

**TOWN OF HERNDON, VIRGINIA  
HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA  
JUNE 1, 2022  
HERNDON MUNICIPAL CENTER  
LARGE CONFERENCE ROOM, 2<sup>nd</sup> Floor  
777 LYNN STREET  
7:00 P.M.**

**CALL TO ORDER**

1. Determination of Quorum

**PUBLIC HEARING**

2. **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 zoned R-10; Residential Commercial and consists of 12,344 total square feet of land. Owners/Applicants: David C. Steele and Lissette L. Steele.

**COMMENTS**

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

**ADJOURNMENT**

**Title: HDRB #22-004; Alteration to existing structure; 765 Monroe Street**

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

**Summary Information**

|                                         |                                                                                                                                                                                                                                                        |                              |         |
|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|---------|
| Applicant Request                       | Alterations to front porch                                                                                                                                                                                                                             |                              |         |
| Address                                 | 765 Monroe Street                                                                                                                                                                                                                                      |                              |         |
| Fairfax County Tax Map Number           | 0162 02 0265C                                                                                                                                                                                                                                          |                              |         |
| Owners                                  | David C Steele, Lissette Steele                                                                                                                                                                                                                        |                              |         |
| Applicants                              | same as owners                                                                                                                                                                                                                                         |                              |         |
| Business/Organization                   | N/A                                                                                                                                                                                                                                                    |                              |         |
| Property Use                            | Residence                                                                                                                                                                                                                                              |                              |         |
| Zoning District                         | R-10, Residential Single Family-10 District                                                                                                                                                                                                            |                              |         |
| HDO Designation                         | Contributing                                                                                                                                                                                                                                           |                              |         |
| Adjacent Zoning                         | <b>North:</b> R-10, Residential Single-Family – 10 District<br><b>South:</b> R-10, Residential Single-Family – 10 District<br><b>East:</b> R-10, Residential Single-Family – 10 District<br><b>West:</b> R-10, Residential Single-Family – 10 District |                              |         |
| Building Type(s)                        | Wood frame, three story residential                                                                                                                                                                                                                    | <b>Date of Construction:</b> | c. 1900 |
| Architectural Style(s)                  | Folk Victorian                                                                                                                                                                                                                                         |                              |         |
| Exterior Material(s)                    | Wood lap siding, decorative shingle siding, standing seam metal roof, masonry foundation decorative wood elements.                                                                                                                                     |                              |         |
| Neighborhood Design Profile             | Single family residential                                                                                                                                                                                                                              |                              |         |
| Comprehensive Plan Land Use Designation | Neighborhood Conservation                                                                                                                                                                                                                              |                              |         |

|                      |                                                                                                             |
|----------------------|-------------------------------------------------------------------------------------------------------------|
| Staff Recommendation | Staff is recommending approval of this application with conditions in accordance with the draft resolution. |
|----------------------|-------------------------------------------------------------------------------------------------------------|

**Resource Description:**

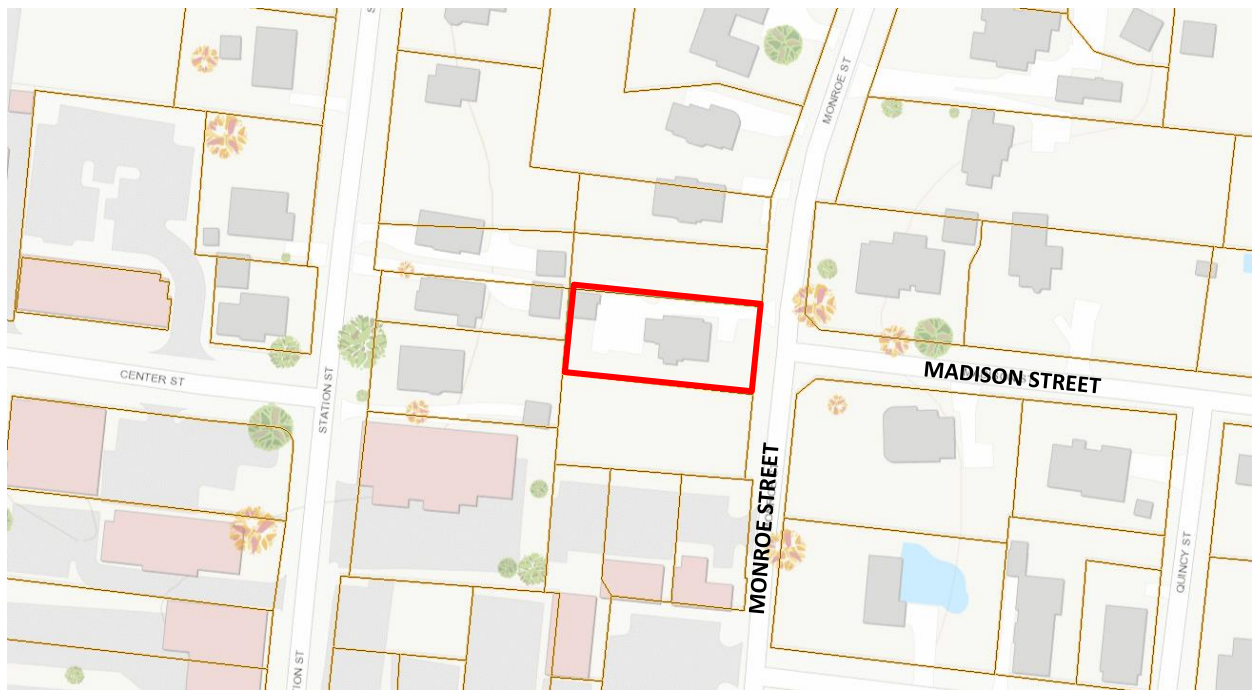
The house at 765 Monroe Street is a contributing structure in the district and a classic example of Folk Victorian architecture. This style was common in the late 1800s and early 1900s as a more accessible, less expensive alternative to the luxurious Queen Anne and Second Empire Victorian architecture styles. Folk Victorian is characterized by prominent

