



HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA

Town Council Chambers Building
765 Lynn Street, Herndon, VA 20170

Wednesday, February 5, 2025 | 7:00 PM

1. **Call to Order**
2. **Public Hearings**
 - a. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HDRB #24-006**, to consider an application for a Certificate of Appropriateness for alterations to the existing detached garage located at 631 Spring Street, Herndon, Virginia.
3. **Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
4. **Adjournment**

Agenda Item: APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HDRB #24-006, to consider an application for a Certificate of Appropriateness for alterations to the existing detached garage located at 631 Spring Street, Herndon, Virginia.

Meeting Date: February 5, 2025

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:

The proposed alterations include making roof and window modifications to the second level of an existing detached garage to create more living space. This is achieved by the additional of several shed dormer forms within the existing roof, each with windows. The proposed windows are vinyl and vinyl trim is proposed along with 8" smooth fiber-cement siding. The roof would be covered in 3-tab asphalt shingles. The roof shingle, siding, trim, and windows are intended to match the existing exterior materials on the detached structure and the house.

Background:

The 1,800 SF house on the property was built in 2002 and is considered a non-contributing structure. The 1,260 SF garage was built in 2016 and was designed to directly align with the architecture of the house.

The applicable design guidance is listed below:

- Zoning Ordinance Section 78-60.3. – Historic District Overlay, generally
- Zoning Ordinance 78-60.3(f)(1) - Standards for Alterations, specifically
- Town of Herndon Historic District Overlay Guidelines (Chapters 6 and 8)

This application was continued from the January regular meeting to allow the applicant additional time to respond to the comments raised by staff and the board on the initial design proposed. Design and zoning concerns were raised regarding the height of the garage, the pitch of the roof, and the types of windows proposed. The applicant has submitted revised drawings showing the following changes:

- roof form changes redesigned to more appropriately reflect shed dormers
- front elevation horizontal sliding windows replaced with a retained double hung sash window and a small circular fixed glass window

The changes bring the design into compliance with the height requirement in the zoning

ordinance and appear to address the concerns raised by staff however clarity is required on the design of the large dormer that is shown on the roof plan to be connected between both of the existing principal gable roofs. In the elevation drawing, the dormers appear separated below the roof. Attention should be given by the board on this inconsistency and whether those dormers should be connected in the manner shown.

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Staff is withholding a recommendation pending the discussion on the possible connected dormer.

Attachments:

1. Revised Drawings
2. Existing Condition Photos
3. Property Plat
4. Material Cutsheets
5. Staff Presentation

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MARGAND RESIDENCE

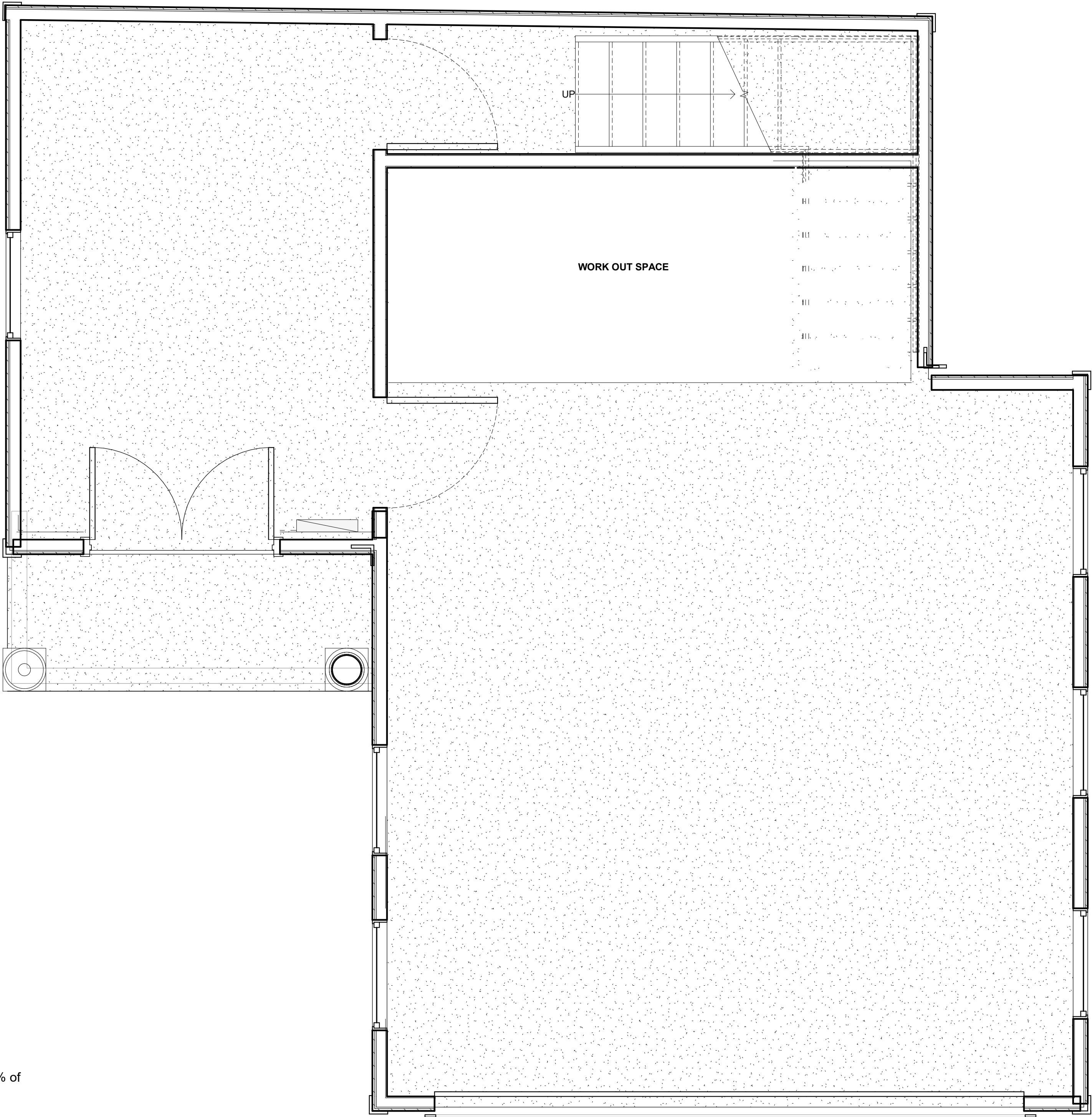
631 SPRING ST
HERNDON, VA 20170

PROJECT NUMBER:	24.107
DATE:	8/12/2024
DRAWN BY:	DF
CHECKED BY:	ML & MSW

REVISIONS:	
HDRB: 1/23/2025	

SEAL:

SCALE:	As indicated
SHEET TITLE:	1st Floor Garage Plan
SHEET NUMBER:	A1.0

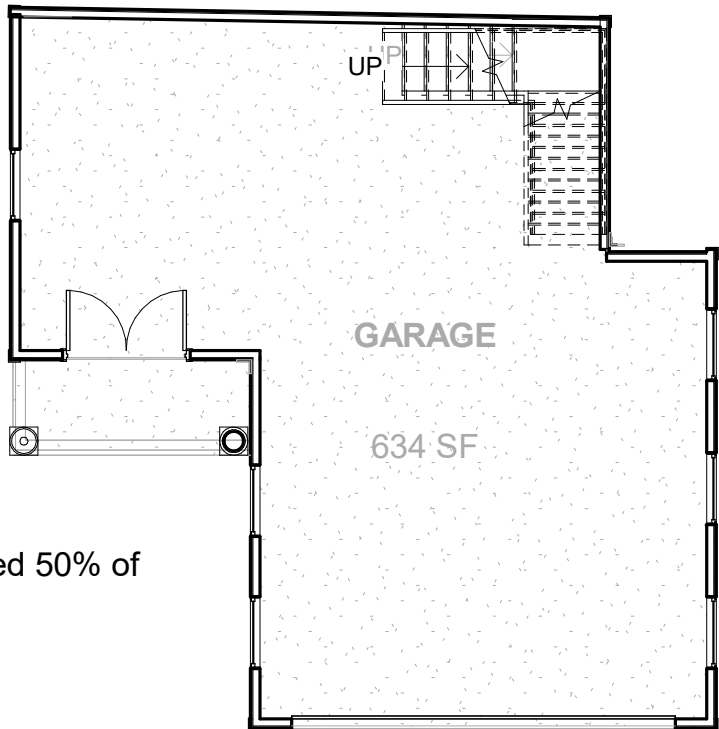


Per Town of Herndon Zoning.
Accessory Structure not to exceed 50% of
main structure.

Main Structure 1,260 sq.ft.
1,260*50% = 630

Accessory Structure not to exceed 630 sq.ft. max.

2 PROPOSED 1ST FLOOR PLAN
1/2" = 1'-0"

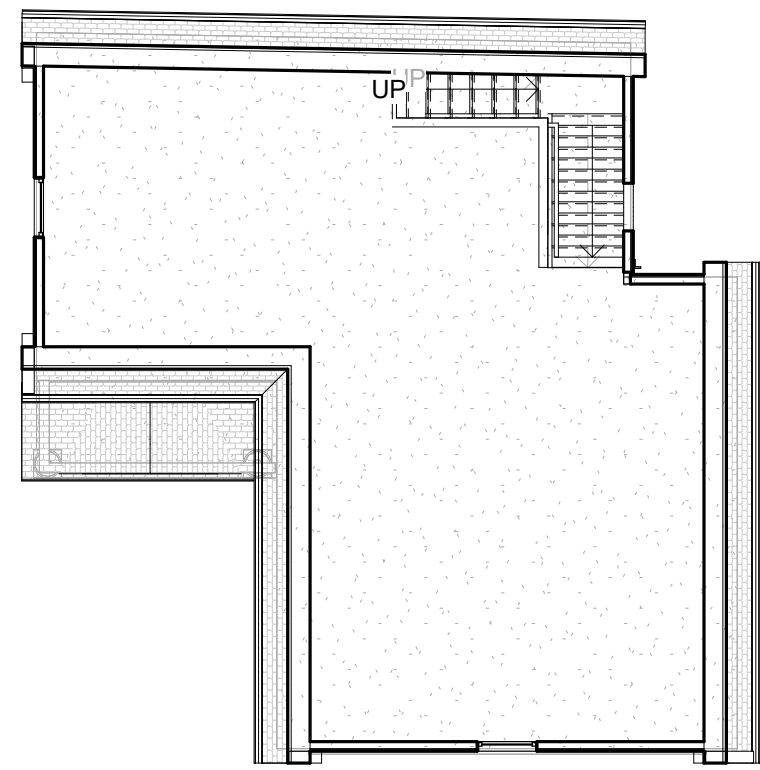


Per Town of Herndon Zoning.
Accessory Structure not to exceed 50% of
main structure.

