



HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA

Herndon Police Department Community Room
397 Herndon Parkway, #300, Herndon, VA 20170

Wednesday, November 6, 2024 | 7:00 PM

1. Call to Order

2. Public Hearings

- a. APPLICATION FOR AN ADDITION, HDRB #24-005, to consider an application for a Certificate of Appropriateness for the addition of a front porch to the house located at 811 Elden Street.

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Board Members

4. Adjournment

Agenda Item: APPLICATION FOR AN ADDITION, HDRB #24-005, to consider an application for a Certificate of Appropriateness for the addition of a front porch to the house located at 811 Elden Street.

Meeting Date: November 6, 2024

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:

This item is for the addition of a full-width open porch on the front elevation of the single family detached house located at 811 Elden Street. This house is considered contributing to the Herndon Historic District. The most recent architectural survey is attached for more information on the history and architecture of the structure. The porch would be 5'-6" deep and 21'-7" long and would tie into the existing front gable portico over the front door. It would be constructed with composite decking, metal standing seam roof panels, and pressure-treated wood trim. It would not have a railing and the porch columns would be square with caps and bases furnished from wood trim with ogee molding.

Background:

This house has in recent years replaced its metal roof and lap siding. Its overall form has maintained a high level of integrity from its original design. The Board of Zoning Appeals recently approved a variance to allow the placement of this porch as proposed within the front setback. The attached property plat shows the proposed location as granted by the variance. The applicant has also provided the attached drawings, and photos of the existing house for the board's consideration.

Staff evaluation remains ongoing at this time. An update on the review will be presented at the work session and staff anticipates the staff report will be included within the dispatch for the November ARB regular meeting. While the review is not complete staff noted a few items that would require attention by the applicant:

- The following information is unclear: the height of the porch, the appearance from the left elevation (the proposed porch is mistakenly not shown), the material of the piers, whether any skirt would be used between the piers, specifically what composite boards would be used (finish, size), how those boards would be oriented, and what joinery (open, tongue and groove) would be used, would there be any gutters and downspouts and if yes, what are the size, shape, style, color, location.
- Almost every porch column is spaced differently, creating an irregularity in the pattern

that, while quirky, looks like a mistake. In elevation view, it's clear the intent is to have the columns spatially relate to the windows and doors, however, the porch sticks out from the house and will be viewed almost always at an angle. From this perspective, more visual emphasis would be placed on the rhythm of the columns with little recognition of how that rhythm relates to the openings in the house.

- Clarity is needed for how the roof ties in with the existing portico roof. The drawings show a valley that would collect rainwater.

- The slope of the roof seems very low. Low to the point whereby standing seam might not be able to be used. Using standing seam for the porch is a great option to match the material on the principal roof of the house, as a traditional material for a house of this age, and as a common historic building material used in the Herndon Historic District. However, at this slope, it is only very minimally visible. The slope should be increased to enhance the visibility and prominence of the porch's metal roof.

It should also be mentioned that staff is closely examining the application of the guidelines in relation to front porches on contributing structures. Pages 62-65 of the guidelines deals with the treatment of porches on contributing structures. While porches are identified as a very important component of historic properties in the district, and an identifying feature of the district character, the guidelines generally call for avoiding new porches on the front of contributing structures unless those structures originally had a porch. There has been no documentation provided to staff to date indicating that this house was originally constructed with a porch.

Budget Impact:

N/A

Staff Recommendation/Next Steps:

A staff recommendation based on a completed staff evaluation and the work session discussion will be provided prior to the November ARB regular meeting.

Attachments:

1. 811 Elden Street Applicant Letter
2. 811 Elden Street Porch Drawings
3. 811 Elden Street Porch Photos
4. 811 Elden Street Plat
5. 811 Elden Street Architectural Survey

10/11/2024
Town of Herndon
Mr. Bryce Perry
Department of Community Development
777 Lynn Street
Herndon, VA 20170

Re: 811 Elden Street Application for the Historic District Property Modification

Dear Board Members,

Please accept this letter as part of the formal request to add a front porch to the existing single-family home at 811 Elden Street. The scope of work reflects a front porch roof structure along the front-facing façade. All exterior finishes will match the proposed finishes as noted.

The front porch will be a roof open porch with a "Trex" deck along with 6x6 p.t. posts wrapped in wood 1x trim painted white. The finish dimension of the column will be 8" w./ base and the cap of the column will be 1x6 wood ptd white trim with ogee mold. The ceiling of the porch will be drywall ptd sky blue. The roof finish will be metal roof to match existing. Fascia and soffit to be wood ptd. white.

