



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
April 3, 2019**

The Heritage Preservation Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, April 3, 2019 at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members: Eric Feilding presiding, Eric Boll, Matthew Ossolinski and Hiren Shah. Chairman Robert B. Walker, Vice Chair Leslie Blaker-Glass and Board Member Michael McFarlane were absent.

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

DETERMINATION OF QUORUM

Board Member Fielding stated that four members were present, which constituted a quorum.

PUBLIC HEARINGS

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.

Board Member Fielding opened the work session and called on Chris Garcia, Community Design Planner, to provide an update.

Mr. Garcia presented the staff report dated March 29, 2019, which is on file in the office of Community Development.

Mr. Garcia stated that he had been working with the applicant to refine the design to address staff and Board comments. The applicant did provide updated drawings

**April 3, 2019
(work session)**

showing revisions noted in the staff memo. Staff noted that the design was improved but was concerned about the visually dominating appearance of the gabled roof form and missing detailed information.

Board Member Eric Boll stated that this addition was not as big as other additions.

Board Member Hiren Shah commented that he did not see the difference between the old and new addition. Mr. Garcia stated that the new exterior siding material of the addition would be Hardieplank ® cementitious fiber board.

Board Member Matthew Ossolinski commented that he could tell that the applicant and staff had been working to refine the design to address staff and Board concerns. Board Member Member Ossolinski commented that the new information provided for the applicant is more helpful than the old information. Board Member Ossolinski also stated that it wasn't clear as to the siding of the new construction and the roof would start in the elevation. Finally, Board Member Ossolinski raised issues about the gabled roof form similar to the staff comments.

Applicant demonstrated the proposed application and clarified questions that had been raised by the Board Members.

Board Member Eric Boll suggested some adjustments in the proposed addition in order to differentiate the old and the new.

A brief discussion about the roof form continued between the Board members, staff and the applicant and the applicant agreed to look at redesign options for the long gabled roof form and submit revisions to staff prior to

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.

Board Member Fielding opened the work session and called on Board Member Michael McFarlane to provide his disclosure. Board Member McFarlane provided his disclosure.

Disclosure:

**April 3, 2019
(work session)**

- **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."

Board Member Fielding called on Chris Garcia, Community Design Planner, to provide an update.

Mr. Garcia presented the staff report dated March 29, 2019, which is on file in the office of Community Development.

Mr. Garcia informed the Board that there weren't any updates to provide. Mr. Garcia stated that he would be reaching out to John Orrison regarding the lights.

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.

Board Member Fielding opened the work session and called on Board Member Michael McFarlane to provide his disclosure. Board Member McFarlane provided his disclosure.

Disclosure:

- **Board Member McFarlane** stated for the record, "I am an attorney licensed by the Virginia State Bar Association. The applicant is a real estate agent that occasionally refers business to my settlement company. 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."

Board Member Fielding called on Chris Garcia, Community Design Planner, to provide an update.

Mr. Garcia stated that he had been working with the applicant to refine the design to address Board and staff comments. The applicant did provide updated drawings.

Board Member Boll commented that any structure with a roof, it defines the foot print.

**April 3, 2019
(work session)**

A discussion about the exterior materials, design and form of the addition as well as architectural details of the proposed project occurred between the Board Members and the applicant. The applicant(s) and their representative were provided recommendations for potential revisions to the design during this discussion.

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.

Board Member Fielding opened the work session and called on Chris Garcia, Community Design Planner, to provide staff report.

Mr. Garcia presented the staff report dated March 29, 2019, which is on file in the office of Community Development.

There were no comments from the Board.

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 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.

Board Member Fielding opened the work session and called on Chris Garcia, Community Design Planner, to provide staff report.

Mr. Garcia presented the staff report dated March 29, 2019, which is on file in the office of Community Development.

The Board asked the applicant for clarification of the color of the proposed sign, the materials of the sign panels and provided suggestions on reducing the size of the proposed signs.

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

**April 3, 2019
(work session)**

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.

Board Member Fielding opened the work session and called on Chris Garcia, Community Design Planner, to provide staff report.

Mr. Garcia presented the staff report dated March 29, 2019, which is on file in the office of Community Development.

The applicants were asked if they were amendable to the staff recommendations, to which they stated they were. There were no other comments from the Board.

COMMENTS

Comments from the Staff Members

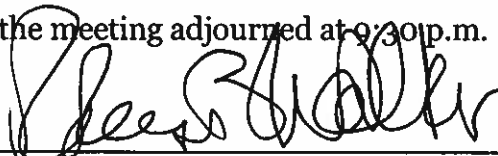
Mr. Garcia advised the Board of monthly outlook for the meetings in May 2019. There is one new HPRB.

Comments from the Board Members

Board Member Fielding commented that the he is familiarizing himself with the new format of the staff reports.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:30 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