



HISTORIC DISTRICT REVIEW BOARD MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170
Wednesday, October 4, 2023 | 7:00 p.m.

1. Call to Order

2. Public Hearing

- a. **APPLICATION FOR AN ALTERATION, HDRB #23-013**, to consider an application for a Certificate of Appropriateness for replacement windows on a single-family house located at 743 Florence Place, Herndon, Virginia, on the west side of Florence Street, south of the Florence Place and Oak Street intersection, and further identified as Fairfax County Tax Map 0162 02 0104. The property is zoned R-10, Residential Single-Family District and consists of approximately 43,560 square feet of land. Owners: Justin E. Winthers and Lindsay S. Winthers. Applicant: Lindsay S. Winthers. **(Continued from the August 18, 2023, regular meeting.)**
- b. **APPLICATION FOR AN ALTERATION, HDRB #23-015**, to consider an application for a Certificate of Appropriateness for construction of an awning on a building located at 781 Station Street, Herndon, Virginia, on the northwest side of Station Street, between Lynn Street and Pine Street, and further identified as Fairfax County Tax Map 0162 02 0301D. The property is zoned PD-D, Planned Development-Downtown, and consists of approximately 5,904 square feet of land. Owner: James Building Development LLC. Applicant: Steven D. Mitchell.

3. New Business

- a. **Discussion** – HDO Guidelines Highlight

4. Comments

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

5. Adjournment



MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: October 4, 2023

Subject: HDRB #23-013 743 Florence Place, Herndon Virginia

This staff memo is an addendum to the staff report for HDRB #23-013 and the subsequent staff memos from August 16th, September 6th, and September 20th which were presented to the Board prior to the HDRB meetings in August and September, 2023.

This case was continued at the August and September regular meetings allowing for additional time for research into possible solutions and for the applicant to address questions and suggestions from the Board discussed at the work session.

As discussed in the staff memos associated with this case, staff believes that in this circumstance an exterior muntin, if the correct material and customizable, might be a solution for this unique case. Staff has found two vendors specializing in customizable exterior muntins that can be affixed to existing windows. These options appear to also be available in both wood and metal and with a variety of profiles. Both vendors work with design and building professionals or directly with homeowners via stores like Lowe's or Home Depot. From the information provided to staff from these vendors, this muntin solution would likely meet the applicable guidelines in this circumstance.

Staff is withholding a recommendation for this case with the expectation that there will be solidified options for the Board to consider prior to the regular meeting on October 18th.

Title: HDRB #23-015; Alteration; 781 Station Street

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

Summary Information

Proposed Modification	Alteration		
Address	781 Station Street		
Fairfax County Tax Map Number	0162 02 0301D		
Owners	James Building Development LLC		
Applicant	Steven Mitchell		
Business/Organization	James Building Development LLC		
Property Use	Commercial		
Zoning District	PD-D, Planned Development - Downtown		
HDO Designation	Contributing		
Adjacent Zoning	North: PD-D, Planned Development - Downtown South: CC, Central Commercial District East: PD-D, Planned Development - Downtown West: PD-D, Planned Development - Downtown		
Building Type(s)	Two story commercial.	Date of Construction:	c.1920-1940
Architectural Style(s)	Commercial deco with alterations		
Exterior Material(s)	Brick		
Neighborhood Design Profile	Downtown commercial		
Comprehensive Plan Land Use Designation	Adaptive Area		

Staff Recommendation	Staff is recommending a continuation of this application.
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Resource Description:

This structure is a contributing structure in the Herndon Historic District. The structure was built c. 1934 as a Sanitary store, a precursor to Safeway grocery stores. Historic images of the structure (attachment #1) show the storefront, distinctive parapet, and its original setting and massing among the adjacent buildings. A staff report for a modification to this property in 1995 references the history of this structure as a grocery store and notes that by 1995 the original storefront did not exist.

Background Information:

HPRB #95-21 proposed the rear and second-story addition to the building and was approved. A key part of the staff analysis and recommended approval was the sympathetic design of the addition that was set back from the first-story front façade: “The front and rear facades are recessed approximately 7 feet from the existing first floor facades...by stepping back the second story and providing the dividing soldier course, the applicant has visually delineated the new from the old.” This approval was in accordance with the Guidelines that were in effect in 1995 and would also align with our current updated Guidelines.

Later applications (HPRB #98-1, HPRB #98-2 and HPRB #98-21) concerned projects that include a permanent, metal-roofed second-story front canopy. These applications were approved. The current application seeks to re-apply for this project and the applicant has re-submitted the original documents for HPRB #98-01 as the documents for the current application.

Location Map



Case Details

Proposal:

This application proposes a permanent canopy or covering over the second story deck area facing Station Street. The application states that the applicant seeks to “complete awning approved with HPRB #98-01 construct awning as approved 2/12/1998.” The proposed canopy includes a standing seam metal roof, wood support posts, and was approved in 1998 with the following conditions: “1) The posts supporting the shed roof will be 4x4 posts with base and cap as demonstrated this evening, 2) the shed roof will be a 2:1 pitch, metal roof, in colonial red, 3) the top of the roof up against the building will extend to a point which allows 2 courses of brick to be exposed above the shed roof to the

key way, 4) the shed roof will be held approximately 4 inches of each end to expose a 4 inch brick on the sides, 5) the ceiling of the shed roof will be completed and painted and allowed to have a ceiling fan, 6) the proposed gutters will be white.” The submitted application/plans also include a fabric canopy for the first floor. It is staff’s understanding the first-floor awning is not intended to be included in this approval.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. – *Heritage Preservation Overlay District (HP District)*
- Town of Herndon Historic District Overlay Guidelines (pages 72-27)

Staff Analysis

1. **Zoning Compliance.** Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. **Application Completeness.** While it is understood that this application is a re-application for a formally approved project, there are items that we require for review now that may not have been required or included in the first application twenty years ago. Note that the awning approved with that original case was never built and the Certificate of Appropriateness has long since been voided. The current application can use those historic documents to explain what the original approval was for however they cannot be used for the submission of this new application.

This case cannot be evaluated by staff or the board against the now applicable guidelines until the following information and materials are submitted for review:

- Specification sheets for proposed materials including roofing, columns, gutters/downspouts. Fascia and ceiling specification sheets are also required if non-traditional materials are proposed. These documents should specify the exact materials, designs, dimensions, and colors
- Front and sideline and elevation drawings with material call-outs
- Perspective drawings and/or renderings

An updated application should address questions such as: are the wood support columns square? Or turned? Is there any trim or molding included in the project? How deep is the proposed awning? Are there any materials that use alternative/non-traditional materials such as composite materials or PVC or vinyl? What type of metal roofing is proposed? Are the sides of the awning open or closed? The original application was approved with conditions, one of which was that the ceiling of the canopy be finished – is this included in the current application, and if so, what are the details for this area?

Given the need for additional information and project clarity, staff has not provided a Guidelines Matrix at this time but will provide an analysis of the project against the Guidelines following the receipt of additional information from the applicant.

3. **Guidelines.** Covered porches are regarded as additions both within the Historic District and throughout the Town of Herndon from a zoning perspective. The Historic District Guidelines section regarding new additions to contributing structures states that:

“The most important considerations when planning an addition to a historic building are compatibility, differentiation, and reversibility. New additions should be compatible – consistent, harmonious – to the historic building, but should also be differentiated – differences between historic and new should be discernible – so that it is clear they are not original. New additions should also be constructed so that in the future if they are removed, the form and integrity of the historic building remains; towards this end, the addition should be designed to minimize the removal of existing exterior walls and roof.” (HDO Guidelines page 73)

*“New additions should be subordinate to the historic building. **a.** The new addition should be sized as secondary to the primary historic resource. **b.** New additions should not overpower the form or change the scale of the historic building. **c.** The placement, orientation, massing, and scale of the new addition should be designed in such a manner that it does not impact the integrity of the historic building. **d.** New additions should not be visible or should be minimally visible from the public right-of-way. **e.** Second-story additions on historic buildings are generally not appropriate unless the addition is designed in such a way that it does not impact the massing, scale, and character of the historic building.”* (HDO Guidelines page 73)

Regarding awnings more specifically, the Guidelines state that: *“New awnings or canopies may be introduced onto a historic building. **a.** The design should be contemporary yet compatible. **b.** Care should be taken to ensure the installation of an awning or canopy does not alter the historic character of the building, or damage or obscure historic materials or features. **c.** The shape, scale, massing, material, and color of the new awning or canopy should be considered to ensure compatibility with the building and the surrounding district. **d.** The placement of the new awning or canopy should align with the size, scale and style of the storefront and associated doorways and fenestration.”* (HDO Guidelines page 72)

4. **Additional notes.** If the ultimate goal is still to fully enclose this space as was presented in a discussion item in September, that should be discussed now in relation to this case.
5. **Staff Recommendation.** As currently submitted, this application is incomplete and cannot be evaluated fully. In an effort to provide the fastest route to applicants, staff does occasionally accept an incomplete application and move it to the agenda when there is a strong indication by the applicant that the missing information can be submitted prior to the work session. Staff is recommending a continuation of this item to the November 15th public hearing at this time however if the missing items are submitted in a timely manner that affords staff and the board time to assess appropriateness, it is possible that the recommendation may change prior to public hearing.