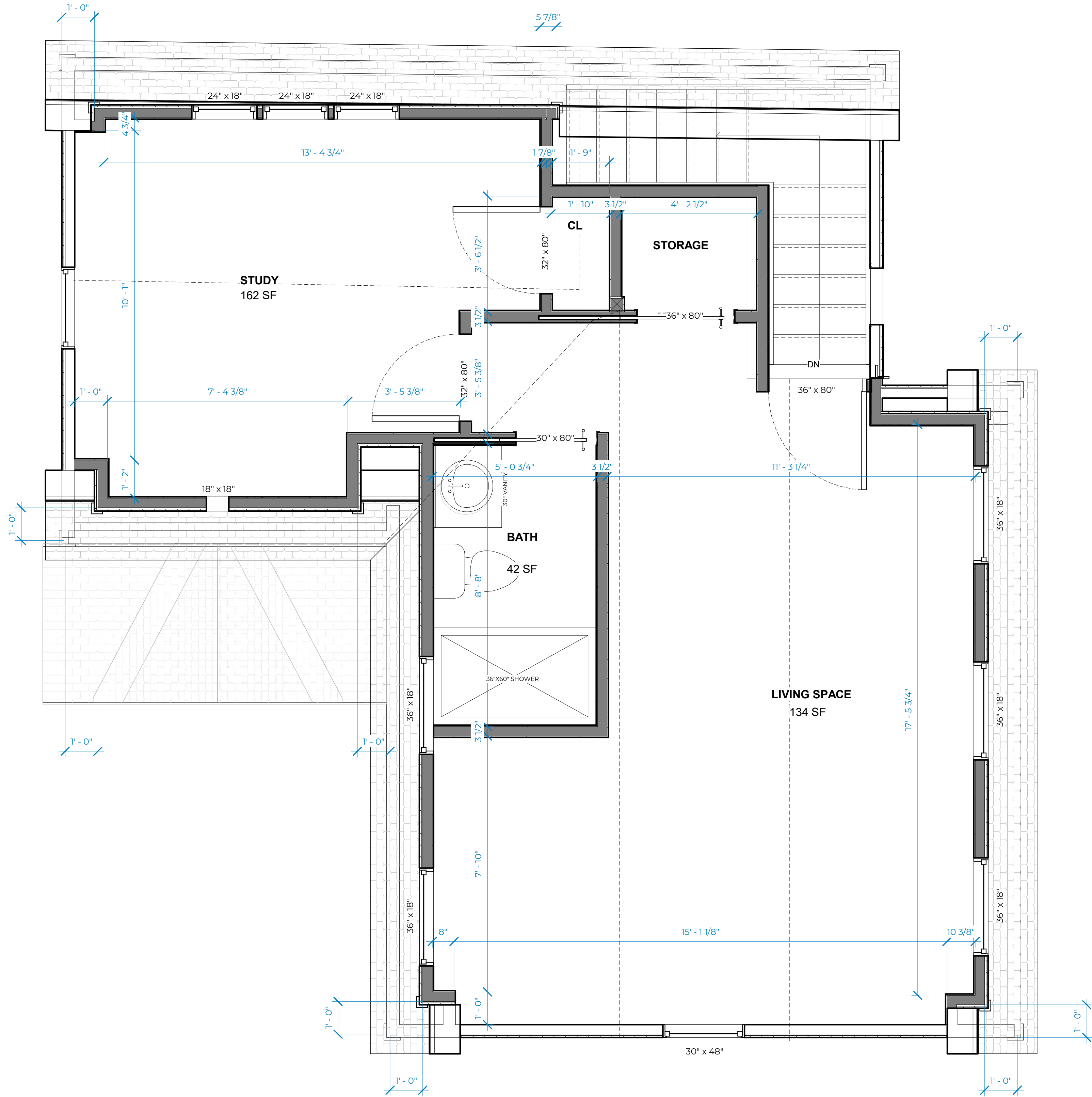
Main Structure 1,260 sq.ft.
1,260*50% = 630

Accessory Structure not to exceed 630 sq.ft. max.

1 Existing 1st Floor Plan
1/8" = 1'-0"



① Existing Second Floor Plan
1/8" = 1'-0"



③ PROPOSED 2ND FLOOR PLAN
1/2" = 1'-0"



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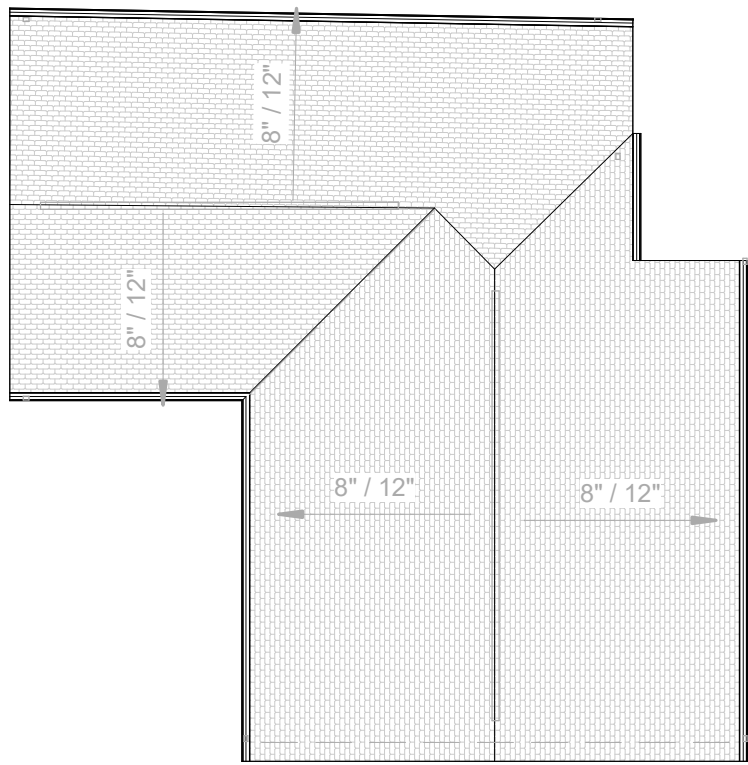
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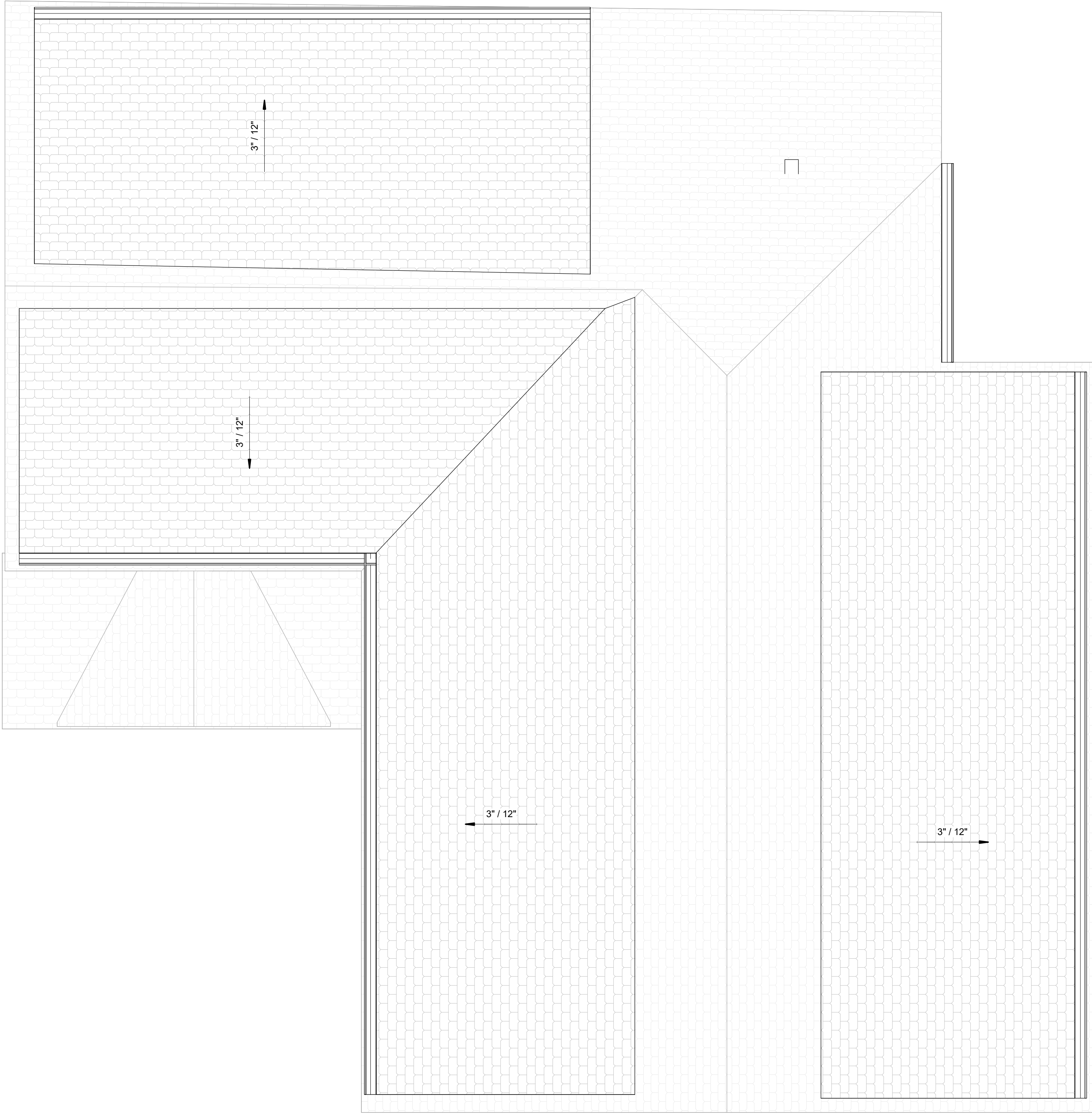
REVISIONS:	
HDRB: 1/23/2025	

