

# APPROVED MINUTES

April 14, 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  
John A. Burns, FAIA  
Karen Campblin\*  
Samantha Huang  
Steve Kulinski  
Elise Murray  
Kaye Orr  
Joseph Plumpe, ASLA

#### Members Absent:

Susan Notkins, AIA  
Jason Zellman, Vice  
Chairman

#### Staff Present:

Laura Arseneau,  
*Branch Chief*  
Denice Dressel,  
*Principal Heritage Resources  
Planner*  
Grace Davenport,  
*Heritage Resources Planner*  
Ryan Johnson,  
*Recording Secretary*

*\*Arrived after the commencement of  
meeting.*

**Mr. Daniel opened the April 14, 2022 meeting of the Architectural Review Board (ARB) at 6:30 p.m. using the Webex Fairfax County Platform. Mr. Daniel started the meeting with emergency motions related to the COVID-19 pandemic.**

#### COVID-19 SPECIAL MOTIONS (Summary)

1. A quorum of the ARB must be participating remotely;
2. A vote to ensure that each member of the 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 (\*\*joins later\*\*)**
- **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- aye, private residence, can hear**
- **Mr. Zellman- no response, not present, excused**
- **Mr. Daniel- aye, private residence, can hear**

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. Kulinski, 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. 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: 2343 958 1940. 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 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 Mr. Kulinski, that each member of public will have 3 minutes to speak about consent and action items. The motion passed unanimously.**

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

**VIRTUAL MEETING WEBEX 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 Q&A box or chat function in the Webex Platform for inquiries and staff would monitor accordingly. 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.**

**\*\*Mr. Daniel reminded presenters of a general 8-minute maximum presentation time for new items, and 3-minute presentation time for revised or follow-up items, and no time limitations for workshops.\*\***

**APPROVAL OF THE AGENDA- Chair**

**Mr. Daniel noted that item # 2 (monument sign at Pohick Church) would need to be removed from the draft agenda due to the applicant needing more time to prepare materials. Ms. Aubry moved to approve the agenda, as modified by removing item #2 as stated above. The motion was seconded by Mr. Burns, and passed unanimously.**

**Mr. Daniel announced that Karen Campblin has joined the ARB as a new Member.**

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

Agata Fallon, Fairfax County

James Newbold

Joe Celentano

Kayvan Jaboori

Michael Cook

Mila Antova

Ry Bruscoe

Shahriar Abdsharifabadi

Xiao Guo

Barbara Ward

Patrick Heck

Harris L. (full surname not provided) Lokmanhakim

Stefen Zepeda

Susan England, Fairfax County

Bryan Botello, Fairfax County

Will Johnson

**CONSENT CALENDAR ACTION ITEM: NONE**

**ITEMS FOR ACTION:**

**1. ARB 22-CRM-01 – Difficult Run Pump Station Grit Mitigation and Pump Station**

**Upgrades**, located at 9950 Colvin Run Rd., Great Falls, in the Colvin Run Mill HOD, tax map number 0191 01 0002B. The project proposes modifications to an existing pre-cast diversion gate structure associated with the Difficult Run Pump Station. James Newbold and Xiaolun Guo, Hazen and Sawyer, and Agata Fallon, Fairfax County Department of Public Works and Environmental Services, represent the application. PLUS # ARB-2022-DR-00005. **Dranesville District.**

○ **Presentation/Discussion**

- This project was previously discussed at the March 2022 ARB as a workshop item. Based on the workshop feedback, changes have been proposed with this action item. The stairs have been re-oriented to have a right-turn angle so that the stairs do not dominate the view within the open area access easement and entice passersby to use as observation deck. No changes to the overall design of the actual pump station mechanism. 10 feet height above grade. 11 feet x 9 feet area. Color has been changed from the typical concrete color to a stained concrete that is a brown shade close to the color of tree bark.
- Proposal details:
  - Exiting at-grade structure- proposing additional precast concrete risers to bring structure above floodplain- 10 feet above grade.
  - 11.5 feet length x 9 feet width
  - Cast-in-place structure with handrails on the top

