



HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Wednesday, March 6, 2024 | 7:00 PM

1. Call to Order

2. Public Hearings

- a. Application for Facade Modification, HDRB #24-001, to consider an application for a Certificate of Appropriateness for modifications to the front facade of the commercial property located at 722 and 724 Pine Street, Herndon, Virginia.

3. New Business

- a. Discussion Item: 753 Grace Street New Build

4. Comments

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

5. Adjournment

Agenda Item: Application for Facade Modification, HDRB #24-001, to consider an application for a Certificate of Appropriateness for modifications to the front facade of the commercial property located at 722 and 724 Pine Street, Herndon, Virginia.

Meeting Date: March 6, 2024

Category: Public Hearings

Prepared by: Tamsin Himes, Lead Planner/Design-Development

Description:

This application proposes painting the unpainted brick front façade of 722 and 724 Pine Street Sherwin Williams Oyster White.

Background:

Normally, projects of this scale are administratively reviewed. Staff has limited discretion when interpreting the Guidelines and explained that a Certificate of Appropriateness would be denied if reviewed administratively. The applicant has chosen to apply to the board for review and has provided a letter describing their proposal and reasons for pursuing this project.

Budget Impact:

None

Recommendation:

Staff is withholding a recommendation pending discussion by the board. Should the board wish to pursue approval, staff will provide recommendations for conditions of approval.

Attachments:

1. Staff Report
2. Guidelines Review Matrix
3. Applicant Letter
4. 724 Pine Street Old Photos
5. Existing Condition Photos
6. Paint Sherwin Williams Oyster White
7. 1987 Architectural Survey Image

STAFF REPORT

Agenda Item: HDRB #24-001; Façade modification; 722 and 724 Pine Street

Meeting Date: March 6, 2024

Staff Contact: TAMSIN HIMES, LEAD PLANNER – DESIGN AND DEVELOPMENT

Summary Information:

Proposed Modification	Façade alteration: painting brick facade		
Address	722 and 724 Pine Street, Herndon Virginia		
Fairfax County Tax Map Number	0162 02 0272		
Owner(s)	Edgar Allen Andre Gutierrez		
Applicant	Homeyra Darugar and Ali Darugar		
Business/Organization	The Russia House		
Property Use	Commercial		
Zoning District	CC, Central Commercial		
HDO Designation	Contributing		
Adjacent Zoning	North: CC, Central Commercial East: CC, Central Commercial South: CC, Central Commercial West: CC, Central Commercial		
Building Type(s)	One story commercial	Date of Construction:	1920-1940
Architectural Style(s)	Vernacular commercial		
Exterior Material(s)	Brick		
Neighborhood Design Profile	The surrounding neighborhood consists of commercial buildings, both contributing and non-contributing.		
Comprehensive Plan Land Use Designation	Adaptive Area		

Location Map:



Background & Site Description:

The property at 722 and 724 Pine Street is a one-story vernacular commercial building dating from between 1920 and 1940. As with most historic commercial buildings, it has had a history of changes in use and physical alterations to the exterior. Historic images show that the building has previously housed multiple businesses with separate front entrances. Currently the building houses The Russia House restaurant and features one front entrance with two multi-paned windows on either side. The façade is brick masonry with a combination of running bond and common bond. Multiple brick types are visible

and there are areas near the base of the façade where it appears cement has been used with scores resembling the dimensions of the surrounding brick.

The entrance is accessed by an elevated stoop, brick stairs on either side with a black metal railing system leading to the main entrance. Three of the four windows have cement windowsills, contrasting in color with the brick of the rest of the façade. With the grade change, concrete masonry unit (CMU) block and cement can be seen at the foundation on the west side of the façade. A half-circle fabric canopy sits over the entrance with three black light fixtures directly above. The façade has a shallow stepped parapet, and the side elevations are CMU block.

Case Details & Proposal:

This application proposes painting the unpainted brick front façade of 722 and 724 Pine Street Sherwin Williams Oyster White. Normally projects of this scale are administratively reviewed. Staff has limited discretion when interpreting the Guidelines and explained that a Certificate of Appropriateness (COA) would be denied if reviewed administratively. The applicant has chosen to apply to the board for review and has provided a letter describing their proposal and reasons for pursuing this project.

Staff Analysis:

Zoning Ordinance Compliance. Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.

Painting Exterior Facades. Paint colors and painting of most surfaces were removed as an item requiring a COA with the current version of the Historic District Overlay Guidelines. However, painting currently unpainted or historically unpainted masonry continues to require a COA because painting masonry fundamentally alters the character of the building.

Photos and Façade History. Currently 722 and 724 Pine Street are unpainted, but as can be seen in the historic images (attachment #4), this building has been painted in the past. Staff does not have access to exact dates for these images but can arrange them in order of time period based on indications such as car style and photo quality. The oldest photo shows the façade unpainted, and the building has multiple entrances and different window openings. In the two later images, the façade is painted white, an additional step is added to the stepped parapet, and the façade has one central entrance with arched window

openings in what appears to be the same location as existing. The existing windows are not arched.

Guidelines. The Guidelines outline the importance of material finishes: “The historic wall materials and finishes of a building help to define architectural style and convey the historic period of its construction. The details of the installation of exterior wall materials create surface texture that impart specific characteristics and further reinforces the building’s age and style.” Painting brick tends to strip masonry of depth and texture and can be structurally damaging for the masonry in the long run. The Guidelines also state that: “Historically unpainted wall surfaces should remain unpainted. Exterior wall surfaces that have already been painted can be repainted using an appropriate paint product after careful planning and surface preparation...” (page 52). Staff understands the intent of this is to retain the historic character of a building and that “surfaces that have already been painted” refers to currently painted facades.

When staff reviewed this case on an administrative level, we took into consideration the existing state of the building, the oldest available photo, and the guidance referenced above. As with all cases, there is some room for interpretation, and some flexibility as every application for COA is reviewed on a case-by-case basis. Staff understands that there are specific circumstances such as the alteration of the façade over time, and the current state of the masonry which includes patches and damage, that may set this apart from other requests to paint historically unpainted masonry, and that the board may come to a different conclusion than staff has. Should the board wish to pursue approval, staff will provide recommendations for conditions of approval.

Fiscal Impact:

No fiscal impact.

HDRB Alternatives:

The following alternatives are available to the HDRB for its decision on HDRB #24-001:

1. Recommendation for approval.
2. Recommendation for approval with conditions.
3. Recommendation for denial.
4. Continuance of the application to the April 17 HDRB Regular Meeting.

Staff Recommendation:

Staff is withholding a recommendation pending discussion by the board.

Historic District Overlay Guidelines Review Matrix			
Chapter 5: Treatment of Contributing Buildings – Exterior wall Materials and Finishes (p.51 - 53)			
#	Guidelines		Evaluation
1.	General Guidance: The historic wall materials and finishes of a building help to define architectural style and convey the historic period of its construction. The details of the installation of exterior wall materials create surface texture that impart specific characteristics and further reinforces the building's age and style.	n/a	n/a
2.	Historically unpainted wall surfaces should remain unpainted. Exterior wall surfaces that have already been painted can be repainted using an appropriate paint product after careful planning and surface preparation... Unpainted masonry should remain unpainted and painting previously unpainted masonry requires a COA.	Does not meet.	The applicant has supplied historic images of the structure, the oldest of which shows the brick façade unpainted. Later photos showing it painted, and then a later removal of paint. Though previously painted, the goal of the Historic District and the Guidelines is to retain character and to use the oldest information available to make determinations. Please see the staff report for a more in-depth analysis.

