

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA
HERNDON MUNICIPAL CENTER
LARGE CONFERENCE ROOM, 2nd Floor
777 LYNN STREET
SEPTEMBER 7, 2022
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARING

2. **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.
3. **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.

COMMENTS

4. Comments from the Staff Members
5. Comments from the Board Members

ADJOURNMENT

Title: HDRB #22-011; Front porch alterations; 830 Elden Street

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

Summary Information

Applicant Request	Alterations to existing front porch		
Address	830 Elden Street		
Fairfax County Tax Map Number	0162 04 0001		
Owner	Frederick Ralph Glazier III, Trustee		
Applicant	Michael Wijdoogen, MW Architects		
Business/Organization	Private residence		
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)	One and 1/2 story residential	Date of Construction:	1920
Architectural Style(s)	Shed roofed, side gable bungalow		
Exterior Material(s)	Wood lap siding, asphalt shingle roofing		
Neighborhood Design Profile	Single family residential		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

Staff Recommendation	Staff is withholding a recommendation at this time until the requested additional information has been provided.
----------------------	--

Resource Description:

The structure at 830 Elden Street is a 1 and 1/2 story single family residence with a full basement, side gables, shed roof, centered shed roof dormer, chimney and fullwidth porch. It is a contributing structure in the Herndon Historic District Overlay. Built in 1920, the house has been through several modifications including an addition in 1985 to the rear and project that closed off and screened in the front porch. This architectural style, shed roofed, side gabled bungalow, was common in the 1920s. The front porch was modified from its original and screened in which dramatically altered the appearance of

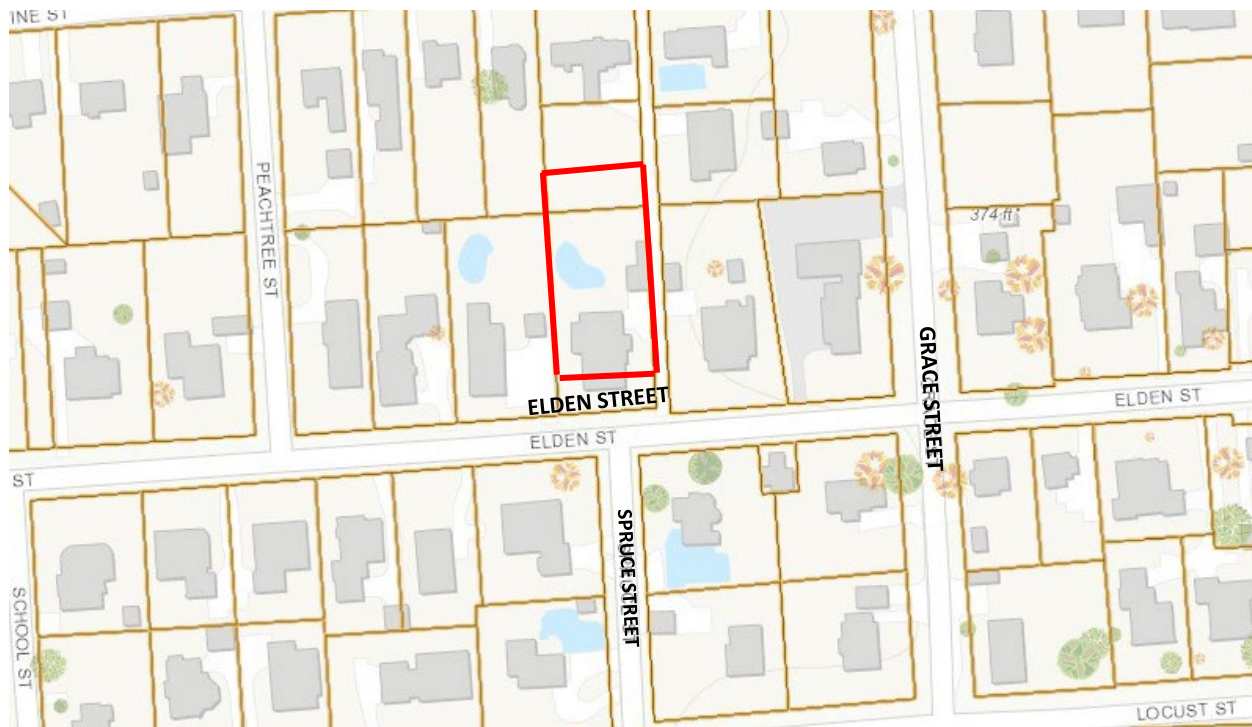
the front façade and changed the location of the main entrance. Porch pillars consist of painted brick masonry. Brick is also used on the chimney, side porch, and the visible portions of the foundation. The style is generally symmetrical with a centered, shallow, shed-roof dormer above the front porch with a row of three windows. The roof is asphalt shingle, and the building is clad with lap siding. The property also includes an accessory structure to the rear of the main structure.

Major modifications to the property were carried out prior to the development of the Historic District, and as such there is limited information regarding these projects and what features were changed. A photo from the 1987 Architectural Survey (see attachments) shows the front façade generally as it is today except that an earlier railing is visible inside the screen wall and there is a door in the screen, though there are no stairs. A lattice porch skirt is also visible which is not in existence today.

We have access to an earlier photo from 1977 which shows the porch open with stairs leading to the front main entrance. Though not high quality and not from the period of significance, the 1977 photo does give valuable information regarding the general form of the front façade prior to later alterations. The brick porch pillars appear to be the same as present today, while the porch skirting treatment, railing, and dormer windows appear to be different. From this photo and information about typical choices for this style of home during the 1920s, we can understand the general design and form.

This property was the subject of two HPRB cases, HPRB #04-24 and HPRB #17-08.

Location Map



Map source: fairfaxcounty.gov

Case Details

Proposal:

This application proposes modifications to a contributing building in the Herndon Historic District. The structure is in good condition but has been modified since the period of significance. The project focuses on the front porch which faces Elden Street. Proposed modifications include:

- Removal of screen walls
- New lattice porch skirting
- Addition of porch railings
- New front porch steps
- Replacement of existing porch flooring
- Replacement of existing front door
- Replacement of existing dormer windows

Proposed replacement materials include:

- Marvin Elevate RO Casement Picture window (fiberglass exterior)
- Steves & Sons Craftsman Lite Stained Knotty Alder Wood Prehung Front Door
- Aeratis Traditions Deck Flooring

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay District (HP District)* (Attachment #5)
- Town of Herndon Historic District Overlay Guidelines (pages 56 – 65)

Staff Analysis

1. Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. The applicant has been made aware that in order for staff and the board to complete the review of this application, the information listed below must be provided. Staff will withhold a recommendation until the additional information has been submitted and considered.
 - Close up images of the existing door and windows that the application proposes to replace
 - Information and/or images of existing porch flooring
 - Specifications that include images of the proposed window replacements
 - Specifications that include visual and material information for the proposed railings
3. With the findings expressed below, staff believes that many of the proposed alterations meet the applicable design guidelines

Screen wall removal. This element is not historically significant and was a recent modification. Removal of this element can be considered appropriate per the Guidelines.

Lattice porch skirt. The proposed lattice porch skirt treatment reflects the style of the porch skirt in the earliest photo we have but does not mimic completely. This is in accordance with the Guidelines which discourage design choices that may present a false sense of history. Since the original porch skirting does not exist, re-introducing it in a way that is different from the original is appropriate. The applicant may wish to consider introducing a thicker boarder around the latticework as is visible in the 1977 photo.