- 0.5 mile from Colvin Run Mill. Difficult Run Trail runs past the project area.
- Diversion structure is about 400 feet from trail
- 200 feet from Leesburg Pike
- Photos were shown showing the access road and surrounding trees (the area approaching the structure is cleared out vegetation)
- Ms. Fallon (Fairfax County project manager) mentioned the road widening and utility work being done in the vicinity is unrelated to this specific project, and that the overall proposal meets the intent of the district design guidelines.
- Mr. Daniel asked members of the public for comments:
  - No comments.
- Mr. Daniel asked ARB Members for comments:
  - Mr. Plumpe: Liked to see the stair orientation change and smaller footprint.
  - Ms. Orr: Looks good.
  - Ms. Murray: No questions or concerns.
  - Mr. Kulinski: Appreciates the concrete stain, but noted to staff that it would be best to have elevation drawings for future applications.
  - Ms. Huang: No comments or questions.
  - Mr. Burns: Agreed with Mr. Kulinski’s comments and grateful for the L-shaped stairs and the stain.
  - Ms. Aubry: Fine with proposal. No questions or concerns.
  - Mr. Daniel: Thanked the applicant for providing a question-and-answer part of their application submission which excellently addressed outstanding issues.

**Mr. Kulinski moved, and was seconded by Ms. Aubry, that the ARB approve action item ARB 22-CRM-01 – Difficult Run Pump Station Grit Mitigation and Pump Station Upgrades, located at 9950 Colvin Run Rd., Great Falls, in the Colvin Run Mill HOD, tax map number 0191 01 0002B, for the proposed modifications to the existing pre-cast diversion gate structure associated with the Difficult Run Pump Station, as submitted and presented at the April 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 passed unanimously.**

**\*\*Ms. Karen Campblin joined the meeting at 7:01 p.m.\*\* She introduced herself.**

- She resides in the Sully District, and was appointed by Sup. Kathy Smith.
- She was previously a Tree Commissioner.
- She is a professional community development planner who specializes in public engagement.

**2. ~~ARB 22 PCH 01 – Monument Sign for Pohick Church~~, located at Pohick Church, 9301 Richmond Hwy, Lorton, in the Pohick Church HOD, tax map number 1081 01 0027. The project**

~~proposes a new monument sign for the historic Pohiek Church. Marissa Eyon, FASTSIGNS of Springfield, represents the application. PLUS # ARB-2022-MV-00007. Mount Vernon District.~~

**(\*\*\* ITEM #2 REMOVED BY ARB MOTION ON REVISED AGENDA. See above.)**

- 3. ARB 21-MTV-01 – Renovation plan for Original Mount Vernon High School (OMVHS),** located at 8323 and 8333 Richmond Highway, 4100 Mohawk Lane, 8345 Reddick Avenue and 8405 Mount Zephyr Drive in Alexandria, tax map numbers 1014 01 5A and 57; 1014 07 1 and 39; and 1014 8E 1. The applicant, the Board of Supervisors of Fairfax County, seeks a Special Exception (SEA 88-V-064-05) to allow for alternative uses of historic buildings for the Original Mount Vernon High School. The ARB has authority to review and provide recommendation over exterior renovations to historic structures under the new Alternative Use of Historic Buildings Special Exception in the Zoning Ordinance. The applicant proposes the demolition of portions of the buildings that have not been deemed historically significant and the addition of a welcome center to the rear of the building. Proposed uses include early childhood education, gymnasium, teen and senior center, non-profit programs and other community uses. OMVHS is listed on the National Register of Historic Places and the applicant is proposing to use state rehabilitation tax credits to help fund the project. Joe Celentano from VMDO Architects, and Susan England from Land Design on behalf of Fairfax County Capital Facilities, and Bryan Botello of Fairfax County Zoning Evaluation Division, represent the application. PLUS# ARB-2022-MV-00008. **Mount Vernon District.**