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 recommending a continuation of this application.

Report Attachments

1.	Historic Images
2.	Application Package (1) HPRB #98-01 Approved Minutes
3.	Application Package (2) HPRB #98-01 Application Files
4.	Application Package (3) Images

Staff Signatures

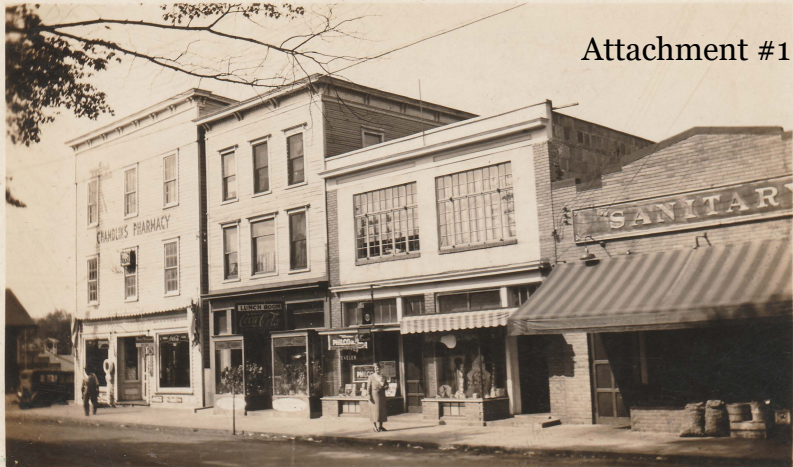


Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

Attachment #1



Attachment #1



MINUTES OF THE HERITAGE PRESERVATION REVIEW BOARD**JANUARY 26, 1998****TOWN OF HERNDON, VIRGINIA**

The Heritage Preservation Review Board met on Monday, January 26, 1998 in the Council Chambers of 765 Lynn Street. The meeting was called to order at 7:00 p.m. by Chairman Gray S. Campbell. In attendance were:

Chairman:	Gray S. Campbell	Planner:	Lisa M. Gilleran
Board:	Joseph J. Camarda Michael Davies-Sekle Virginia Clarity Ingrid Wasser Elizabeth O'Brien	Recording Secretary:	Lorna M. Haughton
Absent:	Paul C. LeReche		

Chairman Campbell called the meeting to order at 7:00 p.m. and noted that all members were present except Mr. LeReche.

HERITAGE PRESERVATION REVIEW BOARD ELECTIONS

MOTION: Ms. Clarity moved that Gray S. Campbell be nominated as Chairman and Paul C. LeReche as Vice-Chairman. Seconded by Mr. Camarda.

HERITAGE PRESERVATION REVIEW BOARD

Michael Davies-Sekle	aye
Chairman Gray S. Campbell	aye
Joseph J. Camarda	aye
Ingrid Wasser	aye
Virginia Clarity	aye
Elizabeth O'Brien	aye

APPROVAL OF MINUTES

Ms. Wasser moved that the November 12, 1997 work session minutes, and the November 17, 1997 public hearing minutes be approved. Seconded by Mr. Camarda.

HERITAGE PRESERVATION REVIEW BOARD

Michael Davies-Sekle	aye
Chairman Gray S. Campbell	aye
Joseph J. Camarda	aye
Ingrid Wasser	aye
Virginia Clarity	aye
Elizabeth O'Brien	aye

BOARD COMMENTS

Chairman Campbell presented a drawing of a plaque in commemoration of Larry Clarity.

Chairman Campbell stated that there would be a training conference in Charlottesville on April 3 - 5 which would be open to interested Board members.

PUBLIC HEARING ITEMS:

HPRB #98-1 APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE. Application to permit the addition of an awning and roof on a contributing structure known as Sylvana's an located at 781 Station Street, Herndon, Virginia, Steve Mitchell, Applicant. (Fairfax County Tax Map Reference 16-2-002-301D).

HERITAGE PRESERVATION REVIEW BOARD - January 26, 1998

The property is zoned PD-MU, Planned Development Mixed Use. The original one-story structure was built circa 1920-1930 as a grocery store. In 1995, the applicant made extensive alterations to the structure, including a rear addition and a second floor.

The applicant is requesting a Certificate of Appropriateness to permit the covering of the front and rear second floor balconies, and the addition of an awning on the front facade. The applicant was originally proposing rolled copper standing seam shed roofs but now wishes to use a painted metal roof surface.

The applicant proposes to utilize square or turned columns.

The applicant is proposing a curved awning of canvas. During the work session, it was discussed that a fixed slope awning would be more appropriate to the building and the applicant agreed that that would be acceptable. He would also like to discuss the color of the awning this evening.

Heritage Preservation Review Board staff suggests that covering the balconies could be an attractive option if designed very carefully and that the fixed slope awning would be appropriate to the awning and to the District.

Staff recommends approval of HPRB #98-1 with the changes that the applicant will be suggesting this evening.

COMMENTS FROM THE APPLICANT

Mr. Steve Mitchell of 1291 Monroe Street was present. He stated that the Skaggs building has the colonial red standing seam roof and against the brick it is very attractive. He would ask that this color be approved for the standing seam roof.

Mr. Mitchell presented his proposed design for the column and stated that it would be painted a soft-white. He stated that he would like to show 1 or 2 courses of brick above the key and that the roof be a 2:12 pitch. There will be a 2-4 inch reveal shown on each side. The trim for the two side pieces will be plain board painted white. The owner wants to go with the green awning (hunter green). If the colors clash, he will paint the trim. The green matches the sign on the back of the building.

Mr. Mitchell said he had no problems with using a shed awning. They would like to retain the barrel arch over the entrance feature.

QUESTIONS FOR THE APPLICANT

Mr. Campbell asked if the hunter green is a very dark green and will it match the sign.

Mr. Mitchell said you cannot match the color of the trim, but if the colors are close, he will paint the trim, maybe teal.

Ms. Clarity asked if the barrel part of the awning would be white.

Mr. Mitchell said the color would be whatever color was discussed. He also noted that the bottoms would be covered in and painted white. There will be a decorative soffit. The canopy will also have down lights.

PUBLIC COMMENTS

There were no public comments.

BOARD DISCUSSION

Mr. Camarda noted that Mr. Mitchell was present at the work session.

MOTION: Mr. Camarda moved that HPRB #98-1 be approved with the following modifications:

HERITAGE PRESERVATION REVIEW BOARD - January 26, 1998

1. the posts supporting the shed roof will be a 4 X 4 post with a base and cap as demonstrated this evening,
2. the shed roof will be a 2:1 pitch, metal roof, in colonial red,
3. the top of the roof up against the building will extend to a point which allows 2 courses of brick to be exposed above the shed roof to the key way,
4. the shed roof will be held approximately 4 inches off each end to expose a 4 inch brick on the sides,
5. the ceiling of the shed roof will be completed and painted and allowed to have a ceiling fan,
6. the proposed gutters will be white.

Seconded by Ms. Wasser.

HERITAGE PRESERVATION REVIEW BOARD

Michael Davies-Sekle	aye
Chairman Gray S. Campbell	aye
Joseph J. Camarda	aye
Ingrid Wasser	aye
Virginia Clarity	aye
Elizabeth O'Brien	aye

HPRB #98-2 APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN.
Application to permit the addition of a sign mounted on an awning to identify Sylvana's, located at 781 Station Street, Herndon, Virginia, Steve Mitchell, Applicant. (Fairfax County Tax Map Reference 16-2-002-31D).

The proposed sign consists of two parts. A white oval on the flat front marquee surrounds. "Sylvana's Restaurant and Lounge," in hunter green letters. The word "Sylvana's" is in the establishment's logo script. The second part of the sign is located on the valence, and consists of 10 inch block letters with the legend "Established 1971." The letters are white.

Staff would like some clarification on how wide the valence will be with the fixed slope awning and the size of the letters. Staff would also like clarification on the location of the awning.

