

**TOWN OF HERNDON, VIRGINIA  
HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA  
FEBRUARY 2, 2022  
HERNDON POLICE DEPARTMENT  
COMMUNITY ROOM  
397 HERNDON PARKWAY  
7:00 P.M.**

**CALL TO ORDER**

1. Determination of Quorum

**PUBLIC HEARINGS**

2. **APPLICATION FOR SIGNAGE, HDRB #21-016**, to consider an application for an exterior wall sign located at 702 Elden Street, Herndon Virginia Suite A, and further identified as Fairfax County Tax Map 0162 52 0010. The site is located within the Junction Square development and is situated approximately 90 feet west of the intersection of Elden Street and Monroe Street. This property is zoned as PD-TD, Planned Development – Traditional Downtown, and consists of 461 square feet of floor area. Owner: Kavitha Maddi, Skyvish Square 702 Elden St A LLC. Applicant/Agent: Clay Downing, Signs by Clay Downing.
3. **APPLICATION FOR BUILDING ALTERATIONS, HDRB #22-001**, to consider an application for alterations and a rear second story addition to a single-family house located at 743 Florence Place, Herndon, Virginia, approximately 250' south of the intersection of Florence Place and Oak Street, and further identified as Fairfax County Tax Map 0162 02 0104. The property is zoned as zoned R-10, Residential Single Family-10 District and consists of approximately 43,560 square feet of land. Owner: Venture Atlas Herndon LLC. Applicant: Michael Wijdoogen, MW Architects.

**COMMENTS**

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

**ADJOURNMENT**

**Title: HDRB #21-016; Signage; 702 Elden 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                       | Commercial wall sign                                                                                                                                                                                     |                              |      |
| Address                                 | 702 Elden Street                                                                                                                                                                                         |                              |      |
| Fairfax County Tax Map Number           | 0162 52 0010                                                                                                                                                                                             |                              |      |
| Owner                                   | Kavitha Maddi, Skyvish Square 702 Elden St A LLC                                                                                                                                                         |                              |      |
| Applicant                               | Clay Downing, Signs by Clay Downing                                                                                                                                                                      |                              |      |
| Business/Organization                   | Tapioca Express                                                                                                                                                                                          |                              |      |
| Property Use                            | Commercial                                                                                                                                                                                               |                              |      |
| Zoning District                         | PD-TD, Planned Development – Traditional Downtown                                                                                                                                                        |                              |      |
| Adjacent Zoning                         | <b>North:</b> CC-D; Central Commercial District<br><b>South:</b> CS-D; Commercial Services District<br><b>East:</b> CS-D; Commercial Services District<br><b>West:</b> CC-D; Central Commercial District |                              |      |
| Building Type(s)                        | Multi-use development                                                                                                                                                                                    | <b>Date of Construction:</b> | 2018 |
| Architectural Style(s)                  | Post-modern traditional                                                                                                                                                                                  |                              |      |
| Exterior Material(s)                    | Aluminum Composite Material (AMC) paneling, painted brick                                                                                                                                                |                              |      |
| Neighborhood Design Profile             | Mostly commercial, some residential apartments                                                                                                                                                           |                              |      |
| Comprehensive Plan Land Use Designation | Adaptive Area                                                                                                                                                                                            |                              |      |

|                      |                                                                                                      |
|----------------------|------------------------------------------------------------------------------------------------------|
| Staff Recommendation | Staff is withholding a recommendation until further information has been submitted by the applicant. |
|----------------------|------------------------------------------------------------------------------------------------------|

**Case Details**

**Proposal:**

This application is proposing a permanent wall sign on front of a commercial tenant space that is part of the Junction Square development. The proposed sign consists of individually pin mounted orange-faced channel letters, internally lit, reading “TapiocaExpress.” The letters would have silver 1 inch trimcaps and black 5” deep

aluminum returns. The sign is proposed to be located over the window and door system that serves as the entrance to this space.

### Location Map



Map source: fairfaxcounty.gov

### Applicable Design Guidance:

- Town Code of Ordinances, Section 78-141.6 – *Signs Standards for downtown mixed-use districts*
- Herndon Downtown Pattern Book, Section D Storefronts and Signage

### Staff Analysis

1. Staff has found that the proposed signage does not meet some of the applicable standards and requirements of the Town of Herndon Zoning Ordinance:
    - a. Zoning ordinances require that illumination be limited to halo-lit lettering or indirect lighting. The proposed sign is internally illuminated.
    - b. As proposed, the sign either covers or necessitates the removal of a code-required egress lighting fixture on the façade. Egress lights cannot be covered or removed. However, as explored in a previous case for an adjacent storefront (HDRB #19-021) the light fixture can be revised or altered if the following conditions are met:
      - Any new revised lighting design or configuration produces the required illuminance required by building code; and
      - Any new revised lighting design or configuration is connected to the emergency backup power source, in the exact same manner as the egress light(s) along this elevation are currently connected to an emergency backup power source.
- In the past case, the egress lighting fixture was moved down several inches to facilitate the installation of the business sign.

2. With the findings expressed below, staff believes there are major aspects of this sign as proposed that do not comply with the Downtown Pattern Book:
  - a. The Pattern Book prohibits box or can letter signs. The lettering on the proposed sign qualifies as box/can lettering.
  - b. The Patter Book states an importance of integrating signage harmoniously into the architecture in logical and unadorned spaces. While the overall positioning of the signage is appropriate it appears over-scaled for the space with minimal justification between the sign and the top and bottom of the signa band area. While a specific minimum distance is not recommended at this time, staff believes that at least a few inches should be retained around all side of the sign and the nearest storefront element (framing, fascia, etc).
3. The applicant has been informed of that the following information and documents are required for a full analysis and review of a revised sign design:
  - a. To-scale drawings of the sign on the building. This will establish the height of the signage band and distance between the sign and the window framing, and between the sign and the fascia board above
  - b. Updated sign drawings that illustrate that the type of sign, material and lighting is revised to conform with the zoning requirements.
  - c. Documentation to show that the situation of the sign on the façade is coordinated with the adjacent storefront signage.
  - d. Documentation that shows that either the sign will not conflict with the egress light or that the applicant intends to alter the lighting fixture and above states conditions will be met.
4. The Downtown Pattern book approves of and encourages several alternative or additional storefront identity signage options such as suspended signs, awning signs, window signs, canopy signs and some neon signs. Staff encourages the applicant to explore these other options as either alternative or additional business identification sign options and would be happy to work with them on this if they so choose.

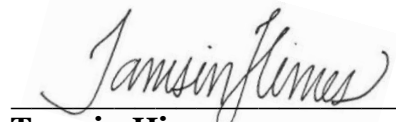
**Staff Recommendation:**

|                              |                                                                                                                                                                                                                                                                                                   |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ARB 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 ARB may also continue the review of this item to a future public hearing</li></ol> |
| <b>Staff Recommendation:</b> | Staff is withholding a recommendation until further information has been submitted by the applicant.                                                                                                                                                                                              |

### Report Attachments

|    |                                  |
|----|----------------------------------|
| 1. | Downtown Pattern Book Matrix     |
| 2. | Proposed Sign Drawings and Specs |

### Staff Signatures



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



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

| Downtown Pattern book Review Matrix      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                        |
|------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section D: Storefronts and (pages 63-71) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                        |
| #                                        | Pattern book                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Evaluation                                                                                                                                                                                                             |
| 1                                        | <p><b>Mixed-use building signage:</b></p> <ul style="list-style-type: none"> <li>» Must be in accordance with town regulations. These guidelines are intended to add further refinement to the town sign ordinance. They are not intended to lessen the jurisdiction of the ordinance.</li> <li>» Should express quality and unique characteristics.</li> <li>» Must be legible and easily understood.</li> <li>» Should contribute positively to the sense of place and the character of the district.</li> <li>» Should communicate the nature of the corresponding business.</li> <li>» Must reinforce pedestrian scale in size and mounting height.</li> <li>» Should reflect proper purpose, context, and location.</li> </ul> | <p>As mentioned in the Staff Report, as proposed, this sign does not meet all the zoning requirements for this area.</p> <p>The sign is legible and easily understood and communicates the nature of the business.</p> |
| 2                                        | <p><b>Prohibited signs</b></p> <p>The following signs are prohibited:</p> <ul style="list-style-type: none"> <li>» Any “box” or “can” letters or signs (internally-lit boxes with translucent covers).</li> <li>» Any sign illuminated by bare floodlight, blinking or flashing bulbs.</li> <li>» Any sign that extends above the roof line or parapet wall.</li> </ul>                                                                                                                                                                                                                                                                                                                                                             | <p>The proposed sign made up of box/can lettering, falling under prohibited signs for this area.</p> <p>Other listed prohibited signs are not applicable.</p>                                                          |

