

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD
VIRTUAL PUBLIC HEARING AGENDA
APRIL 21, 2021
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. February 3, 2021 Work Session Draft Minutes
4. February 17, 2021 Public Hearing Draft Minutes
5. March 3, 2021 Work Session Draft Minutes *Cancellation*
6. March 17, 2021 Public Hearing Draft Minutes *Cancellation*

COMMENTS

7. Comments from the Board Members
8. Comments from the Staff Members

PUBLIC HEARING

9. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO AN EXISTING STRUCTURE, HDRB #21-006**, to consider an application for a Certificate of Appropriateness for two additions to the single-family residential structure at 622 Madison Street, Herndon, Virginia, located between the intersection of Monroe Street and Madison Street and the intersection of Jackson Street and Madison Street, and further identified as Fairfax County Tax Map 0162-02-0263. The property is zoned R-10, Residential, Single Family; and consists of 19,117 total square feet of land. Owners: William H. and Lisa K. Nolf. Applicant: Basem Abdelhaq, Agent.

ADJOURNMENT



MEMORANDUM

To: Chair Walker & Members of the Historic District Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: April 16, 2021

Subject: HDRB #21-006, 622 Madison Street Additions Update

This memo serves as an update for the referenced case, HDRB #21-006, scheduled for the April 21, 2021 HDRB Public Hearing.

As stated in HDRB Work Session on April 7, 2021, staff found in its review of the project that the proposed design for the addition and alteration(s) to the non-contributing structure are appropriate for the site and the existing primary dwelling. The resultant additions' designs are still of subordinate size and scale, uses the same or similar materials and is clearly designed to be complimentary to the primary dwelling. Staff also found that the additions are designed to be similar in material and form but not identical in its architectural expression, thus are complementary and differentiated from the original structure. Staff evaluation of the applicable design guidelines is further detailed in a guideline evaluation matrix found in Attachment #5 to the original staff report.

The Board provided general comments that provided support of the proposed application. However, Board Members also offered the following recommendations and requests for information:

- 1) Revise windows of the additions to be sliding windows to be more in keeping with the existing windows of the existing dwelling
- 2) Remove the front facing access door for the T-shaped addition and install a (sliding) window instead;
- 3) Address the T1-11 siding extension to match the exposure of the existing dwelling;
- 4) Clarify the T1-11 groove spacing to be added to the existing dwelling and what the existing groove spacing in on the remainder of the house; and
- 5) Clarify the existing asphalt shingle installation date, exact material/manufacturer's product, and what the new shingle will be on the additions.

In working with the applicant since the HDRB work session, Staff can offer the following comments on the Board's recommendations and requests for information:

- 1) The applicant has agreed to revise window selections of the additions to be sliding windows to be more in keeping with the existing windows of the primary dwelling;
- 2) The applicant has agreed to remove the front facing access door for the T-shaped addition and install a (sliding) window instead;

- 3) The applicant has agreed to extend T1-11 siding of the T-shaped addition to be proportional to the existing application of this type of claddings material;
- 4) The applicant has clarified the groove spacing of the existing siding is 7 inches and proposed T1-11 siding material has an 8-inch spacing;
- 5) The applicant has clarified that the existing roofing material is an Owens-Corning True Definition ® Duration Shingles, generally an architectural, in a Summer Harvest color /pattern and the additions will have the same materials used on the respective roofs.

Based on the Board's previous comments and the applicant's agreement to implement the recommended design changes, staff is prepared to offer a revised recommendation of approval with several corresponding conditions as the applicant has not provided updated drawings and materials selections reflecting the proposed revisions.