Staff recommends that HPRB #98-2 be approved with the clarifications as presented this evening.

COMMENTS FROM THE APPLICANT

Mr. Steve Mitchell of 1291 Monroe Street was present. He stated that the awning will extend between the doorway and across the front; he would recommend a 6 inch on each side of each doorway. The awning will be 3 feet away from the building and 4 feet high. The awning will not be canvas but similar to the awning on the Russia House. The valence will be 1 foot, the letters will be no higher than 10 inches and will be white along the awning. There will be a minimum of four lights shining down from the awning and directly onto the sidewalk.

QUESTIONS FOR THE APPLICANT

Ms. Wasser clarified that the awning would be flat and not shiny.

Mr. Mitchell said the awning would not be shiny, but have a slight gloss.

Mr. Davies-Sekle asked if the awning would be coated.

Mr. Mitchell said the awning has a pre-determined color.

BOARD DISCUSSION

HERITAGE PRESERVATION REVIEW BOARD - January 26, 1998

MOTION: Mr. Camarda moved that HPRB #98-2 be approved with the following clarifications:

1. the canopy of the sign will be a vinyl fabric in the non-gloss finish,
2. there will be four downlights attached to the canopy and shining down on the street,
3. the applicant will have the option for a vinyl fabric ceiling that matches in material and color to the canopy,
4. the canopy itself will be a shed roof with a one foot straight valence across a significant part of the canopy,
5. the letter size to remain as submitted,
6. the projecting oval, will be as submitted in the original application, projecting no less than 6 and no more than 12 inches.

Seconded by Ms. Clarity.

HERITAGE PRESERVATION REVIEW BOARD

Michael Davies-Sekle	aye
Chairman Gray S. Campbell	aye
Joseph J. Camarda	aye
Ingrid Wasser	aye
Virginia Clarity	aye
Elizabeth O'Brien	aye


Gray S. Campbell, Chairman


Lorna M. Haughton, Recording Secretary

TOWN OF HERNDON



Thomas Davis Rust, Mayor
Richard C. Thoesen, Vice Mayor
Carol A. Bruce
John M. De Noyer
Richard F. Downer
Dennis D. Husch
William B. Tirrell, Sr.

P.O. Box 427
HERNDON, VIRGINIA 20172-0427
703-787-7380

February 12, 1998

Steve Mitchell
1291 Monroe Street
Herndon, VA 20170

Dear Mr. Mitchell:

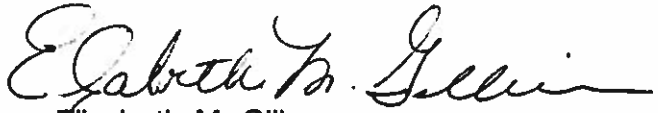
This is to notify you that the Town of Herndon's Heritage Preservation Review Board at its January 26, 1998 public hearing voted to approve **HPRB #98-1** with several amendments. Attached is a Certificate of Appropriateness as a result of that hearing.

Please contact the Town of Herndon Building Inspections Office to determine the construction permit requirements for this work. This information may be obtained by calling Mr. John Orrison at (703) 435-6850.

Please be advised that there is a fifteen day waiting period from the day of approval by the Board prior to any work being done.

If you should have any further questions concerning the Heritage Preservation Review Board approval, please contact me at (703) 787-7380.

Sincerely,


Elizabeth M. Gilleran
Planner/Deputy Zoning Administrator

EMG/lb

TOWN OF HERNDON

HERITAGE PRESERVATION REVIEW BOARD

CERTIFICATE OF APPROPRIATENESS

January 26, 1998

The Town of Herndon's Heritage Preservation Review Board public hearing voted to approve HPRB #98-1. Application to permit the addition of an awning and roof on a contributing structure known as Sylvana's and located at 781 Station Street, Herndon, Virginia, Steve Mitchell, Applicant. (Fairfax County Tax Map Reference 16-2-002-301D).

Approved with the following amendments:

1. The posts supporting the shed roof will be 4x4 posts with a base and cap as demonstrated this evening;
2. The shed roof will be metal in Colonial Red and will have a 2:1 pitch;
3. The top of the shed roof adjacent to the building will extend to a point permitting 2 courses of brick to be exposed above the shed roof and below the key-way;
4. The shed roof will be approximately 4 inches off each end of the building;
5. The ceiling of the shed roof shall be finished, painted and shall include ceiling fans;
6. The proposed gutters shall be white.

HERITAGE PRESERVATION REVIEW BOARD**STAFF REPORT****JANUARY 26, 1998**

SUBJECT: APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE HPRB #98-1. Application to permit the addition of an awning and roof on a contributing structure known as Sylvana's and located at 781 Station Street, Herndon, Virginia, Steve Mitchell, Applicant. (Fairfax County Tax Map Reference 16-2-002-301D).

BACKGROUND: The property is zoned PD-MU, Planned Development Mixed Use. The original one-story structure was built circa 1920 –1930 as a grocery store. In 1995 the applicant made extensive alterations to the structure, including a rear addition and a second floor.

DESCRIPTION OF THE APPLICATION: The applicant is requesting a Certificate of Appropriateness to permit the covering of the front and rear second floor balconies, and the addition of an awning on the front facade. The applicant is proposing rolled copper standing seam shed roofs. The proposed roofs extend across the front and rear facades, and slope from the lowest step of the existing second floor parapet to the outer edge of the balcony.

The applicant proposes to utilize square or turned (not round) columns. Each proposed roof is supported by 4 columns. The columns are located on either side of the lowest step in the first floor existing stepped parapet. The applicant states that the columns will be white. The proposed gutters are white. The applicant states that the sides will be covered and painted.

The applicant is proposing a curved awning of canvas. The proposed awning incorporates a semi-circular marquee. The signage proposed for the awning is the subject of HPRB #98-2. The color of the proposed awning is hunter green.

STAFF COMMENTS: Heritage Preservation Review Board staff suggests that covering the balconies could be an attractive option if designed very carefully. Staff believes that a copper standing seam metal roof is an appropriate roofing material in the Heritage Preservation District. Staff suggests that copper half-round gutters would be more appropriate running along the front elevation than white gutters. Staff realizes that white scuppers and gutters are utilized on the sides of the existing structure, but staff believes that copper gutters would be more appropriate and attractive immediately adjacent to the copper roof.

Staff is also concerned about the size and shape of the columns. Staff believes that the columns must be carefully designed and proportioned to make this a successful alteration. Staff suggests that the columns should not be white or off-white, as this will draw additional attention to them. Staff suggests that the columns be painted the dark teal of the storefront. Furthermore, staff suggests that the interior roof should be attractively finished and painted or stained since it will be visible. Staff also believes that the applicant's statement concerning the sides of the porch needs clarification.

The Herndon Heritage Preservation Handbook states that curved awnings may be appropriate for noncontributing or new commercial buildings. The subject of this application, 781 Station Street, is an historic contributing structure. Staff suggests that if any awning is mounted on the building, it

Heritage Preservation Review Board

Public Hearing – January 26, 1998
RE: HPRB #98-1
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should be a fixed sloped awning. Furthermore, staff suggests that the awning should not extend across the entire facade, but should extend only above the doors and windows. Furthermore, staff believes that the flat marquee should be peaked to correspond to the fixed slope awning, shed roof of the balcony and the gable of the stepped parapet.

The size and depth of the awning should be selected based upon the width of the sidewalk, the structure's architectural elements, and adequate head clearance. Staff suggests that the applicant should investigate awning materials to determine if the canvas is coated. The Handbook states that shiny fabrics are not appropriate. It is staff's understanding that coated canvas and even vinyl fabrics are available in a matte finish. Staff also suggests that rather than the standard hunter green, the awning should match the storefront trim. The existing sign is hunter green and clashes with the teal window and door frames. Furthermore, staff suggests that the applicant state for the record any proposed methods of illumination.

RECOMMENDATION: Staff withholds recommendation on HPRB #98-1 until the concerns outlined above are addressed.

