

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD PUBLIC HEARING AGENDA
JULY 20, 2022
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. June 1, 2022, Work Session Draft Minutes
4. June 15, 2022, Public Hearing Draft Minutes

COMMENTS

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

PUBLIC HEARING

8. **APPLICATION FOR BUILDING ALTERATIONS, HDRB #22-004**, to consider an application for alterations to an existing front porch at 765 Monroe Street, Herndon, Virginia, directly west of the intersection of Monroe Street and Madison Street, and further identified as Fairfax County Tax Map 0162 02 0265C. The property is zoned as R-10, Residential Single-Family District, and consists of 12,344 total square feet of land. Owners/Applicants: David C. Steele and Lissette L. Steele. **Continued from June 15, 2022, HDRB public hearing.**
9. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HDRB #22-006**, to consider an application for rooftop equipment screening located at 771 Elden Street, Herndon, Virginia, further identified as Fairfax County Tax Map numbers 0162 02 0076, 0162 02 0077, and 0162 02 0078, and located approximately 125 feet east of the intersection of Elden Street and Center Street. This property is zoned as CC, Central Commercial District. Owner: Elden Market LLC. Applicant/Agent: Michael Wijdoogen, MW Architects.
10. **APPLICATION FOR DEMOLITION, HDRB #22-007**, to consider an application for the removal of existing fencing pillars at 765 Monroe Street, Herndon, Virginia, directly west of the intersection of Monroe Street and Madison Street, and further identified as Fairfax County Tax Map 0162 02 0265C. The property is zoned as R-10, Residential Single-Family District, and consists of 12,344 total square feet of land. Owners/Applicants: David C. Steele and Lissette L. Steele.

ADJOURNMENT



MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: July 15, 2022

Subject: HDRB #22-004, 765 Monroe Street, Herndon Virginia

This staff memo is an update regarding the case HDRB #22-004 for alterations to an existing building at 765 Monroe Street. This case was continued by the Board at the Public Hearing on June 15, 2022.

The applicants have provided additional information to staff within the email provided as Attachment #2 to this memo. Note that within the email, the applicant includes details regarding costs. While applicants may provide this information, it is not within the Board's purview or authority to discuss cost considerations at the Board level.

The applicants have also provided an image showing the balusters abutting each other, as requested by the Board (Attachment #3).

Staff has no further analysis to provide for this case and the staff recommendation for approval, which has been re-dated and attached to this memo as Attachment #1, remains unchanged.

Attachments:

1. Draft Resolution
2. Applicants' email
3. Baluster Image

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

DRAFT RESOLUTION

July 20, 2022

Resolution- to approve HDRB #22-004, for alterations to a contributing single-family residence located at 765 Monroe Street, Fairfax County Tax Map Number 0162 02 0265C.

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

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

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

WHEREAS, the Town of Herndon Historic District Review Board has reviewed this application and has held a duly advertised public hearing on July 20, 2022.

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

Approves HDRB #22-004, for alterations to a structure located at 765 Monroe Street in Herndon, VA in substantial conformance with the design as shown in case materials reviewed by the HDRB and in accordance with the following condition:

1. The replacement porch flooring shall be smooth and untextured and that the replacement flooring shall match the existing in layout and construction.

Baluster Updates

David C. Steele, LMFT [REDACTED]

Thu 7/14/2022 4:12 PM

To: Himes, Tamsin [REDACTED]

CAUTION: This email originated from an external source. Do not click on any links or open attachments unless you recognize the sender and know the content is safe.

Hi Tamsin,

Just wanted to provide the board with a couple updates re: the balusters in preparation for next week's meeting:

At the request of the board, I did reach out to the Etsy shop that supplies balusters of a more similar design re: availability of other materials beside cedar. The shop owner responded saying, "Hello David, I make the balusters in Cypress, Western Red Cedar and by special order Spanish Cedar." The owner indicated he does not supply balusters in other materials. All of the materials mentioned have the same issue with tannins bleeding through paint over time. Additionally, as mentioned in the work session, relative to the design and product I have in-hand, the price per unit is \$15 higher per unit in cedar and at least \$25 higher per unit in cypress, which would make total replacement cost prohibitive.

Secondly, some board members expressed an interest in seeing what the proposed baluster design would look like if they are abutted next to one another, so I wanted to provide the below photo to provide a sense of what the proposed design would look like when installed.







See you next Wednesday!

Thank you,

-David Steele

X|X





MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: July 15, 2022

Subject: HDRB #22-006, 771 Elden Street, Herndon Virginia

This staff memo is an addendum to the staff report for HDRB #22-006 which was presented to the Board prior to the work session on July 6th, 2022.

The proposed project is an alteration to the building at 771 Elden Street to screen rooftop equipment. At the work session, the applicant produced updated renderings of the proposed screening which included these changes:

- The proposed screening structure has been centered to the front of the building.
- The stepped design on the east and west elevations is leveled to one height across the length of the enclosure.
- The color of the proposed screening has been changed.

These changes addressed some concerns laid out by staff in the staff report. A concern that has not been addressed by the applicant is how the edges and capping of the screening walls are treated. The applicant has provided profile details of various aluminum fittings presumably proposed to be used to cap the wall and treat the outside corners. That information does not effectively present the necessary visual descriptions of the proposed finished wall. A close up drawing of a section of the screen wall showing the cap and corner trim in elevation or perspective would better help the understanding of the appearance. Also, though not previously discussed how the seams are treated along the walls, assuming there are seams, should be understood and evaluated. However, the seams are treated, they should be located in symmetrical locations along each screen wall.

Staff has additional concerns with the screening as presented in the latest renderings (Attachment #1).

- Staff is concerned with the overall massing of the screening. Some of this massing is inevitable as the equipment is required by zoning to be screened. However, leveling the screening walls adds to the overall height of the enclosure, increasing the massing. Options for managing the mass should be explored. Given the need to meet the zoning ordinance however, it is likely that only cosmetic variations could be employed to help mitigate the mass, such as the color or the finish.
- As mentioned above, the applicant has not addressed staff concerns with regard to the edge treatments of the enclosure. This is an important element of the design

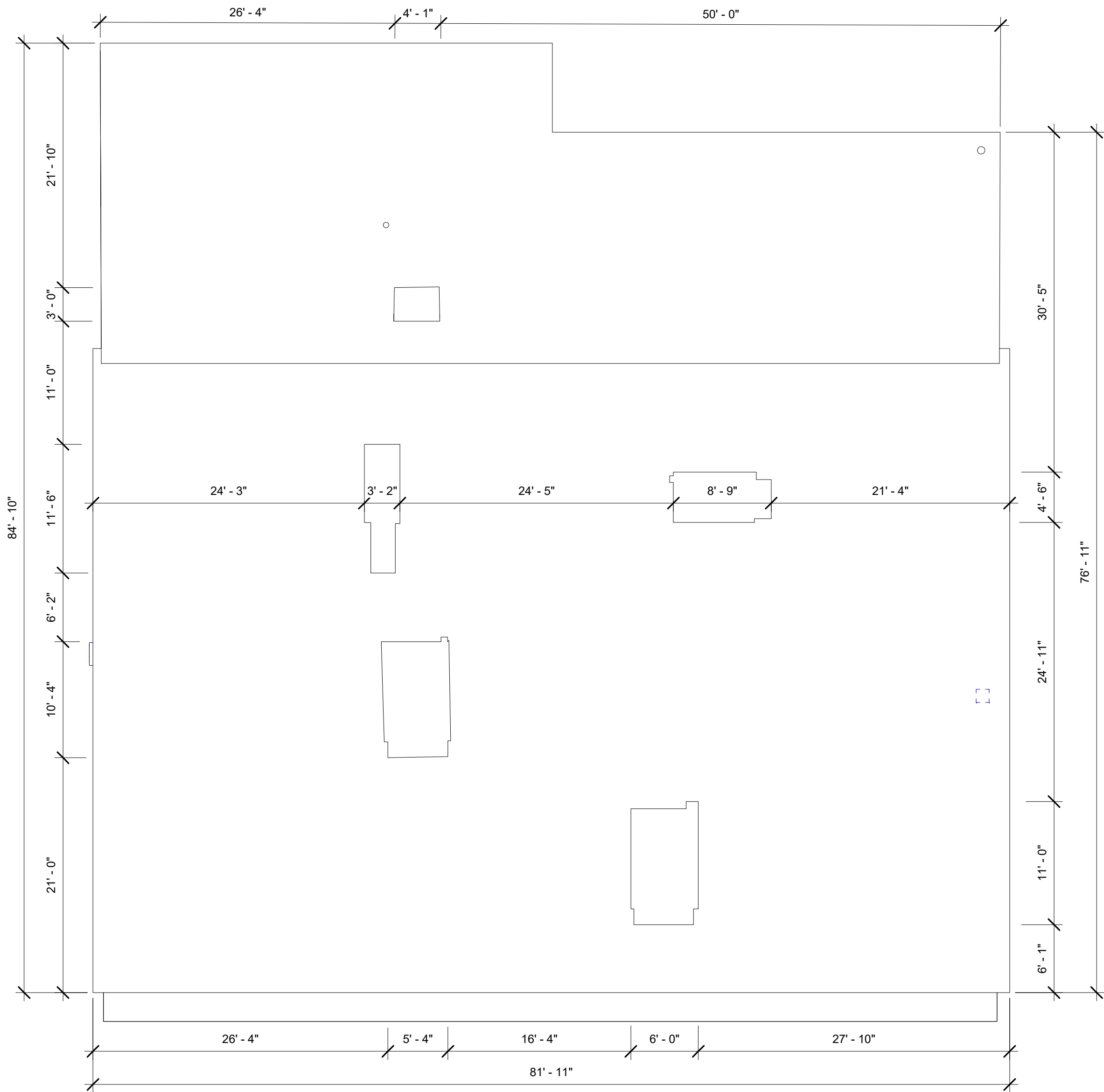
which will dictate how finished or purposeful this element appears when completed. The applicant provided cutsheets for the type of proposed material but has not provided renderings showing how the edge finishes will look.