February 20, 2024

Homeyra & Ali Darugar
Russia House Restaurant
724 Pine Street
Herndon, VA 20170

Dear Historic District Review Board,

Thank you for considering our application to make improvements to 724 Pine Street to paint the front exterior brick white. We do truly believe these renovations to the exterior of the property will make vast improvements to the aesthetic of the building and the community as well.

As you may know, Russia House Restaurant has been a pillar in this community since 1992. When Russia House was located across the street on 790 Station Street, our current building 724 Pine Street was painted white. As far as the history of this building, it historically has not been an unpainted building. In the past, 724 Pine Street was 3 separate stores in one building and later on it was converted to one restaurant, Olympic Flame and then Scoreboard, which was white. The white was then stripped in the late 90s by Cyber Cafe exposing the different masonry used to make the conversion. The difference in masonry used creates an inconsistent look to the building (photos attached). The white paint will make the building look uniform and the different masonry will no longer be noticeable.

Also, Please see the attached photos of the buildings located within the historic district on Station Street. All of these buildings are masonry built just like ours and all are painted different not matching colors (including white). With this information we hope that you please reconsider our request. We look forward to decision made on March 6th.

Thank you,

Homeyra & Ali Darugar







24 H
VEILLAN



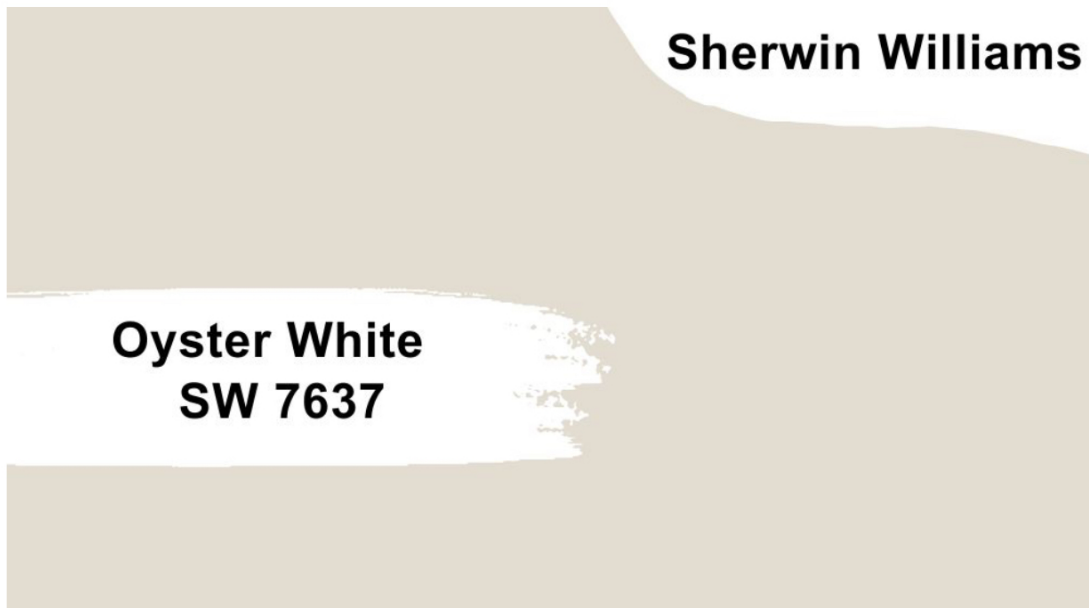








Sherwin Williams Oyster White





Agenda Item: **Discussion Item: 753 Grace Street New Build**

Meeting Date: March 6, 2024

Category: New Business

Prepared by: Tamsin Himes, Lead Planner/Design-Development

Description:

This staff memo addresses a discussion regarding a future application at a prominent location within the historic district. The currently vacant property is located on the northwest corner of the Grace Street/Vine Street intersection. The address is 753 Grace Street. The owner has purchased the property and intends to build a single-family home. Staff encouraged the applicant to come before the board at this early stage to provide an opportunity to discuss the fundamentals of the project, such as the orientation of the new house and its scale/massing in relation to the adjacent properties and the surrounding neighborhood.

Background:

The applicant has proposed two layouts, but since the layouts do not meet zoning requirements, the layouts are not the subject of the work session discussion. Generally, the applicant has indicated an interest in building a 2.5 story single family residence with a detached or attached garage. Staff believes that a discussion of the Guidelines for New Construction, as well as consideration of the location of the site and characteristics of the contributing structures along Grace Street, would assist the applicant and the project architect as they redesign the proposed structure and site layout.

Budget Impact:

None

Recommendation:

No recommendation.

Attachments:

1. Staff Memo
2. Historic District Review Guidelines Chapter 9: Guidelines for New Construction
3. Historic District Review Guidelines Chapter 4: Understanding Herndon's Contributing Resources

MEMORANDUM

To: Chair Blaker-Glass and Members of the Historic District Review Board

From: Tamsin Himes, Lead Planner / Design and Development 

Date: March 6, 2024

Subject: Discussion Item, 753 Grace Street New Single-Family Residence

This staff memo addresses a discussion regarding a future application at a prominent location within the historic district. The vacant property is located on the northwest corner of the Grace Street/Vine Street intersection. The address is 753 Grace Street. The owner has purchased the property and intends to build a single-family home. Staff encouraged the applicant to come before the board at this early stage to provide an opportunity to discuss the fundamentals of the project, such as the orientation of the new house and its scale/massing in relation to the adjacent properties and the surrounding neighborhood.

Project description

The applicant has proposed two layouts, but since the layouts do not meet zoning requirements, the layouts are not the subject of the work session discussion. Generally, the applicant has indicated an interest in building a 2.5-story single-family residence with a detached or attached garage. Staff believes that a discussion of the Guidelines for New Construction, as well as consideration of the location of the site and characteristics of the contributing structures along Grace Street, would assist the applicant and the project architect as they redesign the proposed structure and site layout.

Guidelines

The Guidelines include a chapter dedicated to new, single-family builds and address why this type of infill development is important and should be approached carefully:

“Herndon’s historic residential neighborhoods convey a classic small-town neighborhood appearance and unique sense of place. To retain and enhance the appeal of the historic district, new residential buildings must be carefully planned and designed to maintain the historic character of the district and not distract from it. Adherence to the following guidelines is critical to ensure that new construction within the HDO is consistent with the location, setback, scale, massing, height, and form of the HDO’s historic (contributing) resources.” (Guidelines p. 108)

At this stage, it is most appropriate for the discussion to focus primarily on the orientation, siting and massing of the future building(s), but this memo will touch on

other aspects of the design addressed in the Guidelines so that these can also be brought into the conversation at an early stage. New construction projects are not often before the board, and staff recognizes that there are many aspects of this project and the guidelines associated with its review with which the board and the applicant may be unfamiliar. Staff has included Chapter 9 of the Guidelines: Guidelines for New Construction as an attachment to this memo. We encourage members of the board and the applicant to become familiar with this section as we move forward with this project.