gables, steeply raked roofs, tall, double hung windows, covered front porches and areas of intricate ornamentation.

Builders of Folk Victorian houses looked for ways to incorporate the intricate decorative elements popular at the time in economical ways. Decoration was often focused on the highly visible front porch, gables, and cornices. Folk Victorian houses often featured multiple siding types, providing variety and detail to the façade. Historically Herndon was a rural, middle-class community making it an ideal place for Folk Victorian architecture to thrive. Examples remain in Herndon both within the historic district and outside.

765 Monroe Street is a three-story, four-gabled house with a partial basement. The front features the quintessential prominent front porch which wraps part way around the south side of the house. The front porch displays turned posts, decorative brackets, and wood sawn balusters. The cladding consists mostly of lap siding with shingle siding and narrow batten paneling on the front gable. The structure has a standing seam metal roof and an uncoursed masonry foundation. The windows are primarily one-over-one sash windows with stained small stained-glass windows in some gables. A two-over-two sash window is visible at the basement level which is likely original.

### Location Map



Map source: fairfaxcounty.gov

### Case Details

#### Proposal:

This application proposes the replacement of three components of the front porch: porch posts, railings and baluster systems, and porch flooring.

#### Porch posts.

The existing wood turned porch posts have become deteriorated and structurally unsound. The applicant is proposing replacing them with new wood turned posts, matching in profile, design, and material. The work for this portion of the project was begun prior to the application because the applicant was unaware that the work required a Certificate of Appropriateness. The ornamental brackets will be replaced after the post replacement is complete.

#### Balusters and railings.

The proposed flat sawn wood balusters differ slightly from the existing balusters. The cut-out design of the proposed is different from the existing and they are slightly taller than the existing. The applicant has stated that the balusters will be trimmed to match the height of the existing balusters. The applicant is proposing top and bottom railings that match 231 Spring Street in shape, size, and profile.

#### Porch flooring.

The proposed replacement flooring is not an in-kind replacement but is a tongue and groove wood alternative PVC material. The alternative material can be painted and is specifically manufactured as a porch flooring material. It is unclear whether the proposed material finish is smooth or displays faux wood grain texture. It is also unclear which direction the boards would be installed.

#### **Applicable Design Guidance:**

- Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay District (HP District)*
- Town of Herndon Historic District Overlay Guidelines

#### **Staff Analysis**

1. Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. As with all historic houses, images, and documentation of the structure are important in understanding the structure and assessing what work is appropriate and what is not. Town Staff has coordinated with the Herndon Historical Society to find any historic images of this property. The earliest image we were able to access is from 1987. This image shows the house primarily the same except for the railings and balusters. The balusters are absent on some areas of the porch but visibly present on the front right portion. It is unclear whether the visible balusters are identical to those present on the house now or not. Whether or not the cut-out design is the same, the balusters seem to be placed much closer together in this image than they are presently on the porch.