SEAL:

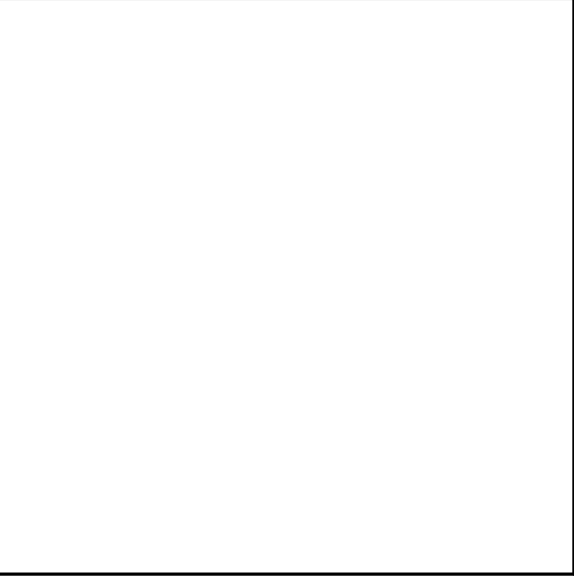
SCALE:	As indicated
SHEET TITLE:	2nd Floor Plan
SHEET NUMBER:	A1.1



① Existing Roof
1/8" = 1'-0"



② PROPOSED ROOF PLAN
1/2" = 1'-0"



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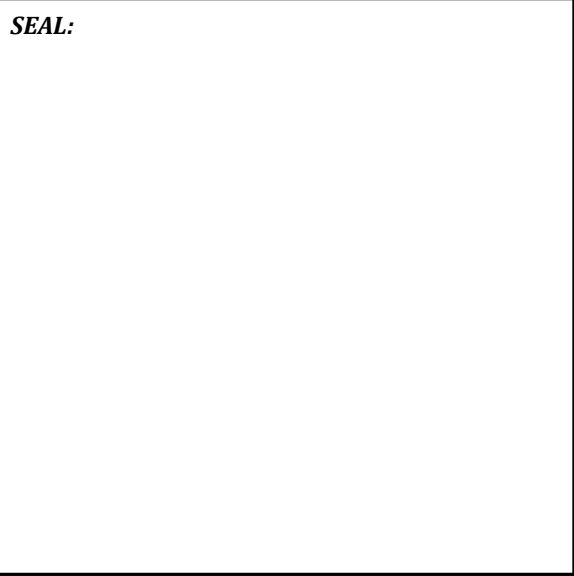
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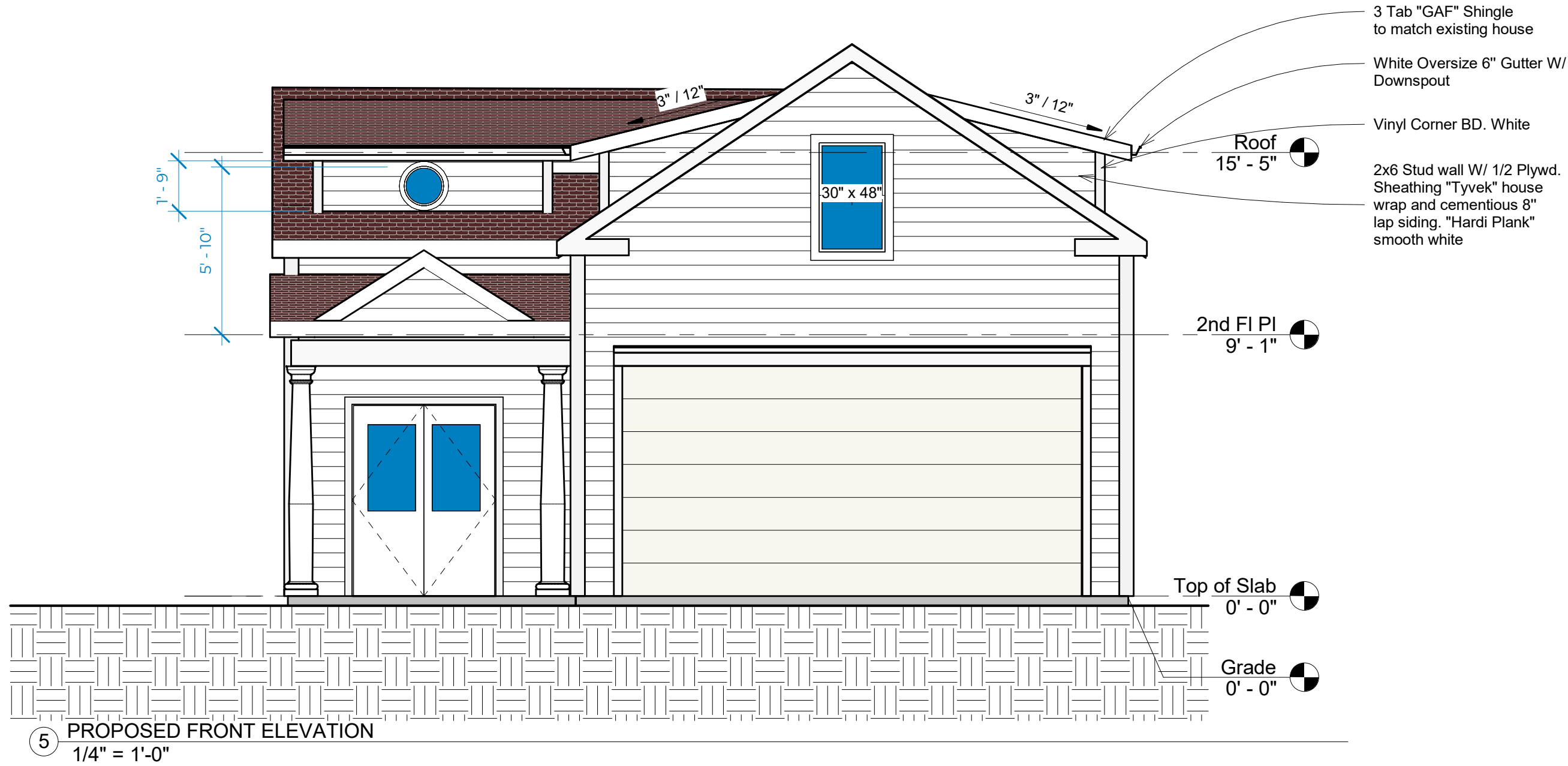
REVISIONS:	
HDRB: 1/23/2025	



SHEET NUMBER:	SCALE:	As indicated
SHEET TITLE:		Roof Plan
		A1.2



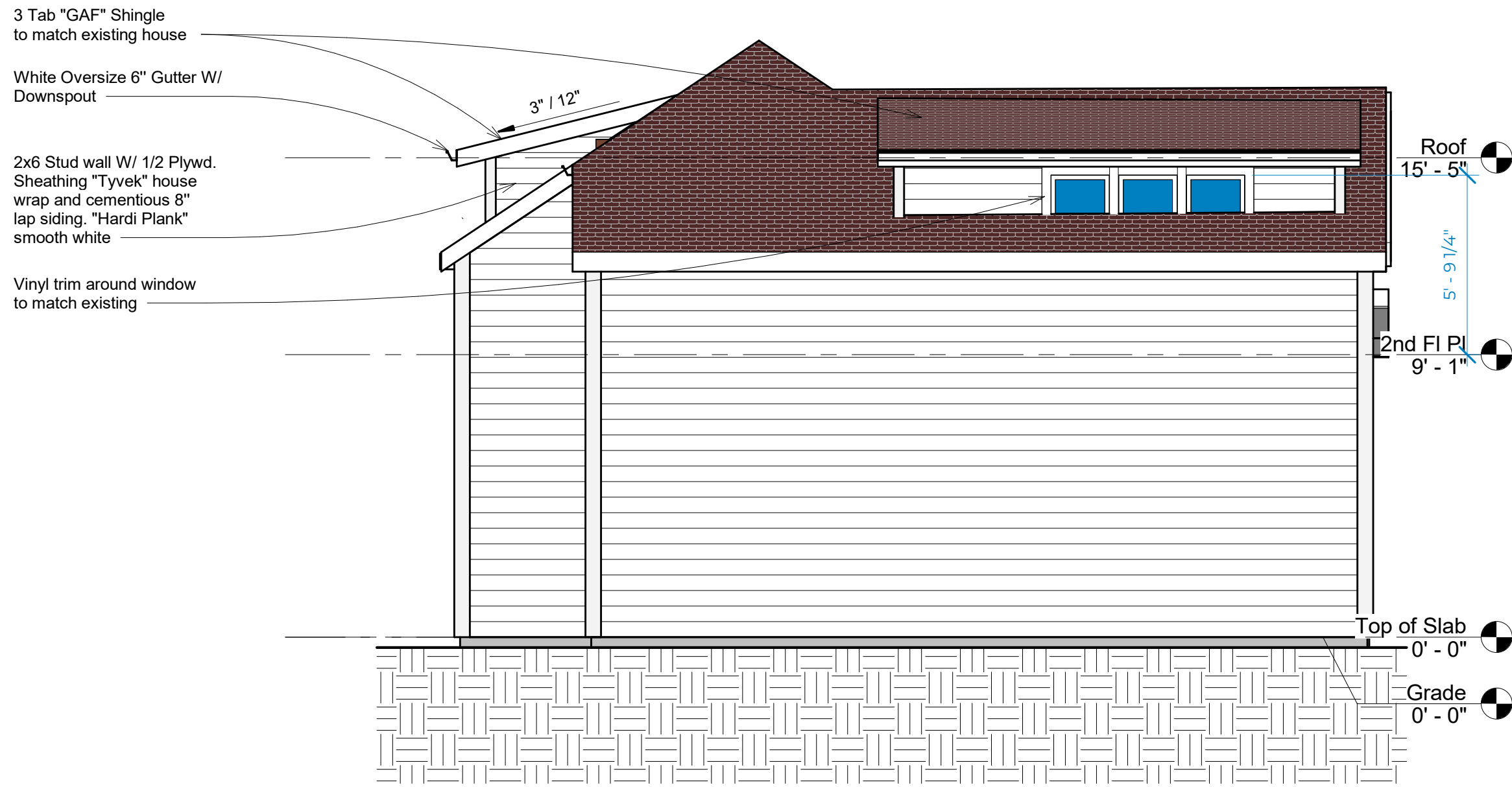
① Existing Front Elevation
1/8" = 1'-0"