- Staff believes it would be helpful to see perspective renderings from the front corners of the structure. These, along with the elevations provided, can help to give staff and the Board a more accurate understanding of the visual impact of the proposed structure.
- The submitted renderings do not accurately depict the existing building with regard to color and some elements of design. For example, the canopy on the front façade is an intense bright royal blue, not light or understated as is illustrated in the renderings. The attached images show the accurate colors. Also, the west and east facades are light blue and do not match the canopy. In a case where the purpose of a project is to minimize the visual obtrusiveness of an element, these inaccuracies prevent a complete understanding of the project.
- The applicant specified at the work session that the new version of the screening is to match the canopy in color. Since the drawings do not accurately show the color of the canopy, they are not a reliable exhibit for presenting the visual impact of the screen wall. Staff is concerned that a brighter and more vibrant color will visually call out the screening enclosure rather than decrease its visual presence. The brighter color combined with the mass of the screening would bring attention to the screening wall and divert design emphasis away from the building. Its more subdued colors and will clash with the blue hues used elsewhere on the building.

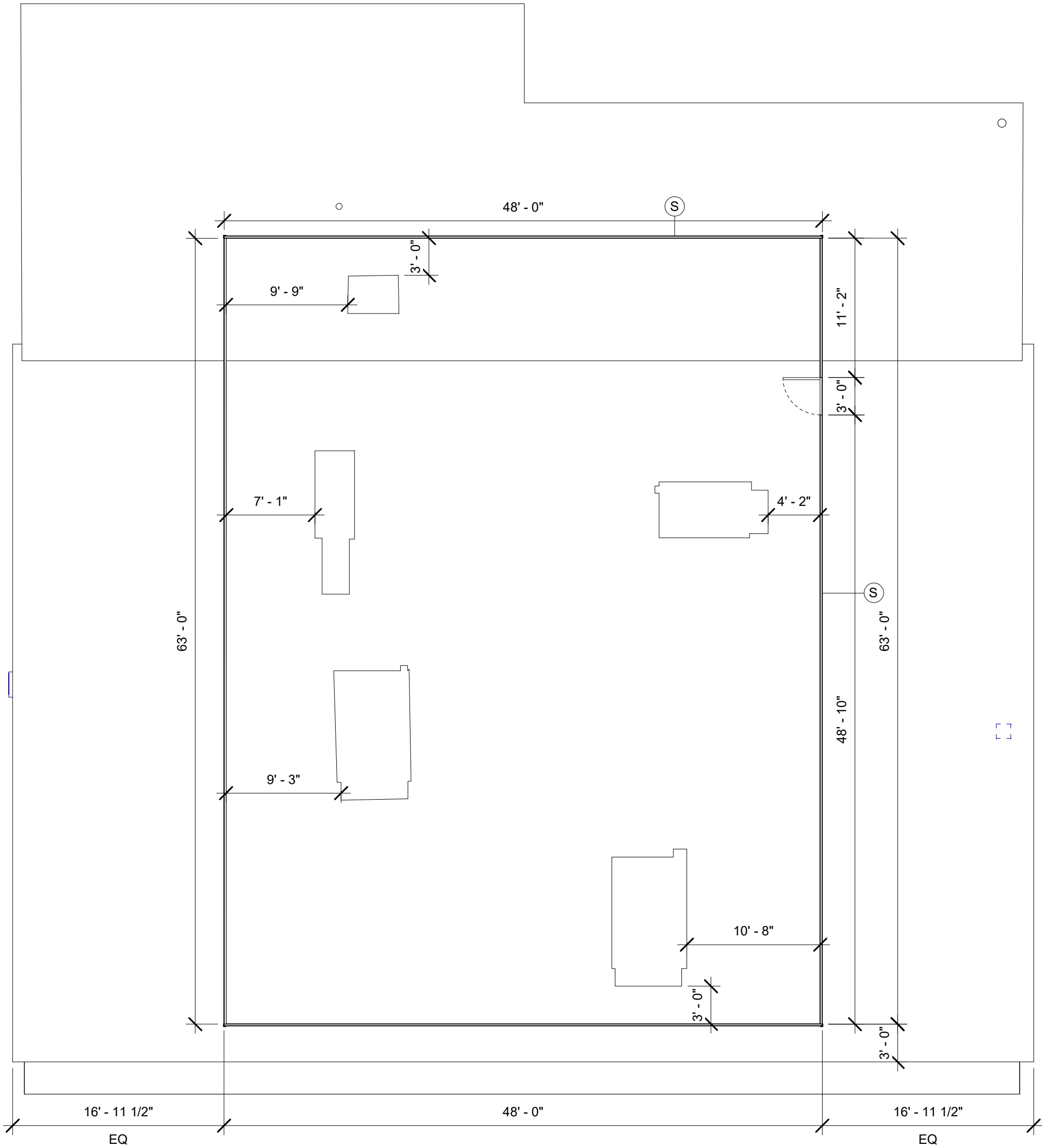
Staff is recommending a continuation of this case so that the concerns mentioned in this memo can be addressed. If the Board moves to an approval, staff recommends conditions that the applicant provide additional detail to staff for staff review and approval prior to issuance of the building permit, and that the screen wall be painted to match the color of the painted block walls, instead of the royal blue canopy.

Attachments:

1. Updated Drawings
2. Edge treatment cut sheets
3. Images



1 Existing Roof Plan
1/8" = 1'-0"



2 Proposed Roof Plan
1/8" = 1'-0"

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
S	METAL WALL SCREEN PANEL SYSTEM	36" COVERAGE WIDTH	PAC-CLAD	R-36 EXPOSED FASTENER PANELS 24 GAUGE STEEL	BERSHIRE BLUE

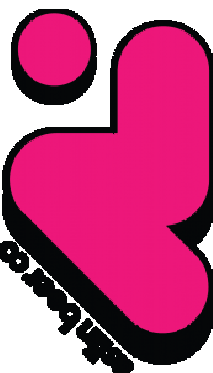
3 HDRB Schedule Roof Plan
1/4" = 1'-0"



ARCHITECTS
"Architecture with a scaled
&
constructive approach"

