



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
Public Hearing
Wednesday, January 20, 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during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments. Chairman Walker has stated that the November 18, 2020 Historic District Review Board public hearing will 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, January 15, 2021. In attendance electronically were: Chairman Robert B. Walker, Vice Chair Leslie Blaker-Glass and Board Members: Eric Boll, Lauren Edmondson, Mike McFarlane, Matthew Ossolinski and Hiren Shah.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; 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 public hearing will be held as a virtual meeting. The Clerk to the Boards and Commissions welcomed those listening and encouraged the public to provide comments for the record at hprb.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),

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as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments.

- Proper notice of the electronic meeting was provided in accordance with Section 2.2-3708.2 of the Code of Virginia, along with information for viewing the meeting and submitting comments for the record;
- The agenda and meeting materials are available on the town's website;
- Electronic meetings will begin with a roll call and determination of quorum; and
- All votes, including adjournment, was by roll call vote.

1. **CALL TO ORDER**

Roll Call

Chairman Walker called the public hearing by electronic means to order at 7:02 p.m. and asked Ms. Orellana to call the roll for attendance. All members were present, electronically, with Chairman Walker presiding.

2. **DETERMINATION OF QUORUM**

Chairman Walker stated, for the record, that there was a quorum present, virtually, that evening. Chairman Walker stated that Deputy Town Attorney, Lauri Sigler and Community Design Planner, Chris Garcia were also present.

ANNOUNCEMENT

Chairman Walker stated that tonight's public hearing is conducted by electronic means pursuant to the appropriate laws.

NEW BUSINESS

3. **2021 Election of Officers**

Election of Chairman for the Historic District Review Board for the 2021 term.

On motion by Vice Chair Blaker-Glass, seconded by Board Member Shah, Robert B. Walker was nominated for the position of Chairman of the Historic District Review Board for the 2021 term.

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Mr. Robert B. Walker accepted the nomination.

There were no other nominations, and the nominations were closed. The vote carried, 6-0-1. The vote was: Board Members Boll, Edmondson, McFarlane, Ossolinski, Shah and Vice Chair Blaker-Glass voting “Aye.” Chairman Walker abstained.

Robert B. Walker was elected Chairman of the Historic District Review Board for the 2021 term.

Election of Vice Chair for the Historic District Review Board 2021 term.

On motion by Board Member McFarlane, seconded by Board Member Boll, Leslie Blaker-Glass was nominated for the position of Vice Chair of the Historic District Review Board for the 2021 term.

Ms. Leslie Blaker-Glass accepted the nomination.

There were no other nominations, and the nominations were closed. The vote carried, 6-0-1. The vote was: Board Members Boll, Edmondson, McFarlane, Ossolinski, Shah and Chairman Walker voting “Aye.” Vice Chair Blaker-Glass abstained.

Leslie Blaker-Glass was elected Vice Chair of the Historic District Review Board for the 2021 term.

4. Resolution, to approve revisions to the by-laws for the Historic District Review Board (HDRB) formerly the Heritage Preservation Review Board (HPRB).

Chairman Walker called on Chris, Garcia, Community Design Planner, for the staff report. Chairman Walker stated that pursuant to the current by-laws, a proposal for a modification to the by-laws must be submitted to the Board at a regular meeting and then scheduled for consideration and action at the next regular meeting.

Mr. Garcia provided a brief staff report on the revisions to the by-laws for the Historic District Review Board (HDRB) formerly the Heritage Preservation Review Board (HPRB). Mr. Garcia reiterated that the formal adoption of the revised by-laws would occur at the next HDRB public hearing on February 17, 2021.

APPROVAL OF MINUTES

5. **Vote on December 2, 2020
Work Session Minutes**

On motion of Vice Chair Blaker-Glass, seconded by Board Member Shah, the minutes of the Wednesday, December 2, 2020 Work Session were approved by a vote of 7-0, the vote

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was: Board Members Boll, Edmondson, McFarlane, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting “Aye.”

**6. Vote on December 16, 2020
Public Hearing Minutes**

On motion of Vice Chair Blaker-Glass, seconded by Board Member Boll, the minutes of the Wednesday, December 16, 2020 Public Hearing were approved by a vote of 6-0-1, the vote was: Board Members Boll, Edmondson, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting “Aye.” Board Member McFarlane abstained.