○ Presentation/Discussion

- Ms. Laura Arseneau introduced the special exception use background:
  - Zoning Ordinance Modernization (zMOD) authorized special exception for certain uses, and the properties must be listed on the County Inventory of Historic Places (“Inventory”). This property is on the Inventory, as well as the Virginia Landmark Register and the National Register of Historic Places.
  - Animal-related, vehicle-related and industrial uses are not allowed under this type of special exception
  - ARB can regulate exterior design, apply Sec. of Interior design standards
  - This is the first application of its type to come through the ARB.
- Joe Celenato, project architect, provided details about the project scope:
  - The property is located in Alexandria on Route 1 across from the South County government building
  - Built in 1939 and part of George Washington’s Mount Vernon Estate
  - As of May 2018- listed on the National Register of Historic Places
  - There are 2 annex buildings that will be demolished; they are non-contributing
  - Historic design, windows, etc. will be maintained as required by VDHR.
  - Use will be education, life skills, and creating pathways to opportunity for members of the community.
  - Upgrade of all building systems
  - Virginia historic tax credits will be used-working with VDHR
  - LEED gold-certified buildings
  - ADA accessibility

- The historic front entrance will be maintained. Slate roof removed and then replaced. Windows and trim will be replaced in-kind. There will be 2 entrances- one facing Route 1 and one facing the parking lot which is behind the building from Route 1. There will be a receptionist on each end of the building.
- The south side (facing the parking lot) of the building will be the human development center. The proposed design will add symmetry and axial orientation that will be possible with demolition of non-contributing buildings.
- Materials- importance of distinguishing newer material from older while also being sympathetic to historic significance of the school. There will be heavy use of brick of a similar color and quality to the existing brick. Brick will be stacked bond instead of running bond.
- Main entrance (which will now be the side facing parking lot away from Route 1) will consist of a sleek, modern look with heavy use of glass that emphasizes transparency. Seamless transition between outdoors and indoors to provide welcoming experience.
- Courtyard space between main entrance and childcare center and shop space will be programmed space for community events like live music.
- 2 interior courtyards
- Courtyard near new teen center: linear courtyard.
- Site design: Playful, welcoming elements throughout the site where possible while also being functional for play areas and recreation, as well as outdoor activities and social events. VDOT will install a multi-use path along the front of the property along Route 1.
  - Pavement materials: the theme is “richness of history as place”. Artificial turf will be used for play area and playgrounds. (yellow and green playful colors for whimsy).
  - Transitional screening and landscaping used throughout property will repeat themes of whimsy and accessibility.
- Mr. Daniel asked members of the public for comments: None.
- Mr. Daniel asked ARB Members for comments:
  - Mr. Plumpe: No comments. Met with the design team regarding transitional screening and landscaping plan.
  - Ms. Orr: Beautiful presentation, successful use of the property.
  - Ms. Murray: Looking forward to the future success of the property.
  - Mr. Kulinski: Especially liking the paving patterns.
  - Ms. Huang: No comments.
  - Ms. Campblin: No comments.
  - Mr. Burns: Impressed with the project since workshop, impressed with the changes since then.
  - Ms. Aubry: Thanked the presenters for the detailed information. Looking forward to seeing the site better utilized than it is currently.

- Mr. Daniel: Excited to see the project move forward. Likes how the original historic entrance will still be accessible and used. Pays homage to its historic use.

**Mr. Kulinski moved, and was seconded by Mr. Burns, that the ARB recommend approval of action item ARB 21-MTV-01 – Renovation plan for Original Mount Vernon High School, located at 8323 and 8333 Richmond Highway, 4100 Mohawk Lane, 8345 Reddick Avenue and 8405 Mount Zephyr Drive in Alexandria, tax map numbers 1014 01 5A and 57; 1014 07 1 and 39; and 1014 8E 1, for the proposed Special Exception to allow alternative uses of the historic Original Mount Vernon High School, as submitted and presented at the April 14, 2022, ARB meeting. Upon review of the materials, the proposal is found to meet the requirements of Zoning Ordinance 4102.1.H – STANDARDS FOR ALTERNATIVE USE OF HISOTRIC BUILDINGS. The motion passed unanimously.**

**Mr. Daniel mentioned this project could potentially be considered for an Exceptional Design Award.**

- 4. ARB 22-HOL-02 – Heck Residence Remodeling and Addition**, located at 2213 Glasgow Rd, Alexandria, tax map number 0933 04 0231. The project proposes to remodel and construct an addition to an existing home, including replacement of damaged windows and doors throughout the house, MEP improvements, and repairs to the existing damaged roof and eave. Michael Cook and Roger Chien of Cook Architecture represents the application. PLUS # ARB-2022-MV-00006. **Mount Vernon District.**

