HISTORIC DISTRICT REVIEW BOARD MEETING AGENDA

Herndon Municipal Center
777 Lynn Street
2nd floor, Large Conference Room
Wednesday, August 2, 2023 | 7:00 p.m.

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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.

   b. **APPLICATION FOR AN ALTERATION, HDRB #23-014**, to consider an application for a Certificate of Appropriateness for the addition of roof dormer windows on a single-family house located at 951 Locust Street, Herndon, Virginia, on the southwest corner of the intersection of Locust Street and 5th Street, and further identified as Fairfax County Tax Map 0162 02 0054. The property is zoned R-10, Residential Single-Family District, and consists of 22,500 square feet of land area. Owners: Andrew Ray Gannon and Kathryn Allyn Gannon. Applicant: Andrew Ray Gannon.

3. **Comments**

   a. Comments from the Staff Members

   b. Comments from the Board Members

4. **Adjournment**

TOWN OF Herndon VIRGINIA

STAFF REPORT
Historic District Review Board
August 2, 2023

Title: HDRB #23-013; Window replacement; 743 Florence Place

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

Summary Information

Proposed Modification	Window replacement		
Address	743 Florence Place		
Fairfax County Tax Map Number	0162 02 0104		
Owners	Justin E Winthers and Lindsay S Winthers		
Applicant	Lindsay S Winthers		
Business/Organization	n/a		
Property Use	Residence		
Zoning District	R-10, Residential Single Family/Historic District Overlay		
HDO Designation	Contributing		
Adjacent Zoning	**North:** R-10, Residential Single-Family District/HDO **South:** R-10, Residential Single-Family District/HDO	**East:** R-10, Residential Single-Family District/HDO **West:** R-10, Residential Single-Family District/HDO	
Building Type(s)	Three story residential	**Date of Construction:**	1920
Architectural Style(s)	American Foursquare with additions and modifications		
Exterior Material(s)	Lap siding, standing seam metal and asphalt shingle roof		
Neighborhood Design Profile	Single-family residential		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

Staff Recommendation	Staff is withholding a recommendation.

Resource Description:
743 Florence Place sits on a large lot in the middle of a neighborhood, zoned as single-family residential. The position of the residence is adjacent to the terminus of Florence Place. Of the five residential structures fronting the street, 743 is the only structure built during the period of significance. The residence was constructed c. 1920 and is generally in the American Foursquare style with classical elements. The house features a standing seam metal roof on the original structure and asphalt shingle roofing on later

additions. The cladding is a combination of horizontal and vertical lap siding. Two dormers extend from the hipped roof toward the east and south. There are two bay windows on the first floor of the side facades, and two prominent dormers on one side and the front facade.

Recently the property has undergone extensive alterations that were the subject of HDRB #22-001. This case was heard by the board in February 2022. The application included alterations and an addition to the structure. After working with the Board and staff, the application was approved, and received a Certificate of Appropriateness. Subsequent to HDRB approval, the owners applied for alterations to the originally approved plans which were determined to be in keeping with the COA and received administrative approval.

Location Map

Case Details

Proposal:

This application proposes an alternative window to those that were previously approved. The proposed windows were installed prior to this application. The applicant has explained that the windows were installed under the misconception that they were the correct windows and had been approved by the Board in HDRB #22-001. The originally approved windows were fiberglass Marvin Elevate, double-hung sash windows with simulated divided lights matching the pattern of the original windows (see attachment #2 for the previously approved specs sheet). The proposed windows are the same material and type but do not feature simulated divided lights.

The applicant has provided images of the installed proposed windows and referenced the originally proposed specifications sheet (attachment #2) for all aspects of the windows except the muntin type. As mentioned, the only difference between the previously approved windows and the proposed windows is the absence of integrated muntins/grills in the proposed windows.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. – *Historic District Overlay (HDO)*
- Town of Herndon Historic District Overlay Guidelines (pages 51-67, 86-87)

Staff Analysis

1. **Zoning Compliance.**, Since the current windows differ from the previously approved COA, the windows fail to meet the requirements of the Town of Herndon Zoning Ordinance.

2. **Project Review.** Window replacement projects are generally administratively reviewed. However, since this application is associated with an HDRB case, it was determined to be a matter for the Board.

3. **Guidelines.** The Guidelines detail the importance of windows to the character of historic buildings: "*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.*" (p. 56)

   The Guidelines state that ideally, historic windows should be repaired rather than replaced, and when replacement is necessary, in-kind replacements should be used:

   "*For historic doors and windows, when necessary, replacement should be in-kind. Avoid wholesale replacement of historic windows and doors; these features should be replaced on an as-needed basis.*" (p. 60)

   "*Replacement of historic . . . windows should match the original in size, dimensions, configuration, and materials. . . To achieve replacement-in-kind, new windows should match historic windows in material, composition, shape, size, profile, glass pane division/configuration, muntin type, pattern, glazing, transparency and other visual qualities.*" (p. 60)

   When repair and in-kind replacement are not attainable, the Guidelines allow for alternative modern materials to be used, such as fiberglass, but require these to be assessed using certain criteria. These are the guidelines applicable to this case since the proposed windows are neither repairs nor in-kind replacements:

   "*For historic doors and windows, if replacement-in-kind is not possible, the following criteria for . . . replacement applies:*

a. *Replacement . . . windows should match the historic . . . as closely as possible in general composition, shape, size, profile, glass usage, glass pane division, muntin type, glazing, texture, and finish.*
b. *Replacement . . . windows should retain historic character-defining features, such as hardware, accessories, and decorative details.*
c. *If the feature cannot be replicated using traditional materials, refer to Chapter 6, Use of Alternative Materials for information on selecting an appropriate alternative material.*
d. *Replacement should be limited to the door itself or the window sashes to reduce the replacement of historic fabric and impacts on the building envelope.*
e. *Avoid the use of insert window replacements, which reduce the size of window openings.*" (p. 60)

The Guidelines specifically emphasize the importance of simulated divided lites: "*For windows consisting of multiple panes of glass, simulated divided lites should have dimensional muntins or grills on the exterior of the glass*." (p. 74)

4. **Previous Board Review.** The windows for this project were a matter of importance in the Board's discussion and determination regarding the originally approved case. Both the Board and staff focused comments and recommendations on the windows in an effort to ensure compliance with the Guidelines and an accurate reproduction of the design (if not material) of the historic windows then in existence.

