



## HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA

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

Wednesday, October 1, 2025 | 7:00 PM

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### 1. Call to Order

### 2. Public Hearings

- a. APPLICATION FOR AN ALTERATION, HDRB #25-009, to consider an application for a Certificate of Appropriateness for alterations that include replacement siding, porch columns and railings, windows, entry doors, roof eaves, and asphalt shingle roofing at the single-family residential building located at 820 Locust Street, Herndon, Virginia
- b. APPLICATION FOR A DEMOLITION, HDRB #25-010, to consider an application for a Certificate of Appropriateness for the demolition of the existing detached garage located at 820 Locust Street, Herndon, Virginia

### 3. New Business

- a. Resolution to support a Zoning Ordinance Text Amendment (ZOTA) to clarify and improve the existing process of the Historic District Review Board to grant setback reductions within the Historic District Overlay

### 4. Comments

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

### 5. Adjournment

**Agenda Item:** APPLICATION FOR AN ALTERATION, HDRB #25-009, to consider an application for a Certificate of Appropriateness for alterations that include replacement siding, porch columns and railings, windows, entry doors, roof eaves, and asphalt shingle roofing at the single-family residential building located at 820 Locust Street, Herndon, Virginia

**Meeting Date:** October 1, 2025

**Category:** Public Hearings

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

**Description:**

The property at 820 Locust Street features a two-story, single-family detached house located on the north side of Locust Street, at the intersection with Grace Street. The building was constructed in 1925 and is a contributing resource within the historic district. This application proposes to complete exterior alterations to the primary dwelling including changes to the siding, roofing, railings, windows, entry doors, roof eaves, and porch columns and railings. Please see the attached staff report for additional information.

**Background:**

In 1997, previous owners of the property applied for and received a Certificate of Appropriateness (COA) to build a second story addition on the dwelling at 820 Locust Street (HPRB 97-7). This addition added a cross gable to the existing front gable of the house and resulted in number of material changes to the dwelling. The applicant is concurrently seeking to demolish the existing detached garage and construct a new garage adjacent to Grace Street. The petition for demolition of the garage will be considered under HDRB 25-010. The design and construction of the new garage has not yet been scheduled for HDRB review. Please see the attached staff report for additional information.

**Fiscal Impact:**

N/A

**Staff Recommendation/Next Steps:**

Staff are withholding a recommendation pending the provision of additional information as stated above.

**Attachments:**

1. Staff Report
2. Guidelines Matrix
3. Materials

## STAFF REPORT

**Agenda Item:** APPLICATION FOR AN ALTERATION, HDRB #25-009, to consider an application for a Certificate of Appropriateness for alterations that include replacement siding, porch columns and railings, windows, entry doors, roof eaves, and asphalt shingle roofing at the single-family residential building located at 820 Locust Street, Herndon, Virginia.

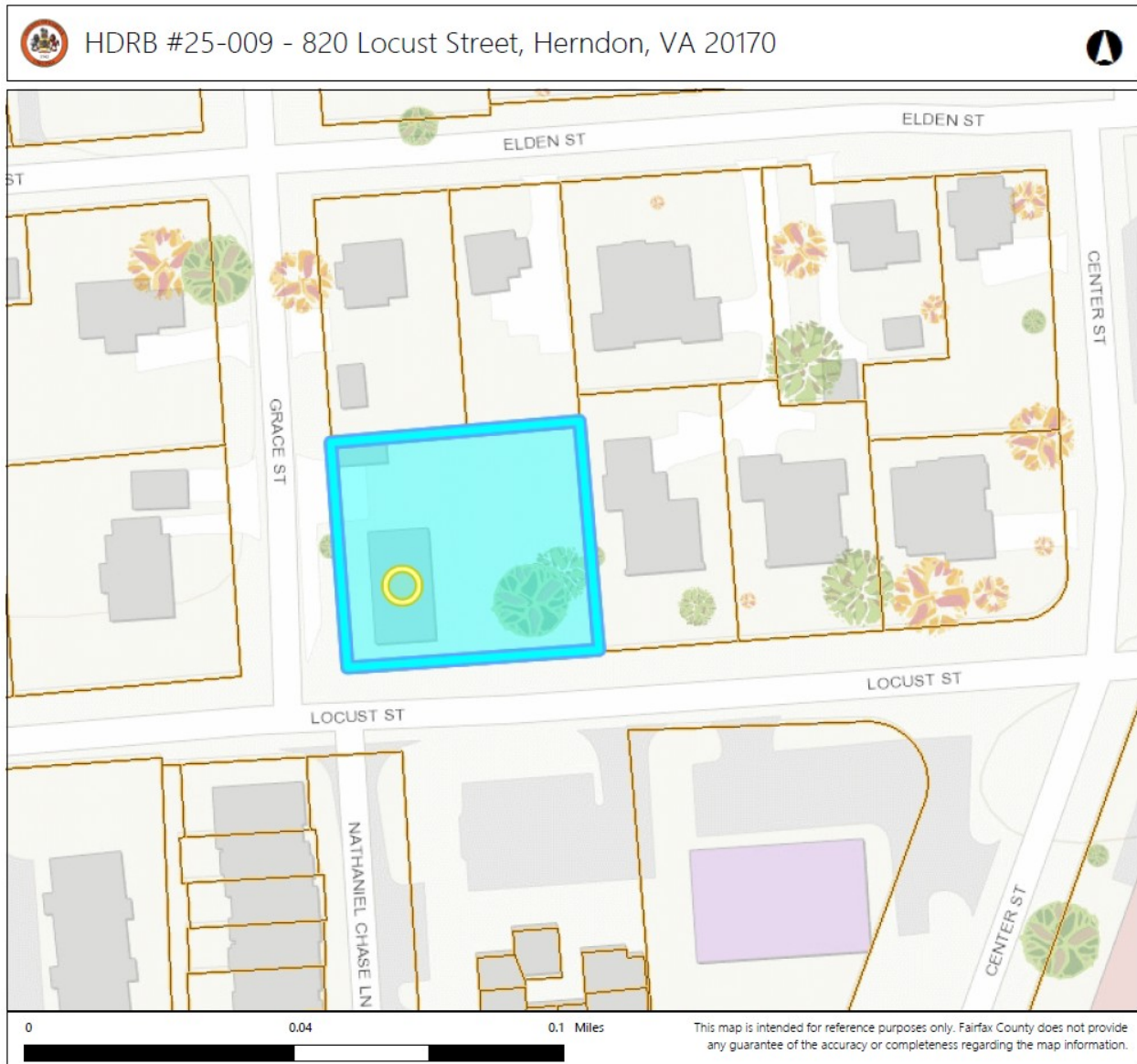
**Meeting Date:** October 1, 2025

**Staff Contact:** Angelina R. Jones, Lead Planner - Design & Development

### Summary Information:

Proposed Modification	Alterations – Change materials on the exterior of the primary dwelling including siding, roofing, railings, windows, entry doors, roof eaves, and porch columns and railings.		
Address	820 Locust Street, Herndon, VA 20170		
Fairfax County Tax Map Number	0162 02 0067		
Owners	Vanessa Dawn Lewis		
Applicant	Jason Slatinsky, Winn Design		
Business/Organization	N/A		
Property Use	Residential		
Zoning District	R-10, Residential Single-Family-10		
HDO Designation	Contributing		
Adjacent Zoning	<b>North:</b> R-10, Residential Single-Family-10	<b>East:</b> CC, Central Commercial District	
	<b>South:</b> R-M, Residential Multi-Family	<b>West:</b> R-10, Residential Single-Family-10	
Building Type(s)	Single Family Dwelling	<b>Date of Construction:</b>	1925
Architectural Style(s)	Craftsman		
Exterior Material(s)	Siding, Beaded Lap (wood)		
Neighborhood Design Profile	The surrounding neighborhood is residential and commercial within the HDO. Outside of the HDO, the neighborhood is a mix of residential and commercial.		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

**Location Map:**



**Background Information:**

Resource Description

The property at 820 Locust Street features a two-story, single-family detached house located on the north side of Locust Street, at the intersection with Grace Street. The building was constructed in 1925 and is a contributing resource within the historic district. The house spans three bays and features a cross-gable roof with a one-story, full-width front porch. The primary cladding is wooden beaded lap siding, and the roof is

covered with 3-tab asphalt shingles. The windows are wooden double-hung, 6/1 with true divided lite. The building has a rear addition constructed around 1998. The front porch was altered during this period, between 1987 and 1997 (Figures 1 and 2). The property also has a detached garage built around 1925 located at the northwestern property line.



