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**HERITAGE PRESERVATION REVIEW BOARD
Work Session
May 1, 2019**

The Heritage Preservation Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, May 1, 2019 at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members: Eric Boll, Michael McFarlane, Matthew Ossolinski, Hiren Shah and Vice Chair Leslie Blaker-Glass. Chairman Robert B. Walker and Board Member Eric Fielding were absent.

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

1. DETERMINATION OF QUORUM

Vice Chair Blaker-Glass stated that five members were present, which constituted a quorum.

PUBLIC HEARINGS

- 2. APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN AMENDMENT TO APPROVED APPLICATION, HPRB #19-07,** to consider an application for a Certificate of Appropriateness approving design revisions to the approved new construction, previously authorized through HPRB #15-20, to the mixed-use structure located at 700 Lynn Street, 702A, 704A, 708A and 710A Elden Street, Herndon, Virginia, located between the intersection of Lynn Street and Elden Street and the intersection of Lynn Street and Monroe Street, and further identified as Fairfax County Tax Map 0162-51-0001, 0162-52-0010, 0162-52-0009, 0162-52-0007, and 0162-52-0006. The properties are zoned Planned Development – Traditional Downtown, PD-TD 10 and consists of approximately 8,896.9 square feet of land. Owner: Multiple Property Owners. Applicant: Stephen DeFalco, Owner / Project Developer. *Continued from April 17, 2019 HPRB public hearing.*

Vice Chair Blaker-Glass opened the work session and called on Board Member Michael McFarlane to provide his disclosure. Board Member McFarlane provided his disclosure.

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Disclosure:

- **Board Member McFarlane** stated for the record, “I am an attorney licensed by the Virginia State Bar Association. I represented a client in a matter that opposed the applicant. The matter is no longer active and I no longer represent the client. Also, my settlement company handled the purchase of one of the units from the applicant. I am able to participate in the transaction fairly, objectively, and in the public interest; and I have filed the appropriate disclosure with the Board Clerk and Town Attorney.”

Vice Chair Blaker-Glass called on Christopher Garcia, Community Design Planner, to provide an update.

Mr. Garcia presented the staff updates provided on the memo dated April 26, 2019, which is on file in the office of Community Development with a recommendation for approval with conditions.

There was brief discussion amongst the Board and staff. Board Members still had concerns about alternative solutions that have not been presented by the applicant, who was not present at the work session and the Board options for resolving the design issues related to the scupper and downspout location. The Board had no major issues or questions for staff.

3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF ALTERATIONS TO AN EXISTING STRUCTURE, HPRB #19-14**, to consider an application for a Certificate of Appropriateness for replacement of existing exterior vinyl siding, existing asphalt shingle roof materials, existing exterior mounts and trim work around utility features on the facades, and selected exterior window and door trim with new vinyl siding, new asphalt architectural roof shingles, and new vinyl trim work around doors, windows, utility mounts and features on the two-story single-family residential structure located at 633 Spring Street, Herndon, Virginia, located south of the intersection of Spring Street and Bicksler Lane and north of the intersection of Spring Street and Wood Street, and further identified as Fairfax County Tax Map 0162-02-0313. The property is zoned R-10 and consists of 11,130 square feet of land. Owners/Applicants: Mark D. Carter and Sarah M. Carter.

Vice Chair Blaker-Glass opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated April 26, 2019, which is on file in the office of Community Development.

Staff recommended approval of HPRB #19-14, based upon the guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, with the following conditions:

- The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted April 5, 2019.

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

4. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF ALTERATIONS TO AN EXISTING STRUCTURE, HPRB #19-15**, to consider an application for a Certificate of Appropriateness for replacement of an existing door with a new decorative window on a side facade of the two-story single-family residential structure located at 805 Monroe Street, Herndon, Virginia, located north of the intersection of Monroe Street and Madison Street, and further identified as Fairfax County Tax Map 0104-02-0033B. The property is zoned R-10 and consists of 8,048 square feet of land. Owners: Christopher Vollmond Carstens and Lauren R. Edmondson. Applicant: Lauren R. Edmondson.

Board Member McFarlane provided disclosure.

Disclosure:

- **Board Member McFarlane** stated for the record, "I live across the street from the applicant. I am able to participate in the transaction fairly, objectively, and in the public interest."

Vice Chair Blaker-Glass called on Christopher Garcia, Community Design Planner, to provide an update.

Mr. Garcia presented the staff updates provided in the memo dated April 26, 2019, which is on file in the office of Community Development.

Staff recommended approval of HPRB #19-15, based upon the guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, with the following conditions:

- The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted April 5, 2019.