Siting and orientation

Throughout Chapter 9, the Guidelines emphasize that when siting a new single-family structure, the existing neighborhood, adjacent houses, and character of the area should be taken into consideration and that the new structure should be cohesive and complementary to the historic district:

“Position new buildings on the lot in a manner that is consistent with contributing structures on the same block in order to retain the historic character and pattern of the neighborhood. . . Orient parking to the side and rear of the lot. Parking should not be located in the front yard.” (Guidelines p. 118)

Along this block of Grace Street there are 15 lots with single-family homes, 11 of which are contributing structures, and all of which are oriented so that the architectural front of the house faces Grace Street. Across the intersection of Vine and Grace Streets, the two nearest houses also front along Grace Street. Only one property, directly west or to the rear of the lot, faces Vine Street and is not within the historic district. Given the direction from the Guidelines and the orientation of the majority of the neighboring houses, staff strongly supports siting the new building so that the architectural front faces Grace Street.

Massing.

As with siting and orientation, shape and massing are integral to the success of new structures within the historic district. Decisions regarding the shape and massing of a new structure must consider the surrounding contributing buildings if the architectural design is to conform to the Guidelines.

“New buildings should be designed for consistency with overall massing and scale of historic buildings within the HDO, particularly those on the same block as the new building. Building dimensions and complexity of form help to define the massing and scale of a building:

a. Building Dimensions

- 1. The established building height from finished grade to roof ridge should be no greater than a 10% deviation from the minimum/ maximum of the adjacent historic buildings on the block, subject to compliance with the zoning ordinance.*
- 2. The distance between the existing grade (pre-development) and the first-floor height of new buildings should be limited to two feet or less on facades visible from the street, unless a high foundation wall is a prevalent feature of historic buildings on the block.*

3. *The width and length of the building should take into consideration the shape of the lot and any consistent historic building shapes and sizes on the block*
4. *The new building should be consistent in orientation and proportion with the prevailing historic building dimensions on the block particularly and in the HDO generally.”* (Guidelines p. 109)

Eventually, the board will want to understand the exact height of the building in relation to the surrounding structures to be sure that the new structure is cohesive with the neighborhood and does not deviate more than 10% from the average height of the adjacent buildings on the block. As noted below, form and façade division should be influenced by a specific architectural style.

Future proposal

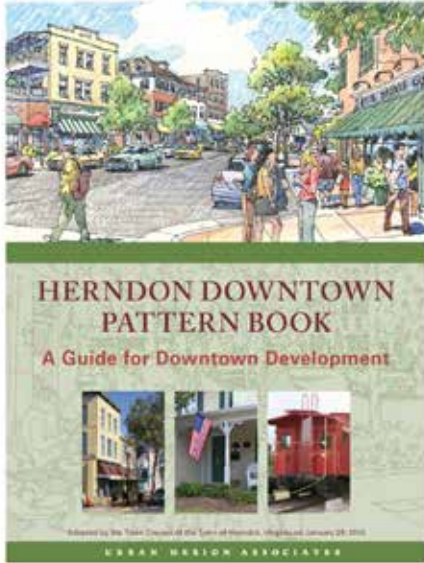
A future application should carefully consider the architectural style of the new build in relation to the historic district. Attempting to replicate or exactly mimic historic structures or styles to the point where it is difficult to differentiate between historic and new structures is discouraged. However, the Guidelines state that “*A new house should specifically reflect one of [the architectural styles found in the HDO] and that style should be carried through the design of the house from basic form to specific details*” (Guidelines p. 118). Aspects of design such as form, window and door design and organization, roof structure, and decorative elements should take queues from the specific style chosen by the applicant. Staff has attached a section from the Guidelines (Chapter 4: Understanding Herndon’s Contributing Resources) as a reference. An architectural style should be chosen from those displayed by the contributing structures in the historic district.

The Guidelines also emphasize that new houses should be designed from the outside in, meaning that the architectural style, form and massing, and organization of window and door elements should be designed first, with interior considerations following. Windows should be aligned horizontally and vertically in a traditional manner. Materials must be chosen carefully, and the primary cladding should be used on all sides of the house. Traditional materials are encouraged, but modern materials that display the same or similar characteristics to traditional materials can be permitted as discussed in chapter 6 of the Guidelines.

Conclusion

Staff looks forward to helping this project move forward and believes that an involved discussion on the board level at this early stage can help the process down the road smoother.

GUIDELINES FOR NEW CONSTRUCTION



The Herndon Downtown Pattern Book: A Guide for Downtown Development. Click the image to download the document.

New Construction Guidelines for Non-Residential Buildings and Single Family Attached Residential

Design guidelines for new construction of commercial, institutional, multi-family, single-family attached houses, and mixed-use buildings are located in the [Downtown Herndon Pattern Book](#), as adopted by the Town Council. The HDRB may also use the Downtown Pattern Book for design guidance when evaluating COAs for new construction of non-residential and single-family attached development in areas within the HDO, but outside the downtown.

NEW CONSTRUCTION GUIDELINES FOR SINGLE-FAMILY DETACHED RESIDENTIAL

The following guidelines are for new single-family detached residential construction in the HDO.

Herndon's historic residential neighborhoods convey a classic small-town neighborhood appearance and unique sense of place. To retain and enhance the appeal of the historic district, new residential buildings must be carefully planned and designed to maintain the historic character of the district and not distract from it. Adherence to the following guidelines is critical to ensure that new construction within the HDO is consistent with the location, setback, scale, massing, height, and form of the HDO's historic (contributing) resources.

When it comes to infill construction, the design guidelines stress that the overall massing, scale, shape, fenestration, orientation, and siting of the building should be compatible with that of other buildings in the streetscape. However, replication of historic detailing is not recommended since the Secretary of the Interior's Standards for Rehabilitation prohibit the creation of a false sense of history. The attributes mentioned below under the categories *Siting a New Building* and *Establishing the Building's General Shape and Size* are important to helping a building fit into the streetscape.

As stated in the Guidelines below, new houses should reflect the size and scale of the contributing resources in the HDO, but with simpler forms. Larger houses should break up the wall planes and forms to better reflect a scale and mass appropriate with the surrounding contributing resources. Forms based upon house styles from other regions, which are not found within the HDO, are not appropriate and should be avoided. For a better understanding of the forms found within the HDO refer to [Chapter 4](#).

These guidelines are provided for applicants and design professionals as a guide to help direct the design of their proposed building, and town staff and the HDRB to use as the basis for the review of COAs.

Process Note: When planning a new building in the HDO, owners, architects, developers, and designers should contact staff during the earliest stages of conceptualization to ensure that the building reflects the guidelines and meets zoning requirements. The HDO Procedure Guide provides additional information regarding the application process and required materials.