PREPARED AND SUBMITTED BY:

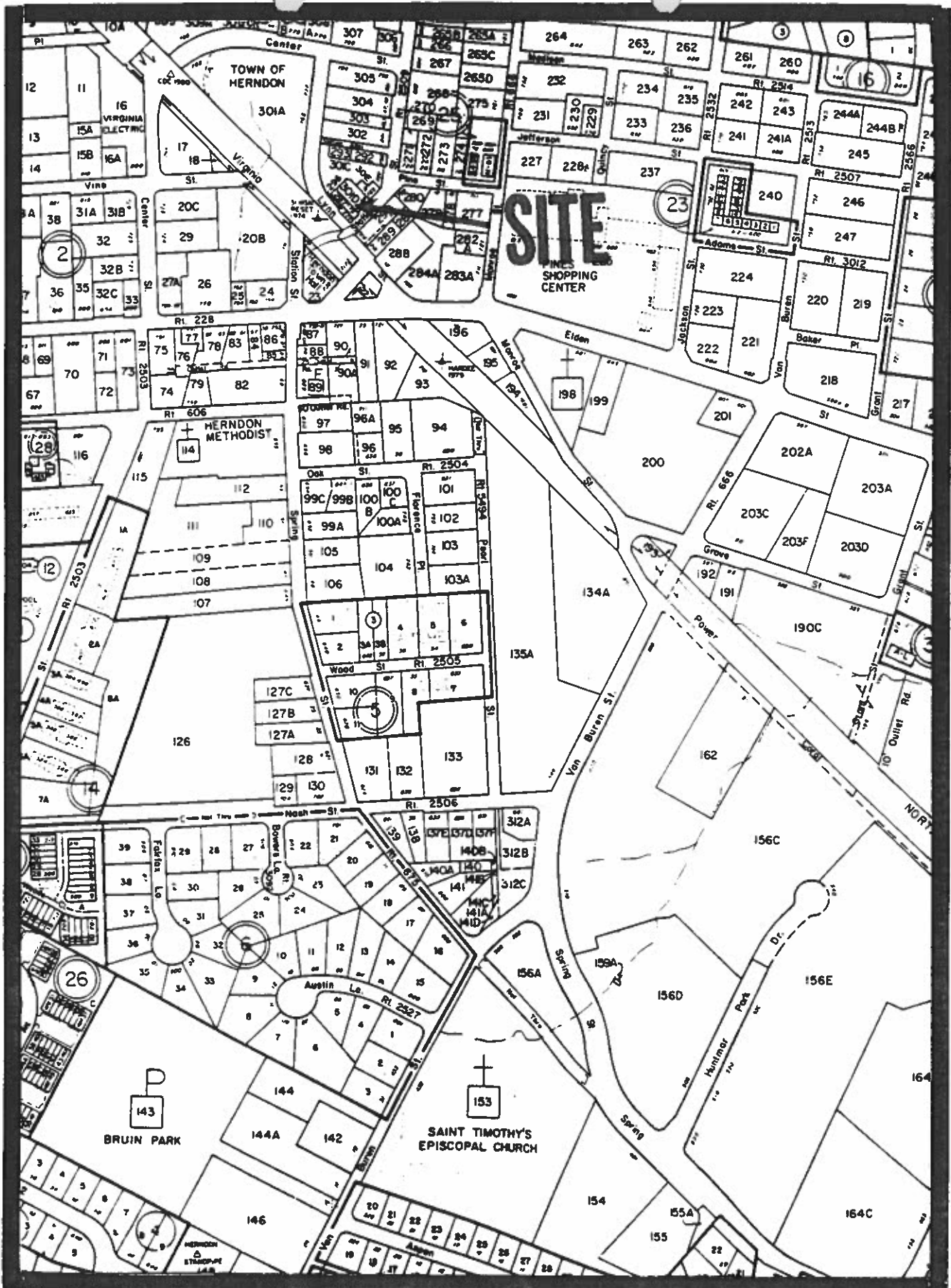

Elizabeth M. Gilleran,
Planner/Deputy Zoning Administrator

REVIEWED BY:

Brevetta O. Jordan,
Zoning Administrator

Attachments:

1. Location Map
2. Survey Form
3. Front Elevation
4. Rear Elevation
5. Proposed Awning
6. Photographs





VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

Attachment #3

File no. 235-68

Negative no(s). 9089/14

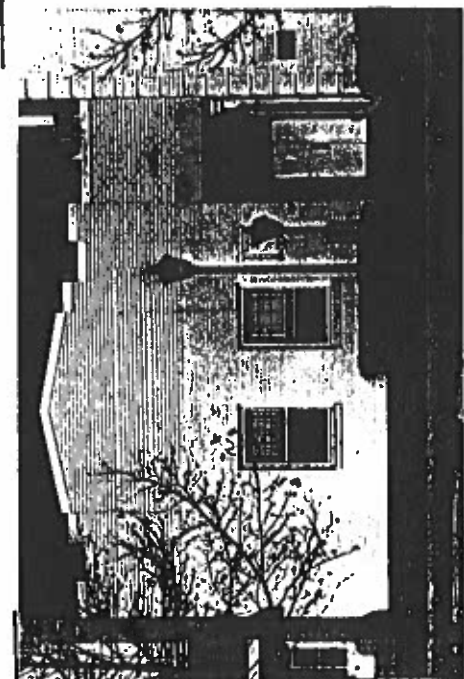
City/Town/Village/Hamlet Herndon County Fairfax
Street address or route number 783 Station St. U.S.G.S. Quad Herndon
Historic name Common name
Present use city offices Building Style Art Deco Influences
Original use commercial Building Date(s) 1920-1940

I. Construction Materials

- ☐ wood frame
☒ brick
 bond: ☐ English
 ☐ Flemish
 ☐ -course American
 ☒ stretcher
 ☐ other _____
☐ stone
 ☐ random rubble
 ☐ coursed rubble
 ☐ ashlar ☐ dressed
 ☐ rock-faced
☐ log:
 ☐ squared ☐ unsquared
 notching:
 ☐ V-notch ☐ half dovetail
 ☐ saddle ☐ full dovetail
 ☐ square ☐ diamond
☐ concrete block
☐ terra cotta
☐ steel frame
☐ other _____

2. Cladding Material

- ☐ weatherboard ☐ composition siding
☐ vertical siding ☐ stucco
☐ board & batten ☐ aluminum or vinyl siding
☐ shingle: ☐ cast iron
 ☐ wood ☐ sheet metal
 ☐ asbestos ☐ enameled metal
 ☐ asphalt ☐ glass
☐ bricktex
☐ other _____



3. Stories (number) 1
☐ low basement ☐ raised basement

4. Bays (number): front 3 side (church) _____
☐ symmetrical ☒ asymmetrical

5. Roof Type
☐ shed ☐ hipped
 ☐ parapet? ☐ pyramidal?
☐ gable ☐ mansard
 ☐ pediment? ☐ false mansard
 ☐ parapet? ☐ gambrel
 ☐ clipped end? ☐ flat
 ☐ cross gable? ☐ parapet?
 ☐ central front gable? ☐ roof not visible
☒ other central pediment with stepped sides. Deco treatment.

6. Roofing Material

- ☐ shingle
 ☐ composition (asphalt, asbestos, etc.)
 ☐ wood
☐ metal
 ☐ standing seam
 ☐ corrugated
 ☐ pressed tin (simulated shingles)
☐ tile
 ☐ pantile ☒ flat ☐ glazed
☐ slate
☒ not visible

7. Dormers (number): front _____ side _____
☐ gable ☐ pediment?
 ☐ shed
 ☐ hipped None

8. Primary Porch style _____ None
stories _____
levels _____ bays _____
materials _____
description and decorative details _____

9. General supplementary description and decoration:

Modern 8/8 replacement sash. New metal fire door entrance.

10. Major additions and alterations: RENOVATED, ALTERED AND ADDED ON TO 1995.
Original storefront now bricked up. Facade painted recently. New doors and window openings. Inset for sign in gable.

11. Outbuildings:

None

12. Landscape Features:

None. City lot.

13. Significance:

Style and scale appropriate for downtown Herndon. Extensively remodeled.