*Figure 1: 1987 architectural survey photograph showing the porch prior to circa 1998 alteration. Source: Town of Herndon*



*Figure 2: Façade (South Elevation) prior to second floor addition completed according to HPRB 97-7, 1997. Note the alteration to the front porch that occurred between 1987 and 1997.*

This dwelling is an example of the Craftsman style (ca. 1905-1930). Buildings of this style often frequently feature low-pitched, gable roofs with wide eave overhangs. Craftsman houses are typically one or one-half stories high and the often feature full or partial-width front porches.

#### Applicable Case History

In 1997, previous owners of the property applied for and received a Certificate of Appropriateness (COA) to build a second story addition on the dwelling at 820 Locust Street (HPRB 97-7). This addition added a cross gable to the existing front gable of the house. The porch in the 1997 renderings was already modified from the porch that appears in the 1987 photograph shown in Figure 1. The front porch in the 1997 renderings and existing condition photographs is open with squared columns and railings (Figures 2-5). The siding and four windows were replaced as a result of this project.

The applicant is concurrently seeking to demolish the existing detached garage and construct a new garage adjacent to Grace Street. The petition for demolition of the

garage will be considered under HDRB 25-010. The design and construction of the new garage has not yet been scheduled for HDRB review. This project will require a Building Location Survey and may require a zoning variance depending on the setback from the property line.

### **Case Details & Proposal:**

This application proposes to complete exterior alterations to the primary dwelling. These alterations are summarized in the following list:

- Replace the existing siding with Hardie Plank lap cedarmill siding (4" exposure). The trim will also be replaced with TruExterior Boral Board (poly-ash).
- Install coursed Hardie shingle siding in the gable ends on the front and side elevations.
- Add wooden brackets along of the gable eaves of the front and side elevations.
- Replace front porch columns with Boral square tapered columns mounted on paneled pedestals and replace the lattice porch skirt with horizontal boards. The existing front porch decking will be replaced with pressure treated wood decking. Additional details are needed regarding the proposed materials and are included in the request for additional information detailed at the end of this report.
- Replace rear porch using PT wood frame with TimberTech decking. Additional details are needed regarding the proposed materials and are included in the request for additional information detailed at the end of this report.
- Replace asphalt roof with GAF Slateline decorative faux slate asphalt roof cladding.
- Replace nineteen (19) windows in the 6/1 configuration with Marvin Elevate fiberglass window, double hung with divided lites.
- Replace two (2) casement windows in the front facing gables with Marvin Elevate fiberglass windows.
- Replace two (2) fixed multi-paned glazed windows, one on the façade (south) and one on the east elevation with Marvin Elevate fiberglass windows.
- Replace one (1) fixed single-pane window on the east elevation with Marvin Elevate fiberglass windows.
- Replace the front and rear entry doors with the ThermaTru Craftsman model.
- Changing several openings to include a new small window in the gable above the front porch, a relocation of the front door, a large transom window above the existing compound window within the gable end of the east side elevation, a new triple double-hung window to replace a single window on the east side elevation, the replacement of a paired double hung set of windows on the west side

elevation with a single window. This design will also remove a first-floor door opening on the rear elevation.

**Staff Analysis:**

Zoning Ordinance Compliance

For this application, the applicable standards and requirements of the zoning ordinance are stated in Section 78-60.3(f)(1) - Standards for Alterations. Staff have used these standards to evaluate the proposed design changes. However, there is outstanding information needed in order to fully evaluate compliance, summarized in the following table:

<b>Town of Herndon Zoning Ordinance - Section 78-60.3(f)(1)</b>	
A certificate of appropriateness to a building or structure shall be approved only after meeting the following standards:	
a. Reasonable effort is made to alter the site, building, structure, and its environment to the minimal extent practicable.	Staff are requesting a letter from the applicant explaining how they are meeting this standard with their proposed scope of work (see request for additional information below for additional details).
b. Alteration of the original, distinguishing qualities or character of a site, building, structure, and its environment and the removal or alteration of any historic material or distinctive architectural features is avoided to the greatest extent practicable.	Staff are requesting a letter from the applicant explaining how they are meeting this standard with their proposed scope of work (see request for additional information below for additional details).
c. Alterations to existing buildings, structures, and sites are consistent with the original style of such buildings and structures.	The proposed stylistic alterations are consistent with the Craftsman style of this dwelling.
d. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be retained and restored to the greatest extent practicable.	The siding, trim, and roof material of this dwelling were altered as part of the 1998 addition approved under HPRB 97-7. The proposed work will remove at least six (6) windows dating to the period of significance. Staff are requesting additional information from the applicant

	to justify the necessity of changing out these features (see request for additional information below for additional details).
e. Deteriorated architectural features shall be repaired, rather than replaced, wherever reasonably possible. If replacement is necessary, new materials shall match the material being replaced in composition, design, color, texture, and other visual qualities to the greatest extent practicable.	The siding, trim, and roof material of this dwelling were altered as part of the 1998 addition approved under HPRB 97-7. The proposed work will remove at least six (6) windows dating to the period of significance. Staff are requesting additional information from the applicant to justify the necessity of changing out these features (see request for additional information below for additional details).
f. Repair or replacement of missing architectural features shall, to the greatest extent possible, be based on accurate duplications of the original features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.	No pictorial evidence has been provided showing the historic condition/design of the dwelling. Staff is not currently aware of any historic photos of this resource dating to the period of significance but is however continuing to conduct research on the matter. The proposed design changes are generally appropriate for a Craftsman-style house.
g. Cleaning of buildings and structures constituting historic landmarks shall be undertaken with the gentlest means practicable; provided, however, that sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.	N/A
h. When more than 49 percent of the structural components or sheathing of the original or historic facades or roofs on the building or structure are removed, as determined by the zoning administrator, the provisions of section 78-60.3(f)(2), new construction, or	N/A

<p>section 78-60.3(f)(4), demolition, apply.</p>	
<p>i. Every effort shall be made to protect and preserve archeological resources within or adjacent to the historic district to the greatest extent practicable.</p>	<p>N/A</p>
<p>j. Contemporary design of alterations to existing buildings and structures shall be compatible with the size, scale, color, material texture, and character of the building and structures within preservation districts. Such alterations shall not destroy or negatively impact significant historical, architectural, or cultural material.</p>	<p>The proposed stylistic alterations are consistent with the Craftsman style of this dwelling. Staff are requesting a letter detailing the necessity of changing historic windows and altering wall penetrations (see request for additional information below for additional details).</p>
<p>k. Alterations to existing buildings and structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the original building or structure would be unimpaired.</p>	<p>The proposed changes are generally consistent with this standard. Staff are requesting a letter detailing the necessity of changing historic windows and altering wall penetrations (see request for additional information below for additional details).</p>

HDO Design Guidelines Adherence

For this application, the applicable guidelines are found in Chapter 5 – Treatment of Contributing Buildings. The attached Guidelines Matrix provides the full staff analysis of this project. In summary of this analysis, staff find that:

- The current configuration of the porch dates to between 1987 and 1997. It therefore post-dates the period of significance for the Herndon Historic District and has a higher tolerance for change than it would if it had not been altered in the late 20th century. The proposed changes to the front porch are generally compatible with the historic character of this contributing resource. The Boral components specified for the porch columns should be smooth in accordance with the guidelines (p. 111).
- The proposed replacement Hardie siding and coursed shingles are generally appropriate to the architectural style, locations, materiality, and character of the

- house as a contributing resource. However, the Cedarmill finish proposed for the siding should be changed to smooth to conform with the guidelines (p. 111).
- At least six (6) windows that likely date to the period of significance are proposed for replacement as part of the proposed scope of work. These are currently covered by exterior storm windows. If all the windows are replaced as the result of this project, then there will be no distinction between the windows on the historic portion of the house and the 1998 addition.
  - Additional windows are proposed with an overall increase in void space though not to the degree that impacts the general solid-to-void proportions on any elevation.
  - All proposed changes to window and door penetrations are on elevations with visibility from the right-of-way. The guidelines maintain that, “Doors and windows should not be added, deleted, or otherwise altered in these areas” (p. 61).
    - o The location of the front door is proposed to change, which will alter the balance along the façade and change the focal point from the period of significance.
    - o Note that the addition of the large transom window above the existing compound window within the gable end of the east side elevation will add a penetration to the 1998 addition to the dwelling. The guidelines support such changes to modern additions (p. 61).
  - The design proposes to add wooden brackets to the eaves on the front elevation of the dwelling. This constitutes an added ornament to a portion of the dwelling that dates to the period of significance, which goes against the guidelines (p. 67).
    - o This design also proposes to add brackets to the eaves on the cross-gable, which dates to the 1998 addition. This change is consistent with the guidelines in that the ornamentation is being added to a modern addition (p. 67).

