

# APPROVED MINUTES

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

#### Members Absent:

Susan Notkins, AIA

#### 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 December 9, 2021 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. Huang- aye, private residence, can hear**
- **Mr. Kulinski- aye, office, can hear**
- **Ms. Murray- aye, private residence, can hear**
- **Ms. Orr- aye, private residence, can hear**
- **Mr. Plumpe- no response, joins meeting at 6:37 p.m., see below**
- **Mr. Zellman- aye, private residence, can hear**
- **Mr. Daniel- 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 Ms. Huang 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 Ms. Orr 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: 2346 011 0696. It is so moved.

**The motion was seconded by Ms. Burns, and passed unanimously.**

**\*\*Mr. Plumpe joined the meeting at 6:37 p.m.\*\***

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

**Mr. Daniel so moved:**

Finally, it is next required that all of the matters addressed on today's agenda are statutorily required or necessary to continue operations and the discharge of this Board's lawful purposes, duties, and responsibilities. It is so moved.

**The motion was seconded by Mr. Kulinski, and passed unanimously.**

**5. Public Comments:**

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

Mr. Zellman 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, and that attendees that are experiencing technical issues to please 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 Ms. Orr, to adopt the agenda as submitted by staff. The motion passed unanimously.**

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

Elizabeth Crowell, Fairfax County Park Authority

Rick Novak  
Ipek Aktuglu, Capital Facilities  
Paul Dugan  
Marc Marzullo  
Ben Bobloch  
Daniel Halstead  
Martha Green  
William Jones  
Johnny Burton – by phone  
John Iovass  
Nigel Phillips  
Serena Bellow

**CONSENT CALENDAR ACTION ITEMS: None.**

\*\*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.\*\*

**ITEMS FOR ACTION:**

1. **ARB 21-LOR-02 - TESLA Solar Roof system installation**, located at 9105 Power House Rd., Lorton, tax map number 1071 09H 0003, in the Lorton/Laurel Hill MOA area. Applicant is submitting for approval of a TESLA Solar Roof system, roof vent pipe, and fan exhaust upgrade. The applicant previously presented the proposed project to the ARB at the November 2021 meeting. Daniel Halstead represents the application. **Mount Vernon District.**

○ **Presentation/Discussion**

- Mr. Halstead presented:
  - Previous workshop item from November 2021
  - Building Code question from Ms. Orr regarding fire access has been verified with the County Building Plan Review department whose advice was to ensure that the correct version of the Building Code matches the drawings. Mr. Halstead stated that he would like the project approved under the 2015 Building Code.
- Mr. Daniel asked ARB Members for comments:
  - Ms. Aubry: No questions or concerns.
  - Mr. Burns: Note that Fairfax County accepts either the 2015 or 2018 versions of the IRC Building Code. No concerns.
    - Noted that Tesla should be commended for making the panel design very uniform with roof.
  - Ms. Huang: No further comments.
  - Mr. Kulinski: No comments.
  - Ms. Murray: No comments.
  - Ms. Orr: Thanked applicant for clarification regarding Building Code.
  - Mr. Plumpe: Excited to see finished installation.

- Mr. Zellman: No concerns.
- Mr. Daniel: No further comments and appreciates staff providing clarification regarding the Building Code.
- Mr. Daniel asked for public comment. None.

**Mr. Burns moved, and was seconded by Mr. Kulinski, that the ARB approve action item ARB-21-LOR-02, located at located at 9105 Power House Rd., Lorton, tax map number 1071 09H 0003, for the proposed installation of a TESLA Solar Roof system roof vent pipe, and fan exhaust upgrade, as submitted and presented at the December 9, 2021 ARB meeting. Upon review of the materials, the proposal is found to meet requirements of the Memorandum of Agreement for the Lorton/Laurel Hill Eligible District. The motion passed unanimously.**

2. **ARB 21-LOR-03 – Screened porch with deck, stairs, and stone patio installation**, located at 9393 Quadrangle St., Lorton, tax map number 1071 09D 0011, in the Lorton/Laurel Hill MOA area. Applicant is submitting for approval of a screened porch, deck, stairs, and stone patio in the Liberty subdivision. The applicant previously presented the proposed project to the ARB at the November 2021 meeting. John Burton represents the application. **Mount Vernon District.**

