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**HERITAGE PRESERVATION REVIEW BOARD
Wednesday
November 20, 2019**

The Heritage Preservation Review Board of the Town of Herndon, Virginia, met in public hearing on Wednesday, November 20, 2019 at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chairman Walker, Vice Chair Leslie Blaker-Glass and Board Members: Eric Boll, Eric Fielding, Mike McFarlane, Matthew Ossolinski and Hiren Shah.

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

Chairman Walker called the meeting to order at 7:00 p.m., seven members present and with Chairman Walker presiding.

1. CALL TO ORDER

Chairman Walker asked the Clerk to proceed with roll call.

2. DETERMINATION OF QUORUM

Chairman Walker stated that there were seven members present, which constituted a quorum.

APPROVAL OF MINUTES

**3. Vote on October 2, 2019
Work Session Minutes**

On motion of Vice Chair Blaker-Glass, seconded by Board Member Shah, the minutes of the Wednesday, October 2, 2019 Work Session meeting were approved by a vote of 7-0, the vote was: Board Members Boll, Fielding, McFarlane, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye."

**November 20, 2019
(public hearing)**

**4. Vote on October 16, 2019
Public Hearing Minutes**

On motion of Board Member Fielding, seconded by Vice Chair Blaker-Glass, the minutes of the Wednesday, October 16, 2019 Public Hearing meeting were approved by a vote of 6-0, the vote was: Board Members Fielding, McFarlane, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye." Board Member Boll abstained.

5. COMMENTS FROM THE BOARD MEMBERS

There were no comments from the Board Members.

6. COMMENTS FROM THE STAFF

Mr. Garcia announced the monthly outlook for the meetings in December 2019. Mr. Garcia stated that the Board can expect to see two new HPRB cases on the Board's December 2019 agenda. Mr. Garcia reminded the board of the upcoming joint work session on Monday, December 2, 2019 with the Town Council to review an initial draft of the new Heritage Preservation Overlay District design guidelines and preservation resources that Town staff and the Town's historic preservation consultant have been working on. Mr. Garcia mentioned that staff will be sending out its periodic newsletter to property owners within the historic district with the updates on the latest happenings and events in the Heritage Preservation Overlay District.

7. COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PUBLIC HEARINGS

- 8. APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION, HPRB #19-33, to consider an application for a Certificate of Appropriateness for the construction of a new storage shed on the single family residential property at 633 Spring Street, Herndon, Virginia, located between the intersection of Spring Street and Wood Street and the intersection of Spring Street and Bicksler Lane, and further identified as Fairfax County Tax Map 0162-02-0313. The property is zoned R-10, Residential, Single Family; and consists of 11,130 total square feet of land. Owners/Applicants: Mark D. and Sarah M. Carter. (Continued from the October 16, 2019 HPRB Public Hearing)**

[Note: This item was continued from the October 16, 2019 HPRB public hearing.]

**November 20, 2019
(public hearing)**

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Friday, November 1, 2019 and November 8, 2019 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for the staff report.

Mr. Garcia presented the staff memo dated November 6, 2019, which is on file in the Department of Community Development.

Mr. Garcia presented the case updates and revised design to the Board, as provided by the applicant.

Staff recommended approval of HPRB #19-33 with the following condition:

1. The new accessory structure shall be constructed in substantial conformance with the revised shed design, materials and details as submitted on October 16, 2019.

Chairman Walker recognized the applicant for comments.

Mr. Carter provided brief comments.

There were no questions or comments from the Board for staff or the applicant.

There were no comments from the audience.

Following the public hearing, Vice Chair Blaker-Glass moved approval of HPRB #19-33 in accordance with the conditions recommended by staff. This motion was seconded by Board Member Boll.

The question was called on the motion, which was carried by a vote of 7-0, the vote was: Board Members Boll, Fielding, McFarlane, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye."

9. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-35**, to consider an application for a Certificate of Appropriateness for the alteration of selected windows and a door on the single family residential building at 880 Station Street, Herndon, Virginia, located between the intersection of Center Street and Station Street and the intersection of Park Street and Station Street, and further identified as Fairfax County Tax Map 0104-02-0032B. The property is zoned R-10, Residential, Single Family; and consists of 10,001 total square feet of land. Owners/Applicants: Stephanie W. and Alexander C. Sedgwick.

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(public hearing)**

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Friday, November 1, 2019 and November 8, 2019 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for the staff report.

