



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
Wednesday, January 6, 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during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments, the work session and public hearing may be by electronic means.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, December 31, 2020. In attendance were: Chairman Robert B. Walker and Members: Eric Boll, Michael McFarlane, Matthew Ossolinski and Hiren Shah. Vice Chair Leslie Blaker-Glass and Board Member Lauren Edmondson were absent.

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 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 January 20, 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during Pandemic Disaster (COVID-19), as amended and readopted by the Herndon Town Council on September 8, 2020, which superseded previously adopted amendments, the work session and public hearing may be by electronic means.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.

ANNOUNCEMENT BY CHAIRMAN WALKER

Chairman Walker announced that Vice Chair Blaker-Glass would not be in attendance for the work session

1. ROLL CALL /DETERMINATION OF QUORUM

Chairman Walker called the work session to order at 7:00 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; 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

Chairman Walker called on disclosures by the Board Members. Chairman Walker called on Board Member McFarlane to provide his 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 represent 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.

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 represent or

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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.

2. **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.

Chairman Walker called on Chris Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated January 6, 2021, which is on file in the office of Community Development.

Staff recommends a continuance of HDRB #21-001 to the February 17, 2021 HDRB Public Hearing to address information needs and design issues note in the staff report.

Chairman Walker called on Board Members to address questions to staff. Board Members had questions about clarification on the materials, roofline, window design and architectural style of the proposed residential building and requested photos of the already completed homes along Jefferson Street that were built as a part of the development. Board members generally agreed with the staff presentation comments and staff review comments found in the staff report. There were no additional questions or comments from the Board.

Chairman Walker called on applicant, Ms. Stephanie Wright for comments. Ms. Wright was not present and Mr. Gregg Willkes was present and stated he was taking notes of the staff and Board comments on behalf of the applicant's design team.

Chairman Walker called on Board Member to address questions to Mr. Wilkes, the applicant representative. The Board extensively discussed various design details and potential details that may better express the Craftsman architectural style. The Board also discussed window design and arrangements, particularly along the side elevations, veneer materials of the exposed above-grade foundation, and drawing/written descriptions discrepancies noted in the staff report. There were no additional comments or questions for the applicant.

3. **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

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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.

Chairman Walker called on Chris Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated January 6, 2021, which is on file in the office of Community Development.

Staff recommends a continuance of HDRB #21-002 to the February 17, 2021 HDRB Public Hearing to address information needs and design issues note in the staff report.

Chairman Walker called on Board Members to address questions to staff. There were no questions by the Board Members to staff due to the similarities of the design of the residential building and the associated design issues, with only minor differences noted in the staff presentation.

Chairman Walker called on applicant, Mr. Gregg Wilkes for comments. Mr. Wilkes provided his comments.

Chairman Walker called on Board Member to address questions to Mr. Wilkes, applicant. Board members generally acknowledged similar design concerns as presented by staff and as discussed in the previous case. There were no additional comments or questions for the applicant.

4. **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.**

Chairman Walker called on Chris Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated January 6, 2021, which is on file in the office of Community Development.

Staff recommends the following for HDRB #21-004 If the Building Location Survey is approved before the HDRB January 20, 2021 public hearing, staff recommends approval of the case in accordance with the resolution. If the Building Location Survey is not approved date, staff recommends a continuance, to allow the applicant additional time to complete and receive an approval a Building Location Survey in accordance with Zoning Ordinance Section 78-155.6. Staff stated that the applicant had submitted a Building Location Survey and expected the review to be complete before HDRB public hearing.

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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 applicant, Mr. James Leach for comments. Mr. Leach provided his comments.

Chairman Walker called on Board Member to address questions to Mr. Leach, applicant. Board members were generally in support of the shed design. There were no additional comments or questions for the applicant.

COMMENTS

5. Comments from the Staff Members

Mr. Garcia advised the Board that the thirty-day outlook for the next months anticipated Board agenda would be provided at the January 20, 2021 Public Hearing. Mr. Garcia informed that staff is continuing work on the administrative approval procedure and process as new case have been submitted to staff, some requiring HDRB review and some requiring staff review. Lauri Sigler, Deputy Town Attorney, also informed the Board that the Board would be considering amendments to the HDRB By-Laws in February 2021, which would include changing all references of the previous Board name, HPRB, to the current, adopted Board name, Historic District Review Board (HDRB). In addition, Ms. Sigler also stated that the Board would also need to elect a Chair and Vice Chair for the 2021 calendar year as required by the existing HDRB By-Laws. There were no additional comments by staff.

6. Comments from the Board Members

Board Member McFarlane asked staff for an electronic copy of the HDRB guidelines in order for him to print out for the Board. Mr. Garcia informed that he would send the copy over to him.

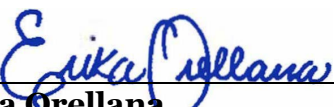
ADJOURNMENT

There being no further business, the meeting adjourned at 8:23 p.m.



Robert Walker, Chairman

Heritage Preservation Review Board



Erika Orellana
Clerk to Boards and Commissions

Minutes approved by the Heritage Preservation Review Board: February 17, 2021