   For example, one of the conditions of approval of the Certificate of Appropriateness dated February 16, 2022, was that "The new windows to replace the existing 6-0ver-1 double hung sash windows on the historic portions of the house shall have a matching 6-over-1 grill/muntin pattern", ensuring that the design and grill pattern of the new windows matched that of the historic windows. The conditions of approval did not call out or specifically require simulated divided lights because they were already specified in the documents provided by the applicant.

5. **Alternative Options.** Per the Guidelines cited above the proposed windows are not in compliance. However, there may be other options without wholesale replacement of the existing windows. One option that might be considered is replacing the upper sashes (those that feature muntins) on windows on the original portions of the house that are visible from the right of way with sashes that have simulated divided lites. This would enable the retention of the existing window frame and bottom sash while bringing the windows into compliance with the Guidelines. The Board may wish to discuss this with the applicant.

6. **Staff Recommendation.** Staff is withholding a recommendation to allow for coordination and discussion with the applicant with the hope that a solution can be attained that will both meet the Guidelines and accommodate the needs of the applicant.

Staff Recommendation:

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

Report Attachments

1.	Guidelines Review Matrix
2.	Originally Approved Windows Specs
3.	Proposed (Existing) Windows
4.	Florence Place Project Approved Drawings

Staff Signatures

Tamsin Himes
Lead Planner/Design and Development

Bryce A. Perry
Deputy Director

Historic District Overlay Guidelines Review Matrix			
Chapter 8 – Treatment of Contributing Resources – Windows, Exterior Doors and Associated Features; Use of Alternative Materials on Contributing Buildings (pages 51-67, 86-87)			
#	**Guidelines**		**Evaluation**
1.	**General Guidance:** 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 the character and identifies style and age. A building's translucency, solid-to-void proportions, and visual connections between outdoor and indoor spaces are all dependent on its fenestration.	n/a	
2.	**In-kind replacement windows:** 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 windows should match historic windows in material, composition, shape, size, profile, glass pane division/configuration, muntin type, pattern, glazing, transparency, and other visual qualities.	n/a	The HDRB previously approved replacement windows that were not in-kind but used a modern alternative material and were determined to meet the standards for alternative materials outlined in Chapter 6 of the Guidelines. Item (3) below should be used to assess the compliance of the proposed windows.

3	**Alternative Material Replacement Windows:** For historic doors and windows, if replacement-in-kind is not possible, the following criteria for historic door and window replacement apply: a. Replacement 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 windows should retain historic character-defining features, such as hardware, accessories, and decorative details. c. If the feature cannot be replicated using traditional materials, refer to Chapter 6, Use of Alternative Materials for information on selecting an appropriate alternative material. d. Replacement should be limited to . . . the window sashes to reduce the replacement of historic fabric and impacts to the building envelope. e. Avoid the use of insert window replacements, which reduce the size of window openings.	Does not meet.	Given the previous approval of windows in terms of the appropriateness of the material and general specifications, most aspects of the window adhere to the requirements of this section. The primary item to be reviewed in this case is the design of the proposed window muntins. The Guidelines state that replacement windows should match the historic in shape, size, profile, glass usage, glass pane division, **muntin type**, glazing, texture, and finish. As proposed, though the windows meet the Guidelines in terms of lite division (for example 6-over-1 sashes), they do not maintain the **muntin type**, or the fully integrated, dimensional muntins. This affects the character of the windows and overall building façade even when viewed at a distance.
	Window Muntins: For replacement windows with multiple panes of glass, simulated divided lights with dimensional muntins or grills on the exterior of the glass should be used.	Does not meet	The installed windows feature flat interior light divisions which are completely contained within the panels of glass as opposed to dimensional muntins which are positioned on the exterior of the window pane.

MARVIN

Attachment #2
CATALOG

ELEVATE

MARVIN ELEVATE™ COLLECTION

WHY MATERIALS MATTER

THE MARVIN MATERIALS DIFFERENCE: ULTREX FIBERGLASS

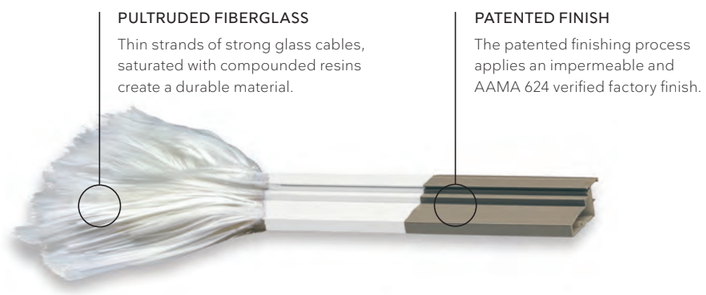
Choosing the right materials for windows and doors is important when it comes to long-term appearance and performance. Ultrex®, an innovative fiberglass material pioneered by Marvin over 20 years ago, was one of the first premium composites on the market. However, not all composites are created equal.

- Some companies use materials like sawdust and vinyl to produce a composite material with fundamentally different properties and performance values. But Ultrex is different. Its material makeup contains a high density of woven fibers bound by a thermally-set resin that makes it more resistant to pressure and temperature than vinyl-based composites.
- With such different materials grouped in the composites category, it becomes important to know what sets them apart.

STRENGTH AND STABILITY OF ULTREX

Ultrex fiberglass is highly impact resistant and more rigid than vinyl and vinyl/wood composites. Issues of instability and less-than-perfect alignment that can complicate installation—and long-term performance—are not a concern with Elevate collection windows and doors.

The exceptional strength and stability of Ultrex eases installation and establishes a secure, long-lasting fit that stays square and true, year after year.



