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HERITAGE PRESERVATION REVIEW BOARD
Public Hearing
Wednesday, September 16, 2020

Pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor’s Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments. Chairman Walker has stated that the September 16, 2020 Heritage Preservation Review Board public hearing will be by electronic means. The meeting was broadcast and recorded through Cisco WebEx and details for the meeting were made available to the public on Friday, September 11, 2020. In attendance electronically were: Chairman Walker, Vice Chair Leslie Blaker-Glass and Board Members: Eric Boll, Lauren Edmondson, Mike McFarlane, Matthew Ossolinski and Hiren Shah.

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

STAFF ANNOUNCEMENTS

Erika Orellana, Clerk to Boards and Commissions, stated that the Heritage Preservation Review Board public hearing will be held as a virtual meeting. The Clerk to the Boards and Commissions welcomed those listening and encouraged the public to provide comments for the record at hprb.arb@herndon-va.gov.

Ms. Orellana stated, for the record, that:

- The Heritage Preservation Review Board public hearing that evening was conducted electronically Pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor’s Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19),

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as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments.

- Proper notice of the electronic meeting was provided in accordance with Section 2.2-3708.2 of the Code of Virginia, along with information for viewing the meeting and submitting comments for the record;
- The agenda and meeting materials are available on the town’s website;
- Electronic meetings will begin with a roll call and determination of quorum; and
- All votes, including adjournment, was by roll call vote.

1. CALL TO ORDER

Roll Call

Chairman Walker called the public hearing by electronic means to order at 7:01 p.m. and asked Ms. Orellana to call the roll for attendance. All members were present, electronically, with Chairman Walker presiding.

2. DETERMINATION OF QUORUM

Chairman Walker stated, for the record, that there was a quorum present, virtually, that evening. Chairman Walker stated that Deputy Town Attorney, Lauri Sigler and Community Design Planner, Chris Garcia were also present.

ANNOUNCEMENT

Chairman Walker stated that tonight’s public hearing is conducted by electronic means pursuant to the appropriate laws.

APPROVAL OF MINUTES

**3. Vote on August 5, 2020
Work Session Minutes, cancellation**

On motion of Vice Chair Blaker-Glass, seconded by Board Member Boll, the minutes of the Wednesday, August 5, 2020 Work Session were approved by a vote of 6-0-1, the vote was: Board Members Boll, Edmondson, McFarlane, Shah, Vice Chair Blaker-Glass and Chairman Walker voting “Aye.” Board Member Ossolinski abstained.

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**4. Vote on August 19, 2020
Public Hearing Minutes**

On motion of Vice Chair Blaker-Glass, seconded by Board Member Boll, the minutes of the Wednesday, August 19, 2020 Public Hearing were approved by a vote of 6-0-1, the vote was: Board Members Boll, Edmondson, McFarlane, Ossolinski, Vice Chair Blaker-Glass and Chairman Walker voting “Aye.” Board Member Shah abstained.

5. COMMENTS BY THE BOARD MEMBERS

There were no comments by the Board Members.

6. COMMENTS BY THE STAFF

Chris Garcia informed the Board Members that staff has received one application for the October 2020 HPRB meetings, however, the application was incomplete and had several deficiencies and may not be accepted for next. Staff would keep the Board posted as to the status of this potential case.

PUBLIC HEARINGS

7. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #20-014, to consider an application for a Certificate of Appropriateness to alter existing exterior deck features on the primary residential structure at 899 Station Street, Herndon, Virginia, located at the intersection of Station Street and Park Avenue, and further identified as Fairfax County Tax Map 0104-12-0001. The property is zoned R-10, Residential, Single Family; and consists of approximately 14,017 total square feet of land. Owners/Applicants: Alan R. and Elizabeth M. Leeth.**

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, August 28, 2020 and September 4, 2020 issues.

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

Mr. Garcia presented the staff report dated September 2, 2020 and staff memo dated September 11, 2020, which are on file in the Department of Community Development.

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Staff recommended approval of HPRB #20-014, with the following condition:

- The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted August 10, 2020.

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia.

There were no comments or questions by the Board Members to staff.

Chairman Walker recognized the applicant for comments.

Mr. Alan Leeth, the applicant, provided brief comments.

Chairman Walker asked the Board Members for questions to the applicant representative, Mr. Leeth.

There were no comments and questions for Mr. Leeth, applicant.

Chairman Walker recognized the public for comments on this item.

There were no comments by the public.

Following the public hearing, Vice Chair Blaker-Glass moved approval of HPRB #20-014 in accordance with the recommendation with a condition presented by staff. This motion was seconded by Board Member Shah.

