

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD PUBLIC HEARING AGENDA
SEPTEMBER 21, 2022
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. July 6, 2022, Work Session Draft Minutes
4. July 20, 2022, Public Hearing Draft Minutes

COMMENTS

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

PUBLIC HEARING

8. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HDRB #22-011**, to consider an application for a certificate of appropriateness for alterations to an existing porch on a single family detached house at 830 Elden Street, Herndon, Virginia, further identified as Fairfax County Tax Map number 0162 04 0001 and located on the north side of Elden Street across from the intersection with Spruce Street. This property is zoned as R-10 (Residential Single Family-10 District) and consists of 20,500 total square feet of land. Owners: Frederick Ralph Glazier, III, Trustee and Tracy Jeanne Glazier, Trustee. Applicant/Agent: Michael Wijdoogen, MW Architects.
9. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HDRB #22-012**, to consider an application for a certificate of appropriateness to construct a pergola on the rooftop patio of a residential condominium unit located at 702 Elden Street, Suite B, Herndon, Virginia, and further identified as Fairfax County Tax Map number 0162 52 0005. The site is located within the Junction Square development and is situated at the northwest quadrant of the Monroe Street and Elden Street intersection. The property is zoned PD-TD (Planned Development – Traditional Downtown), and Suite B consists of approximately 2,695 square feet of floor area. Owner and Applicant: Matthew Campbell.

ADJOURNMENT



MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: September 21, 2022

Subject: HDRB #22-011, 830 Elden Street, Herndon Virginia

This staff memo is an addendum to the staff report for HDRB #22-011 which was presented to the Board prior to the work session on September 7, 2022.

Following the work session, the applicant provided updated project drawings and additional specifications for proposed materials.

Drawings. At the work session, the Board expressed a desire that the applicant explore the option of proposing windows that match the divided, six-paned casement window that is visible in historic images. The updated drawings reflect this discussion and show updated windows.

Materials Specifications. The updated specifications include more detailed information regarding the proposed railing product, updated window specifications, and the same door specifications and porch flooring specifications that were included previously. The Board did not express concern regarding the proposed door or flooring at the work session. The added windows and railing information fulfill staff's request for additional information on these products.

Staff believes that the work included in this project is appropriate for the structure and is recommending approval of this application in accordance with the draft resolution.

Attachments:

1. Draft Resolution
2. Updated drawings
3. Updated materials specifications
4. Porch railing system information

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD**

DRAFT RESOLUTION

September 21, 2022

Resolution- to approve HDRB #22-011, for alterations to a contributing single-family residence located at 830 Elden Street, Fairfax County Tax Map Number 0162 04 0001.

WHEREAS, the applicant has submitted an application for exterior alterations to the residence at the above referenced address; and

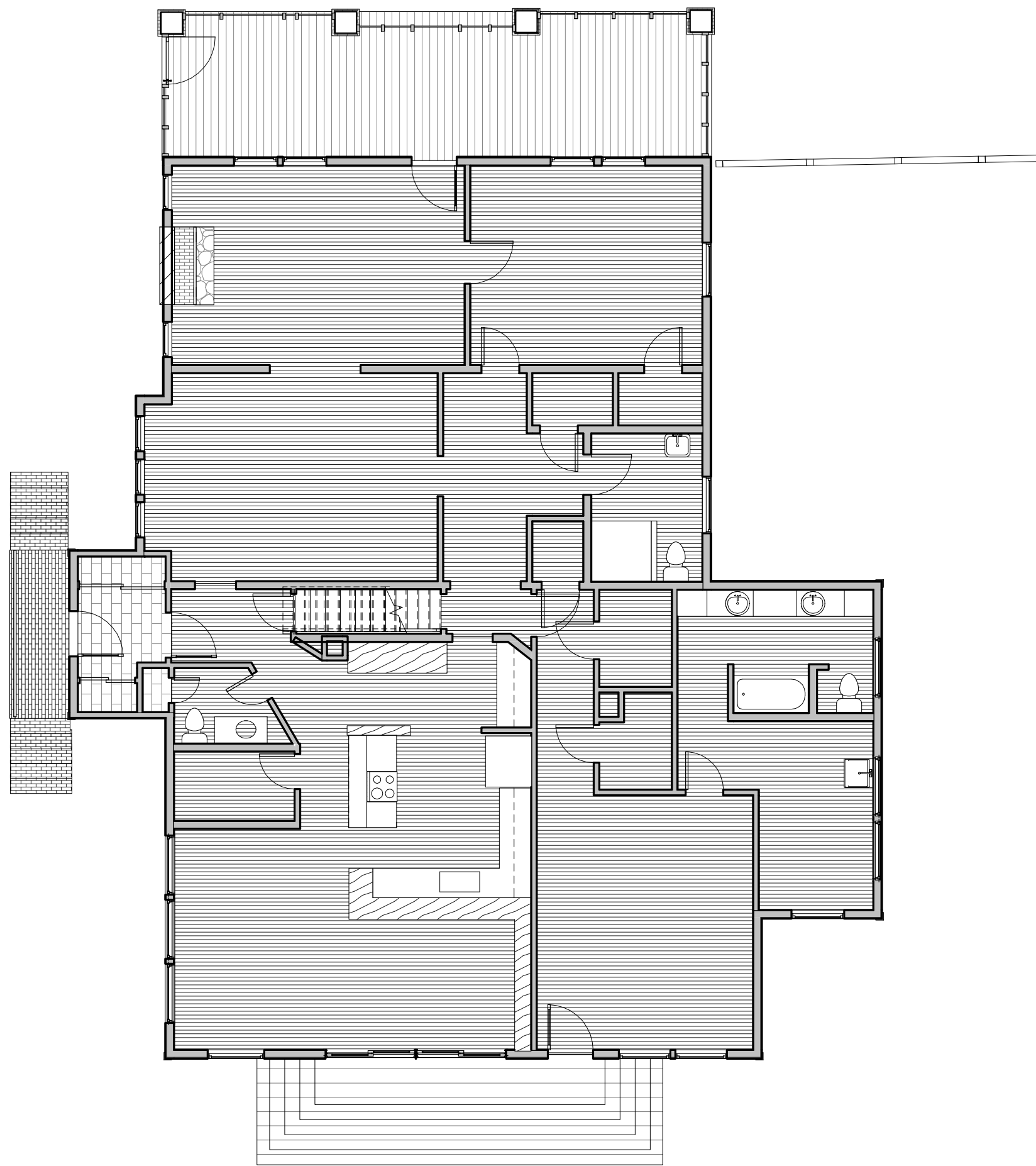
WHEREAS, the proposed alterations comply with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance; and

WHEREAS, the Town of Herndon Historic District Review Board has determined that the proposed alterations and rear addition comply with the applicable Historic District Overlay Guidelines; and

WHEREAS, the Town of Herndon Historic District Review Board has reviewed this application and has held a duly advertised public hearing on September 21, 2022.