Surveyed by: Polhill/Frazier

HPRB #98-1
Attachment 2

Herndon Historical Society records
Many photos

Name
Address

Phone
Date

Name
Address

Phone
Date

Name
Address

Phone
Date

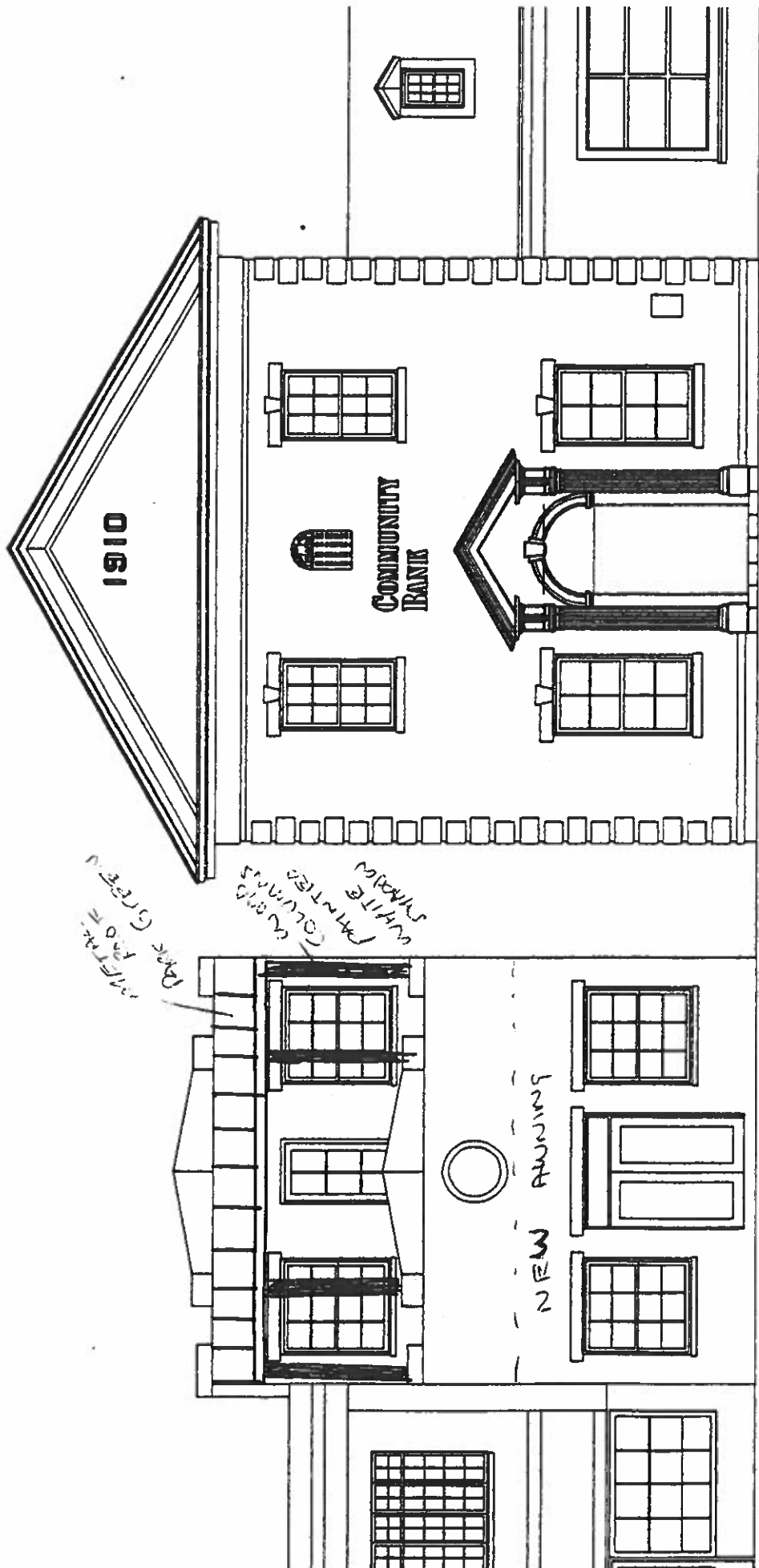
Published Sources

LeVine, Herndon the Land, 1649-1900

Plan and Massing (Note original features, additions, and alterations)**Drawing of Plan****Sketch of Site Plan****Historical Information**

Built ca. 1920-1930 as the "Safeway" store. Alley between store and bank enclosed at later date to form entrance.

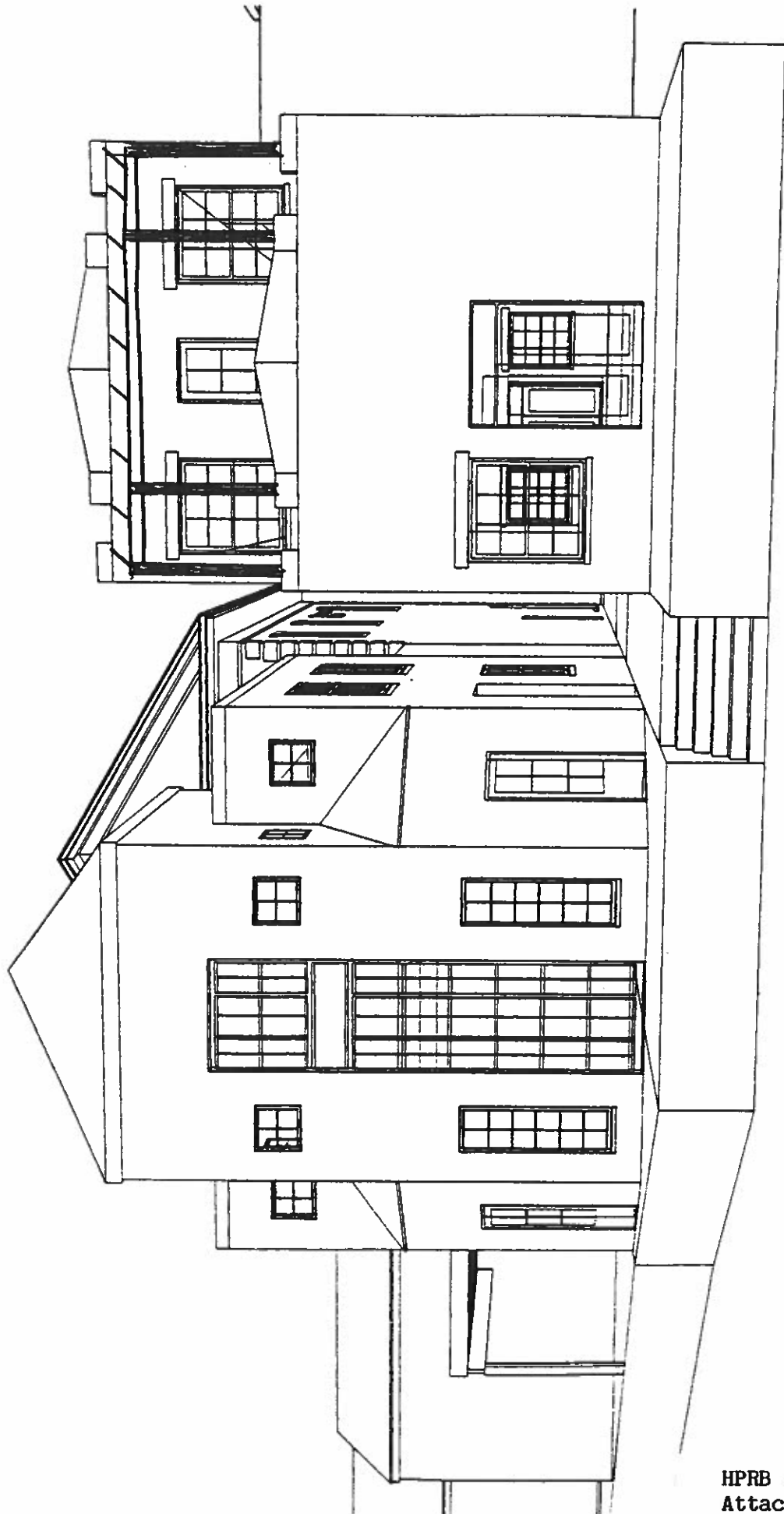
Safeway was originally known as "Sanitary Store"