#### Request for Additional Information

To fully assess the appropriateness of the application, the following materials should be provided for staff and board consideration.

- A letter from the applicant fully describing any and all modifications. This letter should provide narrative context for all changes shown in the submitted drawings. It should explain the necessity of all proposed replacement of historic materials and changes to historic penetrations.
- Confirmation that the windows will feature exterior muntin or grilles (simulated divided lites). This is consistent with the *HDO Guidelines* (p. 74).
- Staff are requesting additional information from the applicant to justify the necessity of changing out at least six (6) windows that appear to date to the historic district’s period of significance. This is in line with the guidelines, which

state that historic windows should only be replaced on an as-needed basis (p. 60).

- The material of the proposed replacement doors. Note that the guidelines state that replacement doors should match the historic design “...as closely as possible in general composition, shape, size, profile, glass usage, glass pane division, muntin type, glazing, texture and finish” (p. 60).
- Details of the proposed changes to door and window penetrations to demonstrate that they are appropriately articulated as stipulated in the guidelines (p. 61).
- The material of the pedestals proposed for the front porch, as well as the horizontal boards that will replace the lattice skirt on the front porch. The drawings should specify size, shape, orientation of the proposed decking. Note that the guidelines state that replacement porch materials should match the historic materials, “...in composition, shape, size, location, style, finish, and other visual qualities” (p. 64).
- Provide manufacturer specifications for the proposed TimberTech decking for the back porch. The drawings should specify size, shape, orientation of the proposed decking. Also, note what railing is proposed for the rear porch in the drawing set. See note above relating to guidelines for replacement porch materials.

**Historic District Review Board Alternatives:**

The following alternatives are available to the Historic District Review Board for its decision on HDRB 25-009.

1. Approval as proposed
2. Approval with conditions
3. Denial on specific stated grounds
4. Continuance of the application to a future public hearing

**Staff Recommendation:**

Staff are withholding a recommendation pending the provision of additional information as stated above.

<b>Historic District Overlay Guidelines Review Matrix</b>		
Chapter 5 – Treatment of Contributing Buildings		
Roofs – Material Changes (pp. 44-45)		
<b>#</b>	<b>Guidelines</b>	<b>Evaluation</b>
1	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 GAF Slateline decorative faux slate asphalt roof shingles are a departure from the 3-tab asphalt shingle roof currently on the building. However, the proposed roofing material is of the same general appearance as the existing asphalt roof. The GAF Slateline roofing material closely resembles architectural asphalt shingles in style and is an appropriate material for the historic district.
2	<p>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.</p> <p>a. When historic roofs are replaced, roof accessories such as snow guards, copper flashing, or ridge vents must be retained and reinstalled or similarly replaced to match the existing in type, composition, shape, size, color, profile, location, pattern, texture and other visual qualities to be considered an in-kind replacement.</p> <p>b. New metal roofs should match historic metal roofs in elements such as pan width, seam height, and crimp pattern for standing seam roofs. New slate roofs should match the color, size, shape, and pattern of the historic slate.</p>	The existing roof was altered as a result of the 1998 addition to the house approved under HPRB 97-7. The asphalt roof material post-dates the period of significance and it is therefore appropriate to replace the existing 3-tab asphalt shingle roof with a different type of asphalt shingle. In this case the GAF Slateline decorative faux slate asphalt roof shingles are specified.

3	<p>When replacement in-kind is not possible, the following roof replacement material criteria applies:</p> <ul style="list-style-type: none"> <li>a. Material that can convey the same visual characteristics (shape, size, color, profile, pattern, texture, finish) as the historic material.</li> <li>b. Material which appropriately fits within the architectural context including roof form, roof size, and resource size</li> <li>c. Material which will not impact other existing roof components such as eaves, dormers, and chimneys.</li> <li>d. If the feature cannot be replicated using traditional materials, refer to Chapter 6, Use of Alternative Materials for information on selecting an appropriate alternative material.</li> </ul>	<p>The existing roof was altered as a result of the 1998 addition to the house approved under HPRB 97-7. The asphalt roof material post-dates the period of significance and it is therefore appropriate to replace the existing 3-tab asphalt shingle roof with a different type of asphalt shingle. In this case the GAF Slateline decorative faux slate asphalt roof shingles are specified.</p>
4	<p>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.</p>	<p>The change in roof material will not impact the overall roof design.</p>
5	<p>For roofs on existing but modern additions, replacement roofing materials should be visually distinct from historic roofing materials and should be appropriate to and compatible with the architecture and forms of the addition.</p>	<p>The existing roof for the entire building was altered as a result of the 1998 addition to the house approved under HPRB 97-7.</p>

**Porches – Design Changes (p. 65)**

#	Guidelines	Evaluation
1	<p>1. Maintain porches as existing.</p> <ul style="list-style-type: none"> <li>a. Historic porches should only be altered, including addition or deletion, based on documented historic conditions.</li> </ul>	<p>The current configuration of the porch dates to between 1987 and 1997. It therefore post-dates the period of significance for the Herndon Historic District and has a higher tolerance for change than it would if it had not been altered in the late 20<sup>th</sup> century. The</p>

	<p>b. If structurally unsound and unsalvageable, historic porches should be replaced per the above replacement guidelines and individual character-defining components should be replicated.</p>	<p>proposed changes to the front porch are generally compatible with the historic character of this contributing resource. The Boral components specified for the porch columns should be smooth in accordance with the guidelines (p. 111).</p>
2	<p>Generally, porches should not be constructed on buildings that did not historically have a porch in the proposed location.</p> <p>a. New porches should not be constructed on front elevations or elevations facing the public right-of-way. Proposed new porches should be located on rear elevations to limit visibility.</p> <p>b. When located on side elevations new porches should be scaled to not detract from the contributing building and its features.</p> <p>c. New porches should be compatible with the style and form of the existing building but should employ simpler contemporary features to not create a false historical narrative.</p> <p>d. The design and construction should avoid impacting historic materials and character-defining features.</p>	N/A
3	<p>Unscreened front porches should not be screened unless it is demonstrated that the addition of the screening will not have an adverse impact on the character of the building.</p> <p>a. Screens must be set within the interior of the porch and any framing should be aligned behind the porch columns and</p>	<p>While the porch was known to be enclosed according to a 1987 photograph, it is assumed that it was an open porch in its historic condition, making the proposed retention of it in an open condition as appropriate.</p>

	railing to limit the physical impact to historic porch elements and visual impact of the screening.	
4	<p>Porches on secondary elevations of historic buildings may be enclosed in adherence with the following criteria:</p> <ul style="list-style-type: none"> <li>a. The enclosing wall and materials are set back from the structural members of the historic porch to ensure that all porch details remain visible.</li> <li>b. The enclosure wall should retain a high degree of transparency to maintain the character of the historic porch.</li> <li>c. The materials used should be compatible and consistent with the materials used on the historic building.</li> </ul>	N/A
5	<p>When reconstructing a missing historic porch, pictorial evidence should be used.</p> <ul style="list-style-type: none"> <li>a. Absent historical photographs, design elements should be employed that are contemporary yet compatible to the historic resource that is served by the porch.</li> </ul>	<p>No pictorial evidence has been provided showing the historic condition/design of the front porch. Staff is not currently aware of any historic photos of this resource but is however continuing to conduct research on the matter. The design of the reconstructed porch is appropriate for a Craftsman-style house.</p>
6	<p>On modern additions, porches can be added, deleted, or altered in other ways when the following criteria is applied:</p> <ul style="list-style-type: none"> <li>a. The changes reflect the architectural style and form of the addition.</li> <li>b. The changes do not detract from the addition's compatibility with the historic building and context as a modern addition to a historic resource.</li> </ul>	<p>The rear porch proposed for alteration is on the circa 1998 addition that corresponds with HPRB 97-7. It is therefore appropriate to make changes to it that are consistent with the character of the addition.</p>