Double Hung windows and Inswing French doors with swinging screens

ULTREX FIBERGLASS: QUITE POSSIBLY THE PERFECT BUILDING MATERIAL®

DOUBLE HUNG

Double Hung windows with Oil Rubbed Bronze hardware

Double Hung windows with Window Opening Control Devices

DOUBLE HUNG

- Equipped with a standard full screen; optional half screen is available.
- Tilt latches are ergonomically designed and easy to operate making tilting and cleaning effortless.
- Sash lock provides a positive detent, reassuring user that the window is either locked or unlocked.
- Up to PG50 performance rating.
- Equal, Cottage, and Reverse Cottage sash provide a variety of looks and checkrail heights.
- Available in standard and special sizes up to 4 feet 6 inches wide by 7 feet high.
- Coordinating Picture and Transom windows also available.
- Double Hung Insert option features ¾ inch insert replacement frame with through jamb installation and up to PG40 performance rating.

DOUBLE HUNG

DOUBLE HUNG INSERT

Available with IZ3
(Excludes Insert option)

OUTSWING FRENCH DOOR

Outswing French door with Northfield hardware in Matte Black

Outswing French door with Cambridge hardware in Satin Nickel

OUTSWING FRENCH DOOR

- Low-maintenance fiberglass exteriors and rich pine interiors with a variety of finish options.
- Secure and stable stainless steel multi-point locking system.
- Precision built in 1/64 inch increments.
- Tempered, insulated glass with argon gas.
- Available in 1, 2, or 3-panel configurations.*
- Multiple configurations up to 6 feet wide by 8 feet high.
- Bronze or Beige sill available.
- PG50 performance rating standard.

INTERIOR

EXTERIOR

DOOR HINGE SHOWN IN SATIN NICKEL

Available with IZ3

* 3 panel configuration is achieved by mulling multiple frames together to create an assembly.

DESIGN OPTIONS

INTERIOR AND EXTERIOR FINISHES

Elevate windows and doors feature rich pine interiors and a durable, strong Ultrex® fiberglass exterior, featuring our AAMA-verified acrylic finish for low-maintenance and superior aesthetics.

WOOD INTERIOR FINISHES

BARE PINE
Wood comes bare and ready to be painted or stained

CLEAR COAT
Wood is finished in the factory with a clear coat

PRE-FINISHED WHITE
Factory painted

DESIGNER BLACK
Factory painted

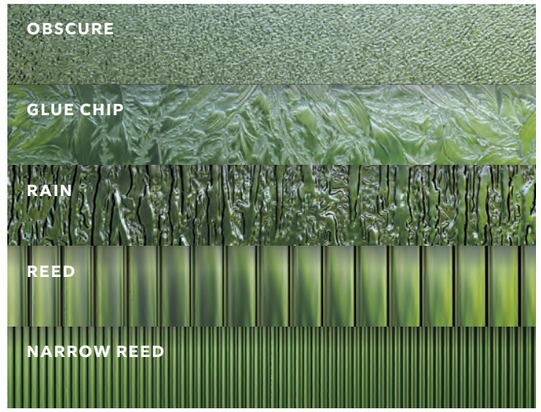
FIBERGLASS EXTERIOR COLORS

- STONE WHITE
- CASHMERE
- PEBBLE GRAY
- EVERGREEN
- BRONZE
- EBONY

GLASS OPTIONS

Glass is available with Standard Dual Pane or optional Triple Pane on select products. Available with Low E1, Low E2, Low E3, and Low E3/ERS insulated glass with argon gas.* Options include glazing for sound abatement (STC/OITC), high altitudes, and California fire zones. Laminated glass is also offered in products designed specifically for hurricane zones.

DECORATIVE GLASS



GRILLES

GRILLES-BETWEEN-THE-GLASS (GBG)
Available in several popular lite cut options for a classic divided lite look and easy glass cleaning. Available in Stone White, Bronze, and Ebony interior and Stone White, Cashmere, Pebble Gray, Evergreen, Bronze, or Ebony exterior.*

SIMULATED DIVIDED LITE (SDL)
Bars permanently adhered to both sides of the glass for a more authentic look. Available with or without spacer bar and in several lite cut options.

GRILLES-BETWEEN-THE-GLASS

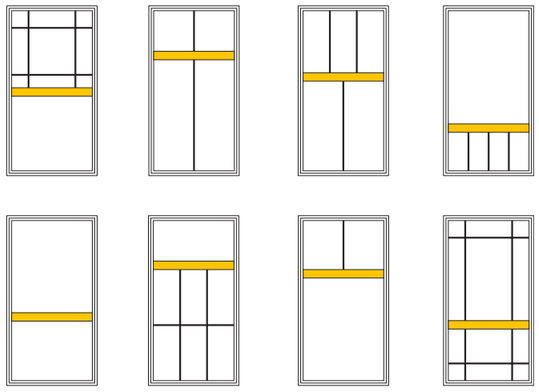
SIMULATED DIVIDED LITE

SIMULATED CHECKRAIL

Simulated Checkrail is the perfect solution when aesthetics call for the beauty of a double hung, but operation, egress, or performance demand another solution.

You specify placement of the horizontal simulated checkrail bar and the lite cut patterns above and below.

These illustrations offer a sampling of ⅞" Simulated Divided Lite (SDL) patterns that can be selected in combination with the 2 ¹¹⁄₃₂ inch Simulated Checkrail on Casement, Awning, Glider, Direct Glaze Rectangle, Picture windows, and all Elevate doors.



* Not available in polygons except direct glaze rectangles.

* Argon gas not available in high elevations where capillary tubes are required.