781 AND 783 STATION STREET ELEVATION

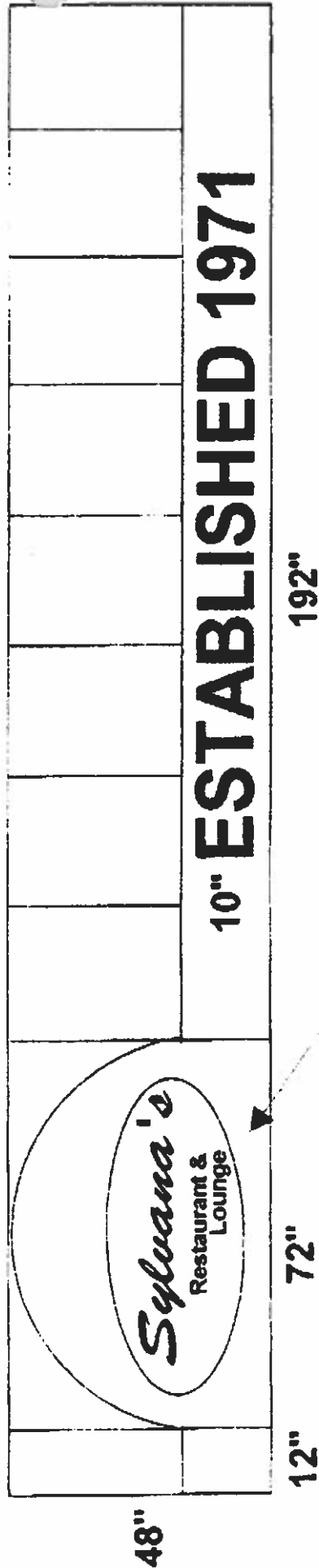
LUCARELLI, MONTES AND WELLS, ARCHITECTS

REAR VIEW

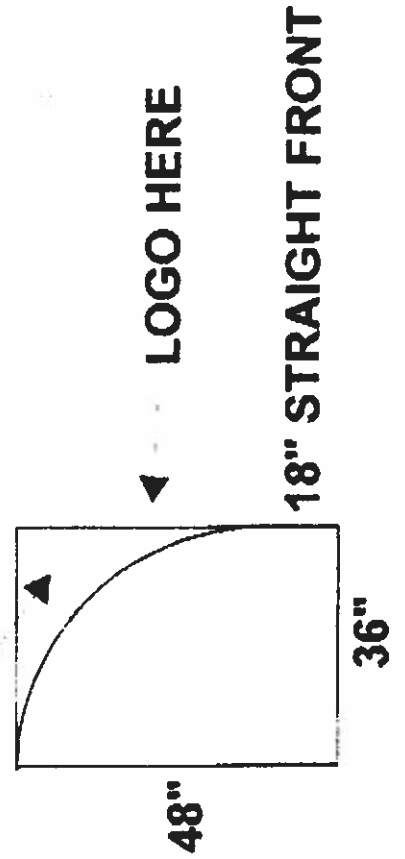


SYLVANA'S

FRONT VIEW



SIDE VIEW



HPRB #98-1





Attachment #3

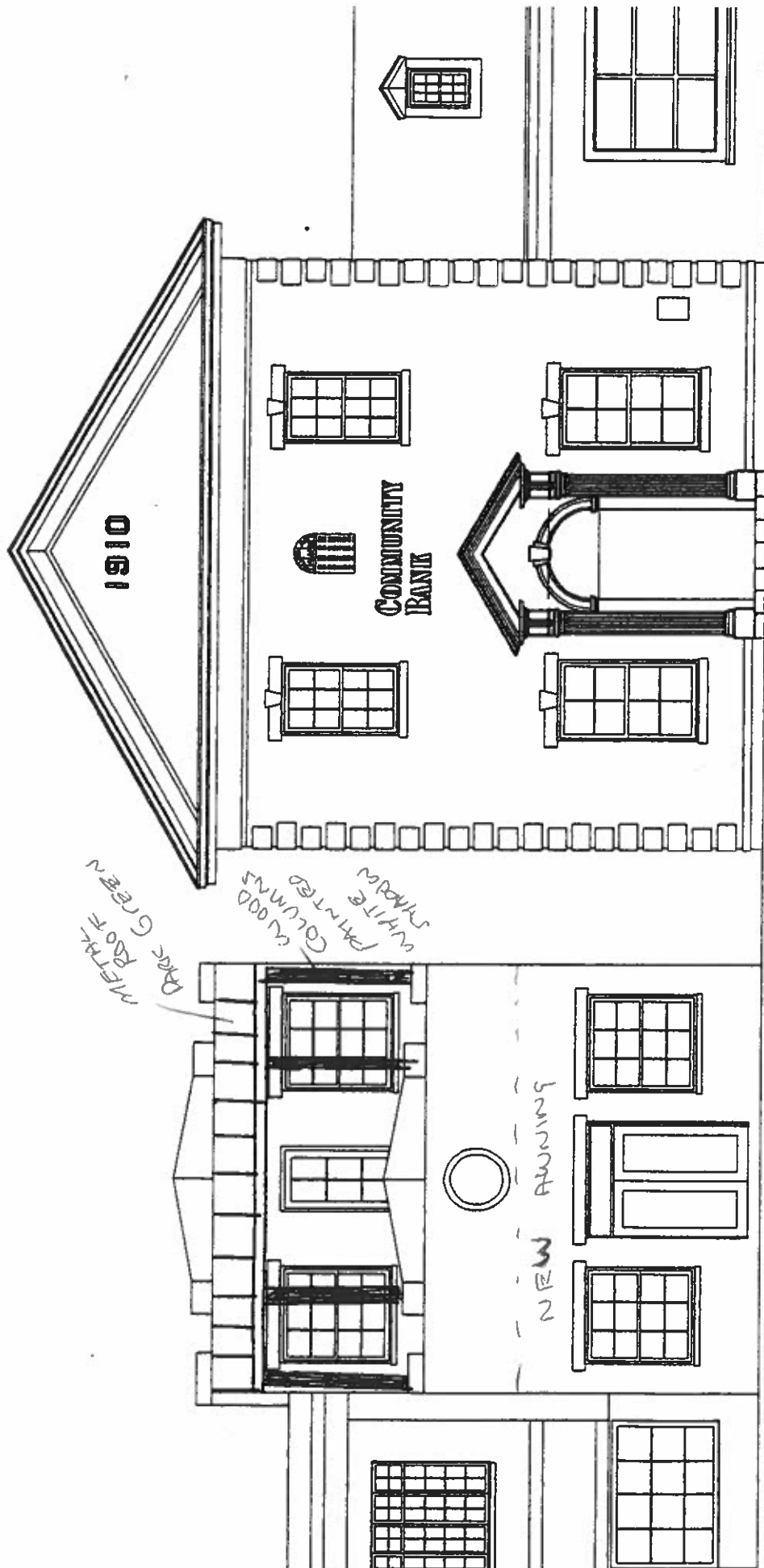
HPRB #98-1

HPRB #98-1





HPRB #98-1



781 AND 783 STATION STREET ELEVATION

LUCARELLI, MONTES AND WELLS, ARCHITECTS

TOWN OF HERNDON

Attachment #3



Thomas Davis Rust, Mayor
Richard C. Thoesen, Vice Mayor
Carol A. Bruce
John M. De Noyer
Richard F. Downer
Dennis D. Husch
William B. Tirrell, Sr.

P.O. Box 427
HERNDON, VIRGINIA 20172-0427
703-787-7380

January 5, 1998

Steve Mitchell
1291 Monroe Street
Herndon, VA 20170

- RE: APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE HPRB #98-1.** Application to permit the addition of an awning and roof on a contributing structure known as Sylvana's and located at 781 Station Street, Herndon, Virginia, Steve Mitchell, Applicant. (Fairfax County Tax Map Reference 16-2-002-301D).
- RE: APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN HPRB #98-2.** Application to permit the addition of a sign mounted on an awning to identify Sylvana's, located at 781 Station Street, Herndon, Virginia, Steve Mitchell, Applicant. (Fairfax County Tax Map Reference 16-2-002-301D).

Dear Mr. Mitchell:

This is to remind you that your above-referenced application is scheduled to be heard before the Heritage Preservation Review Board on Monday, January 26, 1998 at 7:00 p.m. The meeting will be held in the Herndon Council Chambers located at 765 Lynn Street, Herndon, Virginia. It is required that you or a representative be present at the hearing in order to answer any questions that the Board members may have.

The Heritage Preservation Review Board will also hold a work session on Wednesday, January 21, 1998 at 7:00 p.m. The setting for this meeting is the conference room of the Council Chambers. You are invited to attend, as your application may be discussed informally by the Board at this meeting.

A copy of the staff report on your application may be obtained the Monday prior to the Board's work session. If you would like a copy of this report or if you have questions regarding your agenda item or the hearing in general, please feel free to contact me.

Sincerely,

Elizabeth M. Gilleran
Planner/Deputy Zoning Administrator

EMG/lb

Department of Community Development

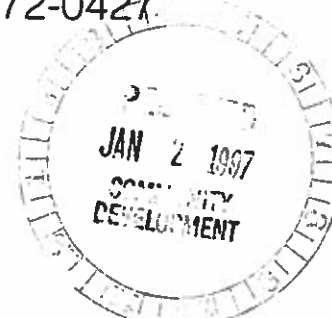
777 Lynn Street Herndon, Virginia 20170 FAX (703) 481-5280

TOWN OF HERNDON

Thomas Davis Rust, Mayor
 Richard C. Thoesen, Vice Mayor
 Carol A. Bruce
 John M. De Noyer
 Richard F. Downer
 Dennis D. Husch
 William B. Tirrell, Sr.

