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**HERITAGE PRESERVATION REVIEW BOARD
Work Session
March 6, 2019**

The Heritage Preservation Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, March 6, 2019 at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chairman Robert B. Walker, Vice Chair Leslie Blaker-Glass and Board Members: Eric Boll, Eric Fielding, Michael McFarlane, Matthew Ossolinski and Hiren Shah.

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 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.*

Chairman Walker opened the work session and called on Chris Garcia, Community Design Planner, to provide an update. Mr. Garcia stated that this item was continued from February. Mr. Garcia stated that he is working with applicant with the revisions to seek updates and/or resolution of this case.

There were no comments from the Board.

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3. **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.**

Chairman Walker opened the work session and called on Chris Garcia, Community Design Planner, to provide an update. Mr. Garcia stated that this item was continued from February and that there were no updates for this item.

There were no comments from the Board.

4. **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.**

Chairman Walker opened the work session and called on Chris Garcia, Community Design Planner, to provide an update. Mr. Garcia stated that this item was continued from February and that there were no updates for this item.

There were no comments from the Board.

5. **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.

Chairman Walker 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.”

Chairman Walker 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 is requesting approval to consider design revisions to the approved Certificate of Appropriateness for HPRB #15-20, for new construction of the mixed use building at Junction Square.

Staff recommends approval, based upon the previous approval of HPRB #15-20, guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, staff recommends approval of HPRB #19-07 with the following conditions:

1. The design modifications remain in substantial conformance with the application and supporting materials submitted February 8, 2019 and previously approved by this board with HPRB #15-20.

There was a brief discussion amongst the Board. Mr Ossolinski requested that Community Development staff inquire about rationale behind the Department of Public Works, Building Official's decision to require the added exterior lights now present on the Elden Street elevations and a component of the requested amendment to the approved application.

6. 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.

Chairman Walker 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. 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.”

Chairman Walker 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 office of Community Development.

The applicant is requesting approval to consider a Certificate of Appropriateness for additions to and several alterations of the single-family residential structure.

Staff recommends a continuance of HPRB #19-08 to the April 2019 HPRB Work Session and Public Hearing to provide the applicant, staff and Board additional time to address the issues raised in the staff analysis.

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

7. **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.**

Chairman Walker 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. 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.”

Chairman Walker 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 office of Community Development.

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The applicant is requesting approval to consider a Certificate of Appropriateness for an existing wall sign.

Staff recommends approval, based upon the guidelines in the Heritage Preservation Handbook, Zoning Ordinance Section 78-141.6, and the criteria for design review in the Zoning Ordinance, staff recommends approval of HPRB #19-09 with the following conditions:

1. The design modifications remain in substantial conformance with the application and supporting materials submitted February 12, 2019 and previously approved by this board through HPRB #15-20.

There was a brief discussion amongst the Board.

DISCUSSION

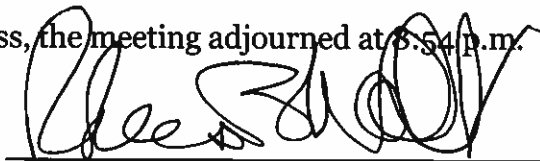
8. **Continuance of HPRB #18-31, applicant requested continuance of HPRB #18-31, an application for a Certificate of Appropriateness for a two-story addition at 610 Spring Street, Herndon, VA, to allow additional time to update the design proposal in response to Board and staff comments.**

Chairman Walker opened the work session and called on Chris Garcia, Community Design Planner, to provide staff report. Mr. Garcia stated that this item being recommended for continuance to April 2019 to allow the applicant additional time to update the design proposal for this item for resubmission.

There were no comments from the Board.

9. ADJOURNMENT

There being no further business, the meeting adjourned at 8:54 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