



HISTORIC DISTRICT REVIEW BOARD MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170
Wednesday, December 6, 2023 | 7:00 p.m.

1. Call to Order

2. Public Hearing

- a. **APPLICATION FOR AN ALTERATION, HDRB #23-016**, to consider an application for a Certificate of Appropriateness for the construction of a new accessory structure in the rear yard of the single-family house located at 637 Oak Street, Herndon, Virginia, on the southwest corner of the intersection of Oak Street and Florence Place, and further identified as Fairfax County Tax Map 0162 02 0100C. The property is zoned R-10, Residential Single-Family District and consists of approximately 10,453 square feet of land. Owners: Melanie Adelle Tatum and Jordan Timothy Tatum. Applicant: Sean Ruppert, Opal Design Build.

3. Comments

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

4. Adjournment

Title: HDRB #23-016; New Construction; 637 Oak Street

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information			
Proposed Modification	New Construction, Accessory Structure		
Address	637 Oak Street		
Fairfax County Tax Map Number	0162 02 0100C		
Owners	Melanie Adelle Tatum and Jordan Timothy Tatum		
Applicant	Sean Ruppert, Opal Design Build		
Business/Organization	n/a		
Property Use	Residence		
Zoning District	R-10, Residential Single Family-10 District		
HDO Designation	Contributing		
Adjacent Zoning	North: R-10, Residential Single-Family – 10 District South: R-10, Residential Single-Family – 10 District East: R-10, Residential Single-Family – 10 District West: R-10, Residential Single-Family – 10 District		
Building Type(s)	Main structure: two story residential	Date of Construction:	1880-1900
Architectural Style(s)	Folk Victorian		
Exterior Material(s)	Replacement lap siding, standing seam metal roof.		
Neighborhood Design Profile	Single-family residential		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

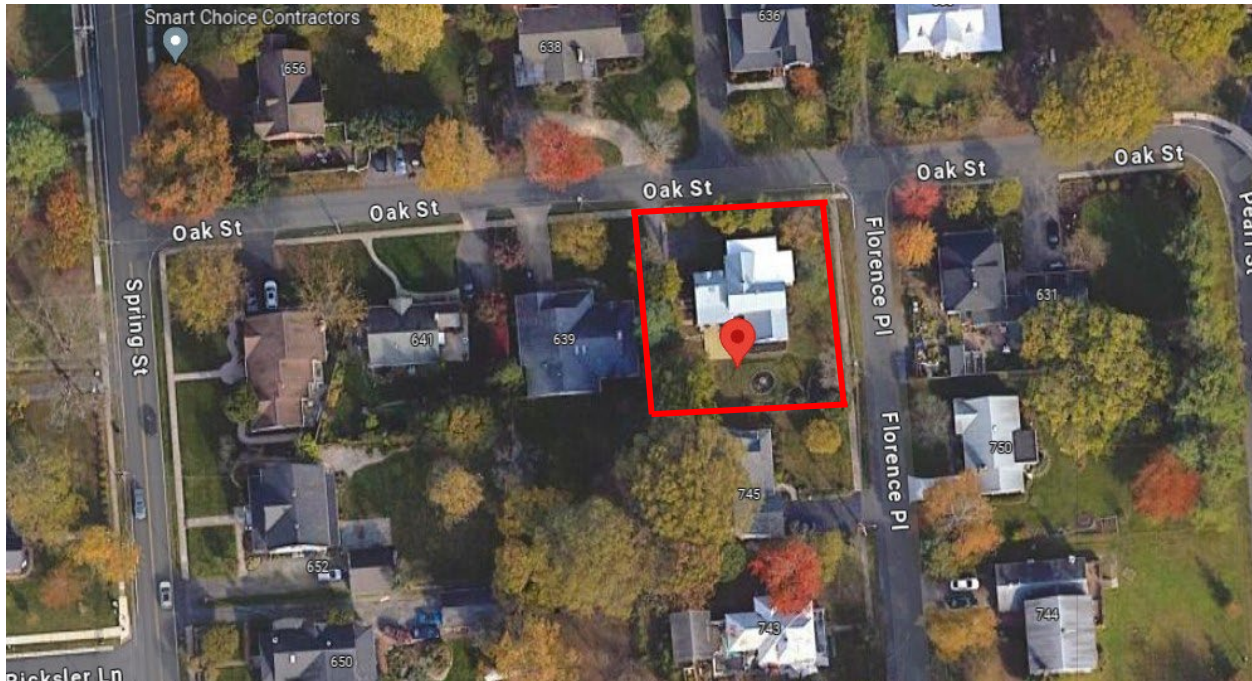
Staff Recommendation	Staff is withholding a recommendation
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Resource Description:

637 Oak Street is a contributing 2 story vernacular Folk Victorian structure which the 1987 architectural survey of the Herndon Historic District dates to 1880-1900. Though additions are present, it retains much of its original form and many original windows. The structure sits on a corner lot with high visibility to the house and side and rear yards. The proposed accessory structure is a single bay, two story garage located in the rear yard.



Location Map



Case Details

Proposal:

This application proposes the construction of a new accessory structure to the lot at 637 Oak Street which contains the contributing structure described above. The new structure is a two story, one bay freestanding garage with a prominent shed roof dormer on the front and rear, a shed-roofed screen porch to the side, and a cupola centered on top. The applicant provided perspective renderings of two facades – front (north facing) and side (east facing).

The renderings show a front-loading garage door, four windows in the front shed roof dormer, exterior light fixtures, and identify the primary cladding materials as Hardie Lap Siding and Trim painted Sherwin Williams Snowbird. The structure is located at the far southwest corner of the lot and would be accessed by an extension of the existing driveway to the right of the primary structure.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. – *Heritage Preservation Overlay District (HP District)*
- Town of Herndon Historic District Overlay Guidelines (Chapters 9 and 6)

Staff Analysis

1. **Zoning Compliance.** The review for compliance with the Town of Herndon Zoning Ordinance is ongoing and can only be verified following submission of the elevation drawings mentioned below.
2. **Guidelines.** For a complete analysis of the proposed project and relevant Guidelines, please see Attachment #1 Guidelines Matrix.
3. **Application Completeness.** The application materials include perspective renderings that show two sides of the structure. In order for this project to be reviewed completely, the applicant will need to submit measured, to-scale elevation drawings of all four elevations. This should include annotations for height, and width of each side and exterior material call-outs. In addition to this, materials information and manufacturer's specifications sheets for all exterior materials including cladding, trim, roofing, windows, doors, exterior light fixtures, etc.

Staff is requesting the following additional information or alterations prior to making a recommendation to the Board:

- Measured, to-scale elevation drawings of all four sides of the proposed structure.
- Complete manufacturer specifications for all exterior materials and components.
- A document or mass study illustrating the proposed structure in relation to and in the context of the existing contributing structure.

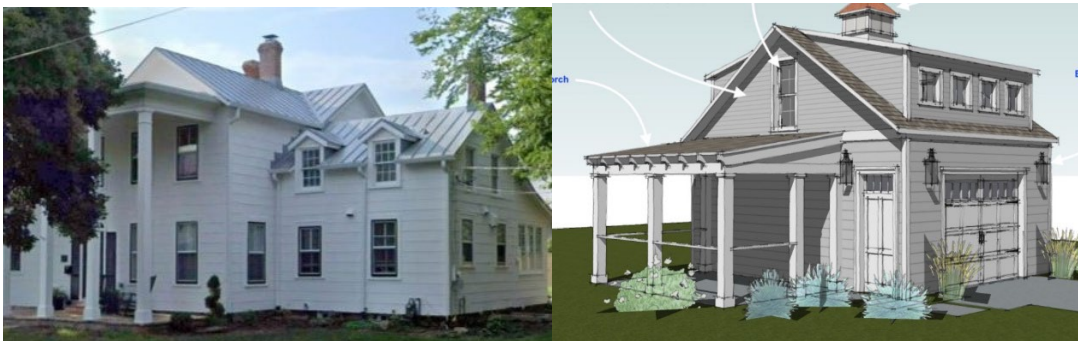
4. **Size, Massing and Location.** The Guidelines state that special care should be taken when constructing accessory structures associated with a contributing structure to “ensure that they do not detract from the character of the district.” A large part of reviewing for compatibility with the district is looking at the size, location and massing of the structure. The proposed structure is situated in the far southwest corner of the lot, appropriately recessed from the Oak Street frontage and the Florence Place frontage and is accessed by an extension to the existing driveway.