NOW THEREFORE, BE IT RESOLVED that the Historic District Review Board of the Town of Herndon, Virginia, HEREBY:

Approves HDRB #22-011, for alterations to a structure located at 830 Elden Street in Herndon, VA in substantial conformance with the design as shown in case materials reviewed by the HDRB.

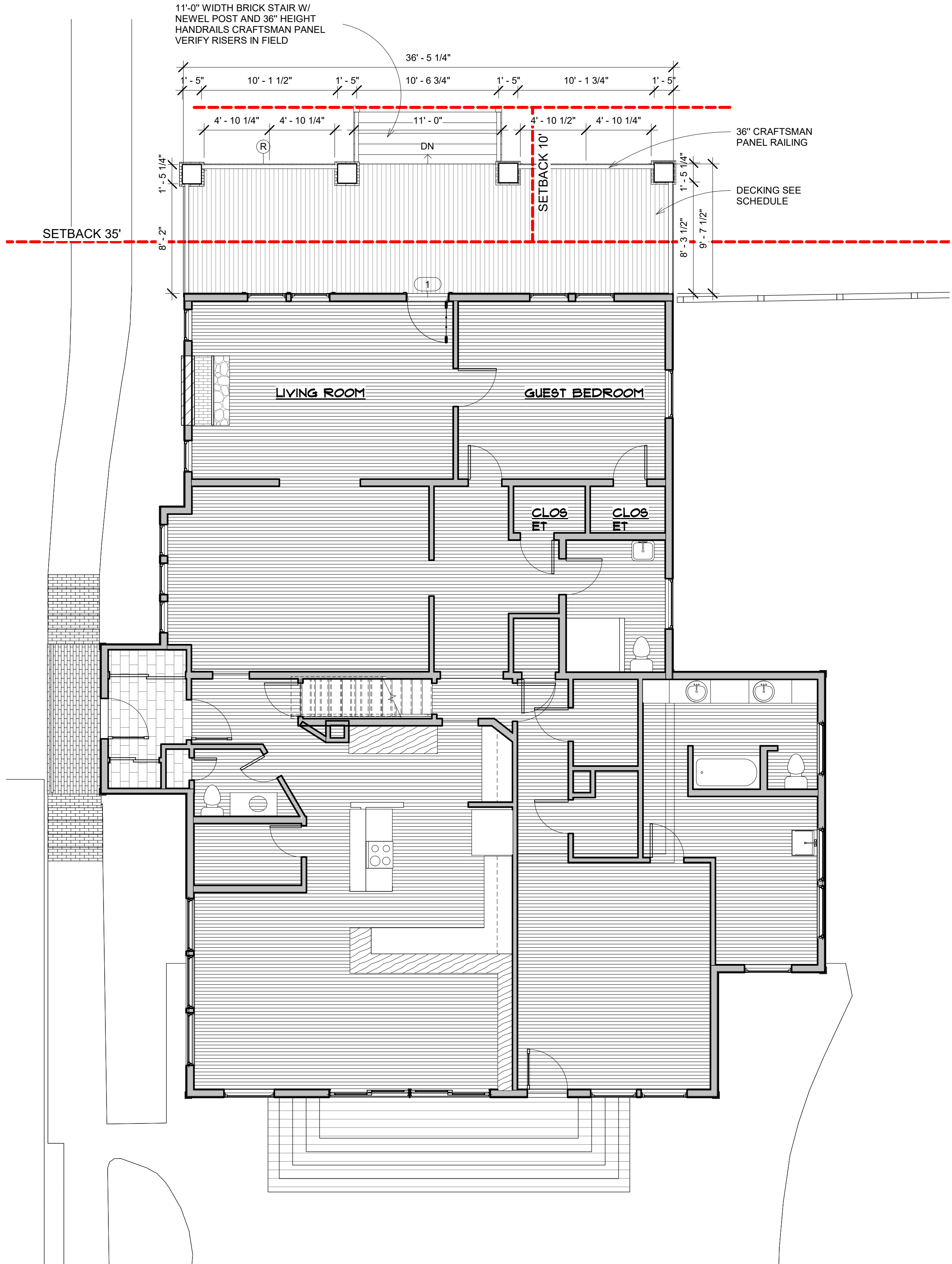


1 EXISTING FIRST LEVEL
1/8" = 1'-0"

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH	COMMENTS
1	PRE-HUNG FRONT DOOR	W3'-0" H6'-8"	STEVENS & SONS	CRAFTSMAN 9 LITE KNOTTY ALDER WOOD	WHEAT-WHITE	
R	RAILING	36" TALL WIDTH VARIES	THE PORCH COMPANY	THE CRAFTSMAN PANEL TIMBERTECH RAILS	WHITE	1" THICK SOLID CELLULAR PVC

* ALL DECKING TO BE AERATIS TRADITIONS

3 HDRB Schedule Floor Plan
1/4" = 1'-0"



2 PROPOSED FIRST LEVEL
3/16" = 1'-0"



ARCHITECTS

"Architecture with a scaled
&
constructive approach"

761C Monroe Street, Suite 201
Herndon, VA 20170
(703)-977-9461
www.mwarchitects.com

