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**HERITAGE PRESERVATION REVIEW BOARD
Wednesday
March 20, 2019**

The Heritage Preservation Review Board of the Town of Herndon, Virginia, met in public hearing on Wednesday, March 20, 2019 at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Vice Chair Leslie Blaker-Glass and Board Members; Eric Fielding, Mike McFarlane, Matthew Ossolinski and Hiren Shah.

Board Member Eric Boll and Chairman Walker 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 Robert Walker called the meeting to order at 7:00 p.m., six members present and with Chairman Robert Walker presiding.

1. CALL TO ORDER

Vice Chair Blaker-Glass asked the Clerk to proceed with roll call.

2. DETERMINATION OF QUORUM

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

APPROVAL OF THE AGENDA

Vice Chair Blaker-Glass announced that item #9, HPRB #18-31 on the agenda will not be heard due to advertising requirements.

On motion of Board Member Fielding, seconded by Board Member Shah, the approval of the agenda approved by a vote of 5-0, the vote was: Vice Chair Blaker-Glass; Board Members Fielding, McFarlane, Ossolinski and Shah voting "Aye." Board Member Eric Boll and Chairman Walker were absent.

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APPROVAL OF MINUTES

3. **Vote on January 2, 2019
Work Session Minutes**

On motion of Board Member Fielding, seconded by Board Member Shah, the minutes of the Wednesday, January 2, 2019 Work Session meeting were approved by a vote of 5-0, the vote was: Vice Chair Blaker-Glass; Board Members Fielding, McFarlane, Ossolinski and Shah voting "Aye." Board Member Eric Boll and Chairman Walker were absent.

4. **Vote on January 16, 2019
Public Hearing Minutes**

On motion of Board Member Shah, seconded by Board Member Fielding, the minutes of the Wednesday, January 16, 2019 Public Hearing meeting were approved by a vote of 5-0, the vote was: Vice Chair Blaker-Glass; Board Members Fielding, McFarlane, Ossolinski and Shah voting "Aye." Board Member Eric Boll and Chairman Walker were absent.

5. **Vote on February 6, 2019
Work Session Minutes**

**Amendment to the
February 6, 2019 Work Session Minutes:**

(APPROVED)

- Board Member Ossolinski moved to **AMEND** work session minutes to include:
- Board Member Ossolinski's request for additional information from the applicant representing HPRB #19-04 regarding the depth of the reveal of the metal garage door moldings to further evaluate the proposed design.

**Vote on
Main Motion:**

(Approved)

On motion of Board Member Ossolinski, seconded by Board Member McFarlane and carried by a vote 5-0. The **AMENDED** minutes for Wednesday, February 6, 2019 Work Session meeting were approved. The vote was: Vice Chair Blaker-Glass; Board Members Fielding, McFarlane, Ossolinski and Shah voting "Aye." Board Member Eric Boll and Chairman Walker were absent.

6. **COMMENTS FROM THE BOARD MEMBERS**

There were no comments from the Board Members.

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7. COMMENTS FROM THE STAFF

Mr. Garcia advised the Board of monthly outlook for the meetings in April 2019. There are three new HPRB cases and the return of HPRB #18-31. Mr. Garcia mentioned to the Board that there will be a new format for the future staff reports. Also, the Heritage Perseveration guidelines and new historic district surveys are being worked on and that staff will hopefully have a more detailed update on these projects in the near future.

8. COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PUBLIC HEARINGS

9. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN AMENDMENT TO APPROVED APPLICATION, HPRB #19-02**, to consider an application for a Certificate of Appropriateness approving design revisions to the approved alterations, previously authorized through HPRB #17-15, to the commercial structure located at 765 / 767 Elden Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0078. Owner: Norman P. Horn, Horn Motors, Inc. Applicant: Ira S. Saul, Agent. ***Public hearing rescheduled from February 20, 2019, due to inclement weather.***

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 1 and March 8, 2019 issues.

Vice Chair Blaker-Glass opened the public hearing and called on Chris Garcia, Community Design Planner, for the staff report.

Mr. Garcia presented the staff report dated February 6, 2019, which is on file in the Department of Community Development.

The applicant has submitted a revised design that eliminates the cantilevered deck area on the second floor and removes an exterior stairway, internalizing access to the roof deck. In addition, the revised submission appears to have created a new second-floor walled enclosure and removed second-floor black wire mesh screens near the rear of the west elevation and on the south elevation of the building. New color elevations and perspectives have been provided, illustrating the changes to the proposed design.