- **\*\*Mr. Burns read a disclosure statement related to this agenda item. Please see Attachment 1.\*\***
- Presentation/Discussion
  - Mr. Cook presented:
    - 300 s.f. addition.
    - Originally a “Unit 2” type home built in 1953.
    - Charles Goodman Home
    - Addition was added to the south side in the 1980’s.
    - Two proposed additions- to expand kitchen on eastern elevation, and entry on north elevation.
    - Existing home: brick face with large expansive windows.
    - Proposed east elevation: Upgrade one window to an egress window. Mimic the window and door spacing.
    - Existing house has 1 foot x 4 feet siding. The proposal would have wood milling that resembles the existing siding design.
    - Recycled brick wall will be used at base of building
  - Mr. Daniel asked members of the public for comments: None.
  - Mr. Daniel asked ARB Members for comments:
    - Mr. Daniel mentioned the DRC approval was provided.

- Mr. Plumpe: No comments.
- Ms. Orr: Well done.
- Ms. Murray: The colors and materials have not been decided, and perhaps a condition should be added that is administratively handled by staff.
- Mr. Kulinski: The Charles Goodman design aesthetic has been respected with this proposal. Asked if there is a phase 2 to the project based on renderings. The response was yes, and that phase 2 has already been approved by the DRC—which is concerning a second-story master bedroom suite. Have not pursued permitting yet for that phase.
- Ms. Huang: West elevation- kitchen addition- glass should be extended lower to match existing glass. Any thought to kitchen side lower window sill reduction from 4 feet to 2.2 feet to match the other window sill. The response was that in the kitchen, there would be a horizontal mullion at eye-level to someone in the house, so that design option was not pursued further.
- Ms. Campblin: No comments.
- Mr. Burns: The drawings you showed tonight in some respects are different from the set that was provided for us to review; so which set are we approving tonight? Mr. Burns asked the section drawing through the kitchen shows a gutter at the low end but the roof plan shows a cricket. Mr. Cook confirmed that the cricket shown on the roof plan is accurate and what appears to be a gutter on the section drawing is in fact a duct. This response satisfactorily addressed Mr. Burns comment.
  - Ms. Dressel responded that the approval package to be reviewed tonight are the plans ARB Members received dated March 29, 2022.
- Mr. Burns had a question about the thickness of the wedge-shaped overhangs over the kitchen. This is a heavier than the overhang on the new entrance and heavier than the original Goodman design. The response from the applicant was that there has to be a certain thickness to support the structure and that he would try to reduce the thickness of the wedge.
- Mr. Burns had a question about damaged and deteriorated windows to be replaced, and whether the applicant could provide detail on replacement windows. The applicant explained that the replacement windows will replace IGUs with broken seals and in bedrooms replace the upper fixed glass with a casement window (the last window in the nine-window window wall).
- Mr. Burns noted he is opposed to building out to side yard setbacks but in this particular case, it works quite well, forming a scoop that welcomes you to the house.
- Ms. Aubry: No comments regarding archaeology. This is the first proposal under this HOD. The package that we received in advance of the meeting has less detail than what has been presented.
- Mr. Daniel: Agrees with comments from his colleagues, but stated that the final materials and colors could be processed at administrative level by staff.

**Mr. Burns moved, and was seconded by Mr. Kulinski, that that the ARB approve action item ARB 22-HOL-02 – Heck Residence Remodeling and Addition, located at 2213 Glasgow Rd., Alexandria, in the Hollin Hills HOD, tax map number 0933 04 0231, for the proposed remodeling and construction of a new addition to an existing home, as submitted and presented at the April 14, 2022, ARB meeting, subject to the following conditions:**

- **Approval is for drawings submitted March 29, 2022.**
- **Exterior materials and colors will need to be submitted to staff for further review.**

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

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

- 5. ARB 22-HOL-03WS – Beltran Residence Addition**, located at 1815 Drury Ln., Alexandria, tax map number 0933 04 0021. The project proposes a 2-story addition and a 1 story entry addition to an existing home. Rebecca Bostick represents the proposal. PLUS # ARBWK-2022-MV-0003. **Mount Vernon District.**

