



HISTORIC DISTRICT REVIEW BOARD MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170
Wednesday, September 6, 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 16, 2023 HDRB regular meeting.)**

3. New Business

- a. Discussion – Divided Lights / Window Configuration
- b. Discussion – Pre-Application HDRB Case, 781-783 Station Street, Herndon, Virginia

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: September 6, 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 staff memo from August 16th which were presented to the Board prior to the work session on August 2, 2023 and the regular meeting on August 16, 2023.

This case was continued at the August regular meeting 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.

Staff has been in contact with the applicants since the public hearing. They have stated that they reached out to the Marvin manufacturer's representative who let them know that Marvin does not produce custom exterior grills for the specific window type that is used on this property. The Marvin representative stated that it seemed to him the best option would be to replace individual sashes.

Exterior, adhesive grill systems are not generally considered to meet the Guidelines' standards for replacement windows on contributing structures: "*Replacement windows should **match the historic windows** as closely as possible in general composition, shape, size, profile, glass usage, glass pane division, **muntin type**, glazing, texture and finish,*" or the Guidelines' requirement for dimensional exterior grills for contributing and non-contributing structures. However, with this case's unique challenges and context, a product that can be adhered to the exterior of the window to simulate dimensional muntins may be a possible solution.

Staff is withholding a recommendation at this time while options for an approvable solution are still being explored.

MEMORANDUM

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

From: Tamsin Himes, Lead Planner/Design and Development 

Date: September 6, 2023

Subject: Discussion Item, 781 Station Street, Herndon Virginia

Project:

This staff memo addresses a discussion item brought to the Board by a future applicant wishing to obtain feedback and direction from the Board prior to submitting an official application. The project is the construction of an addition to the second-story front façade of a building at 781 Station Street. The 1987 survey of historic properties lists this as a contributing structure in the Historic District, built between 1920 and 1940. The Town's online HDO map also identifies it as contributing.

The proposed addition would infill a second-story open-air balcony which is covered by a metal framed, canvas awning or canopy. The first-floor facade is painted brick and contains a storefront system, a shed roof awning with a standing seam metal roof, and a decorative parapet. The second story is set back about 10 feet, with unpainted brick and the same decorative parapet profile. This step-back between the first and second stories allows the first floor to be the focal point with the second story receding behind.

As this is a discussion item and not a formal application, the drawings and descriptions for this project are preliminary and do not include the level of detail staff would request if this were a formal application. The submitted drawings describe a project that brings the second-story façade forward, covering the space with a shed roof similar in shape to the existing canvas awning. The proposed new second-story façade would fit on top of the parapet and include six windows on the front façade and one window on each side façade.

Site history:

A staff report for a modification to this property in 1995 states that the then-one-story 781 Station Street building was originally built as a grocery store, the storefront having been blocked up by 1995, and that it had in the past been connected to the adjacent National Bank Building.

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.

Laer 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, and excerpts from the cases are provided as attachments for your reference. It should be noted that the approved second-story canopy was a permanent structure with a standing seam metal roof. We do not have a record of an application or approval for the existing second-story canvas canopy.

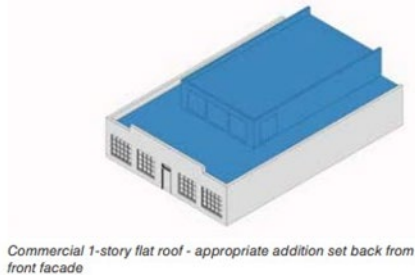
Staff comments

Guidelines. 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)

*“The style of the proposed windows and doors should be compatible with the contributing building’s existing windows and doors, but should not attempt to replicate them. **a.** Glass should be clear in all cases other than for decorative accent windows. **b.** For windows consisting of multiple panes of glass, simulated divided lites should have dimensional muntins or grills on the exterior of the glass.” (HDO Guidelines page 74)*



Commercial 1-story flat roof - appropriate addition set back from front facade



Commercial 1-story flat roof - inappropriate addition flush with front facade

The illustration opposite is taken from the HDO Guidelines and demonstrates an appropriate second story addition which is stepped back from the original façade, and an inappropriate second story addition which is flush with the original façade and dramatically changes the scale and massing of the structure.