Staff recommended continuance of HPRB #19-02 due to two design issues:

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- New submission shows a substantially different materials palette from the HPRB #17-15 approval
- New Submission shows a substantially different rear elevation

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.

Vice Chair Blaker-Glass recognized Ira S. Saul, applicant, for comments. Mr. Saul stated that he was present with Fabian Fernandez, who is the original designer. Also, Mike Caple, general contractor, was present.

Mr. Fernandez provided a brief summary of the details of the application and requested approval of HRPB #19-02.

There were no comments from the audience.

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

Board Member McFarlane moved to **APPROVE** HPRB #19-02. This motion was seconded by Board Member Shah.

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

10. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-04**, to consider an application for a Certificate of Appropriateness approving replacement of existing wood garage doors with metal garage doors on the single family residential structure located at 631 Oak Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0101. Owner: Ann Vayda Null. Applicant: Michael Wijdoogen, Agent. ***Public hearing rescheduled from February 20, 2019, due to inclement weather.***

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 1 and March 8, 2019 issues.

Vice Chair Blaker-Glass opened the public hearing and called on Chris Garcia, Community Design Planner, for the staff report.

Mr. Garcia presented the staff report dated February 6, 2019, which is on file in the Department of Community Development.

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The applicant has submitted an application to replace two garage doors on an accessory garage structure that was built (circa) 1986 and is a wood framed, 1 ½ story building with an end gabled roof. The garage structure is attached to the primary dwelling through an enclosed breezeway. The garage is clad with cementitious fiber board, a standard asphalt shingle roof, and double hung vinyl windows with a six-over-one light division pattern. This outbuilding is classified as Non-contributing to the Town's Heritage Preservation Overlay District.

The applicant proposes to replace two wood garage doors of a non-descript design with new metal garage doors with a Craftsman-styled design. The proposed garage doors manufactured by Clopay are found in the manufacturer's Coachman® Collection, Carriage House Garage Doors design series with a two-panel design and three divided lights on the upper panel of each door. The garage doors are to be manufactured in the Clopay Standard White color to match the existing garage's color scheme. Staff indicated that applicant had provided the information regarding the depth of the reveal(s) of metal garage door as requested by Board Member Ossolinski.

Staff recommended approval of HPRB #19-04 with a condition of substantial conformance to the application as submitted.

Vice Chair Blaker-Glass recognized Michael Wijdoogen, applicant, for comments.

There were no comments from the audience.

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

Board Member Shah moved to **APPROVE** HPRB #19-04. This motion was seconded by Board Member Fielding.

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF NEW CONSTRUCTION, HPRB #19-05, to consider an application for a Certificate of Appropriateness approving construction of new retaining walls around an existing mausoleum and new garden seat walls within the grounds of the Town of Herndon Chestnut Grove Cemetery located at 831 Dranesville Road, Herndon, Virginia and further identified as Fairfax County Tax Map 0104-02-0051. Owner: Town of Herndon. Applicant: Cynthia S. Roeder, Director, Herndon Parks and Recreation Department. ***Public hearing rescheduled from February 20, 2019, due to inclement weather.***

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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 1 and March 8, 2019 issues.

Vice Chair Blaker-Glass opened the public hearing and called on Chris Garcia, Community Design Planner, for the staff report.

Mr. Garcia presented the staff report dated February 6, 2019, which is on file in the Department of Community Development.

The applicant is proposing to install a retaining wall around Mausoleum #2 to mitigate erosion, drainage, and resultant aesthetic issues at this location on the grounds of the Chestnut Grove Cemetery, which is owned and operated by the Town of Herndon. The proposed project consists of a retaining wall with an iron top rail and will be constructed according to Fairfax County's Typical Retaining Walls Details based on the 2012 Residential Building code by the proposed contractor, Newkirk Services, Inc. The wall will be four feet at its highest point, sloping downward to 12" above grade. The masonry wall will be clad with a Weather Face Fieldstone veneer selected to match the existing columns in the cemetery's perimeter fencing. A black aluminum fence atop the wall with a top rail, instead of the ornamental pickets and finials on the border fence, will also be constructed for safety reasons. There will not be a top capstone, as found on the perimeter fence columns, on the proposed wall.