○ **Presentation/Discussion**

- Mr. Burton presented:
  - Responded to the ARB’s questions from the November 2021 workshop:
    - The ARB had previously requested, and Mr. Burton has subsequently provided:
      - Photos from the Guard House, Laurel Hill House (trees obstruct view thereof), and from upper and lower level of proposed deck to the guard house.
      - Photo of retaining wall. Mr. Burton provided this photo which showed the block material and color- L-shaped, river red concrete, wall block
      - Map of construction site- Aerial map. House is slightly west of Laurel Hill House and southwest of the Guard House
      - Information pertaining to inclement weather roofing issue: will address roof design concerns with builder to ensure best solution to prevent inclement weather degradation. The applicant showed an existing design of roof in the same neighborhood that is similar to what is being proposed.
- Mr. Daniel asked for public comment. None.
- Mr. Daniel noted the Lorton Heritage Society and the HOA approvals.
- Mr. Daniel asked ARB Members for comments:
  - Ms. Aubry: No issues.
  - Mr. Burns: Clarified the front elevation should be street elevation. No further concerns.

- Ms. Huang: No further comments.
- Mr. Kulinski: Addition will soften the prison compound look.
- Ms. Murray: No questions.
- Ms. Orr: Posts at the bottom of the stairs- make sure included in what goes to staff for review.
- Mr. Plumpe: Had some comments about the retaining wall in the photos not matching the proposal, but later retracted his comment as the material color was found to be similar in color to the existing retaining wall.
- Mr. Zellman: No comments.
- Mr. Daniel: Appreciate the presentation and addressing previous points brought up at ARB Workshop.

**Mr. Kulinski moved, and was seconded by Mr. Zellman, that the ARB approve action item ARB-21-LOR-03, located at 9393 Quadrangle St., Lorton, tax map number 1071 09D 0011, for the proposed installation of a screened porch, deck, stairs, and stone patio, as submitted and presented at the December 9, 2021 ARB meeting. Upon review of the materials, the proposal is found to meet requirements of the Memorandum of Agreement for the Lorton/Laurel Hill Eligible District. The motion passed unanimously.**

- 3. ARB 21-EAS-01 – Fence relocation necessitated by FCDOT Kirby Road sidewalk project**, located at the historic property “Eight Oaks,” 1825 Kirby Road, McLean, tax map number 0411 28 00008A1. The applicant is seeking ARB approval for relocation of a fence and the replacement of landscaping for the historic property “Eight Oaks,” impacted by the FCDOT Kirby Road sidewalk project. Northern Virginia Conservation Trust holds a conservation easement on the property which requires ARB approval for changes that materially affect the cultural landscape of the house, including fences and certain vegetation. Josh Frey represents the application. **Dranesville District.**

○ **Presentation/Discussion**

- Mr. Frey presented:
  - There is a NVCT (Northern Virginia Conservation Trust) conservation easement on the property. Fence will have to be relocated from County property to private property. The proposal is to relocate the fence closer to the home on property (while maintaining design).
- Mr. Daniel asked for public comment. None.
- Mr. Daniel asked ARB Members for comments:
  - Ms. Aubry: Sought clarification as to whether the applicants would be installing a new fence or moving the existing fence. Applicants responded that they’ve agreed to relocate the existing fence. Ms. Aubry also asked what is the County’s position on the disruption to the landscaping. Applicants responded that there has been little clarity and guidance from the County, however their private landscaper’s recommendation is to plant entirely new landscaping.
  - Mr. Burns: Asked whether the fence design is the same as the existing fence or will it be a similar fence. The response from the applicants was

the same as the existing fence. Mr. Burns asked about current extent of the fence to be relocated and whether that would be maintained. Applicants responded yes due to foliage on adjacent lot they own.