761C Monroe St. Suite 201
Herndon, VA 20170
(703)-819-9461
www.mwarchitects.com

Aslin Pizza



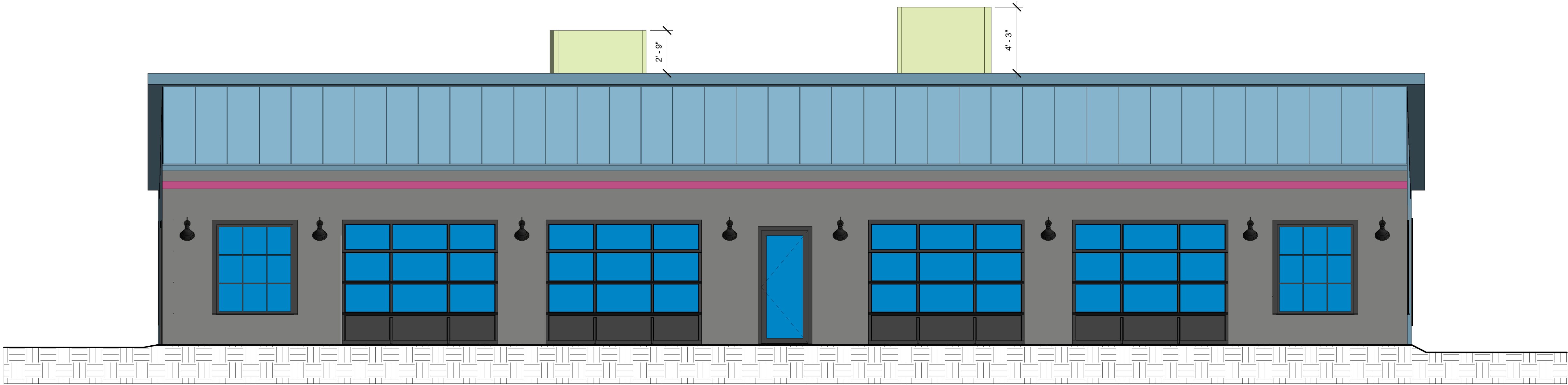
771 Elden St.
Herndon, VA 20170

PROJECT NUMBER:	21.120
DATE:	05.17.2021
DRAWN BY:	SDG
CHECKED BY:	MSW

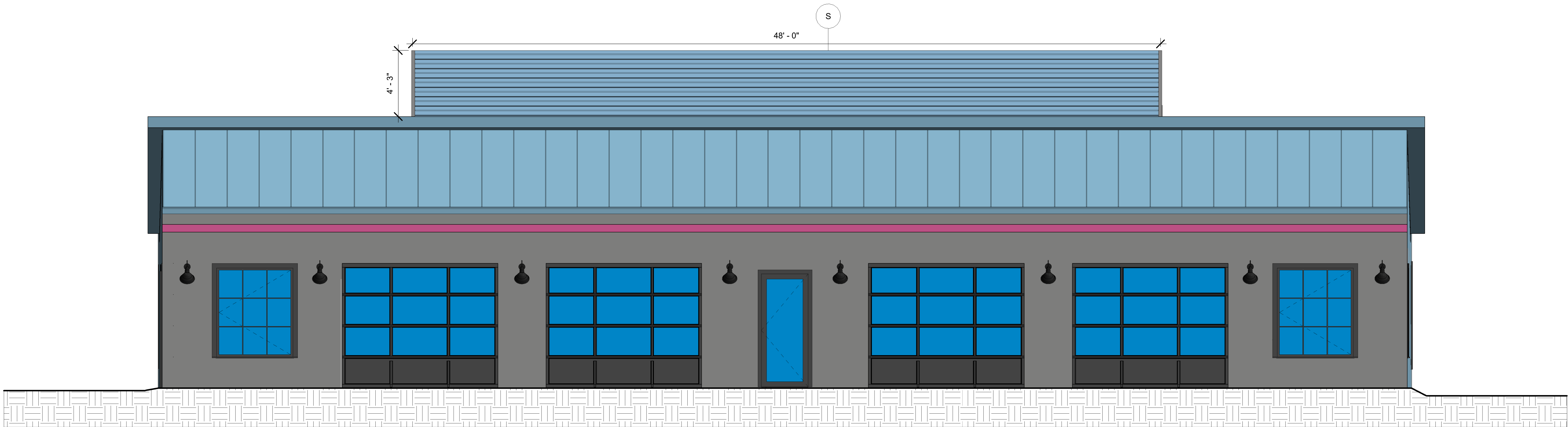
REVISIONS:	
HDRB SUBMISSION:	07/12/2021
HDRB UPDATED:	07/28/2021
HDRB SUBMISSION #2:	07/28/2021

SEAL:

SCALE:	As indicated
SHEET TITLE:	Roof Plan
SHEET NUMBER:	A1.0



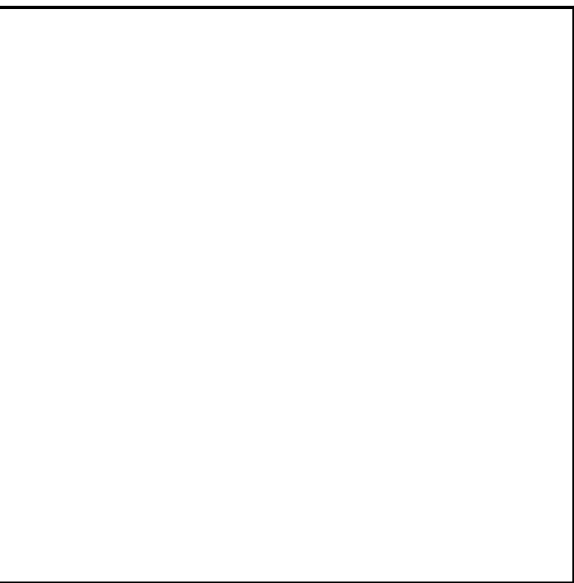
① Existing Front Elevation
1/4" = 1'-0"



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

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
S	METAL WALL SCREEN PANEL SYSTEM	36" COVERAGE WIDTH	PAC-CLAD	R-36 EXPOSED FASTENER PANELS 24 GAUGE STEEL	BERKSHIRE BLUE

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



MW

ARCHITECTS

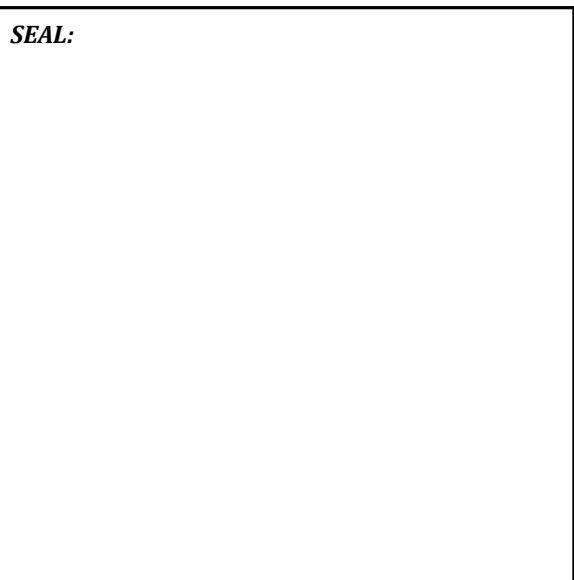
"Architecture with a scaled
&
constructive approach"

