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**HISTORIC DISTRICT REVIEW BOARD
Work Session
Wednesday, May 5, 2021**

Pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor's Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments, the work session and public hearing may be by electronic means. The meeting was broadcast and recorded through Cisco WebEx and details for the meeting were made available to the public on Friday, April 30, 2021. In attendance were: Chairman Robert B. Walker and Vice Chair Leslie Blaker-Glass; and Members: Eric Boll, Lauren Edmondson, Melody Fetske, Matthew Ossolinski and Hiren Shah.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Lisa Gilleran, Director of Community Development; Christopher Garcia, Community Design Planner; and Erika Orellana, Clerk to Boards and Commissions.

STAFF ANNOUNCEMENTS

Erika Orellana, Clerk to Boards and Commissions, stated that the Historic District Review Board work session would be held electronically. Ms. Orellana informed that the next scheduled meeting for the Historic District Review Board is a public hearing to be held on May 19, 2021 through WebEx and individuals are encouraged to participate and to provide comments for the record at hdrb.arb@herndon-va.gov.

Ms. Orellana stated, for the record, that:

- The Historic District Review Board public hearing that evening was conducted electronically pursuant to Virginia Code Section 2.2-3708.2, as amended; the Governor's Executive Orders, as amended; and in accordance with Ordinance 20-O-23, Continuity of Governmental Operations during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments, the work session and public hearing may be by electronic means.
- The agenda and meeting materials are available on the town's website;

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- Electronic meetings would begin with a roll call and determination of quorum; and
- All votes, including adjournment, would be by roll call vote.

1. ROLL CALL /DETERMINATION OF QUORUM

Chairman Walker called the work session to order at 7:01 p.m. and asked the Clerk to call roll call.

Ms. Orellana called the roll.

Chairman Walker stated, for the record, that there was a quorum present, electronically, that evening.

ANNOUNCEMENTS

Chairman Walker announced that Lauri Sigler, Deputy Town Attorney; Lisa Gilleran and Christopher Garcia, Community Design Planner were also present.

Chairman Walker stated that the meeting was being conducted by electronic means pursuant to the appropriate laws.

PUBLIC HEARINGS

- 2. APPLICATION FOR AMENDING A CERTIFICATE OF APPROPRIATENESS FOR A PREVIOUSLY APPROVED APPLICATION, HDRB #21-007**, to consider an application to modify conditions of approval of a previously approved HDRB Certificate of Appropriateness related to the reduction of the required front yard building setback from 35' to 20', permissible within the Heritage District Overlay, on the single-family residential property at 764 Grace Street, Herndon, Virginia, located at the southeast corner of the intersection of Grace Street and the Washington and Old Dominion Trail right-of-way, and further identified as Fairfax County Tax Map 0104-02-0017. The property is zoned R-10, Residential, Single Family; and consists of 16,074 total square feet of land. Owners/Applicants: Bryce A. Perry and Phuong T. Pham.

Chairman Walker called on Lisa Gilleran, Director of Community Development, for the staff report. Ms. Gilleran presented a synopsis of the staff report dated May 5, 2021, which is on file in the office of Community Development.

Staff recommended approval of HPRB #21-007, in accordance with the resolution dated May 19, 2021 provided, to the May 5, 2021 HDRB Staff Report, with the rescission of HPRB #20-019.

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Chairman Walker called on Board Members to address questions to staff. There were no questions by the Board Members to staff.

Chairman Walker called on the owner, Mr. Bryce A. Perry, for comments. Mr. Perry provided his comments and stated that he had no issues with the modified conditions presented by staff

Chairman Walker called on Board Member to address questions to Mr. Perry, the owner. Board Members were generally more supportive of the revised form, more specifically the revised roof form, and concurred with the staff recommendations. Board Member Ossolinski provided his comments on the proposed application regarding concerns of the detailing of the roof deck and parapet wall connection to the existing structure, though also supportive of the revised roof/building form. There were no additional comments or questions for the applicant from Board Members.

3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO AN EXISTING STRUCTURE, HDRB #21-008**, to consider an application for a Certificate of Appropriateness for the construction of a one-story addition to the single-family residential dwelling at 764 Grace Street, Herndon, Virginia, located at the southeast corner of the intersection of Grace Street and the Washington and Old Dominion Trail right-of-way, and further identified as Fairfax County Tax Map 0104-02-0017. The property is zoned R-10, Residential, Single Family; and consists of 16,074 total square feet of land. Owners/Applicants: Bryce A. Perry and Phuong T. Pham.

Chairman Walker called on Lisa Gilleran, Director of Community Development, for the staff report. Ms. Gilleran presented a synopsis of the the staff report dated May 5, 2021, including the Historic District Overlay Guidelines Review Matrix, which is on file in the office of Community Development.

Staff recommended approval of HPRB #21-008, in accordance with the resolution dated May 19, 2021 provided, to the May 5, 2021 HDRB Staff Report.

Chairman Walker called on Board Members to address questions to staff. Board Member Ossolinski asked for clarification on the subjectivity of determining conformance with the preponderance of the Historic District Overlay design guidelines for new additions. Ms. Gilleran provided response and referenced the Historic District Guidelines Evaluation Matrix within the Boards dispatch package for the case. Ms. Gilleran encouraged the Board to evaluate the staff commentary and make modifications to the evaluation narratives, if desired, to include their interpretation of the guidelines and their application as a matter of record with any approval of the case. There were no additional comments or questions for staff.