Mr. Garcia presented the staff memo dated November 20, 2019, which is on file in the Department of Community Development.

Mr. Garcia presented the provided updates to the Board related to the additional trim work details requested during the work session.

Staff recommended approval of HPRB #19-35 with the following condition:

1. The new alterations shall be constructed in substantial conformance with the original design submitted on October 10, 2019 and the updated trim details for the window opening infill panels and the trim design to be replicated around new windows and doors as submitted on November 6 and November 7, 2019.

Chairman Walker recognized the applicant for comments.

Ms. Sedgwick did not have comments to provide.

There were no questions or comments from the Board for staff or the applicant.

There were no comments from the audience.

Following the public hearing, Board Member Shah moved approval of HPRB #19-35 in accordance with the conditions recommended by staff. This motion was seconded by Vice Chair Blaker-Glass.

The question was called on the motion, which was carried by a vote of 7-0, the vote was: Board Members Boll, Fielding, McFarlane, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye."

10. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-36**, to consider an application for a Certificate of Appropriateness for the enclosure of a roof deck and installation of a pergola on a roof deck on the single family residential building at 818 Locust Street, Herndon, Virginia, located between the intersection of Locust Street and Grace Street and the intersection of Locust Street and Center Street, and further identified as Fairfax County Tax Map 0162-02-0070B. The property is zoned R-10,

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(public hearing)**

Residential, Single Family; and consists of 10,375 total square feet of land.
Owners/Applicants: Bradley S. Mayhugh and Keven J. LeBlanc Jr.

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Friday, November 1, 2019 and November 8, 2019 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for the staff report.

Mr. Garcia presented the staff memo dated November 20, 2019, which is on file in the Department of Community Development.

Mr. Garcia presented the provided design updates and design clarifications to the Board, as provided by the applicant. Staff noted that there some discrepancies remained in the details of the design provided in the applicants updated design that need to be resolved prior to issuance of a Certificate of Appropriateness and the corresponding building permit that would be required.

Staff recommended approval of HPRB #19-36 with the following conditions:

1. The elevation discrepancies noted in the previous work session and staff memo shall be resolved with final elevation drawings floor plans and details that correctly show the location of the proposed roof deck covering and partial enclosure, the correct roof configuration between the 2nd and 3rd floors, the correct width of the partial enclosure, the correct roof height of the enclosure and the correct roof edge conditions. The revised design documentation shall be submitted to staff for review and approval prior to issuance of a Certificate of Appropriateness and the corresponding building permit.
2. The new alteration(s) shall be constructed in substantial conformance with the original design details submitted on October 29, 2019 and the updated/revised elevations, floor plans and design details that will be submitted meeting Condition #1.
3. The applicant may elect to either design the pergola or proceed construction with or without the pergola presented in the original application materials.

There was a brief discussion amongst the board and staff on this item. Board Member Fielding expressed concern over the number of details that needed to be resolved with a conditional approval. Board Member McFarlane requested clarification as to why the second-floor pergola was not being included in the case evaluation, to which staff responded that the pergola was not a part of the applicant's request, though it appeared in some of the design examples provided.

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(public hearing)**

Chairman Walker recognized the applicant for comments.

Mr. LeBlanc provided brief comments. Board Member Ossolinski also questioned the railing design to which the applicant responded.

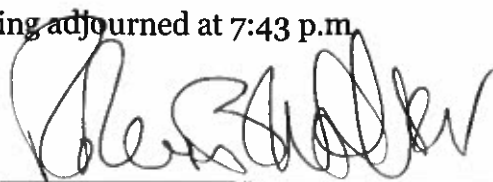
There were no comments from the audience.

Following the public hearing, Board Member McFarlane moved approval of HPRB #19-36 in accordance with the conditions recommended by staff and an additional condition allowing for the construction of a second-floor pergola as presented in the original application documents. This motion was seconded by Vice Chair Blaker-Glass.

The question was called on the motion, which was carried by a vote of 6-1, the vote was: Board Members Boll, McFarlane, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye." Board Member Fielding voting "Nay."

ADJOURNMENT

There being no further business, the meeting adjourned at 7:43 p.m.



**Robert B. Walker, Chairman
Heritage Preservation Review Board**



**Erika Orellana
Clerk to Boards and Commissions**

Minutes approved by the Heritage Preservation Review Board: December 18, 2019