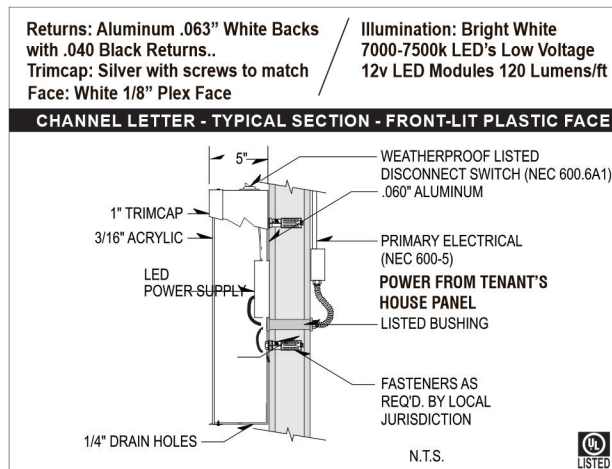
|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | <p>» Any sign erected, painted, or maintained upon fences, rocks, trees, or any natural feature.</p> <p>» Electronic message signs with changing text or graphics generated by electronic components</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3 | <p><b>Signage Requirements</b><br/>The following items should be noted prior to any sign design or building development:</p> <p>» Multiple storefronts within one building must be designed to coordinate the alignment of signs to achieve a harmonious appearance to the base of the building.</p> <p>» Signs must fit within the architectural divisions of the building, and should not span across structural bays or columns.</p> <p>» If present, the signage band must be incorporated into the design of the façade and situated above the storefront clerestory and below the second-story windows signage requirements</p> <p>» Signs incorporated in cornices or parapets must be limited in size, or made an integral part of the architecture.</p> <p>» Signs only lit by exterior wall mounted fixtures or signs with individually shadow-lit opaque letters are permitted.</p> <p>» The inclusion of creative shapes, symbols, and three-dimensional motifs with accompanying text is strongly encouraged in all sign design.</p> | <p>As proposed, the sign is generally aligned with the adjacent storefront business identification signage.</p> <p>As proposed, the sign does not fit within architectural divisions or bays of the storefront, however it is centered over the storefront frame if viewed as a singular bay.</p> <p>Other requirements listed are either non-applicable to this sign design or the sign is in compliance.</p> |
| 4 | <p><b>Wall Mounted Signs</b></p> <p>» Flush-mounted wall signs are a fundamental form of identity signage. They are attached flat to the wall and form an integral part of the architectural detailing of the building. The signs should</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>The proposed sign is flush-mounted to the façade and is located in an architectural band above the doors.</p>                                                                                                                                                                                                                                                                                               |

|  |                                                                                                                                                                                                                                                                                                                                      |  |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  | be positioned within logical features of the building, such as transom panels above entryways, signage bands above storefronts, or wall panels next to storefront windows. Signs should typically be located between 4 to 6 feet above the adjacent walking surface or in the architectural sign band located above doors and shops. |  |
|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

# Front-lit Channel Letters @ 702 Elden St - Suite A - Herndon, VA 20170

Produce and install (x1) new front-lit channel letter sign reading "TapiocaExpress" in the signage area of the 24' of store frontage. The letters will be 5" deep X 2.5' tall X 9.5' long and will have orange faces with silver trimcap. The letters will be illuminated with white LED's. The letters will be installed flush on the wall using noncorrosive hardware without a raceway. All letters will have visible drain holes and all letters will be UL Stamped and approved. The sign as shown here is 23.75 sq ft.

Attachment #2



Day View



Night View



**Title: HDRB #22-001; Addition and façade changes; 743 Florence Place**

**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                       | Addition and alterations to existing contributing building                                                                                                                                                                                             |                              |      |
| Address                                 | 743 Florence Place                                                                                                                                                                                                                                     |                              |      |
| Fairfax County Tax Map Number           | 0162 02 0104                                                                                                                                                                                                                                           |                              |      |
| Owner                                   | Venture Atlas Herndon LLC                                                                                                                                                                                                                              |                              |      |
| Applicant                               | Michael Wijdoogen, MW Architects                                                                                                                                                                                                                       |                              |      |
| Business/Organization                   | Private residence                                                                                                                                                                                                                                      |                              |      |
| 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)                        | Three story residential                                                                                                                                                                                                                                | <b>Date of Construction:</b> | 1920 |
| Architectural Style(s)                  | American Foursquare with additions and modifications                                                                                                                                                                                                   |                              |      |
| Exterior Material(s)                    | Wood lap siding, metal and asphalt roofing                                                                                                                                                                                                             |                              |      |
| Neighborhood Design Profile             | Single family residential                                                                                                                                                                                                                              |                              |      |
| Comprehensive Plan Land Use Designation | Neighborhood Conservation                                                                                                                                                                                                                              |                              |      |

|                      |                                                                                                                  |
|----------------------|------------------------------------------------------------------------------------------------------------------|
| Staff Recommendation | Staff is withholding a recommendation at this time until the requested additional information has been provided. |
|----------------------|------------------------------------------------------------------------------------------------------------------|

**Resource Description:**

This building sits on a large lot in the middle of a neighborhood, zoned as single family residential. The residence was constructed c. 1920 and is generally in the American Foursquare style with classical elements. There appear to have been several additions and modifications over time, especially extending to the rear of the house. The exterior cladding is wood lap siding. The front original portion of the house has a metal shingle hipped roof, and the additions and garage to the rear have asphalt shingle roofs. The

windows are a combination of four-over-one, nine-over-one and one-over-one configurations, the later existing on the newer portions of the structure. There are two bay windows on the first floor of the side facades, and two prominent dormers on the one side and the front facades. The front façade features a wide, two-story porch with columns, railings and balusters that appear to be painted wood. The building has been in a state of disrepair for a number of years and the exterior finishes show areas of major decay.

To the rear of the original house there is an addition and an attached concrete block garage which viewed as non-contributing elements of the house. The addition is one story, situated between the house and the garage with six windows and a door on one side and a single window on the other. The garage is a two car, single gabled structure with two garage doors on one side, windows on the rear and a door and window on the side. Both additions have asphalt shingle roofing.

### Location Map



Map source: fairfaxcounty.gov

### Case Details

#### Proposal:

This application proposes modifications to a contributing building in the Herndon Historic District. The structure is generally in a state of disrepair and dilapidation. The proposed project includes modifications to most of the exterior elements of the structure. Proposed modifications include:

- Replacing all windows with windows constructed with alternative materials
- Removing and replacing all wood siding with alternative materials
- Removing and replacing all trim, window surrounds, spindlework and classical details with alternative materials

- Removing and replacing all doors, including the side and transom lighted front door
- Adding a second story addition to the rear of the building
- Replacing garage doors, siding and windows
- Removing the second floor deck above the front porch by replacing the second story door with a window and demolishing upper story porch railing and spindle work
- Retaining and painting portions of the metal shingle roof
- Replacing asphalt roofing on the rear additions
- Converting two existing window openings into bay windows
- Retaining, repairing, repainting existing wood shutters

Replacement materials for the proposed project include:

- “Hardie” fiber cement clapboard siding, smooth finish, 7” reveal, painted
- “Hardie” fiber cement trim (windows and doors), painted
- “Anderson” Double Hung Series 400 window, vinyl clad
- “Anderson” French Door Series 400, vinyl clad
- “Anderson” Bay Window Series 400, vinyl clad
- “HB&G” 10” round tapered columns, fiberglass, painted
- “Azek” PVC trim fascia & rake trim, painted
- “Timbertech” composite porch decking
- “Certainnteed” Landmark TL roofing, architectural asphalt shingles
- 

#### **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 90, 100, 101)

#### **Staff Analysis**

1. Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. The applicant has been made aware that in order for staff and the board to complete the review of this application, the information listed below must be provided. Staff will withhold a recommendation until the additional information has been submitted and considered.
  - Clarification that the existing shutters are to be retained and repainted. The submitted images indicate that there many of the shutters are missing and damaged. Information is necessary regarding replacement shutters.. Verification will also be necessary as to whether they would be operable when reinstalled and if shutter hardware will be used.