Glazier Residence

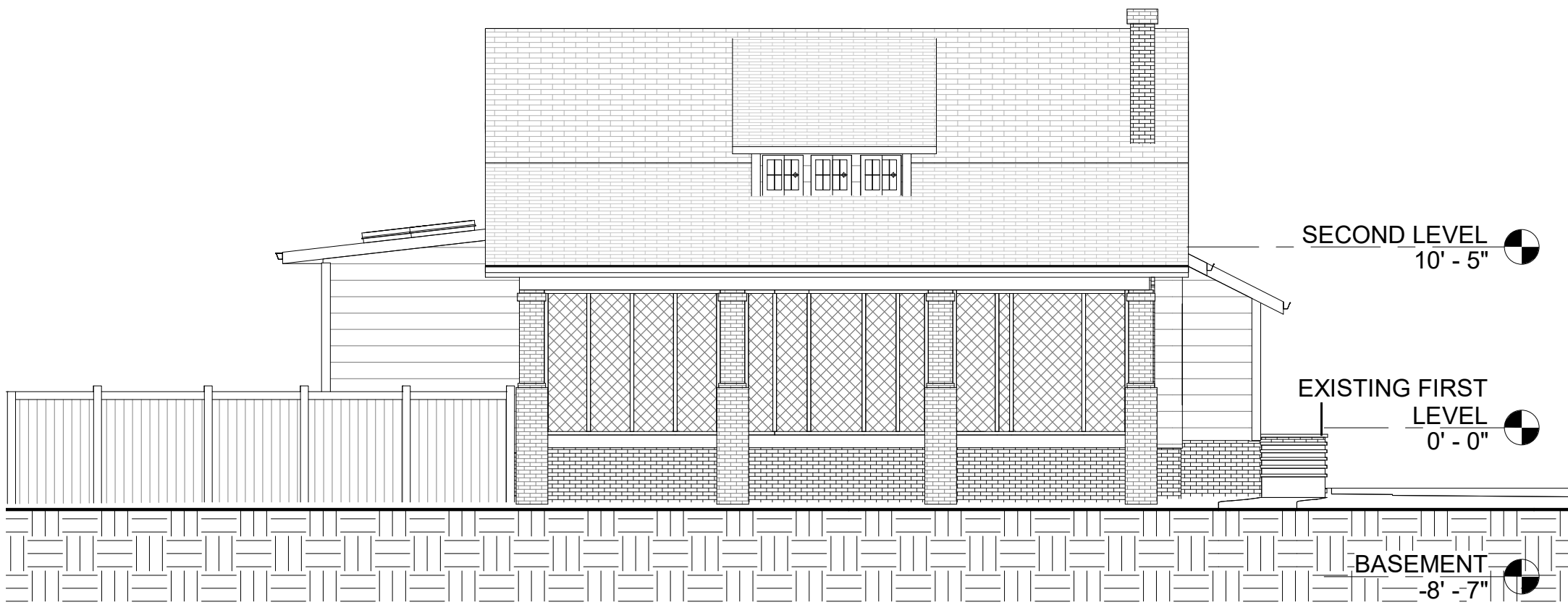
830 Elden Street
Herndon VA 20170

PROJECT NUMBER:	21.350
DATE:	9.13.22
DRAWN BY:	MM
CHECKED BY:	MSW

REVISIONS:	
Review Set: 03/16/22	
Review Set: 09/13/22	

SEAL:

SCALE:	As indicated
SHEET TITLE:	PROPOSED FLOOR PLAN
SHEET NUMBER:	A1.0



TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH	COMMENTS
1	PRE-HUNG FRONT DOOR	W3'-0" H6'-8"	STEVENS & SONS	CRAFTSMAN 9 LITE KNOTTY ALDER WOOD	WHEAT-WHITE	
R	RAILING	36" TALL WIDTH VARIES	THE PORCH COMPANY	THE CRAFTSMAN PANEL TIMBERTECH RAILS	WHITE	1" THICK SOLID CELLULAR PVC
A	CASEMENT WINDOW	W24.5" RO H22.5" RO	MARVIN	ELEVATE CASEMENT CUSTOM DIVIDED LITES	WHITE	5/8" SDL

* ALL DECKING TO BE AERATIS TRADITIONS

③ HDRB Schedule Front Elevation
1/4" = 1'-0"

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



② PROPOSED FRONT ELEVATION
1/4" = 1'-0"



ARCHITECTS

"Architecture with a scaled
&
constructive approach"

761C Monroe Street, Suite 201
Herndon, VA 20170
(703)-977-9461
www.mwarchitects.com

Glazier Residence

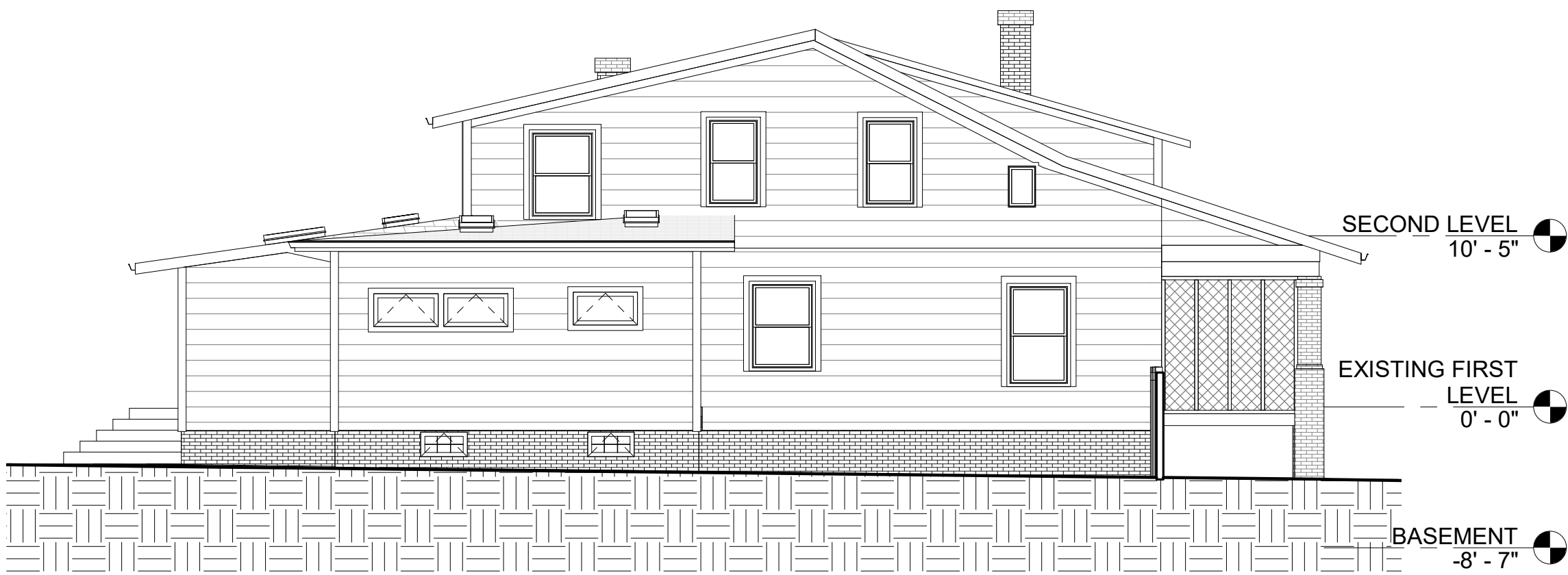
830 Elden Street
Herndon VA 20170

PROJECT NUMBER:	21.350
DATE:	9.13.22
DRAWN BY:	MM
CHECKED BY:	MSW

REVISIONS:	
Review Set: 03/16/22	
Review Set: 09/13/22	

SEAL:

SCALE:	As indicated
SHEET TITLE:	PROPOSED FRONT ELEVATION
SHEET NUMBER:	A2.0



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

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH	COMMENTS
R	RAILING	36" TALL WIDTH VARIES	THE PORCH COMPANY	THE CRAFTSMAN PANEL TIMBERTECH RAILS	WHITE	1" THICK SOLID CELLULAR PVC