761C Monroe St. Suite 201
Herndon, VA 20170
(703)-819-9461
www.mwarchitects.com

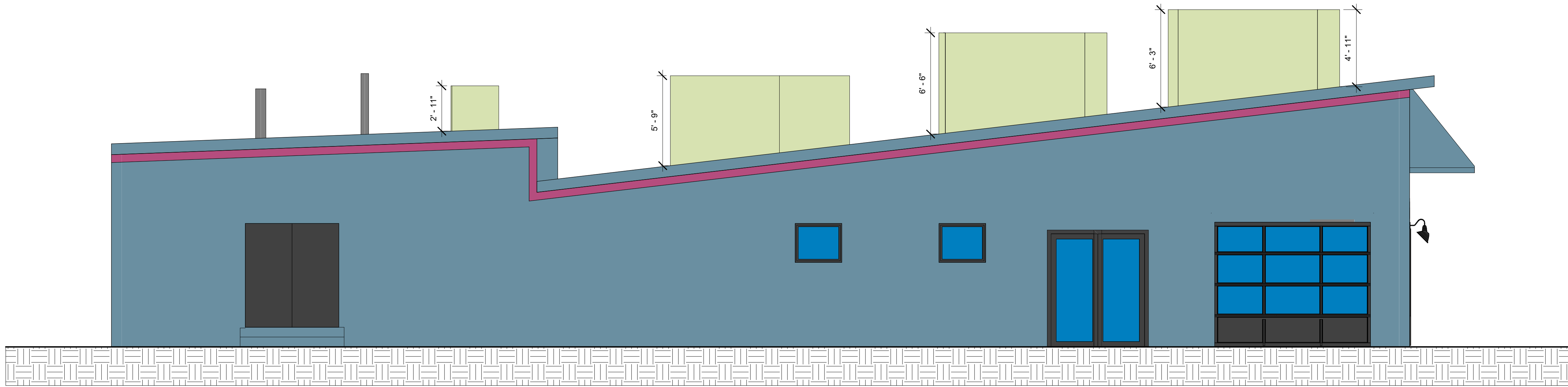
Aslin Pizza

771 Elden St.
Herndon, VA 20170

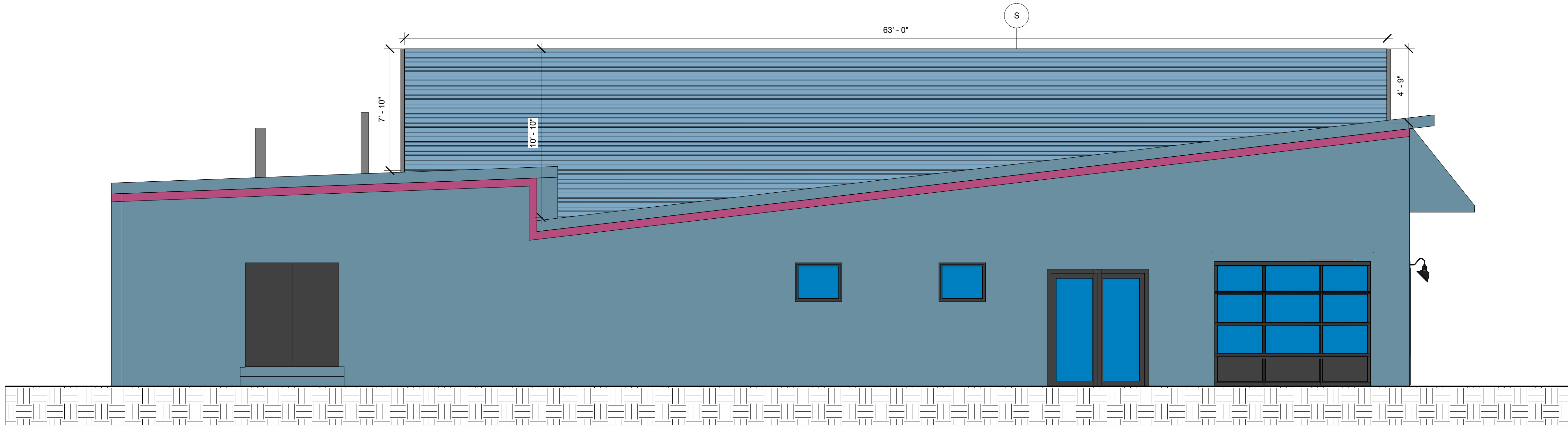
PROJECT NUMBER:	21.120
DATE:	05.17.2021
DRAWN BY:	SDG
CHECKED BY:	MSW
REVISIONS:	
HDRB SUBMISSION:	07/12/2021
HDRB UPDATED:	07/28/2021
HDRB SUBMISSION #2	07/28/2021



SCALE:	1/4" = 1'-0"
SHEET TITLE:	Front Elevation
SHEET NUMBER:	A2.0



① Existing Left Elevation
1/4" = 1'-0"



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

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
S	METAL WALL SCREEN PANEL SYSTEM	36" COVERAGE WIDTH	PAC-CLAD	R-36 EXPOSED FASTENER PANELS 24 GAUGE STEEL	BERSHIRE BLUE

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

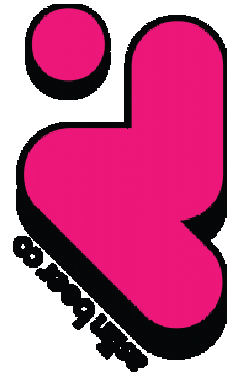
MW

ARCHITECTS

"Architecture with a scaled
&
constructive approach"

761C Monroe St. Suite 201
Herndon, VA 20170
(703)-819-9461
www.mwarchitects.com

Aslin Pizza

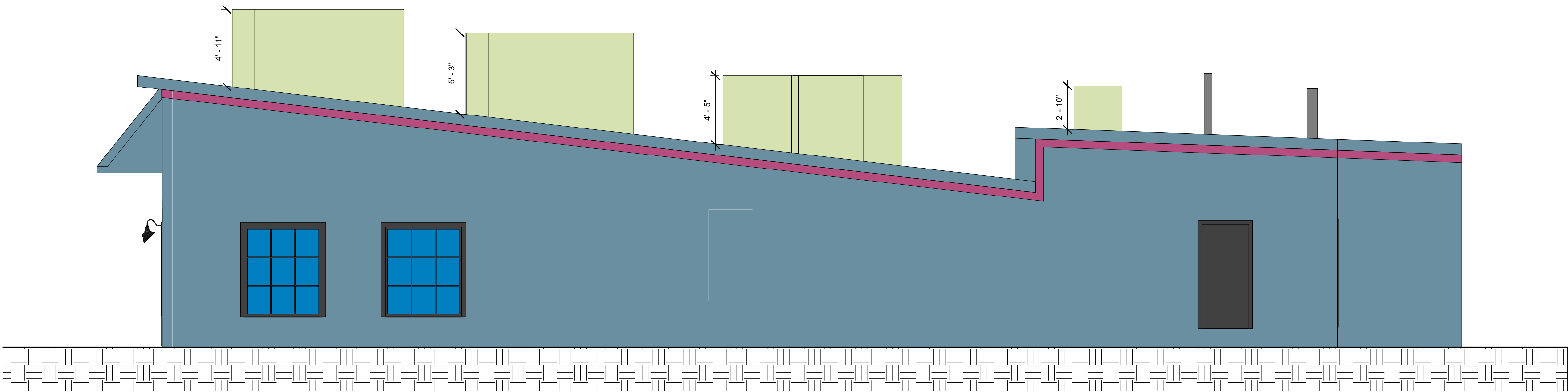


771 Elden St.
Herndon, VA 20170

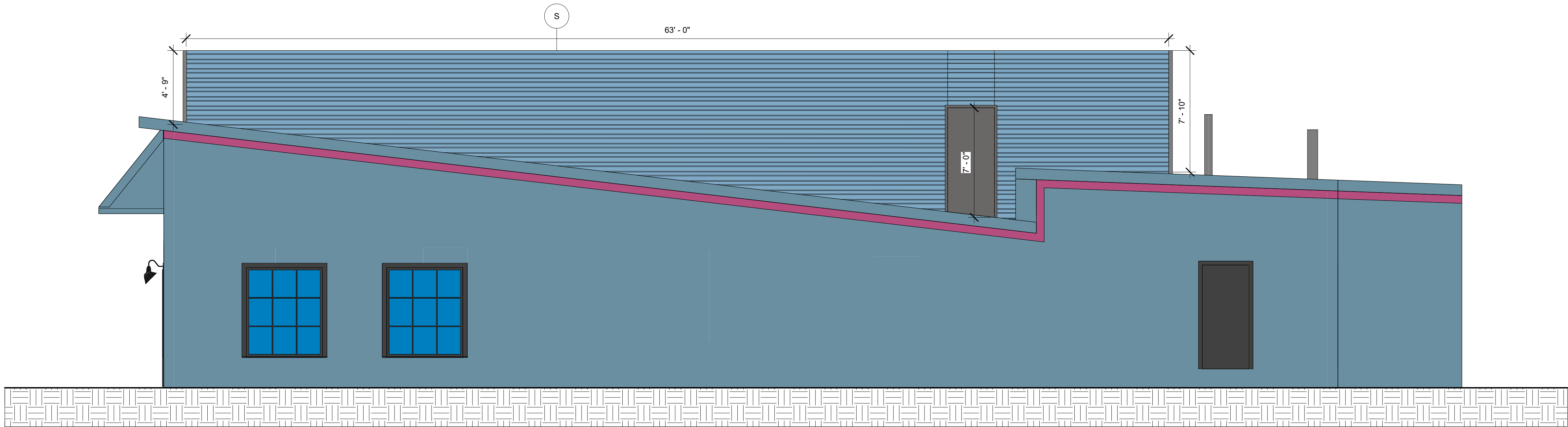
PROJECT NUMBER:	21.120
DATE:	05.17.2021
DRAWN BY:	SDG
CHECKED BY:	MSW
REVISIONS:	
HDRB SUBMISSION:	07/12/2021
HDRB UPDATED:	07/28/2021
HDRB SUBMISSION #2	07/28/2021

SEAL:

SCALE:	1/4" = 1'-0"
SHEET TITLE:	Left Elevation
SHEET NUMBER:	A2.1



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



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

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
S	METAL WALL SCREEN PANEL SYSTEM	36" COVERAGE WIDTH	PAC-CLAD	R-36 EXPOSED FASTENER PANELS 24 GAUGE STEEL	BERSHIRE BLUE

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

PROJECT NUMBER:	21.120
DATE:	05.17.2021
DRAWN BY:	SDG
CHECKED BY:	MSW

REVISIONS:	
HDRB SUBMISSION:	07/12/2021
HDRB UPDATED:	07/28/2021
HDRB SUBMISSION #2	07/28/2021

SEAL:

SCALE:	1/4" = 1'-0"
SHEET TITLE:	Right Elevation
SHEET NUMBER:	A2.2

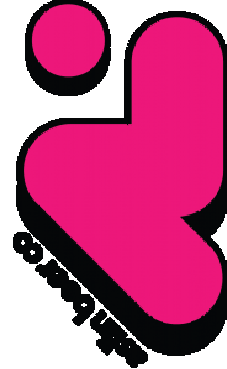
MW

ARCHITECTS

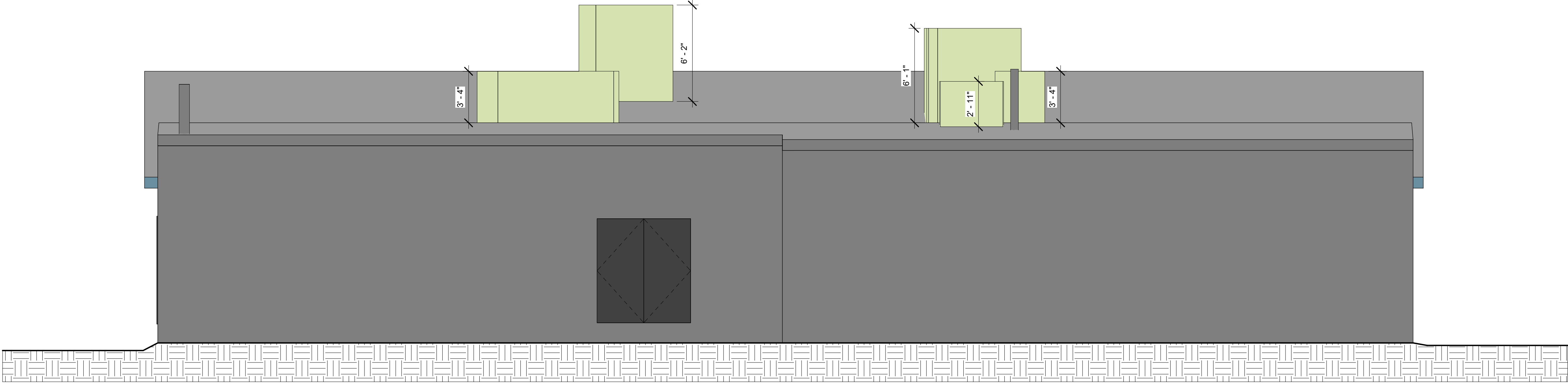
"Architecture with a scaled
&
constructive approach"

761C Monroe St. Suite 201
Herndon, VA 20170
(703)-819-9461
www.mwarchitects.com

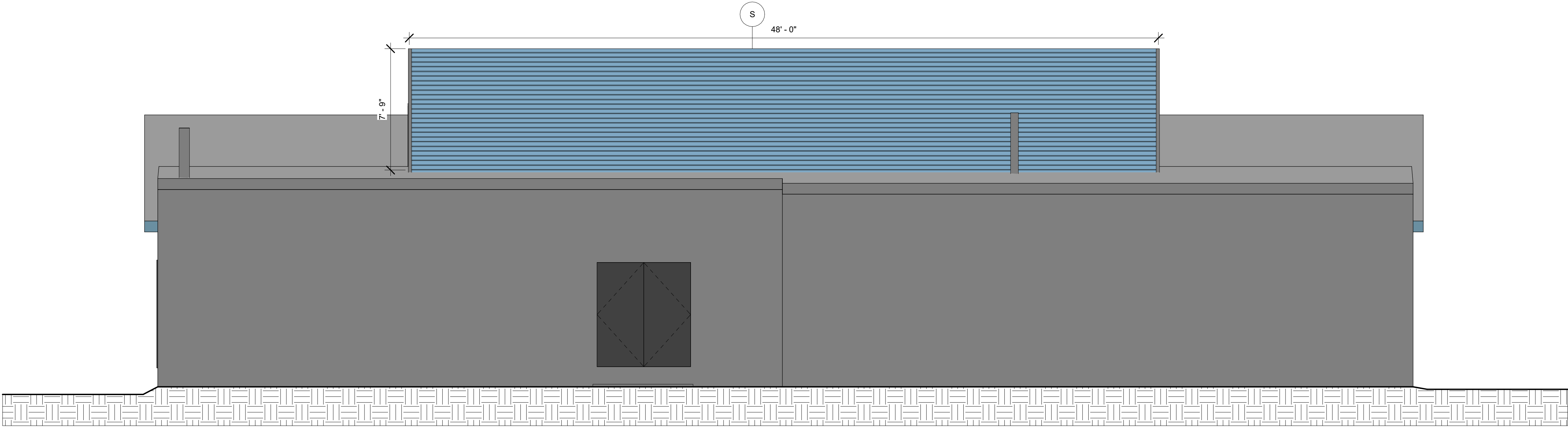
Aslin Pizza



771 Elden St.
Herndon, VA 20170



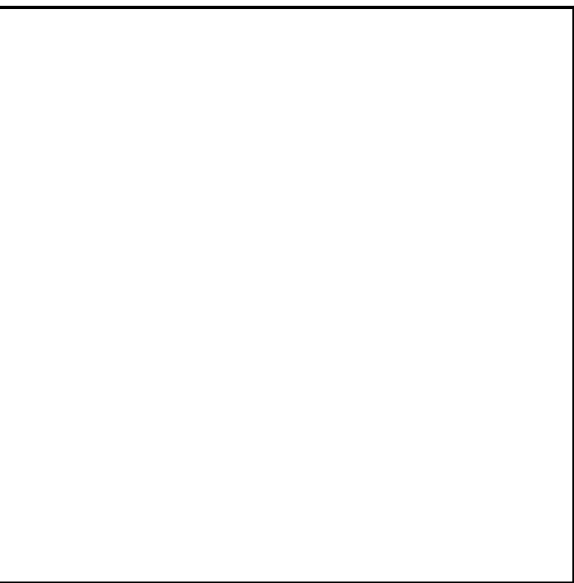
① Existing Rear Elevation
1/4" = 1'-0"



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

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
S	METAL WALL SCREEN PANEL SYSTEM	36" COVERAGE WIDTH	PAC-CLAD	R-36 EXPOSED FASTENER PANELS 24 GAUGE STEEL	BERSHIRE BLUE

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

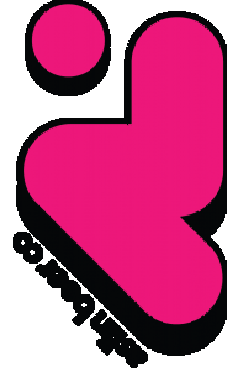


MW

ARCHITECTS

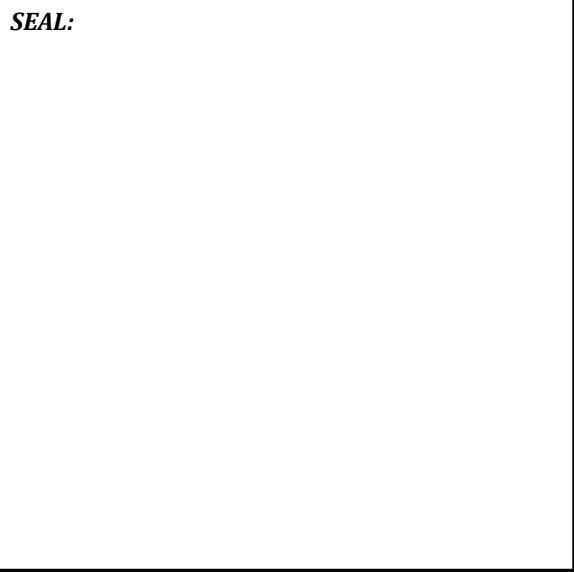
"Architecture with a scaled
&
constructive approach"