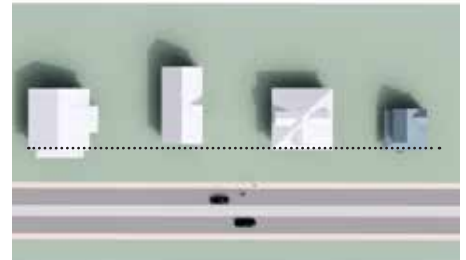
Guidelines For New Construction Of Single-Family Detached Residential

SITING A NEW BUILDING

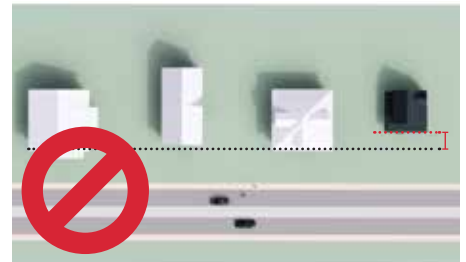
1. New buildings should be positioned in a manner that is consistent with contributing buildings on the same block in order to retain the historic character, pattern, and rhythm of the streetscape.
 - a. Match the building orientation and building separation from the street established by the historic buildings on the street.
 - b. Maintain the rhythm of buildings along the street by maintaining consistent front, side, and rear yard setbacks established by the historic buildings on the street.
2. Parking should be oriented to the side and rear of the lot. Parking should not be located in the front yard.
3. Impacts to existing traditional streetscape features, including topography, old growth trees, and other significant site features should be avoided.
4. HVAC and other mechanical equipment should be located on the ground and in locations that are not visible from public streets.

ESTABLISHING THE BUILDING'S GENERAL SHAPE AND SIZE

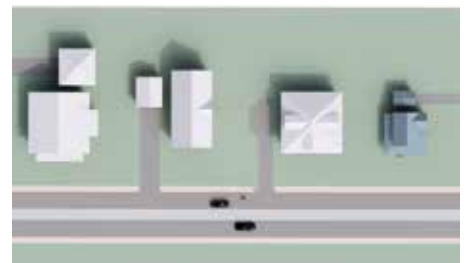
1. New buildings should be designed for consistency with overall massing and scale of historic buildings within the HDO, particularly those on the same block as the new building. Building dimensions and complexity of form help to define the massing and scale of a building:
 - a. **Building Dimensions**
 - i. The established building height from finished grade to roof ridge should be no greater than a 10% deviation from the minimum/maximum of the adjacent historic buildings on the block, subject to compliance with the zoning ordinance.
 - ii. The distance between the existing grade (pre-development) and the first-floor height of new buildings should be limited to two feet or less on facades visible from the street, unless a high foundation wall is a prevalent feature of historic buildings on the block.
 - iii. The width and length of the building should take into consideration the shape of the lot and any consistent historic building shapes and sizes on the block.



A new building, to the right, appropriately aligned with the existing buildings along the block



A new building, to the right, inappropriately set back from the existing buildings along the block



Various appropriate parking locations to the side or rear of the principle building.



No greater than 10% deviation in height from adjacent buildings.

CHAPTER 9

GUIDELINES FOR NEW CONSTRUCTION



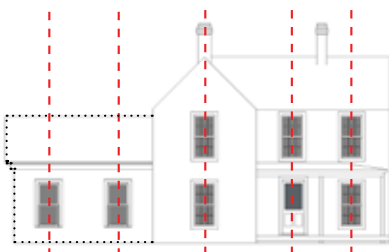
- iv. The new building should be consistent in orientation and proportion with the prevailing historic building dimensions on the block particularly and the HDO generally.

b. Complexity of Form

- i. While the overall shape of a roof can be simple or complex, symmetrical or asymmetrical, large roof forms should be visually managed with the use of cross gables, dormer windows, secondary roofs at lower heights, and similar features and techniques as needed in order to complement historic roof forms on the same block, without creating a false sense of history.
- ii. Houses should reflect the size and scale of the contributing resources in the HDO, but with simpler forms. Larger houses should break up the wall planes and forms to better reflect a massing and scale appropriate with adjacent contributing resources.
- iii. While the introduction of more complex forms should be used to improve the overall massing and scale of new construction, excessive complexity should be avoided.

INCORPORATING ARCHITECTURAL FEATURES

1. New residential buildings should be compatible in style to the HDO's historic houses, yet differentiated from the historic buildings.
 - a. New residential buildings should not seek to mimic historic styles and should be easily identified as modern insertions within the streetscape. Avoid creating a false sense of history by replicating or matching historic styles.
 - b. New residential buildings should incorporate modern elements and materials in a manner that is consistent with the surrounding district.
2. Building exteriors should not be based upon interior layouts. Exterior roof forms, window locations and sizes, and other exterior features such as porches should be designed and then the interior space programmed to work with the architecture.
3. The rhythm, pattern, size, and design of window details should reflect traditional units seen in historic buildings within the district.
 - a. Simulated divided lite windows are necessary to create the appearance of realistic muntins.
 - b. Windows should be aligned horizontally and vertically across the front and side elevations and use consistent window sizes and designs. Within architectural bays windows should be horizontally aligned.
 - c. Windows should be recessed on masonry buildings and raised trim should surround windows on frame buildings.
 - d. Window materials should reflect the same visual qualities of wood such as size, scale, finish, and profile.



Openings of additions should match the rhythm of the historic building

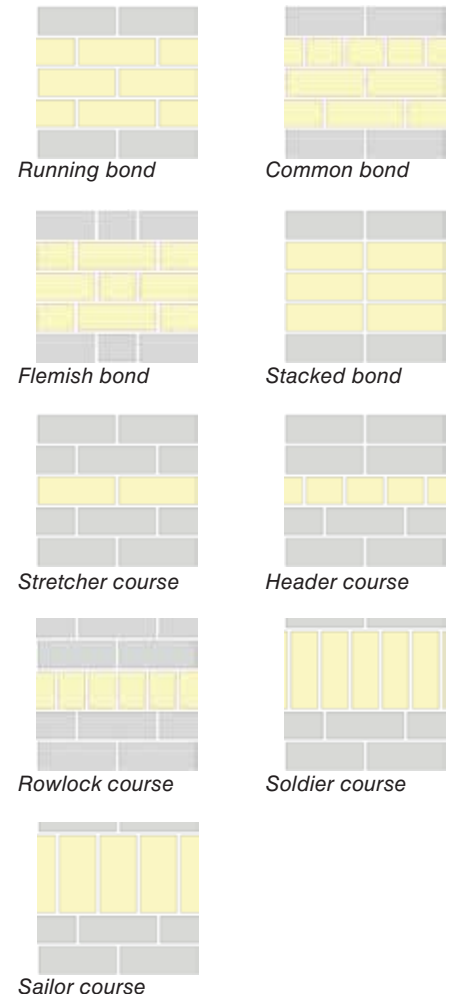
4. Chimneys incorporated into new construction should be designed to appear as full working wood-burning chimneys by cladding the chimney in either brick or stone veneer; do not clad chimneys in siding.
5. Architectural features such as porches, details such as eaves and trim, and wall openings (windows/doors) should be used to define the massing and scale of a building; these features should be simplified versions of those seen within the adjacent streetscape so that new construction within the district is identifiable as a modern insertion.
6. Garages should not be attached to the primary building unless the shape and size of the lot prohibits the use of a detached garage.
 - a. If space limitations necessitate the use of an attached garage; it should be placed in the rear yard behind the house and attached with a hyphen or breezeway.
 - b. If space constraints do not allow the use of a hyphen or breezeway, the garage should be integrated into the principal house form in a manner that fully hides the garage and does not create any forms or massing that disrupt the appropriate scale of the house.
 - c. When integrated into the house, do not use front-loaded garage doors.