Porch railings. With the removal of screen walls, railings are required by code. In addition to this, railings would most likely have been present originally on this porch. The 1977 photo shows a lightweight twisted baluster metal railing system that is not typical of a 1920s bungalow style house. The proposed railing is 36” craftsman panel railing. However, the specifications provided do not give details regarding material, color, or means of fastening to the porch pillars which are contributing elements. Staff is asking for clarification regarding this proposed product.

Porch flooring. The proposed porch flooring is Aeratis Traditions Deck Flooring. This product is a tongue and groove assembly and is paintable. This product has been approved previously by the Board for porch flooring replacement projects. The Guidelines state that alternative materials should be able to mimic the look, design, aesthetic and be placed in the same location as the elements they are replacing. The specifications for this product would meet those physical requirements. The application does not specify the layout of the existing or proposed porch flooring. Staff has asked for clarification.

Replacement windows and doors. The application does not provide information regarding the details of the existing windows and door that are proposed to be replaced. It is important to understand if elements like these are original or if they have been replaced recently. It appears from the images provided that the dormer windows in existence are not original. However, images of the existing windows would be helpful to fully understand this part of the project. Staff has asked for clarification and images. The proposed replacement windows have fiberglass clad exteriors which has been determined to be an appropriate alternative material for wood windows in the past.

Front porch steps. The proposed front porch steps are in the same location as those in the 1977 photo. Their addition would be appropriate when returning this façade to reflect its traditional appearance and function. The submitted drawings specify that steps will be brick masonry. The board may wish to discuss with the applicant whether and how the brick masonry of the proposed stairs will be visually aligned with the other masonry present on the building in terms of brick color and size and mortar color and width.

4. Staff is overall supportive of this project and believes that in general the proposed project is aligned with the Guidelines. However, staff has asked for additional information and clarification in order to fully understand the project and its affect on

this contributing building. For this reason, Staff is withholding a recommendation at this time.

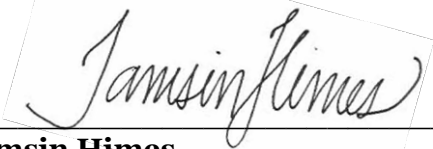
Staff Recommendation:

HDRB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The HDRB #21-011 may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is withholding its recommendation until additional information has been provided.

Report Attachments

1.	Guidelines Review Matrix
2.	Proposed Drawings
3.	Materials Specifications
4.	Existing Conditions Photos
5.	Historic and Related Photos

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development

Bryce A. Perry
Deputy Director

Historic District Overlay Guidelines Review Matrix		
Chapter 5 – Treatment of Contributing Buildings – Porches; Windows, Exterior Doors and Associated Features; (pages 56 – 65)		
#	Guidelines	Evaluation
	Introduction to Porches: An architectural feature on many buildings within the HDO, especially historic houses, porches offer the strongest conveyance of building era, age, and character. . . Porches, together with the front entrance, create a principal focal point for historic buildings. Porch location, size, roof form, means of roof support, use and design of balustrades, fascia treatments, skirt treatments, and access stairs are all important design elements that help to define the character of a porch. Due to their highly visible location, it is important that historic porches are retained and preserved. In the HDO, full and partial width first floor porches are common on front facades and almost always have some level of adornment such as decorative bracing, turned posts, classic columns, and ornamental balustrades. These elements reflect and reinforce the architectural style of the building, display the original craftsmanship and are important factors in the visual appeal of the HDO.	No evaluation.
1	The replacement of porch components or entire porches should only occur if the areas to be replaced cannot be salvaged; avoid wholesale replacement of historic porches or replacement of an entire porch when only particular components can be replaced instead.	This application proposes retaining the porch and replacing only certain elements such as the flooring. Other elements are either additions or re-introductions of previous features. Portions of the existing porch are proposed to be removed (screen wall) but this element is a modern addition to the porch.
2	If porch components must be replaced, they should be replaced in-kind. a. To achieve replacement-in-kind, the new materials should match the historic porch in material, composition, shape, size, location, style,	Some components of this project are not being replaced in kind but use an alternative material (porch flooring and possibly windows and doors, subject to further information). See section 3 below.

	ornament details, and other visual qualities.	
3	If replacement-in-kind is not possible, the following criteria for historic porch material replacement applies: a. Replacement materials for porch components should match the historic porch materials in composition, shape, size, location, style, finish, and other visual qualities. Masonry veneers, composite floorboards, and modern materials that can be painted and share the same dimensions, profiles, means of installation, and finish as wood may be appropriate if the design characteristics and visual qualities match to the historic materials they are replacing.	The Guidelines state that the determination of whether a feature is salvageable or not salvageable should be left to the owners of the property. The proposed porch flooring is an alternative material. It can be assembled and painted like wood, mimicking the design and visual characteristics of wood. The location is the same as the existing porch flooring. Staff has asked for clarification about whether the layout of the flooring matches existing. Proposed windows are fiberglass clad which mimics the visual characteristics of wood windows. Staff has asked for more information regarding the exiting door to assess the appropriateness of the proposed door.
	Generally, porches should not be constructed on buildings that did not historically have a porch in the proposed location	This project is proposing modifications to an existing porch.
	When reconstructing a missing historic porch, pictorial evidence should be used. a. Absent historical photographs, design elements should be employed that are contemporary yet compatible to the historic resource that is served by the porch.	There are portions of this porch – railings, porch skirt and stairs -- which are missing and are proposed to be reconstructed. The solutions for both of these elements appear to be modern but complementary. Staff has asked for more details regarding the proposed railing system in order to assess its appropriateness more fully.
	Unscreened front porches should not be screened unless it is demonstrated that the addition of the screening will not have an adverse impact on the character of the building. a. Screens must be set within the interior of the porch and any framing should be aligned behind the porch columns and railing to limit the physical impact	This project is removing screening which is an improper treatment of the historic porch, per the Guidelines.

	to historic porch elements and visual impact of the screening.	
4	Doors and Windows Exterior doors, particularly primary entries located on the front façade, can be important character defining elements that can help impart the age and style of a building. Front doors are a focal point on the front façade of a building. Windows are major contributors towards the appearance of a building. While window shape, size, locations, glass divisions, and surrounding treatments are crucial design characteristics, the arrangement, breadth of usage, and variety of windows on a building, known as its fenestration, defines character and identities style and age Exterior wall solid and void ratios and patterns should be maintained. Window and door replacement For historic doors and windows, when necessary, replacement should be in-kind. a. Avoid wholesale replacement of historic windows and doors; these features should be replaced on an as-needed basis Replacement of historic doors and windows should match the original in size, dimensions, configuration, and materials. a. To achieve replacement-in-kind, new doors [and windows] should match the historic doors in material, composition, style, shape, size, profile, glass usage and glazing, finish, hardware usage and material, and other visual qualities For historic doors and windows, if replacement-in-kind is not possible, the following criteria for historic door and window replacement applies:	The front porch entry door and the three casement windows in the shed roof dormer are proposed to be replaced. The proposed windows are materially appropriate (fiberglass clad), but the design is does not appear to align with either the existing windows, or the historic windows which are visible in the photos in attachment #4. Staff has asked for more information regarding the exiting door to assess the appropriateness of the proposed door.

