

**TOWN OF HERNDON, VIRGINIA  
HERITAGE PRESERVATION REVIEW BOARD  
PUBLIC HEARING AGENDA  
JULY 15, 2020  
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. April 1, 2020 Work Session Minutes, Cancellation
4. April 15, 2020 Public Hearing Draft Minutes
5. May 6, 2020 Work Session Minutes, Cancellation
6. May 20, 2020 Public Hearing Minutes, Cancellation
7. June 3, 2020 Work Session Minutes, Cancellation
8. June 17, 2020 Public Hearing Minutes, Cancellation

**COMMENTS**

9. Comments from the Board Members
10. Comments from the Staff Members

**PUBLIC HEARINGS**


11. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #20-011**, to consider an application for a Certificate of Appropriateness to install a new window on the mixed use building located at 700 Lynn Street, Herndon, Virginia, located at the intersection of Elden Street and Lynn Street and further identified as Fairfax County Tax Map 0162-51-0001. The property is zoned PD-TD, Planned Development – Traditional Downtown, and consists of 2,410 square feet of land. Owner/Applicant: LRS Herndon LLC. Applicant's Representative/Agent: Michael Wijdoogen, Architect, MW Architects LLC.

12. **APPLICATION FOR AN AMENDMENT TO AN APPROVED APPLICATION, HPRB #20-012**, to consider an application for a Certificate of Appropriateness approving design revisions to the approved alterations, previously authorized through HPRB #19-02, to the commercial structure located at 765/767 Elden Street, Herndon, Virginia, located east of the intersection of Center Street and Elden Street and west of the intersection of Spring Street and Elden Street; and further identified as Fairfax County Tax Map 0162-02-0078. The property is zoned CC, Central Commercial, and consists of approximately 9,080 total square feet of land area. Owner/Applicant: Elden Market, LLC. Applicant's Representative/Agent: Dennis Clark, Revival Development, LLC.

## **ADJOURNMENT**

## MEMORANDUM

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

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

Date: July 10, 2020

Subject: HPRB #20-011, 700 Lynn Street – New Window Update

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This memo serves as an update for the referenced HPRB case scheduled for the July 15, 2020 HPRB Public Hearing.

As stated in the staff report for HPRB #20-011 published on June 26, 2020 and as discussed at the work session on July 1, 2020, staff had requested and recommended submission of additional design details as a condition of approval, which included:

- Submission of the existing third floor window dimensions and location for comparison to the new proposed window dimensions and location prior to issuance of a building permit

In addition, the Board commented on concerns that when the new window opening is cut through the exterior wall finish, there may be chipping or damage to the material at the edges of the cut(s) that may require repair and repainting. Board members appeared to be concerned about matching the edges and color of the any repairs of the exterior material around the new window opening.

Prior to the work session and after publication of the staff report, the applicant submitted revised design information that addressed the detailed design information requested. Thus, staff is removing one of the recommended conditions of approval, but has added another condition based on Board comments from the work session on July 1, 2020, as noted in this memorandum.

**Staff is recommending approval HPRB #20-011 with the following conditions:**

- 1. The Applicant shall repair and repaint any damaged exterior materials to match the edges of existing fenestrations and color of the exterior wall resulting from the cutting of the new window opening on the second floor; and**

- 2. The proposed sign shall be installed in substantial conformance with the original application design and construction details as submitted on or about June 8, 2020 and updated information provided on or about June 30, 2020.**

Attachment:

1. 700 Lynn Street – Revised Window Design Details



706 Pine Street  
Herndon, VA 20170  
703.819.9461  
michaelw@mwnarchitects.biz

700 Lynn St.  
Herndon, VA 20170  
Existing & Proposed Right  
Side Elevation - Elden St.

Midtown Jewelers

SEAL:

<b>REVISIONS:</b>	
Rev Set 05.06.20	HPRB Rev. 06.08.2020
Rev Set 05.14.20	Permit Set
Rev Set 05.21.20	
Rev Set 05.27.20	
Project number	20.079
Date	04/15/2020
Drawn by	SDG
Checked by	MSW

A2.0

Scale 1/4" = 1'-0"




① Existing Right Side Elevation  
1/4" = 1'-0"



② Proposed Right Side Elevation  
1/4" = 1'-0"

## MEMORANDUM

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

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

Date: July 10, 2020

Subject: HPRB #20-012, 765-767 Elden St. – Amendment to An Approved Application Update

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This memo serves as an update for the referenced HPRB case scheduled for the July 15, 2020 HPRB Public Hearing.