The size and massing appear to be reasonable for this area, but we need to understand 1) exact dimensions including height, of the structure (this would be provided when the applicant submit measured elevation drawings) and 2) how the size, height and mass relate to the existing contributing structure. The first point, exact dimensions, should be included with the measured elevation drawings mentioned above. The second point can be addressed in a number of different ways according to the preference of the applicant. For larger projects or additions, we would request a rendering of the proposed along with the existing structure in order to understand their relationship and the view from the street. Staff does not believe that this project merits requiring a measured drawing of the existing and proposed structures together. The scale of the proposed structure in relation to the existing structure could be described in a simpler, general way with a massing study, or perhaps a photoshop exercise showing the view from the right of way and both structures.

5. **General Design.** The proposed design is traditional in general shape and style – form, side gabled structure, lap siding, gable windows -- with some modern components – wide shed roof dormer with square windows, wider reveal lap siding.

As with location and siting of a new structure, design elements play an important role in the compatibility of a structure with surrounding structures. Often, elements from the primary structure can be used as queues for the design of an accessory structure and increase its ability to integrate appropriately within the context of the historic district. This can be seen in the proposed structure and how the square porch pillars from the home match in the square porch post on the screened in porch to the side of the garage.

Both structures also make use of dormers – however, while the proposed garage uses horizontal Craftsman style shed roof dormer with multiple windows, the main structure features distinctive engaged dormers with gables and vertical windows. The Board may wish to discuss the appropriateness of this crossover of architectural styles. As mentioned below, changing the roofing material to standing seam or a metal shingle-like product may also increase the structures compatibility with the main structure. Elevation drawings of all sides and detailed materials information will be helpful in a more complete review for design appropriateness.



6. **Windows, roof and other exterior materials.** Staff is requesting detailed materials specifications for all exterior components including window and roof materials. Windows and roofs in particular should take queues from the existing structure. The Board may want to discuss the potential use of a metal roof – standing seam or mock shingle – instead of asphalt shingle, to help the new garage integrate more completely with the contributing structure. All exterior components should adhere to the HDO Guidelines for new construction and alternative materials (see Attachment #1 Guidelines Matrix). This includes the exclusion of vinyl or plastic components, windows featuring interior muntins instead of fully simulated divided lites, and other guidance.
7. **Staff Recommendation.** Staff is overall supportive of this project but is withholding a recommendation pending further information from the applicant.

Staff Recommendation:

HDRB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. Motion to continue the review of this item to a future public hearing
Staff Recommendation:	Staff is withholding a recommendation.

Report Attachments

1.	Guidelines Review Matrix
2.	Proposed Structure Perspective Renderings
3.	Photos
4.	637 Oak Preet Plat
5.	Approved Building Location Survey
6.	Applicant Letter – Meet the Tatums
7.	Neighbor Support Letter 1
8.	Neighbor Support Letter 2

Staff Signatures

Tamsin Himes
Lead Planner/Design and Development

Bryce A. Perry
Deputy Director

Historic District Overlay Guidelines Review Matrix			
Chapter 6: Use of Alternative Materials in the HDO (p84-85) Chapter 9: Guidelines for New Construction – New Construction of Accessory Structures (p. 113-115)			
#	Guidelines		Evaluation
1.	General Guidance: 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.		The proposed accessory structure is located on the lot of a contributing structure at 637 Oak Street. Proposed location for the structure is appropriate for intended use and recessed from primary contributing structure.
2.	New Accessory Structures: New accessory structures on contributing properties should be sited so that they do not negatively impact the contributing resource or historic site features. - New accessory structures should be sited in a traditional location for its intended use. - The size and massing of the accessory structure should be clearly ancillary to the	Meets.	The proposed structure is located at the far corner of the lot, recessed behind the architectural frontage of the house along Oak Street and the secondary frontage along Florence Place. The intended use is a garage and the proposed location follows the existing driveway for a logical and appropriate location. The size of the proposed accessory structure is diminutive compared to the main structure and as mentioned, is setback from the house.