We feel that this front porch addition will complement the existing structure at 811 Elden St and will add if not improve the current aesthetics and value of the neighborhood. We would like to request that the Historic District Review Board review this application and approve modifications. Please feel free to contact me at 703.819.9461 if there are any questions or if there might be an item that maybe omitted from this application.

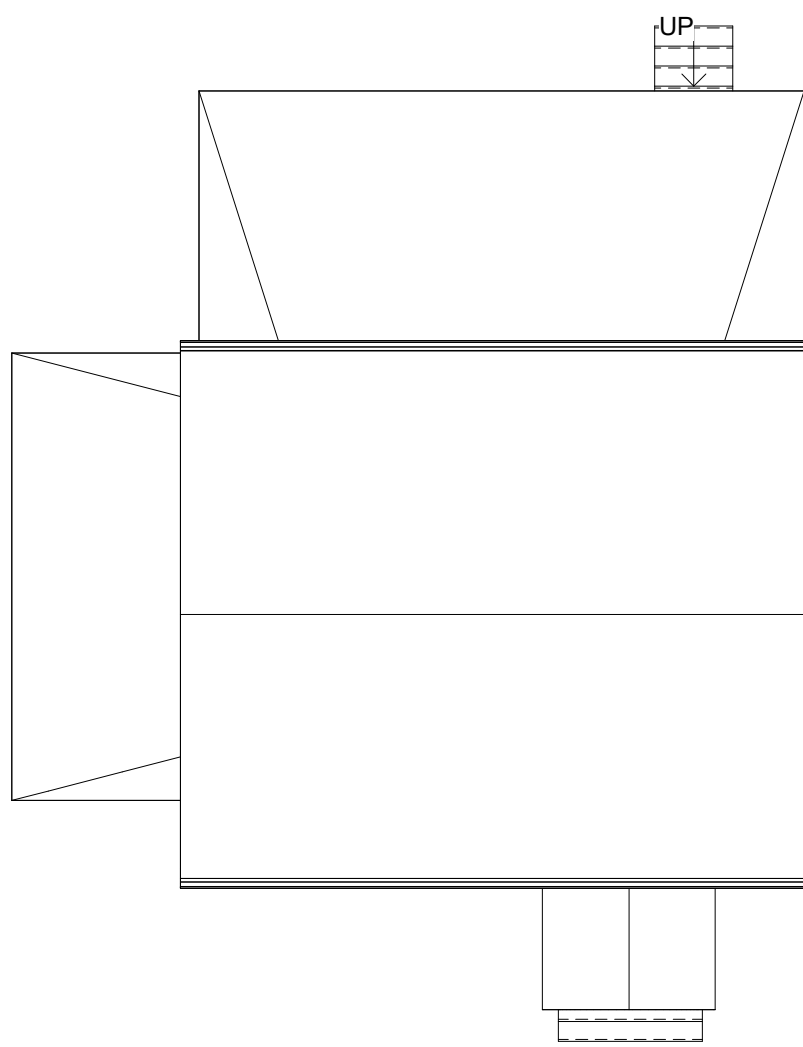
Sincerely,



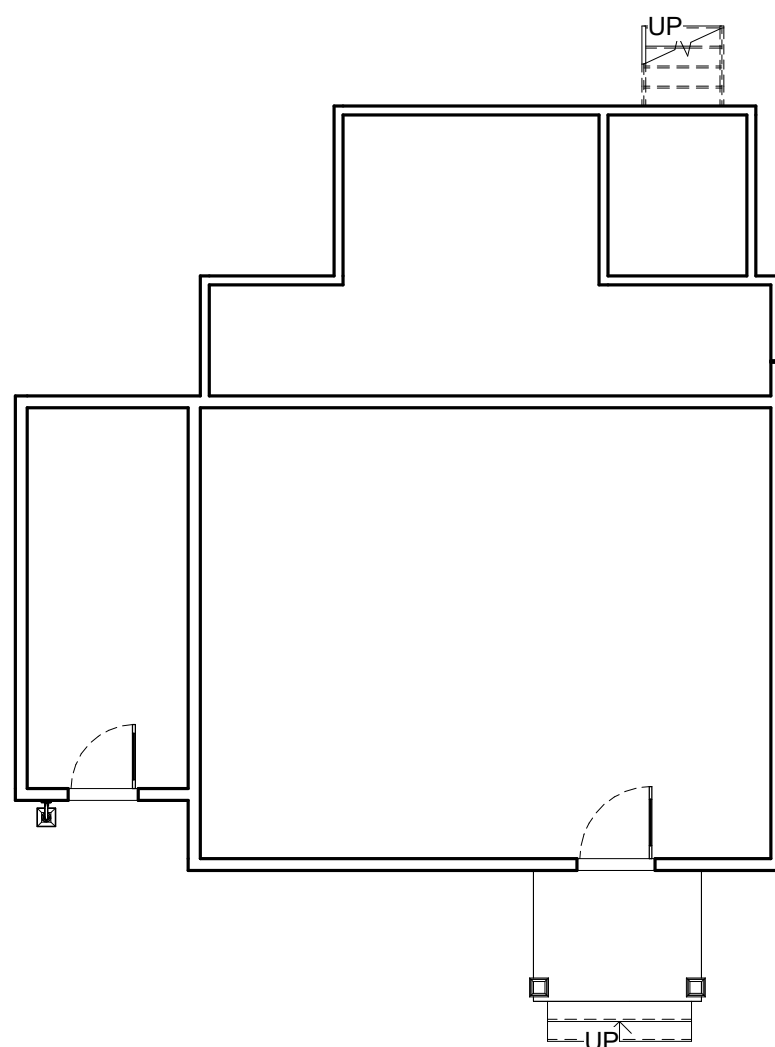
Michael Wijdoogen, AIA, LEED BD+C
Architect