Attachment #3

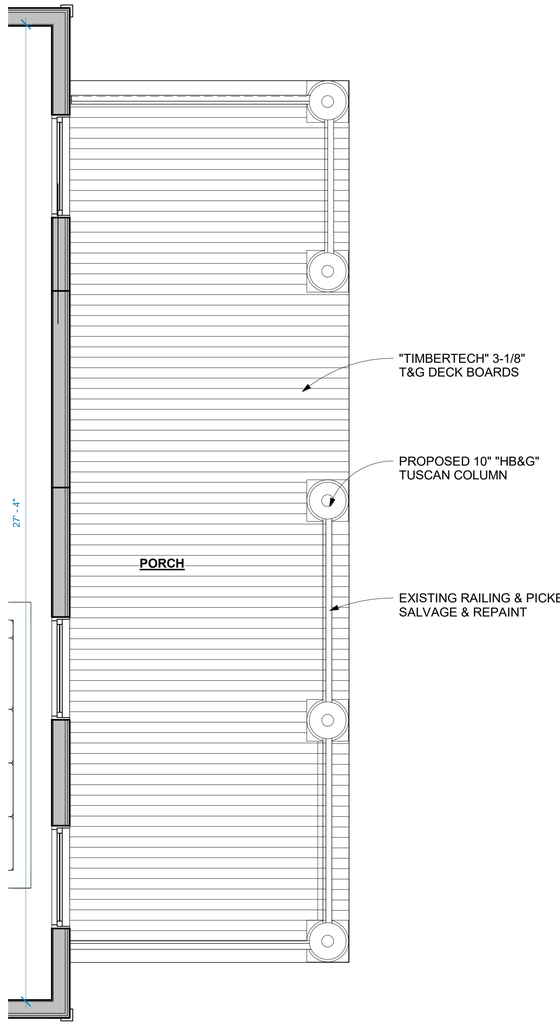
Attachment #3

Attachment #3

Attachment #3

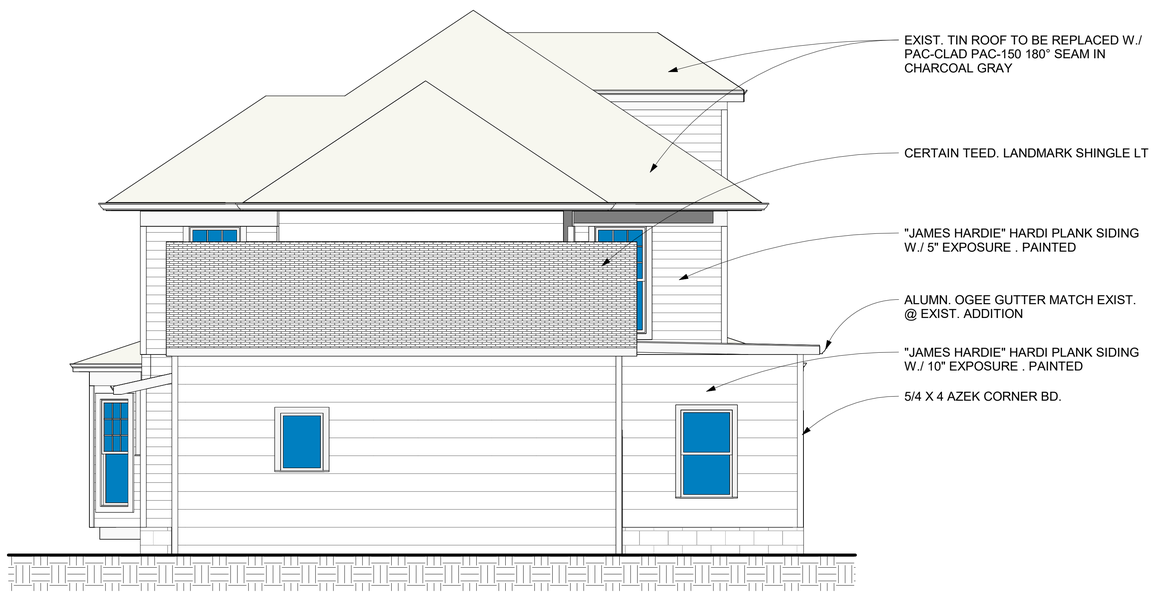
Attachment #3

Attachment #3



3 Enlarged Decking Pattern
1/2" = 1'-0"

1 Proposed Front Elevation
1/4" = 1'-0"



2 Proposed Rear Elevation
1/4" = 1'-0"

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(703)-819-9461
www.mwarchitects.com

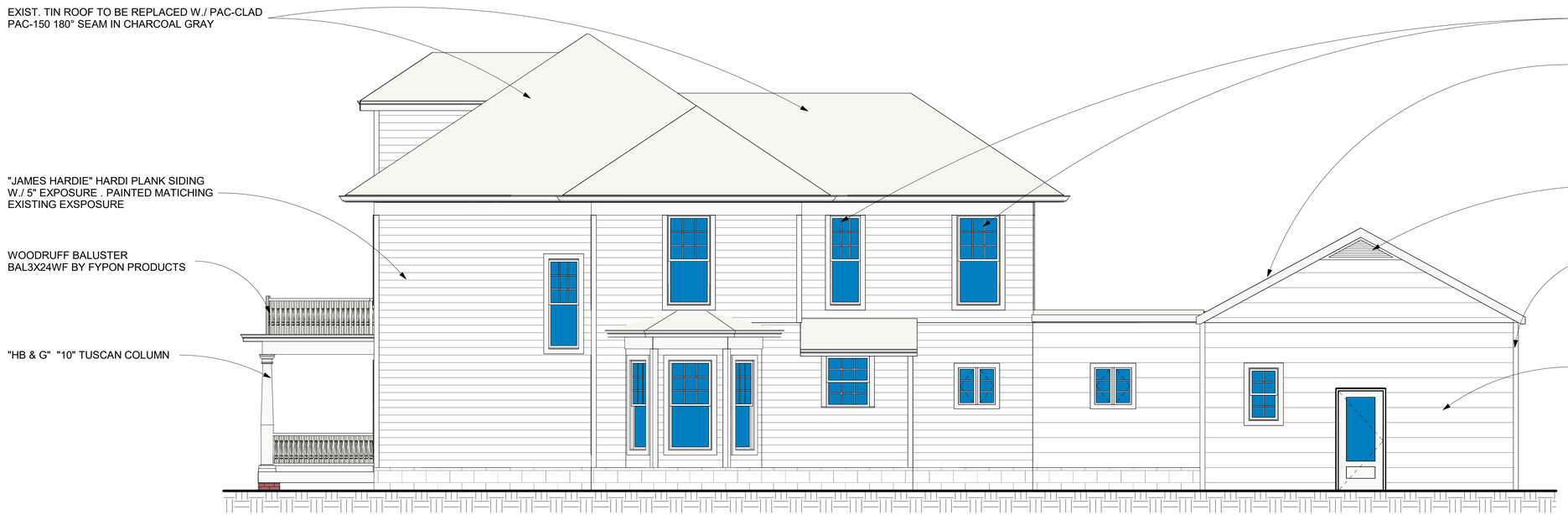
Winthers Residence
743 Florence Place
Herndon, Virginia 20170

