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**HERITAGE PRESERVATION REVIEW BOARD
Wednesday
August 21, 2019**

The Heritage Preservation Review Board of the Town of Herndon, Virginia, met in public hearing on Wednesday, August 21, 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, Mike McFarlane, Matthew Ossolinski and Hiren Shah. Board Member Eric Fielding was absent.

Others present during the meeting: Lesa Yeatts, Town Attorney; Lauri Sigler, Deputy Town Attorney; Christopher Garcia, Community Design Planner; David Stromberg, Zoning Administrator; Fermina Rochac, Community Inspector; and Erika Orellana, Clerk to Boards and Commissions.

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

ANNOUNCEMENT

Chairman Walker introduced Lauri Sigler, Deputy Town Attorney.

1. CALL TO ORDER

Chairman Walker asked the Clerk to proceed with roll call.

2. DETERMINATION OF QUORUM

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

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APPROVAL OF MINUTES

**3. Vote on July 3, 2019
Work Session Minutes**

On motion of Board Member McFarlane, seconded by Vice Chair Blaker-Glass, the minutes of the Wednesday, July 3, 2019 Work Session meeting were approved by a vote of 6-0, the vote was: Board Members Boll, McFarlane, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye." Board Member Fielding was absent.

**4. Vote on July 17, 2019
Public Hearing Minutes**

On motion of Board Member Shah, seconded by Board Member Boll, the minutes of the Wednesday, July 17, 2019 Public Hearing meeting were approved by a vote of 6-0, the vote was: Board Members Boll, McFarlane, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye." Board Member Fielding was absent.

5. COMMENTS FROM THE BOARD MEMBERS

There were no comments from the Board Members.

6. COMMENTS FROM THE STAFF

Mr. Garcia advised the Board of the monthly outlook for the meetings in September 2019. There will be one new HPRB case on the Board's September agenda.

7. COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PUBLIC HEARINGS

- 8. APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A DEMOLITION PERMIT, HPRB #19-27, to consider an application for a Certificate of Appropriateness for the demolition of an existing accessory garage structure on the single-family residential property at 761 Grace Street, Herndon, Virginia, located at the intersection of Haley Place and Grace Street, and further identified as Fairfax County Tax Map 0162-0008B. The property is zoned R-10, Residential Single Family; and consists of 16,818 total square feet of land. Owners/Applicants: James M. Dodson and Martha-Helene Stapleton.**

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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 2, 2019 and August 9, 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 report dated August 2, 2019 dated, which is on file in the Department of Community Development.

Staff recommended approval of HPRB #19-27 with the following conditions:

1. The interior and exterior of the buildings shall be documented prior to the commencement of demolition with the documentation provided to town staff before the demolition permit is issued;
2. Documentation shall include archival quality printed and electronic photographs that follow the Historic American Building Survey photography guidelines;
3. Photographs shall be in both color, as well as black and white, shall be printed in an 8" by 10" format, and shall show:
 - a. Each exterior elevation;
 - b. Each interior space;
 - c. Close-ups of any character-defining material or detail;
 - d. Perspective views from at least two corners;
 - e. At least two environment views showing the setting and relation to nearby structures, roads, and landscaping; and
4. The proposed demolition shall be completed in substantial conformance with the application and supporting materials as submitted July 15, 2019.

Chairman Walker recognized Martha-Helene Stapleton, the applicant.

Mrs. Stapleton provided comments regarding the intent and need for the request for demolition of the subject building.

Chairman Walker called on the audience to come forward to provide their comments.

The following individual came forward and presented comments:

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- Jim Leach provided comments in support of the proposed demolition

There was no discussion amongst the Board members on this item.

Following the public hearing, Vice Chair Blaker-Glass moved approval of HPRB #19-27 in accordance with the conditions recommended by staff. This motion was seconded by Board Member Boll.

Following brief comments, the question was called on the motion, which was carried by a vote of 6-0. The vote was: Board Members Boll, McFarlane, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye." Board Member Fielding was absent.

9. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-29**, to consider an application for a Certificate of Appropriateness for the replacement of the existing stamped metal shingle roof with a new architectural asphalt shingle roof on the single-family residential building at 631 Oak Street, Herndon, Virginia, located at the intersection of Florence Place and Oak Street, and further identified as Fairfax County Tax Map 0162-02-0101. The property is zoned R-10, Residential Single Family; and consists of 19,355 total square feet of land. Owner/Applicant: Ann Vayda Null. Applicant's Representative: Jason Sickels.

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 2, 2019 and August 9, 2019 issues.

Chairman Walker stated that there have been eleven comments received and entered into the record.

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

Mr. Garcia presented the staff report dated August 2, 2019 and the staff memo dated August 16, 2019, which are on file in the Department of Community Development.

Staff recommended a continuance of HPRB #19-29 to determine an alternative solution if the applicant was amenable to one of the following:

1. Require installation of a more historically appropriate standing seam metal roof;
2. In-kind or new replacement of the existing pressed metal roof; or

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3. Explore new designs for alternative, such as dimensional architectural shingles to closely mimic metal shingle texture.