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

8. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #20-015**, to consider an application for a Certificate of Appropriateness to alter existing exterior balcony features on the primary residential structure and new site features on the single-family residential property at 756 Grace Street, Herndon, Virginia, located at the intersection of Haley Place and Grace Street, and further identified as Fairfax County Tax Map 0162-02-0012. The property is zoned R-10, Residential, Single Family; and consists of approximately 43,929 total square feet of land. Owners/Applicants: Michael H. O'Connor and Cheryl K. O'Connor. Applicant's Representative/Agent: Marisol Zayas, NOVA Landscape and Design Center, LLC.

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

Mr. Garcia presented the staff report dated September 2, 2020 and staff memo dated September 11, 2020, which are on file in the Department of Community Development.

Staff recommended approval of HPRB #20-015, with the following conditions:

1. Prior to issuance of a building permit, the applicant shall submit to staff for review and inclusion in the case file, revised drawings showing the following:
 - An elevation or axonometric drawing with accurate notes and dimensions of the residential building and alteration showing the revised deck materials railing cap (if any), deck posts, fascia and trim between the deck floor and ceiling, the ceiling materials be of wood painted to match existing wood features on the building and the deck railing be made of wood or the cellular composite material provided as a sample;
 - Non-visible structural elements, specifically floor joist, may be wrapped in PVC, and no other elements;
 - Stairs and retaining / seat walls shall be constructed of CMU structural walls at 1.5' in height faced with Stony Point Natural Ledge stone veneer and pavers by Nicolock in the Westchester color to cap the retaining wall as revised;
 - Any replaced downspouts or gutters shall be made of a metal material and painted or finished to match existing gutters and downspouts; and
 - New floor decking materials made of Azek Timber Tek ® composite wood /plastic colored in Vintage Walnut finish as specified in the application;
2. Prior issuance of a building permit, the applicant shall submit materials samples and/or materials information sheets for all features including any revised materials determined as a condition of approval and as required by the HPRB application; and
3. The alterations shall be constructed and installed in substantial conformance with the revised design materials and information submitted on August 29, 2020, September 4, 2020 and any revisions required as conditions of this approval.

Chairman Walker called on the Board Members individually for questions to Mr. Garcia.

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Board Members provided brief comments and asked staff for more visual information regarding updated sample materials provided by the applicant to support the proposed application. Staff provided, virtually, a photograph of the proposed railing system sample provided by the applicant. Staff and the Board members discussed details of exterior materials further with staff related to staff's recommendation for supporting synthetic materials for specific features in contrast with recommending wood on others. There were no other questions by the Board Members for staff.

Chairman Walker recognized the applicant's representative and applicant for comments.

Mr. Brian Wismer, applicant' representative and Mr. Michael H. O'Connor, applicant provided their comments.

Chairman Walker asked the Board Members for questions to the Mr. Brian Wismer, applicant' representative and Mr. Michael H. O'Connor, applicant.

There were comments and questions for Mr. Brian Wismer, applicant' representative and Mr. Michael H. O'Connor, applicant to clarify details in the alteration being proposed by the Board Members. The applicant and their representative provided information related to other materials options and also commented on being amenable to the staff recommendations as presented.

Chairman Walker recognized the public for comments on this item.

There were no comments by the public.

Following the public hearing, Vice Chair Blaker-Glass moved approval of HPRB #20-015 in accordance with the recommendation with conditions presented by staff. This motion was seconded by Board Member McFarlane.

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

9. **APPLICATION FOR NEW CONSTRUCTION, HPRB #20-016**, to consider an application for a Certificate of Appropriateness to construct new site features on the single-family residential property at 104 Monroe Hill Court, Herndon, Virginia, located between the intersection of Monroe Street and Park Avenue and the intersection of Monroe Street and Monroe Hill Court, and further identified as Fairfax County Tax Map 0104-44-0002. The property is zoned R-10, Residential, Single Family; and consists of approximately 11,056 total square feet of land. Owners/Applicants: Bryant Smith and Brenda McKinlay. Applicant's Representative/Agent: Jake Reed, Meadow Farms Nurseries and Landscape.

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

Mr. Garcia presented the staff report dated September 2, 2020 and staff memo dated September 11, 2020, which are on file in the Department of Community Development.

Staff recommended approval of HPRB #20-016, with the following condition:

1. Proposed site features shall be constructed and installed in substantial conformance with the application and supporting materials as submitted August 7, 2020.

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia.

There were no comments or questions by the Board Members for Mr. Garcia.

Chairman Walker recognized the applicant for comments.

Mr. Bryant Smith, applicant provided brief comments.

Chairman Walker asked the Board Members for comments or questions to the applicant, Mr. Bryant Smith.

There were no comments and questions by the Board Members for Mr. Bryant Smith.

Chairman Walker recognized the public for comments on this item.

There were no comments by the public.

Following the public hearing, Board Member McFarlane moved approval of HPRB #20-016 in accordance with the condition recommended by staff. This motion was seconded by Vice Chair Blaker-Glass.

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

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ADJOURNMENT

There being no further business, the meeting adjourned at 8:18 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: October 21, 2020