- Altered proposal drawings for the addition showing delineation between historic building and modern addition.
  - Drawings/rendering and specifications for the replacement front door.
  - Material details and specifications of the porch skirt treatment including brick piers and lattice work.
  - Clarification about whether or not any alterations to the existing stone front porch steps are included in this project.
  - Detail drawings and specifications for the proposed porch spindle work and railing.
  - Clarification that there are no site changes involved with this project.
  - Clarification about whether the proposed replacement siding (HardiePlank siding, 7” reveal) is a match for the existing siding reveal.
  - Clarification of whether a complete demolition and rebuild of the porch is proposed.
  - Clarification and drawing details of how the proposed porch composite decking will be designed (orientation, spacing, end treatment at the front of the porch)
  - Clarification of specifications of the proposed door replacement on the one-story, existing addition on the side of the house.
  - Clarification on whether existing half-round gutters and round downspouts will be retained or replaced.
3. With the findings expressed below, staff believes some of the proposed alterations, as they are described in the application, do not meet the applicable design guidelines for the Herndon Historic District Overlay. Staff’s full analysis of the alterations based on the Historic District Overlay Design Guidelines can be found in the HDRB Guidelines Matrix as attached to this report.

**Windows.** The guidelines state that replacement windows should be in-kind both in terms of design and material. The replacement windows have an exterior vinyl cladding which does not mimic the aesthetic of wood windows. Vinyl has a smooth, shiny finish that cannot be painted, and the edge articulation is necessarily rounded. Vinyl windows also tend to have a thicker profile than traditional wood windows. For those reasons, windows clad in vinyl present a visibly different and modern aesthetic even if the light divisions, size and shape match the original windows.

If new wood windows are not proposed, alternative window cladding materials such as aluminum or fiberglass may offer more appropriate characteristics when weighed against the applicable guidelines. If an alternative material is proposed to replace wood windows, a material sample of the proposed window should be submitted for review.

The windows on the original portions of the house, consistent with its classical details, have 9-over-1 or 6-over-1 glass divisions. The windows on the existing later additions are 1-over-1. The application seemingly proposes to maintain that separation in window glass divisions between original and added windows for the proposed addition but fails to carry the concept through. Windows on the original portions of the house should retain the existing 9-over-1 glass divisions while windows on the proposed addition should be 1-over-1. The drawings should be revised to show this condition.

The existing 6-over-1 windows are proposed to be replaced with 4-over 1 windows. The 6-over-1 light division is unique and character-defining and presents a consistency with the wider 9-over-1 windows. Changing these the light division to 4-over-1, would give a distinctly different and modern look to the windows and create an inconsistency in window design on the original part of the house. The historic light divisions should be retained throughout the historic portions of the building.

**Porch.** The application proposes removal of the upper story porch railings and spindle work. As can be seen from the submitted drawings, this will have a major impact on the front façade. Under most circumstances, a conversion from a one-story to a two-story porch, which is character-defining and unique in the historic district would be strongly discouraged and recommended against, however there is a question of whether the porch was originally two-stories. The image of this property in the architectural survey of 1987 shows the porch without the top railing, but the door leading to the porch roof/deck is present. This would indicate that though there is no railings in this photo, there would have been one previously. Staff is interested to know if the applicant can provide evidence that the door is not original or that the second story of the porch was an addition outside the period of significance. This information will be beneficial for assessing appropriateness of the proposed change in porch design.

Staff is also concerned with the removal of the existing historic spindle work on the porch. The pickets and railing on the first floor are unique and cannot be easily replicated. Staff believes it would be useful to better understand whether there are any options for preserving those elements. If they must be replaced, the new porch railing system should have a matching design with a decorative top and bottom railing. The proposed design does not include a bottom railing and does include detailed information on the design of the railings.

**Addition.** For the purposes of this review, staff consider the existing rear two-story bump-out as original to the house and therefore part of the contributing resource. This bump-out shares the same exterior materials including the historic metal shingles on its hipped roof. The addition, built as proposed, would require removal of the metal shingles and extend the roof line and wall planes of the existing bump-out thus making the original portion from the modern addition indistinguishable. There should be clear visual and physical delineation between the existing structure and the new addition. It is also important to maintain the existing roof form and historic material. To that end, a redesign of the addition should be considered to minimize the impacts to the existing roof, and visually separate the original part of the house to a modern addition. This might be achieved by using a different roof form such as a flat roof, finding a way to provide a strong break in the roof line, adding a vertical reveal in the wall planes, or changing cladding design between the two.

4. With the findings expressed below, staff believes that the elements of this application listed below meet the applicable design guidelines for the Herndon Historic District Overlay:

**Historic Fabric Retention.** Retaining and repairing/repainting the existing roof follows the guidelines and is an important part of retaining the character of this structure.

**Garage Updates.** The replacement/alteration of windows and garage doors on the non-contributing attached garage to the rear of the building are largely not visible from the right of way and their replacement does not cause any damage to the character or historic fabric of the building should this be considered appropriate alterations.

**Porch Columns.** The replacement porch columns are significant, highly visible elements and contribute to the classical detailing of the structure. The existing columns show heavy dilapidation and given that they are load bearing elements, complete replacement can be reasonably justified. The proposed replacement columns are not in kind, but the design as shown in the application mirrors the original. The proposed material is a fiber-reinforced polymer/plexiglass composite which can be painted, is structurally durable and can be aesthetically similar to painted wood.

**Siding and Trim Replacement.** The proposed replacement siding (HardiePlank lap siding) and the proposed replacement trim (AZEK product line trim) have in the past been considered appropriate replacements as both can mimic wood siding and can be painted. The application specifies smooth, painted finish which is appropriate. The size of the reveal is an important consideration. Modern siding has wider reveal, whereas traditional siding is usually much smaller. Clarification of the size of the existing siding has been requested.

5. Staff wishes to reemphasize the importance of this building. This is a contributing structure to the district, a classic example of American Foursquare house design which features beautiful classical elements. Given the state of disrepair of the house, the work being done is exciting and much needed. We understand that modifications and updates are necessary, and replacement materials are often required. The balance of careful adherence to the guidelines and sensitivity to the owners needs wishes is the ever-present balance that the Board and staff are required to take into account. As a contributing structure, this is a unique piece of architecture and the work being done affects the historic district as a whole – for better or worse. Staff urges careful consideration of this project and the work being proposed.

