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**HERITAGE PRESERVATION REVIEW BOARD
Wednesday
April 17, 2019**

The Heritage Preservation Review Board of the Town of Herndon, Virginia, met in public hearing on Wednesday, April 17, 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 Fielding and Mike McFarlane.

Board Member Eric Boll arrived at 7:03 p.m.

Board Member Matthew Ossolinski and Hiren Shah were absent.

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

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

1. CALL TO ORDER

Chairman Walker asked the Clerk to proceed with roll call.

2. DETERMINATION OF QUORUM

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

APPROVAL OF MINUTES

**3. Vote on March 6, 2019
Work Session Minutes**

On motion of Board Member Fielding, seconded by Vice Chair Blaker-Glass, the minutes of the Wednesday, March 6, 2019 Work Session meeting were approved by a

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vote of 4-0, the vote was: Chairman Walker, Vice Chair Blaker-Glass; Board Members Fielding and McFarlane voting "Aye." Board Member Eric Boll not yet arrived. Board Member Matthew Ossolinski and Hiren Shah were absent.

**4. Vote on March 20, 2019
Public Hearing Minutes**

On motion of Board Member Fielding, seconded by Vice Chair Blaker-Glass, the minutes of the Wednesday, March 20, 2019 Public Hearing meeting were approved by a vote of 4-0, the vote was: Chairman Walker, Vice Chair Blaker-Glass; Board Members Fielding and McFarlane voting "Aye." Board Member Eric Boll not yet arrived. Board Member Matthew Ossolinski and Hiren Shah were 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 monthly outlook for the meetings in May 2019. There are six new HPRB cases currently schedule for May, including three cases from Comstock, to review the design of the redevelopment project in Downtown Herndon. Mr. Garcia mentioned to the Board that the staff is completing a final review of the new Historic District Survey and hopes to have an updated review tool for the Town's preservation program.

7. COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PUBLIC HEARINGS

8. APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO AN EXISTING STRUCTURE, HPRB #18-31, to consider an application for a Certificate of Appropriateness approving the construction of a two-story rear addition with a screened porch at the single-family residential structure located at 610 Spring Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0140A. Owner: Robert C. Matthews. Applicant: O'Neil Architects. *Continued from January 16, 2019 HPRB public hearing.*

[Note: Item was continued from the January 16, 2019 public hearing.]

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, March 29, 2019 and April 5, 2019 issues.

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

Mr. Garcia presented the staff memo dated April 12, 2019, which is on file in the Department of Community Development, and contains updated information for the Board to consider.

The revised application materials include:

- drawings that depict the existing building elevations for comparison to the new (revised) elevations;
- more detailed site and floor plans;
- perspective architectural rendering of the existing house with proposed addition;
- additional material information that address many of the missing information items; and
- diagrammatic depiction of the additions' total footprint of the addition.

Staff reviewed the updated information and recommended approval of HPRB #18-31 with the following conditions:

- 1) Clarification of the details of existing corner, rake, and window trim boards, the finish of the proposed fiber cement siding, and the finish and assembly details of the standing seam metal roof shall be provided to staff for administrative approval prior to issuance of the COA; and
- 2) The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted November 6, 2018, March 19, 2019, April 3, 2019, April 11, 2019, and any subsequent updates required by the Board in addition to Staff Recommendation Condition #1.

Staff offered an alternative recommendation for approval with conditions that the applicant work with staff to clarify the noted design issues and any others determined by the Board.

Chairman Walker recognized Thomas O'Neil, architect, for comments.

Mr. O'Neil provided brief information regarding the changes and agreed to provide the additional information Mr. Garcia had reported to the Board.

There were no comments from the audience.

On motion of Vice Chair Blaker-Glass moved approval of HPRB #18-31 in accordance with the conditions recommended by staff. This motion was seconded by Board Member Boll.

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Following brief discussion, the question was called on the motion, which carried by a vote of 5-0. The vote was: Board Members Boll, Fielding and McFarlane, Vice Chair Blaker-Glass and Chairman Walker voting "Aye." Board Members Ossolinski and Shah were absent.

