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**HERITAGE PRESERVATION REVIEW BOARD
Public Hearing
Wednesday, July 15, 2020**

Pursuant to Virginia Code 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. Chairman Walker has stated that the July 15, 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, July 10, 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 Virginia Code 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.

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- 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 7:22 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.

ANNOUNCEMENTS

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

APPROVAL OF MINUTES

3. **Vote on April 1, 2020
Work Session Minutes, cancellation**

Chairman Walker announced that there were no minutes for the April 1, 2020 work session as it was cancelled.

4. **Vote on April 15, 2020
Public Hearing Minutes**

On motion of Vice Chair Blaker-Glass, seconded by Board Member McFarlane, the minutes of the Wednesday, April 15, 2020 Public Hearing were approved by a vote of 7-

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o, the vote was: Board Members Boll, Edmondson, McFarlane, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting “Aye.”

**5. Vote on May 6, 2020 Work Session Minutes,
& May 20, 2020 Public Hearing Minutes, cancellation**

Chairman Walker announced that there were no minutes for the May 6, 2020 work session and May 20, 2020 as both meetings were cancelled.

**6. Vote on June 3, 2020 Work Session Minutes,
& June 17, 2020 Public Hearing Minutes cancellation**

Chairman Walker announced that there were no minutes for the June 3, 2020 work session and June 17, 2020 as both meetings were cancelled.

7. COMMENTS BY THE BOARD MEMBERS

There were no comments by the Board Members.

8. COMMENTS BY THE STAFF

Chris Garcia informed the Board Members that there are applications being received and to look forward for future meetings.

PUBLIC HEARINGS

9. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #20-011, to consider an application for a Certificate of Appropriateness to install a new window on the mixed use building located at 700 Lynn Street, Herndon, Virginia, located at the intersection of Elden Street and Lynn Street and further identified as Fairfax County Tax Map 0162-51-0001. The property is zoned PD-TD, Planned Development – Traditional Downtown, and consists of 2,410 square feet of land. Owner/Applicant: LRS Herndon LLC. Applicant’s Representative/Agent: Michael Wijdoogen, Architect, MW Architects LLC.**

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, June 26, 2020 and July 3, 2020 issues.

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

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Mr. Garcia presented the staff memo dated July 10, 2020, which is on file in the Department of Community Development. Staff noted that the applicant had provided additional information in response to the original staff report comments. As a result, staff has modified its recommendation by removing a condition of approval. In addition, staff had also added a new condition of approval to address Board member concerns about repairing damaged exterior materials caused by cutting the new proposed window opening.

Staff recommended approval of HPRB #20-011, with the following conditions:

1. The Applicant shall repair and repaint any damaged exterior materials to match the edges of existing fenestrations and color of the exterior wall resulting from the cutting of the new window opening on the second floor; and
2. The proposed sign shall be installed in substantial conformance with the original application design and construction details as submitted on or about June 8, 2020 and updated information provided on or about June 30, 2020.

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

Board members asked questions and discussed alternative conditions of approval related to the first condition of approval stated in the staff presentation and update memo related to the repair of any existing materials damaged during the cutting of the new window opening and installation of the new window. There were no other questions by the Board Members for staff.

Chairman Walker recognized the applicant's representative for comments.

Mr. Michael Wijdoogen, applicant' representative provided his comments.

Chairman Walker asked the Board Members for questions to the applicant's representative, Mr. Wijdoogen.

There were no questions for Mr. Wijdoogen from the Board Members.

Chairman Walker recognized the public for comments on this item.

There were no comments from the public.

Following the public hearing, Board Member McFarlane moved approval of HPRB #20-011 in accordance with the conditions recommended by staff. This motion was seconded by Board Member Shah.

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Board Member Ossolinski commented the attention to the details of the application proposed.

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.”