- Ms. Huang: Asked a question about urban forestry requirements. The applicants responded that that has not been a major issue brought up with the County during the course of this project.
- Mr. Kulinski: No comment.
- Ms. Murray: No comment.
- Ms. Orr: No comment.
- Mr. Plumpe: Asked about location of existing trees and whether they would remain on the property, especially those trees close to the existing driveway. Recommended a private tree specialist. There needs to be a tree preservation plan. Clarification from applicant: only fence is being replaced, but all impacted shrubbery will likely need to be moved. Mr. Plumpe recommended that applicants move plants soon while they are dormant (during Winter).
- Mr. Zellman: No problems with proposal.
- Mr. Daniel: Asked how old is the existing fence. The applicants responded that they had no idea when it was installed. The fence is in good condition and could be moved.

**Ms. Huang moved, and was seconded by Mr. Zellman, that the ARB approve action item ARB-21-EAS-01, located at 1825 Kirby Road, McLean, tax map number 0411 28 00008A1, for the proposed fence and the replacement of landscaping, as submitted and presented at the December 9, 2021 ARB meeting. Upon review of the materials, the proposal is found to meet requirements of Deed of Gift of Conservation Easement dated December 6, 2005, held by the Northern Virginia Conservation Trust on the property. Mr. Plumpe recommended friendly amendments that the homeowner consult with a professional arborist to prepare a tree preservation plan and work with ARB Staff to ensure FCDOT maintain or relocate landscaping as close as possible to the existing. The motion, as amended, was accepted by Ms. Huang and Mr. Zellman, and passed unanimously.**

4. **ARB 21-LKA-01 - Verizon Wireless antenna installation**, located at 11400 Washington Plaza West, in the Lake Anne Historic Overlay District, tax map number 0172 31 1502A. The applicant is proposing to install 6 concealed antennas with accessory equipment and cabinets on the roof at Heron House. Rick Novak of Site Link Wireless represents the application. **Hunter Mill District.**

○ **Presentation/Discussion**

▪ Mr. Novak presented:

- There is no final approval from Reston Association.
- The 2232 application has not been submitted to the County.
- There is no formal approval from the Heron House association.
- The Fellowship House will be demolished soon, and the coverage by Verizon Wireless would be significantly diminished. 1.9 sq. mi. of coverage- site is critically important.

- Mr. Novak showed a photo rendering and conceptual photo elevations of what the Heron House would look like with the proposed antennae stealth enclosure.
    - Edge of roof. 14' high on roof. Blends in with existing building design. Beige concrete, block-vertical column style.
- Mr. Daniel asked whether this was supposed to be an action or workshop item.
  - Applicant stated their preference for an action item, and would like ARB approval before going to LARCA.
  - Mr. Marzullo presented: 3 sectors of antennae. Building roof is approx. 7500 s.f. Building has architectural feature poles 12-18' that extend above the roof. All antennae are concealed. Antenna tips are set 14' off the roof. Radio cabinets are situated to not interfere with existing building features.
- Mr. Daniel asked for public comment.
  - Nigel Phillips 1401 Heron House: objects to this application:
    - Preliminary application. Previous Heron House Board did a preliminary approval, not current board.
    - There are no detailed records of previous Heron House board approval.
    - These antennae would significantly impair the profile view of the building.
    - At least table the application until more information is available.
  - Martha Greene. Owner of 4 Units in Heron House (did not provide address)
    - The Change in the composition of the Heron House board is a serious matter. The RA DRB returned the design review application because the previous Board did not meet signature approval threshold. (3 signatures)
    - New Board members may not believe the roof can support the added weight. Building plans are not accurate.
      - Roof is fragile. We need more study time.
    - Historically designated property- the physical changes are not insignificant. This is a workshop item. Should not be an action item. Does not support proposal.
- Mr. Daniel asked ARB Members for comments:
  - Ms. Aubry: There are still issues being raised. Prefers applicant withdraw as an action item. Future workshop item.
  - Mr. Burns: Displayed photos of existing and proposed building profiles based on renderings. There are significant changes to the roof line on the building. Mentioned that Verizon is not the only carrier losing service. The proposed stealth boxes are pretty significant, and could be seen as materially altering the significant design features of the Heron House. There is nothing in the application material about why existing antennae could not be augmented to be more visually cohesive.
    - Mr. Burns asked if the proposal was temporary or permanent changes to the roof line of Heron House.
      - Mr. Novak responded it's a permanent installation.