Garage (dark blue) located behind the principle building, connected by an architectural hyphen (light blue)

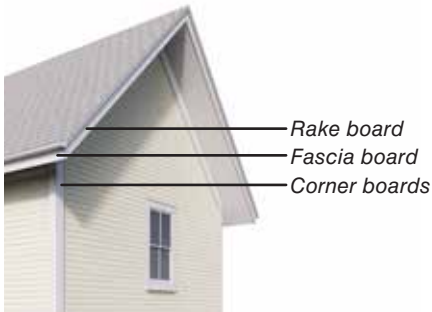
INCORPORATING EXTERIOR MATERIALS

1. Materials used commonly during the HDO period of significance and modern materials designed to accurately mimic those historic materials in texture, profile, reflectivity, and other visual factors should be used on new construction.
2. Modern materials with a plastic appearance or composition, materials that cannot offer a scale, profile, and finish to mimic the appearance of a historic material, and modern materials with poor durability should not be used. For example, vinyl and EIFS are generally not appropriate materials for any exterior component due to quality and durability concerns. Refer to [Chapter 6](#) for information on selecting an appropriate alternative material for use on new construction.
3. Modern materials used in applications that traditionally were wood, should be painted and be cut and installed in a manner similar to wood. These materials should share the same visual characteristics of wood such as size, scale, finish, and profile.
4. Roof cladding should be durable. Primary and secondary roofs may have different cladding materials.
5. The primary cladding materials should be used on all sides of the house.
 - a. For houses proposed with horizontal lap siding, use cedar (or similar hardwood) or fiber cement boards. Fiber cement boards should not have a raised woodgrain texture.
 - b. For houses with stucco, brick, or other traditional masonry material as the primary cladding material, the pattern, course, and texture should appropriately reflect the traditional application of those materials.



CHAPTER 9

GUIDELINES FOR NEW CONSTRUCTION



Trim appropriate for house clad in siding

- c. Cladding materials may be mixed with a primary (field) and secondary (accent) material. This approach may be used to add visual interest and ornamentation to the facades and to reinforce the architectural style of the house.
- d. Exposed foundations should be clad in stone or brick.
- 6. Trim should be an appropriate size, profile, and located to reflect the architectural style of the house.
 - a. Use fascia, rake, and corner boards on houses with siding.
 - b. Use window trim with sills and headers on house with siding, and sills and lintels on masonry clad houses.
- 7. Light fixtures, shutters, and other decorative features should be an appropriate size and style to reflect the architectural style of the house.
 - a. Visible components of a light fixture should be metal and not plastic.
 - b. Shutters should be installed to appear operable.
 - i. Shutters should be installed on the window frame rather than the exterior wall.
 - ii. Even if fixed, shutters should be sized appropriately for the window opening so they would adequately cover and protect the window if they were closed.



Brick lintel and sill made of stone, cast stone, concrete, or wood. Lintels should extend at least 4" beyond the edge of the masonry opening.



Brick lintels can be as simple as a single soldier course supported by a steel lintel behind. Other appropriate brick lintels include arches and jack arches. Brick sills are typically a single sloped rowlock.



Raised trim should surround windows in walls clad in siding.



Shutters, fixed or operable, should align with the edge of the window frame, and be sized to cover half of the window opening. Shutter dogs hold shutters open against the wall.

- iii. Shutters should be painted wood or a durable modern material that replicates wood in that it shares the same visual characteristics of wood such as finish and profile. Plastic should not be used.
- iv. Appropriate shutter hardware to include hinges, latches, and shutter dogs should be used.

New Construction of Accessory Structures

Accessory structures typically found in Herndon include barns, sheds, and detached garages. With the exception of a few more highly designed and detailed examples, the majority of accessory structures in the HDO are simple in form and detail, reflecting the utilitarian function of these resources. The remaining historic accessory buildings provide a visual legacy of Herndon's rural past.

New accessory structures should retain the patterns established by the remaining historic accessory structures. While the Town of Herndon Zoning Ordinance regulates the size and location of accessory structures, additional care in sizing and locating accessory structures within the HDO is necessary to ensure that they do not detract from the character of the district. Particular care is necessary when the new accessory structure will be located on a contributing property. Accessory structures that are sited in such a way that they are not visible from the public right-of-way do not require review.

These guidelines are provided for property owners and design professionals as a guide to help direct the design of their proposed accessory structure, and town staff and the HDRB to use as the basis for the review of COAs.

Process Note: *For more info, regarding the application process refer to the [HDO Procedure Guide](#). The [Town of Herndon Zoning Ordinance](#) regulates the size and location of accessory structures. Check with Community Development staff for more information.*

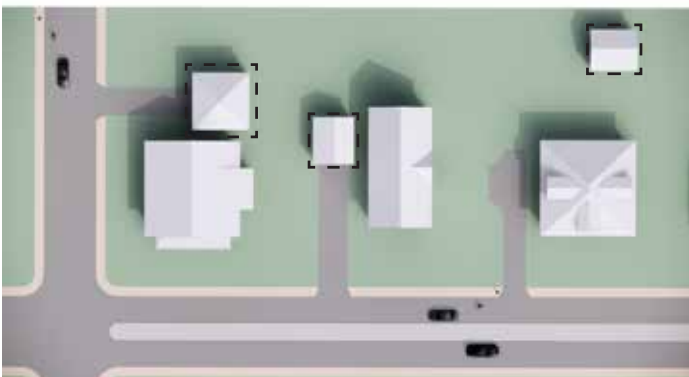
Guidelines For New Construction Of An Accessory Structure On A Contributing Property

1. New accessory structures on contributing properties should be sited so that they do not negatively impact the contributing resource or historic site features.
 - a. New accessory structures should be sited in a traditional location for its intended use.
 - b. The size and massing of the accessory structure should be clearly ancillary to the contributing resource.
 - c. Historic site or landscape features should not be removed to accommodate the construction of the accessory structure.