	contributing resource. c. Historic site or landscape features should not be removed to accommodate the construction of the accessory structure.		
3	New accessory structures should not attempt to create a false historical narrative	Meets.	The creation of a false historical narrative can occur when a structure is constructed in a way that gives the impression that it is of a different time period that it actually is. This should be distinguished from projects where the structure is designed to appropriately take visual and design queues from historic or traditional buildings, and appropriately use traditional materials. The proposed structure is designed in a traditional manor but is clearly distinguishable as a contemporary structure through both design and materials.
4	General Design: 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	Partially meets.	The submitted application files did not include materials specifications for the proposed structure aside from a few annotations on the renderings. The renderings imply that the roof material is proposed to be asphalt shingle. Alternative materials (non-traditional or different from original) are addressed later in this document, but it should be noted that the proposed roof material does not coincide with the roof material of the primary contributing structure. The primary contributing structure on this site features gabled roof and dormers, though of a different style than the proposed accessory structure. The renderings of the proposed structure show a traditional side gabled roof with a typical slope and gable angle.

	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.		No details have been provided for the proposed windows. No details have been provided for trim materials or profile. Applicant should provide materials specifications and exterior material floors information in order to review for compliance with these guidelines.
5	Materials: 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.	Unclear	No materials specifications have been provided.
6	Small prefabricated woodsheds, 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.	n/a	n/a
	Chapter 6: Alternative (non-traditional) Materials: In general, alternative materials are appropriate for use on noncontributing resources, but there remain factors that should be considered prior to selecting a	Unclear	Applicant should provide materials specifications for all exterior materials and features including cladding, windows, doors, trim, light fixtures, etc



	material: - Is the alternative material as durable as the material being replaced? - And will the alternative material alter the appearance of the structure resulting in an impact to the character of the district? - While the use of alternative materials on noncontributing resources requires a COA, the focus of the evaluation is on ensuring the use of the new material does not detract from adjacent contributing resources and the overall district.		
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OPaL
Homes as unique as you are

637 OAK STREET
NEW CARRIAGE HOUSE

20 OCTOBER 2023

PERSPECTIVES

Attachment 2













Proposed Garage
Here

**Proposed Garage
& Covered Porch
Located Here
w proper setbacks**

**Proposed driveway
extension here**





**Proposed Garage &
Covered Porch here
w proper setbacks**

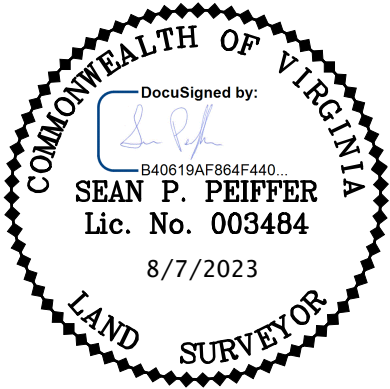
**Proposed extended
extended driveway here**

HOUSE LOCATION SURVEY

ELLIOTT C. & SUSAN S. ROBERTS
SUBDIVISION AT LAWNVALE

LOT 1

#637 OAK STREET
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA
DATE OF SURVEY: AUGUST 3, 2023



LEGEND:

- AC = AIR CONDITIONER
- BRL = BUILDING RESTRICTION LINE
- CMP = CORRUGATED METAL PIPE
- CP = CONCRETE PAD
- CS = CONCRETE STOOP
- CT = CONIFEROUS TREE
- DT = DECIDUOUS TREE
- GM = GAS METER
- GRL = GROUND LIGHT
- ICV = IRRIGATION CONTROL VALVE
- IPF = IRON PIPE FOUND
- OHW = OVERHEAD UTILITY WIRE
- PP = POWER/UTILITY POLE
- SMH = SANITARY MANHOLE
- SN = SIGN
- WV = WATER VALVE
- WW = WINDOW WELL