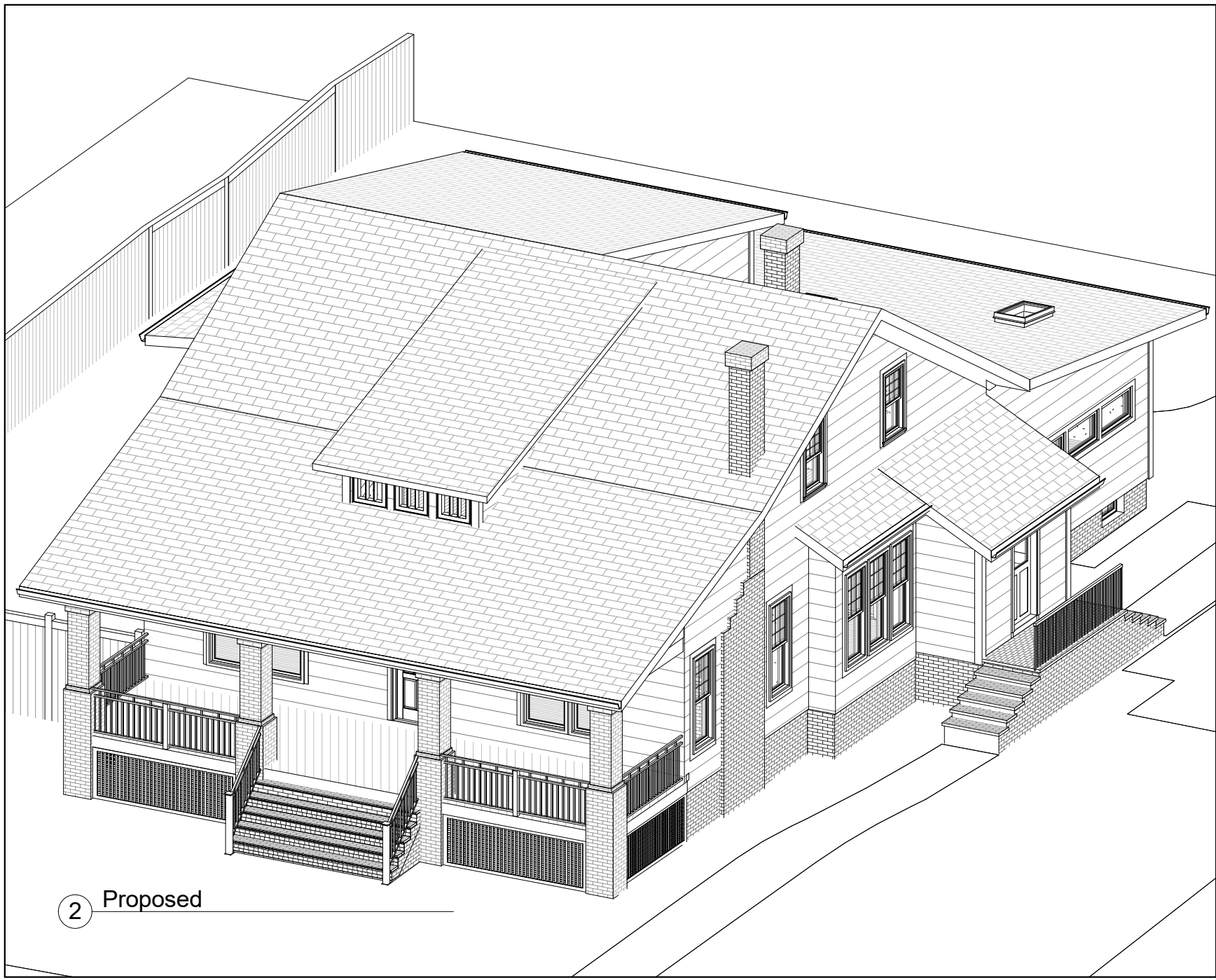
	a. Replacement doors and windows should match the historic doors as closely as possible in general composition, shape, size, profile, glass usage, glass pane division, muntin type, glazing, texture and finish. b. Replacement doors and windows should retain historic character defining features, such as hardware, accessories, and decorative details.	
--	---	--

GLAZIER RESIDENCE

PORCH RENNOVATION



1 Existing Conditions



2 Proposed



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

CONTACT

SCOPE OF WORK

SHEET LIST

GENERAL CONTRACTOR:
TBD

HOME OWNER:
Fred and Tracy Glazier
830 Elden Street
Herndon, VA 20170

SINGLE FAMILY HOME RENNOVATION:
PORCH RENNOVATION TO THE FRONT OF THE
HOUSE

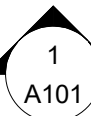
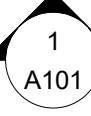
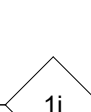
Sheet Number	Sheet Name
CS	COVER SHEET
A1.0	PROPOSED FLOOR PLAN
A2.0	PROPOSED FRONT ELEVATION
A2.1	PROPOSED LEFT ELEVATION
A2.2	PROPOSED RIGHT ELEVATION

ABBREVIATIONS

GRAPHIC SYMBOLS

MATERIAL SYMBOLS

ABOVE FINISH FLOOR ACUST ADJUSTABLE AIR CONDITIONING AIR HANDLING AIR HANDLING UNIT ALTERNATE ALTERNATE CURRENT ALUMINUM AMPERES ANCHOR BOLT ARCHITECT AT AVERAGE AVG BEAM BOARD CABINET CATALOG CLG CENTERLINE CERAMIC TILE CLOSET COLUMN COMPANY CONCRETE CONCRETE MASONRY UNITS CONFERENCE CONTINUOUS CONTROL JOINT COORDINATE CORRIDOR CUBIC FEET CUBIC FEET PER MINUTE CFM DEDICATED DEPARTMENT DEPTH DETAIL DIAGONAL DIAMETER DIMENSION DISHWASHER DOWN DRAWING	AFF ACST ADJ A/C AH AHU ALT AC AL AMP AB ARCH @ AVG BM BD CAB CAT CLG CL CLO COL CO COMP CONC CMU CONF CONT CJO COORD CORR CFM DED DEPT D DET DIAG DIA DIM DN DNG	EACH EAST ELECTRIC, ELECTRICAL ELEVATION ELEV EM EMPTY CONDUIT ENGINEER EWC EOM EXP EXPANSION EXPANSION JOINT EXT F FAHRENHEIT FEET PER MINUTE FEET FIN FINISH FIRE EXTINGUISHER CAB. FLOOR FLUORESCENT FIRE RATED FOUNDATION GAUGE GALLON GALLONS PER MINUTE GALV GENERAL CONTRACTOR GFC GYPSUM GYPSUM WALLBOARD GWB HANDICAPPED HARDWARE HARDWOOD HEIGHT HERTZ HOLLOW METAL HORIZONTAL HORSE POWER HOT WATER HEATER HOUR INCH INFORMATION INSIDE DIAMETER	EA ELEC EL ELEV EM EC ENGR EWC EOM EXP EXPANSION EXP JT EXT F FPM FT FIN FEC FL FLOOR FNDN FNDN GA GAL GPM GALV GC GFC GYP GWB HDCP HDW HDWD HGT HZ HZ HM HORIZ HR IN INFO ID	INTERIOR JANITOR'S CLOSET JOINT JOIST JUNCTION BOX LAMINATED LAVATORY LEFT HAND LENGTH LIBRARY LINEAR FEET LONG LEG HORIZONTAL LONG LEG VERTICAL MAINTENANCE MANUFACTURER MASONRY MASONRY OPENING MAXIMUM MECHANICAL MEZZANINE MINIMUM MISC MOUNTED MULLION NOT IN CONTRACT NOT TO SCALE NUMBER OFFICE ON CENTER OPENING OPPOSITE ORIENTED STRAND BOARD OUNCE OVERALL OVERHEAD PAINTED PANEL PARTITION PERPENDICULAR PERSONAL COMPUTER PHASE	INT JC JT JST JB LAM LAV LH L LF LLH LLV MAINT MFR MAS MO MECH MEZ MEZ MIN MISC MTD MUL NIC NTS R, NO OFF OC OPNG OPPOSITE OSB OZ OA ON PTD PTM PERP PC PH	PLATE PLUMBING PLYWOOD POLYVINYL CHLORIDE PVC POUND POUNDS PER SQUARE INCH PREFABRICATED PREFINISHED PRELIMINARY QUARRY TILE RADIUS REFRIGERATOR REINFORCING REQUIRED RESILIENT RETURN AIR REVISION RIGHT HAND ROOM ROUGH OPENING SCHEDULE SECTION SERVICE SINK SIMILAR SOUND TRANSMISSION SQUARE STANDARD STAND PIPE STAINLESS STEEL STATION STEEL STORAGE STRUCTURAL SUSPENDED CEILING TELEPHONE THICK OR THICKNESS THRESHOLD TILE TO BE SELECTED TONGUE OR GROOVE TOP TOP OF	PL PLMB PLYWD PVC LB PSI PREFAB PREFIN PRELIM QT RAD, R REF REIN REIN REQD RES RA REV RH RM RO SCHD SECT SS SIM STM SPEC SQ STD ST SS STA STL STOR STRUCT SUSP TEL THK THRSLD T T.B.S. T & G T T.O.	VERT VEST VCT V
---	---	---	--	--	--	---	--	--------------------------