In addition, 98 linear feet of a 24" high seating wall (garden wall) will be constructed in three separate segments on the cemetery grounds. These wall segments will be constructed with a concrete footer, CMU blocks with vertical reinforcing rebar, and clad with a Maryland Blend Thin Stone, similar in finish to the existing Weather Face Fieldstone veneer, with a two-inch gray concrete capstone.

Staff recommended approval of HPRB #19-05 with a condition of substantial conformance to the application as submitted.

Vice Chair Blaker-Glass recognized Cynthia S. Roeder, applicant, for comments. Ms. Roeder and Board had a brief discussion for clarity.

There were no comments from the audience.

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

Board Member Fielding moved to **APPROVE** HPRB #19-05. This motion was seconded by Board Member McFarlane.

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

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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.

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 1 and March 8, 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 is able to participate in the transaction fairly, objectively, and in the public interest.

Vice Chair Blaker-Glass opened the public hearing and called on Chris Garcia, Community Design Planner, for the staff report.

Mr. Garcia presented the staff report dated March 6, 2019, which is on file in the Department of Community Development.

The applicant proposed to demolish two non-contributing commercial buildings and redevelop the site. The redeveloped property includes five mixed use units, 15 townhouses and approximately 5,000 square feet of commercial/retail space. The project is near final completion. The Heritage Preservation Review Board approved the designs for this new development through case HPRB #15-20.

Staff recommended approval of HPRB #19-07 with a condition of substantial conformance to the application as submitted.

Vice Chair Blaker-Glass recognized Stephen DeFalco, applicant, for comments. Mr. DeFalco and Board had a brief discussion for clarity.

There were no comments from the audience.

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

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Board Member McFarlane moved to **CONTINUE** HPRB #19-07. This motion was seconded by Board Member Fielding.

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

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.

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 1 and March 8, 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.

Vice Chair Blaker-Glass opened the public hearing and called on Chris Garcia, Community Design Planner, for the staff report.

Mr. Garcia presented the updates to the staff report dated March 6, 2019, which is on file in the Department of Community Development.

The project as proposed would add substantial two-story additions to the sides and rear of the existing contributing house and wholly change all existing exterior materials and many existing fenestrations of the house, such as window and door openings and chimney(s). Staff cited numerous design issues identified in the staff report and previous Board comments regarding the proposed project.

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Staff recommended a continuance of HPRB #19-08 to allow the applicant an opportunity to address numerous design related issues cited in the staff report and previous work session comments from the Board.

There were no comments from the applicant; not present.

Vice Chair Blaker-Glass called on the audience for comments.

James Brew provided his comments.

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

Board Member Fielding moved to **CONTINUE** HPRB #19-08. This motion was seconded by Board Member Shah.

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

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF A WALL OR WINDOW SIGN, HPRB #19-09, to consider an application for a Certificate of Appropriateness approving a new wall sign constructed on a street-facing facade the residential structure located at 700 Elden Street, Virginia and further identified as Fairfax County Tax Map 0162-51-0006. Owner: Thomas J. Gueting, III Applicant: Stephen DeFalco, Project Developer.

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 1 and March 8, 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. His settlement company handled the purchase of one of the units from the applicant. He is able to participate in the transaction fairly, objectively, and in the public interest.

Vice Chair Blaker-Glass opened the public hearing and called on Chris Garcia, Community Design Planner, for the staff report.

The wall sign consists of a natural stone panel with the development name, *Junction Square*, etched into the stone panel. Using an appropriate calculation found in the Town's Zoning Ordinance for measuring the sign area, the constructed sign

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measures approximately 24 square feet. It is located on the precast block wall abutting the sidewalk facing Elden Street.

Staff recommended approval of HPRB #19-09 with a condition of substantial conformance to the application as submitted.

Vice Chair Blaker-Glass recognized Stephen DeFalco, applicant, for comments. Mr. DeFalco and Board had a brief discussion for clarity.

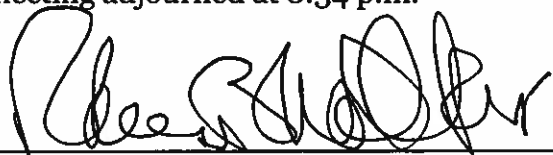
There were no comments from the audience.

There was a brief discussion amongst the Board and staff on this item. Board Member Shah moved to **APPROVE** HPRB #19-09. This motion was seconded by Board Member McFarlane.

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

ADJOURNMENT

There being no further business, the meeting adjourned at 8:34 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: 04-17-19