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**HERITAGE PRESERVATION REVIEW BOARD
Work Session
January 2, 2019**

The Heritage Preservation Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, January 2, 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 Fielding, Matthew Ossolinski and Hiren Shah.

Absent Board Members: Eric Boll and Michael McFarlane

Others present during the meeting: Lesa Yeatts, Town Attorney, Chris Garcia, Community Design Planner, Lisa Webster, Administrative Assistant/Acting Clerk to HPRB/ARB Boards.

1. DETERMINATION OF QUORUM

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

PUBLIC HEARINGS

- 2. APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS: FOR ALTERATIONS TO AN EXISTING STRUCTURE, HPRB #18-31.** Descriptive summary of the proposed action: an application for a Certificate of Appropriateness for 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, Agent. **(Continued from December 17, 2018 HPRB Public Hearing).**

Chairman Walker opened the work session and called on Chris Garcia, Community Design Planner, for the staff memo and presentation. Mr. Garcia presented the staff memo dated January 2, 2019, which is on file in the office of Community Development.

Mr. Garcia stated that this application was continued by the Heritage Preservation Review Board on December 17, 2018 at the HPRB Public Hearing, and that the applicant

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has not provided any updates to the Town's staff in response to the Board's discussion and staff report comments initially presented at the HPRB work session held on December 12, 2018.

The applicant's representative has requested a continuance of this case to allow for additional time to address staff and Board comments. Staff does not have any updated comments for the Board or the applicant to consider as of the date of this memorandum. Thus, staff is recommending a continuance of HPRB #18-31 to the February 2019 HPRB work session and public hearing as published by the Town.

Staff will continue working with the applicant to seek updates and/or resolution of this case and request that this application be continued to February 20, 2019 public hearing.

No comments from the Board.

3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF A WALL OR WINDOW SIGN, HPRB #19-01.** Descriptive summary of the proposed action: an application for a Certificate of Appropriateness to approve a new projecting sign on the commercial structure located at 781 Station Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0301D. Owner: Steve Mitchell, James Building Development, LLC. Applicant: Phillip H. Orme, Business Owner.

Chairman Walker opened the work session and called on Chris Garcia, Community Design Planner, for the staff report and presentation. Mr. Garcia presented the staff report dated January 2, 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 #19-01 with the following conditions:

1. The design and installation of the signs shall be and remain in substantial conformance with the application and supporting materials submitted December 10, 2018.

There was brief discussion amongst the Board and staff with no major issues or questions for staff or the applicant, who was not present at the work session.

4. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING STRUCTURE, HPRB #19-03.** Descriptive summary of the proposed action: an application for a Certificate of Appropriateness for the installation of new awnings on the primary dwelling structure, installation of new patios and walkways, new retaining walls and various site improvements on the property located at 1026 Tyler Street, Herndon, Virginia and

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further identified as Fairfax County Tax Map 0104-03110004. Owners/Applicants: Michael and Paula Romeo.

Chairman Walker opened the work session and called on Chris Garcia, Community Design Planner, for the staff report and presentation. Mr. Garcia presented the staff report dated January 2, 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 #19-03 with the following conditions:

1. The design and installation of site and building improvements shall be in substantial conformance with the application and supporting materials submitted December 13, 2018

There was brief discussion amongst the Board, staff and applicants on this item. The Board asked for clarification of the various design materials and their application to the project. However, the Board had no major issues or questions regarding the design of the project for staff or the applicants.

DISCUSSION ITEM

5.

Aslin Tasting Room, 771 Elden Street. Applicant - requested Board discussion item regarding revisions of the design of a future commercial development within the Town's Heritage Preservation Overlay District; and amendment(s) to a previous HPRB approval, HPRB #17-15, for the subject property.

Chairman Walker opened the work session and called on Chris Garcia, Community Design Planner, for the staff memo and presentation. Mr. Garcia presented the staff memo and presentation dated January 2, 2019, which is on file in the office of Community Development.

Representatives for the applicant; Ira Saul, Attorney and Civil Engineer, Kevin Murray were present to discuss with staff and the Board on any revisions required.

Mr. Saul stated no additional structural changes would be made, other than the removal of the cantilevered deck area on the second floor and removing the exterior stairway for an internalized stairwell to the second floor. In addition, the revised submission appears to have removed a second-floor fireplace with a stone veneer, second-floor rain screens, and a second-floor overhead trellis near the rear of the building. The applicant clarified that those elements are to remain as a part of the design but would be included in updated drawings in the future. The applicant has also submitted elevations with two

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different color schemes, which the applicant would clarify with one proposed color scheme, as noted in the original approval for the case.

The Board and staff discussed the changes and requirements of submitting a revised grading plan to Department of Public Works so the HPRB application could move forward.

Board Member Ossolinski requested that when applicant submits the formal application it should include perspective color renderings of the structure, as had been provided during the original case review and subsequent approval. This will help clarify the differences between the new and the revised design.

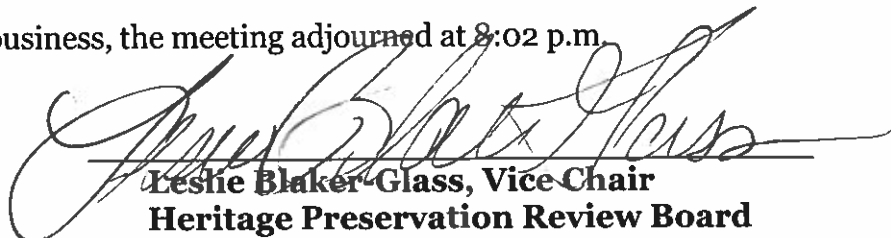
Board Members; Blaker-Glass, Fielding and Ossolinski also discussed the existing utility easement area and surface treatment during the projected Phase II of the project. Mr. Murray indicated the property/business owner needed to move forward with the project as quickly as possible and the surface treatment was not apart of this project but may be apart of the Phase II improvements. Mr. Murray also inquired if the work session meeting was apart of the formal application.

Mr. Garcia stated the application deadline for HPRB February's meeting was January 14, 2019 and Town Attorney reiterated that this discussion item was NOT a formal application, since the grading plans have not yet been submitted/approved by Department of Public Works, which is a prerequisite to HPRB consideration and action.

Mr. Saul stated he would follow up and make sure all necessary items discussed would be submitted to meet the application deadline of January 14, 2019.

6. ADJOURNMENT

There being no further business, the meeting adjourned at 8:02 p.m.



Leslie Blaker-Glass, Vice Chair
Heritage Preservation Review Board



Lisa Webster
Acting Clerk to the Heritage Preservation Review Board

Minutes approved by the Heritage Preservation Review Board: March 20, 2019