3. The replacement porch posts are a remarkably good match to the existing posts in terms of design and profile, matching those in existence and the design seen in the photo. The application states that they are turned wood and an in-kind match in terms of both material and design. Staff believes these replacements are appropriate and well selected.
4. As mentioned above, the design of the balusters is not a perfect match for the existing balusters. The cut-out design is different and the proposed are slightly taller than existing, though they will be trimmed to match the height of the existing. Staff believes that the change in the shape and design of the balusters is minimal enough that it will not alter the character of the porch significantly.
5. Alternative material options for porch flooring have been approved for similar projects within the district. The proposed product is a tongue and groove plank specifically manufactured to replace porch flooring. The application does not provide specifics regarding the width of the planks or indicate whether the layout of the porch will match the original. Photos submitted with the application indicate that the porch flooring runs perpendicular to the house as is traditional for historic porches. This is both an aesthetic element and practical as the perpendicular boards help conduct water away from the house. Staff believes that it would be appropriate to require that the replacement porch flooring be constructed with the same layout.
6. The proposed porch flooring product can be painted, further matching the character of the existing wood flooring. The application does not specify whether the replacement flooring is smooth or textured. Faux wood grain textures have not been considered appropriate for projects within the district.
7. As a contributing building and a classic example of Folk Victorian, this structure is a significant part of the Herndon Historic District. Staff wishes to emphasize to the Board that as with all contributing structures, the work carried out on this structure will either promote or detract from the character of the district.

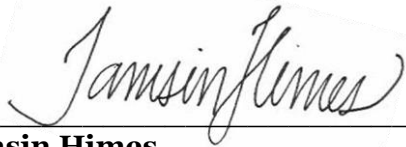
#### Staff Recommendation:

|                              |                                                                                                                                                                                                                                                                                                                 |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>HDRB Alternatives:</b>    | <ol style="list-style-type: none"> <li>1. Resolution to deny the application.</li> <li>2. Resolution to approve the application as submitted.</li> <li>3. Resolution to approve with condition(s).</li> <li>4. The HDRB #22-004 may also continue the review of this item to a future public hearing</li> </ol> |
| <b>Staff Recommendation:</b> | Staff is recommending approval of this application with conditions in accordance with the draft resolution.                                                                                                                                                                                                     |

#### Report Attachments

|           |                                |
|-----------|--------------------------------|
| <b>1.</b> | Draft Resolution               |
| <b>2.</b> | Guidelines Review Matrix       |
| <b>3.</b> | Photos and Project Information |
| <b>4.</b> | Historic Image                 |

### Staff Signatures



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**Tamsin Himes**  
**Lead Planner/Design and Development**



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**Bryce A. Perry**  
**Deputy Director**

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

**DRAFT RESOLUTION**

**June 15, 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 June 15, 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 conditions:

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

| <b>Historic District Overlay Guidelines Review Matrix</b>                                                                                              |                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chapter 8 – Treatment of Contributing Buildings – Porches; Exterior Wood Trim and Decorative Ornament; Alternative Replacement Materials (pages 40-71) |                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Chapter 6 – Use of Alternative Materials (pages                                                                                                        |                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| #                                                                                                                                                      | Guidelines                                                                                                                                                                                                                                                                                              | Evaluation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 1                                                                                                                                                      | <p><b>Porches:</b></p> <p>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.</p>        | <p>This project is replacing several elements of the porch system.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| 2                                                                                                                                                      | <p>If porch components must be replaced, they should be replaced in-kind.</p> <p>a. To achieve replacement-in-kind, the new materials should match the historic porch in material, composition, shape, size, location, style, ornament details, and other visual qualities.</p>                         | <p>The application states that the porch posts, balusters, and top and bottom railing replacements are wood and a material match for the original.</p> <p>The replacement turned porch posts are an almost identical match in terms of profile and design.</p> <p>Proposed flat sawn balusters are not identical to the original balusters. They have a slightly different design and are a few inches taller. The application proposes these as a close match, and states that they will be trimmed down to match the height of the original balusters.</p> <p>Proposed porch flooring is not in-kind, see below.</p> |
| 3                                                                                                                                                      | <p>If replacement-in-kind is not possible, the following criteria for historic porch material replacement applies:</p> <p>a. Replacement materials for porch components should match the historic porch materials in composition, shape, size, location, style, finish, and other visual qualities.</p> | <p>Proposed porch flooring is not an in-kind replacement but is a tongue and groove wood alternative PVC material. The alternative material can be painted and is specifically manufactured as a porch flooring material.</p> <p>The proposed alternative material appears to match the existing in shape, size, location, style, and other visual qualities of the original.</p>                                                                                                                                                                                                                                      |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                            |
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|   | <p>b. If replacement element is made of wood, select a moisture resistant replacement wood, such as Accoya, cedar, cypress, or mahogany, to prevent premature deterioration. Avoid using modern fast growth wood, particularly softwoods such as pine.</p>                                                                                                                                                                                                                                                                                                                               | <p>It is unclear whether the proposed material finish is smooth or displays faux wood grain texture. Faux wood grain textures have not been considered appropriate for projects within the district.</p> <p>The application does not specify construction details for the proposed porch flooring or if the layout will match the existing.</p>            |
| 4 | <p><b>Exterior Wood Trim and Decorative Ornament</b></p> <p>The level of ornamentation, in combination with the type and placement of ornamentation, not only serves to help identify age and style but these features are also a record of the quality of craftsmanship available at the time these resources were constructed. The preservation of ornamentation such as brackets or spindlework is particularly vital since these types of features are not easily reproduced.</p>                                                                                                    |                                                                                                                                                                                                                                                                                                                                                            |
| 5 | <p>For historic buildings, trim and ornamentation should be replaced in-kind if the historic material remains available.</p> <p>a. To achieve replacement-in-kind, the new material should match the historic trim and ornamentation in material, composition, shape, size, dimension, profile, location, means of installation, finish, and other visual qualities.</p> <p>b. Select moisture resistant replacement wood to prevent premature deterioration, such as Accoya, cedar, cypress, or mahogany. Avoid using modern fast growth wood, particularly softwoods, such as pine</p> | <p>The applicant has confirmed that the ornamental brackets will be reinstated as the posts are replaced.</p> <p>As mentioned previously replacement decorative balusters and porch posts will be replaced with in-kind wood elements. The post replacement design will be identical, and the baluster replacements will be similar but not identical.</p> |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                    |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6 | <p><b>Alternative Replacement Materials</b></p> <p>Alternative materials may be used on structures within the HDO under certain circumstances. Each resource within the HDO is different. Each has its own story, which is built upon its location, materials, age, architectural style and previous alterations. These differences play a role in determining the appropriateness of alternative materials. Evaluations of the use of alternative materials on resources within the HDO will be on a case-by-case basis. The reasons for approval or denial will be based on the individual situation of each application, including, but not limited to, the current condition of the existing material, type of alternative material proposed, and location and visibility of proposed alternative material.</p> |                                                                                                                                                                                                                                                                                                                                                    |
|   | <p>Do not replace historic character-defining materials with alternative materials unless the following circumstances are present:</p> <ul style="list-style-type: none"> <li>a. The historic material is no longer readily available.</li> <li>b. Skilled craftsman capable of working with or installing the historic material are no longer available.</li> <li>c. The historic material is inherently flawed.</li> <li>d. Code-required alterations are required that result in the removal of historic materials</li> </ul>                                                                                                                                                                                                                                                                                    | <p>The porch flooring alternative material proposed is a tongue and groove PVC wood alternative.</p> <p>Alternative materials for replacement porch flooring have been approved within the district. The historic material (wood) can be in this case judged to be “inherently flawed” because the modern wood available deteriorates quickly.</p> |

**765 Monroe St. Herndon, VA 20170**  
**STEELE - Application Addendum**

**A list of all repairs/repair areas that this application is proposing**

- Replacement of existing front porch railing materials to include top rails, bottom rails, and flat-sawn balusters.
- Future replacement of porch decking.