At the work session Board members appeared to concur with the staff's assessment that the following proposed design modifications did not pose any design issues:

1. Reduce the height of the second story portion of the CMU screen wall, which would exceed the capabilities of the existing and proposed structural footings.
2. Remove the 8' tall roof terrace screen on the southerly portion of the west elevation and on the south elevation. This screen was implemented in the original design as a safety feature for a previous bocce court on the roof deck that is no longer feasible due to the floor plan changes approved through HPRB #19-02. The roof terrace screen will be replaced with the cable railing specified for other areas of the roof deck of the last approved design.
3. The second-floor stairwell near the front of the building was extended several feet closer to the front façade to accommodate a larger landing and meet code required clearances.

However, staff had substantive questions and concerns expressed in the staff report and at the work session about the primary exterior materials being proposed as amendments to the previously approved application. The Board shared staff's concern and requested submission of additional materials samples to better evaluate the actual exterior material design with the accurate *faux* or simulated joint details and stucco finish. Staff also recommended that the applicant consider other materials that may more effectively achieve the look of the cladding as originally intended and approved.

Since the work session, the applicant submitted a mock -up of the primary cladding material which shows the formed or simulated "joints" and the proposed Milano finish to the stucco. Staff has evaluated this sample and concludes the following:

- The simulated joints are very wide and make much bolder line than the rainscreen panel joint. This makes the inside of the formed feature more visible and accentuates the simulated nature of the detail.

- The recessed form and sides of the simulated joint are painted black which undermines the attempt to mimic a true joint of individual panels of the rainscreen system.
- The sample has removed the rivet detail, as previously discussed and commented by staff, further reducing the detailed quality of the new proposed wall system in comparison the rainscreen system of the original design.
- The texture of the blue panels still produces a look and feel of stuccoed wall system and not a panel or plate system as commented on by the Board in the work session.
- Combined with the painted recessed form of the simulated wall feature, the wall finish looks painted and staff believes the overall effect will still look like a single wall system with fake or *faux* panels.
- There is concern regarding the durability of this material. The mock-up already has chips along the edges. Imperfections along the edges contribute to the materials inability to effectively serve as substitute for a smooth panel system.

The following photos/images have been made available for comparison of the wall systems currently being considered in this case. Staff strongly recommends that Board members schedule a time prior to the work session to stop by the Herndon Municipal Center to review the mock up. Also please note that a mock-up of the secondary cladding material and information on any other new cladding materials were not submitted.



Figure 1 Example rainscreen exterior wall system



Figure 2 Updated stucco material sample

Staff finds that the proposed exterior material, specifically the Sto stucco wall material and finishes will not replicate the rainscreen material(s) qualities and will substantially alter the overall character of the previous approved design. The new proposed cladding material is a noticeably artificial attempt to replicate the unique texture and design details of the original exterior wall system. Staff is unable to further comment on the secondary cladding material, and therefore evaluate whether the material texture variation across all facades are appropriately achieved per the original design intent, since a mock-up for that was not submitted. Given these issues, staff recommends that the applicant and the Board consider and discuss other material alternatives to achieve the design effect of the original exterior materials.

Since staff has no issues with specific portions of this case, staff can recommend partial approval of the case as stated below, however, staff does not support approval of the proposed cladding material at this time. This recommendation is intended to allow the applicant to move forward with the construction of the building while providing more time to further consider possible changes to the exterior cladding materials.

**Staff recommends approval of HPRB #20-012 with the following conditions:**

- 1. The proposed amendments for the new exterior cladding materials shall be removed from this application and not approved as part of this Certification of Appropriateness.**
- 2. If the applicant chooses to continue to pursue a change to the exterior cladding materials, a separate Certificate of Appropriateness application, for an Amendment to an Approved Application, shall be submitted.**