- Presentation/Discussion
  - Ms. Bostick presented – There are no previous additions. Original home. Existing front door actually faces rear yard but new proposal will bring front door to front yard. Wood siding on bottom. Tongue-and-groove siding to match existing. Butterfly roof. Conceptual approval already obtained from DRC.
  - Mr. Daniel asked ARB Members for comments:
    - Mr. Plumpe: Design should show new vehicular circulation and walkways.
    - Ms. Orr: Ok with design.
    - Ms. Murray: Not comfortable with the massing of the addition.
    - Mr. Kulinski: There is a slope up to the driveway. Helps with massing. The breaking of the alignment around the chimney also helps with massing. The front elevation with the second story windows staggered from the lower level windows may need to be rethought. The response from the applicant is that the 2<sup>nd</sup> floor elevation was studied- but there had to be mechanical closet on the 2<sup>nd</sup> floor. Would like the rear of the addition to cantilever like the front of the addition.
    - Ms. Huang: No concerns.
    - Ms. Campblin: No questions or concerns.
    - Mr. Burns: Mentioned p. 67 of the design guidelines - new additions should be modest, subordinate and deferential. Not recommended is something that visually and physically dominates the original building and is out-of-scale. This is an early one-story Unit House 2 on a hilly site. The chimney is going to be 8’--6” taller than its current height. This is a very large addition, going from a 3-bedroom house to a 6-bedroom house. Asked whether a split-level design dug into the hill had been considered.

The response was that the owner wants to maintain a level first floor. Mr. Burns noted that houses in Hollin Hills do not follow lot lines but this is right up against the side yard setback, thus follows an artificial line on the land that has no relation to the topography or the setting.

- Ms. Aubry: Thought the design was elegant, albeit large. Echoes Mr. Kulinski's suggestions.
- Mr. Daniel: Echoed concerns regarding massing. The entrance changing from the rear to front may present false heroism issues. The response was that in Hollin Hills many of the rear-facing doors have been changed to front-facing. Owner- Mr. Stepada mentioned he has an infant of 4 months age—delivery people walking the property come far into the property to get to the entrance with the current design. Mr. Daniel responded that constraining value of privacy is not what the ARB is trying to do.
- Ms. Bostick asked whether the landscape plan would be part of the ARB approval. Mr. Plumpe responded that landscaping detail should be shown on the action item submission.

**6. ARB 22-HOL-04WS - Grandpre/Bruscoe Addition**, located at 2007 Martha's Rd, Alexandria, tax map number 0933 04 0072. The project proposes a small addition that will technically be a garage but will be used by the resident who is an artist and inventor, as a workshop. Ry Bruscoe represents the proposal. PLUS # ARBWK-2022-MV-0005. **Mount Vernon District.**

○ Presentation/Discussion

▪ Mr. Bruscoe presented:

- Proposing garage- cedar siding with floating roof and glass clerestory. Green roof on top. Slanted roof. Will be accessed by 2<sup>nd</sup> story sliding doors. Moving existing generator and AC unit. Moving existing maple tree.
- Setback reducing from 40 feet to 22 feet in front, side reduced from 18 feet to 6 feet (may have to pursue special permit for setback reduction)

▪ Mr. Daniel asked ARB Members for comments:

- Mr. Plumpe: Applauded the renderings shown. 5-6 inches of concrete will be needed on roof. The slab for the roof will need to be more reinforced.
- Ms. Orr: Mentioned that there needs to be professional drawings for the submission.
- Ms. Murray: Likes the idea and general concept, and the garage seems subordinate. Concerned about whether materials fit within the design guidelines.
- Mr. Kulinski: Likes the fact that the garage is being buried. There may need to be more design development given the floating roof design. The cedar should probably be less sculptural. The overall design may need to be more subordinate to the existing house structure.
- Ms. Huang: Mentioned the cedar siding shown is not similar to what's in the neighborhood. The applicant responded that the garage would be concrete box with wood attached to the elevations.
- Ms. Campblin: No comments.