NOTES

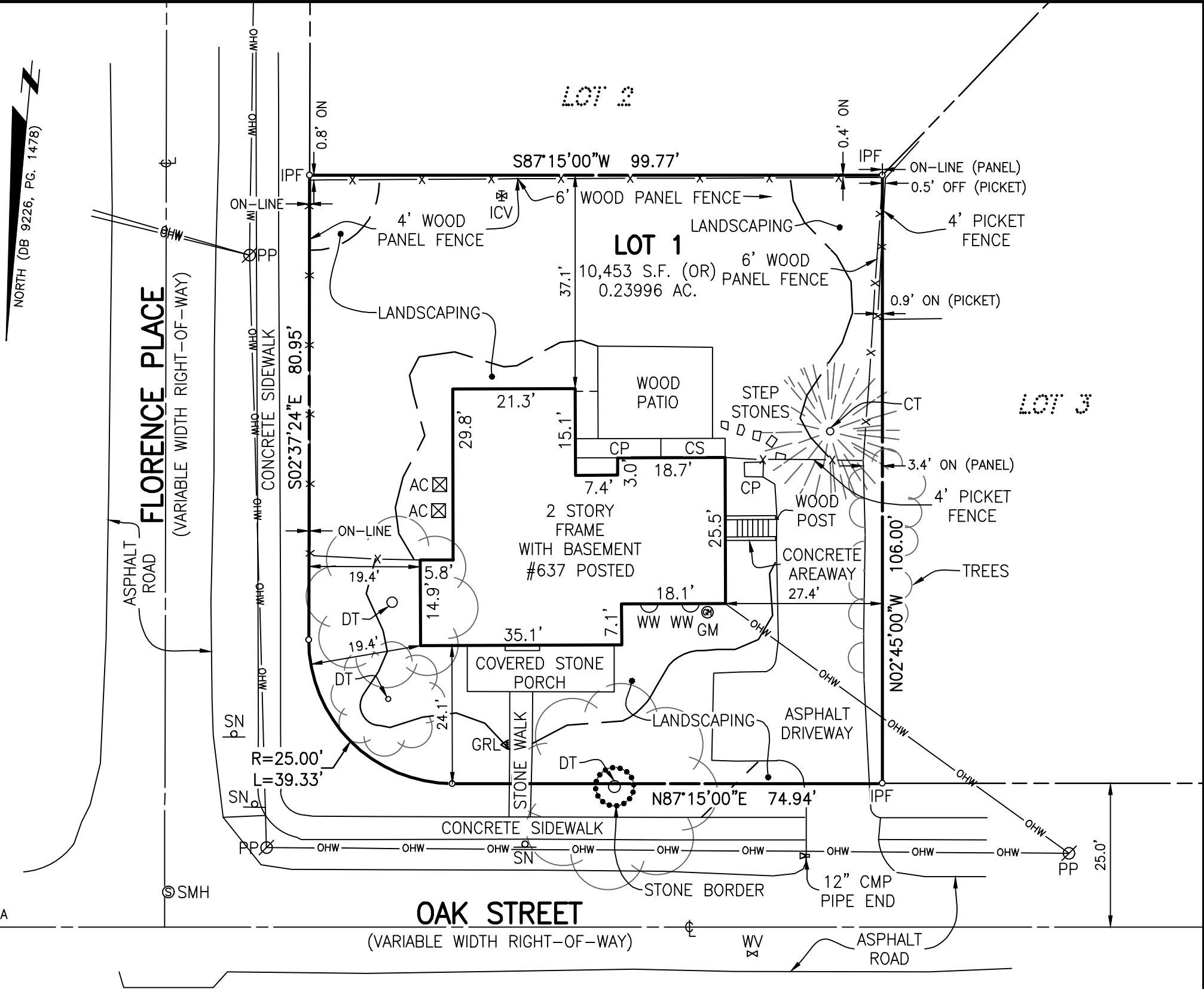
1. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X, AN AREA DETERMINED TO BE OUTSIDE A 500-YEAR FLOODPLAIN AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) NUMBER 51059C0110E, EFFECTIVE SEPTEMBER 17, 2010.
2. THE SITE IS ZONED R-10.
3. THIS SURVEY IS BEING PREPARED FOR OPAL, 6428 79TH STREET #100, CABIN JOHN, MD 20818.