**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></ol> |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                              |                                                                                                                    |
|------------------------------|--------------------------------------------------------------------------------------------------------------------|
|                              | 4. The HDRB #21-009 may also continue the review of this item to a future public hearing                           |
| <b>Staff Recommendation:</b> | Staff is withholding its recommendation at this time until the requested additional information has been provided. |

### Report Attachments

|           |                              |
|-----------|------------------------------|
| <b>1.</b> | Guidelines Review Matrix     |
| <b>2.</b> | Proposed Drawings            |
| <b>3.</b> | Existing Conditions Drawings |
| <b>4.</b> | Existing Condition Photos    |
| <b>5.</b> | Applicant Letter             |

### Staff Signatures

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

  
\_\_\_\_\_  
**Bryce A. Perry**  
**Deputy Director**



## GUIDELINES REVIEW MATRIX

HDRB #22-001

February 2, 2022

| <b>Historic District Overlay Guidelines Review Matrix</b>                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Chapter 8 – Treatment of Contributing Resources – Exterior walls and finishes; Windows, Exterior Doors and Associated Features; Exterior Wood Trim; Porches; Additions (pages 40-71) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                        |
| #                                                                                                                                                                                    | Guidelines                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Evaluation                                                                                                                                                                                                                                                                                                                                                                                             |
|                                                                                                                                                                                      | <b>Roofs:</b><br>Roofs are highly visible exterior features and the details of a building's roof are important in imparting character on contributing resources.<br>Retain and restore historic metal roofs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Existing metal shingle roof on the primary portion of the structure is proposed to be retained and repainted.<br><br>Roofing on the later rear addition and garage will be replaced with asphalt shingle, similar to the existing material.                                                                                                                                                            |
|                                                                                                                                                                                      | Historic dormers should not be removed. If deemed unsalvageable, dormers should be replaced in-kind or returned to a documented historic design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The two historic dormers are to be retained with some alterations: painting of roofing and replacement of windows.                                                                                                                                                                                                                                                                                     |
| 1                                                                                                                                                                                    | <b>Exterior Walls and finishes:</b><br>The historic wall materials and finishes of a building help to define architectural style and convey the historic period of its construction. The details of the installation of exterior wall materials create surface texture that impart specific characteristics and further reinforces the building's age and style. . .<br><br>Preserve historic building materials. Repair historic wall materials rather than replacing them. <ol style="list-style-type: none"> <li>Only replace areas of damage or deteriorated historic materials; replacement material should match the historic in material, dimensions, and profile. Do not remove historic materials that are in salvageable condition. Contact town staff to discuss whether or not replacements meet in-kind standards.</li> <li>New material that matches the historic should be patched or</li> </ol> | Existing exterior wall finishes: painted wood lap siding, wood window and door trim, and wood shutters. The existing shutters are to be retained and repainted.<br><br>The entire exterior wall siding and trim woodwork is proposed to be replaced with HardiePlank, a fiber cement wood alternative. The proposed replacement material will be smooth, painted and will not contain faux wood grain. |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   | feathered in so as to retain the remaining historic material.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 2 | <p>If a historic material requires replacement, it should be in kind.</p> <p>a. To achieve replacement-in-kind, the new wall material should match the historic wall material in composition, shape, size, color, profile, pattern, texture, and other visual qualities.</p> <p>If replacement-in-kind is not possible, the following criteria for historic exterior wall material replacement apply:</p> <p>a. Retention of the appearance of the historic material to greatest extent possible using visual characteristics such as scale, unit size, variation in color or texture, pattern, reflectivity and finish.</p> <p>b. No impact to other associated components of the resource such as wall plane depth, reveal depth between wall planes, and depth of trim</p> | <p>The exterior siding and trim replacement is not in kind . Both siding and trim are HardiPank alternative materials</p> <p>After painging (which is proposed) the HardiPlank material can match the appearance of the historic painted wood siding in color, texture and pattern.</p> <p>Staff has asked for clarification about the size of the existing siding and whether replacement siding matches the design, size and reveal.</p>                                                                                                                                                                                                                                                                                          |
| 3 | <p><b>Doors and Windows</b></p> <p>Exterior doors, particularly primary entries located on the front façade, can be important character defining elements that can help impart the age and style of a building. Front doors are a focal point on the front façade of a building.</p> <p>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> <p>Exterior wall solid and void ratios and patterns should be maintained.</p>                                                        | <p>All windows and doors in this structure are proposed to be replaced. One door on the second story front façade is to be removed and replaced with a window. The first story front door is to be replaced.</p> <p>The deletion and addition of openings is limited for the most part to the modern additions of this structure (reducing garage windows from three to one, addition of a bay window on the first story modern addition) and does not alter the solid and void ratios of the historic structure. The exception to this is the replacement of a historic window with a new bay window on the second story rear portion of the historic structure. Staff believe this is only minimally visible from the street.</p> |

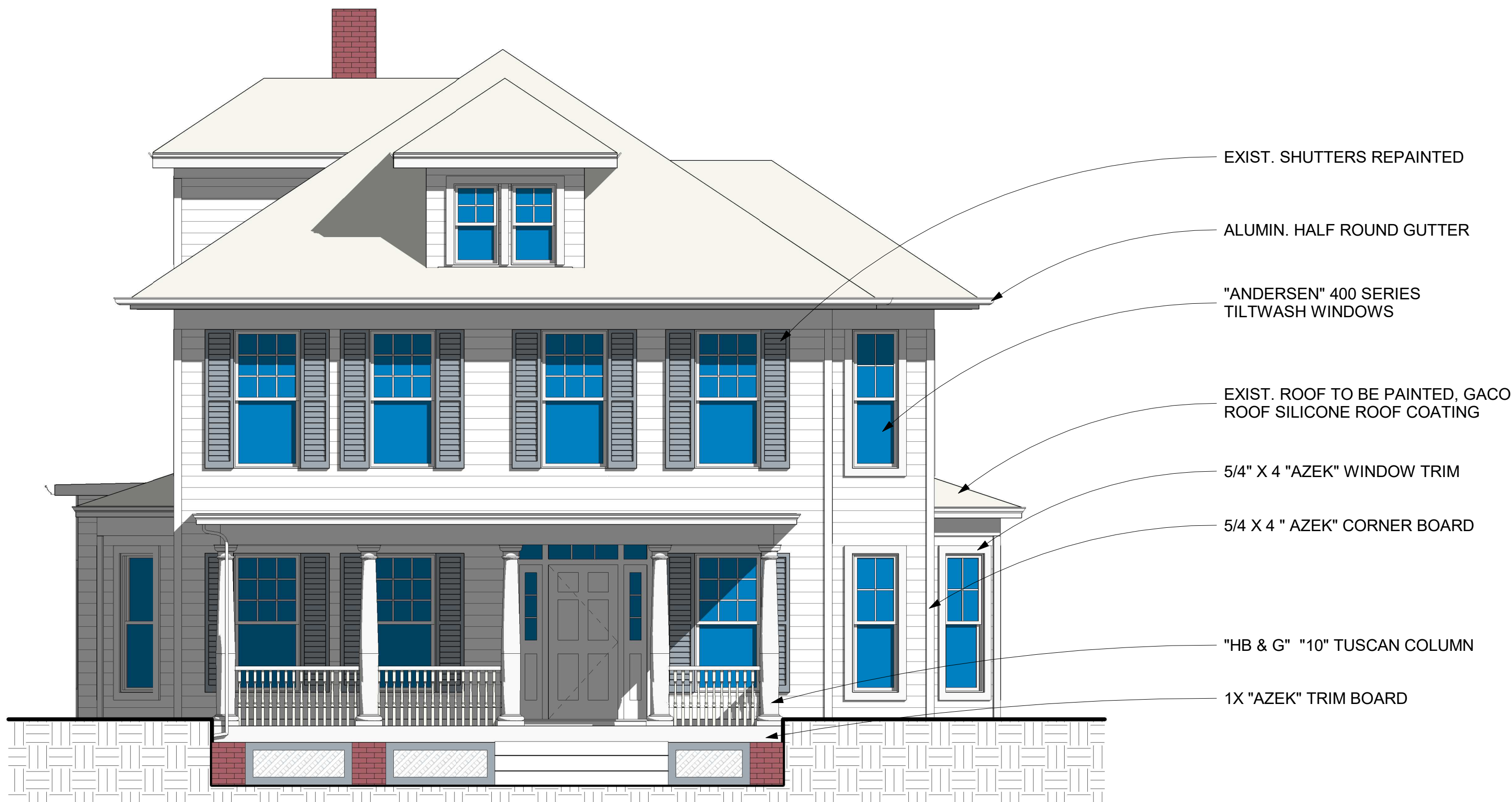
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|   | <p><b>Window and door replacement</b><br/>For historic doors and windows, when necessary, replacement should be in-kind.</p> <p>a. Avoid wholesale replacement of historic windows and doors; these features should be replaced on an as-needed basis</p> <p>Replacement of historic doors and windows should match the original in size, dimensions, configuration, and materials.</p> <p>a. To achieve replacement-in-kind, new doors [and windows] should match the historic doors in material, composition, style, shape, size, profile, glass usage and glazing, finish, hardware usage and material, and other visual qualities</p> <p>For historic doors and windows, if replacement-in-kind is not possible, the following criteria for historic door and window replacement applies:</p> <p>a. Replacement doors and 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.</p> <p>b. Replacement doors and windows should retain historic character defining features, such as hardware, accessories, and decorative details.</p> | <p>At the date of this report, no concrete design for the proposed replacement door had been submitted to staff.</p> <p>The replacement windows proposed are double hung vinyl clad windows which does not mimic the aesthetic or wood windows. In addition to this, some of the proposed windows do not share the same design and light division as the original windows.</p> <p>Staff has asked for design clarification and specs for the proposed replacement doors.</p> |
| 4 | <p><b>Chimneys</b><br/>For historic buildings, foundations and chimneys both serve very important utilitarian functions — foundations hold and secure all structural components of a building, and chimneys provide ventilation for historic means of heating and cooking. The functional use of foundations and chimneys, combined with their material, arrangement, texture, and finish, greatly influences building character and appearance.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>No specifics regarding the chimney are provided, indicating that it is to be retained.</p>                                                                                                                                                                                                                                                                                                                                                                                |