Exterior Wall Materials and Finishes – Material Changes (pp. 54-55)		
#	Guidelines	Evaluation
1	<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>The siding on the dwelling was altered as a result of the 1998 addition to the house approved under HPRB 97-7. The siding therefore post-dates the period of significance.</p>
2	<p>Material replacement should not impact the materials and design of other building features located or attached to the walls such as the chimneys or windows. Guidelines regarding those type of features are covered elsewhere in this chapter.</p>	<p>See analysis below under <i>Windows, Exterior Doors and Associated Features</i> for an assessment of the proposed changes to wall penetrations.</p>
3	<p>Material replacement should not impact the wall design, such as wall plane depth and reveal depth between wall planes. If wall design alterations are proposed, the Guidelines for Exterior Wall Design Changes apply.</p>	<p>All remaining historic wall planes are proposed to remain.</p>
4	<p>Material replacement should not change the location and usage of field to accent materials. If alterations to the location and usage of field and accent materials are proposed, the Guidelines for Exterior Wall Design Changes apply.</p>	<p>The proposed design changes the material within the gable ends from beaded lap to coursed Hardie shingle siding. The siding on the dwelling was altered as a result of the 1998 addition to the house approved under HPRB 97-7. The proposed change to the field material will remove siding that dates to 1998, which falls outside of the period of significance for the historic district.</p>
5	<p>Materials should be replaced-in-kind if the historic material exists. If the exterior wall materials are modern, the material may be replaced with the documented historic exterior wall material or an appropriate modern material.</p>	<p>The siding on the dwelling was altered as a result of the 1998 addition to the house approved under HPRB 97-7. The proposed change to the field material will remove siding that dates to 1998, which falls outside of the period of significance for the historic</p>

		<p>district. The proposed replacement materials, namely Hardie Plank lap and coursed shingle siding, are appropriate modern materials for the historic district.</p>
<p>6</p>	<p>If replacement-in-kind is not possible, the following criteria for historic exterior wall material replacement apply:</p> <ul style="list-style-type: none"> <li>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.</li> <li>b. No impact to other associated components of the resource such as wall plane depth, reveal depth between wall planes, and depth of trim.</li> <li>c. If the feature cannot be replicated using traditional materials, refer to Chapter 6, Use of Alternative Materials for information on selecting an appropriate alternative material.             <ul style="list-style-type: none"> <li>i. Vinyl should not be considered an appropriate replacement material.</li> <li>ii. When replacement of large areas of stucco is necessary, utilize natural stucco products on historic buildings; synthetic stucco products, such as EIFS, are not appropriate for use in conjunction with historic materials.</li> </ul> </li> </ul>	<p>The siding on the dwelling was altered as a result of the 1998 addition to the house approved under HPRB 97-7. The proposed replacement materials are appropriate modern materials for the historic district. There will be slight differences in the wall plane depth, reveal, and trim as the result of using new field materials. However, since the siding post-dates the period of significance, this feature has a higher tolerance for change than it would if the dwelling was still clad in its historic siding.</p>

7	For exterior walls on existing modern additions (post 1940), replacement exterior wall materials should be visually distinct from historic exterior wall materials and should be appropriate to and compatible with the architecture and forms of the addition, as well as the primary contributing (historic) resource.	The siding on the dwelling was altered as a result of the 1998 addition to the house approved under HPRB 97-7.
<b>Exterior Wall Materials and Finishes – Design Changes (p. 55)</b>		
#	Guidelines	Evaluation
1	<p>Historic wall planes should be maintained.</p> <p>a. Wall planes may be altered on existing modern (post 1940) additions in instances where the proposed plan change does not impact the relation of the addition to the historic portions of the building. In these cases, the Guidelines for Additions found on page 73 may apply.</p>	All remaining historic wall planes are proposed to remain.
2	<p>Exterior wall solid and void ratios and patterns should be maintained.</p> <p>a. If deletion, addition, shape or size alteration of an historic wall opening is proposed, the Guidelines for Windows, Doors, and Associated Features found on page 56 apply.</p>	Additional windows, re-shaped and re-sized windows, are proposed with an overall increase in void space though not to the degree that impacts the general solid-to-void proportions on any elevation.
3	<p>Placement and usage of field and accent historic exterior wall materials should be maintained. If historic exterior wall materials no longer exist and are not known, a new combination of field and accent exterior wall materials may be appropriate under the following criteria:</p> <p>a. The placement, usage, and variety of new accent exterior wall materials must appropriately fit within the</p>	The proposed replacement Hardie siding and coursed shingles are generally appropriate to the architectural style, locations, materiality, and character of the house as a contributing resource. However, the Cedarmill finish proposed for the siding should be changed to smooth to conform with the guidelines (p. 111).

	<p>building type and architectural style of the resource.</p> <p>b. New accent exterior wall materials must appropriately fit within the building form and surface on which it would be attached.</p> <p>c. New accent exterior wall materials should not create an appearance that does not align with the historic layout and function of the resource. For example, a masonry or stone water table should not be added to a resource without a high foundation.</p> <p>d. New accent exterior wall materials should not create an overly decorative appearance or false historic narrative that detracts from the historic character of the resource.</p>	
<b>Windows, Exterior Doors and Associated Features – Material Finishes (pp. 60-61)</b>		
<b>#</b>	<b>Guidelines</b>	<b>Evaluation</b>
1	<p>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>The front and rear doors appear to be replacements that post-date the period of significance.</p> <p>At least six (6) windows that likely date to the period of significance are proposed for replacement as part of the proposed scope of work. These are currently covered by exterior storm windows. Staff are requesting additional information from the applicant to justify the necessity of changing out these windows.</p>
2	<p>Replacement of historic doors and windows should match the original in size, dimensions, configuration, and materials.</p>	<p>The front and rear doors appear to be replacements that post-date the period of significance.</p>

	<p>a. To achieve replacement-in-kind, new doors 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>b. To achieve replacement-in-kind, new windows should match historic windows in material, composition, shape, size, profile, glass pane division/configuration, muntin type, pattern, glazing, transparency and other visual qualities.</p>	<p>The proposed replacement windows match the configuration consistent to the dwelling's design during the period of significance.</p>
3	<p>If a historic door or window no longer exists or is damaged beyond repair, the replacement should match the design of remaining historic windows and doors, if available, following replacement in-kind guidance.</p>	<p>The front and rear doors appear to be replacements that post-date the period of significance.</p> <p>The proposed replacement windows match the configuration consistent to the dwelling's design during the period of significance.</p>
4	<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 design 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>The proposed replacement windows match the configuration consistent to the dwelling's design during the period of significance. Staff are requesting the applicant confirm that the windows will feature exterior muntin or grilles (simulated divided lites).</p> <p>The front and rear doors appear to be replacements that post-date the period of significance. The selected style is appropriate for the character of this contributing resource. Staff are requesting that the applicant confirm the material of the proposed replacement doors.</p>

	<p>c. If the feature cannot be replicated using traditional materials, refer to Chapter 6, Use of Alternative Materials for information on selecting an appropriate alternative material.</p> <p>d. Replacement should be limited to the door itself or the window sashes to reduce the replacement of historic fabric and impacts to the building envelope.</p> <p>e. Avoid the use of insert window replacements, which reduce the size of window openings.</p>	
5	<p>If the historic design of a window or door is unknown, an appropriate replacement style should be selected. In this case, the window or door can be replaced with a modern material; refer to Chapter 6, Use of Alternative Materials for information on selecting an appropriate alternative material.</p>	<p>The proposed window replacements are from the Marvin Elevate line. This is fiberglass, which is appropriate for the historic district.</p> <p>The front and rear doors appear to be replacements that post-date the period of significance. The selected style is appropriate for the character of this contributing resource. Staff are requesting that the applicant confirm the material of the proposed replacement doors.</p>
6	<p>On existing modern additions (post 1940), door and window replacements should be clearly differentiated as modern, but remain compatible with the historic building.</p>	<p>The fiberglass windows proposed for the 1998 addition on the dwelling are appropriate for the historic district. If all the windows are replaced as the result of this project, then there will be no distinction between the windows on the historic portion of the house and the 1998 addition.</p> <p>The front and rear doors appear to be replacements that post-date the period of significance. The selected style is appropriate for the character of this contributing resource. Staff are</p>