* ALL DECKING TO BE AERATIS TRADITIONS

3 HDRB Schedule Left Elevation
1/4" = 1'-0"



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



ARCHITECTS

"Architecture with a scaled
&
constructive approach"

761C Monroe Street, Suite 201
Herndon, VA 20170
(703)-977-9461
www.mwarchitects.com

Glazier Residence

830 Elden Street
Herndon VA 20170

PROJECT NUMBER:	21.350
DATE:	9.13.22
DRAWN BY:	MM
CHECKED BY:	MSW

REVISIONS:	
Review Set: 03/16/22	
Review Set: 09/13/22	



SCALE:	As indicated
SHEET TITLE:	PROPOSED LEFT ELEVATION
SHEET NUMBER:	A2.1



TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH	COMMENTS
R	RAILING	36" TALL WIDTH VARIES	THE PORCH COMPANY	THE CRAFTSMAN PANEL TIMBERTECH RAILS	WHITE	1" THICK SOLID CELLULAR PVC

* ALL DECKING TO BE AERATIS TRADITIONS

3 HDRB Schedule Right Elevation
1/4" = 1'-0"



2 PROPOSED RIGHT ELEVATION
1/4" = 1'-0"



ARCHITECTS

"Architecture with a scaled
&
constructive approach"

761C Monroe Street, Suite 201
Herndon, VA 20170
(703)-977-9461
www.mwarchitects.com

Glazier Residence

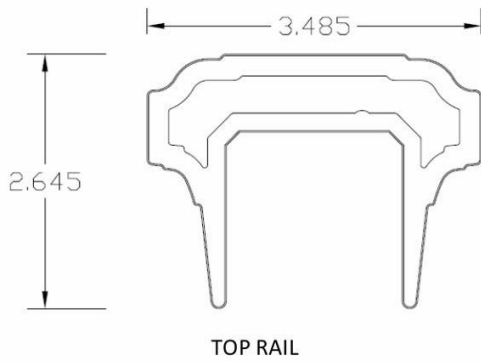
830 Elden Street
Herndon VA 20170

PROJECT NUMBER:	21.350
DATE:	9.13.22
DRAWN BY:	MM
CHECKED BY:	MSW

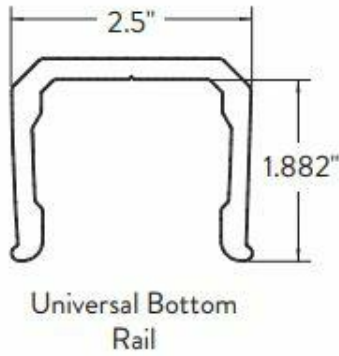
REVISIONS:	
Review Set: 03/16/22	
Review Set: 09/13/22	



SCALE:	As indicated
SHEET TITLE:	PROPOSED RIGHT ELEVATION
SHEET NUMBER:	A2.2



1 Premier Top Rail
6" = 1'-0"



2 Universal Bottom Rail
6" = 1'-0"

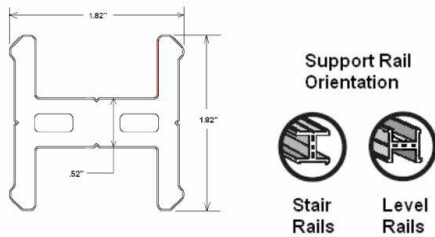
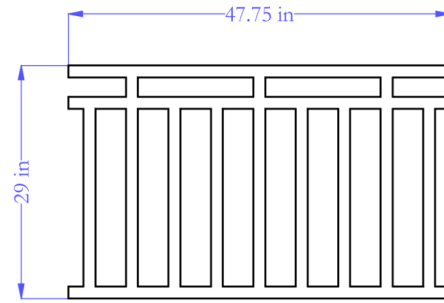
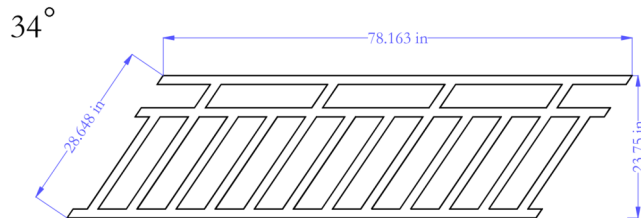
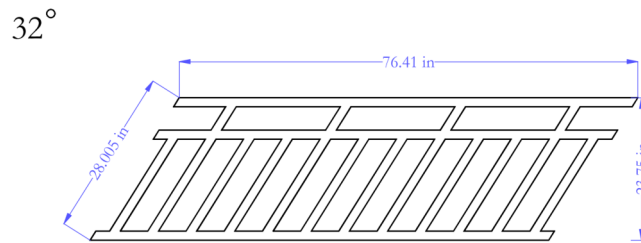
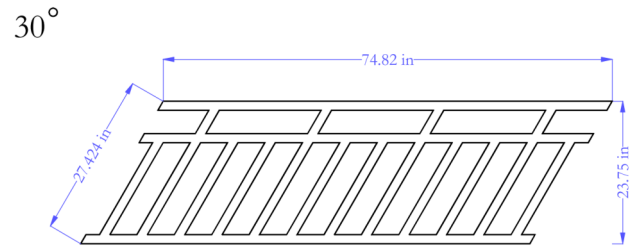


FIGURE - 1 SUPPORT RAIL

3 Universal Support Rail
6" = 1'-0"



4 Straight Panel
1/2" = 1'-0"

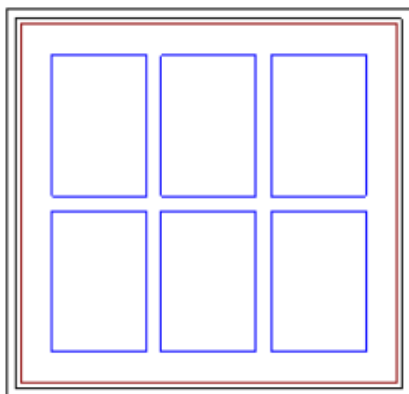


5 Stair Panel
3/8" = 1'-0"

MARVIN WINDOWS
ELEVATE RO 24 1/2" X 22 1/2" CASEMENT PICTURE

Attachment #3

Line #1	Mark Unit: 1 - OPTION A	Net Price:		504.17
Qty: 1		Ext. Net Price:	USD	504.17



As Viewed From The Exterior

Stone White Exterior
Bare Pine Interior
Elevate Casement Picture
Rough Opening 24 1/2" X 22 1/2"
Stone White Exterior
Bare Pine Interior
IG
Low E2 w/Argon
Black Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Black
Rectangular - Special Cut 3W2H
Stone White Ext - Bare Int

4 9/16" Jamb

Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change

Entered As: RO

FS 23 1/2" X 22"

RO 24 1/2" X 22 1/2"

Egress Information

No Egress Information available.

