



HISTORIC DISTRICT REVIEW BOARD MEETING AGENDA

Herndon Municipal Center
Large Conference Room, 2nd Floor
777 Lynn Street
Wednesday, February 1, 2023 | 7:00 p.m.

1. Call to Order

2. Public Hearing

- a. **APPLICATION FOR ALTERATION, HDRB #23-002**, to consider an application for a Certificate of Appropriateness for an alteration at 722 Park Avenue, Herndon, Virginia, located on the north side of Park Avenue, between the intersections of Tyler Street and Park Avenue, and Grant Street and Park Avenue. The subject property is further identified as Fairfax County Tax Map 0104 03030003A, is zoned as R-15 (Residential Single family-15 District) and consists of 22,557 square feet of land area. Owners: Richard V Slepetz and Linda H Slepetz. Applicant: Linda H Slepetz.

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Board Members

4. Adjournment

Title: HDRB #23-002; Porch roof replacement and repairs; 722 Park Ave

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

Summary Information			
Applicant Request	Porch roof replacement and porch repairs		
Address	722 Park Avenue, Herndon, Virginia		
Fairfax County Tax Map Number	0104 03030003A		
Owners	Richard V Slepetz and Linda H Slepetz		
Applicant	Linda H Slepetz		
Business/Organization	Private residence		
Property Use	Residence		
Zoning District	R-15, Residential Single Family-15 District		
HDO Designation	Contributing		
Adjacent Zoning	North: R-15, Residential Single-Family – 15 District South: R-10, Residential Single-Family – 10 District (use, place of worship) East: R-15, Residential Single-Family – 15 District West: R-15, Residential Single-Family – 15 District		
Building Type(s)	Two story residential	Date of Construction:	c.1912
Architectural Style(s)	Victorian		
Exterior Material(s)	Wood lap and shingle siding, metal roofing		
Neighborhood Design Profile	Single family residential		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

Staff Recommendation	Staff is withholding a recommendation at this time
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Resource Description

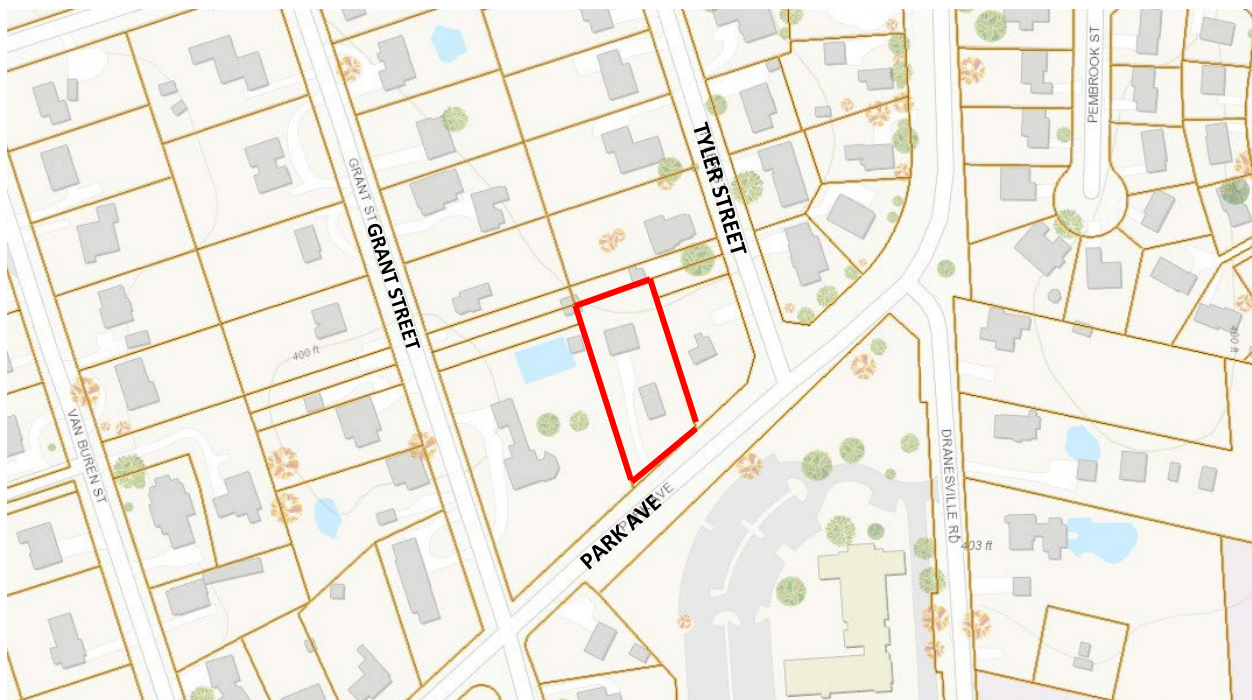
The subject of this application is a residence at 722 Park Ave which is a contributing structure in the Herndon Historic District. The property is zoned as R-15, Residential Single Family, and the surrounding area is primarily neighborhood zoned similarly.