	SIM INTERIOR ELEVATION SHEET #		SIM SECTION SHEET #		SIM EXTERIOR ELEVATION SHEET #		SIM DETAIL ENLARGEMENT SHEET #		PARTITION TYPE	
Room name 150 SF										DETAIL ENLARGEMENT SHEET # ROOM NAME & SQ. FT.
										DOOR TYPE
										WINDOW TYPE
										REVISION #
										TEMPERED GLAZING
										ELECTRICAL FIXTURE #

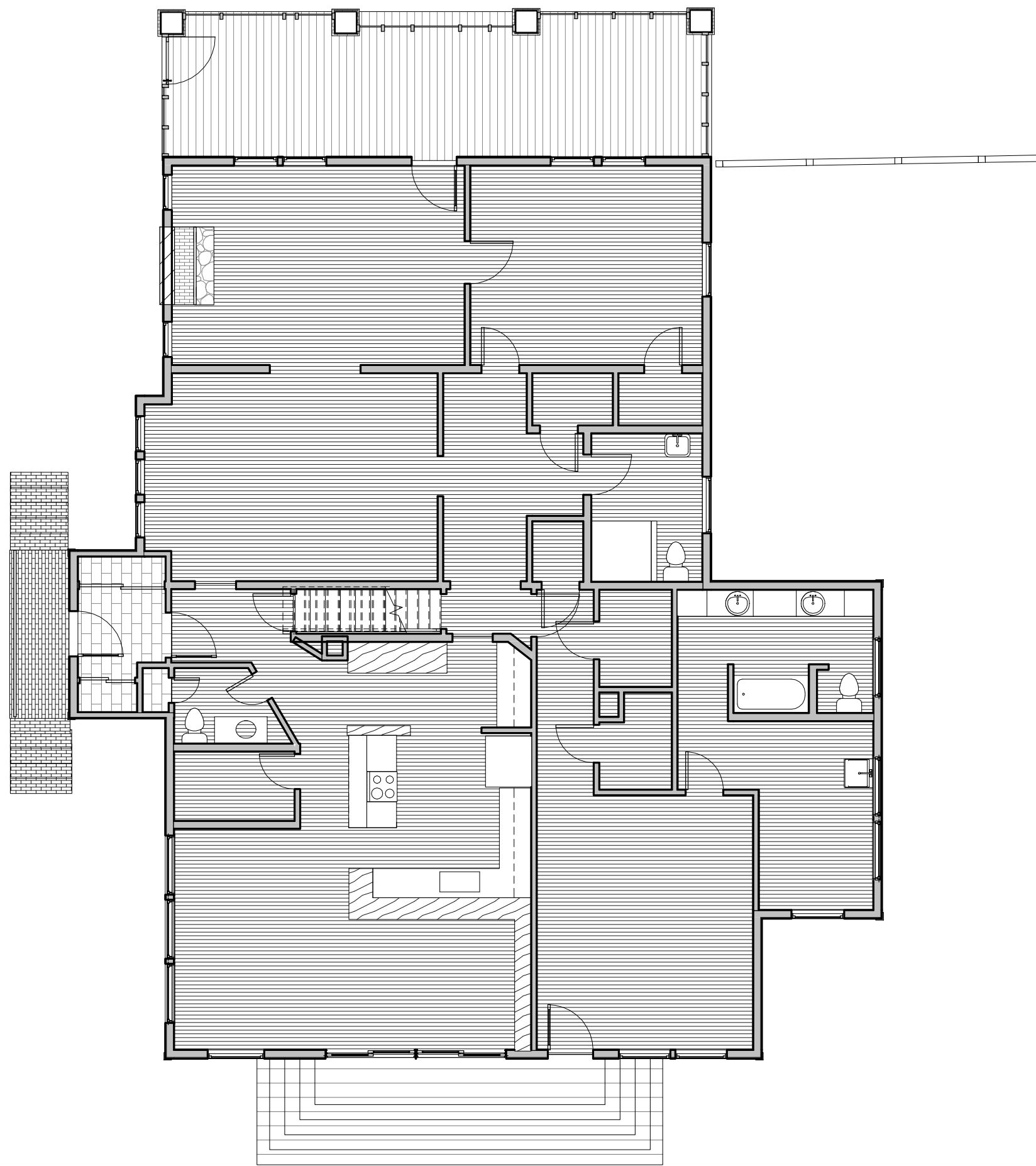
	EARTH		CONCRETE
	STEEL		BRICK
	FINISHED WOOD		CONCRETE MASONRY UNIT
	STONE VENEER		GYPSUM OR PLASTER SHEATHING
	ROUGH LUMBER		BLOCKING