Performance Information

U-Factor: 0.26

Solar Heat Gain Coefficient: 0.31

Visible Light Transmittance: 0.52

Condensation Resistance: 58

CPD Number: MAR-N-252-01136-00001

ENERGY STAR: N, NC

Performance Grade

Licensee #900

AAMA/WDMA/CSA/101/ I.S.2/A440-08

LC-PG50 1422X1807 mm (57X71.7 in)

LC-PG50 DP +50/-50

FL9690

SPEC PROVIDED BY MARVIN WINDOWS



761 C Monroe St. Suite 201
Herndon, VA 20170
(703)-977-9461
www.mwarchitects.com

830 Elden Street Herndon VA 20170		Glazier Residence		
PROJECT NUMBER:	21.350	SHEET TITLE: MARVIN ELEVATE CASEMENT PICTURE	SHEET NUMBER: SP.2	
DATE:	9.13.22			
DRAWN BY:	Author			
CHECKED BY:	Checker			

STEVES & SONS

36" X 80" CRAFTSMAN LITE STAINED KNOTTY ALDER WOOD PREHUNG FRONT DOOR

Attachment #3



Specifications

Dimensions

Actual Door Height (in.)	80
Actual Door Thickness (in.)	1.75
Actual Door Width (in.)	37.5
Door Height (in.)	80 in
Door Thickness (in.)	1.75
Door Width (in.)	36 in
Jamb Size (in.)	4-9/16"
Nominal Door Height (in.)	80 in
Nominal Door Thickness (in.)	2 in
Nominal Door Width (in.)	36 in
Rough Opening Height (in.)	82 in
Rough Opening Width (in.)	38.25 in

Details

Door Configuration	Single Door
Door Glass Insulation	Double-Glazed
Door Handing	Right-Hand/Inswing
Door Style	Craftsman
Door Type	Exterior Prehung
Features	Brickmold,Interior Casing,Lockset Bore (Double Bore),Weatherstripping
Finish Type	Stained
Frame Material	Wood
Glass Caming Finish	No caming
Glass Layout	3/4 Lite
Glass Shape	Rectangle Lite
Glass Style	Clear Glass
Hinge Finish	Bronze
Hinge Type	Ball Bearing
Included	No Additional Items Included
Material	Wood
Number of Hinges	3
Number of Lites	9 Lite
Panel Type	1 Panel
Product Weight (lb.)	210 lb
Returnable	90-Day
Suggested Application	Front

Warranty / Certifications

Energy Star Qualified	Not Qualified
Manufacturer Warranty	1 Year Warranty

Glass Layout	3/4 Lite
Door Handing	Right-Hand/Inswing
Number of Lites	9 Lite
Door Type	Exterior Prehung
Finish Type	Stained
Door Style	Craftsman
Panel Type	1 Panel

SPECS PROVIDED BY STEVES & SONS

MW

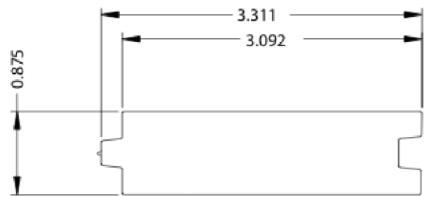
ARCHITECTS

"Architecture with a scaled & constructive approach"

761 C Monroe St. Suite 201
Herndon, VA 20170
(703)-977-9461
www.mwarchitects.com

830 Elden Street Herndon VA 20170		Glazier Residence		
PROJECT NUMBER:	21.350	SHEET TITLE: STEVES & SONS CRAFTSMAN 9 LITE KNOTTY ALDER WOOD PREHUNG FRONT DOOR	SHEET NUMBER: SP.3	
DATE:	9.13.22			
DRAWN BY:	MM			
CHECKED BY:	MSW			

Aeratis Traditions T&G Porch Flooring Dimensions



Lengths: 12', 16', or 20'
Width: 3-1/8" (3.092)
Thickness: 7/8"

Aeratis Traditions tongue and groove porch flooring/ porch decking is a paint ready wood replacement product. Competitively priced compared to wood at the time of install, Aeratis Traditions T&G porch flooring offers an unsurpassed warranty, endless design capabilities, significantly lower maintenance than wood and an appearance that not even the most discerning historic official could tell it is not a wood porch when your project is complete.



1 Aeratis Traditions
6" = 1'-0"

Aeratis Traditions 5-A Paint Adhesion

When painted, Aeratis Traditions maintains a 5-A paint adhesion, the strongest paint adhesion in the industry (no priming needed). This means that you can enjoy the same low maintenance porch that matches the look and feel of your home in a color that's right for you, with a Lifetime Limited warranty. Most Traditions porches will hold paint significantly longer than its wood competitor at a comparable price.

Once Aeratis is painted, it is hard to tell it is not an authentic wood porch. We engineered Traditions to be used on new and historic homes without being able to tell it is not a real wood porch. Review the two porch floors below. See if you can tell which porch has a wood floor and which porch has a Traditions porch floor. Take into consideration, both porch floors are on historic homes and both were 3 years old at the time of the photo.

Compare the two porches side by side and decide how you would like your painted porch to look after 3 years. The best benefit of Aeratis Traditions is, it is competitively priced to wood at the time of install. On top of a competitive price, you get the paint for FREE (see paint rebate under resources on the right-hand side of this page) and a 20-year warranty.



A 3 year comparison of wood (top) and Aeratis Traditions (bottom).

SPEC PROVIDED BY AERATIS

 <i>"Architecture with a scaled & constructive approach"</i> ARCHITECTS 761 C Monroe St. Suite 201 Herndon, VA 20170 (703)-977-9461 www.mwarchitects.com	830 Elden Street Herndon VA 20170		Glazier Residence		
	PROJECT NUMBER:	21.350	SHEET TITLE:	AERATIS DECK FLOOR AERATIS TRADITIONS	SHEET NUMBER:
	DATE:	9.13.22			
	DRAWN BY:	MM			
	CHECKED BY:	MSW			
		SP.4			

PORCH CO PVC PANEL AND TIMBERTECH RAILING

Installation Instructions

+1-615-730-8067 | porchstore@porchco.com | www.Porch-Store.com

Assumption Your deck is built, your decking is down and your 4x4 or 6x6 core posts are secured. Note: TimberTech railings come in 6', 8' and 10' lengths, so make sure your posts are set accordingly.

****Please note that screws to attach panels to rails are not included. We recommend 1-5/8" Stainless steel screws.**

1. ATTACH POST SLEEVES

Cut 4x4 core posts to desired height. Slide Hermitage Sleeve over posts. (If installing our 6x6 sleeves over 4x4 posts, be sure to add blocking where necessary).