PROJECT NUMBER:	21.322
DATE:	4/12/2022
DRAWN BY:	ML
CHECKED BY:	MSW

REVISIONS:	
Review Set: 12/14/21	*HDRB: 1/10/22*
Review Set: 3/22/22	*HDRB: 2/9/22*
	HDRB: 3/28/22
	HDRB: 4/12/22

SEAL:

SCALE:	As indicated
SHEET TITLE:	**FRONT & REAR ELEVATIONS**
SHEET NUMBER:	**A2.0**



1 Proposed Right Elevation
1/4" = 1'-0"

2 Proposed Left Elevation
1/4" = 1'-0"

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Winthers Residence

743 Florence Place
Herndon, Virginia 20170

PROJECT NUMBER:	21.322
DATE:	4/12/2022
DRAWN BY:	SDG
CHECKED BY:	MSW

REVISIONS:	
Review Set: 12/14/21	*HDRB: 1/10/22*
Review Set: 3/22/22	*HDRB: 2/9/22*
	HDRB: 3/28/22
	HDRB: 4/12/22

SEAL:

SCALE:	1/4" = 1'-0"
SHEET TITLE:	**SIDE ELEVATIONS**
SHEET NUMBER:	**A2.1**

TOWN OF Herndon VIRGINIA

STAFF REPORT
Historic District Review Board
August 2, 2023

Title: HDRB #23-014; Alteration; 951 Locust Street

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

Summary Information

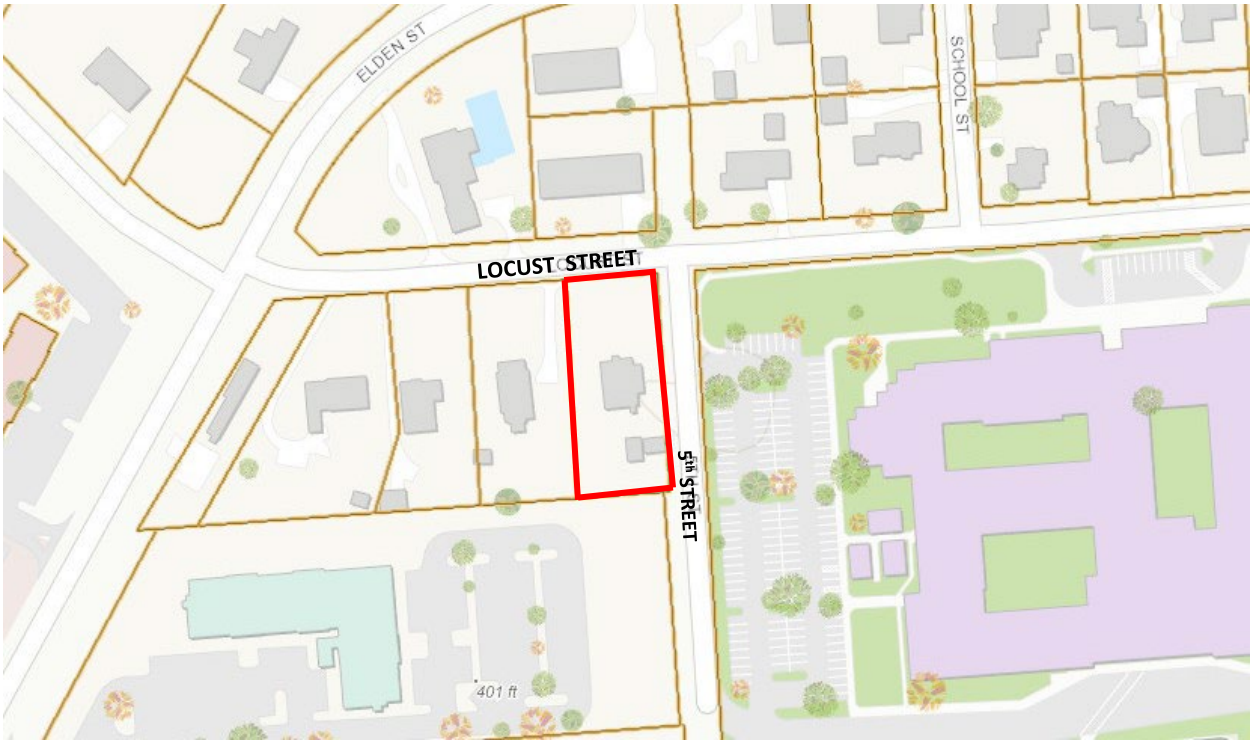
Proposed Modification	Alteration		
Address	951 Locust Street		
Fairfax County Tax Map Number	0162 02 0054		
Owners	Andrew Ray Gannon and Kathryn Allyn Gannon		
Applicant	Andrew Ray Gannon		
Business/Organization	n/a		
Property Use	Residence		
Zoning District	R-10, Residential Single Family-10 District		
HDO Designation	Contributing		
Adjacent Zoning	**North:** R-10, Residential Single-Family – 10 District **South:** CS, Central Commercial District	**East:** R-10, Residential Single-Family – 10 District **West:** R-10, Residential Single-Family – 10 District	
Building Type(s)	Two story residential	**Date of Construction:**	c.1937
Architectural Style(s)	Colonial Revival		
Exterior Material(s)	Lap siding, asphalt shingle roof.		
Neighborhood Design Profile	Single-family residential		
Comprehensive Plan Land Use Designation	Adaptive Area - Residential		

Staff Recommendation	Staff is withholding a recommendation.