Staff recommends approval HDRB #21-006, for construction of two additions on the primary dwelling structure at 622 Madison Street in Herndon, VA, in accordance with the draft HDRB resolution attached to this memorandum, Attachment #1, and to be constructed in substantial conformance with the application and supporting materials and revisions as submitted on or about March 8, 2021, April 8, 2021, April 15, 2021 and any future design revisions required for compliance with the following conditions approval:

- 1) The applicant shall revise window selections of the additions to be sliding windows to be more in keeping with the existing windows of the primary dwelling;**
- 2) The applicant shall remove the front facing access door for the T-shaped addition and install a (sliding) window instead;**
- 3) The applicant shall extend T1-11 siding of the T-shaped addition so that the exposed foundation is proportional to the existing application of this type of claddings material on other portions of the existing dwelling;**
- 4) The applicant shall use an Owens-Corning True Definition ® Duration Shingles, generally an architectural, in a *Summer Harvest* color /pattern on the additions' roofs to match the existing roof material of the primary dwelling; and**
- 5) The applicant shall resubmit design drawings, plans, elevations and details with notes reflecting the required design alterations stated in Conditions #1 through #4 to Community Development staff prior to issuance of a building permit.**

Staff has also determined through discussion with the applicant that the existing pergola/pavilion structure in the rear yard and a portion of the front yard facing fence will be demolished and removed from the site.



In both cases the features planned for removal as a component of this project are not original to the site and have no architectural significance to the site or primary dwelling. Staff will need to determine if the demolition of these features would qualify for a Staff issued COA or if Board review would be required. In either case, the demolition would be reviewed separately, and the Board may act on the current case of additions as it would in any other demolition and addition or new construction case. Staff will advise the Board of the necessity of a full HDRB case submission or qualification of the proposed demolition for a Staff issued COA at the earliest opportunity.

Thank you.

Attachment:

1. HDRB #21-006 Draft Resolution (Revised)

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

RESOLUTION

April 21, 2021

Resolution to consider HDRB #21-006, construction of two additions on the primary dwelling structure located at 622 Madison Street, Fairfax County Tax Map Number 0162-02-0263.

WHEREAS, the applicant submitted an application for two additions to the primary dwelling structure at the above referenced address; and

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

WHEREAS, the proposed additions received an approved Building Location Survey, BLS #21-07; and

WHEREAS, the proposed additions generally comply with the applicable design guidelines of the Town of Herndon Historic District Overlay Guidelines; and

WHEREAS, the Town of Herndon Historic District Review Board has reviewed this application and has held a public hearing on April 21, 2021.

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

Approves HDRB #21-006, for construction of two additions on the primary dwelling structure at 622 Madison Street in Herndon, VA, to be constructed in substantial conformance with the application and supporting materials as submitted on or about March 8, 2021, April 8, 2021, April 15, 2021 and any future revised design submissions required for compliance with the following conditions of approval:

1. The applicant shall revise window selections of the additions to be sliding windows to be more in keeping with the existing windows of the primary dwelling;
2. The applicant shall remove the front facing access door for the T-shaped addition and install a (sliding) window instead;
3. The applicant shall extend T1-11 siding of the T-shaped addition so that the remaining exposed foundation is proportional to the existing application of this type of claddings material on other portions of the existing structure;
4. The applicant shall use an Owens-Corning True Definition® Duration Shingles, generally an architectural shingle, in a Summer

- Harvest color /pattern on the additions' roofs to match the existing roof material of the primary dwelling; and
5. The applicant shall resubmit design drawings, plans, elevations and details with notes reflecting the required design alterations stated in Conditions #1 through #4 to Community Development staff prior to issuance of a building permit.

BE IT FURTHER RESOLVED that this decision by the Historic District Review Board of the Town of Herndon is based upon the following findings:

1. The proposed additions' form, scale, materials, fenestrations, trim features and window and door selections with Board recommended design changes are generally in keeping with and complementary to the primary dwelling's Ranch style architecture; and
2. The proposed additions form and massing do not overpower the existing building and are partially obscured from view from the adjacent right-of-way by existing site features and landscaping; and
3. For the reasons detailed in this resolution, the additions will complement the existing structure and will not adversely affect the existing architecture of the primary dwelling or the Historic District Overlay.