Constructed c. 1912, it is a two-story Victorian style residential building that features Dutch lap siding on the majority of the exterior, shingle siding on the front gable, and a combination of 1-over-1 and 2-over-2 sash windows with exterior storm windows. Other

character defining decorative elements include curvilinear barge board along the gable eaves, decorative rafter tails, running trim, decorative porch posts and porch post brackets, and decorative porch railing system.

The front porch faces Park Ave and in addition to the features mentioned above displays concrete block steps, wood flooring and a lattice porch skirt. The roof is a standing seam metal roof with an integrated gutter / water egress system and one downspout also integrated into the porch roof system. The main structure of the house contains white painted half round gutters and white round downspouts. These appear to be modern. The front porch roof displays major of deterioration, both the metal roof itself which is at the end of its useful life, and the roof structure, facia, soffits and eaves.

Location Map



Case Details

Proposal:

This application proposes the replacement of the porch roof, portions of the roofing structure, porch ceiling, and water egress system with the repair of additional porch features as required.

Roof system replacement: The replacement roofing material is proposed to be standing seam metal to match the existing. Select roof joists and portions of the roof structure are to be replaced. The submitted drawings indicate that the roof dimensions and shape are to remain as existing. Though not detailed, the design of the roof including the eaves, soffits and facia will most likely be altered somewhat from the existing to accommodate modern roofing practices and an altered water egress system. The porch ceiling is to be replaced with beaded pine. The submitted plans specify half round gutters.

Repair work. Porch post and floor are to remain as existing. Decorative brackets, running trim, and railing system are to be repaired on an as-needed basis. When replacement of these elements is required, the application proposes replacing with custom fabricated wood replacements using the existing elements as templates.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay District (HP District)*
- Town of Herndon Historic District Overlay Guidelines (Pages 46-47, 66-72)

Staff Analysis

1. Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. As with any project that affects a historic and contributing property, historic images are invaluable for establishing historic character and understanding original design and architectural elements. Staff researched extensively using Town resources and archives and coordinated with the Herndon Historical Society in an attempt to access any historic images of this property. The oldest photo accessed as a result of this search is a photo from the 1987 Architectural Survey. This photo is included as an attachment to this report. Also included are photos from a 2018 architectural survey.
3. **Porch.** The Guidelines state that porches are important, character defining elements of historic houses. and especially when visible from the right of way: “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.” (p.66). The intent of the proposed project is to retain and repair the existing porch and replace elements selectively when needed with in-kind replacements.

Decorative woodwork. Porch posts, brackets, running trim and railing system are to be retained as existing, and when necessary replaced with custom fabricated wood pieces using the existing features as templates. Staff believes that this adheres to the methods outlined in the Guidelines for repair and selective, in-kind replacement without design change.