PROJECT NUMBER:	21.350
DATE:	8.15.22
DRAWN BY:	MM
CHECKED BY:	MSW

REVISIONS:	
Review Set: 03/16/22	

SEAL:	
-------	--

SCALE:	12" = 1'-0"
SHEET TITLE:	COVER SHEET
SHEET NUMBER:	CS

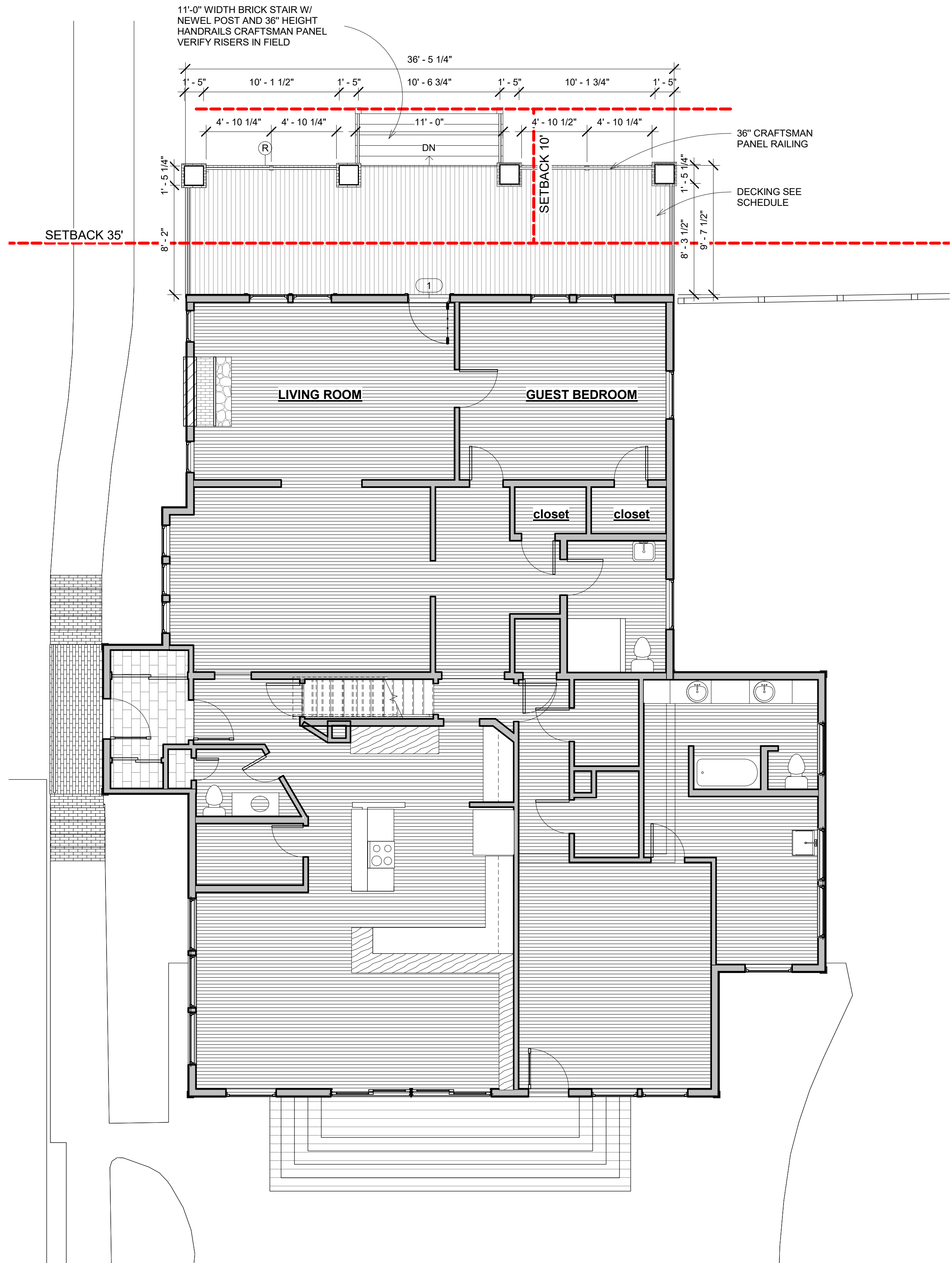


1 EXISTING FIRST LEVEL
1/8" = 1'-0"

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

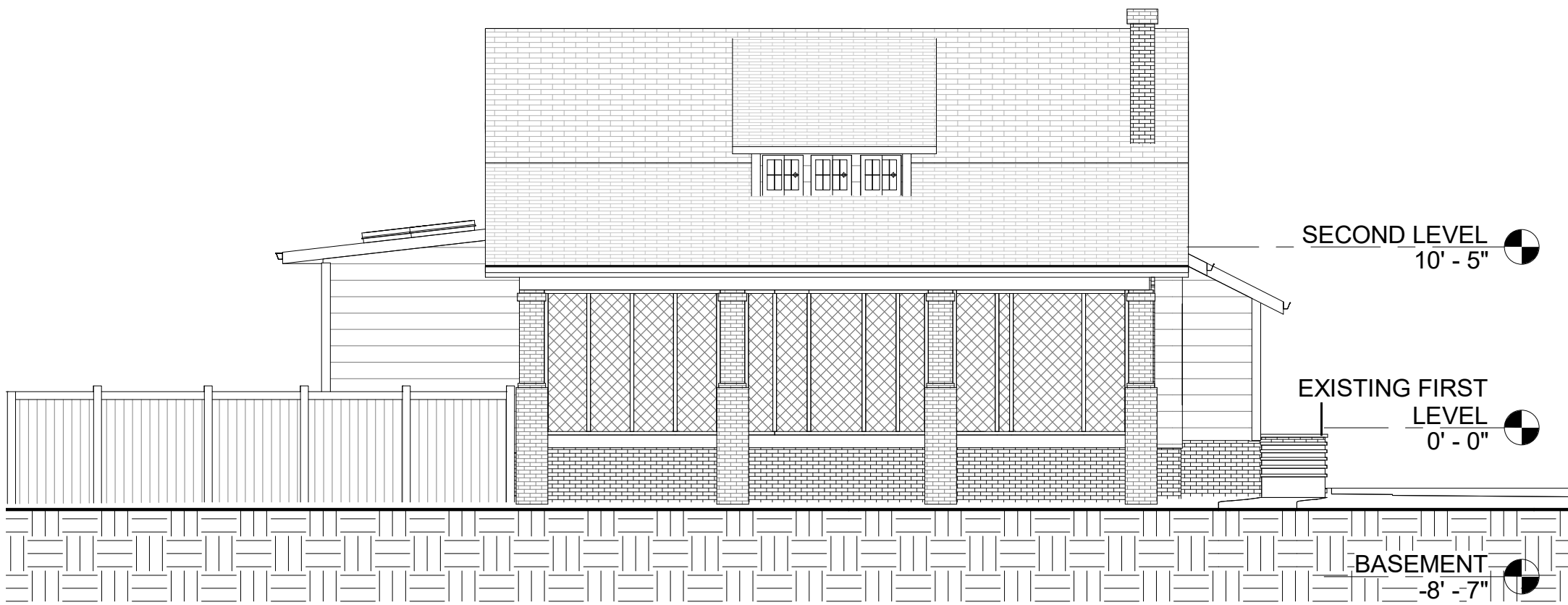
830 Elden Street
Herndon VA 20170

PROJECT NUMBER:	21.350
DATE:	8.15.22
DRAWN BY:	MM
CHECKED BY:	MSW

REVISIONS:	
Review Set: 03/16/22	

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

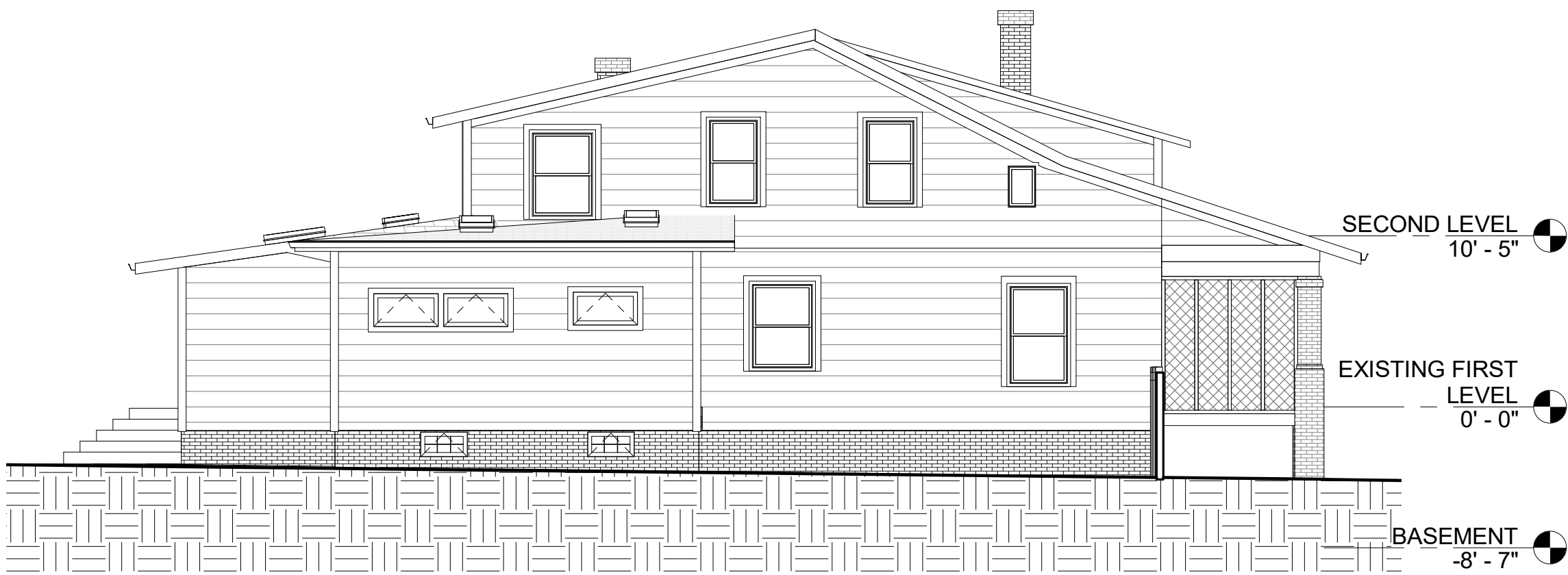
830 Elden Street
Herndon VA 20170

PROJECT NUMBER:	21.350
DATE:	8.15.22
DRAWN BY:	MM
CHECKED BY:	MSW

REVISIONS:	
Review Set: 03/16/22	

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"

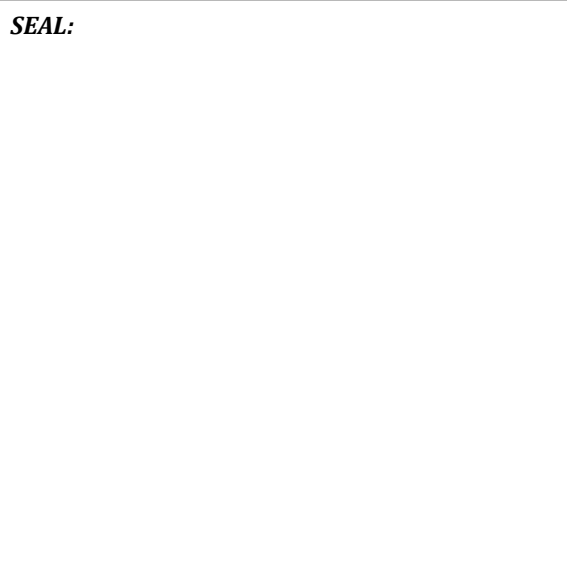
761C Monroe Street, Suite 201
Herndon, VA 20170
(703)-977-9461
www.mwarchitects.com

Glazier Residence

830 Elden Street
Herndon VA 20170

PROJECT NUMBER:	21.350
DATE:	8.15.22
DRAWN BY:	MM
CHECKED BY:	MSW

REVISIONS:	
Review Set: 03/16/22	



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



① Existing Right 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 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:	8.15.22