Staff also stated that if the applicant was not amenable to exploring any of the proposed design alternatives, staff would recommend denial of HPRB #19-29 due to non-conformance with the Heritage Preservation Handbook design guidelines as noted in the staff report and updated memo provided to the Board.

The Board members had several questions for staff regarding the recommended alternatives and potential future roof material alternatives which were answered by Mr. Garcia.

Chairman Walker recognized Ann Vayda Null, the applicant and property owner.

Ms. Null provided comments regarding the intent and need for the request for replacement the roof on the subject building using the material selected in the application. There were questions for the applicant and a brief discussion amongst the Board members on this item with the applicant.

Chairman Walker called on the audience to come forward to provide their comments.

There were no comments from the audience.

Main Motion **(DIED FOR LACK OF SECOND)**

Board Member McFarlane moved **APPROVAL** of HPRB #19-29, so long as it is in substantial conformance with the materials submitted. This motion failed due to lack of a second.

Main Motion **(SUBSEQUENTLY APPROVED)**

Vice Chair Blaker-Glass moved **APPROVAL** of HPRB #19-29, with the following conditions:

1. The replacement material be changed to standing seam metal panels given the majority of in-kind replacements to date on Park Avenue, Nash Street and Elden Street consistent with the HPRB guidelines and Secretary of the Interior standards which the town follows, and comprised of low-profile seams (one inch or less), thin seams that are hand crimped, snow guards as appropriate, and eighteen-inch to twenty-inch panel widths consistent with the majority of in-kind replacements to date with the stamped metal shingles roofing for metal on metal; and

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2. The applicant shall submit an amended application with materials to include the standing seam metal panel roof specifications. As the owner indicated in her August 8 letter, she had received a quote from a company she previously worked for with a standing seam metal solution.

This motion was seconded by Board Member Shah.

**Amendment to (NOT ACCEPTED)
Main Motion**

Board Member Ossolinski offered an **AMENDMENT** that should the owner find that staff's source for a new type of metal shingle is a less expensive option than a standing seam, and staff agrees it is comparable as an acceptable replacement for an historical shingle in the guidelines, that the HPRB allow the proposal should it be an option that the owner prefer that option, with administrative approval by staff.

This was not accepted by the maker or seconder.

**Vote on (APPROVED)
Main Motion**

Chairman Walker asked Vice Chair Blaker-Glass to confirm that the main motion stands as stated. The maker and seconder affirmed the main motion, as stated.

[For the purpose of clarity, the main motion as stated, follows:

- to **APPROVE** HPRB #19-29, with the following conditions:
 1. The replacement material shall be changed to standing seam metal panels comprised of low-profile seams (one inch or less), thin seams that are hand crimped, snow guards, and eighteen-inch to twenty-inch panel widths; and
 2. The applicant shall submit amended application materials to include the standing seam metal panel roof specifications that meet the above conditions for staff review and approval prior to approval of the Certificate of Appropriateness.]

Following brief comments, the question was called on the motion, which was carried by a vote of 5-1. The vote was: Board Members Boll, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye." Board Member McFarlane voting "Nay." Board Member Fielding was absent.

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10. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL OR WINDOW SIGN, HPRB #19-31**, to consider an application for a Certificate of Appropriateness for the installation of a new business sign on the commercial building at 790 Station Street, Herndon, Virginia, located at the intersection of Station Street and Pine Street, and further identified as Fairfax County Tax Map 0162-02-0280. The property is zoned CC, Central Commercial; and consists of 6,539 total square feet of land. Owner/Applicant: Lynn Street Associates, LP. Applicant's Representative: Anthony Bashorun, Signarama.

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 2, 2019 and August 9, 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 report dated August 2, 2019 dated, which is on file in the Department of Community Development.

Staff recommended approval of HPRB #19-31 with the following conditions:

1. The proposed sign shall be relocated and integrated with the other existing sign panels on the front elevation, facing Station Street;
2. Any holes in the exterior façade that may remain from reorienting/reorganizing the placement of the new and existing sign panels shall be filled/repared prior to reinstallation of the sign panels on the front elevation;
3. All design modifications required as conditions of approval shall be submitted to staff for approval prior to issuance of a Certificate of Appropriateness and/or issuance of building permit; and
4. The proposed sign shall be installed in substantial conformance with updated supporting materials submitted on July 15, 2019, July 30, 2019, and any subsequent updates required.

Chairman Walker recognized the applicant.

The applicant was not present.

There were no comments from the audience.

There was no discussion amongst the Board members on this item.

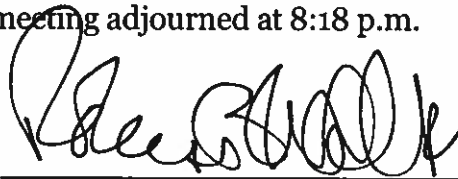
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Following the public hearing, Board Member Shah moved approval of HPRB #19-31 in accordance with the conditions recommended by staff. This motion was seconded by Vice Chair Blaker-Glass.

The question was called on the motion, which was carried by a vote of 6-0. The vote was: Board Members Boll, McFarlane, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye." Board Member Fielding was absent.

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: September 18, 2019