⑤ PROPOSED FRONT ELEVATION
1/4" = 1'-0"



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



⑥ PROPOSED REAR ELEVATION
1/4" = 1'-0"



*"Architecture with a scaled
&
constructive approach"*

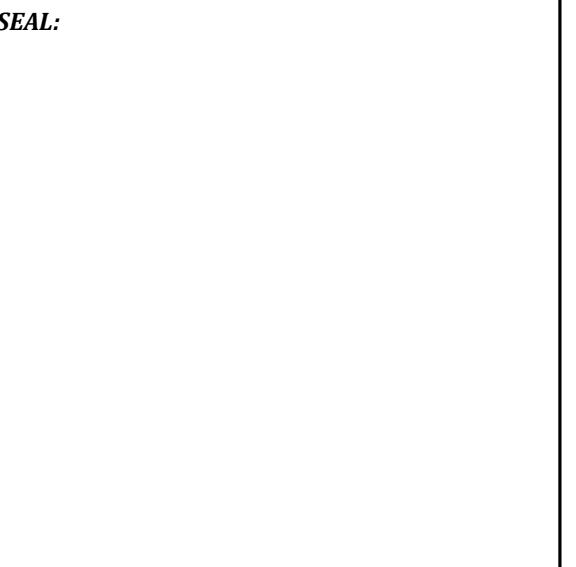
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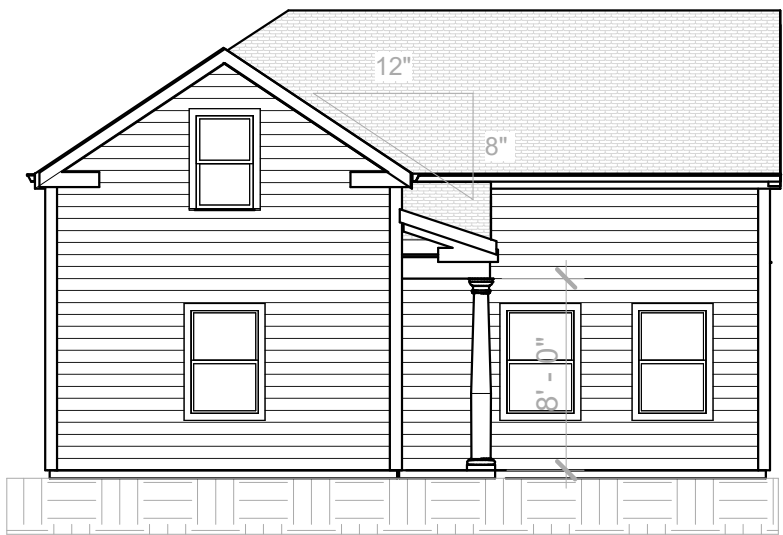
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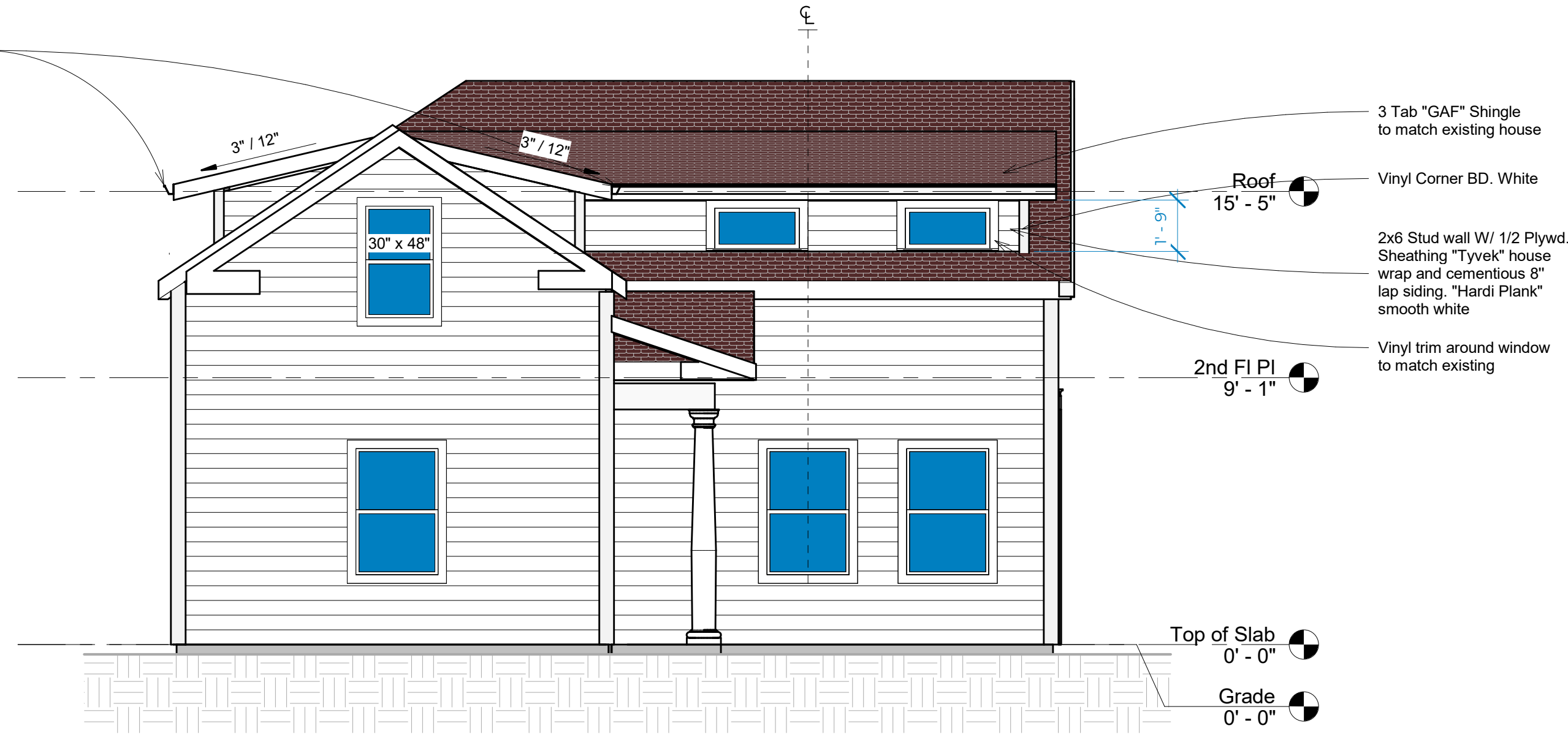
REVISIONS:	
HDRB: 1/23/2025	



SCALE:	As indicated
SHEET TITLE:	Front & Rear Elevations
SHEET NUMBER:	A2.0



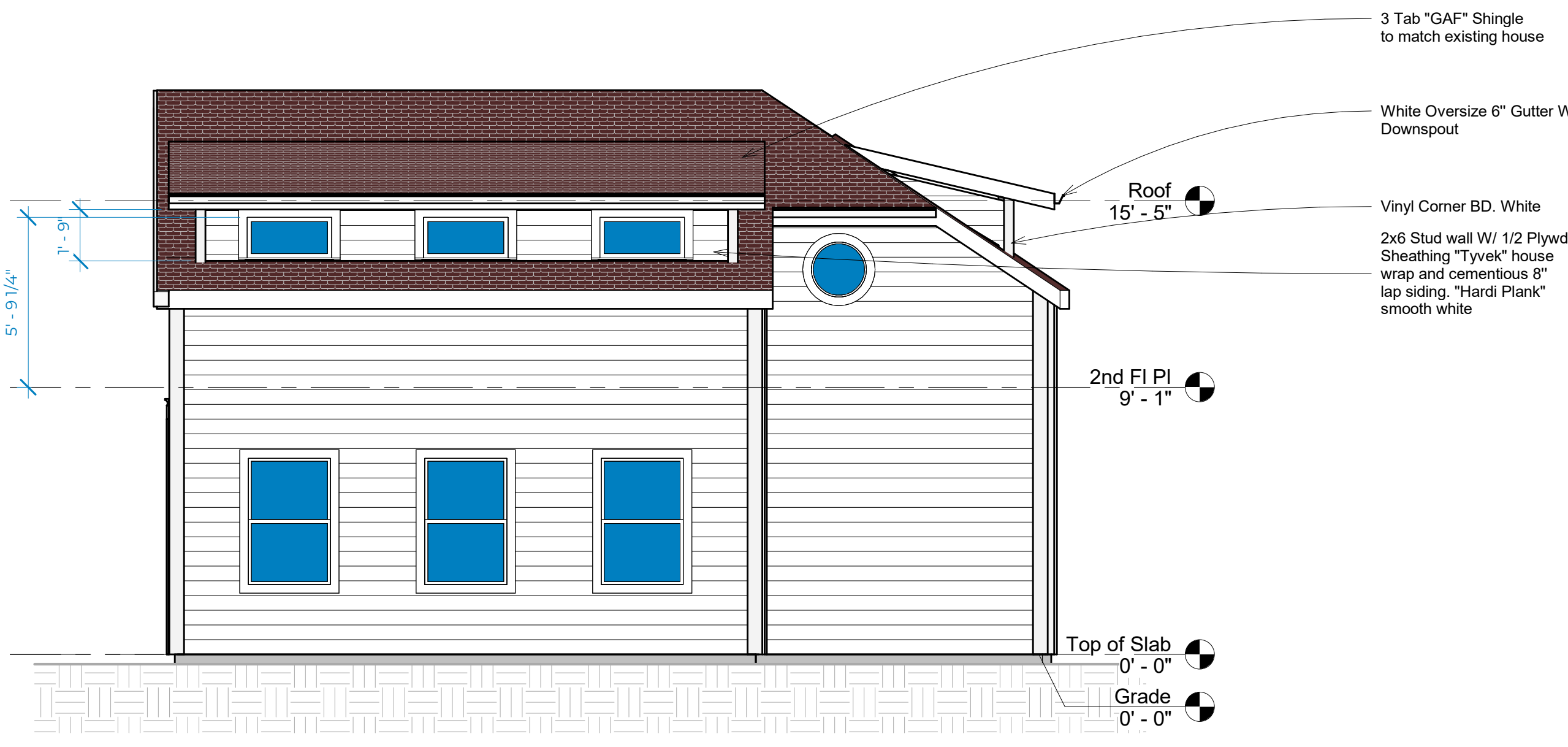
① Existing Left Side Elevation
1/8" = 1'-0"



④ PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



② Existing Right Side Elevation
1/8" = 1'-0"



⑧ PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



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REVISIONS:	
HDRB: 1/23/2025	

SEAL:

SCALE:	As indicated
SHEET TITLE:	Side Elevations
SHEET NUMBER:	A2.1

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

Re: 631 Spring Street Pictures



Front of House

Margand Residence
HDRB Submission
10.17.24



Back of the House

Margand Residence
HDRB Submission
10.17.24



Side Elevation

Margand Residence
HDRB Submission
10.17.24



Side Elevation

Margand Residence
HDRB Submission
10.17.24



Side Elevation of Garage

Margand Residence
HDRB Submission
10.17.24



Rear of Garage

Margand Residence
HDRB Submission
10.17.24



Front of Garage

Margand Residence
HDRB Submission
10.17.24



640 Spring Street – Neighboring House

Margand Residence
HDRB Submission
10.17.24



627 Spring Street – Neighboring House

Margand Residence
HDRB Submission
10.17.24

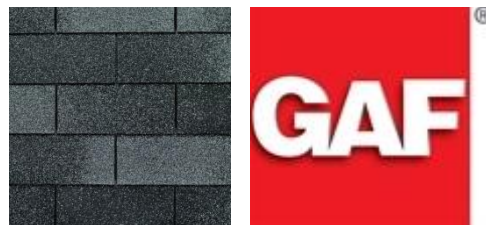
PRODUCT INFORMATION SHEET

Royal Sovereign® Shingles

English: (12" X 36" Shingles)

Beauty And Performance Meet Affordability

COLOR SELECTION: AUTUMN BROWN (TO MATCH EXISTING ROOF)



PRODUCT INFORMATION

"Professional contractors depend on Royal Sovereign® Shingles"

Royal Sovereign® Shingles Offer You These Great Benefits:

- **Proven Quality** . . . Over 10 billion Royal Sovereign® Shingles have been installed in North America—enough to circle the Earth more than 200 times if they were laid end to end!
- **Advanced Protection® Shingle Technology** . . . Reduces the use of precious natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Looks Great** . . . Color Lock™ Ceramic Firing (granules) helps maintain the true shingle color
- **Excellent Wind Performance** Meets ASTM D3161, Class F and ASTM 7158, Class H — the highest wind ratings possible under these test methods
- **Excellent Performance** . . . Extra-strong Micro Weave™ Core provides long life and durability
- **Highest Fire Rating** . . . Class A fire rating from Underwriters Laboratories
- **Great For Resale** . . . A new roof may increase your home's resale value
- **Peace Of Mind** . . . 25-year ltd. transferable warranty with SmartChoice® Protection (non-prorated material and installation labor coverage) for the first five years¹

¹See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

COLORS/AVAILABILITY

- **COLORS:** Ash Brown, Autumn Brown, Charcoal, Cypress Tan, Golden Cedar, Nickel Gray, Russet Red, Sandrift, Silver Lining, Slate, Summer Sage, Weathered Gray, and White
- **REGIONAL AVAILABILITY:**² Northeast, Southeast, Southwest, and Central Areas

²See http://www.gaf.com/Roofing/Residential/Products/Shingles/3_Tab/Royal_Sovereign for color availability in your area

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved 12-1127.03
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267*
- Texas Department of Insurance

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

*Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

**When installed properly, this product will help reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit gaf.com, or call 1-888-STAR-YES.

PRODUCT/SYSTEM SPECIFICS†

- Fiberglass Asphalt Construction
- Dimensions (approx.): 12" x 36"
- Exposure: 5"
- Bundles/Square: 3
- Pieces/Square: 79
- Nails/Square: 316 (474 where 6 nails per shingle is required)††
- StainGuard® Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Ridge Cap: Royal Sovereign® Shingle
- Starter: Pro-Start®; WeatherBlocker™

†Refer to complete published installation instructions.

††Required by some local codes.

INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Royal Sovereign® Shingles. Installation instructions may also be obtained at www.gaf.com.



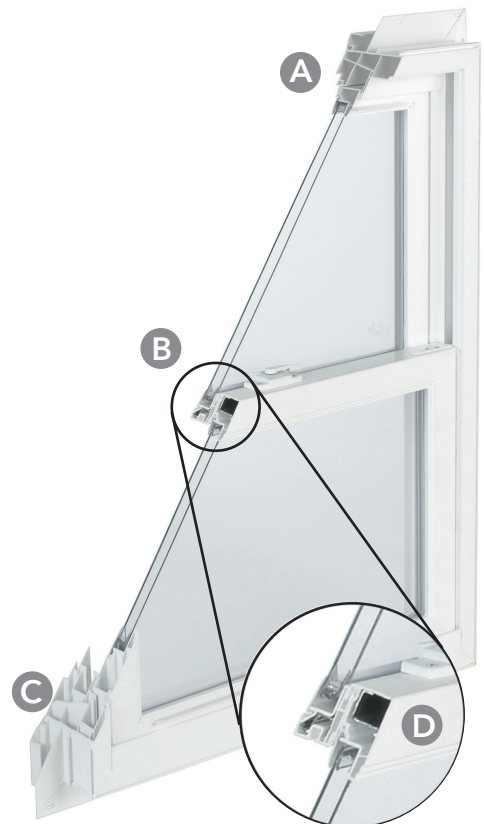
Encompass
by Pella®

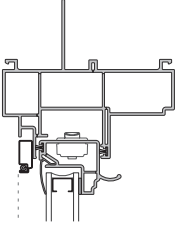
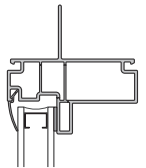
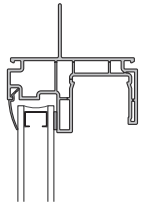
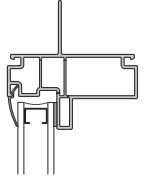
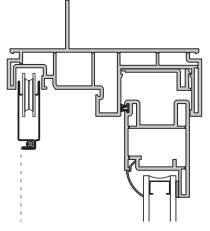
Vinyl
Windows
and Sliding
Patio Doors

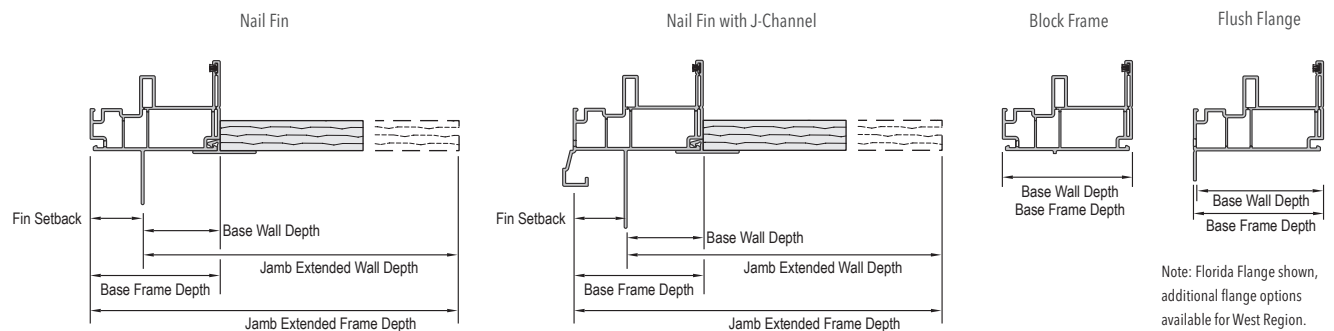


Vinyl product options include color-matched grilles-between-the-glass and hardware that creates a high-quality appearance. All color, grille and glass options are available on every product, so it's easy for you to specify all the windows and patio doors in a project.

- A** Multi-chambered, fully welded frame and sash reduce sound transmission and heat loss.
- B** Interlocking sash on windows (panels on patio doors) help seal out drafts and improve energy efficiency.
- C** All products are made of high-grade vinyl that never needs painting.
- D** Steel-reinforced sash provides excellent structural integrity and resistance to wind.
 - Products are tested in state-of-the-art facilities.
 - Solid color throughout the vinyl keeps minor dings and scratches virtually invisible.



	Cross section	Frame / install	Wall Depth Range	Performance Range
Double-Hung Vent		Block Frame Nail Fin Nail Fin with J-Channel	Base Frame Depth: 4-3/16" Fin Setback: 1-5/8" Base Wall Depth: 2-9/16" Jamb extended wall depth: 4-9/16" or 6-9/16"	LC20 - LC50 U: 0.29 - 0.47 SHGC: 0.19 - 0.60 STC: 25 - 26
Single-Hung		Block Frame Nail Fin Nail Fin with J-Channel Flush Flange	Base Frame Depth: 2-11/16" Fin Setback: 1-1/8" Base Wall Depth: 1-9/16" Jamb extended wall depth: 4-9/16" or 6-9/16"	R30 - R50 U: 0.29 - 0.49 SHGC: 0.21 - 0.65 STC: 25 - 26
Sliding Window		Block Frame Nail Fin Nail Fin with J-Channel Flush Flange	Base Frame Depth: 2-11/16" Fin Setback: 1-1/8" Base Wall Depth: 1-9/16" Jamb extended wall depth: 4-9/16" or 6-9/16"	R20 - LC30 U: 0.29 - 0.49 SHGC: 0.20 - 0.64 STC: 25 - 26
Fixed Frame Direct Set		Block Frame Nail Fin Nail Fin with J-Channel Flush Flange	Base Frame Depth: 2-11/16" Fin Setback: 1-1/16" Base Wall Depth: 1-9/16" Jamb extended wall depth: 4-9/16" or 6-9/16"	R25 - CW50 U: 0.26 - 0.49 SHGC: 0.20 - 0.69 STC: 25 - 26
Sliding Patio Door		Nail Fin	Base Frame Depth: 4-1/2" Fin Setback: 1-7/16" Base Wall Depth: 3-1/16"	R25 - R50 U: 0.27 - 0.51 SHGC: 0.20 - 0.64 STC: 25



East Region New Construction Frames shown. Flush Flange available in West Region only.

Performance ranges shown are for single-units and do not account for composite units (integral mullion) or combinations (multiple units mulled together).