DRAWN BY:	MM
CHECKED BY:	MSW

REVISIONS:	
Review Set: 03/16/22	



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



Town of Herndon

Department of Community Development
777 Lynn Street
Herndon, VA 20170

Re: 830 Elden Street

Front Facade - Elden Street



Right Facade – looking toward Peachtree Street



830 Elden Street
HDRB Submission
08/15/22

Left Façade- Looking toward Spruce Street



Perspective View- Right and Front Façade



Perspective View- Left and Front Façade



Perspective View- Front Façade from Locust St



Perspective View- Elden Street looking away from building



Perspective View- Elden Street looking toward Locust St



Perspective View- Looking at Right Building

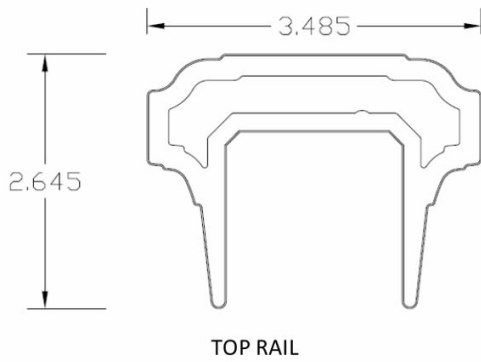


Perspective View – Looking at Left Building

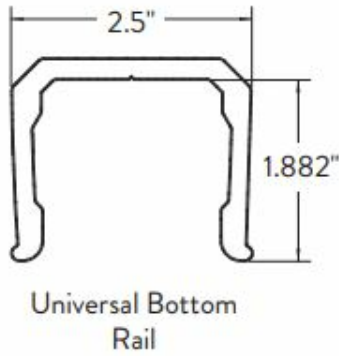


Perspective View- Looking at Rear Buildings





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



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

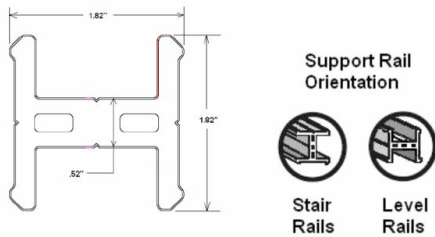
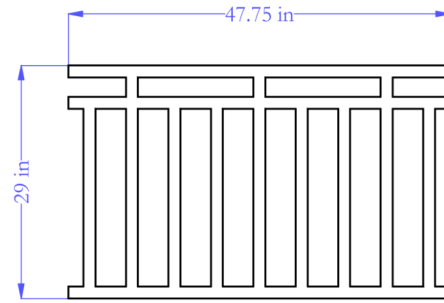
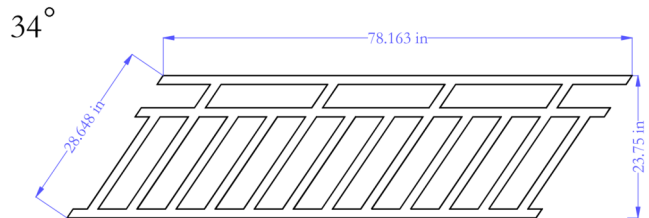
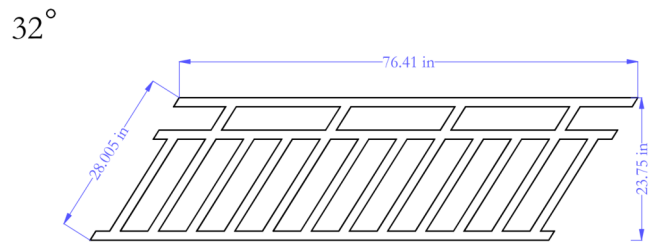
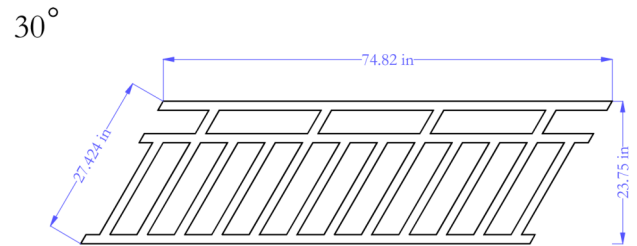


