents the proposed project. PLUS# ARBWK-2022-MV-00018. **Mount Vernon District**
 - **Presentation/Discussion**
 - Mr. Burns and wife are personal friends with the applicant. **Mr. Burns recused himself.**
 - Replacing a deck approved in 1986. Current deck is pressure-treated wood. The deck is deteriorating and a slip hazard. The proposed deck will be a little smaller. Deck will be fiberon material.
 - Mr. Zellman asked ARB Members for comments:
 - Mr. Plumpe asked was the gum tree healthy since the applicants were designing the deck around tree. Response was the tree is healthy.
 - Ms. Murray stated the deck design was a lovely projection (from the home).
 - Mr. Kulinski commented this should be a consent calendar item given the context.
 - Mr. Zellman stated to the applicant to work with staff for consent calendar.

PRESENTATION- Reston Comprehensive Plan Study update – St. Clair Williams, Senior Planner and Staff Coordinator will present the community Task Force-endorsed changes to the Reston Master Plan. Hunter Mill District Supervisor Walter Alcorn and Chris Caperton, Deputy Director, Department of Planning and Development, will join Mr. Williams for the presentation.

- Sup. Alcorn stated that the plan is composed of new parts that were not in previous Reston Plan (see notes below). Sup. Alcorn stated that Chris Daniels was a tremendous participant in that process, and that he looks forward to input from ARB Members during the plan process.

- January 2020- Board of Supervisors authorized this Comprehensive Plan amendment.
- Plan last updated in 2015; 30 rezonings since that time. It was time to re-take a look at the process based on community feedback.
- May 2020-August 2022- landowners, homeowners, and business organizations, were part of a robust task force to discuss and formulate draft language for the Reston Comprehensive Plan.
- 58 full task-force meetings
- Task Force recommendations are now posted online. Please review and comment.
- Staff recommendations are forthcoming in a staff report. (The report will include new chapters on community health, equity, and economic development)
- Key changes- land use recommendations in the village centers- Hunters Woods, South Lakes, North Point; as well as Reston Town Center North and other selected areas.
- Heritage Resources- The 1961 and 1978 maps were added to the plan, as well as the recent Reston Reconnaissance Survey completed in 2021. Language was added regarding Association Dr. as a heritage resource (campus siting and design, and usage as community associations, important to community planning). The draft recommendations for Association Dr. are for preservation or adaptive reuse. There is mention of the USGS Building now listed in the National Register. Language generally added throughout the plan for preservation or adaptive use. Language recommending that ARB is consulted, where appropriate, for opportunities to protect through rehabilitation.
- Mr. Zellman read Mr. Daniel's thoughts on the Reston Plan process: Attached to the minutes as Attachment 1.
- Mr. Burns asked if the County's survey was mostly focused on residential structures, which are mostly not at threat. The response from staff was yes. Mr. Burns asked is the County considering a survey on nonresidential. Staff responded that they would get back with more information, but Ms. Dressel did mention that the Reston TSA (many nonresidential structures are included in the TSA) Survey was completed in 2016, and is in the text of the Comp. Plan.
- Mr. Burns asked about the presentation topic of 12 percent of housing planned in Reston at or near 80 percent AMI (area median income). Mr. Burns asked what percent of the Countywide population is at or near 80 percent AMI. Staff responded that they would respond at a later date with more information.
- Ms. Huang thanked Mr. Williams for the comprehensive and informative presentation.
- Mr. Zellman encouraged members to use the link to submit comments about the posted draft plan language.

BOARD AND STAFF ITEMS:

- **Review and action on approval of previous months minutes:** September 2022. Ms. Aubry made a motion to approve the minutes for September 2022, and pay the Recording Secretary, Ryan Johnson. The motion was seconded by Mr. Burns. The motion passed unanimously.
- **Treasurer's Report:** Ending balance as of September 23, 2022 - \$24,759.90
- **Administrative:**
 - Return to in-person meetings – No Update at this time.
If the November ARB meeting is in person, it will be held in Room 232 of the Government Center.
- **Discussion/Update Reports:**
 - Lorton Workhouse Master Plan – Joe Plumpe and Samantha Huang.- Mr. Plumpe stated there are 3 design alternatives- 2 more conservative, and one more adventurous that the work group is reviewing. Will provide more information at a later date.

- Bylaws update for August Recess – Jason Zellman- there is a template that Mr. Zellman has obtained by Ms. Dressel. Will be ready for next month ARB meeting.
- Exceptional Design Awards – Kaye Orr—Notes are being compiled and will be complete soon.
- **Correspondence, Announcements:** Staff- None.
- **Old Business:**
 - Nominating Committee for November- People need to volunteer to be part of the committee.
 - Mr. Burns and Mr. Zellman volunteered.
- **New/other business:**
 - Mr. Burns is requesting training funds for a meeting regarding preservation technology in Detroit. His request to the ARB is to not exceed \$500.
 - **Ms. Murray moved, and was seconded by Ms. Orr, that the ARB allocate no more than \$500, to be used for Mr. John Burns’ preservation technology training opportunity in Detroit. The motion passed 7-0-1, with Mr. Burns abstaining.**

ATTACHMENT: Mr. Daniel’s comments on Reston Comprehensive Plan Study (Attachment 1)

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), at (703) 324-1380

Attachment 1
Comments from the Chair, Reston Comprehensive Plan Study

Colleagues,

I apologize for not being with you all tonight, but I wanted to share my thoughts on the Reston Comprehensive Plan Study update and the recommendations of the Community Taskforce that I was appointed to by Supervisor Alcorn.

The ARB has frequently felt as though it is always reacting when it comes to the County planning process with it frequently learning of heritage resources facing demolition only after the requisite reviews under the zoning process have been completed. Further, we hear the phrase “by right development” and “allowed by the comprehensive plan” on a regular basis when our thoughts our sought for proposals outside the Historic Overlay Districts.

Our participation on the Reston Comp Plan Taskforce was born out of the loss of the API Building from private development and the effects to Association Drive from the proposed the Soapstone Connector. In these instances, the ARB was again reacting to potential heritage resources threatened by development after the die has been cast in the planning process. Our efforts to support additional identification have aided to inform the County decision process by providing Heritage staff with a better understanding of potential heritage resources in the Reston area; however, unless the comprehensive plan speaks to heritage resource concerns then proposed redevelopment will never consider preservation opportunities. As a member of the ARB and as a Restonian, I sought to strengthen the Heritage portion of Reston’s Comprehensive Plan to with greater emphasis on identification and awareness of potential heritage resources beyond those already known and the Lake Anne HOD.

In addition to those improvements, I included preservation considerations that development should keep in mind and emphasize that projects should consider avoidance, minimization, and then mitigation in that order. The Section also calls out specific areas where reuse and rehabilitation should be considered such as Association Drive. The expanded Heritage Section should represent the higher standard the ARB would like to see across the County. To that end, I encourage members to review it and provide their recommendations that we might convey to the County as they continue the review process.

I would also like to highlight that the Taskforce’s recommendations include the first ever Fairfax County Comp Plan to include an Equity, Community Health, and Economic Development as Sections. Equity specifically connects Heritage Resources to a sense of place and resources that all people should have access to.

As a member of the Taskforce, I attempted to represent the ARB’s interests as well as mine as a Restonian and now that the document is out for public review, I again encourage ARB members to review it and consider what comments we might make to the Planning Commission as they take it up for review.