Enclosures:

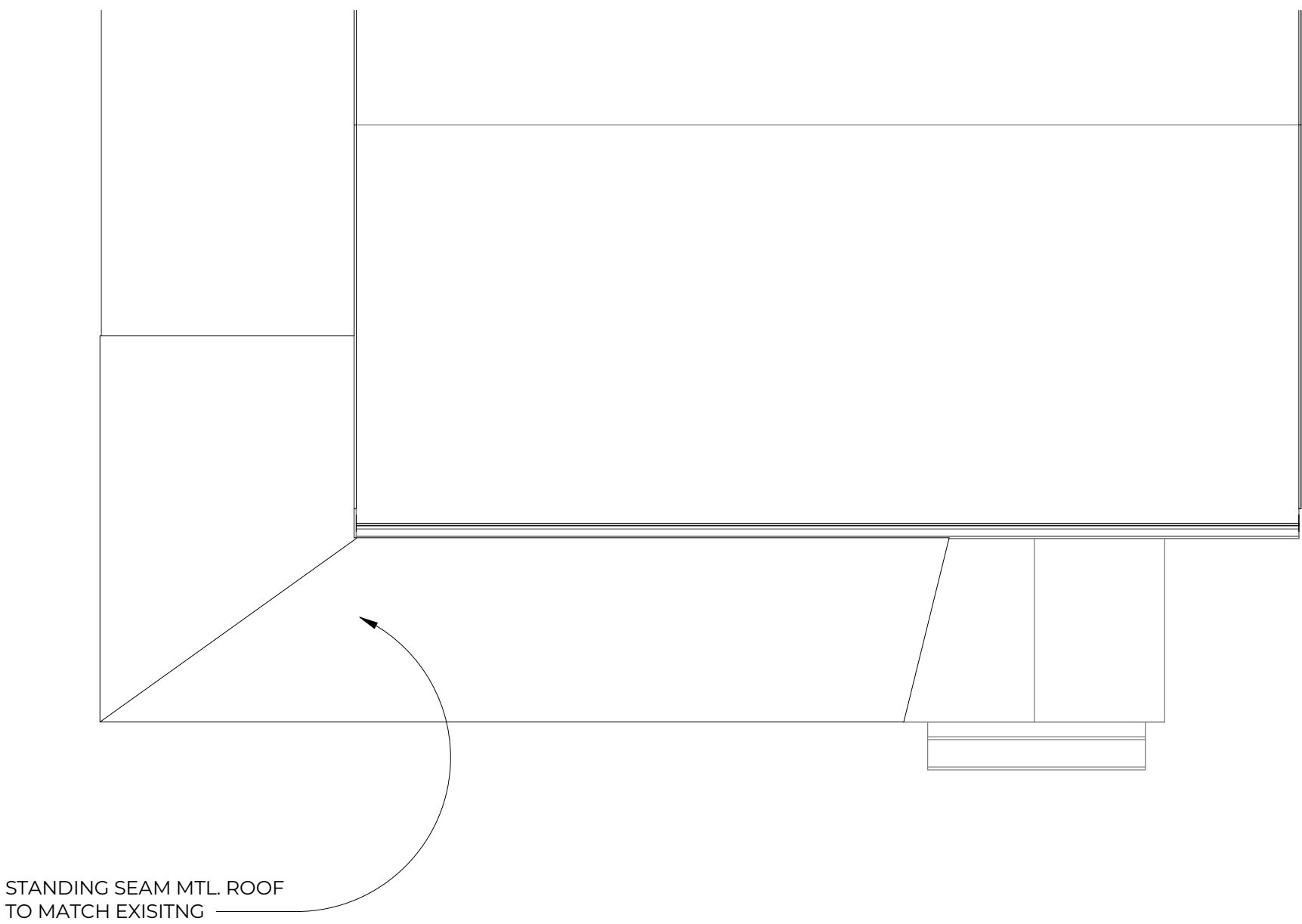
- (1) Application with fee
- (1) Plat Plan
- (1) Elevations 24x36 Sheet A1.0, A2.0
- (1) Photographs existing home and neighboring houses
- (1) Material cut sheets
 - "Trex" Decking