**An image visually identifying where these repairs are taking place (for example an annotated image of the porch)**









## Toprails:

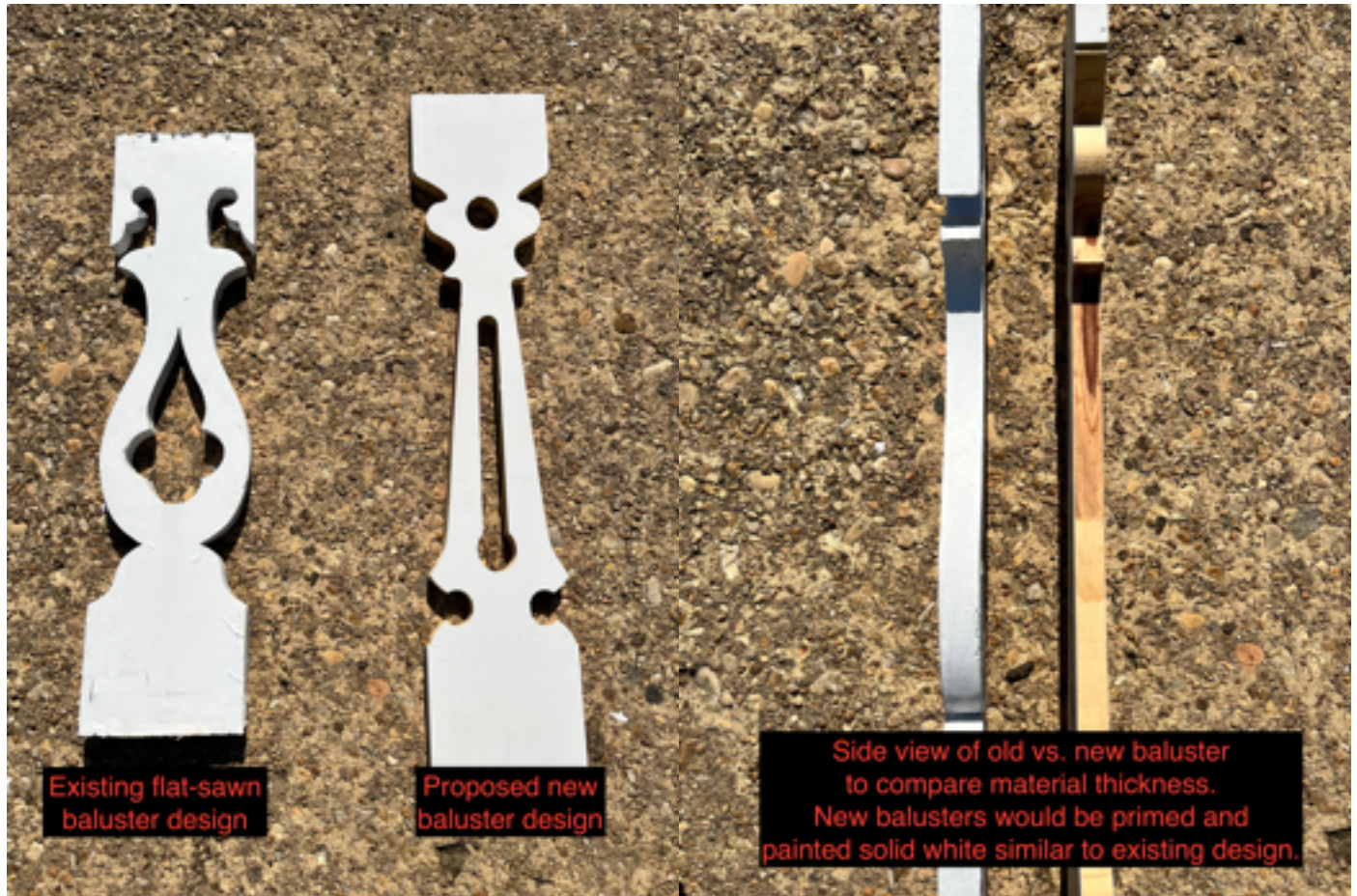


## Bottom Rails:



**Balusters:**

Baluster material is a double primed pine board, dimensions 5.5" x 3/4". Balusters would be cut to 23" long to match the length of the existing balusters. Balusters will be painted and sealed with exterior grade white paint (see below).





**Porch Flooring (This portion is seeking approval for a future project):**

At a future date, we would also like to replace the existing wood porch decking which is cracked/rotted in several places with Aeratis Traditions decking material. Seen here is a screen shot from the Aeratis website showing a description of the product and dimensions of the boards. Our contractor noted this same product was used on another historic Herndon property (630 Oak St, Herndon, VA 20170). Product would be painted the same gray color as the existing porch.

ÆRATIS



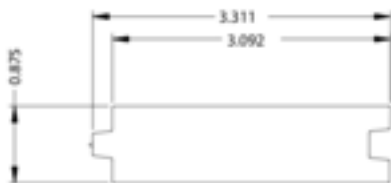
stain to maintain the warranty.

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.

Simply said, "Only a rich man can afford to install a wood porch floor today". This saying has a lot of truth. Not only is the life cycle of pine and fir significantly shorter than it was in years past, many consumers forget the actual annual cost of maintenance. On average many porch owners pay between \$4-\$9 per square foot annually on maintenance and upkeep.

Aeratis Traditions is an uncolored, paint-ready board that is designed specifically to replace wood tongue and groove products. Traditions can be painted or stained in any color. Unlike the Legacy or Heritage line which can also be painted, Traditions flooring requires paint or

**Aeratis Traditions T&G Porch Flooring Dimensions**



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



630 Oak St.,  
Herndon





