Chairman Walker called on the owner, Mr. Bryce A. Perry, for comments. Mr. Perry provided his comments and acknowledged several drawings inconsistencies in the

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elevation drawings and perspective renderings that were going to be resolved/revised at the soonest opportunity

Chairman Walker called on Board Member to address questions to Mr. Perry, the applicant and property owner. *Board Member Boll* was generally more supportive of the revised addition's form and roof modifications, but asked the applicant to review the connection (the hyphen) of the addition and consider some subtle modifications to the parapet. Board Member Edmondson asked for clarification on the materials for the proposed addition, but was generally supportive of the new building form, the hyphen and its attachment to the existing structure and the existing materials selections. Board Member Fetske provided her comments on the parapet wall connection and was generally supportive of the revised roof form. Board Member Ossolinski provided supportive comments on the proposed design and offered several recommendations or suggestions for addressing some detailing of the proposed addition, most specifically detailing for the parapet wall and the attachment to the existing structure. Vice Chair Blaker-Glass provided supportive comments regarding the hyphen and the revised design. Mr. Perry provided responses to the Board Members with agreement to review design alternatives to the address the design of the hyphen attaching to the existing building and its detailing. There were no additional comments or questions for the applicant.

DISCUSSION ITEM

4. **PRELIMINARY DESIGN REVIEW OF 1010 GRANT STREET ADDITION AND ALTERATIONS:** Applicant-requested Board discussion item regarding the conceptual architectural design of a proposed rear and side addition to the contributing residential dwelling located at 1010 Grant Street, Herndon, Virginia.

Chairman Walker called on Chris Garcia, Community Design Planner, for the staff memo. Mr. Garcia presented the staff memo dated May 4, 2021, which is on file in the office of Community Development.

Mr. Garcia provided a brief background, the applicant, Clites Architects, PC, on behalf of the property owner, has submitted preliminary design information for a two-story addition that will remove a 1980's rear addition and substantially removes both the original rear and side wall, and more than doubling the existing building footprint. The submitted design information specifies that the new addition will be approximately 1,315 square feet and the net increase of building footprint is not entirely clear. The preliminary design calculations of land disturbance provided is estimated between 3,493 square feet and 4,206 square feet. The new addition will include new interior living and utility/storage spaces and will include Queen Anne styled features including a large turret, a new brick chimney, gable and cross-gabled roof forms and connections, similarly proportioned (as the existing dwelling) wood windows and doors, and exterior deck and railing, and an asphalt, architectural shingled roof.

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Chairman Walker called on Board Members to address questions to staff. Board Members provided brief comments/questions to staff for the addition and alteration proposed. In general, the Board members concurred with the staff concerns about the shear massing / size of the addition and the impact to the original contributing structure, while acknowledge the attempt to be complementary to the Queen Anne architecture

Chairman Walker called on the homeowners, Mr. Brendon Klaproth and Kerry Cooke for comments. Owners provided their comments. Chairman Walker called on Tim Clites, Architect for comments. Mr. Clites provided his comments about his clients' needs for additional living space for a growing family and the design intent to adhere to the visual qualities of the Queen Anne architecture of the original structure.

Chairman Walker called on Board Members to address questions to homeowners and architect. Board Members provided their comments for the discussion item with guidance to help improve the proposal and work together with the staff to help in the direction for approval. The Board Members generally concurred with the staff assessment for preliminary design and were most concerned with the very large mass of the addition overpowering the original, unique house and issues of a complementary addition that is not differentiated appropriately, creating a false historical narrative in the new addition. Board Members encourage the applicant and owner to work with staff to resolve site planning and architectural design issues that would better conform the historic district design guidelines. There were no additional comments or questions for the applicant.

COMMENTS

5. Comments from the Staff Members

Mr. Garcia stated his change in duties due to promotion in the Community Development Department would mean he would no longer be the primary staff support for the HDRB & ARB; and that May's meetings would be his last meetings to attend in that role. Mr. Garcia stated that he will provide updates at the public hearing for the upcoming outlook for June 2021.

6. Comments from the Board Members

Board Member Fetske provided additional comments regarding HDRB# #21-007 and HDRB# 21-008. Board Member Ossolinski asked when will the meetings become in public, Deputy Town Attorney Lauri Sigler stated that the exact date is not set, however, the meetings would likely to continue virtually throughout the month of July. Vice Chair Blaker-Glass thanked Mr. Garcia for his work with the Board.

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ADJOURNMENT

On motion of Vice Chair Blaker-Glass, seconded by Board Member Shah, the May 5, 2021 HDRB work session was adjourned by a vote of 7-0, the vote was: Board Members Boll, Edmondson, Fetske, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye."

There being no further business, the meeting adjourned at 9:43 p.m.



**Robert Walker, Chairman
Heritage Preservation Review Board**



**Erika Orellana
Clerk to Boards and Commissions**

Minutes approved by the Historic District Review Board: August 18, 2021