Compatibility, differentiation, and reversibility. If this project comes to the Board as an official application, the applicant should ensure that a strong argument can be made that the project achieves compatibility with the existing structure, differentiation from historic portions of the structure, and future reversibility. Staff believes that at this preliminary stage, the designs do differentiate the addition from the existing portions of the structure, but compatibility with the existing structure is lacking. Reversibility would need to be demonstrated with more details regarding the construction and preservation of existing building fabric.

[Note: in a preservation context, “fabric” refers to elements of a building or different materials that make up a building, for example, brick, mortar, siding, etc. “Historic fabric” refers to elements and materials that are original to the house or are from the period of significance.]

Window compatibility. The submitted drawings appear to have been chosen in an effort to retain some of the transparency that exists with an open-air-covered balcony. If this is the aim, more details should be provided in an official application describing the transparency/non-reflectiveness of the glass. As with all windows within the Historic District, details regarding material, design, and other specifications make a significant difference in approvability.

Scale and subordination to existing building. The second section from the Guidelines quoted above discusses the need for an addition to be secondary to the primary structure in size and position, and that an addition should not change the overall scale and massing of a building. For second-story additions this is especially important: *“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.”* The current modern addition to the historic structure was approved in 1995 as referenced above. A key element of this approval was that the second story was set back from the primary building. The proposed addition would negate the earlier effort to maintain the character of the historic structure and would significantly alter the appearance, character, and integrity of the historic form, mass, and parapet detail. Staff believes that as proposed, the addition changes the scale of the building by adding a second story that is flush with the first floor, negating the current stepped back façade, and that it changes the character of the building by introducing a prominent modern second story.

Additional notes. The argument could be made that as existing, there is essentially a second story with the awning over the second story balcony, and that fully enclosing this space with an addition would not change the current scale and massing. While the canopy does introduce a roof and outlines a second-story area, currently the area is permeable, transparent through to the stepped back façade, and is temporary in nature. Permanently enclosing the area as proposed would significantly change the massing and perceived scale of the building and undermine the character of this façade which faces a prominent streetscape within the Historic District. Given the significant change in the character of the building and the Guidelines that address such changes, it is unlikely staff would recommend approval of a formal application for this addition as proposed.

Attachments:

1. Proposed Designs
2. Property Photos
3. Architectural Survey
4. HPRB #98-1 Documents



EXISTING - FRONT ELEVATION



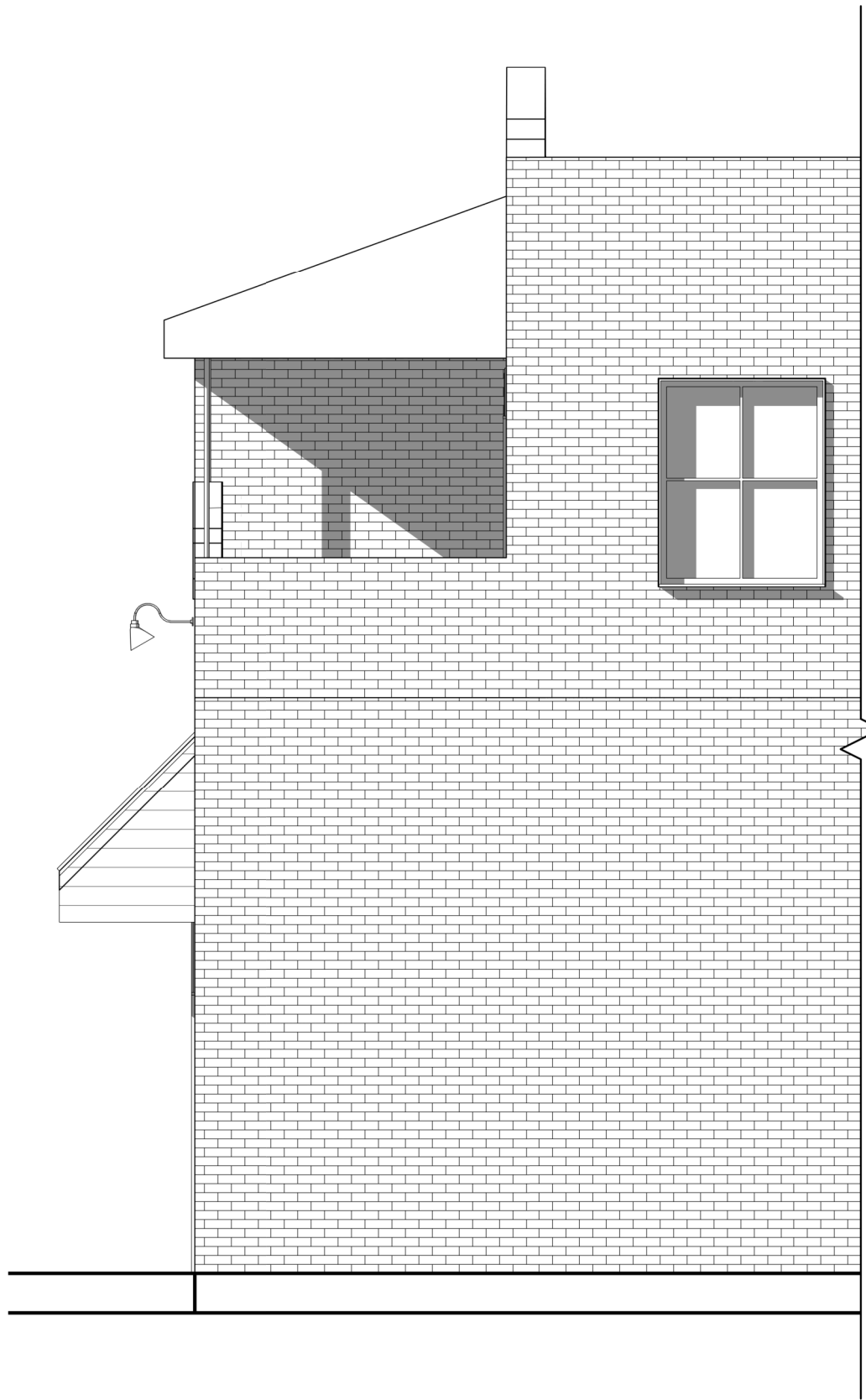
1 EXISTING - FRONT ELEVATION
1/4" = 1'-0"



