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HERITAGE PRESERVATION REVIEW BOARD
Work Session
December 4, 2019

The Heritage Preservation Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, December 4, 2019 at 7:00 p.m. in the Herndon Municipal Center Building, 777 Lynn Street, Herndon, Virginia. In attendance were: Board Members: Vice Chair Leslie Blaker-Glass, Eric Fielding, Michael McFarlane, Matthew Ossolinski and Hiren Shah. Chairman Robert B. Walker and Board Member Eric Boll were absent.

Others present during the meeting: Lauri Sigler, Deputy Town Attorney; Chris Garcia, Community Design Planner and Erika Orellana, Clerk to Boards and Commissions.

1. DETERMINATION OF QUORUM

Vice Chair Leslie Blaker-Glass stated that five members were present, which constituted a quorum.

PUBLIC HEARINGS

- 2. APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-34**, to consider an application for a Certificate of Appropriateness for the installation of a new windows on an accessory structure on the single family residential property at 744 Dranesville Road, Herndon, Virginia, located between the intersection of 3rd Street and Dranesville Road and the intersection of Worchester Street and Dranesville Road, and further identified as Fairfax County Tax Map 0104-02-0061A. The property is zoned R-10, Residential, Single Family; and consists of 91,685 total square feet of land. Owners/Applicants: William H. Wright, Jr. and Carol W. Wright. Applicants' Representative: Liz Lee, Moss Building and Design.

Vice Chair Leslie Blaker-Glass opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated December 4, 2019, which is on file in the office of Community Development.

Staff recommended approval of HPRB #19-34, with the following condition:

**December 4, 2019
(work session)**

1. The proposed alterations shall be constructed in substantial conformance with the application and supporting materials as submitted October 2, 2019.

The applicant was in attendance to discuss the case. There was brief discussion amongst the Board, staff and applicant on this item. Board members asked the applicant for clarification of the windows sizes and window designs referred to in the staff report on both the house and on the accessory structure. One board member suggested further staff investigation of the more Colonial styled windows that have appeared over time on the primary dwelling structure and on the accessory structure. Staff agreed to conduct additional research to determine if any design rationale could be identified to explain the differing window types of the primary dwelling or accessory structure on the subject property. The Board had no major issues with the application proposed.

3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO AN EXISTING STRUCTURE, HPRB #19-37, to consider an application for a Certificate of Appropriateness for the replacement of a two-story elevator with an enclosure, replacement of a mechanical equipment enclosure, and the addition of an enlarged elevator control room on the residential building at 721 Elden Street, Herndon, Virginia, located between the intersection of Spring Street and Elden Street and the intersection of Monroe Street and Elden Street, and further identified as Fairfax County Tax Map 0162-02-0092A. The property is zoned CC, Central Commercial; and consists of 44,237 total square feet of land. Owner/Applicant: Adams-Herndon Holdings, LLC c/o Chris Adams, Manager.**

Vice Chair Leslie Blaker-Glass opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated December 4, 2019, which is on file in the office of Community Development.

Staff recommended **continuance** of HPRB #19-37 to allow the applicant to address the following:

1. Staff withholds a recommendation at this time based on the design issues outlined in the staff analysis. If the applicant is willing to make changes to the case and additional time is necessary, a continuance of the case may be necessary.
2. Staff also find that a completed minor site plan revision will be required prior to Board action approving or denying the case; and a continuance of HPRB #19-37 will be necessary until the site plan review and approval process is completed.

The applicant was in attendance to discuss the case. There was brief discussion amongst the Board, staff and applicant on this item. Board members asked the applicant for clarification of the proposed elevator, its elevation and purpose of second elevator. The Board discussed different design approaches for incorporating the

**December 4, 2019
(work session)**

addition into the historic structure, which included recommending that the for the proposed elevator to blend in with the existing elevator into a larger cohesive mass that is clearly differentiated from the original historic components of the building in order to avoid major incompatibility of the addition. In addition, the Board members were also concerned about the removal of and/or covering of existing historic building features with the new addition, such as covering two existing windows and further removal of the cornice line to allow for additional massing required for elevator enclosure.

The applicant was briefed and acknowledged the the site plan review and approval required for this addition that must be complete in its entirety before the Board could consider the case. Staff noted that a potential staff recommendation at the work session would be a recommendation for continuance for approximately 90 days to the March 2020 HPRB Public Hearing to allow sufficient time for the administrative review and approval of the site plan or site plan revision(s) to be completed.

COMMENTS

4. Comments from the Staff Members

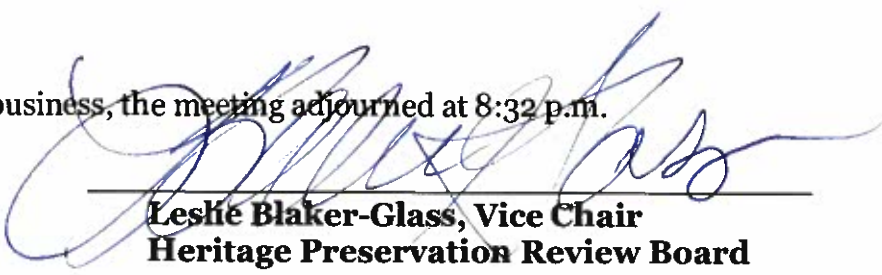
Mr. Garcia thanked the Board for their input in the Town Council & HPRB joint meeting regarding the Heritage Preservation Overlay District Guidelines and Resource Guide discussed on Monday, December 2, 2019. Mr. Garcia also stated that a periodic discussion item schedule would be forthcoming for the Board's 2020 calendar year to facilitate topical discussion concerning pertinent or timely subjects important to the Board's preservation work within the Town's Heritage Preservation Overlay District. Staff advised the Board that there would be a 30-day outlook provided for the Board's January 2020 agenda provided at the December 18, 2019 HPRB Public Hearing.

5. Comments from the Board Members

There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:32 p.m.



Leslie Blaker-Glass, Vice Chair
Heritage Preservation Review Board



Erika Orellana
Clerk to Boards and Commissions

Minutes approved by the Heritage Preservation Review Board: January 15, 2020