7. COMMENTS BY THE BOARD MEMBERS

There were no comments by the Board Members.

8. COMMENTS BY THE STAFF

Chris Garcia informed the Board Members that staff has received one application for the February 2021 HPRB meetings.

PUBLIC HEARINGS

9. **APPLICATION FOR NEW CONSTRUCTION, HDRB #21-004**, to consider an application for a Certificate of Appropriateness for a newly constructed accessory structure at 757 Grace Street, Herndon, Virginia, located between the intersection of Grace Street and Vine Street and the intersection of Grace Street and the Washington and Old Dominion Trail right-of-way, and further identified as Fairfax County Tax Map 0162-02-0007B. The property is zoned R-10, Residential, Single Family; and consists of approximately 28,224 total square feet of land. Owners/Applicants: James L. and Elizabeth A. Leach.

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, December 31, 2020 and January 8, 2021 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for the staff report and updates.

Mr. Garcia presented the staff report dated January 6, 2021 and staff memo dated January 15, 2021, which are on file in the Department of Community Development.

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Staff recommended approval of HDRB #21-004 in accordance with resolution.

[Note: Below is the draft resolution recommended by staff.]

Resolution to consider HDRB #21-004, for new construction of a storage shed located at 757 Grace Street, Fairfax County Tax Map Number 0162-02-0007B.

WHEREAS, the applicant has submitted an application for a storage shed at the above referenced address; and

WHEREAS, the proposed shed complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance; and

WHEREAS, the proposed shed received an approved Building Location Survey in accordance with Town Zoning Ordinance Section 78-155.6. - *Site Plans, Subdivision Plans, Single Lot Development Plans and Building Location Surveys* and relevant zoning standards for accessory structures in residential zoning districts ; and

WHEREAS, the proposed sign generally complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances, Zoning Ordinance Section 78-60.3; and

WHEREAS, the proposed shed generally complies with the applicable design guidelines of the Town of Herndon Historic District Overlay Guidelines; and

WHEREAS, the Town of Herndon Historic District Review Board has reviewed this application and has held a public hearing on January 20, 2021.

NOW THEREFORE, BE IT RESOLVED that the Historic District Review Board of the Town of Herndon, Virginia, HEREBY:

Approves HDRB #21-004, for new construction of a storage shed at 757 Grace Street in Herndon, VA.

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia.

Board Member Ossolinski asked for clarification of staff comments on the constructed shed. More specifically, Mr. Ossolinski discussed specific roof design features, exterior materials, and topics concerning the application of false historical narratives of accessory

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buildings within the district; which is discouraged by the revised Historic District Guidelines. There were no other comments or questions from Board members for Mr. Garcia.

Chairman Walker recognized the applicant for comments.

Mr. Jim Leach, the applicant, provided brief comments regarding the roof design.

Chairman Walker asked the Board Members for questions to the applicant, Mr. Leach.

Board Member Ossolinski provided comments to Mr. Leach, complimenting the accessory structure design.

Chairman Walker recognized the public for comments on this item.

There were no comments by the public.

Chairman Walker closed the public hearing in the item.

Following the public hearing, Vice Chair Blaker-Glass moved approval of HDRB #21-004 in accordance with resolution presented by staff. This motion was seconded by Board Member Boll.

The question was called on the motion, which carried by a vote of 7-0, the vote was: Board Members Boll, Edmondson, McFarlane, Ossolinski, Shah, Vice Chair Blaker-Glass and Chairman Walker voting "Aye."

CHAIRMAN WALKER CALLED ON DISCLOSURES

Chairman Walker called on disclosures by the Board Members. Chairman Walker called on Board Member McFarlane and Vice Chair Blaker-Glass to provide their disclosures.

HDRB# 21-001 Disclosure:

Board Member McFarlane stated for the record, that he is an attorney licensed by the Virginia State Bar Association. In the course of his practice he currently represents or has provided services for the Owner/Applicant, Station House, LLC at 65 Culpeper St, Warrenton, VA 20186. Therefore, he has a personal interest in the transaction and he would recuse and disqualify myself from tonight's work session and the public hearing, He refrained from discussing this matter with other governmental officers or staff, and would not vote on this application. Board Member McFarlane stated that he has filed the appropriate disclosure and disqualification with the board clerk and town attorney.

