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**HERITAGE PRESERVATION REVIEW BOARD
Work Session
June 5, 2019**

The Heritage Preservation Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, June 5, 2019 at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members: Eric Boll, Eric Fielding, Michael McFarlane, Matthew Ossolinski, Hiren Shah, Vice Chair Leslie Blaker-Glass and Chairman Robert B. Walker.

Others present during the meeting: Lesa Yeatts, Town Attorney; Chris Garcia, Community Design Planner and Erika Orellana, Clerk to Boards and Commissions.

1. DETERMINATION OF QUORUM

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

PUBLIC HEARINGS

- 2. APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO AN EXISTING STRUCTURE, HPRB #19-20**, to consider an application for a Certificate of Appropriateness for a rear addition to the commercial structure located at 841 and 843 Station Street, Herndon, Virginia, located south of the intersection of Center Street and Station Street and north of the intersection of Station Street and Pine Street, and further identified as Fairfax County Tax Map 0162-02-0302 and 0162-02-0303. The properties are zoned CC, Central Commercial, and consists of 24,850 total square feet of land. Owner: The Closet of the Greater Herndon Area, Inc. Applicant: Gene Wiley, President, The Closet of the Greater Herndon Area, Inc.

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 May 31, 2019, which is on file in the office of Community Development.

Staff recommended approval of HPRB #19-20, in accordance with the following conditions::

- The proposed addition and alterations will be constructed and installed in substantial conformance with the application and supporting materials as submitted May 10, 2019.

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There was brief discussion amongst the Board, staff and applicant on this item. The Board had no major issues or requests for additional information for staff or the applicant.

3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF WALL OR WINDOW SIGN, HPRB #19-21**, to consider an application for a Certificate of Appropriateness for a new business sign on the commercial portion of the mixed-use structure located at 704 Elden Street, Suite A, Herndon, Virginia, located west of the intersection of Monroe Street and Elden Street, and east of the intersection of Lynn Street and Elden Street; and further identified as Fairfax County Tax Map 0162-52-0009. The property is zoned PD-TD, Planned Development, Traditional Downtown, and consists of approximately 495 square feet of building floor area. Owner/Applicant: Tae Yul Lim. Applicant's Representative: Young Lim.

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 May 31, 2019, which is on file in the office of Community Development.

Staff recommended approval of HPRB #19-21, in accordance with the following conditions::

- Revise the submitted application elevations to reflect the new placement of the required egress light(s) as required by building code; to be approved by staff prior issuance of a Certificate of Appropriateness and prior to submission of a building permit.
- The proposed signs shall be constructed/installed in substantial conformance with the application and supporting materials as submitted May 2, 2019, May 14, 2019, and any subsequent updates required by the Board to meet Condition #1, as noted.

There was brief discussion amongst the Board, staff and applicant on this item regarding the potential for the relocation of an existing egress light over the tenant space entry required by building code, different sign options that may or may not require relocation of the egress light, and the Board's authority over this design issue. The Board members requested that (the Department of) Community Development staff confer with the Town's Building Official, Mr. John Orrison, as to the potential options that the Board and applicant may entertain to address the applicant's desired sign design and to address the building code requirement for egress lighting. Staff acknowledge this request for information and committed to working with the applicant to develop potential design options that would meet the applicant's signage needs and meet building code requirements determined by the Town's Building Official. The Board had no other major issues or requests for additional information for staff or the applicant;

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however, requested additional information be provided by staff and the applicant prior to the scheduled public hearing, if feasible.

COMMENTS

4. Comments from the Staff Members

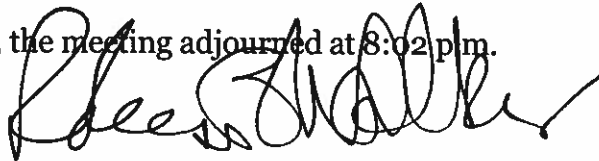
Mr. Garcia advised the Board of the monthly outlook for the meetings in July 2019. There are no new HPRB applications received yet. However, an application from Aslin may be submitted. Lastly, Mr. Garcia informed the Board that he will not be present at the June 19th or July 17th public hearing, however another staff member would be attending the meetings in his place.

5. Comments from the Board Members

There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:02 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: July 17, 2019