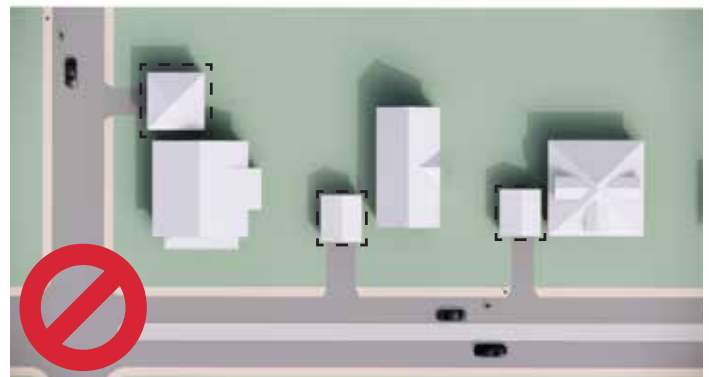
CHAPTER 9

GUIDELINES FOR NEW CONSTRUCTION

2. New accessory structures should not attempt to create a false historical narrative.
3. The design of the accessory structure should be compatible with the primary building by using similar roof type (shape and slope), opening patterns, and materials.
 - a. Roof slope and form should reflect those of historic accessory structures on the site or that of the contributing resource. Shed roofs on smaller accessory structure may be appropriate.
 - b. Windows representing multiple panes should have simulated divided lites to ensure a realistic muntin profile on the exterior of the glass.
 - c. Window and door trim should be an appropriate size and profile for the size of the structure and the feature.
 - d. Decorative embellishment should be kept to a minimum.
 - e. Colors should be compatible with the primary building or standard barn red.
4. Materials should be traditional materials of wood, stone, brick and/or metal, or appropriate modern materials.
 - a. The appropriateness of alternative materials should be determined based upon the considerations found in [Chapter 6](#).
 - b. Plastic, heavy-duty resin, and vinyl are not appropriate materials for accessory structures on contributing properties.
5. Small prefabricated wood sheds, located where they cannot be seen from the public right-of-way, may be appropriate provided that they do not adversely impact any historic site features.



Appropriate placement of accessory structures and parking behind and to the side of the principle building.



Inappropriate placement of accessory structures and parking closer to the street than the principle building.

Guidelines For New Construction Of An Accessory Structure On A Noncontributing Property

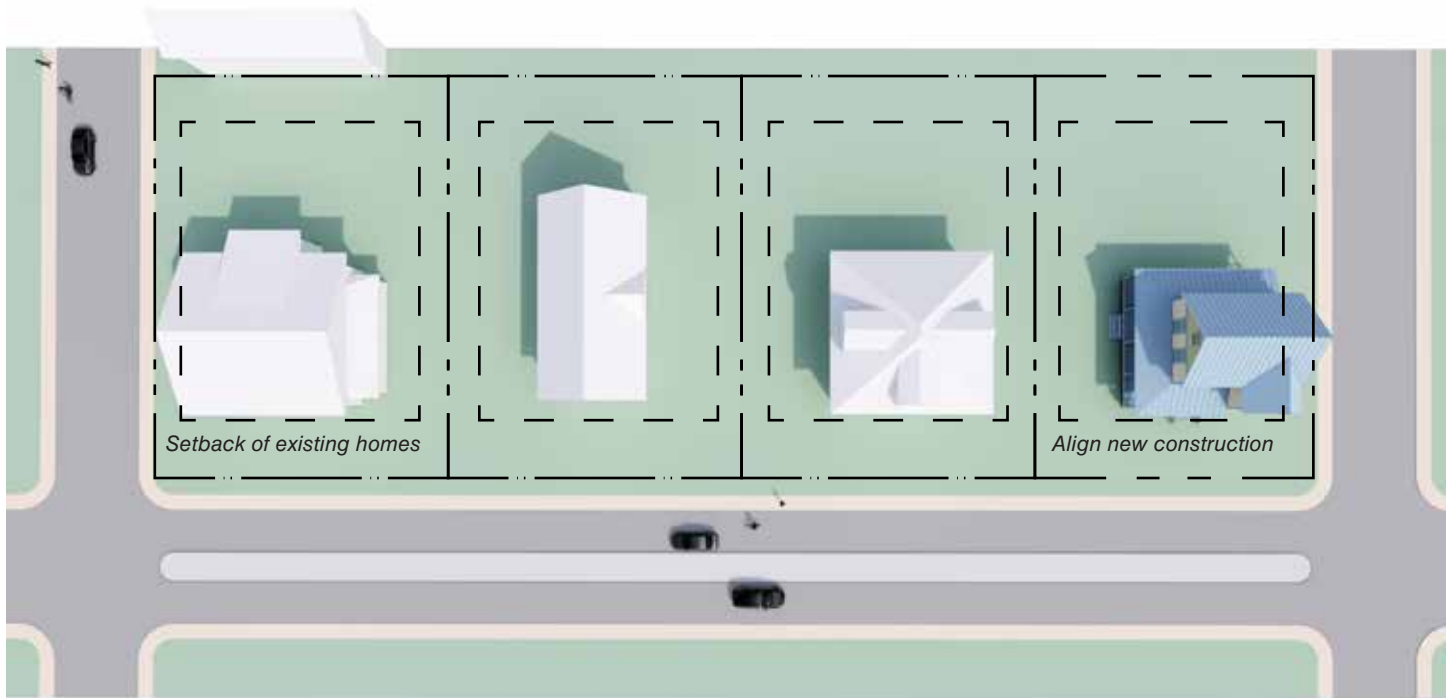


1. New accessory structures on noncontributing properties should be sited in a traditional location for its intended use.
 - a. The size and massing of the accessory structure should be clearly ancillary to primary building on the site.
2. The design of the accessory structure should be compatible with the primary building by using similar roof type (shape and slope), opening patterns, and materials.
 - a. Roof slope and form should reflect those of the primary building on the site.
 - b. The color of the roofing material should complement the roof color of the primary building on the site.
 - c. Windows representing multiple panes should have simulated divided lites to ensure a realistic muntin profile on the exterior of the glass.
 - d. Window and door trim should be an appropriate size and profile for the size of the structure and the feature.
 - e. Decorative embellishment should be kept to a minimum.
 - f. Colors should be compatible with the primary building or standard barn red.
3. Materials should be traditional materials of wood, stone, brick and/or metal
 - a. The appropriateness of alternative materials should be determined based upon the appropriate considerations found in [Chapter 6](#).

New Construction Guidelines for Single Family Detached Residential

The following guidelines are for new house construction in the HPOD. New construction design guidelines for commercial, mixed use, townhouse and multifamily structures are located in the Herndon Downtown Pattern Book. New construction guidelines may apply if more than 50% of an existing structure's exterior is proposed to be altered or demolished. The guidelines in this section apply to principal buildings. For guidelines on accessory buildings, see Chapter 5 for contributing resources and Chapter 6 for noncontributing resources.

Herndon's historic residential neighborhoods convey a classic small town neighborhood appearance and unique sense of place. To enhance and not detract from the classic appeal of the contributing structures and the surrounding neighborhood, new residential structures must be carefully planned and designed to maintain the historic character of the district. Adherence to the following guidelines is critical to ensure that new construction within the HPOD is consistent with the location, setback, scale, massing, height, and form of the HPOD'S existing historic (contributing) structures.