761C Monroe St. Suite 201
Herndon, VA 20170
(703)-819-9461
www.mwarchitects.com

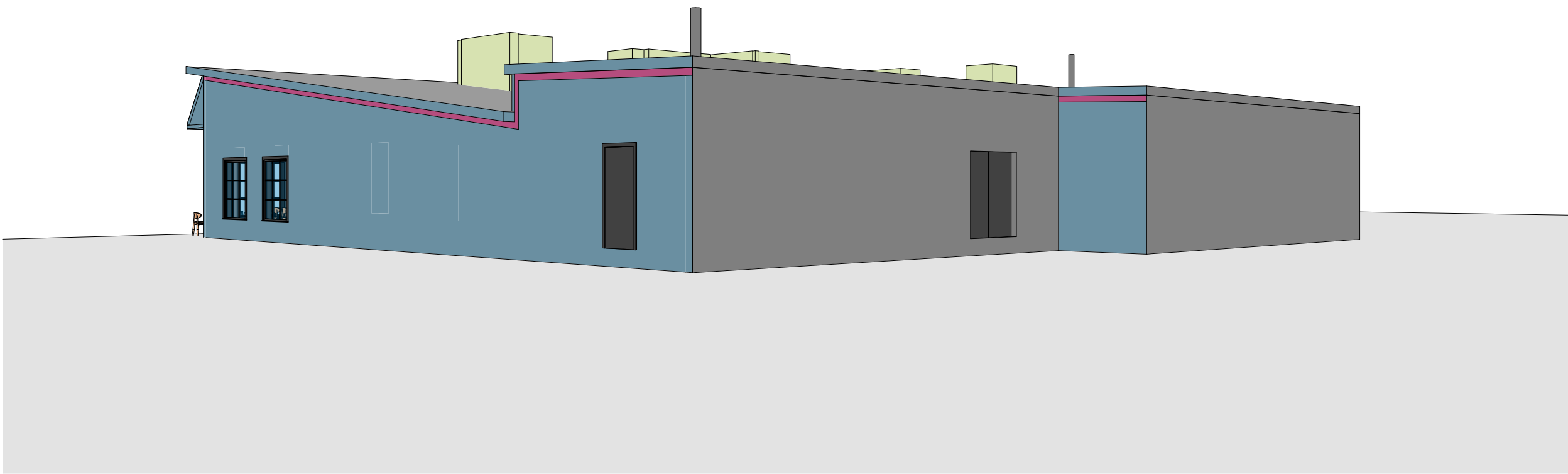
**Aslin Pizza**

771 Elden St.
Herndon, VA 20170

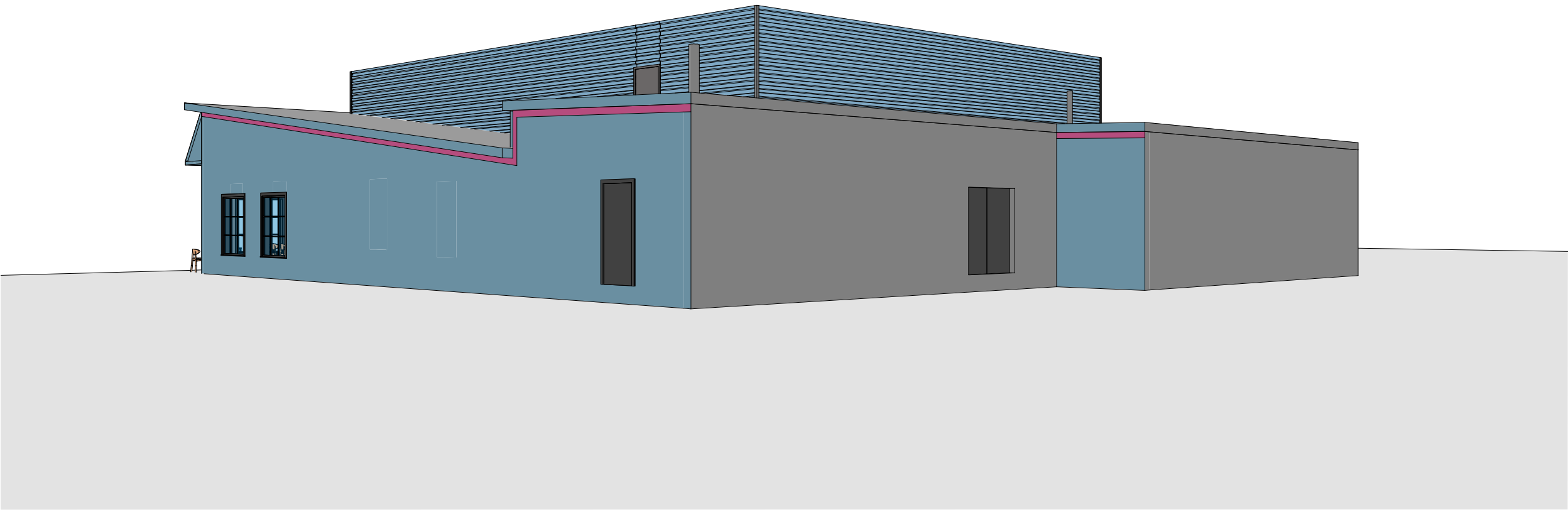
PROJECT NUMBER:	21.120
DATE:	05.17.2021
DRAWN BY:	SDG
CHECKED BY:	MSW
REVISIONS:	
HDRB SUBMISSION:	07/12/2021
HDRB UPDATED:	07/28/2021
HDRB SUBMISSION #2	07/28/2021



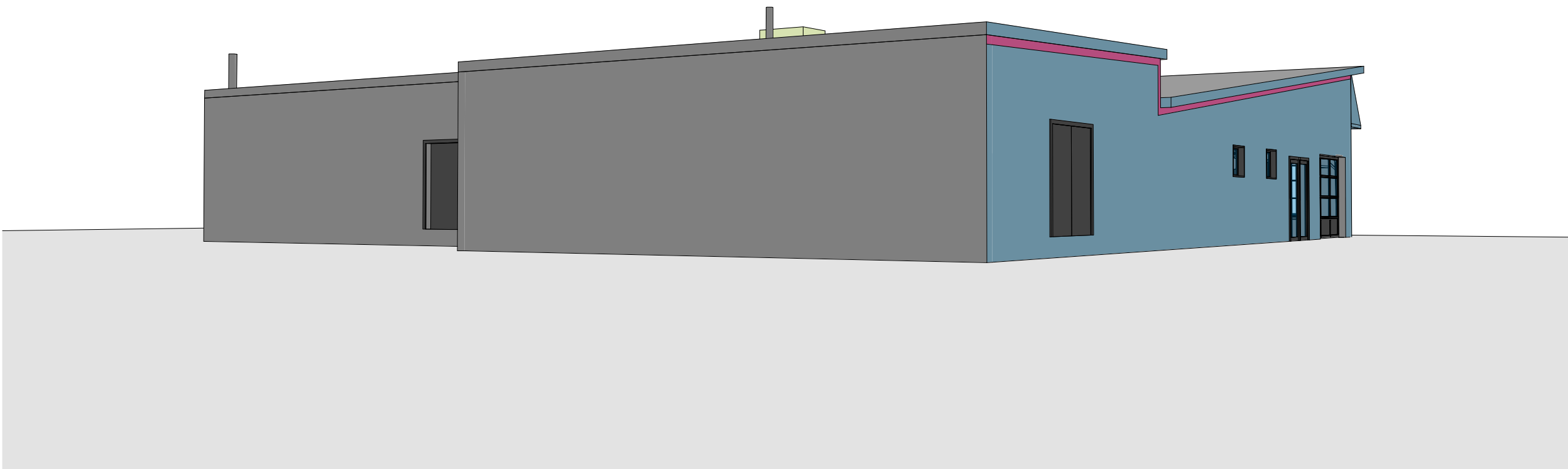
SCALE:	1/4" = 1'-0"
SHEET TITLE:	Rear Elevation
SHEET NUMBER:	A2.3