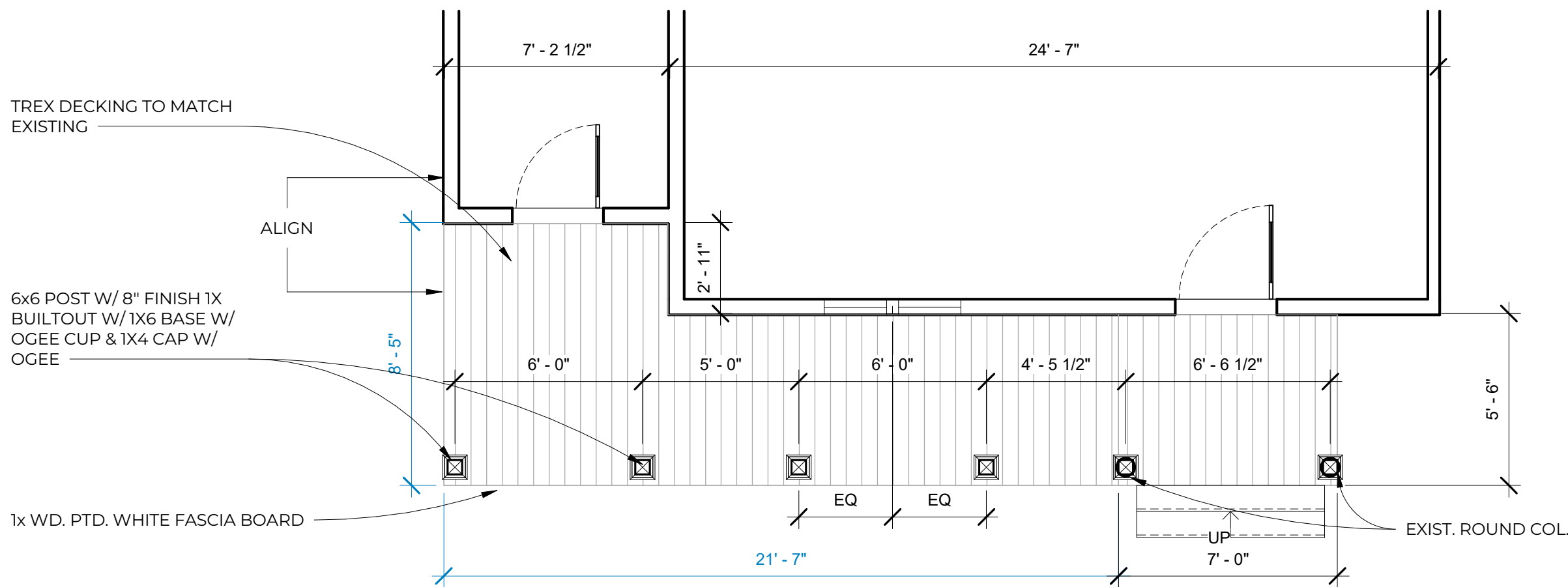
③ Existing Roof Plan
1/8" = 1'-0"



① Existing First Floor
1/8" = 1'-0"



④ Proposed Roof Plan
1/4" = 1'-0"



② Proposed First Floor
1/4" = 1'-0"

GENERAL NOTE:
4" RECESSED LED DOWN
LIGHTS IN CEILING

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& constructive approach"

761C Monroe Street, Suite 201
Herndon, VA 20170
(833)-819-9461
www.mwarchitects.com

811 ELDEN ST.

811 Elden St. Herndon, VA 20170

PROJECT	24.177
DATE:	9/12/24
DRAWN BY:	AW
CHECKED BY:	ML

REVISIONS:	
HDRB: 10.11.24	

SEAL:

SCALE	As indicated
SHEET TITLE	Floor Plan
SHEET NUMBER	A1.0



1 Existing Front Elevation
1/8" = 1'-0"



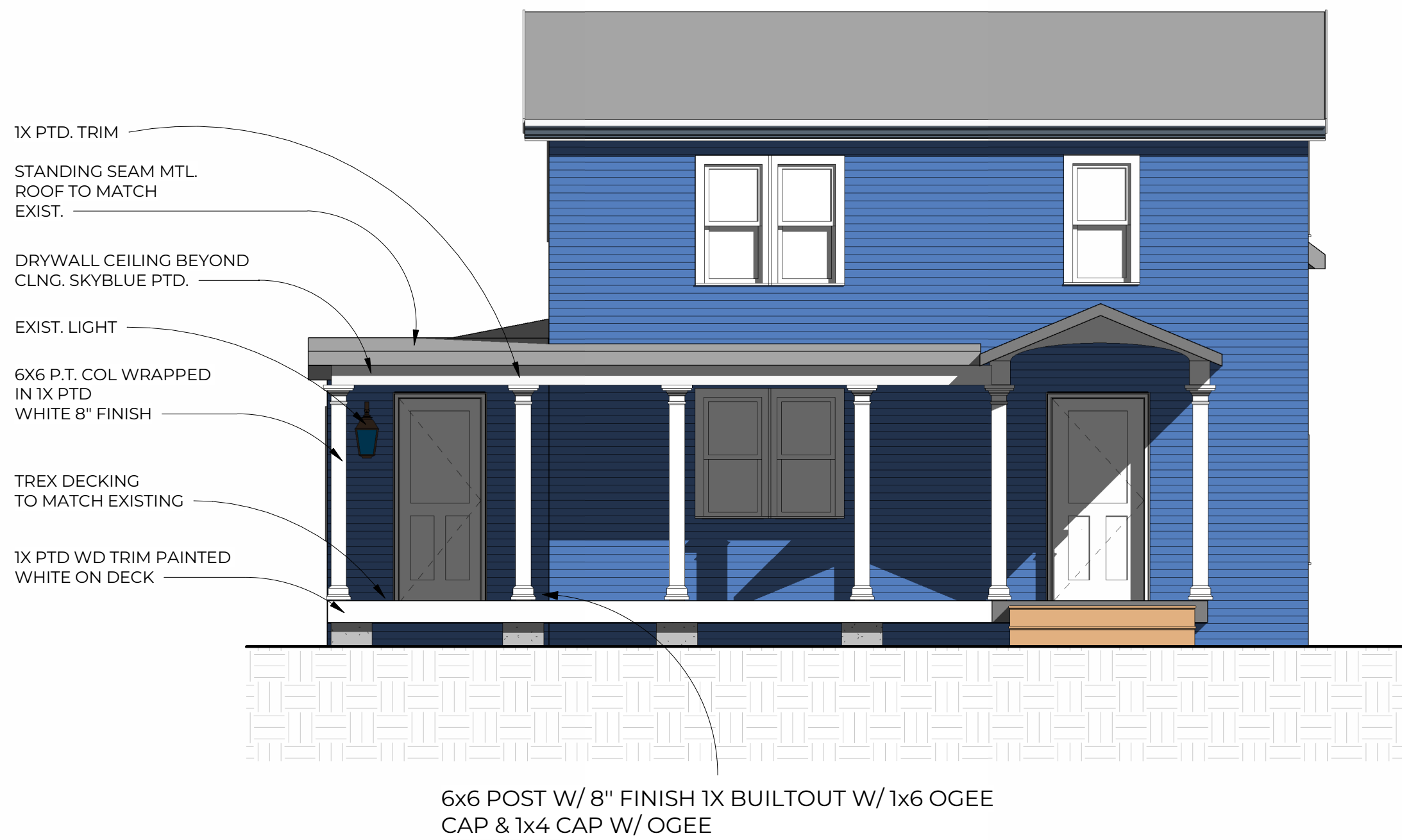
2 Existing Left Elevation
1/8" = 1'-0"