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.

5. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN ADDITION TO AN EXISTING STRUCTURE, HPRB #19-16**, to consider an application for a Certificate of Appropriateness for the addition of an enclosed three-season sunroom and a deck on the rear portions of the two-story single-family residential structure located at 815 Vine Street, Herndon, Virginia, located west of the intersection of Center Street and Vine Street, and further identified as Fairfax County

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Tax Map 0162-02-0031A. The property is zoned R-10 and consists of 10,442 square feet of land. Owners/Applicants: Lisa Goldman and Keith Goldman. Applicant's Representative: Michael Wijdoogen, Architect.

Vice Chair Blaker-Glass opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated April 26, 2019, which is on file in the office of Community Development.

Staff recommended approval of HPRB #19-16, based upon the guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, with the following conditions:

- The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted April 8, 2019.

The Board had no comments or requests for additional information for staff or the applicant.

6. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF DEMOLITION OF AN EXISTING STRUCTURE, HPRB #19-17**, to consider an application for a Certificate of Appropriateness for the demolition of an existing structure and site features located at 750 Center Street, Herndon, Virginia, and further identified as Fairfax County Tax Map 0162-02-0020H. The parcel is located at the northeast corner of the Elden Street and Center Street intersection, and the structure, known as ArtSpace, is located adjacent to the Vine Street and Center Street intersection. The property is zoned Planned Development- Traditional Downtown and consists of approximately 210,830 square feet of land. Owner: Town of Herndon, Virginia. Applicant: Comstock Herndon Venture, LC Applicant's Representative: Noah Klein, Esquire, Odin, Feldman & Pittleman, PC.

Vice Chair Blaker-Glass opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated April 26, 2019, which is on file in the office of Community Development.

Staff recommended approval of HPRB #19-17, based upon the guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, with the following conditions:

- The interior and exterior of the building shall be professionally documented by an architectural historian prior to the commencement of demolition, with the documentation provided to town staff before the demolition permit is issued; and
- Documentation shall include archival quality printed and electronic photographs that follow the Historic American Building Survey photography guidelines; and

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- Photographs shall be in both color and 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. Close-up of the typical window and of the garage door;
 - e. Perspective views from at least two corners; and
 - f. At least two environment views showing the setting; and
- The proposed demolition is completed in substantial conformance with the application and supporting materials as submitted April 8, 2019, in addition to Conditions #1, #2 and #3 and any other Board conditions stipulated with approval. Following demolition, until such time as new construction is initiated, the site shall be graded and stabilized.

The Board had no comments or requests for additional information for staff or the applicant.

7. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF DEMOLITION OF AN EXISTING STRUCTURE, HPRB #19-18**, to consider an application for a Certificate of Appropriateness for the demolition of an existing structure and site features located at 770 Elden Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0020H. The parcel is located at the northeast corner of the Elden Street and Center Street intersection, and the structures were formerly known as Stohlman Subaru. The property is zoned Planned Development- Traditional Downtown and consists of approximately 210,830 square feet of land. Owner: Town of Herndon, Virginia. Applicant: Comstock Herndon Venture, LC. Applicant's Representative: Noah Klein, Esquire, Odin, Feldman & Pittleman, PC.

Vice Chair Blaker-Glass opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated April 26, 2019, which is on file in the office of Community Development.

Staff recommends approval, based upon the guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, staff recommends approval of HPRB #19-18 with the following conditions:

- The interior and exterior of the buildings shall be professionally documented by an architectural historian prior to the commencement of demolition with the documentation provided to town staff before the demolition permit is issued; and
- Documentation shall include archival quality printed and electronic photographs that follow the Historic American Building Survey photography guidelines and measured drawings that follow the Historic American Building Survey drawing guidelines; and

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- Photographs shall be in both color and 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
- The measured drawings shall be submitted in both full-size hardcopy and digital formats and shall show:
 - a. Each exterior building elevation;
 - b. The floor plan;
 - c. At least one typical building section;
 - d. Close-up of the typical window and of the garage door;
 - e. Perspective views from at least two corners; and
 - f. At least two environment views showing the setting and relation to nearby properties; and
- Demolition shall not occur until financing of the project is secured, or filing of a building permit, or the beginning of construction, whichever occurs first; and
- The use of a stepped parapet, an architectural design reference to the previous building, shall appear on a portion of the Elden Street elevation of the redevelopment project, the subject of HPRB #19-19, HPRB Application for New Construction; and
- To the extent practical and possible physical elements of the existing building at 770 Elden Street be included in the project; and
- The proposed demolition in substantial conformance with the application and supporting materials as submitted April 8, 2019, in addition to Conditions #1, thorough #9 and any other Board conditions stipulated with approval; and
- The proposed demolition is completed in substantial conformance with the application and supporting materials as submitted April 8, 2019, in addition to the conditions above and any other Board conditions stipulated with approval. Following demolition, until such time as new construction is initiated, the site shall be graded and stabilized.