		requesting that the applicant confirm the material of the proposed replacement doors.
7	Historic shutter replacements should match the historic shutters in material, composition, size, shape, style, type, location, placement, and finish. Replacement shutters should be operable; however, if fixed shutters are used, they should be installed on the edge of the jamb with hinges, latches, and shutter dogs to appear as though they are operable.	N/A
8	If replacement of a door or window impacts surrounding trim or other features, reference the Guidelines for Door and Window Design Changes below, and the Guidelines for Trim and Ornamentation on page 66.	See analysis below.
Windows, Exterior Doors and Associated Features – Design Changes (pp. 61-62)		
<b>#</b>	<b>Guidelines</b>	<b>Evaluation</b>
1	Maintain historic wall openings on the front façade and side elevations with visibility from the street. Doors and windows should not be added, deleted, or otherwise altered in these areas.	<p>This project proposes changing several openings to include a new small window in the gable above the front porch, a relocation of the front door, a large transom window above the existing compound window within the gable end of the east side elevation, a new triple double-hung window to replace a single window on the east side elevation, the replacement of a paired double hung set of windows on the west side elevation with a single window.</p> <p>This is a corner property with frontage on both Locust Street and Grace Street. All elevations with proposed changes to penetrations are visible from the right-of-way.</p>
2	On secondary elevations of historic buildings, doors and windows may be added or deleted. This allowance	This is a corner property with frontage on both Locust Street and Grace Street. All elevations with proposed

	<p>should occur in limited circumstances on any given building elevation. Existing window openings are preferred locations for new door locations to limit the impact to the building envelope and retain the opening pattern. Where historic openings are blocked, the new wall should have a distinct design and treatment to mark the location of the historic window. On buildings with wood siding, retain the historic window trim and infill the opening with a smooth panel. On buildings with masonry exteriors of any finish, recess the infill at least 1" to mark the opening; masonry infill can be parged for a smooth finish or left exposed.</p>	<p>changes to penetrations are visible from the right-of-way. Therefore, none of the elevations proposed for new penetrations are considered secondary.</p>
3	<p>New wall openings for doors on historic buildings should not be designed to alter the presence and function of historic primary entries. Historic entries that serve as architectural focal points must be retained as such. The level of adornment for new doors should not exceed the level of adornment of the historic entries. If the original door and its style is not known, the level of adornment should be appropriate to the style and architectural adornment of the building.</p>	<p>The location of the front door is proposed to change, which will alter the balance along the façade and change the focal point from the period of significance.</p>
4	<p>Wall openings may be changed on modern additions as long as the overall fenestration and solid to void ratios are not altered to a degree that becomes inappropriate to the addition's compatibility and context with the historic building.</p>	<p>This is applicable to the large transom window above the existing compound window within the gable end of the east side elevation. This floor is the result of the 1998 addition to the dwelling. This is a compatible change to the modern addition.</p>
5	<p>New wall openings on historic buildings must reflect and reinforce the architectural style of the building and fit with the established fenestration pattern. New doors and windows must be differentiated from historic doors</p>	<p>The proposed penetrations are generally consistent with the historic fenestration pattern of this house. However, the changes to penetrations all occur on elevations with visibility from the right-of-way and the</p>

	and windows in configuration, such as a different number or arrangement of panes, but should be comprised of historically appropriate materials that match the material, composition, shape, size, glazing, and other visual qualities of the existing windows on the historic building.	guidelines direct that changes should not be made to wall openings on such elevations (see above).
6	Doors and windows installed in new wall openings on historic buildings must be appropriately articulated with a profile that matches the recession and protrusion of the entire door or window with all associated elements in relation to the wall plane to match the existing doors or windows on the historic building.	This level of detail is not currently included in the submitted materials. The applicant should provide details of the proposed changes to door and window penetrations to demonstrate that they are appropriately articulated in accordance with this guideline.
7	Storm door and storm window additions should minimize any obstruction of the door and window design and details. Storm door and storm windows should match the door and windows materials when possible and be compatible with the architectural style of the building.  a. New screen and storm doors should be wood or prefinished metal, but should not have a metallic finish.  b. Interior storm windows do not require a COA.	N/A

**Exterior Wood Trim and Decorative Treatment – Material Changes (p. 67)**

#	Guidelines	Evaluation
1	For historic buildings, trim and ornamentation should be replaced in-kind if the historic material remains available.  a. To achieve replacement-in-kind, the new material should match the historic trim and ornamentation in material, composition, shape, size,	The siding and associated trim on the dwelling was altered as a result of the 1998 addition to the house approved under HPRB 97-7. These features therefore post-date the period of significance and are not historic.

	<p>dimension, profile, location, means of installation, finish, and other visual qualities.</p> <p>b. Select moisture resistant replacement wood to prevent premature deterioration, such as Accoya, cedar, cypress, or mahogany. Avoid using modern fast growth wood, particularly softwoods, such as pine.</p>	
2	<p>If replacement-in-kind is not possible, the following criteria for historic trim and ornamentation replacement applies:</p> <p>a. Replacement material must match the existing or documented historic trim and ornamentation in general composition, shape, size, profile, and finish.</p> <p>b. Avoid wrapping trim or ornamentation with another material.</p> <p>c. For modern additions (post 1940), replacement trim and ornamentation should offer the same general appearance as the existing trim and ornamentation.</p>	<p>The siding and associated trim on the dwelling was altered as a result of the 1998 addition to the house approved under HPRB 97-7. These features therefore post-date the period of significance and are not historic.</p>
<p>Exterior Wood Trim and Decorative Treatment – Design Changes (p. 67)</p>		
<b>#</b>	<b>Guidelines</b>	<b>Evaluation</b>
1	<p>Maintain historic trim and ornamentation as existing or alter based on known historic conditions. Trim and ornamentation should not be added or deleted.</p>	<p>The siding and associated trim on the dwelling was altered as a result of the 1998 addition to the house approved under HPRB 97-7. These features therefore post-date the period of significance and are not historic.</p> <p>The design proposes to add wooden brackets to the eaves on the front elevation of the dwelling. This</p>

		constitutes an added ornament, which goes against this guideline.
2	<p>On modern additions, trim and ornamentation can be added, deleted, or altered in other ways when the following criteria is met:</p> <ul style="list-style-type: none"> <li>a. The changes reflect the architectural style and form of the addition.</li> <li>b. The changes reinforce the addition's compatibility with the historic building and context as a modern addition to a historic resource.</li> </ul>	<p>This design also proposes to add brackets to the eaves on the cross-gable, which dates to the 1998 addition. This is consistent with this guideline.</p>

# WINN DESIGN

ARCHITECTURE, INTERIORS & CONSTRUCTION

## LEWIS RESIDENCE

TOWN OF HERNDON

"HISTORIC DISTRICT PROPERTY MODIFICATION"