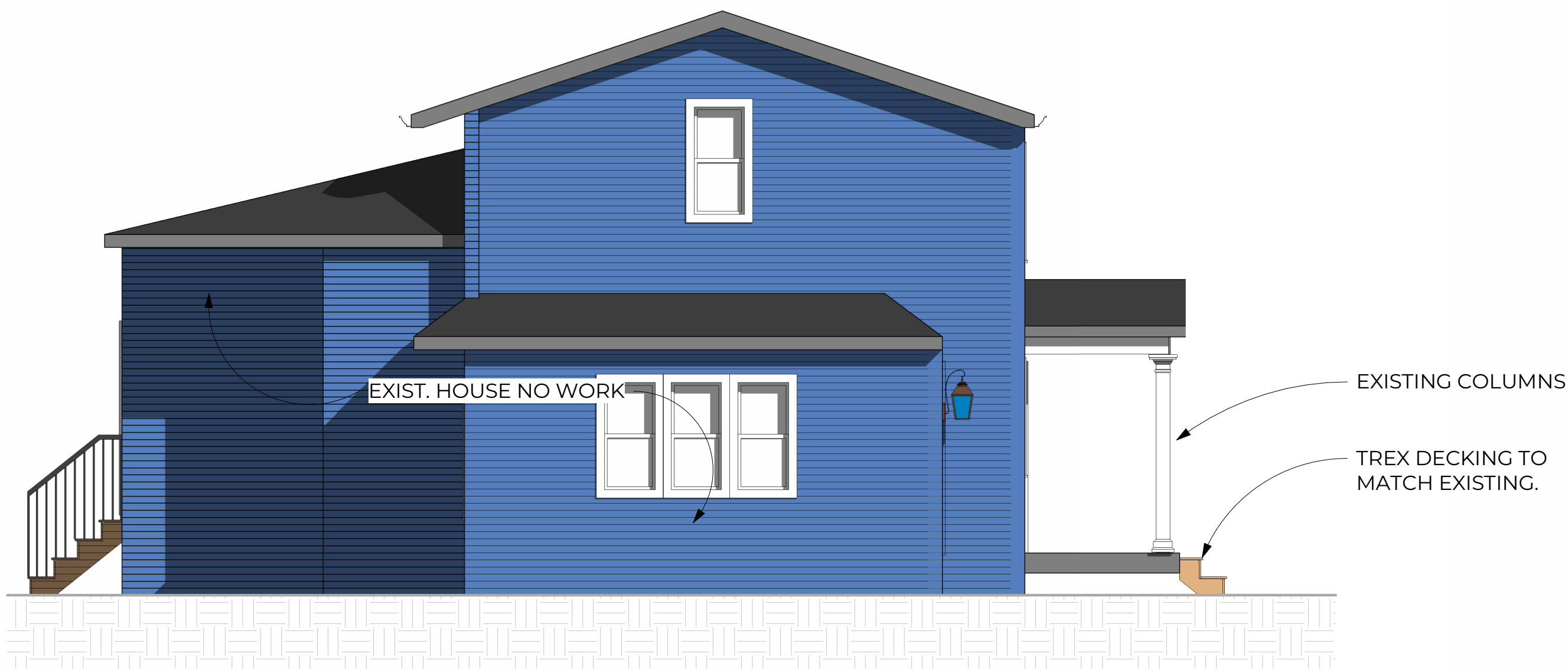
3 Existing Right Elevation
1/8" = 1'-0"



