



HISTORIC DISTRICT REVIEW BOARD TRAINING WORK SESSION AGENDA

Town Council Chambers Building
765 Lynn Street, Herndon, VA 20170

Wednesday, September 17, 2025 | 7:30 PM

This meeting is a training session for the Historic District Review Board. The public is welcome to attend this training work session; however, there will be no opportunity for public comment.

- 1. Call to Order**
- 2. New Business**
 - a. Discussion - Exploring the Frameworks of the National Register of Historic Places and Values-Based Preservation
- 3. Adjournment**

Agenda Item: Discussion - Exploring the Frameworks of the National Register of Historic Places and Values-Based Preservation

Meeting Date: September 17, 2025

Category: New Business

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:

Staff will demonstrate how the National Register of Historic Places (NRHP) creates a robust yet flexible planning framework. Topics covered will include how the NRHP organizes historic resources into property types, how we understand and define significance, how we determine integrity, and why these concepts are important to understand when planning for historic places. Staff will highlight the difference between NRHP designation and Local Historic Districts (LHDs), such as the Town of Herndon Historic District.

Staff will also discuss values-based preservation as a method for assessing complex and sometimes competing values in the built environment. Historic districts are community assets and as such they reflect numerous values including historical, cultural, civic, environmental, aesthetic, and economic. Staff will explain how preservation planners use values-based preservation assessments to define the tolerance for change of historic assets and thereby ensure that historic places continue to be vibrant and dynamic without compromising their integrity. While this approach is not applicable to the Certificate of Appropriateness review process overseen by the HDRB, it broadly contributes to an understanding of LHDs, such as the Town of Herndon Historic District, as community assets that can promote a wide variety of values in a community.

Background:

Prior to the training, the HDRB are encouraged to review the information in the links below.

NRHP

- [NRHP Bulletin 15](#)
- [What is Integrity?](#)
- [Assessing Integrity, Not Condition](#)
- [Evaluating Non-Historic Exteriors](#)

Values-Based Preservation

- [Values in Heritage Management: Emerging Approaches and Research Directions](#)
- [Assessing the Values of Cultural Heritage: Research Report](#)
- [What is Intangible Cultural Heritage?](#)

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

N/A

Attachments:

1. Staff Presentation

Historic District Review Board

September 3, 2025, Work Session

National Register of Historic Places + Values-Based Preservation



National Register of Historic Places (NRHP)



Building
Old Town Hall (photo c. 1974)



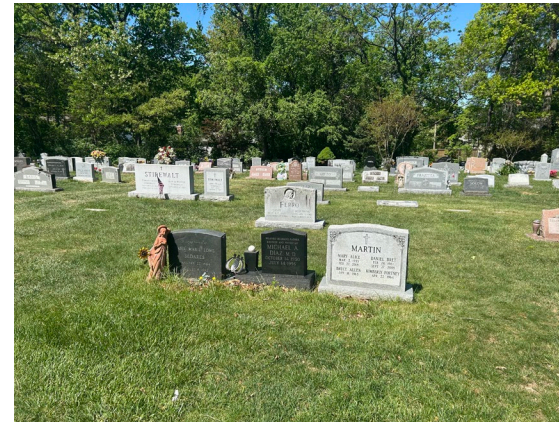
Structure
Railroad Grade (photo c. 1912-1920)



Historic District
Lynn Street Plaza (photo 1955)



Object
Whistle Post (photo 2025)



Site
Chestnut Grove Cemetery (Photo 2025)

How do we know what's significant?

- Agriculture
- Architecture
- Archaeology
 - Prehistoric
 - Historic – Aboriginal
 - Historic – Non-Aboriginal
- Art
- Commerce
- Communications
- Community Planning and Development
- Conservation
- Economics
- Education
- Engineering
- Entertainment/Recreation
- Ethnic Heritage
 - Asian
 - Black
 - European
 - Hispanic
 - Native American
 - Pacific Islander
 - Other
- Exploration/Settlement
- Health/Medicine
- Industry
- Invention
- Landscape Architecture
- Law
- Literature
- Maritime History
- Military
- Performing Arts
- Philosophy
- Politics/Government
- Religion
- Science
- Social History
- Transportation
- Other

Herndon's Areas of Significance



SEP • 56

*Herndon Depot and railroad tracks, looking east
(photo 1956, Larry Croser Collection)*



*Lynn Street
(photo date unknown)*

What are the Criteria for Evaluation?