Resource Description:
951 Locust Street is a contributing 1-and-1/2 story colonial revival style residence featuring a cross gable roof structure, asphalt shingle roof, dormers, colonial-style windows, shutters on the ground floor, white lap siding, and a small front entrance stoop. While staff has not found a concrete construction date, the house can be seen on the 1937 Fairfax County aerial images of the area (see attachments). Windows generally feature typical colonial style 6-over-6 sash windows. There is a newer addition on the east façade facing 5th Street which includes smaller, shorter windows that continue the 6-over-6 grill pattern and features a shed roof. The structure faces Locust Street and has

a secondary front elevation facing 5th Street. Two dormers face Locust Street on the front façade and are symmetrically placed, each centered above a set of windows on the ground floor. Another dormer faces 5th Street differing from the front gables in that it features two gables, two windows, and is connected between the two.

Location Map



Case Details

Proposal:

This application proposes two main modifications to the structure: the addition of a dormer on the west side elevation, perpendicular to locust street and to the rear of the front façade, and a roof replacement changing the current asphalt shingle to a standing seam metal roof. The proposed new dormer matches the existing dormer on the east façade that faces 5th Street in size and general design but features the addition of a center window between the two gables. The applicant has provided an elevation sketch of the proposed new dormer.

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 51-67, 86-87)

Staff Analysis

1. **Zoning Compliance.** Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.

2. **Guidelines.** The Guidelines state that the installation of new dormers is appropriate only under certain circumstances: "*New dormers should not be added to historic buildings unless located on the rear elevation or other portion of roofs mostly obstructed from view from the street and only when the dormers are compatible with the style, shape, size, scale, and materials of the historic building*." (p.47)

   Regarding replacement roofing using alternative materials, the Guidelines state that: "*For all roofs, replacement materials should offer the same general appearance as the existing roof, unless changing to a known original or historic and architecturally appropriate roof material*." (p.44)

   Adding and deleting windows: "*On secondary elevations of historic buildings, doors, and windows may be added or deleted. This allowance should occur in limited circumstances on any given building elevation. Existing window openings are preferred locations for new door locations to limit the impact to the building envelope and retain the opening pattern. Where historic openings are blocked, the new wall should have a distinct design and treatment to mark the location of the historic window. On buildings with wood siding, retain the historic window trim and infill the opening with a smooth panel*." (p.61)

   Additions and windows: "*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." (p.74)

   "Vinyl and EIFS are generally not appropriate materials for any exterior component due to quality and durability concerns." (p. 111)

3. **Dormer addition.** The Guidelines allow for the addition of new dormers under certain circumstances and provided considerations are made for if/how the new element affects historic fabric, whether it changes the massing of a building, and where it is placed on the building. The proposed dormer is situated on a roof that is non-historic and is on a secondary elevation, recessed from the primary front elevation, and minimally visible from the right of way. The proposed dormer is also compatible in style with the existing dormers and is differentiated so that it does not appear indiscernible from the historic front dormers.

4. **Replacement roofing.** The existing roof is an asphalt shingle roof. Considering the approximate date of construction, it is possible that asphalt shingle was the original roofing material. However, there is no concrete information that would confirm this. The application proposes a standing seam metal roof which is considered an appropriate roofing material for contributing structures within the district and has

been approved by the board to replace other types of roofing. Since the application does not include materials specifications, additional clarification should be sought before a full review of this material can be completed. Staff is requesting additional specifications for the standing seam metal roof, including panel width, seam height, and material details.

5. **Windows.** The applicant is proposing three new windows for the dormer which are Anderson 400 Series Tilt Wash Double Hung Windows. This window has a vinyl exterior which is not considered by the Guidelines to be an appropriate window for structures within the historic district. Alternative materials such as fiberglass and aluminum are materials that have been found to be historically compatible with projects in the past. Staff will work with the applicant to address this concern.

6. **Siding.** The application states that the siding for the dormer will be Hardie Plank lap siding. This has been considered an appropriate siding for contributing structures within the district and meets the Guidelines for alternative materials. Staff seeks clarification regarding the reveal size and the finish (textured vs smooth) as these were not specified in the materials provided. Faux wood texture is not considered an appropriate finish for siding on contributing structures.

7. Requested information. Staff is requesting the following additional information or alterations prior to making a recommendation to the Board:
   - Clarification regarding standing seam metal roof panel width and seam height
   - Clarification regarding the finish/surface texture of the proposed siding.
   - New proposed windows that do not feature a vinyl exterior.

8. **Staff Recommendation.** Staff is overall supportive of this project but is withholding a recommendation pending further information from the applicant.

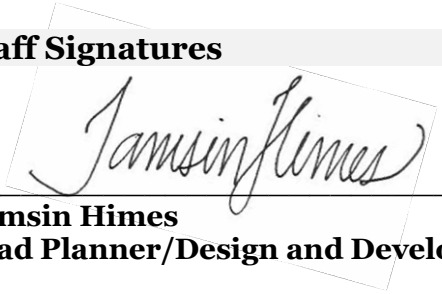
Staff Recommendation:

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

Report Attachments

1.	Guidelines Review Matrix
2.	Applicant Letter
3.	Photos
4.	Aerial Image
5.	Materials Description
6.	Elevation Drawing
7.	Window Specifications
8.	Siding Specifications