- Mr. Burns will oppose application as currently configured.
- Ms. Huang: Antennae do not blend in with surrounding trees. The building is concrete. Heavy material on roof. Asked would workers be fully trained to deal with a historical building. (Applicant did not respond)
- Mr. Kulinski: Asked if there is a structural plan of the building showing the weight and condition of the building. Applicant responded that a structural analysis for the roof was sent to the Vice President of LARCA, but not provided to the ARB.
  - Asked the following follow-up questions
    - Is anything being removed.
      - Response: No, everything is new.
    - Are there any other service providers.
      - Response: Sprint is on tower.
    - How high are concealment structures.
      - Response: 14 feet, 6' x 4'
- Ms. Murray: The first antennae approved (for the existing antennae on Heron House) were truly stealth antennae, and much care went into that design. This proposal does not enhance the HOD. Will vote to deny.
- Ms. Orr: Structural analysis should be required fully evaluating the condition of the existing structure. Any cracking due to installation should be the responsibility of the installers.
- Mr. Plumpe: Asked is the proposed location the only solution. Could you put them on light poles or other structures, etc.
  - Response: 40' light poles not an option, and this building is the best based on its height and service area possibility as previously mentioned.
- Mr. Zellman: A "Preliminary" approval is concerning. Too soon to be at the ARB (for an action item).
- Mr. Daniel: This application is premature because all submissions should have relevant community association, local, state govt, agency, etc. viewpoints when relevant. This is more of a workshop application at the moment, more of a design discussion. The views of those other groups are critical to inform the ARB. The proposed enclosures disrupt the rhythm of Heron House. There should be an up and down variation of antennae heights to mimic the various roof structures, not the uniform heights presented tonight.
  - Mr. Daniel had a question about the new Lake Anne House- could new building structure support antennae. Response was applicant will look further into that.
- Mr. Novak requested that the ARB defer the application and that he would get back to the ARB at a later date with a better design and more input from the condo board.
- Mr. Daniel recommended that the future application should have engineering and structural analysis and the letters of support from local boards is helpful.

- Mr. Burns: Mentioned the potential availability of Virginia and Federal tax credits for preservation- with VDHR and National Park Service approval. Could defer 45% of construction costs.

**Mr. Burns moved, and was seconded by Mr. Zellman, that the ARB defer action item ARB 21-LKA-01, located at 11400 Washington Plaza West, in the Lake Anne Historic Overlay District, tax map number 0172 31 1502A, for the proposed installation of 6 concealed antennas with accessory equipment and cabinets on the roof at Heron House, as submitted and presented at the December 9, 2021 ARB meeting. Upon review of the materials, the proposal is deferred as currently not meeting the requirements of Zoning Ordinance Section 3101-HISTORIC OVERLAY DISTRICTS. The motion passed unanimously.**

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

- 5. ARB 21-MTA-01 - Demolition of Tenant House at Mount Air**, located at 8600 Accotink Road, Lorton, in the Mount Air Historic Overlay District, tax map number 99-4 9A, 10B. The applicant is proposing to demolish the tenant house, previously approved for demolition by the ARB in 2003. Dr. Elizabeth Crowell represents the application. **Mount Vernon District.**

- Presentation/Discussion
  - Ms. Crowell presented:
    - Provided background on the property
      - McCarty family occupied property until 1860 (large wealthy plantation)
      - Changed hands several times. Park Authority assumed ownership in 1998.
      - 2010 letter from Linda Blank, former ARB administrator. ARB had approved demolition of tenant house and referred to copy provided to ARB Members.
      - Because of financial considerations, FCPA did not move forward, and the demolition permit expired. There is funding now.
      - Tenant property is in very derelict condition.
    - Phase I archaeology in the area that surrounds tenant house shows there is no formal archaeological resources. Archaeology will be on-site to monitor demolition activities.
    - January action item.
  - Mr. Daniel asked ARB Members for comments:
    - Ms. Aubry: Thanked Dr. Crowell for the history. Appreciated the information pertaining to the tenant house, specifically that it was initially a garage and outside of the historical significance period. Appreciates the attention paid to the archaeological as stated above.
    - Mr. Burns: Was on the ARB for the previous approval. No issues. Make sure there is nothing inside the garage worth preserving such as a vehicle.
    - Ms. Huang: No comment.