- Criterion A – Patterns in history
- Criterion B – Association with significant person/people
- Criterion C – Design/Construction/Art/Craft
- Criterion D – Potential to yield information (archaeology)
- Criteria Considerations:
 - Criteria Consideration A – Religious properties
 - Criteria Consideration B – Moved properties
 - Criteria Consideration C – Birthplaces and graves
 - Criteria Consideration D – Cemeteries
 - Criteria Consideration E – Reconstructed properties
 - Criteria Consideration F – Commemorative properties
 - Criteria Consideration G – Properties that have achieved significance within the last fifty years

Herndon Criteria for Evaluation



*Lynn Street, looking south
(photo 1912-1920)*



*Lynn Street
(photo 1960)*

What is Integrity?

- Integrity is the ability of a property to convey its significance.
- Aspects of integrity:
 - *Location* - where the historic property was constructed or the place where the historic event occurred
 - *Design* - elements that create the form, plan, space, structure, and style of a property
 - *Setting* – the physical environment of a historic property
 - *Materials* – the physical elements that were combined during a particular period in a particular pattern
 - *Workmanship* - the physical evidence of the crafts of a particular culture or people
 - *Feeling* - a property's expression of the aesthetic or historic sense of a particular period of time
 - *Association* - the direct link between an important historic event or person and a historic property

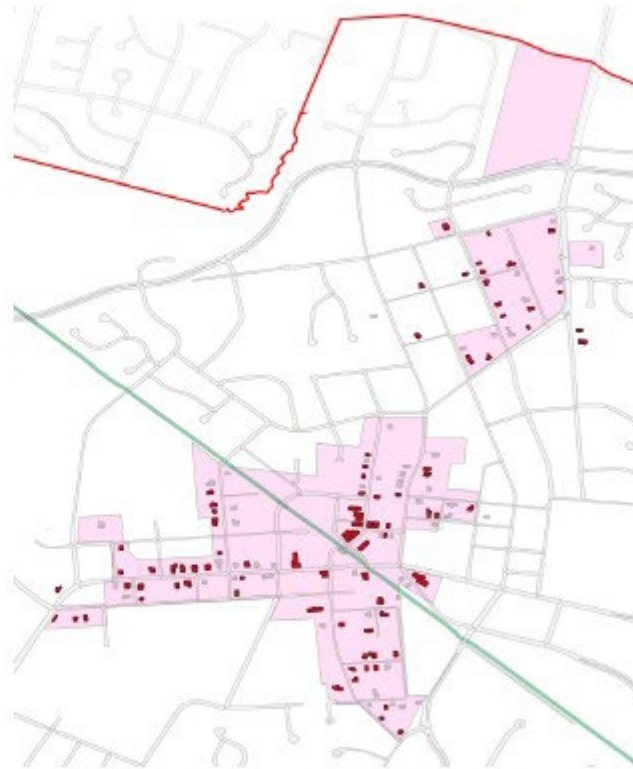
What is a Period of Significance?

- The length of time when a property was associated with important events, activities, or persons, or attained the characteristics which qualify it for National Register listing
 - Period of significance usually begins with the date when significant activities or events began giving the property its historic significance (this is often a date of construction)
 - Specific to the Criteria for Evaluation used
 - Criterion A – Length of time important event persisted
 - Criterion B – Length of time property associated with important person
 - Criterion C – Date of construction and subsequent significant alterations
 - Criterion D – Estimated time of occupation or use associated with archaeological record

Herndon's Period of Significance



Phase 1: 1855-1890 Limited development centered around the rail depot; includes the earliest resources in the district, including Herndon Depot.



Phase 2: 1890-1920 Some commercial development, but primarily residential, including Van Vleck's addition, which lies northeast of the core district.