|   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| 5 | <p><b>Porches</b><br/>Porch location, size, roof form, means of roof support, use and design of balustrades, fascia treatments, skirt treatments, and access stairs are all important design elements that help to define the character of a porch. Due to their highly visible location, it is important that historic porches are retained and preserved.<br/>The preservation of porches is critical to maintaining the integrity of historic buildings and the entire HDO given that over 80% of historic buildings in the district have porches.</p> <p>Maintain existing porches and all components and materials of the porch.</p> <ul style="list-style-type: none"> <li>a. Retain and repair character-defining features of the form of the porch, including the height, width, roof pitch, columns, railings, and other decorative details.</li> </ul> <p>Limit replacement to the individual pieces that cannot be salvaged. A single rotted trim board or bracket does not necessitate the replacement of all trim boards or brackets</p> | <p>The proposed changes to the porch include removal of character defining, highly visible elements. This includes a conversion from a two-story to a one-story porch. Proposed changes also include removing and replacing the first story porch railings, pickets, flooring and pillars. Staff has asked for clarification on design and materials for these changes.</p> <p>The demolition of the second story railing and brackets makes a marked difference in the appearance and character of the porch and the house overall. See staff report for more analysis.</p>                                                                          |
| 9 | <p><b>Exterior Wood Trim &amp; Decorative Ornament</b><br/>Although comprising smaller building elements, trim work and ornamentation play an outsized role in defining building character and reinforcing architectural style. How trim is used, and the dimensions of trim are important design characteristics. A house with no corner boards or wide rake boards conveys a very different appearance than houses with corner boards or narrow rake boards. 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</p>                                                                                                                                                                                                                                                                                                                                                 | <p>Elements in this project that fall under this category are: railings and bracket/spindlework on the front porch, trim around windows, doors and corners of the siding, and shutters throughout.</p> <p>With the exception of the shutters, all of these elements are proposed to be replaced. The shutters are proposed to be retained and repainted. The existing condition images submitted indicate many of the shutters are missing. Staff has asked for clarification on replacement shutters and materials.</p> <p>The railing and spindlework system in the proposed drawings do not match the design of the existing system. Staff has</p> |

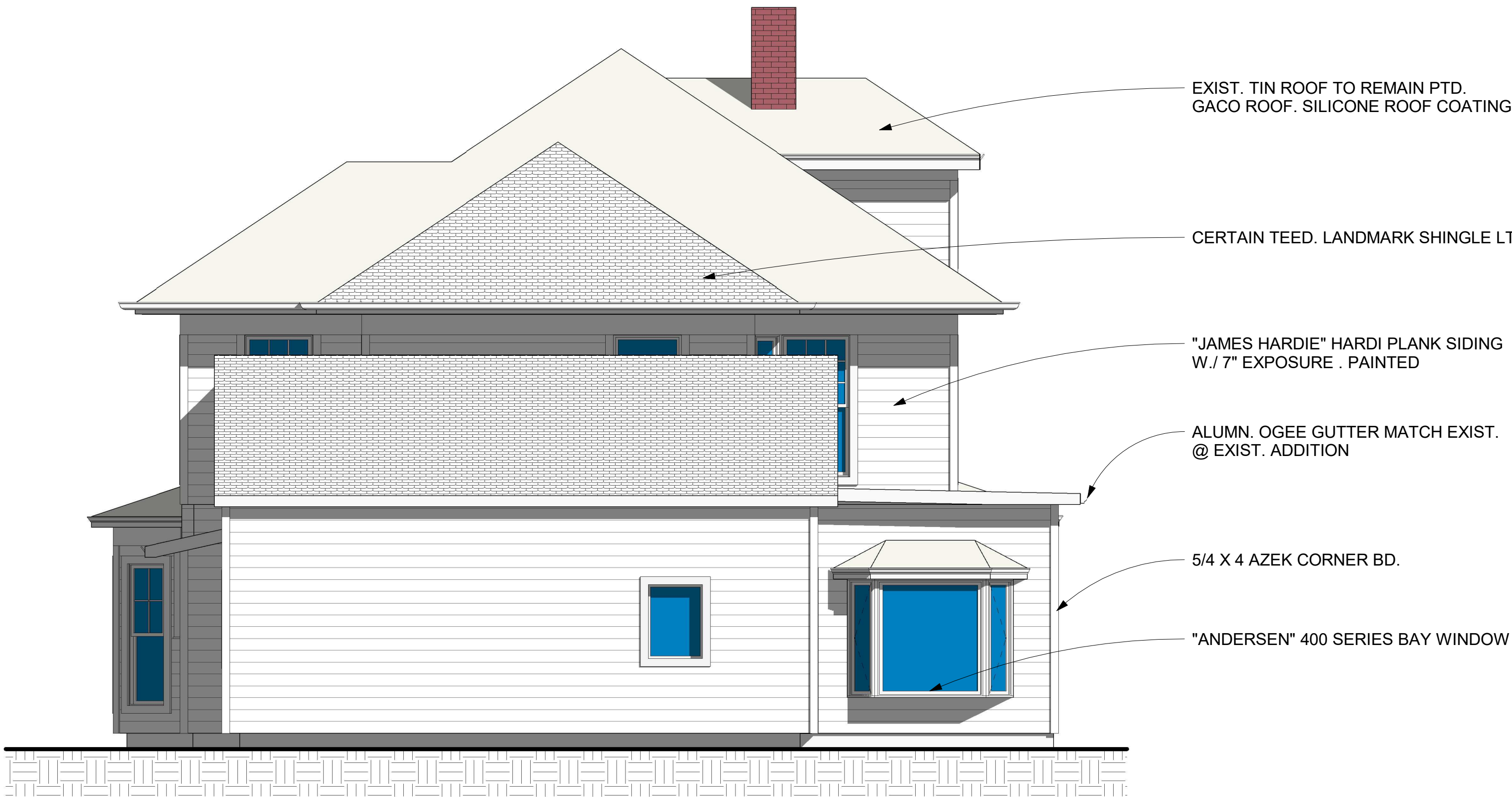
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|    | <p>these resources were constructed. The preservation of ornamentation such as brackets or spindlework is particularly vital since these types of features are not easily reproduced.</p> <p>For historic buildings, trim and ornamentation should be replaced in-kind if the historic material remains available.</p> <ol style="list-style-type: none"> <li>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.</li> <li>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.</li> </ol> <p>If replacement-in-kind is not possible, the following criteria for historic trim and ornamentation replacement applies:</p> <ol style="list-style-type: none"> <li>Replacement material must match the existing or documented historic trim and ornamentation in general composition, shape, size, profile, and finish.</li> </ol> | <p>asked for clarification, detail drawings and specifications regarding this.</p> <p>The trim throughout the façade is proposed to be replaced HardiPlank trim or by a PVC trim material.</p> <p>The guidelines state that replacement features should be in kind. If they are to be replaced with an alternative material, PVC materials can be milled and manipulated to appear similar to wood and can be painted. Given these properties and as long as the applicant can reproduce the size, shape, profile and finish of the original trim, this can be considered an appropriate replacement material</p> |
| 11 | <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</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Staff believes that the proposed materials can be appropriately used except with regard to the vinyl clad windows, and in some instances where staff has asked for more clarification.</p>                                                                                                                                                                                                                                                                                                                                                                                                                     |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                    |
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|  | <p>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> <ol style="list-style-type: none"> <li>The historic material is no longer readily available.</li> <li>Skilled craftsman capable of working with or installing the historic material are no longer available.</li> <li>The historic material is inherently flawed.</li> <li>Code-required alterations are required that result in the removal of historic materials</li> </ol>                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                    |
|  | <p><b>Additions</b></p> <p>New additions should be designed to preserve significant historic materials, features, and form.</p> <ol style="list-style-type: none"> <li>The design of a new addition should minimize the requirement for historic material loss at the connection point to the historic building.</li> <li>To retain historic exterior materials on the interior of the new addition, new additions should utilize historic openings to access the new addition rather than cutting new openings or construct a small hyphen to connect the historic building to the new addition.</li> </ol> <p>New additions should be subordinate to the historic building.</p> <ol style="list-style-type: none"> <li>The new addition should be sized as secondary to the primary historic resource.</li> <li>New additions should not overpower the form or change the scale of the historic building.</li> <li>The placement, orientation, massing, and scale of the new addition should be designed in such a manner that it does not</li> </ol> | <p>The proposed new addition does not minimize loss of historic fabric or show enough visual and physical delineation between the historic structure and the new addition. See staff report for full analysis.</p> |