PROPOSED DESIGN SUBMISSION

SEPTEMBER 12, 2025

PHOTOS

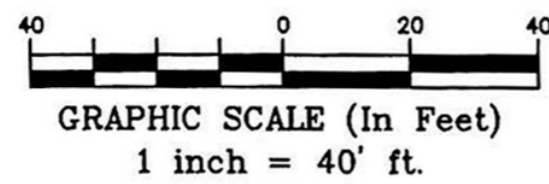
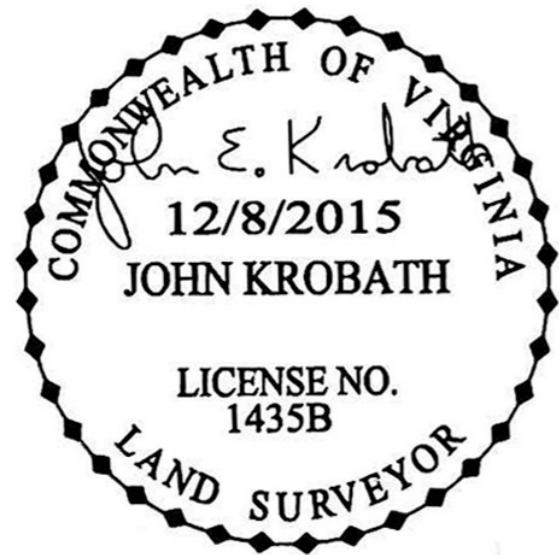
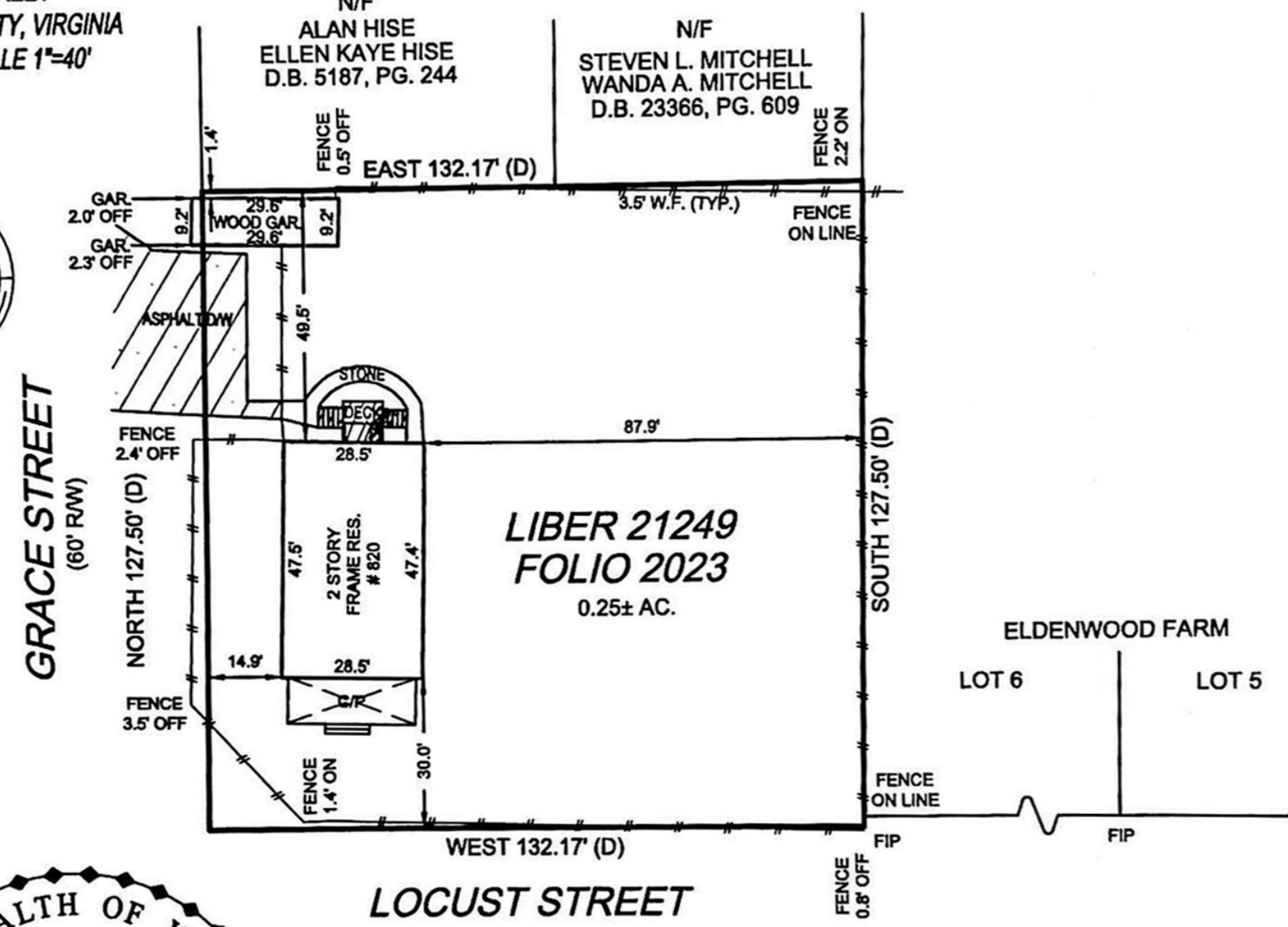


Address 820 Locust Street  
Herndon, VA 20170

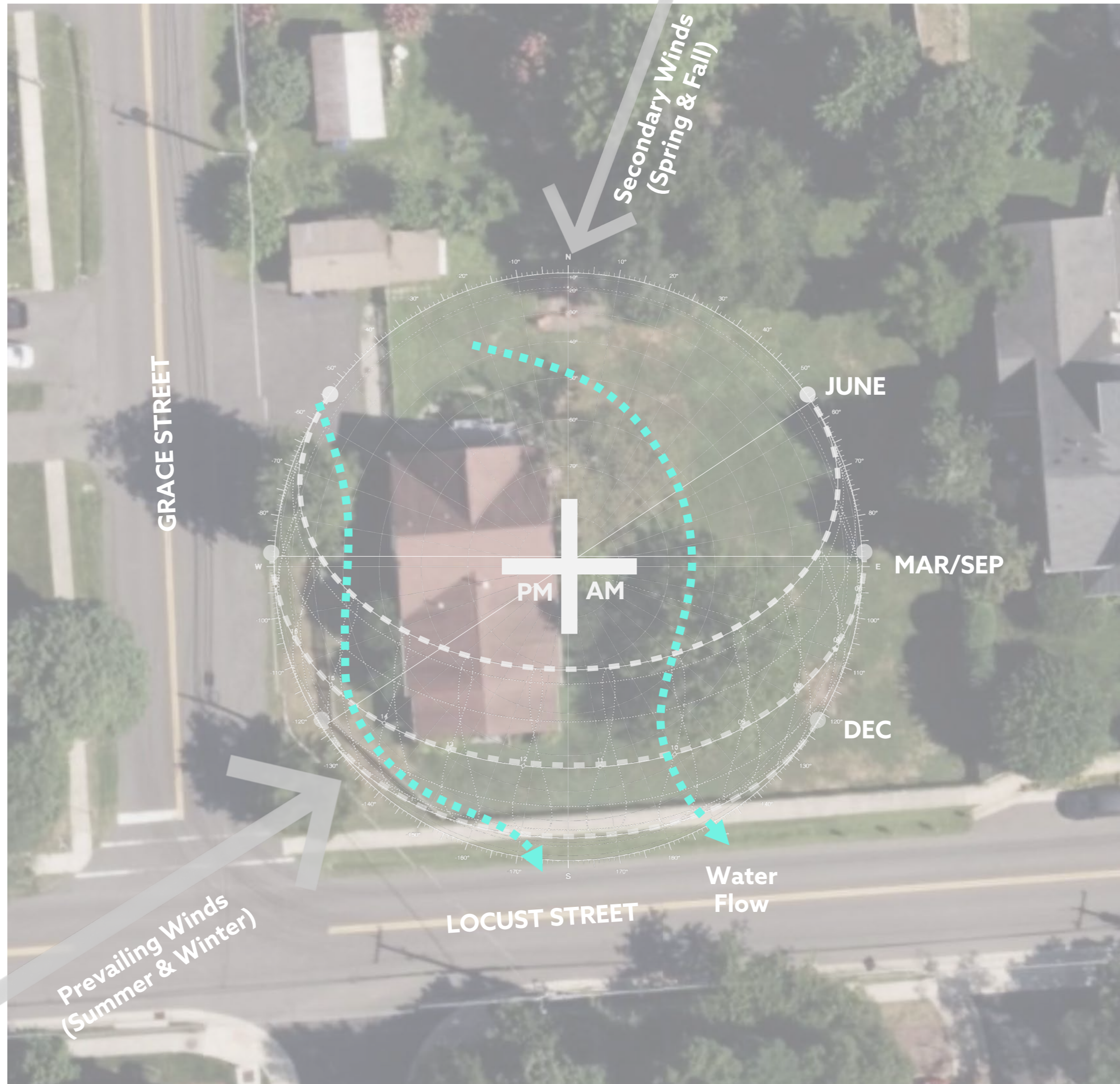
Owners Grant Lewis  
Vanessa Lewis

EXISTING CONDITIONS

VA1512.0636  
 LOCATION DRAWING  
 820 LOCUST STREET  
 FAIRFAX COUNTY, VIRGINIA  
 12-07-2015 SCALE 1"=40'