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Vice Chair Blaker-Glass stated she may have a personal interest in this transaction because she is a contract purchaser of another lot in the Residences at the Station subdivision, which lot is not in the Herndon Historic District Overlay. Vice Chair Blaker-Glass stated that she is able to participate in the consideration of HDRB #21-001 for a COA for Lot 2, fairly, objectively, and in the public interest. Vice Chair Blaker-Glass stated that she is a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: As a contract purchaser she is a member of a group of three or more persons which is composed of other contract purchasers and owners of lots in the Residences at the Station. Vice Chair Blaker-Glass stated that she is able to participate in the transaction fairly, objectively, and in the public interest. Vice Chair Blaker-Glass stated that she has filed the appropriate disclosure with the board clerk and town attorney.

Due to technical issues, Vice Chair Blaker-Glass left the virtual public hearing at 7:38 pm and returned to the public hearing, virtually, at 7:41 pm.

HDRB# 21-002 Disclosure:

Board Member McFarlane stated for the record, that he is an attorney licensed by the Virginia State Bar Association. In the course of his practice he currently represents or has provided services for the Owner/Applicant, Station House, LLC at 65 Culpeper St, Warrenton, VA 20186. Therefore, he has a personal interest in the transaction and he would recuse and disqualify myself from tonight's work session and the public hearing, He refrained from discussing this matter with other governmental officers or staff, and would not vote on this application. Board Member McFarlane stated that he has filed the appropriate disclosure and disqualification with the board clerk and town attorney.

10. **APPLICATION FOR NEW CONSTRUCTION, HDRB #21-001, to consider an application for a Certificate of Appropriateness to construct a new residential structure and a new accessory structure at 647 Jefferson Street, Herndon, Virginia, located between the intersection of Jefferson Street and Monroe Street and the intersection of Jefferson Street and Quincy Street, and further identified as Fairfax County Tax Map 0162-53-0002. The property is zoned R-10, Residential, Single Family; and consists of approximately 4,926 total square feet of land. Owners/Applicant: Station House, LLC c/o Stephanie Wright.**

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, December 31, 2020 and January 8, 2021 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for the staff report and updates.

Mr. Garcia presented the staff report dated January 6, 2021 and staff memo dated January 15, 2021, which are on file in the Department of Community Development.

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Staff recommended a continuance to the February 17, 2021 HDRB Public Hearing to allow the applicant additional time to address the remaining design issues related to:

- Window sizing and arrangements,
- Provide detailed information about the various trim board sizes and profiles,
- Provide clarity as to whether the front porch railing will or will not be provided in the front elevation, and
- Provide comprehensive updates to the elevations and renderings to include the revised design features with notes and dimensioning of features critical to this design review.
- Address additional stylistic details that would more clearly indicate a Craftsman styled home.

Staff also provided an alternative resolution with several conditions, should the Board determine it appropriate to move forward on the case.

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia. Board Member Edmondson had a question about staff's comments on the board and batten siding being proposed for revision. Mr. Garcia stated that this material change had been discussed with the applicant after this Board's work session on the case, however upon review found that the material proposed, once submitted, was less appropriate and was noted as such in the staff report.

There were no other comments or questions by the Board to Mr. Garcia.

Chairman Walker recognized the applicant's representative for comments.

Mr. William Lange, the applicant's representative, provided brief comments.

Chairman Walker asked the Board Members for questions to the applicant's representative, Mr. Lange.

There were several comments provided by the Board to the applicant's representative, Mr. Lange. Board members discussed several materials details, and the alternative staff conditions to which there was no clear resolution in the discussion with Board members and the applicant. Board members expressed concern about the lack of clarity of what the final design would look like without revised elevations that had not been submitted by the applicant. Board members also discussed the timing and process of the Town approvals related to the zoning map amendment, the general development plan with proffers, and the site plan approval leading up to the current HDRB cases for this development. While there appeared to be some agreement with most of the recommended materials and details revisions proposed, several Board members were concerned with acting on the case without revised elevations and details needed for an appropriate review and consideration.

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Chairman Walker recognized the public for comments on this item.

There were no comments by the public.

Chairman Walker closed the public hearing in the item.

Following the public hearing, Board Member Shah moved for a continuance of HDRB #21-001 to the February 17, 2021 HDRB public hearing. This motion was seconded by Board Member Ossolinski.