- Mr. Burns: Stated that he is an advocate for not having the automobile dominate the property (which this design exemplifies). Mr. Burns mentioned that there are already 2 driveway cuts. Mr. Burns is concerned about expanding into the setbacks and the guidelines' reference to tree removal. There is an enormous specimen tree, one of the largest in Hollin Hills where the excavation is proposed. The applicant responded that he hopes to save the tree and may bring the back wall forward more. Mr. Burns mentioned it's a "Unit House 4" and noted that there are only 6 or 7 of these unit types, always on a sloped site, throughout the community. I applaud the attempt to make the car subordinate but I am concerned about the details of how it will be carried out.
- Ms. Aubry: Materials are so starkly different from the house, and it takes your eye away from the original house and the original addition. There should be more compatibility.
- Mr. Daniel: Wants to see more design-specific constraints represented in the plans. There should be another workshop. Any future presentation needs to fully represent why encroachment into the setback is necessary.
- A discussion ensued regarding differentiation vs compatibility of Secretary of the Interior standards for additions to historic structures.

**7. ARB 22-LFK-01WS - Shrader Residence**, located at 1000 Dogue Hill Ln, McLean, tax map number 0223 08 0004A. The project proposes to create a dialogue between the architecture and the landscape by connecting the back terrace to the new garden around the proposed solarium per ARB 05-LFK-02 Amendment and by expanding views from inside the house to the landscape beyond. Modified design and additional improvements to the Front Arrival Garden. Mila Antova of Moody Architecture represents the proposal. PLUS # ARBWK-2022-DR-00006. **Dranesville District.**

- Presentation/Discussion
  - Ms. Antova presented:
    - Property is located in the Langley Fork HOD.
    - Last year ARB approved the landscaping and solarium in March 2021.
    - Proposal:
      - West garden entry- brick wall, stone piers and steel gate
      - West garden and terrace sitting- path to upper lot
      - Terrace planter area
      - Path with irregular stepping stone
      - Wall connection to solarium
      - East garden entry- brick wall and railing with entry stairs
      - Front garden- completely new. Removing secondary set of stairs up to home. Winding walk up to front entrance of home.
      - All proposed paving will be bluestone.
  - Mr. Daniel asked ARB Members for comments:
    - Mr. Plumpe: exquisite job, most of what is shown will not be visible from the street other than the front garden. Will have to consult with VDOT about work in the public right-of-way.

- Ms. Orr: Appreciates professionalism of drawings.
- Ms. Murry: Looks forward to seeing project completed.
- Mr. Kulinski: Looks forward to seeing project completed.
- Ms. Huang: No comments.
- Ms. Campblin: No questions or comments.
- Mr. Burns: No comments.
- Ms. Aubry: Owners will have a beautiful garden.
- Mr. Daniel: Thanked applicant for presentation. Looks forward to application for action item.

**8. ARB 22-LFK-02WS - 1102 Chain Bridge Road**, located at 1102 Chain Bridge Road, McLean, tax map number 0223 01 0057. The project proposes the demolition of the existing dwelling and site amenities on the parcel and construction of a new dwelling. Kayvan Jaboori of KJ & Associates represents the proposal. PLUS # ARBWK-2022-DR-00004. **Dranesville District.**

- Presentation/Discussion
  - Mr. Jaboori presented:
    - Western side of Chan Bridge Rd.
    - Non-contributing structure within the Langley Fork HOD.
    - Proposing tree-save area in the rear area of the lot. Coordinated with Urban Forestry.
    - Property has 2 entrances- one from Georgetown Pike and one from Dolley Madison Blvd.
    - Keeping existing driveway in front, and adding turnaround in the back
    - New proposed pool
    - New house: Stucco façade house.
    - Mr. Daniel mentioned there will likely be 3 applications: demolition, site plan, and building permit.
  - Mr. Daniel asked ARB Members for comments:
    - Mr. Plumpe: Any proposed fence should factor in the 2 entrances to the property and be in accordance with design guidelines.
    - Ms. Orr: No comments.
    - Ms. Murray: Not sure the design fits into the Langley Fork HOD design guidelines.
    - Mr. Kulinski: The design of the home mimics other homes in the area, although most of the homes in this area with stucco facades have slightly lighter brown roofs than what is proposed. The house should be moved back slightly. Mr. Jaboori mentioned, due to topography of the lot and building height issues, the proposed house location cannot change.
    - Ms. Murray: Has some concerns about the materials, but thinks its an elegant design.
    - Ms. Orr: No comments.
    - Mr. Burns: Will be taller than the building it replaces. Garages face the historic district. Screening and shielding from adjacent properties should be effectively managed.