CPJ Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
3959 Pender Dr., Ste. 210 Fairfax, VA 22030 703-385-7555 Fax: 703-273-8595
www.cpjja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

REFERENCE	SCALE	JOB NUMBER
D.B. 9226 PG. 1478	1" = 20'	2023 - 2562

SURVEYOR'S CERTIFICATE

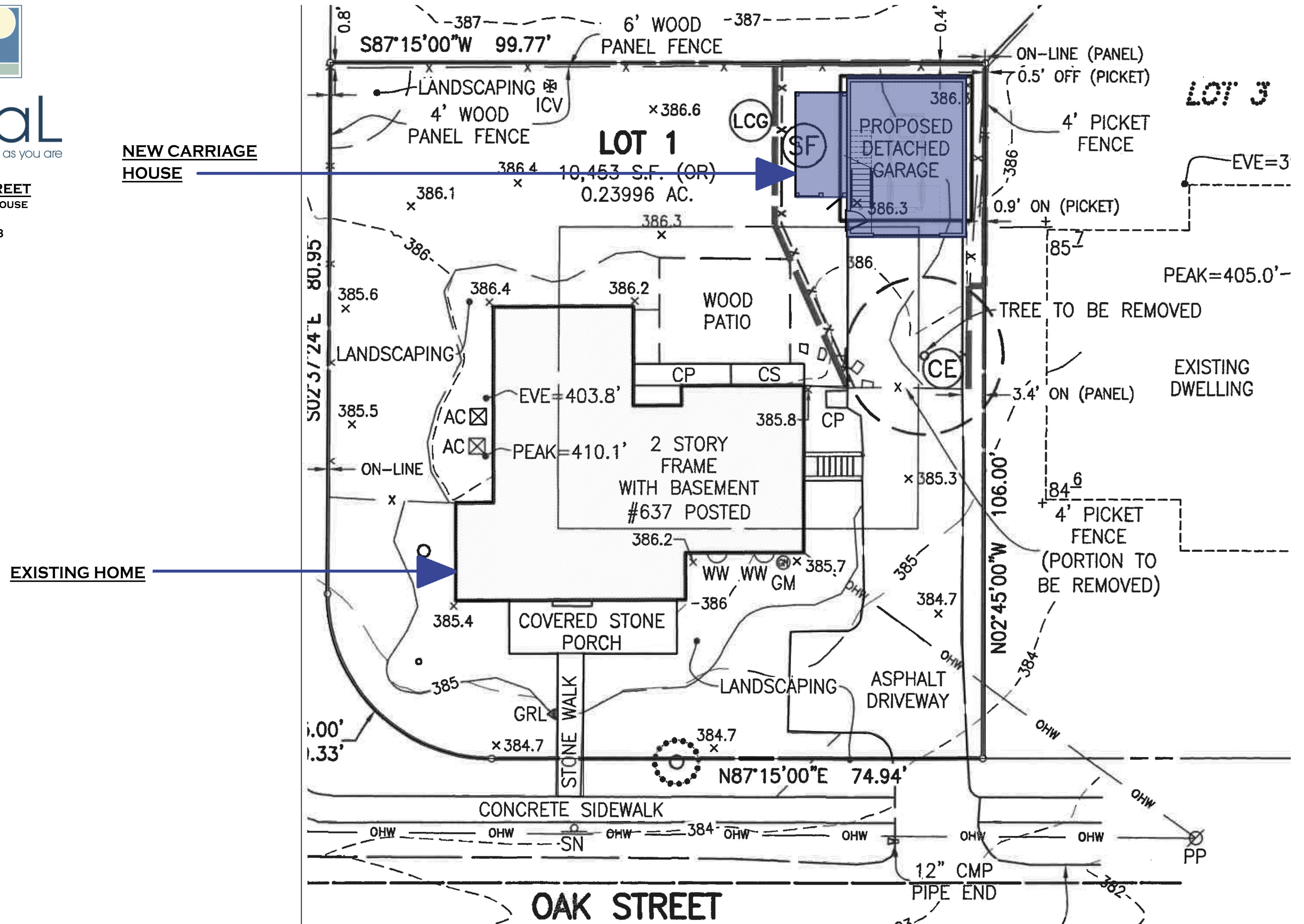
I hereby certify that the position of the existing improvements shown hereon has been carefully established by accepted land surveying practices and that unless shown, there are no visible encroachments either way across the property lines. The plan is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing. The plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. The plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing. This drawing was prepared without the benefit of a title report. Properties shown remain subject to all easements and encumbrances of record, not otherwise shown hereon.