10. **APPLICATION FOR AN AMENDMENT TO AN APPROVED APPLICATION, HPRB #20-012, to consider an application for a Certificate of Appropriateness approving design revisions to the approved alterations, previously authorized through HPRB #19-02, to the commercial structure located at 765/767 Elden Street, Herndon, Virginia, located east of the intersection of Center Street and Elden Street and west of the intersection of Spring Street and Elden Street; and further identified as Fairfax County Tax Map 0162-02-0078. The property is zoned CC, Central Commercial, and consists of approximately 9,080 total square feet of land area. Owner/Applicant: Elden Market, LLC. Applicant’s Representative/Agent: Dennis Clark, Revival Development, LLC.**

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, June 26, 2020 and July 3, 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 memo dated July 10, 2020, which is on file in the Department of Community Development. Staff presented more detailed information regarding the review of an updated materials sample previously requested by the Board and submitted by the applicant prior the HPRB public hearing. Staff concluded its presentation and provided its revised recommendation with modifications.

Staff recommended approval of HPRB #20-012, with the following modifications:

1. Proposed design modifications numbered 1, 2 and 3 included in the staff update memo dated July 10, 2020, are hereby approved and the proposed alterations shall be constructed in substantial conformance with the application and supporting materials as submitted on or about June 8, 2020.
2. Proposed amendments for the exterior cladding materials are not approved as part of this Certification of Appropriateness.

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3. If the applicant chooses to continue to pursue a change to the exterior cladding materials, a separate Certificate of Appropriateness application, for Amendment to an Approved Application, must be submitted.

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

Vice Chair Blaker-Glass asked for clarification for the reason of the materials that was changed in the proposed application. Board Member Boll asked for clarification with the relation to the cladding material design and its application to the building design. Board Member McFarlane asked a procedure question in partially approving the application and partially holding off on approving portion of the application to avoid the applicant from having to submit a new application. Board Member Ossolinski asked for clarification of the rainscreen panel design compared to the proposed stucco material(s), complexity issue of getting the right texture and finishes to replicate the original design features, and if cost was an issue the extent of delay that might occur with the two materials being considered. Board Member Shah asked for clarification of how the joints would be placed at building corners and how the simulated joints were formed. Staff responded and answered the Board's procedural and approval process questions, answered some of the basic materials questions based on information provided in the application (and discussion with the applicant) and deferred some of the Board's questions about the construction and procurement details to the applicant's agent/representative present at the virtual meeting.

Chairman Walker recognized the applicant's representative for comments.

Mr. Dennis Clark, applicant' representative provided his comments and responded to several technical design questions related to the proposed exterior materials and issues of procurement encountered with original rainscreen materials.

Chairman Walker asked the Board Members for questions to the applicant's representative, Mr. Clark.

Vice Chair Blaker-Glass asked for clarification of the details of the samples provided for the proposed application and indicated that the proposed materials changes were substantial alterations to the original design approved by the Board. Board Member Edmondson asked for clarification of the location of applications of the proposed materials submitted in comparison to the materials application in the approved design. Board Member Ossolinski generally concurred with the staff review of the proposed material sample and asked for clarification of the structural issues of the foundation resulting in the reduced wall being proposed. Board Member Shah asked for clarification for the joints and the panel support and provided his concern as about durability of the proposed stucco materials since it will be close to the street and pedestrian traffic. Board Member McFarlane asked how the proposed staff recommendation would effect applicant's construction process if only portion of the

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application was approved as recommended by staff. The applicant responded to the Board's questions related the technical details of the proposed stucco materials construction, structural components of the building that necessitated the shorter building height modification, durability questions and the impacts of material choices on the construction process.

Chairman Walker recognized the public for comments on this item.

The following individuals provided comments:

- John Moore
- Brack Boone

Following the public hearing, Vice Chair Blaker-Glass moved approval of HPRB #20-012 in accordance with the modifications recommended by staff. This motion was seconded by Board Member Boll.

There was a brief discussion amongst the Board Members. The Board members addressed applicant and citizen comments related to the HPRB approval process(es) which the Board have been completed to date. Board members also commented on the significant alteration in the approved design that were being considered, the Board's willingness to consider a more accurate mockup of the proposed exterior stucco material, as well as, considerations for approving the case as presented by the applicant.

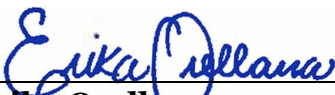
The question was called on the motion, which carried by a vote of 5-2, the vote was: Board Members Boll, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye." Board Member Edmondson and McFarlane voting "nay."

ADJOURNMENT

There being no further business, the meeting adjourned at 9:25 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: August 19, 2020