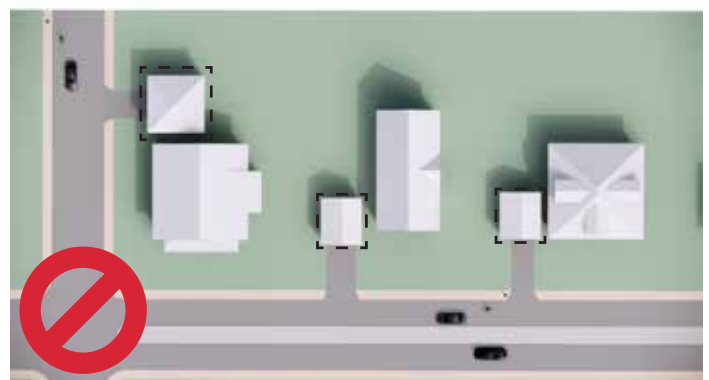
Property Lines - - - - -

Setbacks - - - - -

Appropriate setbacks, building orientation, and building scale should match adjacent properties



Appropriate placement of accessory structures and parking behind and to the side of the principle building.



Inappropriate placement of accessory structures and parking closer to the street than the principle building.

Siting a New Building:

1. Position new buildings on the lot in a manner that is consistent with contributing structures on the same block in order to retain the historic character and pattern of the neighborhood.
 - a. Match the building orientation and building separation from the street established by the historic buildings in the neighborhood.
 - b. Maintain the rhythm of buildings along the street staying consistent with the average distances between historic buildings in the neighborhood.
 - c. To maintain an appropriate siting, the shape and size of building footprints should correspond to the lot configuration. For example, a building that is wider along its frontage than its sides may not be appropriate on a narrower lot, unless it is much smaller than other houses.
2. Orient parking to the side and rear of the lot. Parking should not be located in the front yard.
3. Avoid impacts to any existing traditional streetscape features including street trees.
4. Locate HVAC and other mechanical equipment on the ground and in locations that are not visible from public streets or susceptible to flooding.

Architectural Style:

1. Design new residential buildings to be compatible in style to the HDO's historic houses. Use the Historic Building Resources in [Chapter 4](#) to verify the architectural styles found in the HDO and the details and elements that define the individual styles.
 - a. A new house should specifically reflect one of these architectural styles and that style should be carried through the design of the house from basic form to specific details.
 - b. A modern interpretation of a single historic architectural style can be used, however the forms should remain consistent with the historic architectural style chosen.
 - c. Mixing of architectural styles or the inclusion of forms and elements that are not consistent with the selected architectural style is inappropriate and should not be done.

Establishing the Building's General Shape and Size:

1. Shape and size building for consistency with overall massing and scale of historic buildings within the HDO, particularly those of the same architectural style as the new structure. Building dimensions and complexity in form help to define the massing and scale of a building.

Building Dimensions

- a. Establish a building height from finished grade to roof ridge (measured in feet) within the typical range of heights of historic buildings on the block and immediate surrounding neighborhood.
- b. Limit the distance between the existing grade (pre-development) and the first floor height of new buildings to two feet or less on facades visible from the street, unless a high foundation wall is a prevalent feature of historic buildings on the block and within the immediate neighborhood.
- c. Overall building height can be managed by minimizing the first floor height and by breaking up large roof forms with architectural features such as dormers.
- d. Establish the width and length of the building taking into consideration the shape of the lot, any prevailing historic building shapes and sizes on the block, and architectural style of the building.
- e. Establish the proportion of length to width and width to height. These proportions will dictate whether the building has a horizontal or vertical orientation and whether it's mass is most visible from the front or a side elevation. Maintain consistency with any prevailing historic building dimensions present on the block particularly and the HDO generally.

Complexity in Form

- a. The overall shape of a roof, its basic form, can be simple or complex, symmetrical or asymmetrical. The overall roof shape should be broken up into smaller forms to help reduce the roof massing and scale. Manage large roof forms with the use of cross gables, dormer windows, secondary roofs at lower heights, and similar features and techniques.
- b. Smaller roof forms should not be used indiscriminately if they do not relate to the arrangement of bays and building spaces below the roof.
- c. The overall roof shape and design, including slope or pitch, should reflect the typical roof shape and design of the architectural style of the house.
- d. Below the roof, building form can be broken up with vertical-oriented features, horizontal-oriented features, or often a combination of both. These features should be used to differentiate wall planes. New houses should reflect the size and scale of the contributing resources in the HDO with simpler forms. Larger houses, will require breaking up the wall planes and forms to better reflect an appropriate scale and mass.
- e. While the introduction of more complex forms can improve the overall scale and mass of new construction, excessive complexity is a departure from the historic architectural forms found in the HDO.
- f. Architectural features such as porches, details such as eaves and trim, and wall openings (windows/doors) can also help define the mass and scale of a structure.

Incorporating Architectural Features:

1. All facades of a new house should have thoughtfully composed facades that reinforce the architectural style, the appropriate massing and scale, and consistency in how architectural features are incorporated.
2. Avoid designing building exteriors based upon interior layouts. Exterior roof forms, window locations and sizes, and other exterior features such as porches should be designed and then the interior space programmed to work with the architecture.
3. Incorporate open front and/or side porches and porticos. Incorporate the architectural style of the house into all components of the porch design, including but not limited to roof form, column type, balustrade pattern, porch skirt details, and porch decking orientation.
4. Do not attach garages unless the shape and size of the lot prohibits the use of a detached garage. If space limitations necessitate the use of an attached garage; it should be placed in the rear yard behind the house and attached with an architectural hyphen or breezeway. If space constraints do not allow the use of an architectural hyphen or breezeway, integrate attached garages into the principal house form in a manner that fully hides the garage and does not create any forms or massing that disrupt the appropriate scale of the house. When integrated into the house, do not use front-loaded garage doors. Do not use side-loaded garage doors either unless the doors are setback from the front of the house and screened from view from a street.
5. The rhythm, pattern, size, and design specific window details, such as the muntin pattern or jamb profile, should reflect the same characteristics of the architectural style chosen. Simulated true divided windows are necessary to create the appearance of realistic muntins, an important feature of historic windows.
6. Align windows horizontally and vertically across the front and side elevations and use consistent window sizes and designs. Horizontally align windows in architectural bays. Specialty windows, that reflect the historic architectural style, may be used in architecturally appropriate locations such as Palladian windows in gable ends, transom windows and side lights around front doors, and fixed stain glass windows at internal stairwell landings. Recess windows on masonry buildings and use a raised trim surround on frame buildings.
7. Door placement should reinforce the symmetry or asymmetry of the house. A single front door should be prominently placed on the front façade and designed to be consistent with the architectural style of the house. Double doors should not be used. The front door surround is a good place to add details that reinforce the architectural style of the house such as transom windows and side lights or decorative trim and headers. Secondary doors should convey a simpler expression of the front door's design, while keeping with architectural style.

8. Incorporate chimneys into new construction that are designed to appear as full working wood-burning chimneys. If placed outside an exterior wall, clad the chimney in its entirety in either brick or stone veneer. If internal, build a false chimney above the roof that is clad in either brick or stone veneer. Decorative chimney caps should be included and should reflect the architectural style of the house.