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 Resources, Chapter 6 – Alternative Materials in the Historic District Overlay (pages 39-80, 84-88)			
#	**Guidelines**		**Evaluation**
1.	**General Guidance:** Roofs are highly visible exterior features and the details of a building's roof are important in imparting character on contributing resources. Rooflines vary and roofs are clad in a variety of materials, each of which have their own visual character. Roof materials range in shape, size, color, profile, pattern, and texture. (p.42)	n/a	
2.	**New dormers:** New dormers should not be added to historic buildings unless located on the rear elevation or other portion of roofs mostly obstructed from view from the street and only when the dormers are compatible with the style, shape, size, scale, and materials of the historic building. (p.47)	Meets.	The proposed new dormer is located on a portion of the roof that is mostly obstructed from view from the street, is compatible in style with the existing dormers, and is differentiated so that it does not appear indiscernible from the historic front dormers.
3	**Roofing material changes:** For all roofs, replacement materials should offer the same general appearance as the existing roof, unless changing to a known original or historic and architecturally appropriate roof material. (p.44)	Unclear.	The existing roof is an asphalt shingle roof. Considering the approximate date of construction, it is possible that asphalt shingle was the original roofing material. However, there is no concrete information that would confirm this. The application proposes a standing seam metal roof which is considered an appropriate roofing material for contributing structures. The proposed roofing replacement retains the general shape and structure of the roof with the exception of the addition of the dormers which is addressed elsewhere.

			Additional specifications should be provided by the applicant in order to fully review the replacement roofing material.
4	**Adding and deleting windows:** On secondary elevations of historic buildings, doors and windows may be added or deleted. This allowance should occur in limited circumstances on any given building elevation. Existing window openings are preferred locations for new door locations to limit the impact to the building envelope and retain the opening pattern. Where historic openings are blocked, the new wall should have a distinct design and treatment to mark the location of the historic window. On buildings with wood siding, retain the historic window trim and infill the opening with a smooth panel. (p.61)	Meets.	This application includes adding a new window opening on a historic building. Given that the roof where the proposed dormer is to be situated is not historic, most of the considerations detailed in the Guidelines regarding care of historic fabric do not apply. Staff believes that in this instance the Guidelines allow for a new opening given its lack of damage to historic fabric, its location away from the public view and its understated presence removed from the front elevations.
5	**New additions and windows:** 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	Unclear	The proposed style of window is similar to the windows on other areas of the house, but is differentiated by the modern style of two-gabled dormer. The specifications do not clearly indicate simulated divided lites. This should be addressed by the applicant prior to an approval.

	exterior of the glass. (p.74)		
6	**Windows:** Vinyl and EIFS are generally not appropriate materials for any exterior component due to quality and durability concerns. (p. 111)	Does not meet.	The proposed windows (Anderson 400 Series Tilt Wash Double Hung Window) has a vinyl exterior which is not considered by the Guidelines to be an appropriate window for structures within the historic district. Alternative materials such as fiberglass and aluminum are materials that have been found to be historically compatible for projects in the past.

Property: 951 Locust St

Owner: Andrew & Kathryn Gannon

Description of Modification Request:

The Owners of 951 Locust St, Herndon, VA 20170 (hereafter "Property") would like to add two new dormers on the non-street facing side of the home. These dormers would be approximately 15 (fifteen) feet from outer-edge to outer-edge and would be connected in the middle.

The dormers would be on the side of the roof facing 953 Locust St, the Dawson-Kite house, opposite of the roofline that faces Fifth Street (see attached survey for reference).

Currently, the home has two dormers on each side of the roof that faces Locust Street and two dormers on the side of the roof that faces Fifth Street. The two dormers that face Fifth Street are connected in the middle as seen in the attached materials. The requested dormers will match one-to-one the dormers that face Fifth Street. In-kind materials would be used for siding, like the siding that is on the porch (Hardie Board). Windows and style would match.

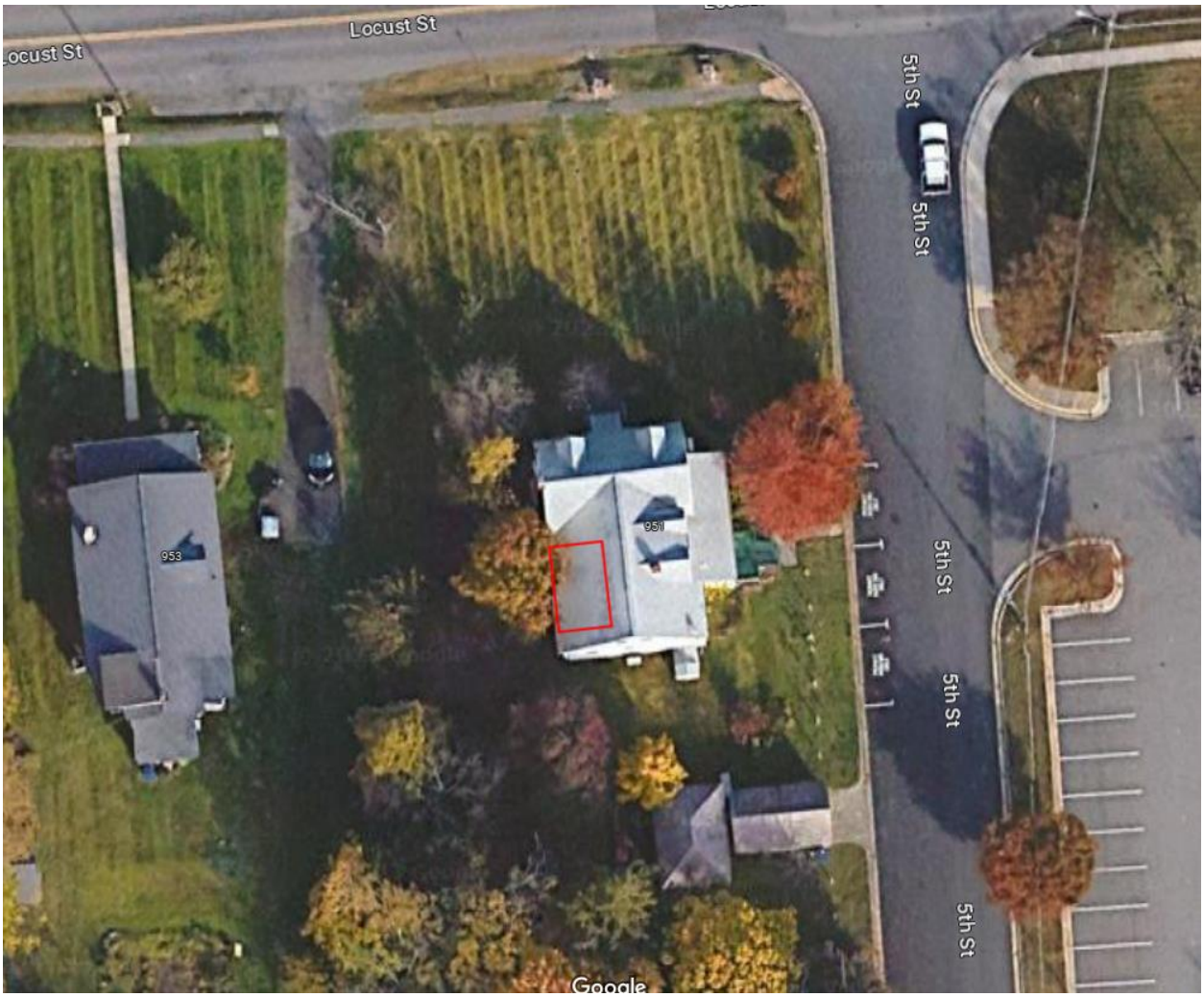
In addition, once the dormers are completed the Owners will replace the roof of the entire home and replace it with a standing-seam metal roof with a gray/silver tone.