Encompass by Pella® vinyl window products are intended only for use less than 40 feet above ground level.

Drawings are not to scale.

Finishes

Maintenance-free vinyl frames are available in White, Almond or Fossil.

Colors



White



Almond



Fossil

Hardware

Window Locks¹



White



Almond



Fossil

Autolock¹



Single-Hung and Sliding Window
(optional) West Region Only

Sliding patio doors²



White



Bright Brass



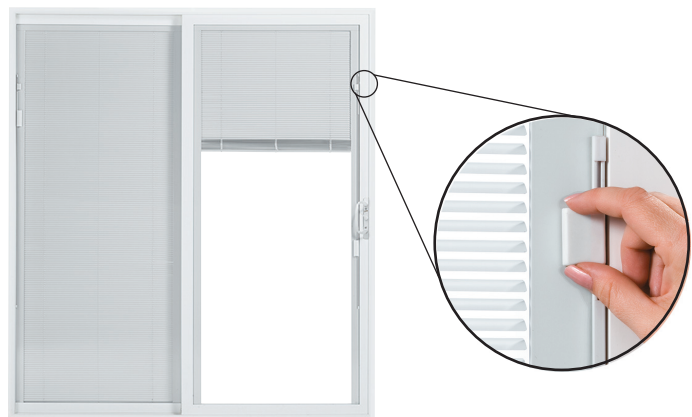
Satin Nickel



Oil-Rubbed Bronze

Patio Door Between-the-Glass Blinds³

- White blinds-between-the-glass on patio doors.
- Blinds are protected from dust and damage.
- Cordless design is safer for children and pets.
- Easy-to-operate levers raise, lower and tilt the blinds.



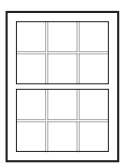
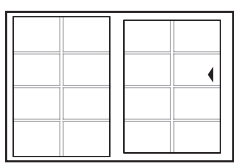
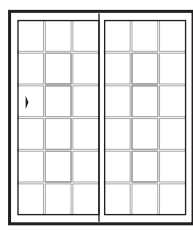
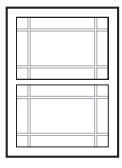
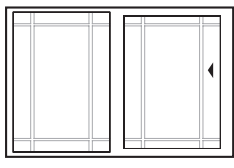
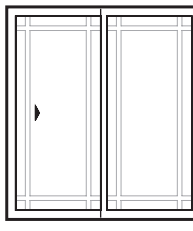
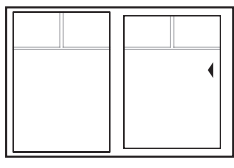
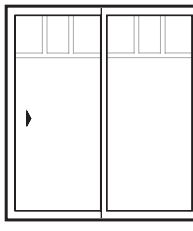
(1) Standard lock hardware is finished to match the interior of the window or door frame.

(2) Finish of exterior hardware matches color of exterior door frame.

(3) See your local Pella representative for availability.

Grilles-Between-the-Glass¹

5/8" Flat Grilles  	3/4" contour Grilles  	1" contour Grilles  
(West Region Only)	(East and West Regions)	(East Region Only)

	Hung	Sliding Window	Sliding Door	Guidelines
Traditional				Specify number of lites in each panel (wide and high). Grilles must be equally divided on visible glass. Minimum 6" x 6" center-to-center. Specify upper or both sash (Hung only).
9-Lite Prairie				Windows Approximately 4" from edge of sash to center of bar. Minimum actual glass is 13". Specify upper or both sash (Hung only). Sliding Door Approximately 6" from edge of panel to center of bar.
Top Row				Standard visible glass to separator bar must be $\leq 1/2$ upper actual glass.

(1) See your local Pella representative for availability.

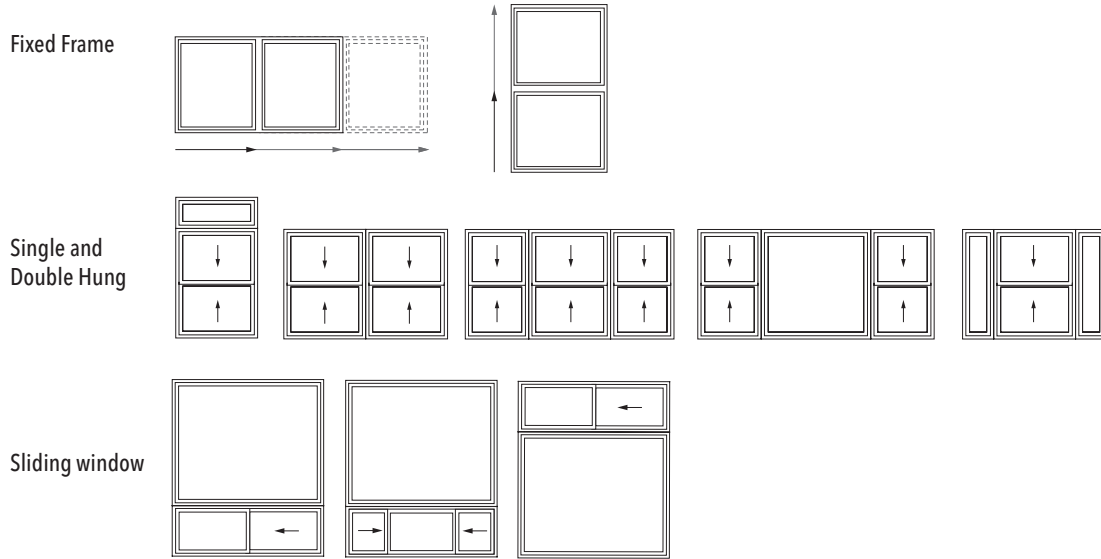


Combination Assemblies

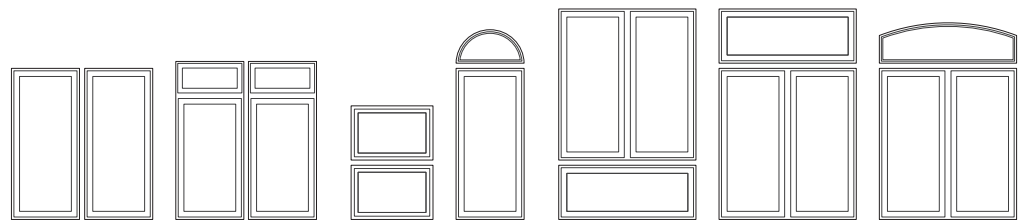
A combination is an assembly formed by two or more separate windows or doors whose frames are mullioned together by a combination or reinforcing mullion. A composite is an assembly of windows inside a single, continuous frame.

Encompass by Pella® products are available in many common configurations. Refer to the Product Application section of this book, PellaADM.com or your local Pella sales representative for information on performance and availability.

Window Composite Examples



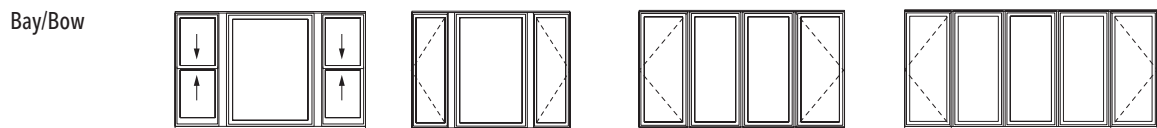
Window Combination Examples



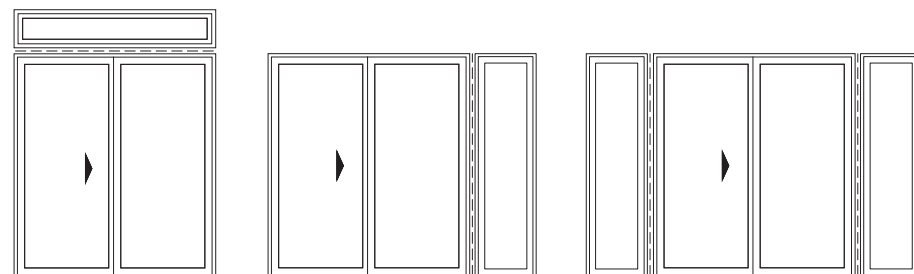
Factory or Site Assembled Combination Parameters

Max. of 3 windows per opening and 50 sf.

Mullion reinforcing may be required.



Door and Window Combination Examples



*Actual mullion span and combination size availability depends on design pressure requirements. Consider combination size, weight and jobsite handling during design.

Encompass by Pella® vinyl window products are intended only for use less than 40 feet above ground level.



Encompass
by Pella®

Double-
Hung
Window



Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
H-R20 - R50	3.0 – 7.5 psf	0.24	20 – 50 psf	10

Thermal Performance

11/16" Overall Glass
Thickness
3mm/3mm

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	EnergyStar® Capable
Advanced Low-E IG	0.30 - 0.33	0.25 - 0.28	0.47 - 0.53	52 - 56	NC, SC, S
NaturalSun Low-E IG	0.30 - 0.34	0.44 - 0.50	0.53 - 0.60	52 - 56	N
SunDefense™ Low-E IG	0.29 - 0.33	0.19 - 0.21	0.43 - 0.49	52 - 56	NC, SC, S

Sound Performance

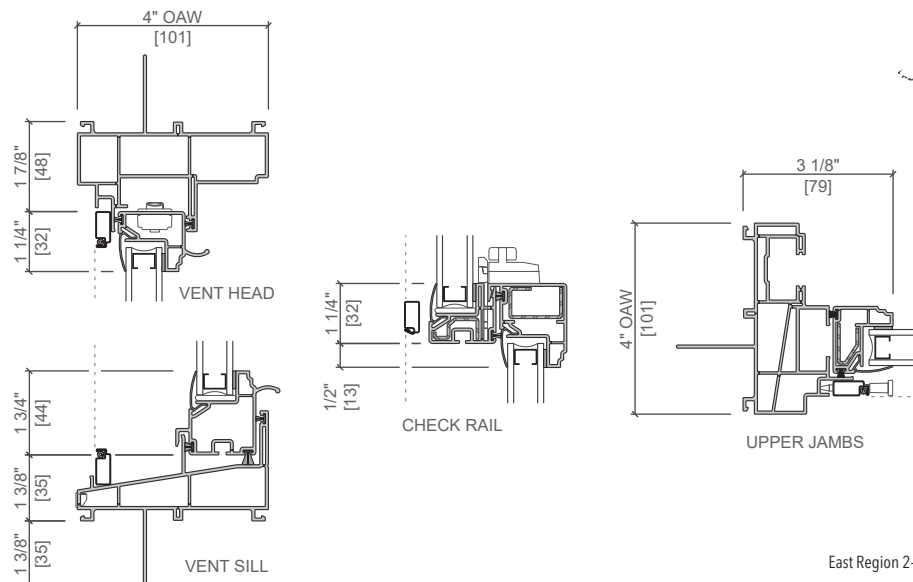
Frame Size Tested	Type of Glazing	STC	OITC
3-1/4" Frame Depth, 36" x 60"	3/4" with 3mm / 3mm glass	26	22
3-1/4" Frame Depth, 36" x 60"	3/4" with 2.5mm / 2.5mm glass	25	22

Code Approvals: Hallmark Certified; **FPAS#:** FL11152; **TDI#:** WIN-817

Performance varies based on actual product attributes. See the Performance section earlier in this manual to learn more about performance standards and ratings.