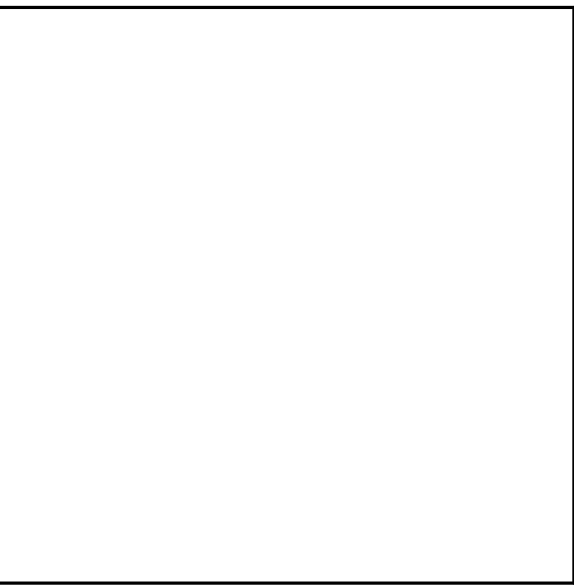
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|  | <p>impact the integrity of the historic building.</p> <p>d. New additions should not be visible or should be minimally visible from the public right-of-way</p> |  |
|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|



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



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



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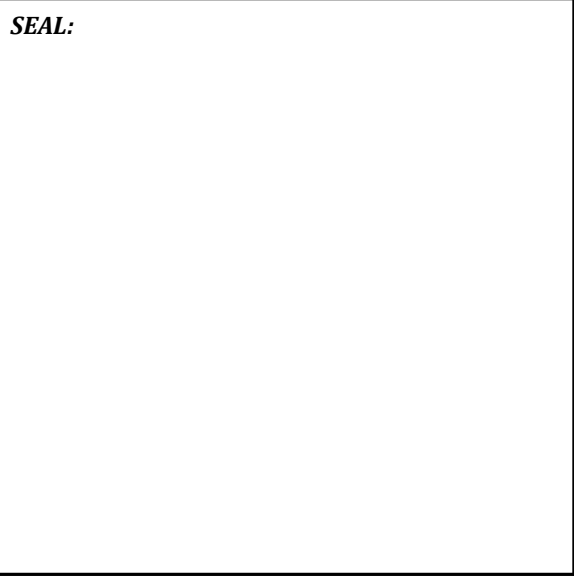
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(703)-819-9461  
www.mwarchitects.com

Winthurs Residence

743 Florence Place  
Herndon, Virginia 20170

|                 |          |
|-----------------|----------|
| PROJECT NUMBER: | 21.322   |
| DATE:           | 11/15/21 |
| DRAWN BY:       | ML       |
| CHECKED BY:     | MSW      |

|                      |               |
|----------------------|---------------|
| REVISIONS:           |               |
| Review Set: 12/14/21 | HDRB: 1/10/22 |
| Review Set: 12/22/21 |               |
|                      |               |



|               |                         |
|---------------|-------------------------|
| SCALE:        | 1/4" = 1'-0"            |
| SHEET TITLE:  | Front & Rear Elevations |
| SHEET NUMBER: | A2.0                    |

EXIST. TIN ROOF TO REMAIN PTD.  
GACO ROOF. SILICONE ROOF COATING

"JAMES HARDIE" HARDI PLANK SIDING  
W./ 7" EXPOSURE . PAINTED

"HB & G" "10" TUSCAN COLUMN

"ANDERSEN" 400 SERIES WINDOW

CERTAIN TEED.  
LANDMARK SHINGLE LT

ALUMN. HALF ROUND  
GUTTER MATCH EXIST.

EXIST. LOUVER TO REMAIN

5/4 X 4 AZEK CORNER BD.

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

"ANDERSEN" 400 SERIES  
BAY WINDOW

CERTAIN TEED.  
LANDMARK SHINGLE LT

ALUMN. HALF ROUND  
GUTTER MATCH EXIST.

EXIST. LOUVER TO REMAIN

5/4 X 4 AZEK CORNER BD.

EXIST. TIN ROOF TO REMAIN PTD.  
GACO ROOF. SILICONE ROOF COATING

5/4 X 4 "AZEK" WINDOW TRIM

"JAMES HARDIE" HARDI PLANK SIDING  
W./ 7" EXPOSURE . PAINTED

"HB & G" "10" TUSCAN COLUMN

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



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## Winthers Residence

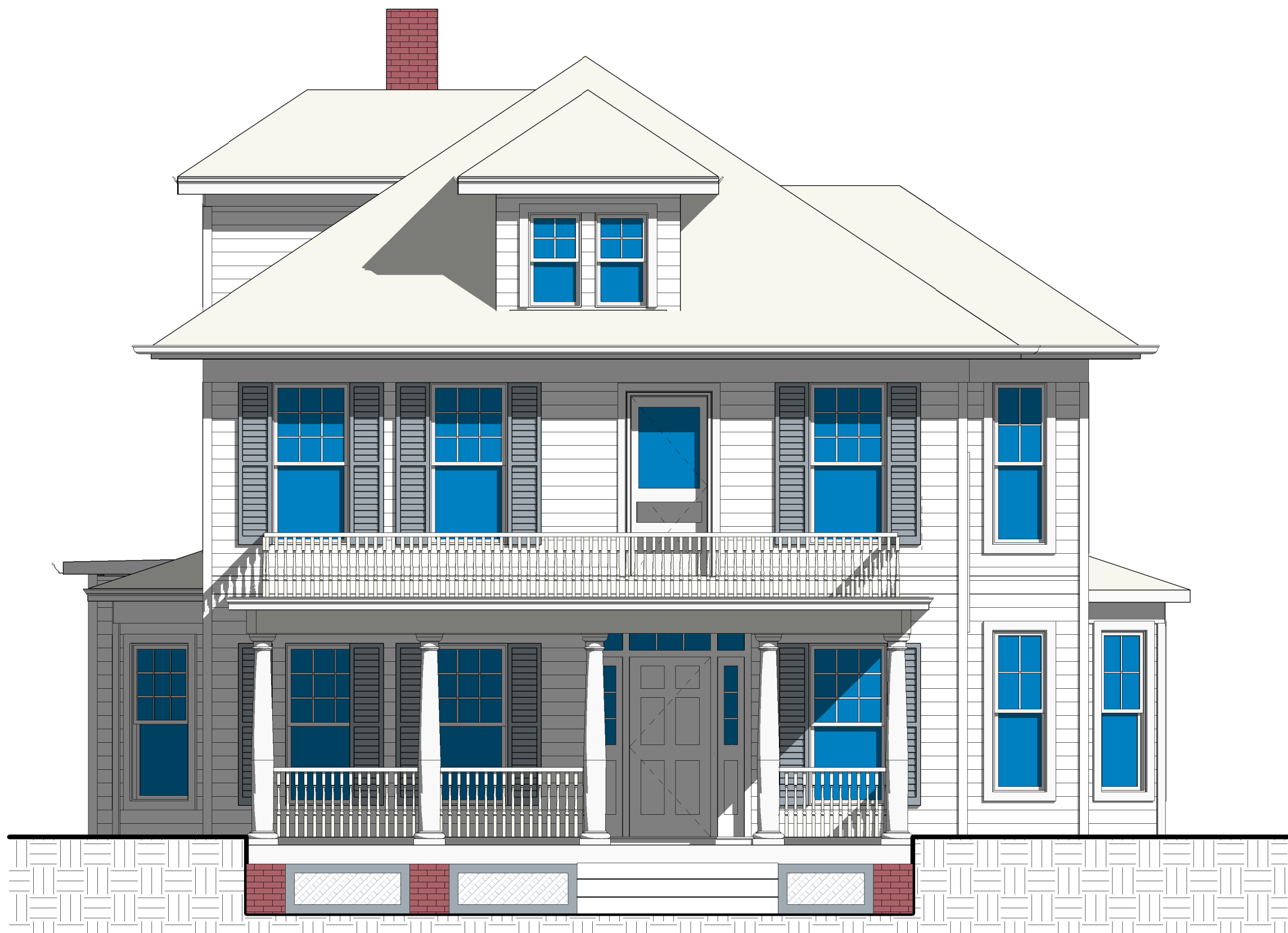
743 Florence Place  
Herndon, Virginia 20170