P.O. Box 427
 HERNDON, VIRGINIA 20172-0427
 (703) 435-6804

January 2, 1998



VIA: FACSIMILE
834-3142

Mr. Tom Grein
The Herndon Observer
 Post Office Box 109
 Herndon, Virginia 20172-0109

Dear Mr. Grein:

RE: LEGAL ADVERTISEMENT

(Heritage Preservation Review Board)
January 26, 1998

Attached please find a legal advertisement which we would like to appear in the following issues of The Herndon Observer:

- Friday January 9, 1998
- Friday January 16, 1998

If you have any questions regarding this advertisement, please do not hesitate to contact me at 435-6804. Thank you.

Sincerely,

Viki L. Wellershaus
 Town Clerk

Attachment:
 as stated

cc: Darlene C. Thompson, Assistant to the Town Manager
 Brenda S. Morgan, Administrative Specialist, Department of Community Development
 Caryl F. Tressler, Accounts Payable

Office of the Town Clerk

**TOWN OF HERNDON, VIRGINIA
NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Heritage Preservation Review Board of the Town of Herndon will hold a public hearing on Monday, January 26, 1998 at 7:00 p.m. in the Herndon Council Chambers located at 765 Lynn Street, Herndon, Virginia on the following items:

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE HPRB #98-1. Application to permit the addition of an awning and roof on a contributing structure known as Sylvana's and located at 781 Station Street, Herndon, Virginia, Steve Mitchell, Applicant. (Fairfax County Tax Map Reference 16-2-002-301D).

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A SIGN HPRB #98-2. Application to permit the addition of a sign mounted on an awning to identify Sylvana's, located at 781 Station Street, Herndon, Virginia, Steve Mitchell, Applicant. (Fairfax County Tax Map Reference 16-2-002-301D).

The Board will hold a work session on the above items on January 21, 1998 at 7:00 p.m. in the conference room of the Council Chambers. People having an interest in the proceedings are invited to attend the meetings and to state their opinions at the public hearing. Copies of the applications are on file in the Department of Community Development located at 777 Lynn Street and are available for your review Monday through Friday, between the hours of 8:00 a.m. and 5:00 p.m.

The Town of Herndon supports the American with Disabilities Act by making reasonable accommodations for persons with disabilities, so that they may participate in services, programs, or activities offered by the Town. Please call (703) 435-6804 or TDD (703) 435-6817 to arrange for any accommodation that may be necessary to allow for participation.



Viki L. Wellershaus, Town Clerk

STEVEN D MITCHELL
1291 MOAROE ST.
HERNDON, VA 20170
437-3817

TOWN OF HERNDON
COMMUNITY DEV.

IN RE. 781 STATION ST.
SYLVANNA'S REST.
FRONT + BACK BALCONY COVER
FRONT AWNING + SIGN

DEAR LISA

AS PER OUR CONVERSATION, I AM

REQUESTING A PERFORM THE FOLLOWING:

① COVER THE FRONT + REAR BALCONIES
MATERIAL:

SHED STYLE ROOF W/ METAL ROOFING
SIDES COVERED AND PAINTED
W/ DUREX WHITE SHADOW
WHITE GUTTERS AND DOWNSPOUTS

WOOD COLUMNS PAINTED
WHITE SHADOW SUPPORTING
ROOF

ROOF ATTACHED TO BRICK

(2) CANVAS AWNING WITH SIGN

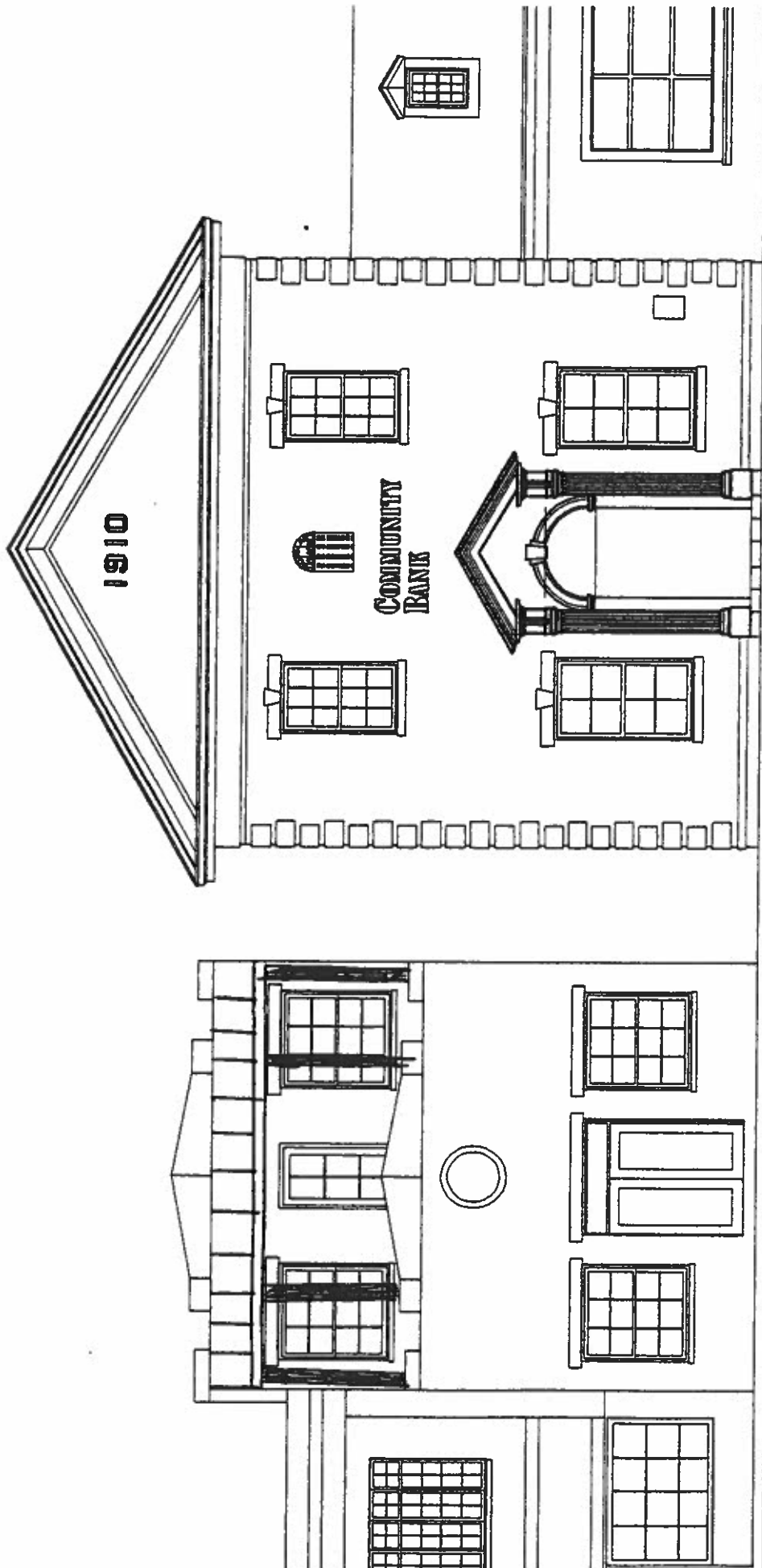
LETTERING WHITE

CANVAS - HUNTER GREEN

THANK YOU

STO Mitchell

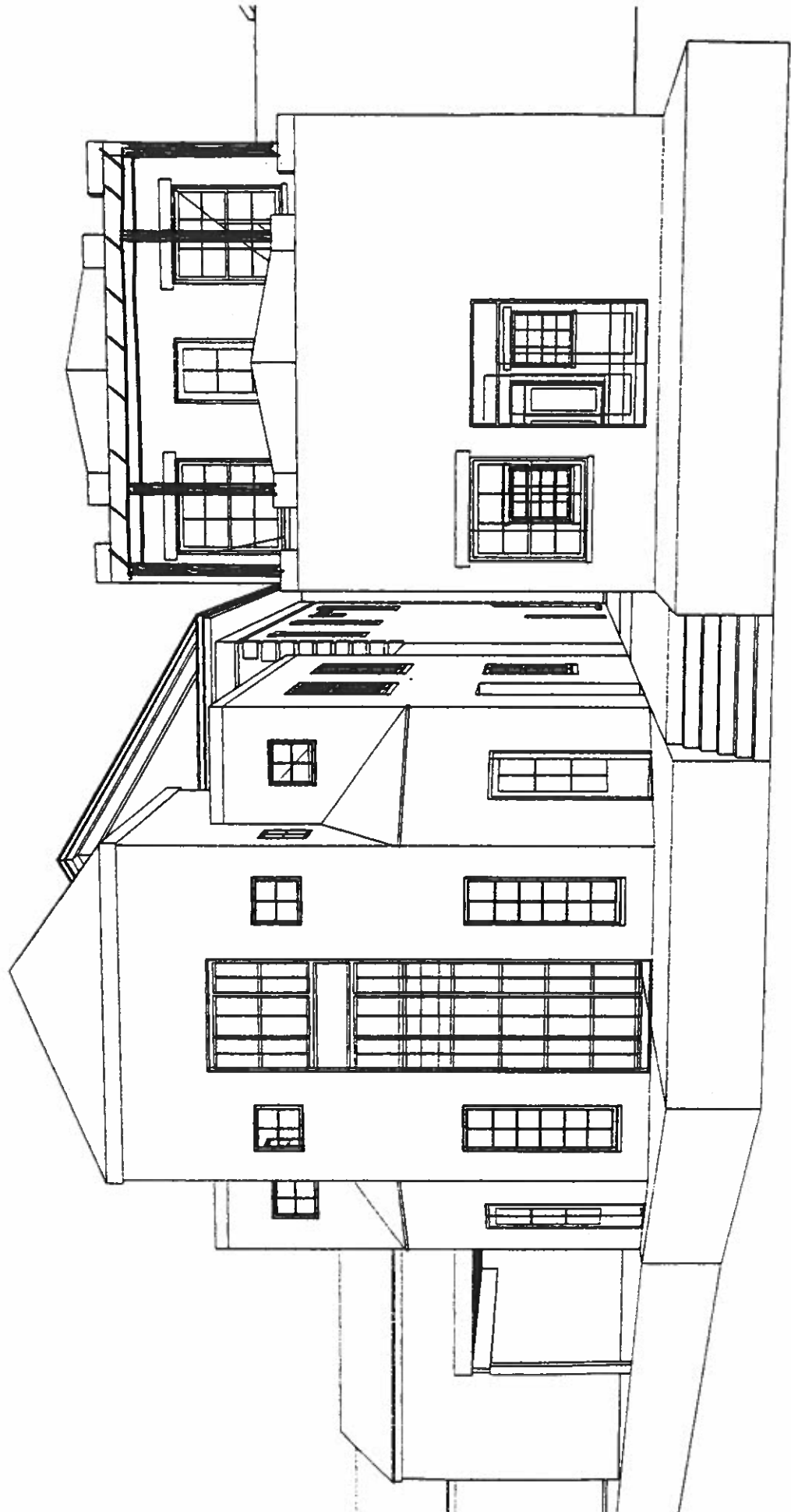
Comments/Conditions: _____



781 AND 783 STATION STREET ELEVATION

LUCARELLI, MONTES AND WELLS, ARCHITECTS

REAR VIEW

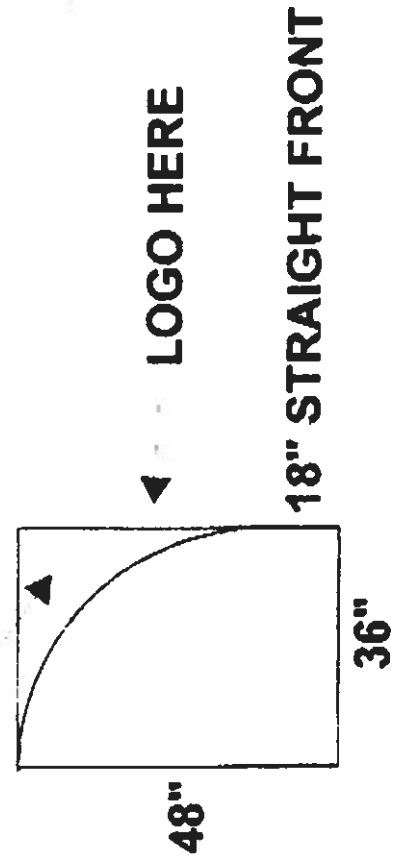


SYLVANA'S

FRONT VIEW



SIDE VIEW



A P P R A I S A L R E P O R T



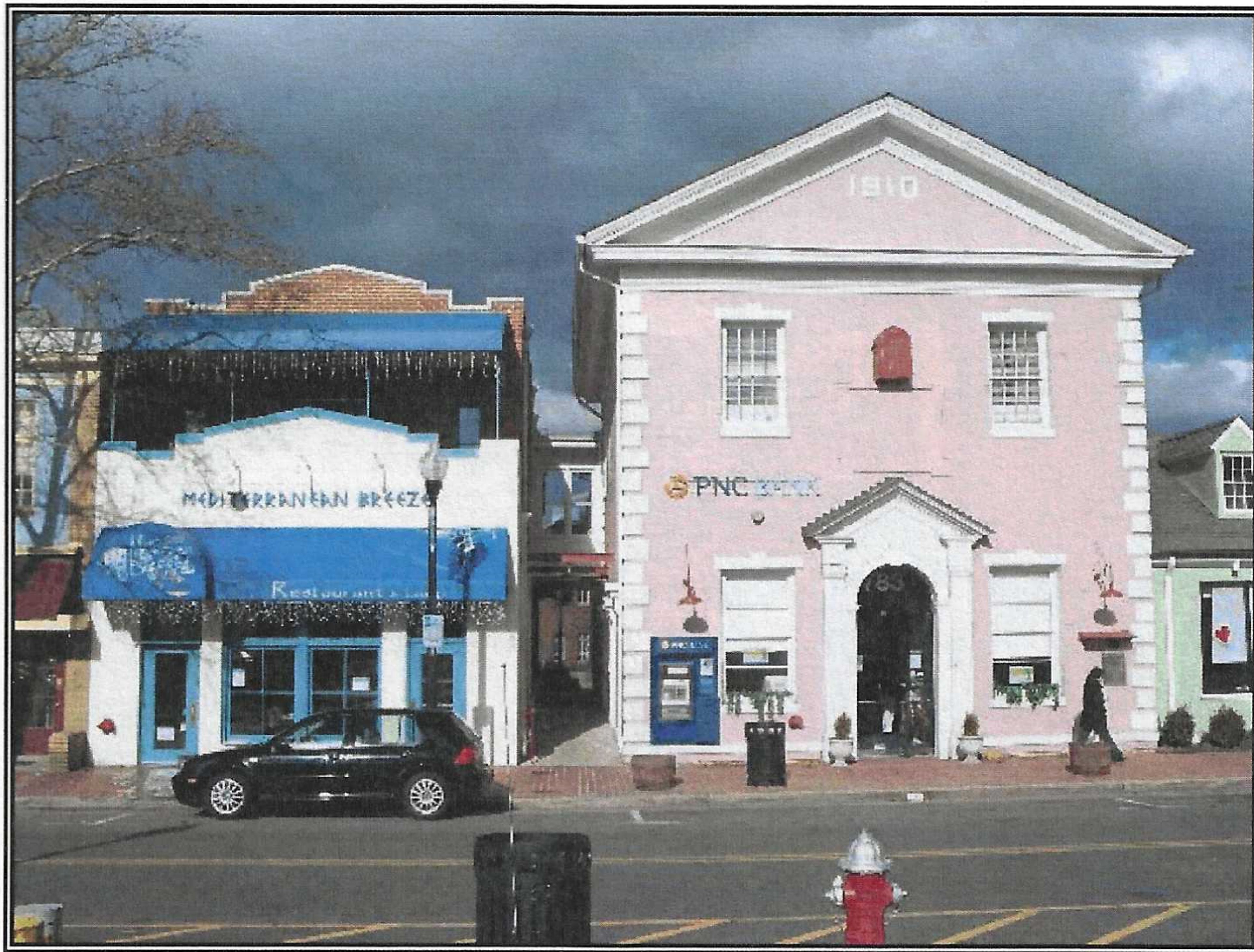
**THE JAMES BUILDING
781 AND 783 STATION STREET
HERNDON, VIRGINIA 20170**

**PREPARED FOR:
COMMUNITY BANK OF NORTHERN VIRGINIA
8150 LEESBURG PIKE, SUITE 310
VIENNA, VIRGINIA 22182**

**AS OF
MAY 17, 2004**

**BY:
JOSEPH CONRAD, JR., CGREA, CPM, RPA**

PHOTOGRAPHS OF THE SUBJECT



Front of subject property.



Rear of subject property.

Restaurant 2nd floor bar area.

From APPRAISAL 2-7-2008

February 1998