Homes as unique as you are

20 OCTOBER 2023

SITE PLAN



HOUSE LOCATION SURVEY
ELLIOTT C. & SUSAN S. ROBERTS
SUBDIVISION AT LAWNVALE

LOT 1
#637 OAK STREET
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FAIRFAX COUNTY, VIRGINIA
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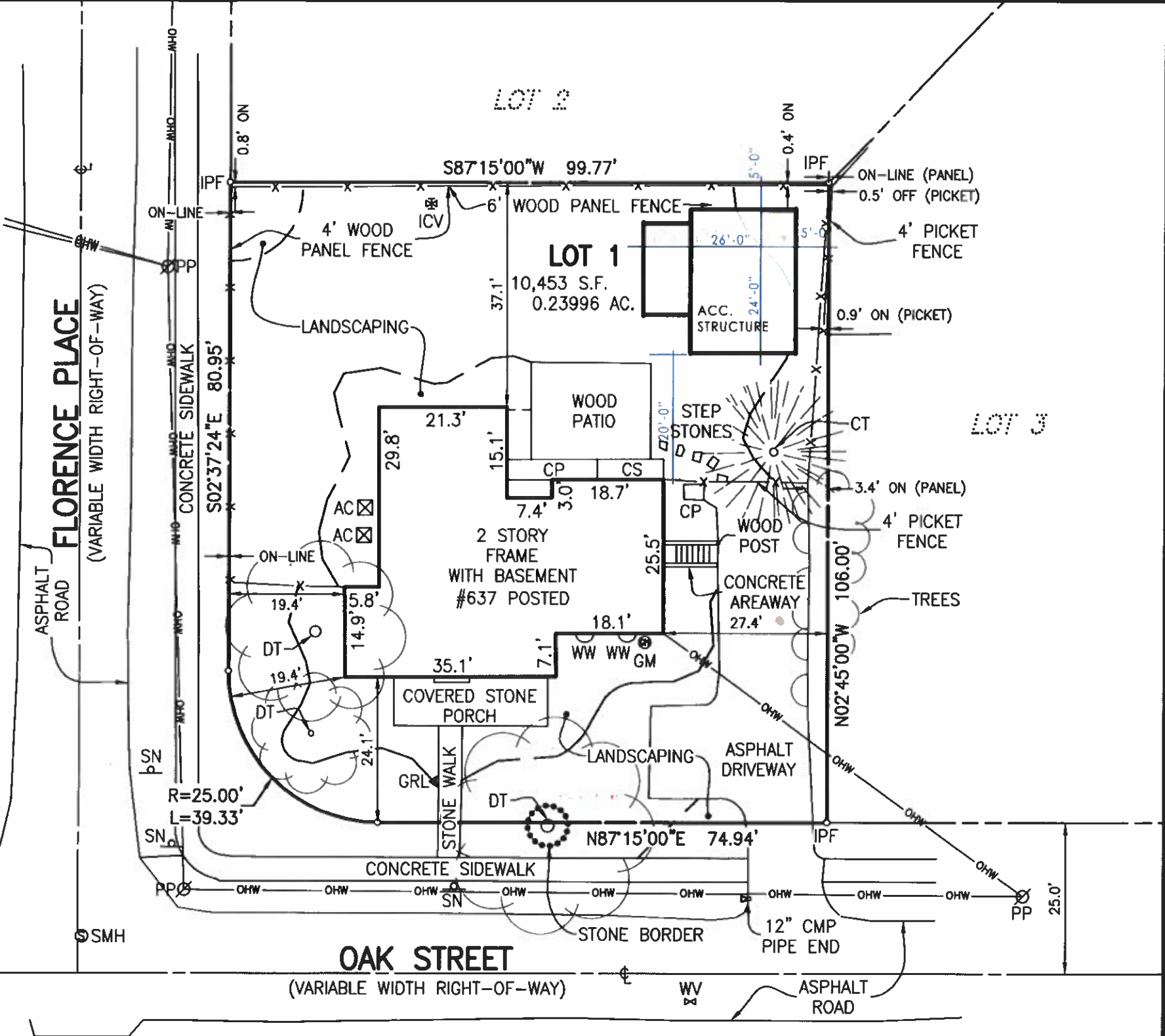
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- SMH = SANITARY MANHOLE
- SN = SIGN
- WV = WATER VALVE
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ZONING APPROVED
[Signature] 11/13/23
Zoning Administrator