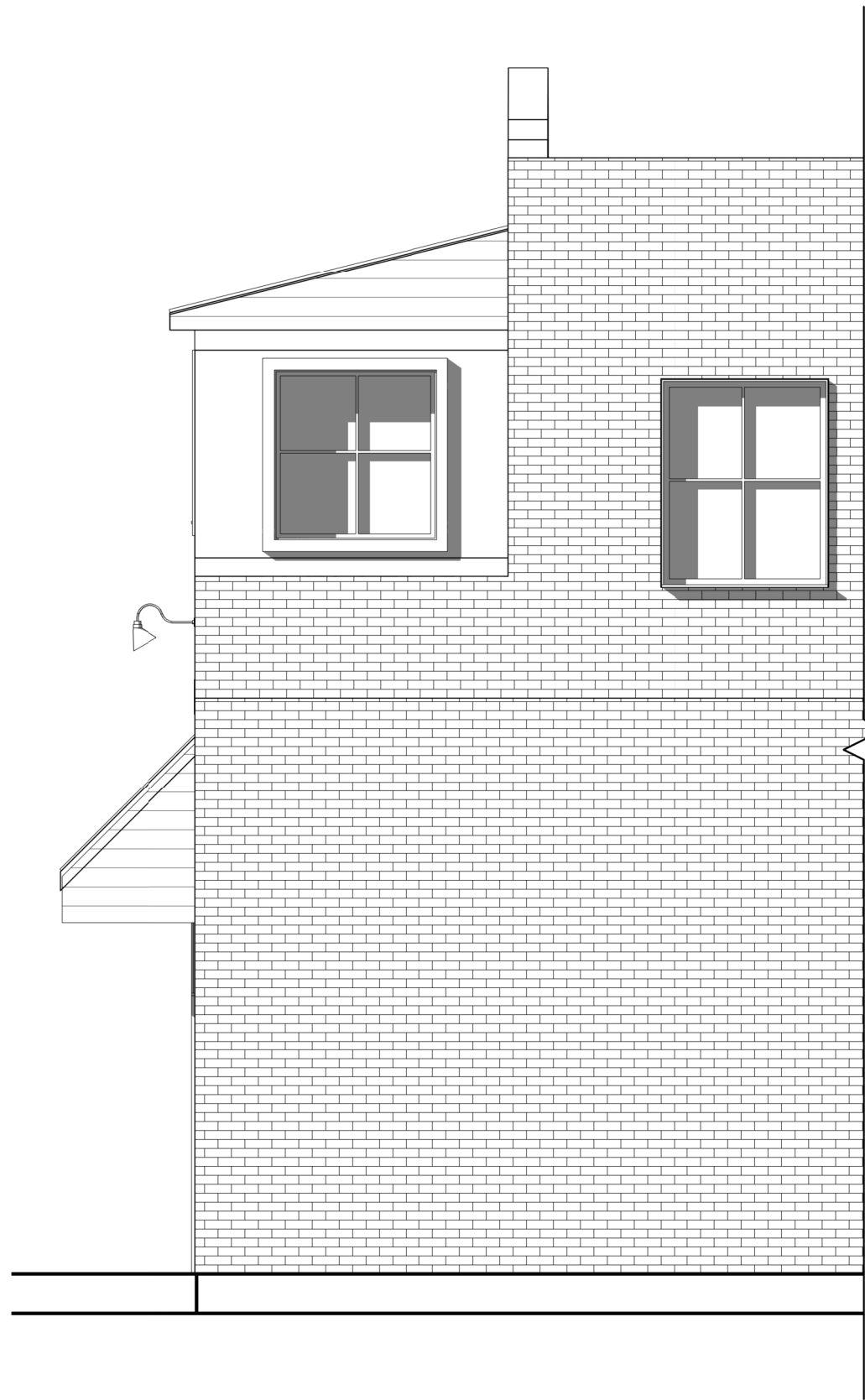
2 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



EXISTING - SIDE ELEVATION



3 EXISTING - SIDE ELEVATION
1/4" = 1'-0"



4 PROPOSED SIDE ELEVATION
1/4" = 1'-0"

MW

ARCHITECTS

"Architecture with a scaled
&
constructive approach"

761 Monroe St. Suite 201
Herndon, VA 20170
833.819.9461
www.mwarchitects.com

The Breeze

781 Station St, Herndon, VA 20170

PROJECT NUMBER:	23.163
DATE:	8/14/23
DRAWN BY:	EN
CHECKED BY:	MSW

REVISIONS:	
Review Set: 08/14/2023	

SEAL:

SCALE:	1/4" = 1'-0"
SHEET TITLE:	Elevations
SHEET NUMBER:	A1.0

APPRAISAL REPORT



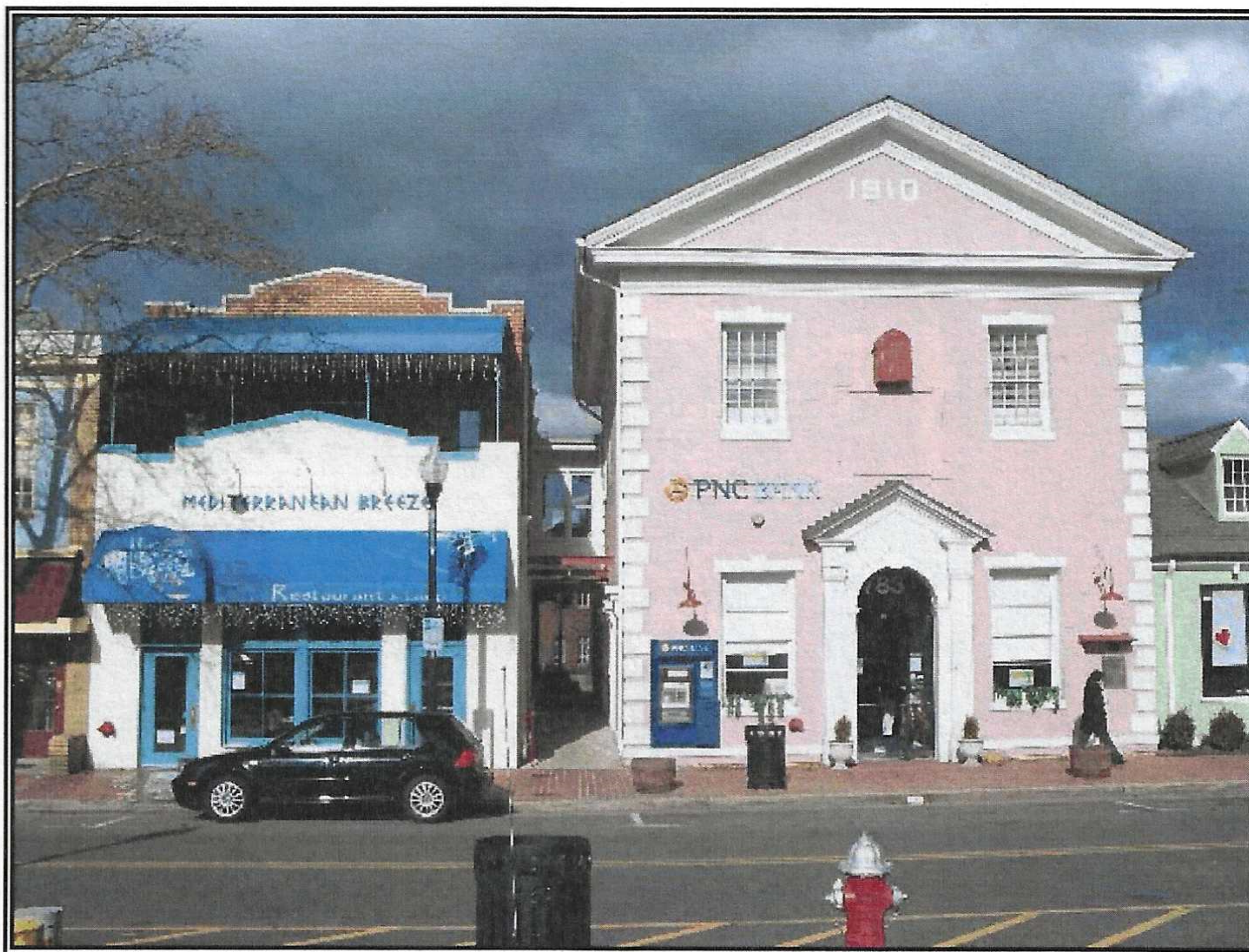
**THE JAMES BUILDING
781 AND 783 STATION STREET
HERNDON, VIRGINIA 20170**

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

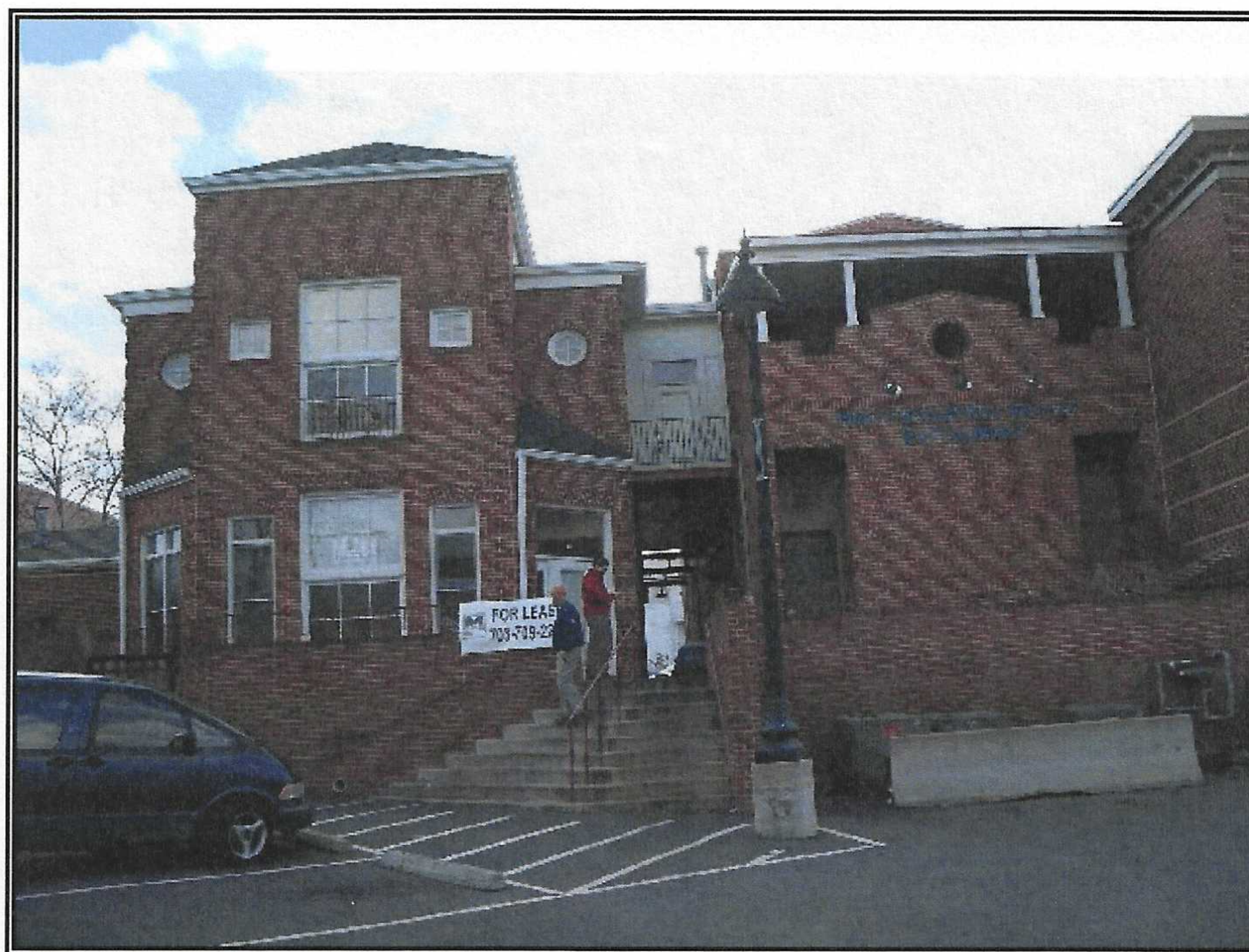