- Mr. Kulinski: No comment.
- Ms. Murray: No comment.
- Ms. Orr: No comment.
- Mr. Plumpe: No comment but would like to know if car still in garage.
- Mr. Zellman: No comment.
- Mr. Daniel: No comment. Noted he wrote draft nomination while working at the Park Service.

**6. 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 101-4 ((1)) 5A and 57; 101-4 ((7)) 1 and 39; 101-4 ((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 rehabilitation tax credits to help fund the project. Ms. Ipek Aktuglu and Kim Callahan of Fairfax County Capital Facilities represent the application. **Mount Vernon District**

- Presentation/Discussion
  - Ms. Laura Arseneau presented:
    - Zoning Ordinance Modernization (zMOD) authorized special exception for certain uses in HOD, and the properties must be listed on the County Inventory
    - Animal related, vehicle related and industrial uses are not allowed
    - ARB can regulate exterior, apply Sec. of Interior design standards
  - Ms. Ipek Aktuglu: Project Coordinator, Fairfax County presented:
    - 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, 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.
  - Joe Celenato, project architect, provided further details about the project scope:
    - Demolition of non-historic structures
    - Upgrade of all building systems
    - Virginia historic tax credits-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.
- The south side 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 building.
- Materials- importance of distinguishing newer material from older while also being sympathetic. 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 will consist of a sleek, modern look with heavy use of glass that emphasizes transparency.
- Courtyard space between main entrance and child care center and shop space will be programmed space for community events like live music.
- 2 interior courtyards
- Courtyard near new teen center: linear courtyard
- Mr. Daniel asked ARB Members for comments:
  - Ms. Aubry: Good to see the adaptive reuse. Looks forward to project moving forward.
  - Mr. Burns: Asked if the project would be going for federal tax credits. Response was no. Mr. Burns provided further comment:
    - Delighted to see proposed use.
    - Asked about the circa 1964 building and whether it was being demolished. The response was no, the buildings being demolished are the circa 1954 and 1962 buildings shown in light gray on the diagram provided to ARB Members.
    - Asked where is the BRT (Bus Rapid Transit) with relation to the building. The response at the corner streetlight near the Hyland Center.
    - Asked about elevator tower—would there be an overrun into historic gable. Response was no, the tower will be of the new proposed roof.
    - Asked about the proposed orientation away from the entrance on Route 1, and whether there could be more of an access point off of Route 1. The response was that VDHR would not permit access from Route 1. The dropoff area will remain in the front. The parking in the front will be removed. Right of way for Richmond Highway expansion will take away the parking.
    - Mr. Burns also asked about the proposed Welcome Center with the transom above the 1950's addition and whether the existing top of the existing building would be maintained. The response was yes, the existing top of building would be maintained. Mr. Burns commented that the proposed design is a good example of providing ample natural lighting.
  - Ms. Huang: No comments. Good to see reuse and reprogramming. Ms. Huang commented that this was successful utilization of the glass box to enhance historical character.

- Mr. Kulinski: Nicely laid-out and nice programming.
- Ms. Murray: Exciting use of the space.
- Ms. Orr: Excited for repurpose.
- Mr. Plumpe: Likes the transparency of the design and the nice proposed landscaping. Mr. Plumpe asked about funding. The response was that the project was fully funded and construction would start in 2022. MEP Engineering would be the civil engineering firm. Land Design would be the landscape architect.
- Mr. Zellman: Nothing to add. Good project.
- Mr. Daniel: The glass box has been well-integrated. The main entrance will become more of a ceremonial entrance.
- Mr. Burns: Asked whether there would be a mental health facility.
  - The response was to look into the mental health facility.
  - Mental health not part of this facility.
  - This is more of a human development facility.
  - Can provide more info at next meeting.
- Mr. Burns asked about the blue solar panels on the roofs.
  - Asked about whether the thermal heat from the ground could be used.
- Mr. Daniel asked about green roofs. Response- County has new sustainability policy and will need all roof space for solar panels.