Board Member Shah indicated that the applicant should look at the relationship of the existing pediment and the representation of it in the new construction application due to the substantial nature of the stepped pediment in the existing structure. Board Member McFarlane expressed that the applicant had provided additional technical structural and site information that better explained the applicant's request / rationale for demolition. The Board had no major issues or requests for additional information for staff or the applicant.

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8. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF NEW CONSTRUCTION, HPRB #19-19**, to consider an application for a Certificate of Appropriateness for the construction of new structures and plazas consisting of 273 apartments, associated amenity space, site features, approximately 17,000 square feet of retail and 18,000 square feet of arts related uses, as well as an associated parking garage including private and public parking spaces in connection with planned redevelopment in Downtown Herndon, on the properties located at 724 Center Street, 750 Center Street, 731 Station Street, 770 Elden Street, and 786-782 Elden Street Herndon, Virginia, located at the northeast corner of Elden Street and Center Street and bordered by Station Street to the east, Elden Street to the south, the Washington and Old Dominion Trail to the north and Center Street to the west, and further identified as Fairfax County Tax Map 0162-02-0020H. The property is zoned Planned Development-Traditional Downtown and consists of approximately 210,830 square feet of land. Owner: Town of Herndon, Virginia. Applicant: Comstock Herndon Venture, LC Applicant's Representative: Noah Klein, Esquire, Odin, Feldman & Pittleman, PC.

Vice Chair Blaker-Glass opened the work session and called on Bryce Perry, Deputy Directory of Community Development and Christopher Garcia, Community Design Planner, for the staff report. Mr. Perry gave a presentation on the case's background information and Mr. Garcia presented the staff report dated April 26, 2019, which is on file in the office of Community Development.

Staff recommended approval of HPRB #19-19, based upon the guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, with the following conditions:

- HPRB #19-19 shall be contingent on the approval of demolition of the building at 750 Center Street, the subject of HPRB #19-17; and
- HPRB #19-19 shall be contingent on the approval of demolition of the building at 770 Elden Street, the subject of HPRB #19-18; and
- The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted April 8, 2019 and April 16, 2019.

There was brief discussion amongst the Board, staff and applicant.

Board Member McFarlane requested that the applicant review their gross square footage(GFA) tabulations for the uses in the Block 'B' Building that seem incorrect within Attachment #5, page 8. Also, Board Member McFarlane asked the applicant to follow up with a response to what the applicant will be required to provide regarding notices of public events and activities to adjacent residents of the property as required by the Town-approved proffers . The applicant stated that they would review those proffer requirements and have a response for the Board at the public hearing.

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Board Members also discussed and questioned the visibility of elevator shafts and hoist enclosures from public streets and the W&OD Trail. The applicant informed the Board Members that only one of the proposed elevator shafts extends from the ground floor to the top floor of a garage and that shafts/hoist enclosure will extend above the roof in that case. The applicant indicated that this design component would be reviewed for its visibility from certain streets of the town and the W & OD Trail.

The Board had no major issues or requests for additional information for staff or the applicant.

COMMENTS

Comments from the Staff Members

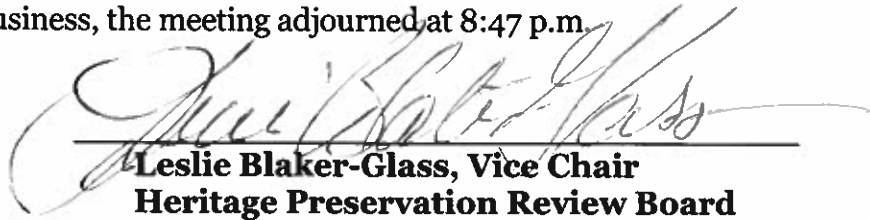
Mr. Garcia advised the Board of the monthly outlook for the meetings in June 2019. There are no new HPRB applications received yet.

Comments from the Board Members

There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:47 p.m.



Leslie Blaker-Glass, Vice Chair
Heritage Preservation Review Board



Erika Orellana
Clerk to Boards and Commissions

Minutes approved by the Heritage Preservation Review Board: June 19, 2019