9. **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 and further identified as Fairfax County Tax Map 0162-51-0001, 0162-52-0010, 0162-52-0009, 0162-52-0007, and 0162-52-0006. Owner: Multiple Property Owners. Applicant: Stephen DeFalco, Owner / Project Developer. ***Continued from March 20, 2019 HPRB public hearing.***

[Note: Item was continued from the March 20, 2019 public hearing.]

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, March 29, 2019 and April 5, 2019 issues.

Disclosure:

- **Board Member McFarlane** stated, for the record, that he previously submitted a written disclosure to the Clerk. As a lawyer, he has represented a client in a matter that opposed the applicant. The matter is no longer active and he no longer represents the client. Also, his settlement company handled a purchase of one of the units from the applicant. He was able to participate in the transaction fairly, objectively, and in the public interest.

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

Mr. Garcia informed the Board that applicant has not yet provided any updates for the HPRB #19-07 applicant submitted. Staff recommended continuance of HPRB #19-07 to the May 15, 2019 public hearing to allow the applicant to address the on-going Board concerns and questions.

There were no comments from the applicant, who was not present.

There were no comments from the audience.

There was a brief discussion amongst the Board and staff on this item.

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Following the public hearing, Board Member McFarlane moved to **CONTINUE** HPRB #19-07 to the May 15, 2019 public hearing. This motion was seconded by Vice Chair Blaker-Glass.

Following brief discussion, the question was called on the motion, which was carried by a vote, 5-0. The vote was: Board Members Boll, Fielding and McFarlane, Vice Chair Blaker-Glass, Chairman Walker voting "Aye." Board Members Ossolinski and Shah were absent.

10. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-08**, to consider an application for a Certificate of Appropriateness approving an addition to the single-family residential structure located at 641 Nash Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0139. Owner/Applicant: Francis Kenney, Jr. ***Continued from March 20, 2019 HPRB public hearing.***

[Note: Item was continued from the March 20, 2019 public hearing.]

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, March 29, 2019 and April 5, 2019 issues.

Disclosure:

- **Board Member McFarlane** stated, for the record, that he previously submitted a written disclosure to the Clerk. Board Member McFarlane stated that he is a lawyer and owns a settlement company that is not a law firm, called Highland Title and Escrow. The applicant is a real estate agent and occasionally refers business to Highland Title and Escrow. Highland Title and Escrow also handled the sale of the property that is subject to this applicant and the settlement of the sale of the property on January 11, 2019. He does not have an attorney-client relationship with the applicant, as well as, no current settlements with Highland Title and Escrow. He is able to participate in the transaction fairly, objectively, and in the public interest.

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

Mr. Garcia presented the staff memo dated April 12, 2019, which is on file in the Department of Community Development.

Mr. Garcia stated that there were no updates since the work session.

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Staff recommended a continuance of HPRB #19-08 to allow the applicant additional time to address staff and Board comments and concerns from the Work Session.

Chairman Walker recognized Joe Fassacesia, architect, for comments.

Joe Fassacesia provided a summary for the submitted proposed application.

There were no comments from the audience.

There was a brief discussion amongst the Board, staff and applicant on this item.

Following the public hearing, Board Member McFarlane moved approval of HPRB #19-08 with conditions. This motion was seconded by Vice Chair Blaker-Glass. The motion's conditions of approval were:

1. The applicant shall remove the side portion of the wraparound porch to comply with the Town's Zoning Ordinance related to front yard setbacks prior;
2. The applicant shall investigate and report findings of any original exterior cladding materials underneath the existing siding, and should an original material be found, the exterior cladding material on the original portions of the house shall be matched in-kind or reused if found to be salvageable;
3. The applicant shall clarify the proposed window materials including the muntin pattern and materials and submit materials samples of the proposed stone veneer; and
4. Reduce the stone veneer height to a point below the window sill on all elevations to match the veneer on the front and side elevations of the house as presented in design revisions received on March 22, 1019; and
5. The proposed additions and alterations shall be installed in substantial conformance with the application and supporting materials as submitted February 8, 2018, March 22, 2019, and any subsequent updates required by the Board.