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| PROJECT NUMBER: | 21.322   |
| DATE:           | 11/15/21 |
| DRAWN BY:       | SDG      |
| CHECKED BY:     | MSW      |

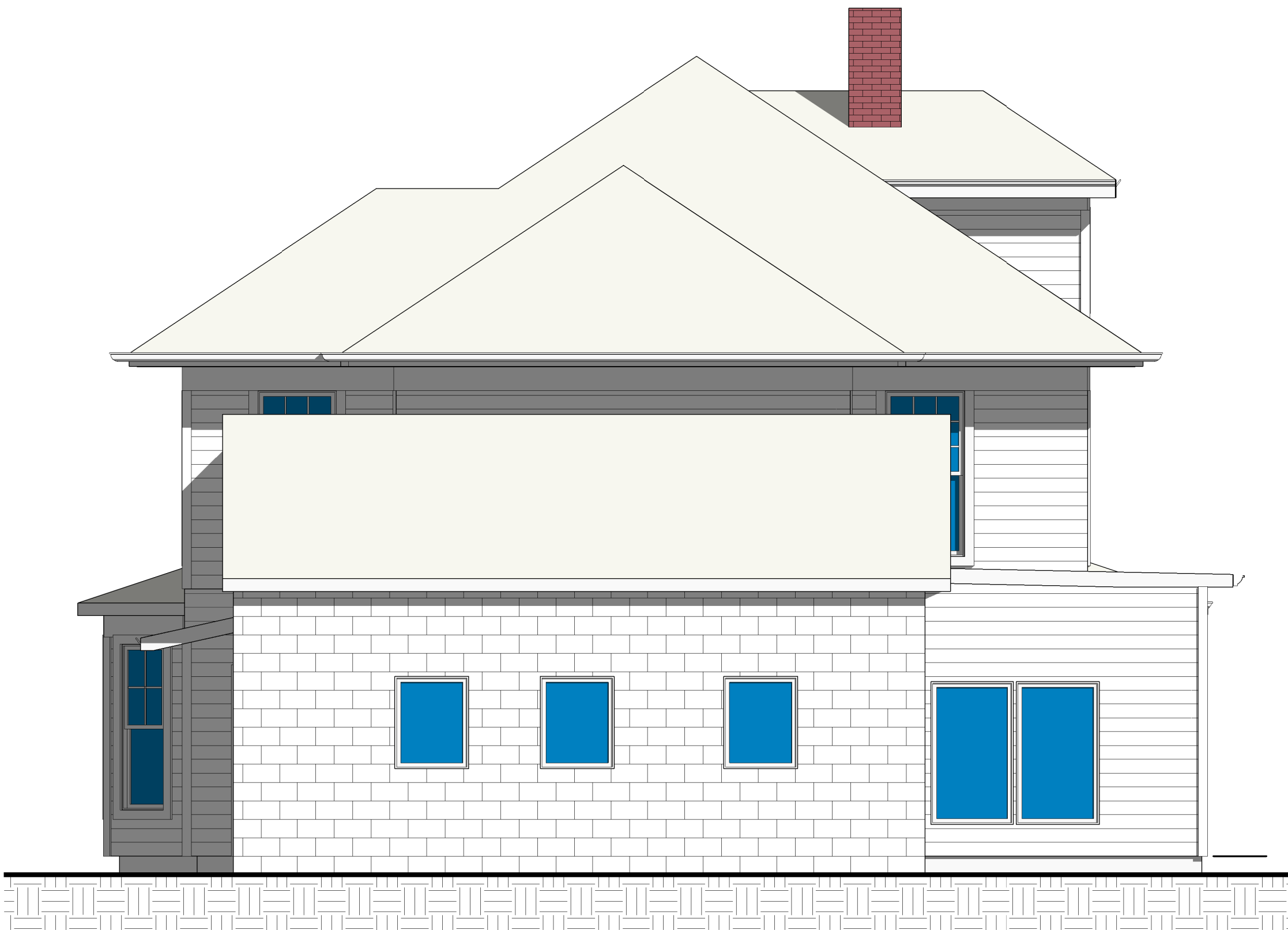
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| Review Set: 12/14/21 | HDRB: 1/10/22 |
| Review Set: 12/22/21 |               |

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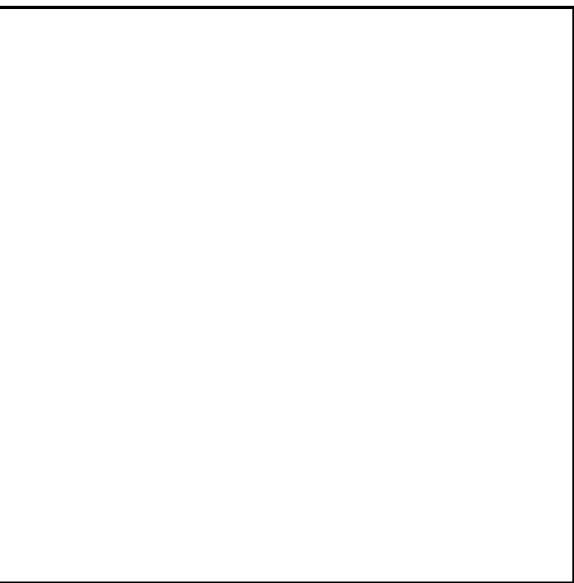
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| SHEET TITLE:  | Side Elevations |
| SHEET NUMBER: | A2.1            |



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



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



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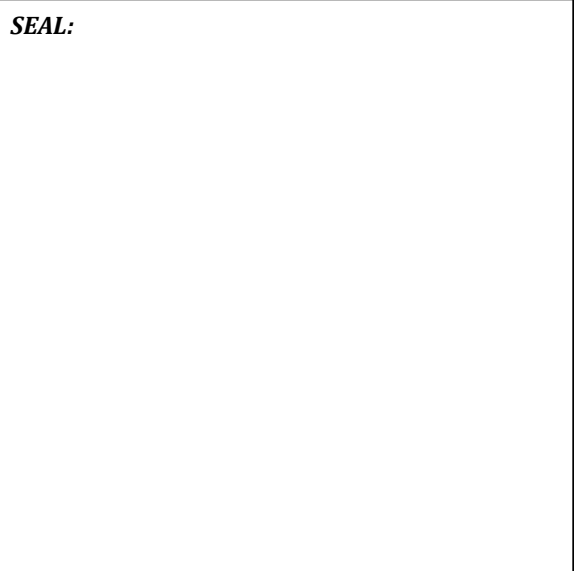
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Winthers Residence