2. ADD POST SKIRT

Slide post skirt over the top of the sleeve to the base.



3. ATTACH SUPPORT BLOCKS

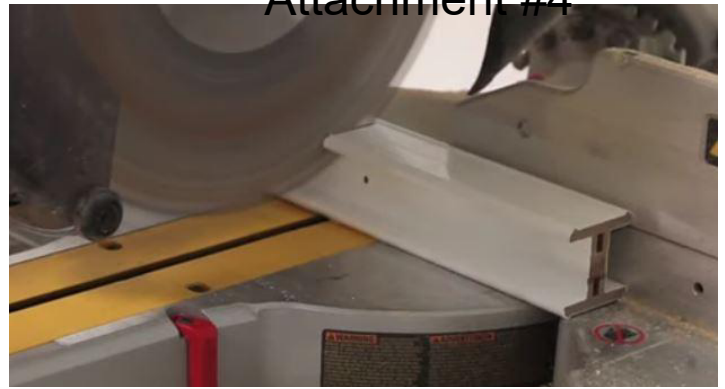
Throw out provided template. This is for use with Timbertech sleeves.

Pre-drill holes at bottom of post sleeves by screwing through the holes in the lower support blocks. (The height of this support is dependent on your personal railing needs. we typically leave a 3" gap between the bottom rail and the floor.) Screw lower brackets into place using supplied screws (#8 x 3")



4. CUT INNER AND OUTER RAILS TO LENGTH

Measure the distance between your sleeves and cut both inner and outer rails to this length. You want a good tight fit here.



5. ATTACH LOWER BRACKETS TO LOWER SUPPORT RAIL

Position mounting brackets at each end of the bottom support rail and pre-drill with a 7/64" drill bit. Then attach mounting brackets with provided #8 x 3/4" screws.

*If you are using 10' rail kits, you will notice one support rail is aluminum. This rail gets installed on the top, and requires a pre-drilled hole of 1/8" rather than 7/64".



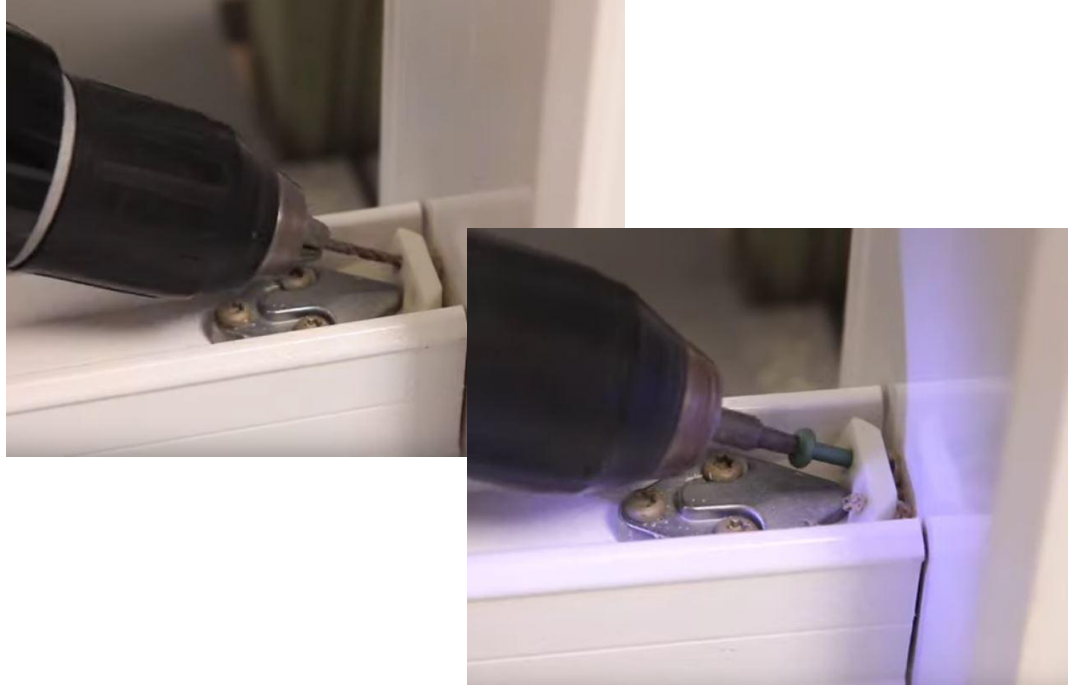
6. INSTALL FOOTBLOCKS TO THE BOTTOM SUPPORT RAIL. (1 FOR 6' SECTION, 2 FOR 8' SECTION)

Pre-drill into the center of the support block with a 7/64" drill bit. Then attach footblock by screwing through the rail into the footblock with provided #8" x 3/4" screw(s).



7. SCREW LOWER RAILS INTO PLACE

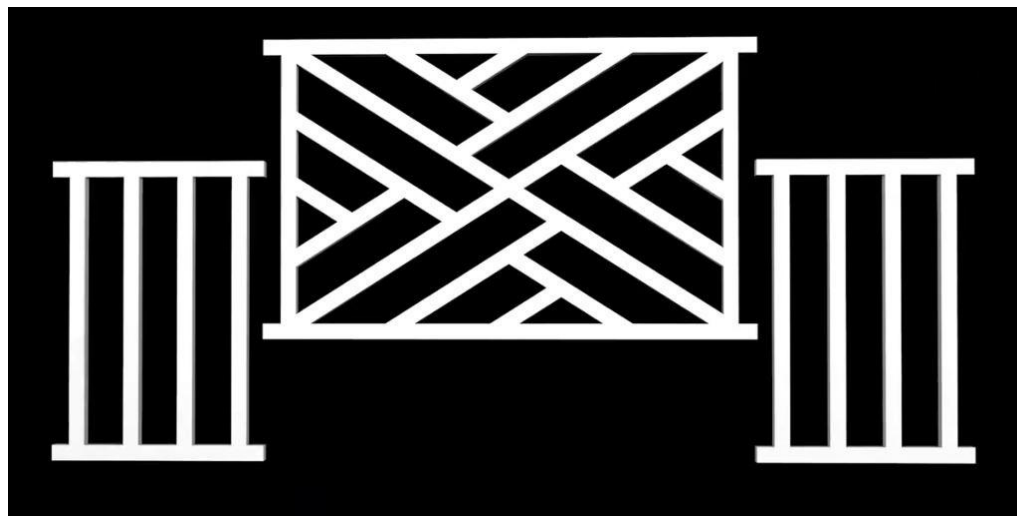
Place lower support rail onto your footblock(s). Pre-drill 7/64" holes through your hardware into the sleeves and fasten with the provided 3" green coated screws.