East Region Only



East Region 2-11/16" New Construction Frame shown.

Other frame types are available.

Not to scale. All dimensions are approximate.

Style + Performance + Service = The Fypon Advantage

Fypon gives design and construction professionals an edge over other interior and exterior design building materials. Fypon marries style and performance with one of the industry's largest product offerings and best customer service to give our customers a true competitive edge.

STYLE

Fypon is the recognized leader in polyurethane product design, innovation and molding technology. From old world style to classic modern design, Fypon offers the largest and most architecturally correct styles and designs of moulding and trim, shutters and beams.

- Architecturally correct and historically accurate product styles and designs
- Molded from actual timber and stone products to capture the texture, patterns and deep shadow lines of classic building materials
- A distinctive look and personality to complement any home design for maximum appeal

PERFORMANCE

Only Fypon engineers consistent quality and long lasting performance into every product we make, today and tomorrow. From our popular trim and mouldings to our growing shutter and beam offerings, each product is manufactured by experts in polyurethane molding technology. All Fypon building products:

- Are easy to install with no special tools or extra labor necessary
- Deliver consistent workmanship and product quality
- Feature low maintenance
- Provide weather and moisture resistance
- Come stain or paint ready
- Resists insects and won't warp, crack or split

SERVICE

From one leader to another, building professionals trust Fypon to deliver on the jobsite and to the bottom line.

- Fypon provides architects and builders with renderings and marketing support for blue prints and model homes
- Receive extensive builder support including an industry first quote package program with quantity pricing available at **CPS@fypon.com**
- We provide installation FAQ (frequently asked questions) and support from experts in polyurethane
- Plus custom design services for historical restorations, replicas or any unique profile that fits your home or commercial application available at **CPS@fypon.com**



FEATURES & BENEFITS



Lasting performance and minimal upkeep compared to other materials.*



Our closed-cell polyurethane is resistant to insects.



Lightweight and does not require special tools.*



Ideal for moisture-prone interior spaces like bathrooms, kitchens and basements.



Polyurethane smooth or woodgrain — comes pre-primed and ready to paint or stain.*



Beautiful and durable in all seasons, withstands the elements better than traditional materials.

* See www.fypon.com for instructions on proper maintenance, installation, and painting or staining.

BUILDING BLOCKS OF **STYLE**

- 1 SHUTTERS**
Lightweight louvered, paneled, board & batten, or plank, decorative frames that equal the window length located on the sides of a window.
- 2 TILE VENT**
A decorative piece mounted near the ridge of the roof- seen most on Mediterranean/Spanish style homes.
- 3 CORBEL**
An architectural member projecting from the face of a wall.
- 4 BRACKET**
A decorative unit, in which two sides form a right angle with one arm flush against a wall and the other flush beneath the projecting surface.
- 5 GABLE VENT/LOUVER**
A building component installed into the side wall to allow ventilation and/or decoration on a building. A non-ventilation louver that is to be used as a decorative building accent is known as a decorative louver.
- 6 PORCH/RAILING SYSTEM**
A structure made of spindles that supports and forms a barrier or guard.
- 7 COLUMN**
Supporting or decorative pillar used in building.
- 8 CAP & BASE**
Upper & lower member of an entrance, wainscot, column or pilaster.
- 9 WINDOW & DOOR TRIM**
The finish materials on a building, applied around the window and door openings.
- 10 DENTIL BLOCK**
Smaller rectangle block which can be spaced closely together in a series or in sequence with moulding.
- 11 RAFTER TAIL**
Any one of a set of sloping beams that form the framework of a roof.
- 12 TRELLIS**
They can be attached to a house on one side or they can be free standing. They provide plenty of shade through a dappled pattern of beams and rafters. The edges of the roof pieces are given a fancy cut to add flare to the design.
- 13 BEAMS**
Exposed on the ceiling as part of the room design. Fypon beams are for decorative purposes and can be designed according to the stylistic preferences of the homeowner.
- 14 CROWN MOULDING**
A moulding used wherever an interior angle is to be covered, especially at the roof and wall corner.



KEY ELEMENTS

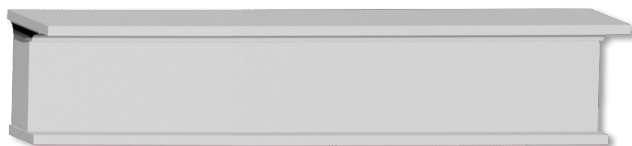
- Crossheads
- Louvered Shutters
- Pilasters
- Flat Trim
- Louvers
- Wrap-Around Porch



Historical



Today



KEY ELEMENTS

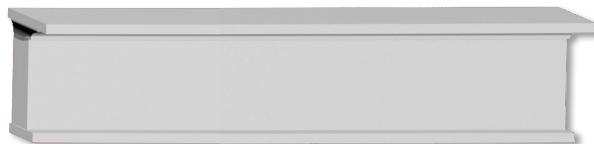
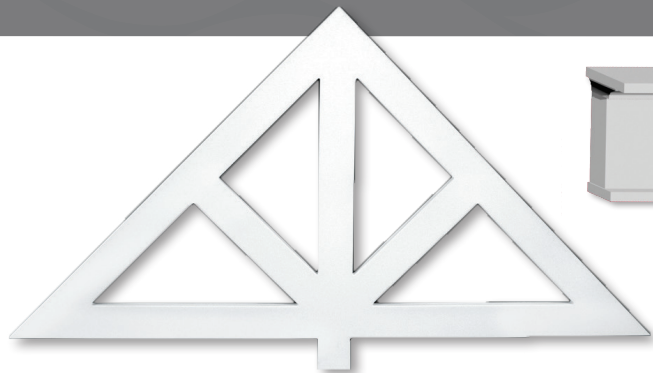
- Tapered Columns
- Craftsman Crosshead
- Porch Post
- Flat Trim
- Brackets & Corbels
- Gable Pediment
- Door Surround
- Timber Shutters
- Rafter Tails
- Beams
- Timber Trellis