Porch roofing. The application states that the replacement roofing material is standing seam metal to match the existing. Staff is asking for additional information regarding the panel width of the exiting standing seam roof and panel width of the proposed replacement roofing. Portions of the roofing structure are to be replaced due to deterioration resulting from water infiltration.

Gutters and downspout. The existing water egress system is integrated into the porch roof structure with one downspout on the southeast corner of the porch. The downspout appears to be historic, round and connects from this point. This system

allows for the remainder of the porch fascia, soffits and eaves to be unobstructed by external gutters and downspouts. The submitted plans do not detail the type of gutter or downspout system proposed beyond that the gutters are to be half-round. Staff is requesting more information regarding this including materials samples and/or materials specifications, and renderings or descriptions of how the proposed system will interact with the existing roof and porch elements.

4. Staff is overall supportive of this project and believes that as far as described, the project and methods in the application adhere to the Guidelines. This porch is a beautiful example of Victorian vernacular architecture, and along with the main structure add significantly to the Historic District. Staff is excited about this project and appreciates the applicant's efforts to repair and retain as much as possible and preserve the character of this significant porch.
5. 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.
 - Information regarding existing and proposed standing seam metal panels.
 - Materials specifications for proposed water egress system: gutter, downspout etc.
 - Details regarding how the proposed gutter and downspout will interact with the existing porch and new porch roof.
 - Type of wood to be used for repair and replacement of exterior wood elements.

Staff Recommendation:

HDRB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The HDRB #23-002 may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is withholding its recommendation at this time until the requested additional information has been provided.

Report Attachments

1.	Guidelines Review Matrix
2.	Proposed Drawings
3.	Existing Condition Photos
4.	Applicant Letter
5.	Architectural Survey Photos

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

Historic District Overlay Guidelines Review Matrix		
Chapter 8 – Treatment of Contributing Resources – Roofs; Porches; Exterior Wood Trim and Decorative Ornament (pages 46-47, 66-72)		
#	Guidelines	Evaluation
1	Roofs: Roofs are highly visible exterior features, and the details of a building’s roof are important in imparting character on contributing resources. Retain and restore historic metal roofs.	The proposed project is to replace existing porch roof which is at the end of its useful life.
	COA applications for full scale replacement roofs prior to the end of their useful life span should be accompanied by a letter from an experienced roofing company with information on why the roof requires replacement.	The application did not include a letter as described, but images of the porch roof show extreme deterioration of the roof, water egress system, eaves, soffits, and fascia. There is extensive damage to the structure of the porch roof from water infiltration and roof deterioration. Staff believes that in this case, the level of deterioration adequately detail the need for replacement.
	Temporary repairs can be made with clear, silicone-based caulk. Do not use tar-based materials to make repairs, as it is difficult to remove.	No temporary repairs are proposed.
	Prior to replacement, inspect for sources of moisture to ensure deterioration issues are not being caused by worn flashings, leaky gutters, or poor attic ventilation.	Photos provided by the applicant indicate roof and water egress system failure resulting in water infiltration and deterioration of roof structure. Eaves and surrounding elements.
	Historic gutters and downspouts should be retained and repaired; ensure they are properly maintained. If replacement of these features is required, contact town staff to discuss whether or not replacements meet in-kind standards.	Staff is requesting additional information regarding the proposed downspout and water egress system to ensure that the current design will be adhered to, or if there are modifications to the design that they are appropriate and detract as little as possible from the historic porch structure.
	For all roofs, replacement materials should offer the same general appearance as the existing roof, unless changing to a known original or historic and architecturally appropriate roof material.	The proposed project specifies the replacement of the metal sanding seam roof with an in-kind replacement in material and design.