743 Florence Place  
Herndon, Virginia 20170

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|-----------------|----------|
| PROJECT NUMBER: | 21.322   |
| DATE:           | 11/15/21 |
| DRAWN BY:       | Author   |
| CHECKED BY:     | Checker  |

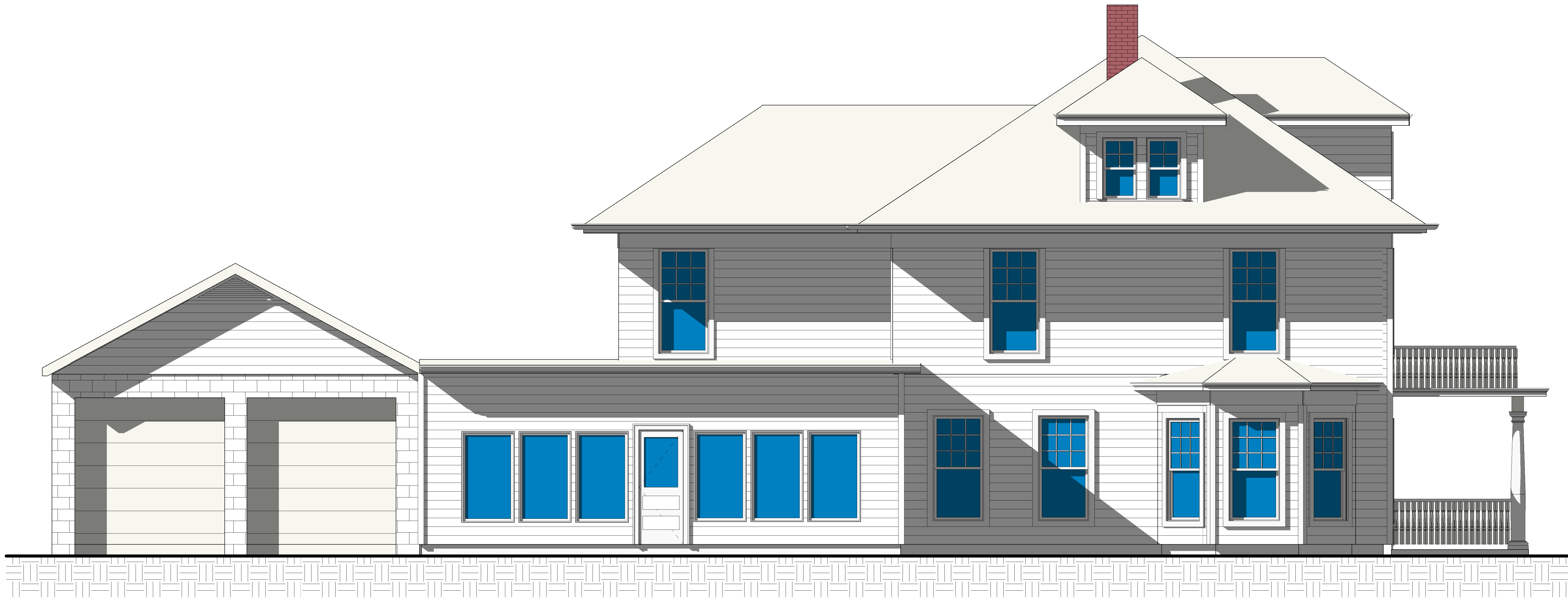
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| REVISIONS:           |               |
| Review Set: 12/14/21 | HDRB: 1/10/22 |
| Review Set: 12/22/21 | HDRB: 1/20/22 |
|                      |               |



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| SCALE:        | 1/4" = 1'-0"                     |
| SHEET TITLE:  | Existing Front & Rear Elevations |
| SHEET NUMBER: | A2.2                             |



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



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



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## Winthers Residence

743 Florence Place  
Herndon, Virginia 20170

|                 |          |
|-----------------|----------|
| PROJECT NUMBER: | 21.322   |
| DATE:           | 11/15/21 |
| DRAWN BY:       | Author   |
| CHECKED BY:     | Checker  |

|                      |               |
|----------------------|---------------|
| REVISIONS:           |               |
| Review Set: 12/14/21 | HDRB: 1/10/22 |
| Review Set: 12/22/21 | HDRB: 1/20/22 |
|                      |               |

SEAL:

|               |                          |
|---------------|--------------------------|
| SCALE:        | 1/4" = 1'-0"             |
| SHEET TITLE:  | Existing Side Elevations |
| SHEET NUMBER: | A2.3                     |



Town of Herndon  
Ms. Tamsin Himes  
Department of Community Development  
777 Lynn Street  
Herndon, VA 20170

Re: 743 Florence Place Pictures



Front of house



Partial Front/Right side elevation

Winthers Residence  
HDRB Submission  
01/10/2022



Partial Right-side elevation



Partial Right-Side Elevation



Partial Rear elevation



Partial Rear/Right-side elevation



Front View of Garage



Partial Left-side Elevation



Partial Left Side Elevation



Partial Front/Left Side Elevation



745 Florence Place



750 Florence Place



637 Oak Street



Town of Herndon  
Ms. Tamsin Himes  
Department of Community Development  
777 Lynn Street  
Herndon, VA 20170

Re: 743 Florence Place Application for the Historic District Property Modification

Dear Board Members,

Please accept this letter as part of the formal request to renovate the existing single-family home at 743 Florence Place. The property has been in such disrepair the new property owners want to update the exterior finishes and make some very minor changes to the façade. All the existing trim, siding and same roofing will be replaced, while the front porch will be rebuilt in the same footprint. We will also look to remove the existing door on the 2<sup>nd</sup> floor porch and replace with a matching window.

The owners of the property have also elected to add a modest addition to the 2<sup>nd</sup> floor to where this addition measuring roughly 16'-6" wide x 11'-6" deep, to where the walls will align with the 2<sup>nd</sup> floor walls over the rear of the home. All exterior finishes will match the proposed finishes as noted below. The addition will continue the same roof line and tie into the existing garage. Window sizing will match the scale of the existing windows of the home.

The exterior finishes of this home will be in similar style and will be replaced in kind. The existing tin metal roof will remain with a treated silicone coating by Gacoroof to help seal the tin shingles, while the roofing over the addition and garage will be CertainTeed Landmark TL Architectural shingle. All exterior trim will be 5/4"x4" or 5/4"x6" ptd trim around doors and windows, while 5/4"x4" corner boards will be utilized. The windows will be a "Andersen" double hung Series 400 windows. The siding will be "Hardie" plank smooth finish siding with a 7" exposure. The existing porch columns will be replaced with HB&G 10" columns.

We feel that this renovation and addition will complement the existing structure at 743 Florence Place and will add if not improve the current aesthetics and value of the neighborhood. We would like to request that the Heritage District Review Board review this application and approve modifications. Please feel free to contact me at 703.819.9461 if there are any questions or if there might be an item that maybe omitted from this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Wijdoogen', with a long horizontal stroke extending to the right.

Michael Wijdoogen, AIA, LEED BD+C  
Architect

Enclosures:

- (1) Application with fee
- (1) Plat Plan
- (1) Elevations 24x36 Sheet A2.0 & A2.1
- (1) Photographs existing home and neighboring houses
- (1) Material cut sheets

Material Cut Sheets

- “Hardi” Siding
- “Hardi” trim @ windows and doors
- “Anderson” Double Hung Series 400 window
- “Anderson” French Door Series 400
- “Anderson” Bay Window Series 400
- “HB&G” 10” Round Tapered Column
- “Azek” PVC Trim Fascia & Rake trim.
- “Timbertech” Decking
- “Certenteed” Landmark TL roofing.
- “Gacorroof” Silicone roof coating.