

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
PUBLIC HEARING AGENDA
DECEMBER 18, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. November 6, 2019 Work Session Draft Minutes
4. November 20, 2019 Public Hearing Draft Minutes
5. November 20, 2019 Special Work Session Draft Minutes

COMMENTS

6. Comments from the Board Members
7. Comments from the Staff Members
8. Comments from the Audience

PUBLIC HEARINGS

9. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-34**, to consider an application for a Certificate of Appropriateness for the installation of a new windows on an accessory structure on the single family residential property at 744 Dranesville Road, Herndon, Virginia, located between the intersection of 3rd Street and Dranesville Road and the intersection of Worchester Street and Dranesville Road, and further identified as Fairfax County Tax Map 0104-02-0061A. The property is zoned R-10, Residential, Single Family; and consists of 91,685 total square feet of land. Owners/Applicants: William H. Wright, Jr. and Carol W. Wright. Applicants' Representative: Liz Lee, Moss Building and Design.
10. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO AN EXISTING STRUCTURE, HPRB #19-37**, to consider an application for a Certificate of Appropriateness for the replacement of a two-story

elevator with an enclosure, replacement of a mechanical equipment enclosure, and the addition of an enlarged elevator control room on the residential building at 721 Elden Street, Herndon, Virginia, located between the intersection of Spring Street and Elden Street and the intersection of Monroe Street and Elden Street, and further identified as Fairfax County Tax Map 0162-02-0092A. The property is zoned CC, Central Commercial; and consists of 44,237 total square feet of land. Owner/Applicant: Adams-Herndon Holdings, LLC c/o Chris Adams, Manager.

ADJOURNMENT

Future HPRB Meetings

January 8, 2020	HPRB Work Session	7:00 p.m.
January 15, 2020	HPRB Public Hearing	7:00 p.m.



MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: December 18, 2019

Subject: HPRB #19-34, 744 Dranesville Street, Windows Installation Updates

At the December 4, 2019 Heritage Preservation Review Board (HPRB) work session, Board members discussed the application of window divisions on both the primary dwelling structure and the accessory structure, and their relationship to the architectural style and changes of both structures over time. Staff has not been able to find any documentation of when and how the windows and door openings (of both structures) may have been modified or added with the insertion of 'colonialized' windows/doors (with 6-over-6 or more lite divisions versus the original 2-over-2 lite division clearly existing on the original parts of the building). What is conclusive, is that at some point, this trend of adding more Colonial styled windows (and doors) crept into the replacements and new openings cut into the original structure and certainly on later additions with no explicable rationale for this design modification on the primary dwelling structure. This appears to have been a trend at some time period prior to enactment of the current Heritage Preservation Overlay District as evidence on this primary dwelling structure, but also after enactment of the district in other cases reviewed by this Board. In one recent case, staff found Colonial-styled windows to have been approved for replacement in a Craftsman-styled residential structure as late as 1994. Staff suspects this trend (during an undetermined period of time) can be shown on several contributing structures with additional research. In some cases, this trend has resulted in two or three, or more, different types/styles of windows within the same structure, and most notably when there have been significant additions, as is the case here.

The intent of recent staff recommendations related to windows on contributing structures (and on non-contributing structures) are centered around three main ideas:

- 1) Returning window styles to their original design when appropriate and within the provisions of the Heritage Preservation Handbook design guidelines;
- 2) Reducing the number of styles and types of windows on structures such that there is a sensible delineation between original architecture and later additions, if possible; and/or
- 3) Creating consistency in the use of window types and design, even if architecturally uncharacteristic to any given style, such that there is more evident architectural identify of any given building.

With respect to the proposed windows to be installed in new openings on the accessory structure of this case, staff has noted that the 6-over-6 windows shown on 'front' elevation appear to have been an original window or one of the first windows installed with a second similar window installed on this elevation at a later time period. Staff still notes that this assertion is still largely conjecture due to a lack of documentation of changes over time. As we know that this accessory structure was not original to the property and was constructed after the primary dwelling structure, the use of the 6-over-6 wood window could be explained by the generalized trend noted previously. As we have seen in the case submission materials, there are other window types on this structure. Staff finds that the use of the 6-over-6 windows in the new openings to be appropriate as they relate to some of the 'original' windows and keep the number of window types and design to three or less. The proposed window design also relates to similar window types and design on the primary dwelling structure shown to have been added on later additions or modifications, again signifying the historical trend, though not characteristic of the original architectural style.

Staff recommends approval of HPRB #19-34, in accordance with the published staff report, with the following condition:

- 1. The proposed alterations shall be constructed in substantial conformance with the application and supporting materials as submitted October 2, 2019.**



MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: December 18, 2019

Subject: HPRB #19-37, 721 Elden Street, Elevator Addition – Request for Continuance

As discussed at the December 4, 2019 Heritage Preservation Review Board (HPRB) Work Session, the referenced case cannot be considered by the HPRB on December 18, 2019 due to a requirement, preceding Board consideration, for the administrative staff review and approval of a site plan or site plan revision accounting for the proposed addition.

As noted in the staff report, the expansion of the building footprint is subject to Zoning Ordinance Section 78-155.6. - *Site plans, subdivision plans, single lot development plans and building location surveys*. In this case, the footprint increase will require a minor site plan or minor site plan revision per Section 78-155.6 (e)(3). As such, Board may not act on this case until an approved site plan (minor site plan revision) is completed through an administrative approval. This requirement is also specified in the Town's Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay district (HP district) (g)(3)*. However, the Board informally discussed the merits and design concerns of the case on December 4, 2019, as permitted by the zoning ordinance.

Thus, staff is recommending a continuance of HPRB #19-37 to the March 2020 HPRB Work Session and Public Hearing as published by the Town.

Staff will continue working with the applicant to seek updates and/or resolution of this case between now and the deadline for submission of materials for the March 2020 HPRB Work Session and Public Hearing.

Thank you.