



This does not represent a verbatim transcript of the Heritage Preservation Review Board meeting. Visit www.herndon-va.gov "agendas & minutes" to view agendas and videos. Copies of videotapes of the public hearing meetings are available on request by contacting HCTV at 703-689-2323.

**HERITAGE PRESERVATION REVIEW BOARD
Work Session
August 7, 2019**

The Heritage Preservation Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, August 7, 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, Hiren Shah and Chairman Robert B. Walker. Board Member Eric Boll was 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

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

PUBLIC HEARINGS

- 2. 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.**

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated August 2, 2019, which is on file in the office of Community Development.

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

**August 7, 2019
(work session)**

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.

There was brief discussion amongst the Board, staff and applicant on this item. Board Member McFarlane asked for clarification of the location of the shed. Mr. Garcia responded that it is located in the rear yard of the property and currently encroaches on the neighboring property. The Board had no major issues or requests for additional information for staff or the applicant.

3. **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.**

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated August 2, 2019, which is on file in the office of Community Development.

Staff recommended **continuance** of HPRB #19-29 to allow the Board, applicant and staff to explore other design options to include:

1. Feasibility of in-kind replacement of the roof material with new stamped metal shingles currently available;
2. Appropriateness of a standing seam metal roof; and

**August 7, 2019
(work session)**

3. Appropriateness of utilizing a more appropriate pattern of architectural/dimensional asphalt shingles to more closely mimic the stamped metal shingle currently on the building.

There was brief discussion amongst the Board, staff and applicant on this item. Board Member Ossolinski stated that the standing seam metal roof with deep seams may not be a solution in this case, but that other standing seam metal roofs with shallow, hand-crimped seams seem more appropriate on other replacements approved by the Board. Board Member McFarlane agreed that the standing steam was not a good idea. During this discussion, the applicant agreed to share cost information with the Board related to the various replacement and repair options that had been explored for the proposed roof replacement project.

Board Member McFarlane inquired about getting more information regarding the disposition of metal shingle roofs in the district with Mr. Garcia indicating that he was working on updating this information. Mr. Garcia noted that the current information will require field verification and updating of existing information. In addition, Mr. Garcia noted that he was continuing research on cost information related to metal shingle roof replacement, but may not have any updated cost information for the Board before the August 21, 2019 HPRB Pubic Hearing.

4. **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.**

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated August 2, 2019, which is on file in the office of Community Development.

Staff recommended approval of HPRB #19-31 in accordance with the following condition:

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;

**August 7, 2019
(work session)**

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 by the Board to meet Conditions #1, #2 and #3.

There was brief discussion amongst the Board, staff and applicant on this item. The applicant stated that he would confer with the property owner and tenant as to their amenability to the staff recommendation and recommended conditions of approval. The Board had no comments or requests for additional information for staff or the applicant.

DISCUSSION

5. **Rear Addition at 761 Grace Street**, property owner requested discussion item for a proposed rear addition to the primary residential structure and various site improvements on the property at 761 Grace Street, Herndon, VA.

There was brief discussion amongst the Board, staff and applicant on this item. Board Member Ossolinski asked that the applicant provides a 3-D drawing of the proposed addition and he questioned what would the rooms serve. Board Member Blaker-Glass did not agree with the drawing and stated that the proposal would be taking away from the historic fabric of the original structure.

COMMENTS

6. **Comments from the Staff Members**

Mr. Garcia mentioned that Ms. Null had sent in via-email her concerns and that it had been provided to the Board via-email. In addition, he clarified that another email from a citizen had been received in support of Ms. Null's proposed project.

Mr. Garcia also mentioned the motion making options for the Board, which includes abbreviating Board motions to reference the staff recommendations in the staff report, when the motion-maker agrees with the staff recommendations, instead of reading each motion verbatim. However, Mr. Garcia also noted that new Board conditions or modifications to recommended conditions should be read aloud into the record when different or alternative to staff recommendations.

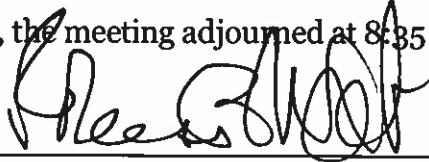
7. **Comments from the Board Members**

There were no comments from the Board Members.

**August 7, 2019
(work session)**

ADJOURNMENT

There being no further business, the meeting adjourned at 8:35 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