**PRESENTATION: None.**

**BOARD AND STAFF ITEMS:**

- **Review and action on approval of previous months minutes - November 2021**
  - No comments on November 2021 meeting minutes.
  - **Mr. Burns moved, and was seconded by Mr. Kulinski, to approve the November 2021 meeting minutes, and authorize payment to the Recording Secretary. The motion passed unanimously.**
- **Treasurer's Report:** Staff (Denice Dressel) \$21,140.81
  - African-American Survey- budget adjustment of around \$5000
- **Administrative:**
  - Nominations for the election of officers
  - **Mr. Kulinski made a motion, nominating Mr. Daniel as Chairman, Mr. Zellman as Vice Chairman, and Ms. Aubry as Treasurer as the slate of officers for 2022. Motion passed unanimously.**
- **Discussion/Update Reports:**
  - **Colvin Run Mill General Store Report** – Grace Davenport, HR-DPD
    - Last meeting, it was reported that the General Store is not designated as anything in the HOD. Can the ARB just designate something as contributing. Denice is working with OCA for answer.
  - **Wellington at River Farm HOD Studies – Funding Request Update.**

- Ms. Arseneau- if the ARB made the request for funding, it could become a DPD budget item in the next fiscal year. It would be a formality for the ARB to write a letter requesting.
- Mr. Daniel mentioned there needs to be a visioning of what goals are the most important as to funding in the near term.
- Ms. Aubry mentioned that the \$2 million in State funding go towards preserving Wellington.
  - Ms. Arseneau clarified that the \$2 million is earmarked for the purchase of the property. Money not on the table any more.
  - Mr. Burns suggested that there be a precedent set about funding for surveys.
  - Ms. Aubry suggested work with the History Commission
- **Hollin Hills HOD Update-** Laura Arseneau- public meeting last Monday. 62 percent of community in support of Hollin Hills. Sup. Storck moving to authorize public hearings in January. Feb 23, 2021- Planning Commission. March 8, 2021- Board of Supervisors.
- **Holmes Run Acres HOD Update-** Denice Dressel. Work Group meeting next Wednesday, December 15, 2021. Mr. Daniel will talk about ARB process and HOD's and design guidelines.
- **Rezoning Cases – Original Mount Vernon High School-** Denice Dressel. None other than original Mount Vernon. See above Workshop item.
- **Correspondence, Announcements: (Staff)**
  - **Interjurisdictional projects-** Wolf Trap- Section 106. (National Park Service). DPD HR will provide more information to ARB Members soon. Wolf Trap is contemplating programmatic changes. Research is being done on the Filene Center, and it is eligible to be placed on the National Register. The question posed to the ARB is would it like to be a consulting party.
    - Mr. Burns asked about One University Plaza.
    - Ms. Arseneau can send proposal to all ARB Members.
  - **Old Business – 2 letters**
    - Lake Anne letter
      - Denice Dressel, Ms. Huang, and Mr. Daniel met with President of LARCA to offer guidance.
      - Many immediate inquiries forwarded to FOIA office
      - Gupta Foundation- Lake Anne Rising, the County can accept funding for cursory and supplementary studies
    - Courthouse repairs- Mr. Zellman. Update will be provided soon.
      - Mr. Zellman checking grammatical errors and doing final edits. The letter will be sent by the New Year.
    - One University Plaza- County is consulting party. Meeting with OCA.
      - Mr. Burns asked what actions has the County taken on
- **New/other business**

- Mr. Daniel- would like staff reports in January/February 2022.
- Ms. Dressel- joint meeting with ARB/History Commission. TBD.

**Mr. Daniel made a motion to adjourn at 10:18 p.m.**

*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.*