FIGURE - 1 SUPPORT RAIL

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



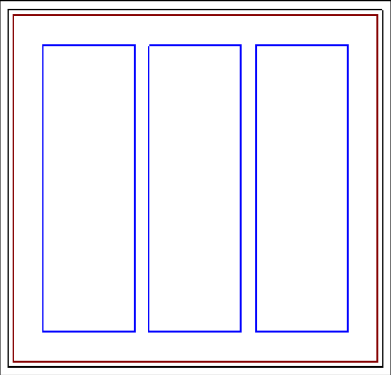
4 Straight Panel
1/2" = 1'-0"



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

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

Line #1	Mark Unit: 1 - OPTION A	Net Price:	424.17
Qty: 1		Ext. Net Price:	USD 424.17



As Viewed From The Exterior

Stone White Exterior	
Bare Pine Interior	
Elevate Casement Picture	339.17
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	14.17
7/8" SDL - With Spacer Bar - Black	70.83
Rectangular - Special Cut 3W1H	
Stone White Ext - Bare Int	
4 9/16" Jambs	
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	MARVIN ELEVATE CASEMENT PICTURE	SP.2
	DATE:	8.15.22		
	DRAWN BY:	Author		
	CHECKED BY:	Checker		

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



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

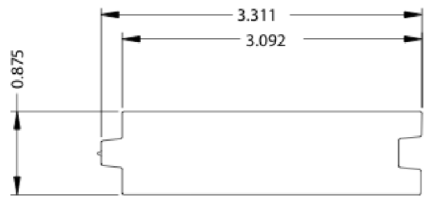
Glass Layout	3/4 Lite
Door Handing	Right-Hand/Inswing
Number of Lites	9 Lite
Door Type	Exterior Prehung
Finish Type	Stained
Door Style	Craftsman
Panel Type	1 Panel

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:	8.15.22			
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

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:	AERATIS DECK FLOOR AERATIS TRADITIONS	SHEET NUMBER:	SP.4
	DATE:	8.15.22				
	DRAWN BY:	MM				
	CHECKED BY:	MSW				

Attachment #4 - Historic and related photos

Image: 830 Elden Street c 1977

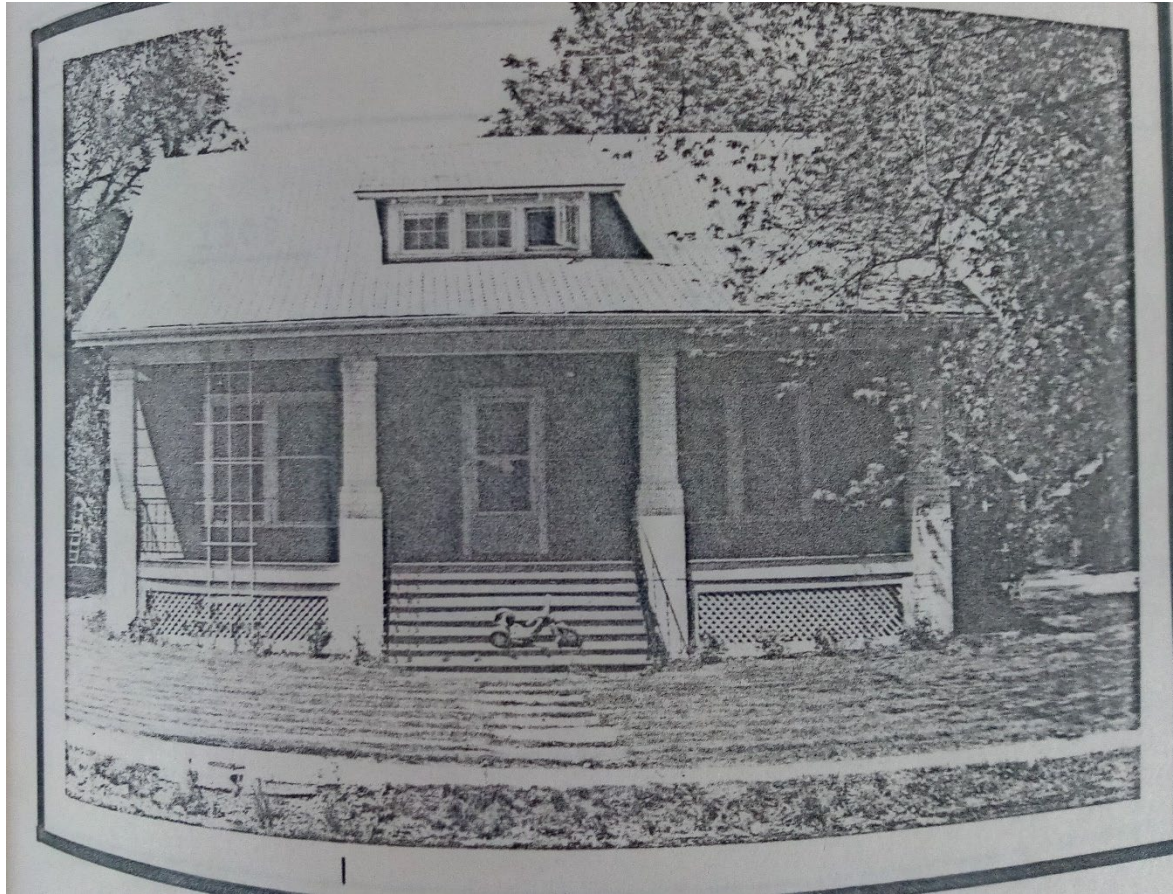
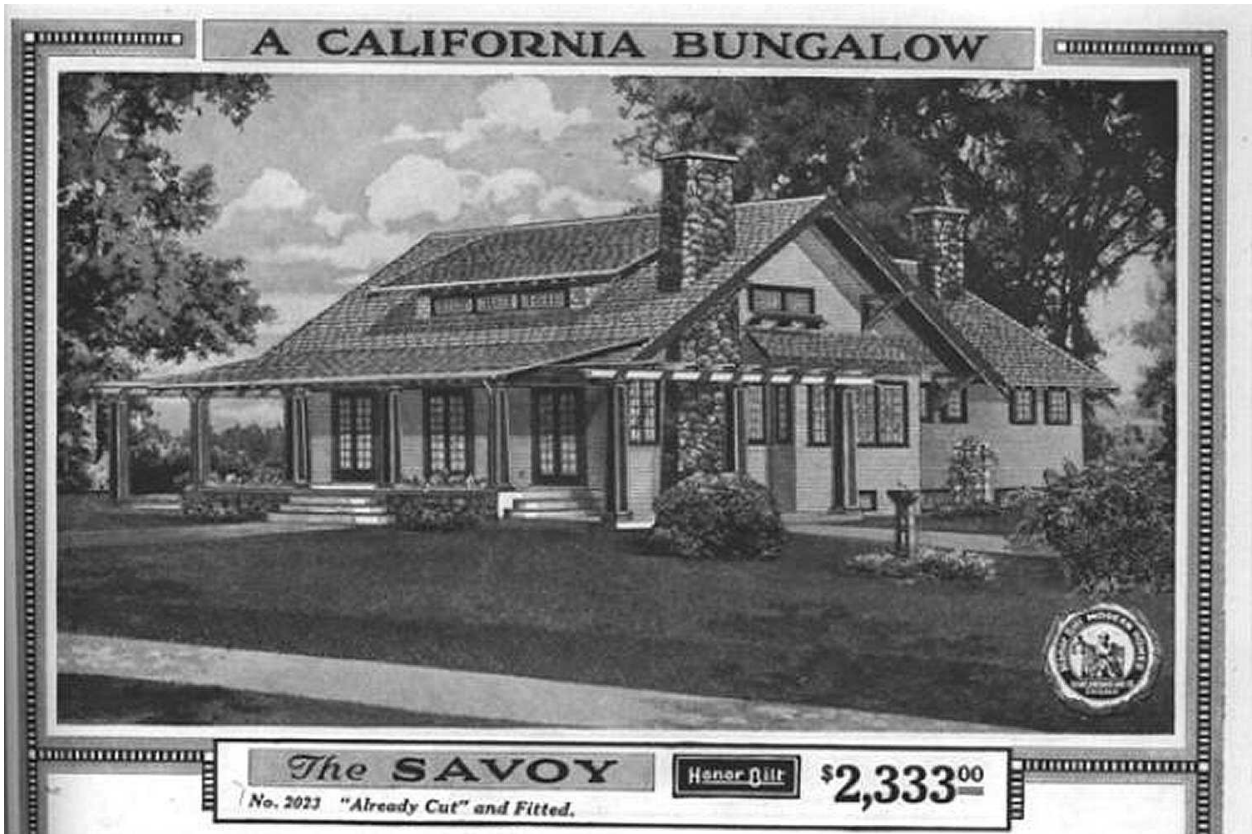