Historical



Today

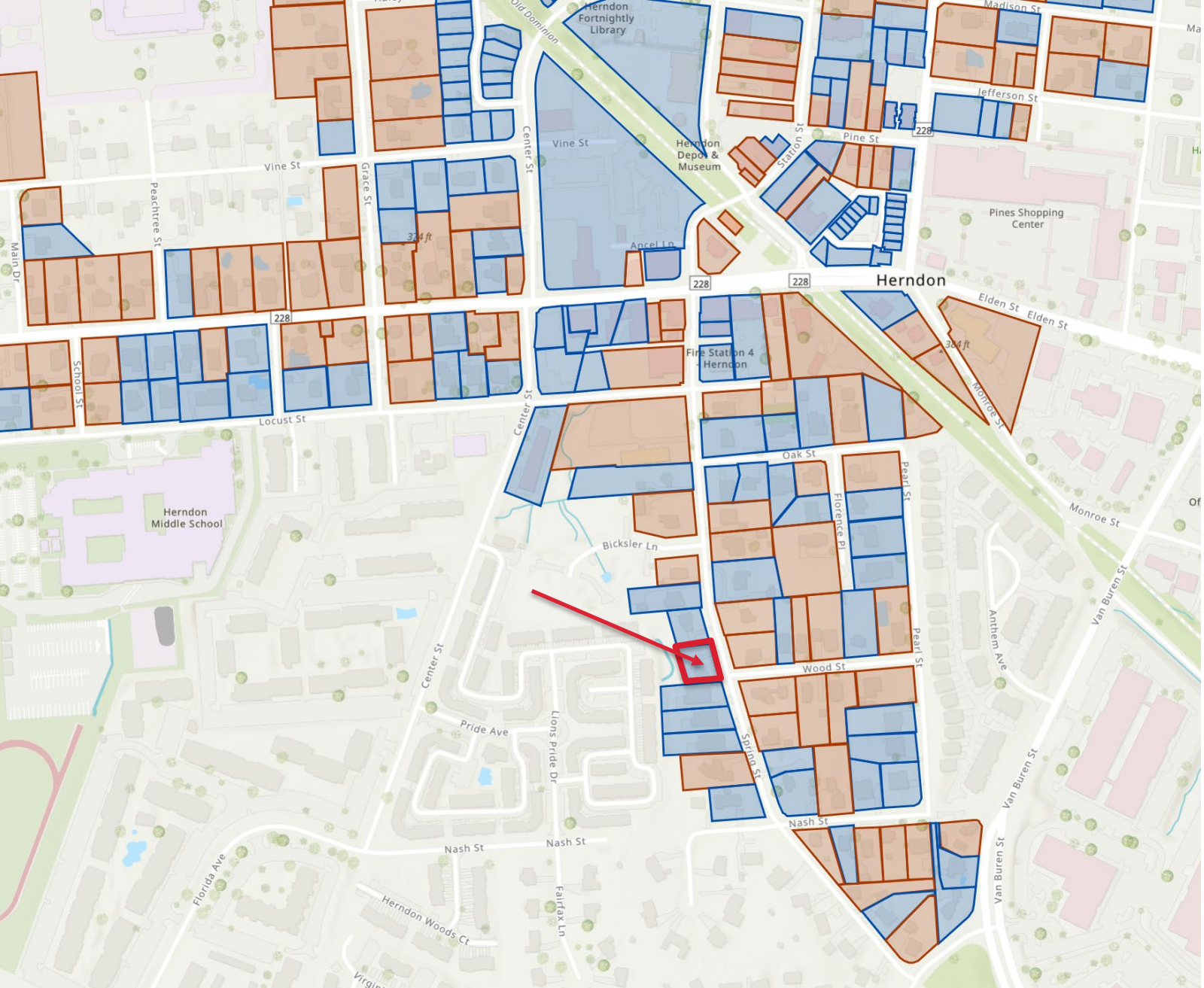


Historic District Review Board

February 5, 2025, Work Session

HDRB #24-006 631 Spring Street

Application for Alterations

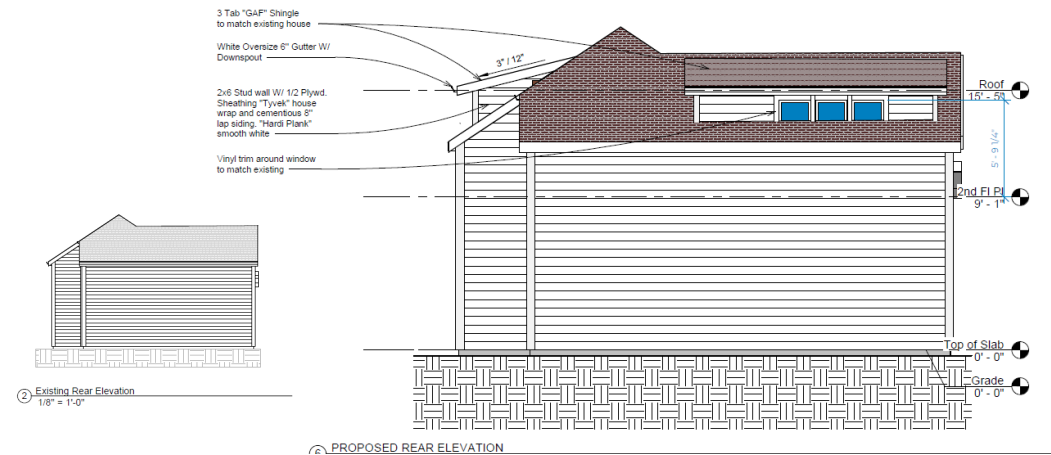
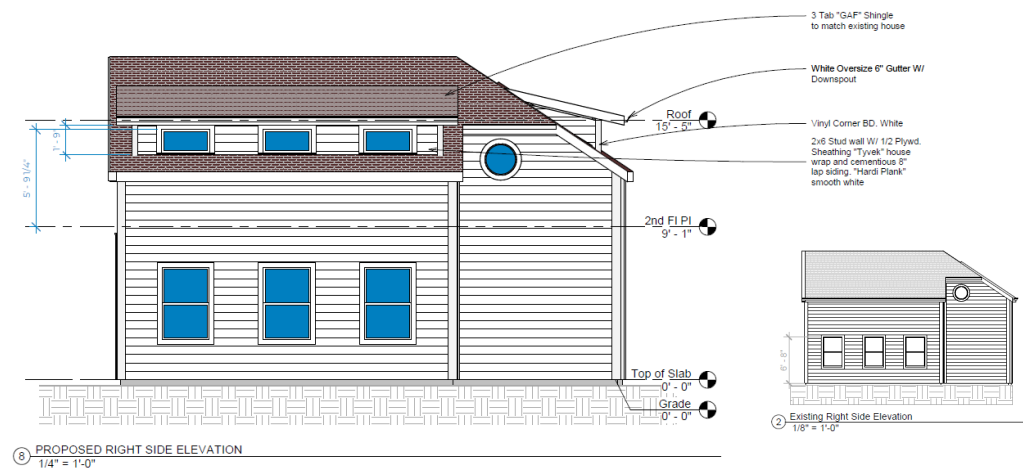
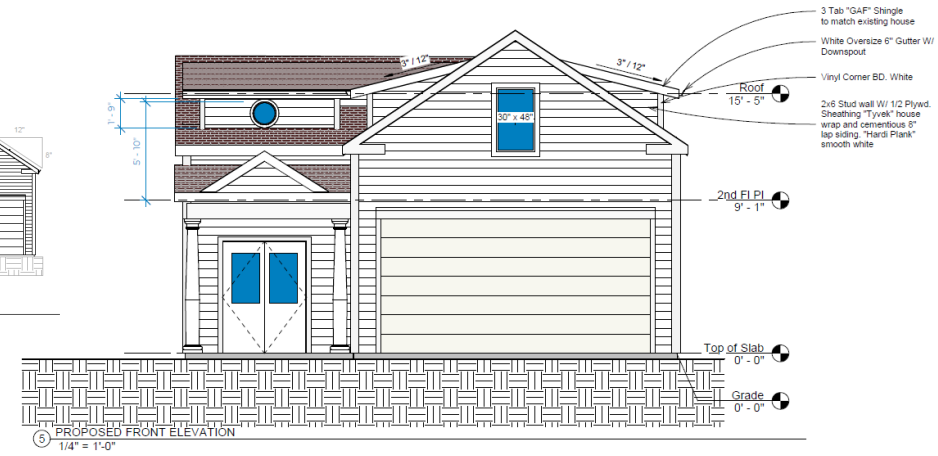
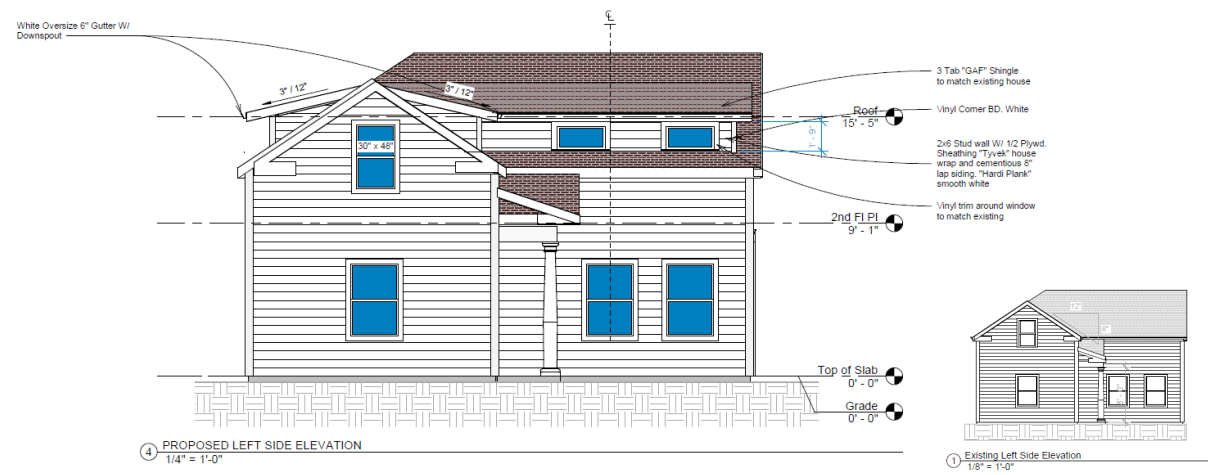


District Context



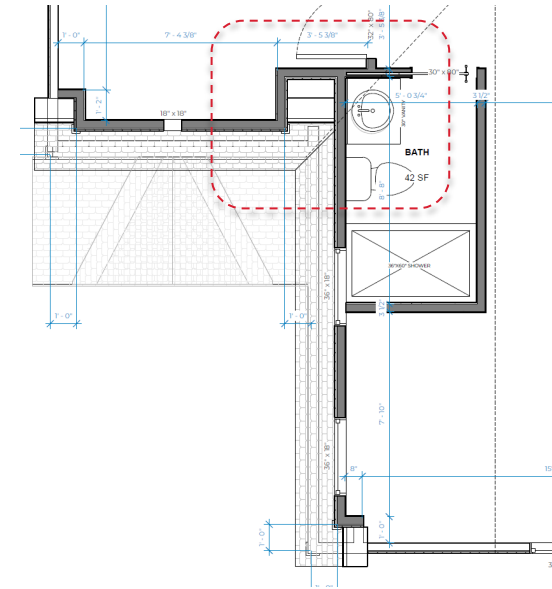
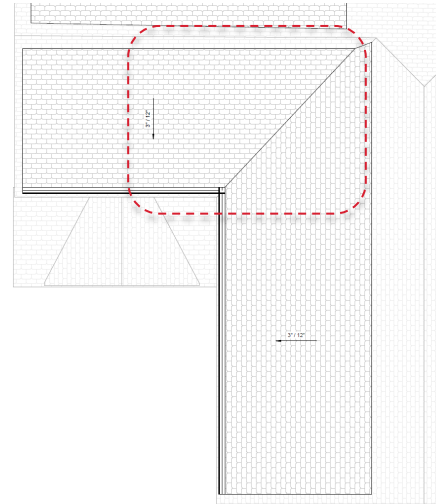
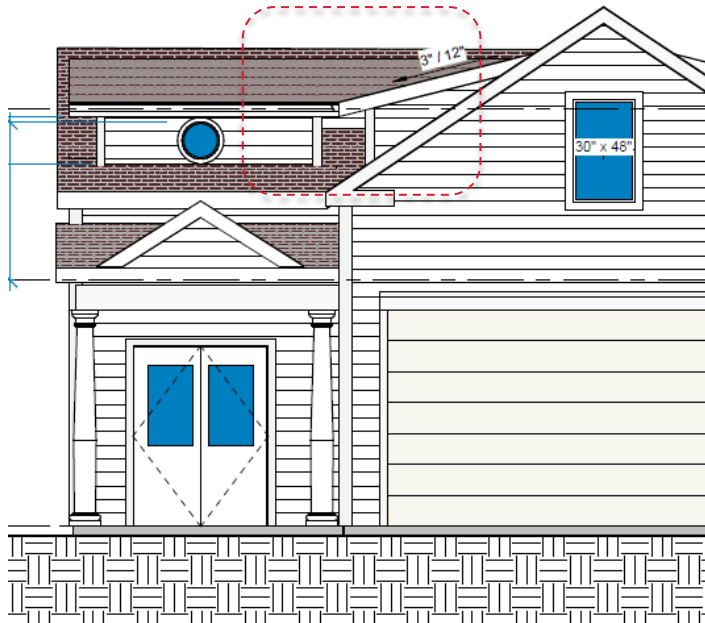
Existing Design





Discussion Topics

- Previous staff comments : height, windows, roof pitch/design
- Revisions since initial submission
- Remaining comment : dormer treatment at inside 90 degree angle



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