NOTES

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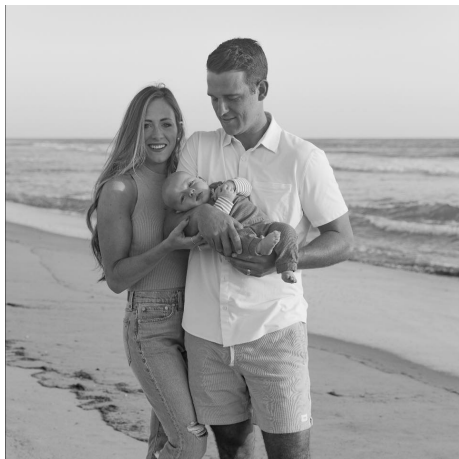
SURVEYOR'S CERTIFICATE
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Melanie & Jordan Tatum
637 Oak Street
Herndon, VA 20170
October 19, 2023

To whom it may concern,

Our family moved to Herndon in November of 2020, and were thrilled to secure one of the most unique historic homes in downtown. Since our time here, we've been able to observe the other historic homes around Herndon and noted the later additions many of them have with different styles of detached garages. After 3 years in our home and seeing our family grow, we understand the need for additional space and storage as many of the historic homes (including ours) do not have basements. We are requesting the approval of our design for a detached garage which will give us the space we need for our growing family. We are committed to working with the HDRB throughout this process, and in working to preserve the historic features and charm of the home so future generations can enjoy them as much as we do.

The Tatums of Herndon



Thursday, October 19, 2023 at 12:10:50 Eastern Daylight Time

Subject: FW: 637 Oak Street - HERNDON

Date: Thursday, October 19, 2023 at 12:10:42 PM Eastern Daylight Time

From: Sean Ruppert

To: Sean Ruppert

Dear Members of Herndon's Historic District Review Board,

The Oak/Florence/Wood/Nash/Pearl Streets neighborhood suffers from 2-way traffic AND parking funneled into narrow, shoulder-less streets. Any and all off-street parking helps. In their proposal, the Tatum's offer such help in attractive and period appropriate architecture. I've lived at 631 Oak Street (in a contributing structure in Herndon's Historic overlay district) since 1991. The Tatum's proposed garage ranks high among the projects I've seen in my 3+ decades. I urge your support for this exceptional application, and I look forward to this improvement.

Thank you, Ann V. Null
631 Oak Street
AnnVNull@gmail.com

|||

Friday, October 20, 2023 at 12:26:54 Eastern Daylight Time

Subject: 2nd Neighbor Letter

Date: Friday, October 20, 2023 at 12:21:51 PM Eastern Daylight Time

From: Melanie Tatum

To: Sean Ruppert

CC: Jordan Tatum

Sorry we're still out of town without access to a computer but here's another neighbor note:

Dear Members of Herndon's Historic District Review Board,

We are Town of Herndon residents and neighbors to the Tatums. We are writing to express our enthusiastic support for the Tatum family's proposal for an architecturally pleasing and historically fitting garage.

Our neighborhood faces daily challenges due to limited street parking and the absence of shoulder space. The Tatum's project not only addresses these concerns but also enhances the visual appeal of our community. Their design integrates with our historical surroundings, making it an ideal solution to alleviate the parking congestion on our streets.

We believe that the Tatum's proposal will significantly improve the functionality and aesthetics of our neighborhood.

Your consideration of this project is greatly appreciated.

Warm regards,

Justin and Lindsay Winthers
743 Florence Place