AS OF
MAY 17, 2004

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



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

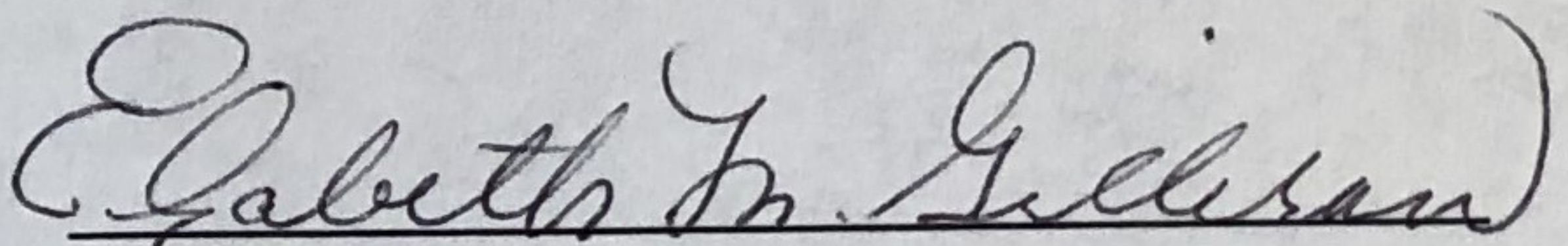
Public Hearing – January 26, 1998
RE: HPRB #98-1
Page 2

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:

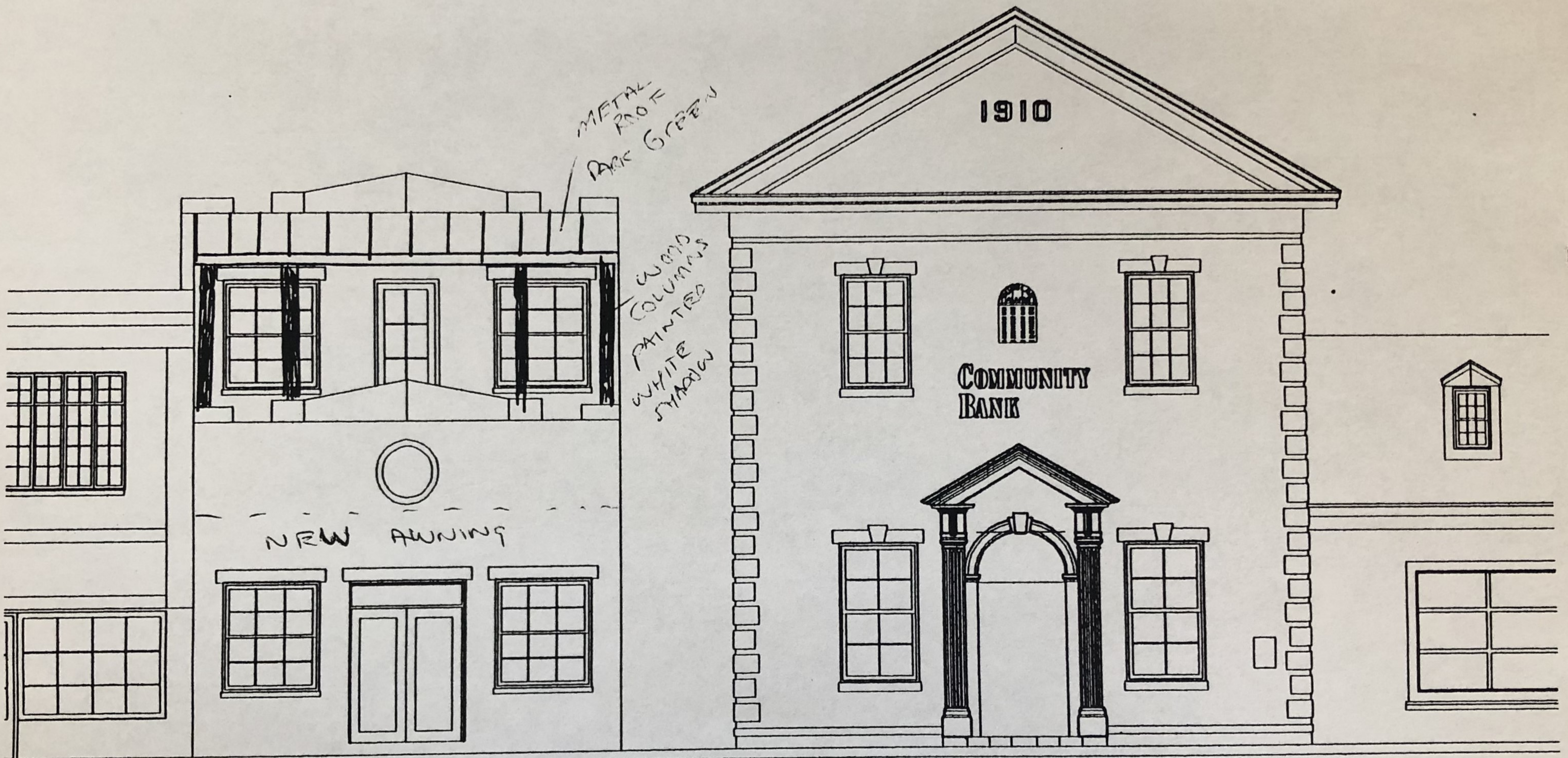

Elizabeth M. Gilleran,
Planner/Deputy Zoning Administrator

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



781 AND 783 STATION STREET ELEVATION

LUCARELLI, MONTES AND WELLS, ARCHITECTS

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.

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
 Elizabeth M. Gilleran
 Planner/Deputy Zoning Administrator

EMG/lb