Following brief discussion, the question was called on the motion, which was carried by a vote, 4-1. The vote was: Board Members Boll and McFarlane, Vice Chair Blaker-Glass and Chairman Walker voting "Aye." Board Member Fielding voting "nay." Board Members Ossolinski and Shah were absent.

11. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF NEW CONSTRUCTION, HPRB #19-10**, to consider an application for a Certificate of Appropriateness approving construction of a new deck, a new gazebo and various rear yard site improvements on the single-family residential property located at 719 Dranesville Road, Herndon, Virginia and further identified as Fairfax County Tax Map 0104-03040007A2. Owners: Robert J. Tollini, Patricia A. Tollini and Michael R. Tollini. Applicants: Robert and Patricia Tollini.

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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 March 29, 2019, which is on file in the Department of Community Development.

This application proposes to construct new site features on the subject property that include:

1. A new freestanding 9 1/2' X 13' deck to be constructed of Trex ® composite decking members, Trex ® railings with a floor height of 3' above grade. The deck will generally not be visible from the Dranesville Road;
2. A new 18" tall, 22-foot-long seat wall constructed of a concrete footer, 8" CMU blocks, a stone veneer and a 1" bluestone cap as surround for a new paver patio; and
3. A new octagonal cedar gazebo with a 12' diameter and an overall height of 14 feet covering approximately 140 square feet.

Staff recommended approval of HPRB #19-10 with the following conditions:

1. The proposed site improvements shall be installed in substantial conformance with the application and supporting materials as submitted March 08, 2019.

Chairman Walker recognized Robert Tolloni and Patricia Tolloni, applicants, for comments.

Robert Tolloni and Patricia Tolloni, applicants, there were no comments.

There were no comments from the audience.

Following the public hearing, Board Member Fielding moved approval of HPRB #19-01 in accordance with the conditions recommended by staff. This motion was seconded by Board Member Boll.

The question was called on the motion which carried by a vote of 5-0. The vote was: Board Members Boll, Fielding and McFarlane, Vice Chair Blaker-Glass and Chairman Walker voting "Aye." Board Members Ossolinski and Shah were absent.

12. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF A FREE-STANDING SIGN, HPRB #19-11**, to consider an application for a Certificate of Appropriateness approving two (2) new free-standing business signs located at 800

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Third Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0104-02-0045C. Owner/Applicant: Policy, Planning and Evaluation, Inc. c/o Jasbinder Singh.

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

Mr. Garcia presented the staff memo dated April 12, 2019, which is on file in the Department of Community Development.

Mr. Garcia provided a brief summary.

Staff recommended approval of HPRB #19-11 with the following conditions:

1. The overall height of the sign is reduced to 36" or less above grade;
2. Clarify the sizing (length and width) of the 2" thick cedar planks or panels to be used at the sign panel;
3. A revised sign design meeting conditions #1 and #2, and a revised site plan with the exact location of both signs accurately depicted meeting the Zoning Ordinance Section(s) related to placement of signs is submitted to staff for administrative approval to prior issuance of a Certificate of Appropriateness; and
4. The proposed signs shall be installed in substantial conformance with the application and supporting materials as submitted March 5, 2019, updates submitted on April 10, 2019, and any subsequent updates required by the Board in addition to Staff Recommendation Conditions #1, #2, and #3.

Chairman Walker recognized Jasbinder Singh, applicant, for comments.

Jasbinder Singh, provided a summary for the submitted proposed application.

There were no comments from the audience.

There was a brief discussion amongst the Board, staff and applicant on this item.