8. CUT PVC RAILING PANELS TO FIT

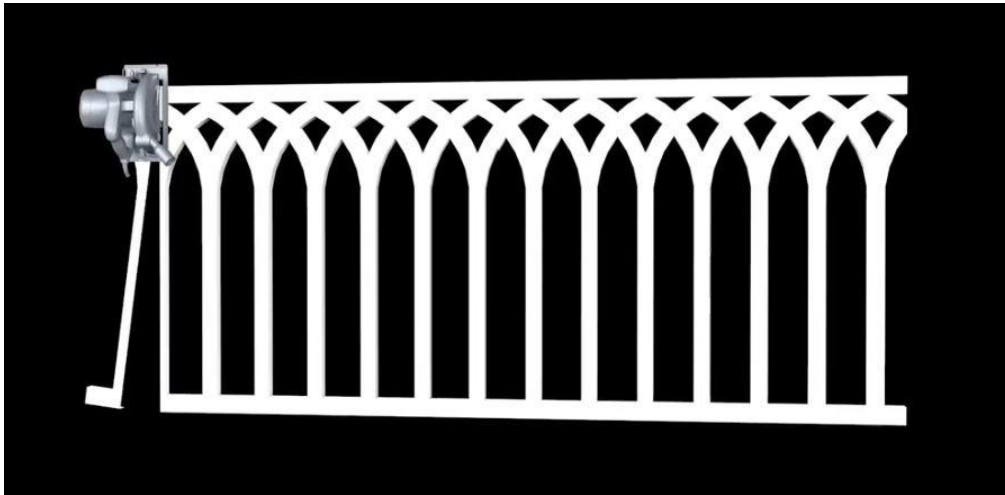
Our panels come in various designs and sizes for various finished layouts.

If you are centering one of our standalone designs in the center, you will need to cut the Picket Panel appropriately to butt up on either side of that center panel.



8. CUT PVC RAILING PANELS TO FIT - CONTINUED

If you are using one of our repeating patterns, you can join the panels together and trim where necessary. The scrap pieces from one section can be used on another section if needed. We recommend cutting the panels so they sit flush against your sleeves.



9. ATTACH PANEL TO LOWER OUTER RAIL

Pre-drill holes through outer lower rail every 6", as well as on either side of seam where panels will join.

Flip the PVC panel upside down and flip the lower outer rail upside down and place on panel.

Make sure PVC Panel rests in the middle of the bottom rail.

Drill through rail into panel using 1 5/8" stainless steel screws (not provided).



10. SCREW UPPER INNER RAIL INTO PVC PANEL

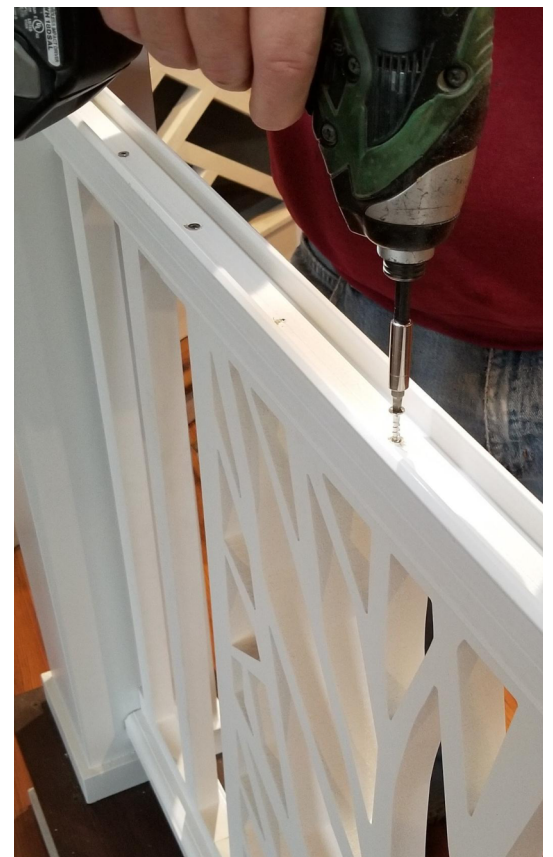
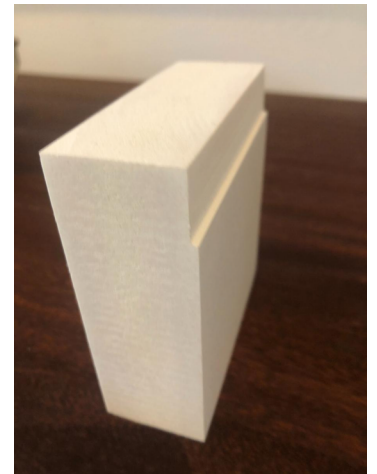
If you purchased our 1" thick panels, you will need to center that panel in the middle of the Timbertech support rail. A helpful trick would be to make your own spacers out of painting sticks, or anything else that is 1/8" thick.

If you purchased our 1.25" or 1.5" thick panels, hopefully you selected the mill down option, which allows our panels to fit nicely in the top support rail channel.

Pre-drill holes through upper support rail every 6", as well as on either side of seam where panels will join.

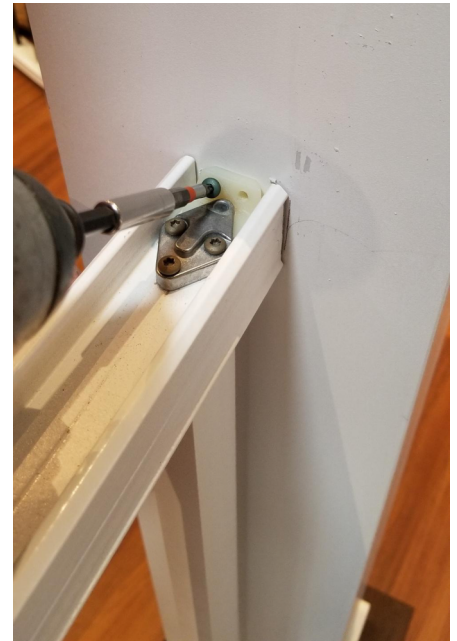
Flip railing back to right side up, and place bottom outer rail on top of secured bottom support rail. Take top support rail and place on top of the panel, which should cover the panel by 5/8".

Screw into the panel through your pre-drilled holes with 1 5/8" stainless steel screws (not provided)



11. SCREW TOP INNER RAIL INTO POST

Now that your top inner rail is sitting at its desired height, you can secure that top rail to your post! Make sure the top rail is centered in the middle of your post, and pre-drill 7/64" holes through your sleeves and fasten with the provided 3" green coated screws.