Adding the Ornamentation

1. Add exterior details and ornamentation to reinforce the chosen architectural style. Avoid over decoration or any decorative features that are not typical of the historic style the house is meant to reflect.
2. Locate style-specific details on the façade in areas where they would be historically placed. Common locations include immediately below the roof within the gable ends, the eaves, and the cornices, around windows and doors, and on porches and porticos.
3. The size and scale of details such as window trim or rafter tails should reflect the size and scale of the same features found on the historic architectural style the new house reflects. Details that are not sized appropriately or located correct locations will detract from the authenticity of the design.
4. When used appropriately to reinforce the architectural style of the house, shutters should be operable or fully designed, sized, and installed to appear operable with complete shutter hardware and placement at the jamb of the window.
5. Design eaves with some degree of detail such as beadboard soffits, decorative rafter tails, or wide rake boards with possible decorative profiles to reinforce and reflect the architectural style of the house.
6. Light fixtures should reflect the period of the building's architecture and the size of the fixture and its proportions should be scaled appropriately to fit with the scale of the house and its other details and features.
7. The design qualities of any exterior materials, such as siding profile, should reflect the architectural style of the house.

Choosing the Exterior Materials

1. Materials selected should be consistent with the architectural style of the structure.
2. Materials used commonly during the HDO period of significance and modern materials designed to mimic those historic materials and designed to be painted, unless masonry, are appropriate.
3. Do not use modern materials with a plastic appearance or composition, or materials that cannot offer a scale, profile, and finish to mimic the appearance of a historic material. Vinyl is not an appropriate materials for any exterior component.

CHAPTER 9

GUIDELINES FOR NEW CONSTRUCTION

4. Modern materials that may be used in applications that traditionally were wood, must be painted and designed to hold paint, and be cut and installed in a manner similar to wood. They must also share the same visual characteristics of wood such as size, scale, finish, and profile.
5. Use decorative and durable roof cladding. Primary and secondary roofs may have different cladding materials. The use of metal shingles or metal stand seam panels are encouraged on primary and/or secondary roofs.
6. Use the primary cladding materials on all sides of the house.
7. For houses proposed with horizontal lap siding, use cedar painted (or similar hardwood) or fiber cement boards. Fiber cement boards should not have a raised woodgrain texture.
8. For houses with stucco, brick, or other traditional masonry material as the primary cladding material, the pattern, course, and texture should appropriately reflect the historic application of those materials.
9. Cladding materials may be mixed with a primary (field) and secondary (accent) material. This approach may be used to add visual interest and ornamentation to the facades and to reinforce the architectural style of the house.
10. Exterior materials collectively should present a textured and varied surface reflecting historic examples. Avoid an image of overall flatness with wall plane articulation, material texture, and material profile. Materials that exhibit a degree of depth such as siding with a Dutch lap profile create shadow lines that can help generate the proper articulation of a façade.
11. Use trim in an appropriate size, profile, and location to reflect the architectural style of the house. Use fascia, rake, and corner boards on houses with siding. Use window trim with sills and headers on house with siding and sills and lintels on masonry clad houses.
12. Clad exposed house foundations in stone or brick. Porch foundations should have the same cladding in addition to wood lattice between brick or stone clad piers.
13. Doors should be painted unless made of wood and stained when appropriate to reflect the architectural style of the house. Avoid doors with faux wood grains or faux wood stains.
14. Windows should be painted unless made of wood and stained when appropriate to reflect the architectural style of the house. Avoid window materials that cannot reflect the same visual qualities of wood such as size, scale, finish, and profile.

Articulation of Openings

1. Traditionally designed openings generally are recessed on masonry buildings, but have a raised surround on frame buildings.
2. New construction should follow these methods in Downtown Herndon as opposed to designing openings that are flush with the rest of the wall.



Frame Opening Articulation



Masonry Opening Articulation



Flush Framing- Not Recommended



Historic District Overlay

GUIDELINES
2020



CRAFTSMAN 1910-1930



Character-defining features

- Emphasis on natural materials; most examples in Herndon are wood clad with brick or stone accents
- Full- or partial-width front porches with tapered, square porch supports on brick or stone piers
- Side- or front-gabled roofs on bungalows; hipped or pyramidal roofs on four squares
- Single dormers
- Exposed structural elements: rafter tails, brackets, purlins, ridge beams



Architectural Styles

The following pages provide annotated examples of the most common contributing architectural styles found in Herndon's Historic District Overlay. These are to be used as a general guide to the character-defining features of each style for the given era, recognizing that each building is unique and some parts may appear differently than illustrated here, or not at all. If you have any questions about what architectural style your building is, consult Town of Herndon Community Development staff for help identifying the style of your building.

MOST COMMON ARCHITECTURAL STYLES FOUND IN HERNDON

Residential Contributing Architectural Styles

1. Folk Victorian
2. Craftsman
3. Gothic Revival
4. Queen Anne Victorian
5. Vernacular
6. Colonial Revival: English

Commercial Contributing Architectural Styles

1. Folk Victorian
2. Art Deco
3. Italianate
4. Classical Revival
5. Vernacular
6. Main Street

Institutional Contributing Architectural Styles

1. Gothic Revival
2. Colonial Revival

Other Styles Found In Herndon

1. Second Empire
2. Colonial Revival: Dutch
3. Classical Revival

CHAPTER 4

UNDERSTANDING HERNDON'S CONTRIBUTING RESOURCES

Residential Contributing Architectural Styles

FOLK VICTORIAN
1870-1910



Character-defining features

- Front- or side-gabled roof
- Stamped or standing seam metal roofs are common
- I- or L-shaped building forms
- Full- or partial-width front porch
- Architectural details are usually limited to simplified details on porches



CRAFTSMAN 1910-1930



Character-defining features

- Emphasis on natural materials; most examples in Herndon are wood clad with brick or stone accents
- Full- or partial-width front porches with tapered, square porch supports on brick or stone piers
- Side- or front-gabled roofs on bungalows; hipped or pyramidal roofs on four squares
- Single dormers
- Exposed structural elements: rafter tails, brackets, purlins, ridge beams



CHAPTER 4

UNDERSTANDING HERNDON'S CONTRIBUTING RESOURCES

GOTHIC REVIVAL 1910-1930



Character-defining features

- Wood frame construction with Gothic elements
- Steep gables
- Weatherboard cladding
- Gingerbread ornament



QUEEN ANNE 1875-1900



Character-defining features

- Generally asymmetrical with irregular plans
- Complex roofs; in Herndon, generally clad in stamped metal shingles or standing seam metal
- Steep roof pitches
- Exterior decorative woodwork; in Herndon, primarily spindlework on porches
- Often front-gabled



CHAPTER 4

UNDERSTANDING HERNDON'S CONTRIBUTING RESOURCES

VERNACULAR 1850-1920



Character-defining features

- Minimal ornament
- Reflective of local tradition and materials: wood clapboard or board and batten siding, stamped metal shingle roofs
- Simple in form
- Small scale



COLONIAL REVIVAL: ENGLISH 1875-1930



Character-defining features

- Symmetrical facades
- Brick or wood siding
- Entrance porticos with classic detailing, including columns and dentiled or egg-and-dart moldings
- Multi-pane double hung sash windows
- Side-gabled roofs, often with slate shingles





Historic District Overlay

GUIDELINES
2020

TOWN OF
Herndon
VIRGINIA