



This does not represent a verbatim transcript of the Historic District 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.

**HISTORIC DISTRICT REVIEW BOARD
Work Session
November 3, 2021**

The Historic District Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, November 3, 2021, at 7:00 p.m. in the Town of Herndon Police Department, Community Room, 397 Herndon Parkway, Herndon, Virginia. In attendance were: Chair Leslie Blaker-Glass, Vice Chair Boll, Board Members: Lauren Edmondson, Melody Fetske, Hiren Shah and William Savage. Board Member Matthew Ossolinski was absent.

Others present during the meeting: Lauri Sigler, Deputy Town Attorney; Tamsin Himes, Lead Planner/Design Development; Bryce Perry, Deputy Director of Community Development and Erika Orellana, Clerk of Boards and Commissions.

CALL TO ORDER

Chair Blaker-Glass called to order the November 3, 2021, Historic District Review Board work session.

ANNOUNCEMENT BY THE CHAIR

Chair Blaker-Glass stated that Board Member Ossolinski was not be present the work session. Chair Blaker-Glass stated that Mr. Ossolinski had provided comments for the public hearing item & discussion, and that they were entered into the record by the Clerk.

Chair Blaker-Glass welcomed the town's new planner who will serve as the board's primary professional staff, Tamsin Himes.

1. DETERMINATION OF QUORUM

Chair Leslie Blaker-Glass stated that six members were present, which constituted a quorum.

**November 3, 2021
(work session)**

PUBLIC HEARING

2. **APPLICATION FOR BUILDING ADDITION, HDRB #21-013**, to consider an application for an one-story with basement, 2,410 square foot, rear addition to a single family detached residence located at 809 Monroe Street, Herndon, Virginia, approximately 200' north of the intersection of Monroe Street and Madison Street, and further identified as Fairfax County Tax Map 0104-02-0035. The property is zoned as R-10, Single Family Detach Residential, and consists of 19,533 square feet of land. Applicant/Owner: Shane Todd-Williams.

Chair Blaker-Glass opened the work session and called on Tamsin Himes, Lead Planner/Design Development, for the staff report. Ms. Himes presented the staff report dated November 3, 2021, which is on file in the office of Community Development.

Ms. Himes explained that staff was withholding a recommendation for HDRB#21-013, pending the provisions of additional information as communicated to the applicant.

The applicant was in attendance to discuss the case. There was a discussion amongst the Board, staff and applicant on this item. There was general agreement with the staff assessment that the overall placement, size, scale, and forms were appropriate; however, more detailed information was necessary to understand the design. In addition to the items requested by staff, board members requested that a rendering of the street view with the addition be provided to them, in order to determine the addition's visual impact on the right-of-way. The applicant responded to the board members concerns, and stated that he would provide additional information as requested. There were no further concerns, and the Board concluded the discussion.

DISCUSSION

3. **PRE-APPLICATION FOR DEMOLITION AND NEW BUILD, HDRB**, to discuss a future application for demolition and new construction: two story commercial building, at 771 Center Street, Herndon, Virginia, on the site of existing structure.

Chair Blaker-Glass opened the work session and called on Tamsin Himes, Lead Planner/Design Development, for the staff memo. Ms. Himes presented the staff report dated October 29, 2021, which is on file in the office of Community Development.

Ms. Himes stated that the discussion item was for a pre-application preliminary review for a new building at 771 Center Street on the site of an existing non-contributing building.

Ms. Himes provided background information for the discussion item and offered the following comments.

- The information provided generally complies with applicable standards. The building is sited the same as the existing building and is a modern interpretation

**November 3, 2021
(work session)**

of mid-century industrial and commercial buildings. The storefront portion is important to the overall success of the design's integration into the Historic District. Care should be taken when designing the opening articulation and the true transparency of the glass. More design options could be explored including use of awnings and canopies to break up the façade and articulate the building form more carefully and more variation and improved alignment of any proposed signage.

The applicants were in attendance to discuss the case. There was a discussion amongst the Board, staff and applicant on this item. Board members expressed general support for the design approach and overall mass, however agreed with staff comments related to the importance of scale, articulation, and how exterior materials are used. Board Member Fetske mentioned her concerns with noise and capacity for this case, while explaining that she understood that they were not within the purview of the review board. Board Member Shah voiced concerns about the constructability of some components and the use of certain exterior materials and reminded the applicant of level of detail required when the official HDRB submission is made. Board member Edmondson expressed an encouragement to work family friendly features into the design, focus on shade in outdoor areas, and possibly include an architectural nod to the previous ironwork use of the site. Board member Boll also commented on the importance of integrating shade devices into the design. Applicants responded to the Board Members comments and stated that they would provide additional information for what was requested. There were no further concerns, the Board concluded the discussion.

COMMENTS

4. Comments from the Staff Members

Bryce Perry, Deputy Director of Community Development stated that the Department was happy to have Ms. Himes part of the team. Mr. Perry stated that the Board would be provided with a report in an upcoming meeting that would summarize current updates to the town's preservation program. Mr. Perry also stated that the Uniform Sign Standards will be updated in the near future and staff will be able to have a completed draft to provide to the Board in the first quarter of 2022.

5. Comments from the Board Members

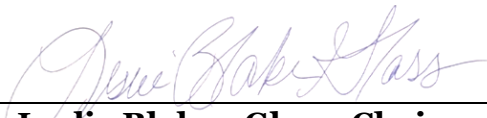
Board Member Edmondson stated that she would like the meetings to be held back in the Municipal Building. Board Member Edmondson stated that she would like to see more awareness within the Town of the District presence, location, and function. Board Member Boll agreed with Board Member Edmondson and stated that he would like to see signs up for the Historic District area. Ms. Himes stated that staff is working on having signs within the town.

**November 3, 2021
(work session)**

ADJOURNMENT

On the motion of Vice Chair Boll, seconded by Board Member Shah, the November 3, 2021 HDRB work session was adjourned by a vote of 6-0, the vote was: Board Members, Edmondson, Fetske, Shah, Savage, Vice Chair Boll and Chair Blaker-Glass voting "Aye." Board Member Ossolinski was absent.

There being no further business, the meeting adjourned at 8:27 p.m.



**Leslie Blaker-Glass, Chair
Historic District Review Board**



**Erika Orellana
Clerk of Boards and Commissions**

Minutes approved by the Historic District Review Board: December 15, 2021