GUIDELINES REVIEW MATRIX

HDRB #23-002

February 1, 2023

	To achieve replacement-in-kind, the new roof material should match the historic roof material in composition, shape, size, color, profile, pattern, texture, and other visual and material qualities.	This project proposes an in-kind roofing material replacement of standing seam metal.
	New metal roofs should match historic metal roofs in elements such as pan width, seam height, and crimp pattern for standing seam roofs.	No details regarding width of existing roof panels or proposed roof panels are provided. No details regarding seam height or crimp pattern are provided.
	Material replacement should not impact the roof design, such as pitch or roof components such as eaves. If changes to the roof design are proposed, the guidelines below for Roof Design Changes apply.	The replacement material is for a standing seam roof replacement matching the existing standing seam roof.
	Changes in design should not alter the original shape, size, and form of a historic roof unless they are not visible from the public right-of-way.	No changes in design are specifically proposed in this application.
	Porches: Porches offer the strongest conveyance of building era, age, and character . . . Porches, together with the front entrance, create a principal focal point for historic buildings. 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.	This project proposes a roof replacement that retains the existing design. Other elements are to be custom repaired as needed using existing elements as templates (see below for more).
	1. Maintain existing porches and all components and materials of the porch. 2. Repair and restore rather than replace historic porches when possible. 3. 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.	Project proposes replacing roof, portions of the roof structure, and portions of the eaves and fascia in kind, matching both design and material. Porch railing and decorative work are to be custom repaired where necessary with matching material (wood) using the existing as templates.

	The replacement of porch components or entire porches should only occur if the areas to be replaced cannot be salvaged; avoid wholesale replacement of historic porches or replacement of an entire porch when only particular components can be replaced instead.	The project proposes replacing individual components of porch and retaining the existing porch as a whole.
	If porch components must be replaced, they should be replaced in-kind. To achieve replacement-in-kind, the new materials should match the historic porch in material, composition, shape, size, location, style, ornament details, and other visual qualities.	Replacement materials include metal standing seam roof and repairs to wood components using wood and matching the existing design.
3	Exterior Wood Trim & Decorative Ornament 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 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.	Decorative railings, running trim, column brackets and trim are to be retained, and where necessary replaced in kind with wood. Replacement elements are to match existing in design, dimension, form and material by using existing elements as templates.
	For historic buildings, trim and ornamentation should be replaced in-kind if the historic material remains available.	This project proposes replacing elements in kind.
	a. To achieve replacement-in-kind, the new material should match the historic trim and ornamentation in material, composition, shape, size, dimension, profile, location, means of installation, finish, and other visual qualities.	In-kind replacement to be achieved by using matching material and custom fabricating replacement elements.