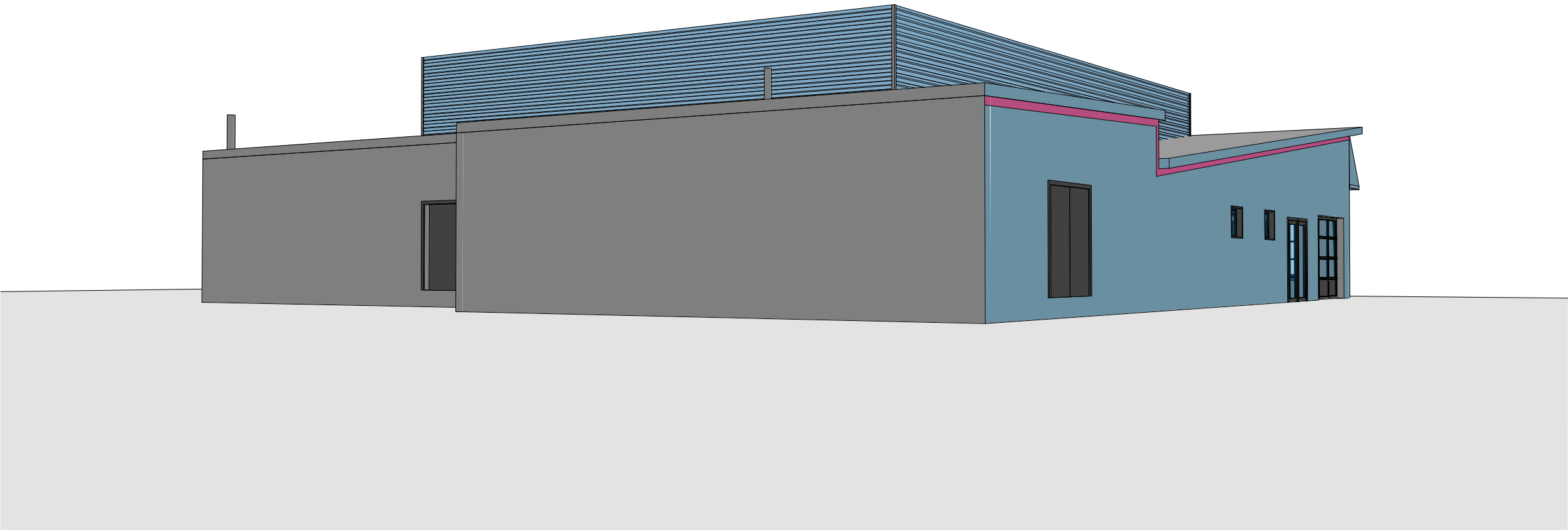
① Existing Rear Right Perspective



② Proposed Rear Right Perspective



③ Existing Rear Left Perspective



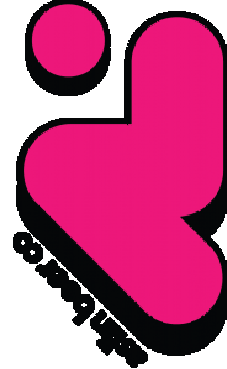
④ Proposed Rear Left Perspective

MW

ARCHITECTS

"Architecture with a scaled
&
constructive approach"

761C Monroe St. Suite 201
Herndon, VA 20170
(703)-819-9461
www.mwarchitects.com



Aslin Pizza

771 Elden St.
Herndon, VA 20170

PROJECT NUMBER:	21.120
DATE:	05.17.2021
DRAWN BY:	MM
CHECKED BY:	MSW
REVISIONS:	
HDRB SUBMISSION:	07/12/2021
HDRB UPDATED:	07/28/2021
HDRB SUBMISSION #2	07/28/2021

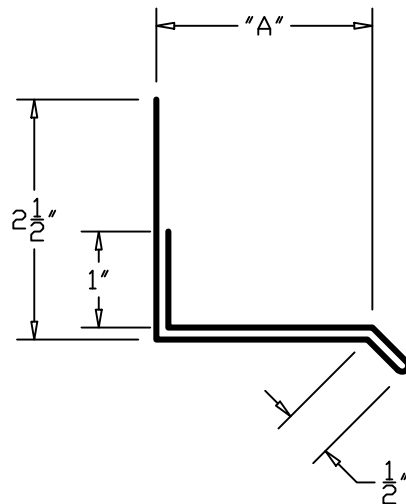
SEAL:

SHEET NUMBER:	SCALE:	
	SHEET TITLE:	Perspectives
		A3.0

January 2013

PETERSEN ALUMINUM CORPORATION

9060 JUNCTION DRIVE
 ANNAPOLIS JUNCTION, MD 20701
 PHONE: 800-344-1400 FAX: 301-953-7627

PAC-CLAD STANDARD DETAILS

"A" DIMENSION = _____
_____ PCS @ _____

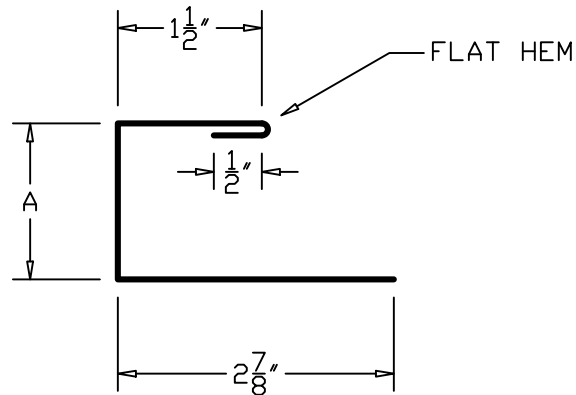
PA-205 SILL

APPROVAL	CUSTOMER:	GUAGE:
	JOB NAME:	ANGLE / SLOPE:
	PANEL TYPE:	PO#:
	COLOR / FINISH:	DATE:

January 2013

PETERSEN ALUMINUM CORPORATION

9060 JUNCTION DRIVE
 ANNAPOLIS JUNCTION, MD 20701
 PHONE: 800-344-1400 FAX: 301-953-7627

PAC-CLAD STANDARD DETAILS

"A" DIMENSION = _____
_____ PCS @ _____

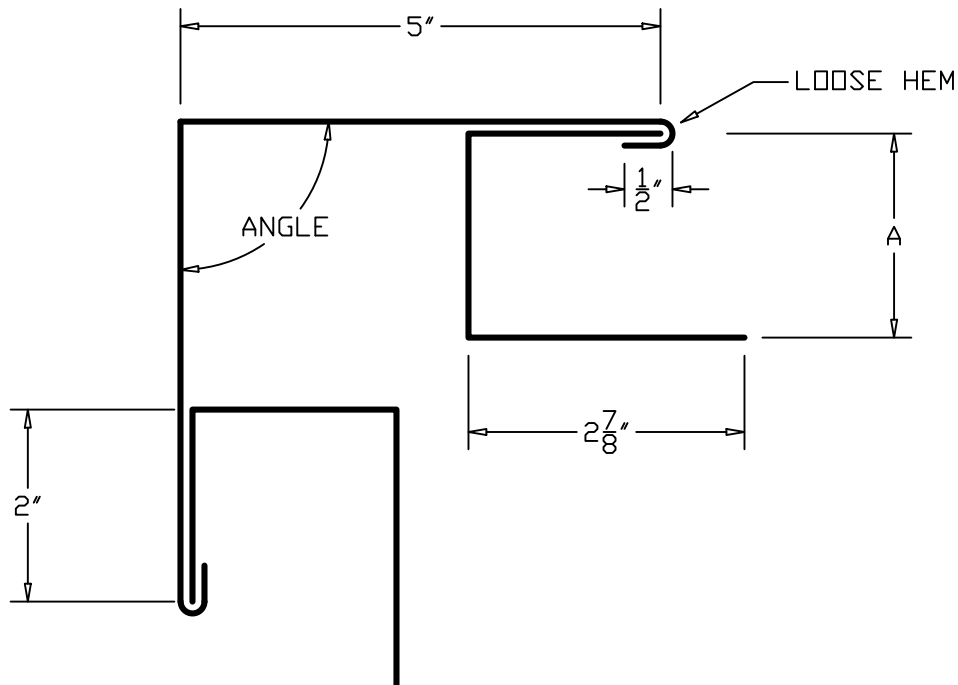
PA-501 J FOR Wall Panel

APPROVAL	CUSTOMER:	GUAGE:
	JOB NAME:	ANGLE / SLOPE:
	PANEL TYPE:	PO#:
	COLOR / FINISH:	DATE:

January 2013

PETERSEN ALUMINUM CORPORATION

9060 JUNCTION DRIVE
 ANNAPOLIS JUNCTION, MD 20701
 PHONE: 800-344-1400 FAX: 301-953-7627

PAC-CLAD STANDARD DETAILS

"A" DIMENSION = _____
 _____ PCS @ _____

PA-801 OUTSIDE CORNER

APPROVAL	CUSTOMER:	GUAGE:
	JOB NAME:	ANGLE / SLOPE:
	PANEL TYPE:	PO#:
	COLOR / FINISH:	DATE:









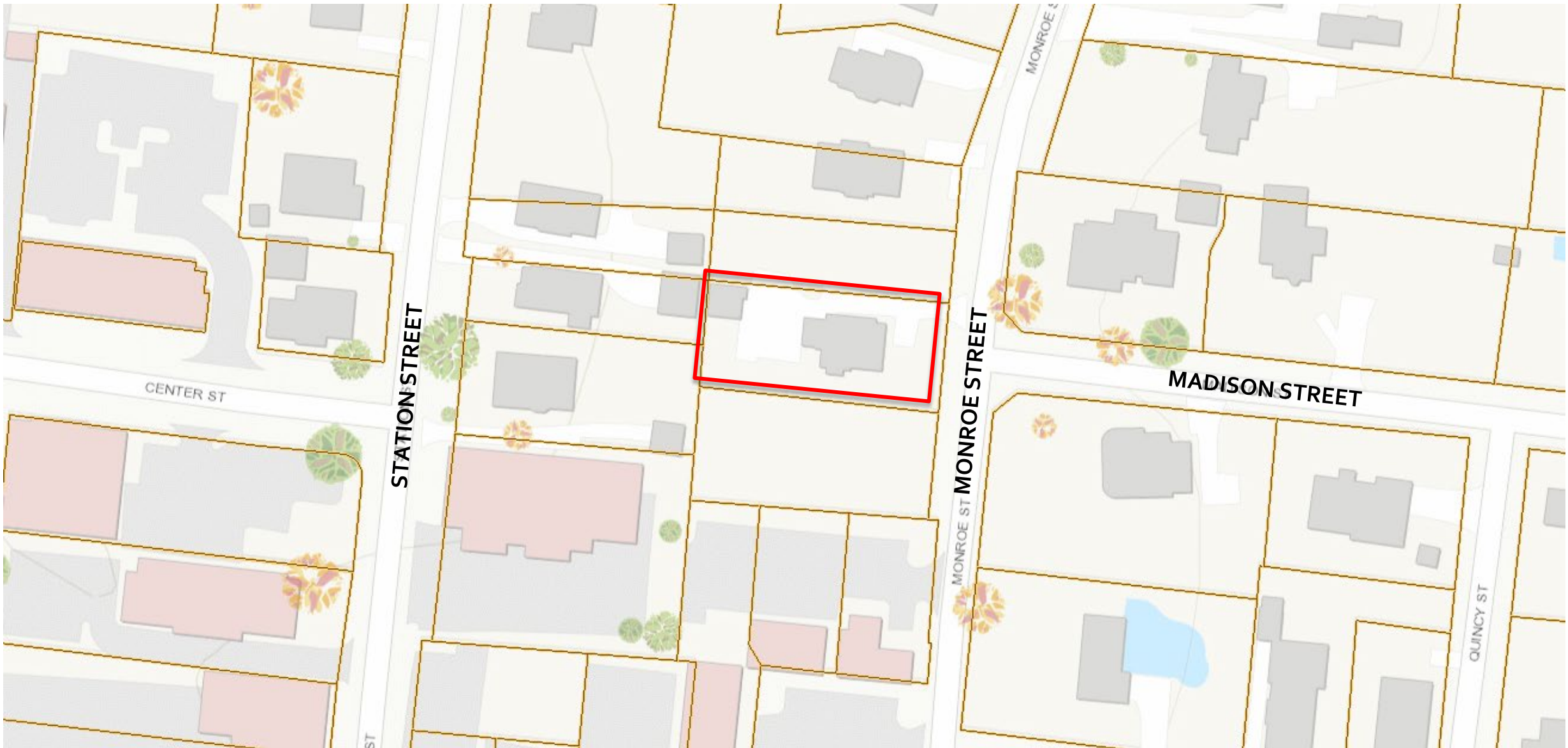
Historic District Review Board

HDRB #22-007

Public Hearing
July 20, 2022

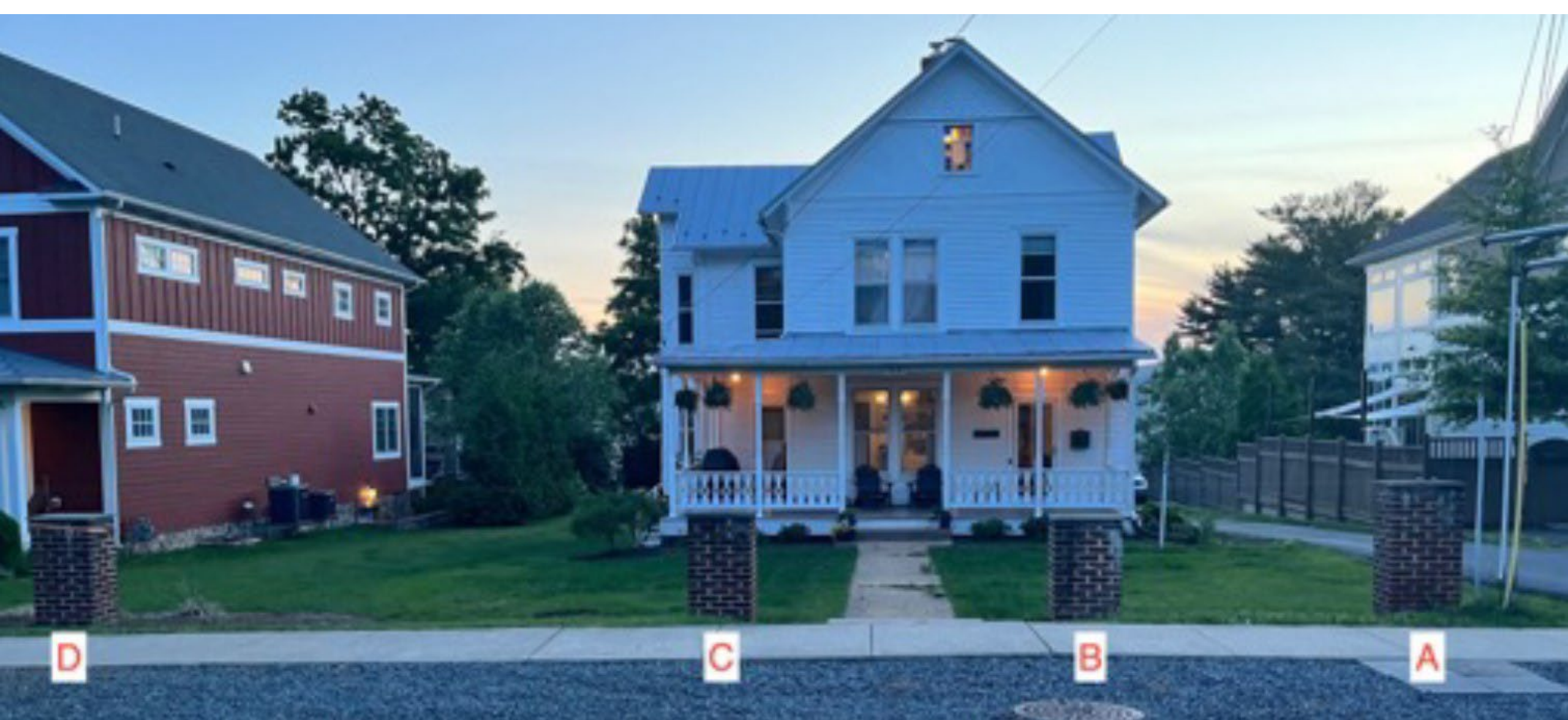
Case Proposal

- To consider an application for a Certificate of Appropriateness for demolition of four brick fencing pillars on the perimeter of the property at 765 Monroe Street.



SITE LOCATION - VICINITY MAP

Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County JADE Map Application



SITE LOCATION – STREET FACING VIEW

Project

- Demolition of four brick fencing pillars on the perimeter of the property at 765 Monroe Street.



EXISTING PILLARS

Staff Analysis

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

Staff Analysis

- The proposed demolition generally meets the applicable design guidelines for the Herndon Historic District Overlay:
 - Project does not alter the original, distinguishing qualities/character the building
 - project does not produce an effect that is inconsistent with the original style of the building.
 - Staff believe that the pillars were built after the period of significance and are non-contributing elements of the property.
 - Condition of element should be left to owners' judgement

Staff Recommendation

- Staff is recommending approval of HDRB #22-007 in accordance with the draft resolution.



Historic District Review Board

HDRB #22-007

Public Hearing
July 20, 2022