Phase 3: 1917-1940 Commercial reconstruction after the 1917 fire, and continued residential development, albeit at a slower pace.

Further Reading

- [National Register Bulletin 15](#)
- [National Register Bulletin 16A](#)
- [What is the National Register of Historic Places?](#)
- [What is integrity?](#)
- [Assessing Integrity, Not Condition](#)
- [Evaluating Non-Historic Exteriors](#)
- [NRHP Publications](#)

What is Values-Based Preservation?



Herndon Festival
(photo 1991)

Types of Values Considered

- Historic
- Cultural/symbolic
- Social
- Aesthetic
- Use value
- Political
- Ritual
- Economic
- Environmental
- Bequest (preserve for future generations)



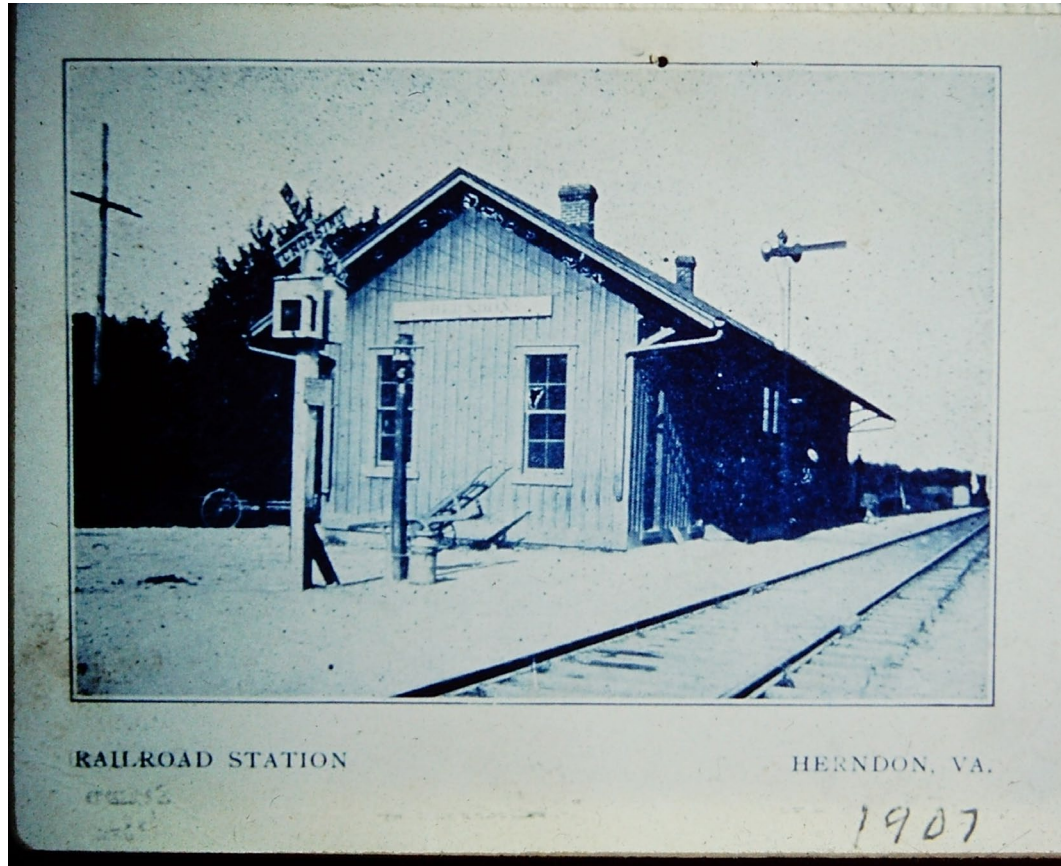
*Fair in Town Hall Square
(photo 1972)*

Herndon Example 1



*Old Town Hall
(photo 1972)*

Herndon Example 2



Herndon Depot
(photo 1907)



Herndon Depot
(photo 1940)

Further Reading

- [Values in Heritage Management](#)
- [Assessing the Values of Cultural Heritage](#)
- [Places Associated with Cultural, Ethnic, or Identity Communities](#)
- [What is Intangible Heritage](#)

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