GUIDELINES REVIEW MATRIX

HDRB #23-002

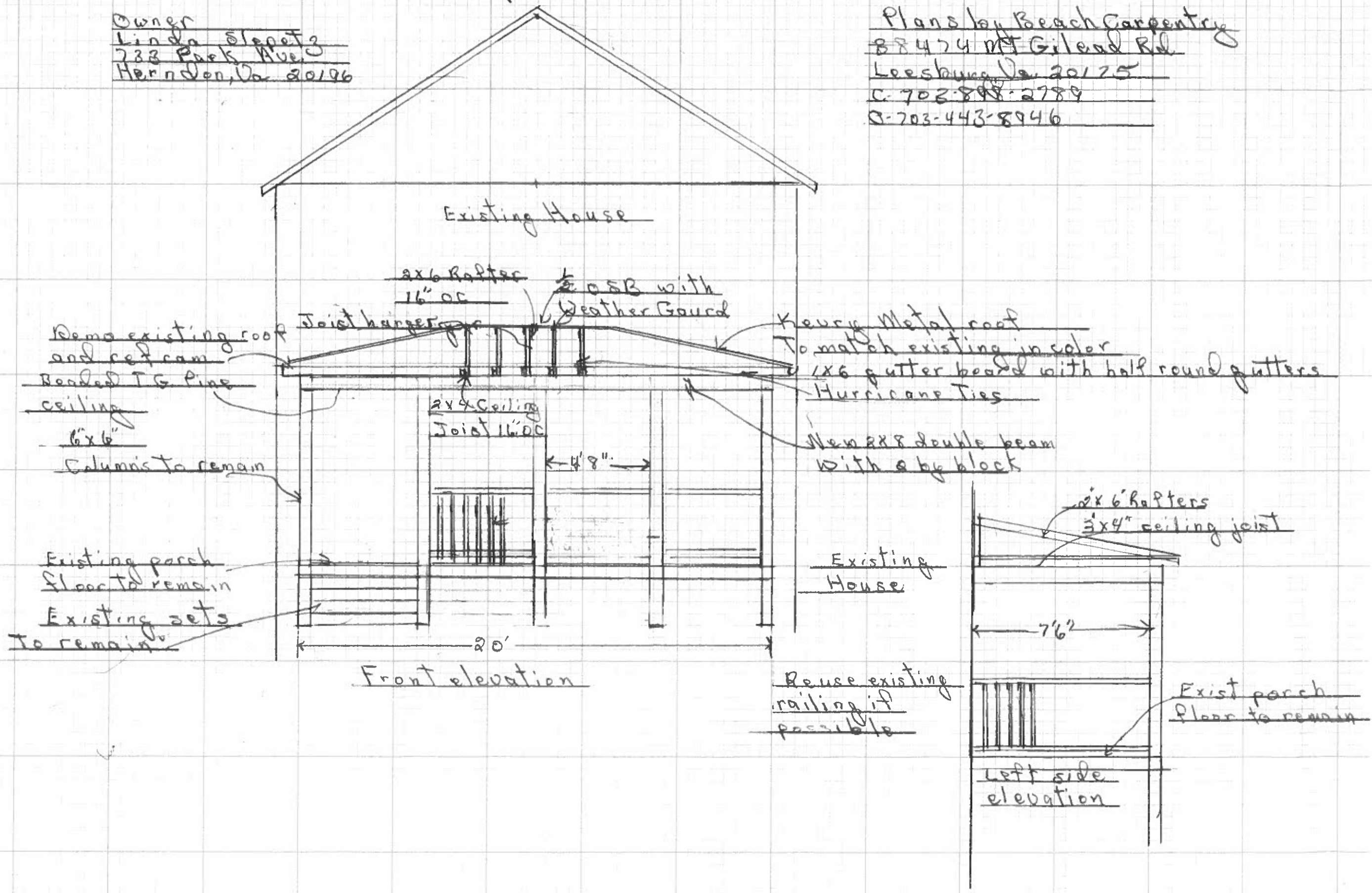
February 1, 2023

	b. Select moisture resistant replacement wood to prevent premature deterioration, such as Accoya, cedar, cypress, or mahogany. Avoid using modern fast growth wood, particularly softwoods, such as pine.	No information regarding replacement wood is provided.
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Date
12-18-22
New porch roof

Owner
Linda Slepetz
733 Park Ave.
Herndon, Va 20196

Plans by Beach Carpentry
88474 Mt Gilead Rd
Leesburg, Va 20175
C-703-898-2789
B-703-443-8946





722

722

NO SOLICITING
We are too broke
to buy anything.
We know who we
are voting for.
We have found
Jesus.
Seriously, unless you
are giving away beer
**PLEASE
GO AWAY!**

WELCOME





















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HDRB Application "Letter"

Contractor has provided a detailed drawing of the project, with materials listed.

- Existing railing to be retained if possible. Damaged railing will be custom fabricated from wood, using original parts as templates.
- Existing floor and columns to remain.
- Existing stairs to remain.
- Lower lattice to remain.
- New standing seam roof to original color.
- Porch ceiling will be T&G beaded pine, stained as original.
- Joist hangers and hurricane ties to meet current code.

Attachment #5



Attachment #5