The question was called on the motion, which carried by a vote of 4-2, the vote was: Board Members Boll, Ossolinski, Shah and Chairman Walker voting "Aye." Board Member Edmondson and Vice Chair Blaker-Glass voting "Nay." Board Member McFarlane recused.

CHAIRMAN WALKER CALLED ON DISCLOSURES

Chairman Walker called on disclosures by the Board Members. Chairman Walker called on Vice Chair Blaker-Glass to provide her disclosure.

HDRB# 21-002 Disclosure:

Vice Chair Blaker-Glass stated she may have a personal interest in this transaction because she is a contract purchaser of another lot in the Residences at the Station subdivision, which lot is not in the Herndon Historic District Overlay. Vice Chair Blaker-Glass stated that she is able to participate in the consideration of HDRB #21-002 for a COA for Lot 1, fairly, objectively, and in the public interest. Vice Chair Blaker-Glass stated that she is a member of the following business, profession, occupation, or group, the members of which are affected by the transaction: As a contract purchaser she is a member of a group of three or more persons which is composed of other contract purchasers and owners of lots in the Residences at the Station. Vice Chair Blaker-Glass stated that she is able to participate in the transaction fairly, objectively, and in the public interest. Vice Chair Blaker-Glass stated that she has filed the appropriate disclosure with the board clerk and town attorney.

11. **APPLICATION FOR NEW CONSTRUCTION, HDRB #21-002**, to consider an application for a Certificate of Appropriateness to construct a new residential structure and a new accessory structure at 649 Jefferson Street, Herndon, Virginia, located between the intersection of Jefferson Street and Monroe Street and the intersection of Jefferson Street and Quincy Street, and further identified as Fairfax County Tax Map 0162-53-0001. The property is zoned R-10, Residential, Single Family; and consists of approximately 5,101 total square feet of land. Owners/Applicant: Station House, LLC c/o Stephanie Wright.

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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, December 31, 2020 and January 8, 2021 issues.

Chairman Walker opened the public hearing and called on Christopher Garcia, Community Design Planner, for the staff report and updates.

Mr. Garcia presented the staff report dated January 6, 2021 and staff memo dated January 15, 2021, which are on file in the Department of Community Development.

Staff is recommending a continuance to the February 17, 2021 HDRB Public Hearing to allow the applicant additional time to address the remaining design issues related to:

- Window sizing and arrangements,
- Detailed information about the various trim board sizes and profiles,
- Clarity as to whether the front porch railing will or will not be provided in the front elevation, and
- Comprehensive updates to the elevations and renderings to include the revised design features with notes and dimensioning of features critical to this design review.
- Addressing additional stylistic details that would more clearly indicate a Craftsman styled home.

Staff also provided an alternative resolution with several conditions, should the Board determine it appropriate to move forward on the case.

Chairman Walker called on the Board Members individually for comments or questions to Mr. Garcia.

There were no comments or questions by the Board to Mr. Garcia.

Chairman Walker recognized the applicant's representative for comments.

Mr. William Lange, and Gregg Wilkes, the applicant's representatives, provided brief comments.

Chairman Walker asked the Board Members for questions to the applicant's representative, Mr. Lange. Board members discussed several materials details, and the alternative staff conditions to which there was no clear resolution in the discussion with Board members and the applicant. Board members expressed concern about the lack of clarity of what the final design would look like without revised elevations that had not been submitted by the applicant. While there appeared to be some agreement with most of the recommended materials and details revisions proposed, several Board members were concerned with acting on the case without revised elevations and details needed for an appropriate review and consideration, as with the previous case.

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There were comments provided by the Board to the applicant's representative, Mr. Lange.

Chairman Walker recognized the public for comments on this item.

There were no comments by the public.

Chairman Walker closed the public hearing in the item.

Following the public hearing, Board Member Shah moved continuance of HDRB #21-002 to the February 17, 2021 HDRB public hearing. This motion was seconded by Board Member Boll.

The question was called on the motion, which carried by a vote of 4-2, the vote was: Board Members Boll, Ossolinski, Shah and Chairman Walker voting "Aye." Board Member Edmondson and Vice Chair Blaker-Glass voting "Nay." Board Member McFarlane recused.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:31 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: February 17, 2021