Main Motion:

(Accepted with Amendment)

- Board Member Fielding moved approval of HPRB #19-11, with conditions. This motion was seconded by Vice Chair Blaker-Glass with an amendment. The motion's approval conditions were:
 1. The applicant shall submit a revised site plan with the exact location of both signs accurately depicted meeting the Zoning Ordinance Section(s) related to

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placement of signs is submitted to staff for administrative approval to prior issuance of a Certificate of Appropriateness; and

2. The proposed signs shall be installed in substantial conformance with the application and supporting materials as submitted March 5, 2019, updates submitted on April 10, 2019, and any subsequent updates required by the Board.

**Amendment to
Main Motion:**

(Accepted by Motion Maker)

- Board Member Fielding moved approval of HPRB #19-11. This motion was seconded by Vice Chair Blaker-Glass with an amendment containing the following:
 - Clarify the sizing (length and width) of the 2" thick cedar planks or panels to be used as the sign panel is submitted to staff for administrative approval to prior issuance of a Certificate of Appropriateness;

Following brief discussion, the question was called on the motion, which carried by a vote, 3-2. The vote was: Board Members Boll, Fielding and Vice Chair Blaker-Glass voting "Aye." Member McFarlane and Chairman Walker voting "nay." Board Members Ossolinski and Shah were absent.

13. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-12**, to consider an application for a Certificate of Appropriateness approving replacement of vinyl siding with new Hardieplank® siding and replace existing porch columns on the single-family residential structure located at 639 Nash Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0138. Owners / Applicants: Amelia Fine-Morrison and James Brew.

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 March 29, 2019, which is on file in the Department of Community Development.

Mr. Garcia provided a brief summary of the application which proposed to remove all of the existing deteriorating vinyl siding and replace with new Hardieplank ® *Cedarmill 6"* lap siding in a Light Mist color. The proposed finish color most closely resembles the Benjamin Moore *Cliffside Gray* HC-180 as found within the Town's pre-approved color selections for structures within the Town's Heritage Preservation Overlay District.

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In addition, the applicant will replace four deteriorating round wood columns on the front elevation (porch area) with new, presumably, 4" X 4" wood posts wrapped with 6 5/8" square formed Polyvinyl chloride (PVC) columns to remain white in color.

Staff recommended approval of HPRB #19-12 with the following conditions:

1. Selection of a smoother, textured siding profile that does not overaccentuate the wood texture to be submitted to staff prior to issuance of a Certificate of Appropriateness;
2. Selection of an alternative column wrap or column material to more closely resemble a traditional wood column to be submitted to staff prior to issuance of a Certificate of Appropriateness; and
3. The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted March 11, 2019 and subsequent updates required by the Board.

Chairman Walker recognized Amelia Fine-Morrison and James Brew, applicants, for comments.

James Brew, provided comments for the submitted application.

There were no comments from the audience.

There was a brief discussion amongst the Board, staff and applicant on this item.

Main Motion:

(Amended)

- Board Member McFarlane moved approval of HPRB #19-12, with conditions. This motion was seconded by Vice Chair Blaker-Glass with amendment. The motion's approval conditions were:
1. Provided that it is completed in substantial conformance with the materials provided.
 2. The applicant shall install the updated Permalite® square columns as provided April 15, 2019 and approved by staff; and
 3. The applicant shall install the Hardieplank ® *Cedarmill* textured lap siding as submitted with the original application materials.

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**Amendment to
Main Motion:**

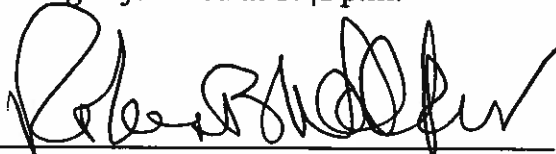
(Accepted by Motion Maker)

- Board Member McFarlane moved approval of HPRB #19-12. This motion was seconded by Vice Chair Blaker-Glass with an amendment to the motion with the following condition:
 - The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted March 11, 2019, and April 15, 2019 and any updates required by the Board.

Following brief discussion, the question was called on the motion, which was carried by a vote, 5-0. The vote was: Board Members Boll, Fielding and McFarlane, Vice Chair Blaker-Glass and Chairman Walker voting "Aye." Board Members Ossolinski and Shah were absent.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:41 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: May 15, 2019