4 Existing Rear Elevation (NO CHANGE)
1/8" = 1'-0"



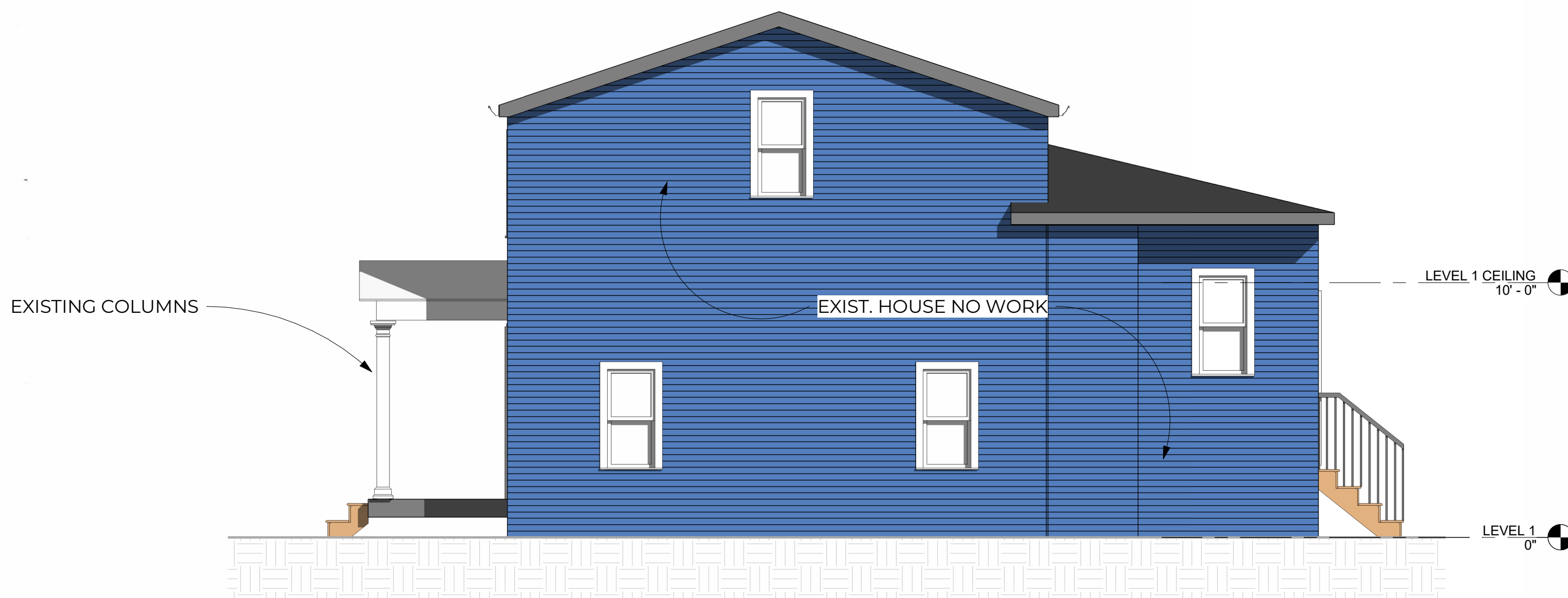
5 Proposed Front Elevation
1/4" = 1'-0"



6 Proposed Left Elevation
1/4" = 1'-0"



3D CONCEPT RENDERING



7 Proposed Right Elevation
1/4" = 1'-0"

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811 ELDEN ST.

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PROJECT	24.177
DATE:	9/12/24
DRAWN BY:	AW
CHECKED BY:	MSW ML

REVISIONS:	
HDRB: 10.11.24	

SEAL:

SCALE:	As indicated
SHEET TITLE:	Elevations & 3D
SHEET NUMBER:	A1.2

10/11/2024

Town of Herndon
Department of Community Development
777 Lynn Street
Herndon, VA 20170



Front of House



Side of Property



Side of Property



Neighboring House – 813 Elden St.

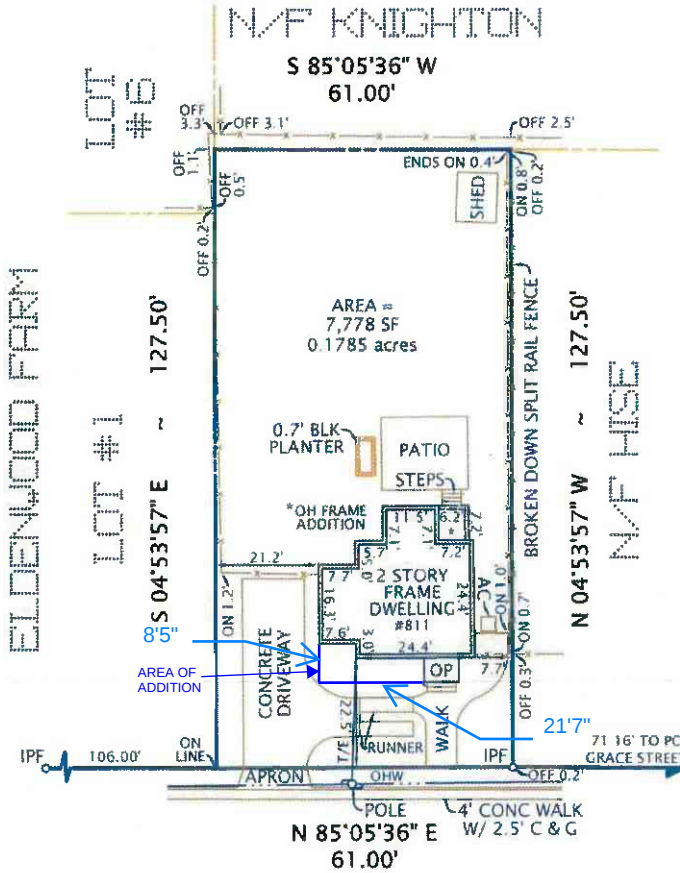
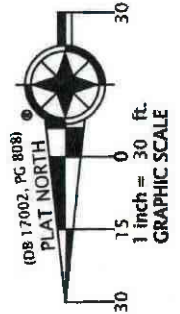


Neighboring House – 810 Elden St.