PLAT PLAN



SATELLITE VIEW & ENVIRONMENTAL DYNAMICS

# SITE CONDITIONS

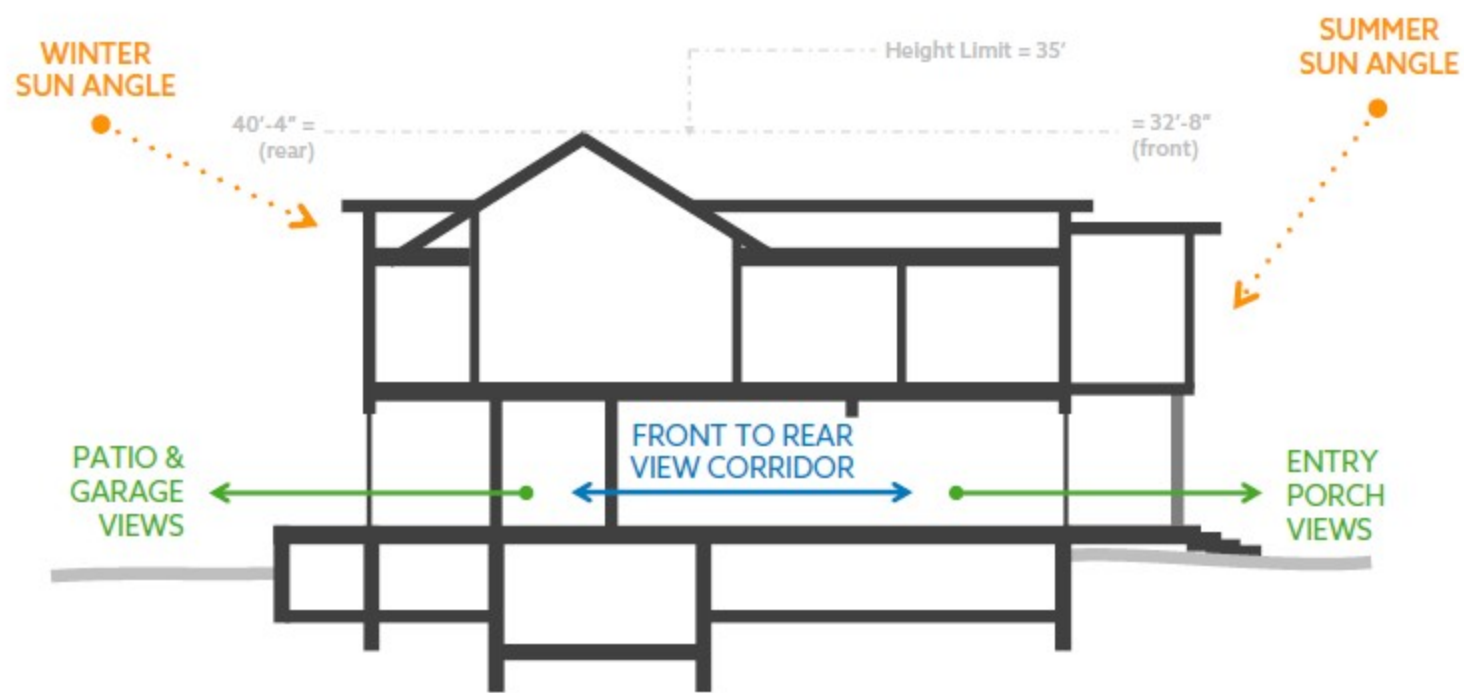
LOT COVERAGE

R-10 Lot & Building Standards		
	<b>Lot Standards</b>	
	Corner Lot	<b>100 SF</b>
	Density (maximum)	<b>4.4 du/ac</b>
	Open space (minimum)	<b>5%</b> (of net area of single-family lot)
	Lot frontage	<b>30 feet</b> (in right-of-way width)
	Lot area (minimum)	<b>10,000 square feet</b>
	Lot coverage (maximum)	<b>25%</b>
	Impervious coverage (maximum, including buildings)	<b>50%</b>
	Paved parking area (maximum)	<b>35%</b> (front yard of single-family dwelling)
	Distance between parking surface & property line (minimum)	<b>2 feet</b>

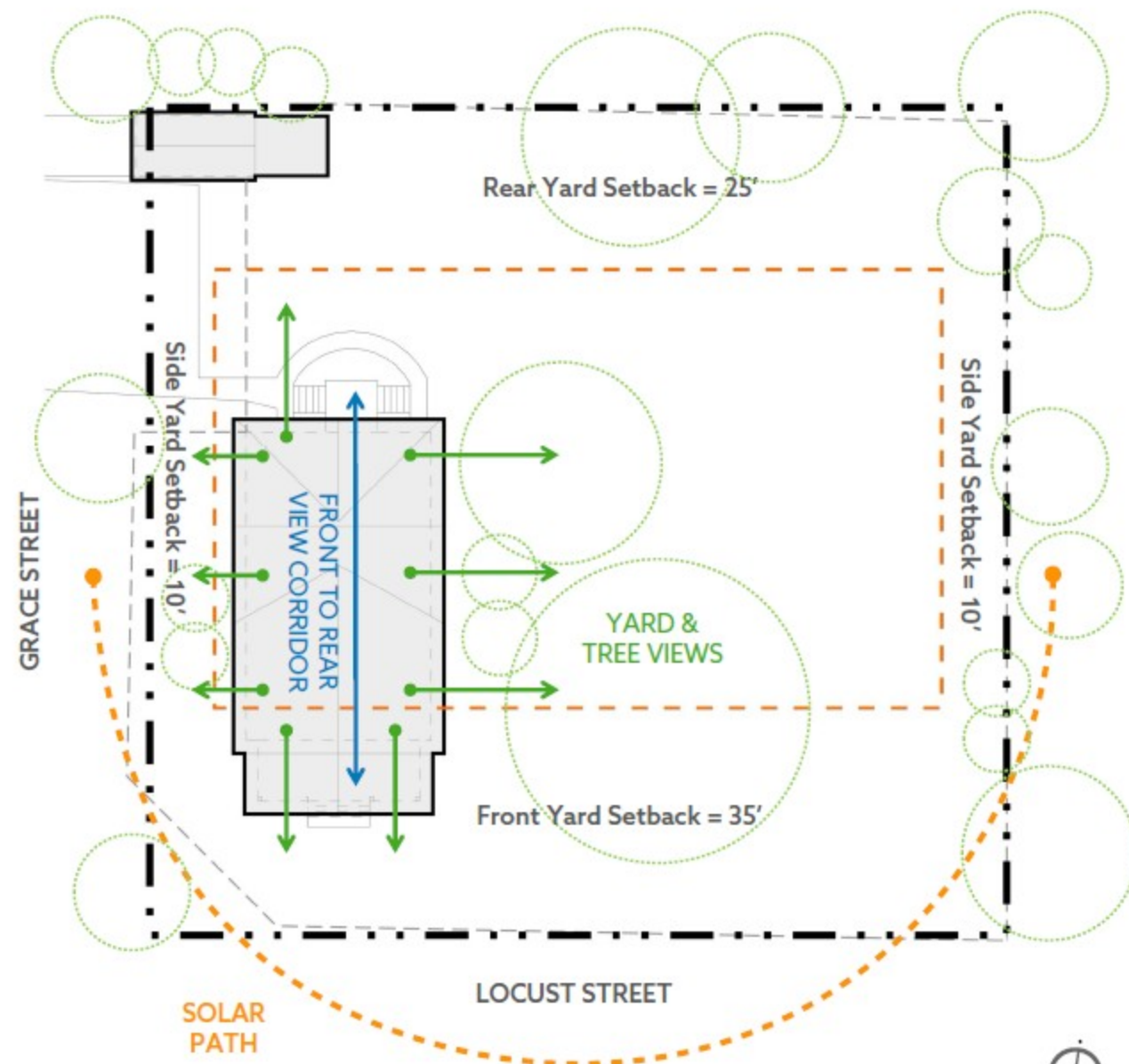
SETBACKS

R-10 Lot & Building Standards		
	<b>Setbacks</b>	
<b>A</b>	Front setback (minimum)	<b>35 feet</b> (may be reduced in HP overlay district)
<b>B</b>	Side setback (minimum)	<b>10 feet</b>
<b>C</b>	Rear setback (minimum)	<b>25 feet</b>
<b>D</b>	Building height, primary (maximum)	<b>35 feet</b>
<b>E</b>	Building height, accessory (maximum)	<b>20 feet</b>
<b>F</b>	Rear Setback Coverage Limitation, accessory	<b>No more than 30% of minimum area</b>
	Floor area ratio (maximum)	<b>No requirement</b>

Note: Only the alterations to the primary dwelling are being considered as part of case HDRB 25-009. The petition to demolish the existing garage and construct a new detached garage will be considered by the HDRB in subsequent cases.