Image: 830 Elden Street, Architectural Survey 1987



Related architecture images:





Title: HDRB #22-012; Addition; 702 Elden Street, Suite B

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

Summary Information

Applicant Request	Rooftop deck addition		
Address	702 Elden Street, Suite B		
Fairfax County Tax Map Number	0162 52 0005		
Owner	Matthew Campbell		
Applicant	Matthew Campbell		
Business/Organization	Private residence		
Property Use	Residence		
Zoning District	PD-TD, Planed Development Traditional Downtown		
HDO Designation	Noncontributing		
Adjacent Zoning	North: CC, Central Commercial District South: CS, Commercial Services District East: CS, Commercial Services District West: CC, Central Commercial District		
Building Type(s)	Multi-use development	Date of Construction:	2018
Architectural Style(s)	Modern traditional		
Exterior Material(s)	Paneling, light brick masonry		
Neighborhood Design Profile	Commercial, residential, mixed-use		
Comprehensive Plan Land Use Designation	Adaptive Areas		

Staff Recommendation	Staff is recommending denial of this application.
-----------------------------	---

Resource Description:

The subject of this application is a residential unit that is part of the Junction Square mixed-use development in the downtown portion of the Historic District. The development is a mixture of different styles, both traditional and modern. The portion in question in this application is more modern leaning, primarily light brick, recalling the later decades of the Historic District's period of significance, and recessed portions using panel cladding that are stylistically more modern. The development was the subject a new construction application before the HDRB in 2015 and was approved. Suite B, the living unit in question, has a rooftop terrace or deck, behind which is one of the recessed, more modern paneled portions of the structure. The Junction Square development is situated

prominently in the HDO downtown area along the highly trafficked Elden Street and adjacent to the W&OD trail.

Location Map



Case Details

Proposal:

The project in this application is for a rooftop terrace pergola or canopy that is already in existence. The structure is constructed of hollow wood beams, metal connectors, and removable canvas screens. The colors throughout are dark brown (stained wooden beams), black (fasteners) and dark brown canvas. The structure appears to cover most of the rooftop terrace and visibly protrudes several feet above the deck wall. According to the images and correspondence with the applicant, the structure is not secured to the deck or deck flooring.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay District (HP District)* (Attachment #5)
- Town of Herndon Historic District Overlay Guidelines (pages 92-106)

Staff Analysis

1. Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. The applicant has been made aware that there may be Building Code violations with the pergola as existing, specifically pertaining to the freestanding nature of the

structure. Staff is verifying with the Building Official whether this type of unfastened structure is permitted by code.

3. Though this application pertains specifically to this one space in the Junction Square development, the Board should consider the appropriateness of structures like this along the length of the building's Elden Street facade. Consideration should be given to how and whether the character of the building would be affected by not only this particular pergola or canopy, but others on the same building. The applicant has stated the potential for other residential unit owners to use this design as a standard for pergolas on other rooftop decks at Junction Square. While this approval alone cannot serve as an approval for pergolas installed on other units, it should be understood that the possibility exists that others will apply for similar features.
4. An intentional design decision in the development of this complex was to recess portions of the buildings that were decidedly modern in appearance so as not to detract from the portions of the structure that reference the historic nature of the district and decrease the height of the Elden Street facade. The pergola in question is stylistically modern and with its size and placement, and staff suggests that it changes not only visual appearance of the building, but the impression of the building's massing and overall style. Staff believes that the installation of this pergola brings the modern elements forward instead of retaining a recessed and understated place in the design of the complex. It should also be noted that while not presented with this application, the potential future use of drapes or curtains on the side of the pergola would further increase the visual impact of the pergola.
5. With the findings expressed below, staff believes some of the proposed alterations, as they are described in the application, do not meet the applicable design guidelines for the Herndon Historic District Overlay.

Additions. The Town generally considers covered porches to be additions. Though this is a pergola or canopy structure, it reads as an addition, particularly when the removable canopy roof is in place. The guidelines state that additions "should not overpower the form or change the scale of the existing building to avoid impacting the character of the HDO." Staff suggests that this structure does change to scale of this building.

6. Staff understands the applicant is filling a need for sun screening by the construction of a pergola and that because of the height, direction and openness of the rooftop patio, some form of sun screening would be desirable. Staff suggests that the applicant explore other options that may impact the building, its massing and architectural design less.
7. Staff questions whether this project can be considered as fully meeting the Guidelines. Should the Board determine that it does meet the Guidelines, Staff recommends a discussion regarding approval with conditions.

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. The HDRB #21-009 may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is withholding a recommendation pending further information regarding Building Code issues.

Report Attachments

1.	Guidelines Review Matrix
2.	Existing Condition Photos

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

Historic District Overlay Guidelines Review Matrix		
Chapter 8 – Treatment of noncontributing Resources – (pages 92-106)		
#	Guidelines	Evaluation
	Non-Contributing Resources Noncontributing buildings and structures have relatively more relaxed design guidelines compared to contributing buildings because they were not built during the HDO's period of significance and, therefore, do not contain historic material. It remains important, however, to carefully consider the design of noncontributing resources to ensure that they do not adversely impact the integrity of the district, but rather, compliment the district through compatible design solutions.	The proposed project is for a pergola situated on a rooftop deck attached to a living space that is part of the Junction Square development. The pergola is visible from the right of way and is in existence.
1	Decks, Patios and other Installed Site Structures Decks and patios one foot or less in height from original grade are exempt from the COA process unless they have associated features such as foundations, railings and walls that exceed one foot in height. 1. Decks, patios and other installed site structures (e.g. arbors, pergolas, constructed barbeques and fireplaces) visible from the public right-of-way should be constructed of traditional materials (wood, brick, metal or stone) to be compatible with the district. a. Site structures, such as decks, that are constructed of wood should be painted or finished with an opaque stain. b. Vinyl, concrete block, and split-face block should not be used in the HDO when the site feature is visible from the public right-of-way.	The proposed pergola is visible from the right of way. It is constructed primarily of metal with removable canvas roofing, materials that are generally considered appropriate.
2	New additions: The proposed addition(s) should not overpower the form or change the scale of	Staff believes that the proposed structure does alter the scale of the existing building.

	the existing building to avoid impacting the character of the HDO.	
3	Second story additions to existing buildings are generally not appropriate unless they can meet the following criteria: a. The massing, scale, and form of the addition does not visually overwhelm the existing building. b. The massing, scale, and design of the addition does not negatively impact the character of the HDO.	Staff believes that the proposed structure can be considered an upper story addition and does impact the character of the HDO.



Attachment #2



Attachment #2