- Ms. Aubry: Cannot remember archaeological studies with previous approval. Directed staff (Ms. Dressel) to see if there was an archaeological component on previous ARB approval.
- Mr. Daniel: Agreed with all previous comments from colleagues.
- Mr. Jaboori mentioned that screening along western boundary of the lot may be impacted by a public works main project.

**PRESENTATIONS: NONE.**

**BOARD AND STAFF ITEMS:**

- **Review and action on approval of previous month’s minutes: March 2022**
  - **Mr. Burns moved, and was seconded by Mr. Kulinski, to approve the meeting minutes for the March 10, 2022 ARB Meeting, and authorize payment to the Recording Secretary. The motion passed unanimously.**
- **Treasurer’s Report:** Staff \$18,245.01
- **Administrative: If the May meeting is in person, the ARB meeting is at the City of Fairfax Regional Library.**
- **Discussion/Update Reports:**
  - Lorton Workhouse Group
    - Revision to Workhouse Campus plan work group. Needs ARB volunteer member.
    - It is a year-long commitment.
  - VDHR Cost-Share
    - Letter from ARB went out. Ms. Dressel thanked ARB Members, especially Mr. Burns.
- **Holmes Runs Acres**
  - Next Wednesday (April 20, 2022) meeting. Discussing potential HOD boundaries.
  - **Section 106 Cases – Metropolitan Washington Coastal Storm Risk Management Feasibility Study....** This is a request that archaeological and architectural studies be part of the project.
    - The question is if the ARB wants to be a consulting party.
    - This will be a comprehensive, future-focused planning effort.
    - Mr. Burns mentioned the proposed plans show a seawall in New Alexandria. The same sort of wall in the City of Alexandria was a retractable wall. It should be worth ARB involvement.
    - **Mr. Burns moved, and was seconded by Ms. Murray, that the ARB notify the Board of Supervisors and the corresponding district supervisor, that the ARB would like to be a Section 106 consulting party for the Metropolitan Washington Coastal Storm Risk Management Feasibility Study. The ARB will direct County**

**staff to relay this request. The motion passed 8-0-1, with Mr. Daniel abstaining.**

- **Correspondence, Announcements:** (Staff)
  - Mr. Daniel welcomed Ms. Karen Campblin to the ARB and stated it is great to have someone with a planning background on the ARB.
  - Ms. Campblin thanked other Members and stated she was happy to be here.
- **Old Business**
  - Courthouse arcade repairs: No updates.: History commission provided letter and photographs/ Sup. Mckay's letter.
  - Bylaws update- BOS date- May 10, 2022
- **New/other business:**
  - A discussion between Members ensued as to meeting times, agenda length, and application presentation times. Staff will continue to work with Members.

**Mr. Burns moved to adjourn at 11:20 p.m.**

**ATTACHMENT:**

**Attachment 1: Disclosure Statement- Mr. John Burns (it is not attached to the draft minutes)**

*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, Architectural Review Board Administrator, Fairfax County Department of Planning and Development (DPD), at 703/324-1380.*

**Johnson, Ryan**

**From:** John A. Burns <jaburnsfaia@gmail.com>  
**Sent:** Thursday, April 14, 2022 3:46 PM  
**To:** Dressel, Denice  
**Cc:** Johnson, Ryan  
**Subject:** My Required Declaration for April 14th ARB Meeting

Denice,

For the April 14h ARB minutes, this is the text of my required declaration for action items in the Hollin Hills Historic Overlay District:

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. Consideration and approval of proposals on the April 14th ARB agenda involves the Hollin Hills Historic Overlay
- II. District;
- III. 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;
- IV. I am a member of a group of three or more persons who are members of which are affected by the transaction; and
- V. I am able to participate in the transaction fairly, objectively, and in the public interest.

Thanks.

John