Neighboring House – 814 Elden St.

NOTES: 1. FENCES ARE FRAME UNLESS NOTED.



ELDEN STREET

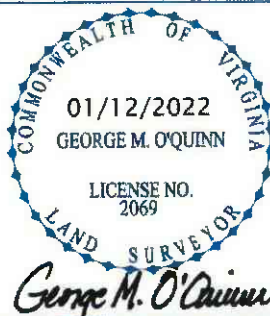
WIDTH VARIES ~ STATE ROUTE #228

PLAT
SHOWING HOUSE LOCATION ON
THE PROPERTY LOCATED AT
#811 ELDEN STREET
(DEED BOOK 26518, PAGE 1933)
TOWN OF HERNDON, VIRGINIA
FAIRFAX COUNTY
SCALE: 1" = 30' JANUARY 12, 2022

I HEREBY CERTIFY THAT THE POSITIONS OF
ALL THE EXISTING IMPROVEMENTS HAVE BEEN
CAREFULLY ESTABLISHED BY A CURRENT FIELD
SURVEY AND UNLESS SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS AS OF THIS DATE.

THIS PLAT IS SUBJECT TO
RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.
NO CORNER MARKERS SET.



Ordered by:



44095 Pipeline Plaza
Suite 100
Ashburn, VA 20147
Phone: (703) 723-3300
Fax: (703) 723-3333

DOMINION Surveyors
Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

**Town of Herndon Survey
Fairfax County, Virginia**

Surveyor: EHT Tracerics (K. Parzen)

Date: August 2, 2017

Street #: 811

Street Name: Elden Street

DHS ID#: 235-0003-0026

Primary Resource Property Name (if any):

Resource Category:	Domestic	Resource Type:	Single Family Dwelling		
Construction Date:	1900	Circa	VDHR Time Period: Reconstruction and Growth (1866-1916)		
Contributing Status:	Contributing	Condition:	Fair	Style:	Vernacular
Bldg. Type:	Rectangular	Bays:	3	Stories:	2
Primary Cladding Material:	Primary Treatment:	Siding, Lap	Primary Material:	Wood	
Secondary Cladding Material:	Secondary Treatment:	None	Secondary Material:	N/A	
Roof Type:	Side Gable	Roof Material:	Metal, standing seam		
Chimney Type:	None	Chimney Treatment:	N/A	Chimney Material:	N/A
Dormer Type:	None	Dormer Material:	N/A		
Foundation Type:	Unknown	Found'n Treatment:	N/A	Found'n Material:	N/A
Porch Type:	Portico/Entry Porch	Support Type:	Doric	Floor Material :	Wood
Window Type:	Double-Hung	Glazing Type:	3/1 integrated	Window Material:	Vinyl
Shutter Type:	None	Shutter Treatment:	N/A	Shutter Material:	N/A
Garage Type:	None	Garage Treatment:	N/A	No. of Bays:	N/A

Describe the following features, where present:

Main Entry Door: Single-leaf six-light paneled wood door.

Front Porch: Gabled porch with wood Tuscan column supports.

Signs and/or Murals: None



Photograph - Primary Elevation(s)

Details or
Character-
Defining
Features:*Describe the following features, where present:*

Vernacular dwelling with gabled porch with wood column supports.



Photograph - Secondary Elevations or Details

Major
Additions
and/or
Alterations:

One-story hipped roof addition on east elevation. Enclosed porch on rear addition. Both existed before the House was renovated in 2013.

(Note location, size, & date)

Secondary Resource #1

Resource
Type:

—

Condition:

—

Construction
Date:

—

Stories:

—

Bays:

—

Resource
Description:*(Note location, size, and distinctive features)*

Photograph - Secondary Resource(s)

Primary Cladding Material:

Primary Treatment:

—

Primary Material:

—

Secondary Cladding Material:

Secondary Treatment:

—

Secondary Material:

—

Roof Type:

—

Roof Material:

—

Chimney Type:

—

Chimney Treatment:

—

Chimney Material:

—

Foundation Type:

—

Found'n Treatment:

—

Found'n Material:

—

Porch Type:

—

Support Type:

—

Floor Material :

—

Window Type:

—

Glazing Type:

—

Window Material:

—

Additional
Resources

Resource Description:

(Note location, type, & appearance)