12. ATTACH TOP OUTER PREMIER RAIL

Secure Premier outer rail by applying adhesive along both inside corners and placing on top of inner rail, OR by pin nailing through the side of the outer rail into the inner rail.



13. ATTACH POST CAPS

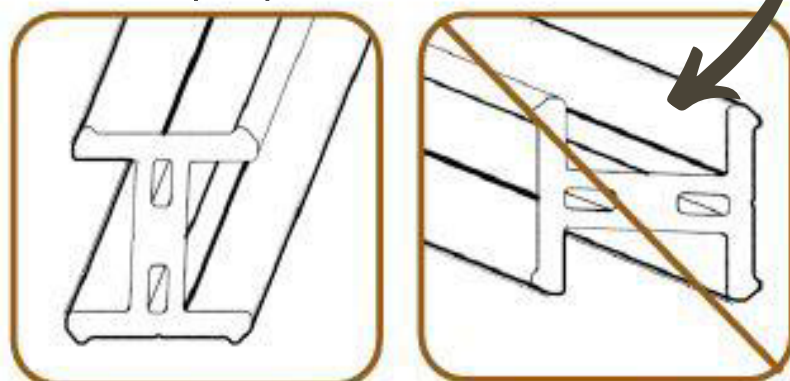
Attach post caps to sleeve by placing PVC adhesive around the inside of the cap, and placing on top of the sleeve. OR you may pin nail the cap to the sleeve as another method of attachment.



INSTALLING STAIR RAILINGS

To install your Porch Co PVC Stair Panels, you will actually use the exact same Timbertech Premier Rail Kit. However, there will be a few differences from installing your straight sections. They are:

1. The top and bottom support rails will be turned the opposite direction (**I** shaped rather than **H** shaped).



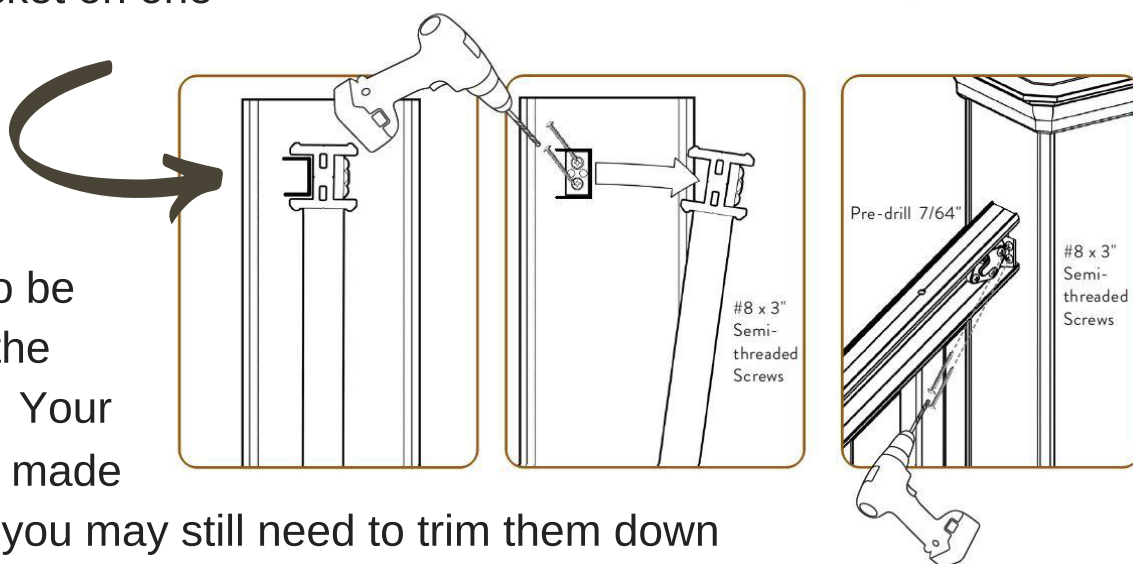
Correct

Incorrect

2. The support block will be installed on the top support rail rather than the bottom. Therefore, all top rails will have a support block on one side of the **I** and bracket on the other, while the bottom will simply have a bracket on one side of the **I**.

3.

All rails will need to be trimmed down on the appropriate angle. Your stair panels will be made to a set angle, but you may still need to trim them down (or append them to another panel) to fill your span.



Questions? We are here to help!

MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: September 21, 2022

Subject: HDRB #22-012, 702 Elden Street, Suite B, Herndon Virginia

This staff memo addresses the project proposed in HDRB #22-012 at the above-mentioned address and is an update to the staff report regarding that case which was presented to the Board prior to the work session on September 7, 2022.

At the work session on September 7, the Board expressed concern regarding two main issues: the scale and massing of the structure and the safety implications. Staff withheld a recommendation pending possible building code issues. The applicant was not in attendance at the work session. Following the work session, staff reached out to the applicant and relayed the Board's concerns. The following items provide updates for the topics discussed at the work session.

Scale and Massing. At the work session, the Board echoed staff's comments regarding the original intention of the Junction Square Development to recess modern architectural elements in order to highlight more traditional architecture. It was expressed that the pergola visually reads as an addition to the building, that it brings the modern architectural elements forward and alters the scale of the building.

Alternative Shading Options. Staff is aware that the location of this patio creates a need for a shading system of some sort. Other options that could be explored by the applicant include retractable shade systems such as awnings or more understated or recessed shade structures anchored to the wall. Regardless of any alternative possibly pursued, consultation with the building official by the applicant will be necessary.

Building Code and Safety. Staff has been coordinating with the Building Official's office regarding potential building code issues that were mentioned in the staff report. The Town Building Official made the determination that as existing, this structure in this location will require a building permit. This would include requiring a plan prepared by a State licensed engineer detailing how the pergola will be anchored to resist wind. The applicant has since reached out to town staff indicating that they are working with the town building official to modify the pergola so that it will not require a building permit.

Further Staff Comments

Staff believes that the proposed pergola does not meet the applicable guidelines. It alters the scale of the building and highlights the modern elements of the development in a way that is detrimental to the design intent of the original approved building architectural and

to the Historic District given the prominence of this building along Elden Street and at the key gateway into the downtown. The removal of the canvas roofing may help to reduce the structure's appearance. However, photos provided by the applicant showing the pergola without canvas installed indicate that the structure would still have a prominent presence.

The Board cannot approve a case that is in active building code violation. However, the applicant has indicated their intention to move toward a solution for the building code issue. If the Board believes that their concerns regarding scale, design and massing can be resolved by working with the applicant, there is an option to continue this case to the next month's meetings. This would give the applicant time to apply feedback from the Board, work with staff, and rectify the building code issues. Should the Board decide to approve this case following a resolution of these issues, staff suggests that the approval be conditioned to restrict the installation of curtains or other additions to the pergola that would increase its visual impact.