Fifth Street-Facing Side of Home. New Dormers will match the two seen here.

Fifth Street-Facing Side of Home. New Dormers will match the two seen here.

Roof that new dormers will be on (facing 953 Locust).

Roof that new dormers will be on (facing 953 Locust).


Locust St
ocust St
5th St
5th St
5th St
5th St
5th St
953
951
Google

Property: 951 Locust St

Owners: Andrew & Kathryn Gannon

List of Exterior Materials:

1. Roofing – Standing Seam Metal Roof

The new roof will be standing-seam metal and, per Historic District Guidelines, "…match historic metal roofs in elements such as pan width, seam height, and crimp pattern…"

2. Siding

Hardie-Board siding will be used for the new dormers. The boards and trim will be painted white to match the home.

3. Windows

Windows will be the same size of the other 2nd floor windows, approx. 4.33x2.5 feet. They will be the same style, six-over-six, and the outer trim will match to the rest of the home.

The new connecting window will be either one or two windows with two rows and between 6 and 10 columns. These windows will not have the ability to open. Trim will match the rest of the home.

951 LOCUST ST. - SIDE DORMER ADDITION

PLANS BY: ANDREW GANNON, 2023

Attachment #6

→ WINDOWS ON FIRST FLOOR ARE 2.5 x 5 FEET.

→ WINDOWS ON SECOND FLOOR ARE 2.5 x 4.33 FEET.

→ NEW GRAY/SILVER STANDING-SEAM METAL ROOF.

→ DORMER SIDING WILL BE HARDIE-BOARD PAINTED WHITE TO MATCH.

1" = 5'-10"

NOTES:

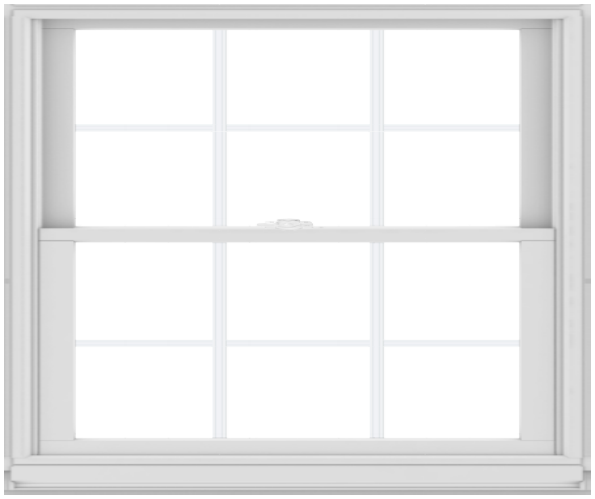
→ NEW DORMERS WILL MATCH THAT OF THOSE FACING 5TH STREET.

→ ONLY CHANGE WILL BE NEW TWO-ROW CAPE-STYLE WINDOW BETWEEN THE TWO OUTER WINDOWS.

→ ALL OTHER ASPECTS WILL MATCH - SIDING, WINDOWS, ROOFING, ETC...

Attachment #7

400 SERIES TILT WASH DOUBLE-HUNG WINDOW



Interior

Exterior

Summary

Product ID#	TW2442
Unit Width	29 5/8"
Unit Height	52 7/8"
Interior Color	White
Glass	Dual-Pane Glass
Hardware	Standard Lock and Keeper, White
Optional Hardware	None
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	2" Brick Mould w/ Sill Nose
Exterior Trim Color	White

Attachment #7

For complete confidence wrap your
ENTIRE EXTERIOR WITH JAMES HARDIE.

Attachment #8

James Hardie Complete Exterior™

Top to bottom, our exterior product line is defined by excellent performance, aesthetics and design options.

Provide protection from the elements, showcase a homeowner's individual style and install peace of mind with exceptional warranties through a single, trusted manufacturer.

HardieShingle® Siding

HardiePanel® Vertical Siding & HardieTrim® Batten Boards

HardiePlank® Lap Siding

HardieTrim® Boards

HardieSoffit® Panels

HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardiePlank®

Thickness 5/16 in

Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Exposure	4 in	5 in	6 in	7 in	8 in
Prime Pcs/Pallet	360	308	252	230	190
ColorPlus Pcs/Pallet	324	280	252	210	–
Pcs/Sq	25.0	20.0	16.7	14.3	12.5

SELECT CEDARMILL®

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
STATEMENT COLLECTION™		✓		✓	
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	✓

SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
STATEMENT COLLECTION™		✓		✓	
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	

BEADED CEDARMILL®

BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3
STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	

BEADED SMOOTH

*9.25 in widths do not feature the drip edge