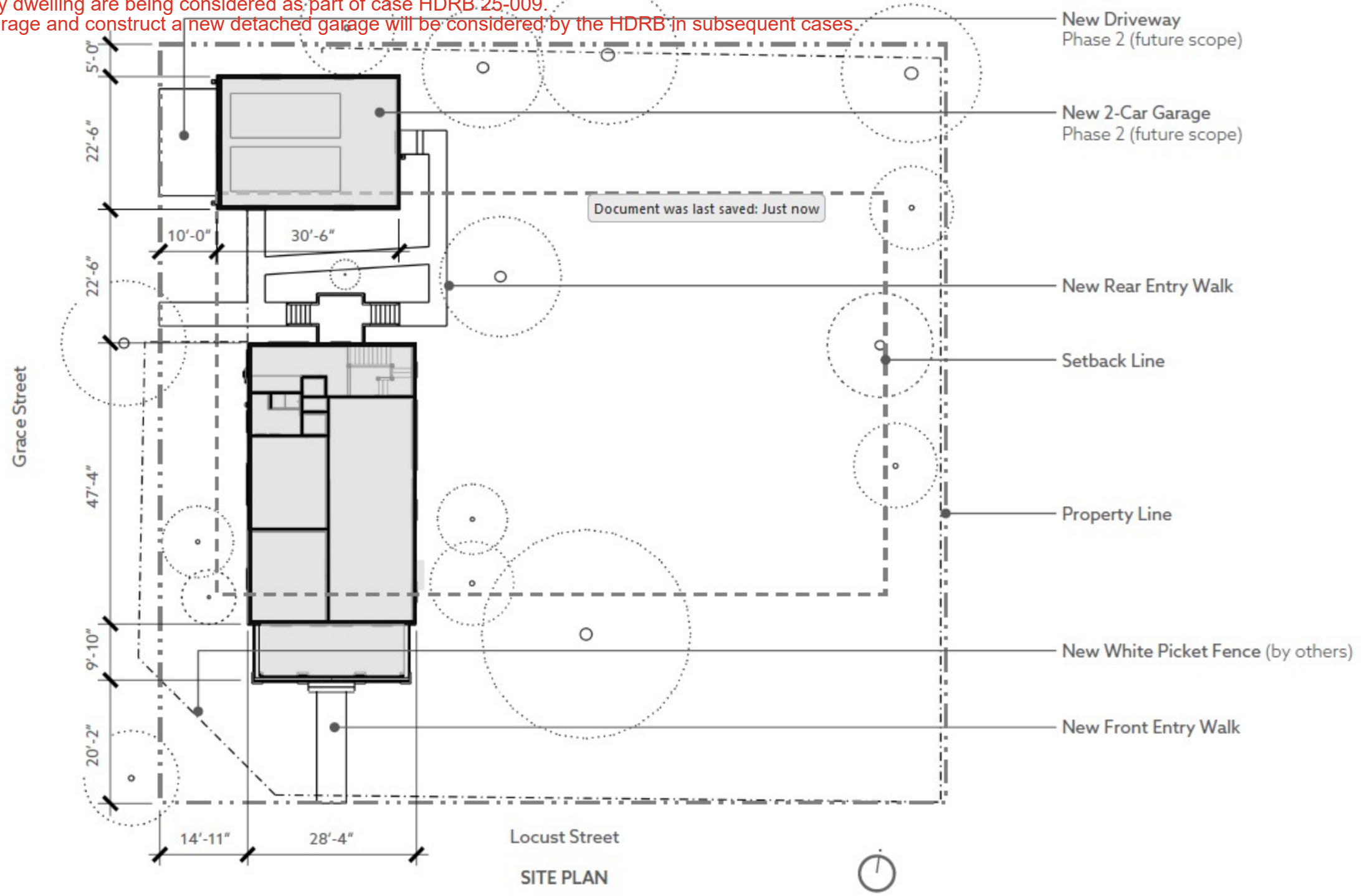
SITE SECTION



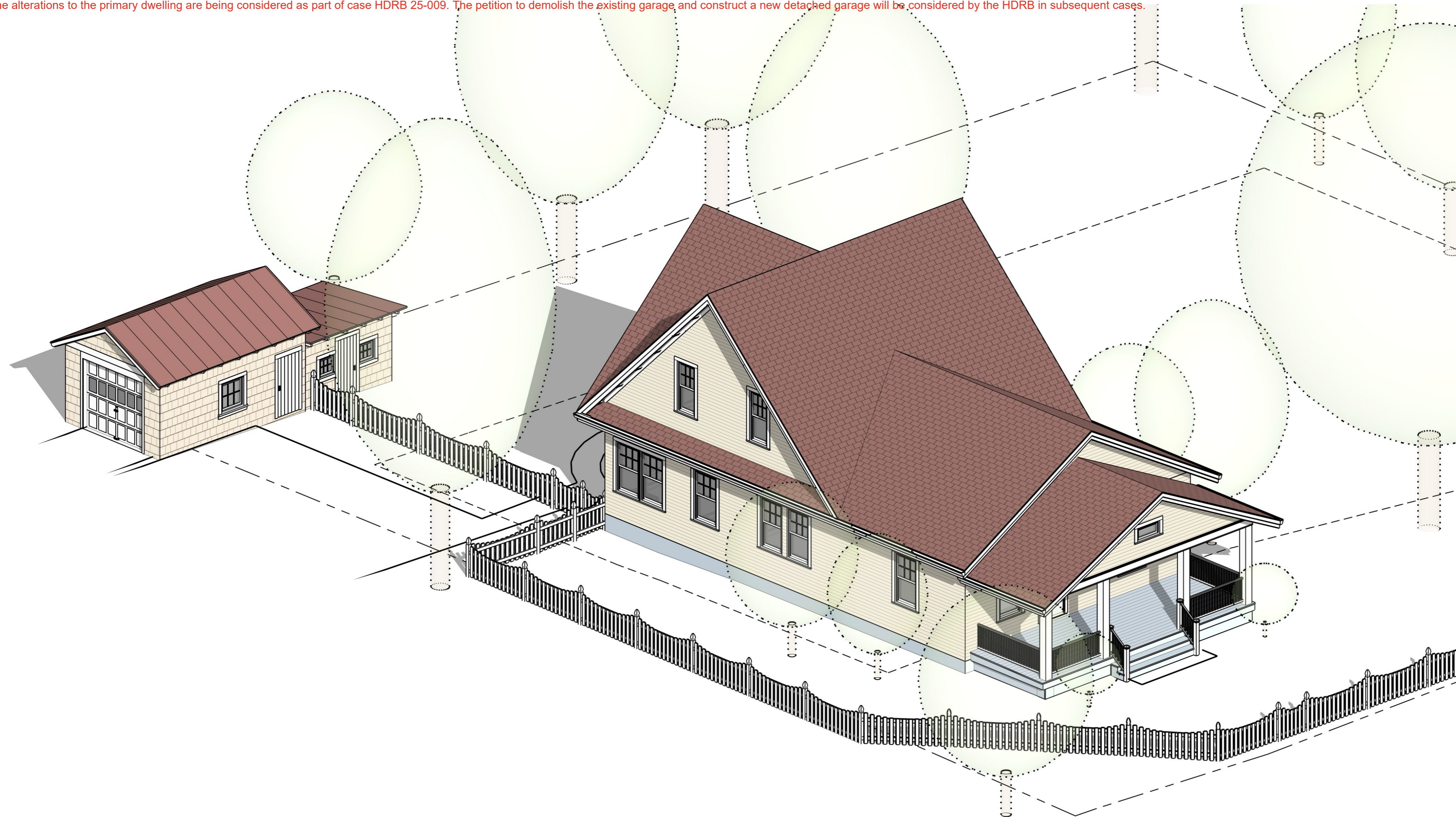
SITE PLAN

# SITE ANALYSIS

Note: Only the alterations to the primary dwelling are being considered as part of case HDRB.25-009.  
The petition to demolish the existing garage and construct a new detached garage will be considered by the HDRB in subsequent cases.

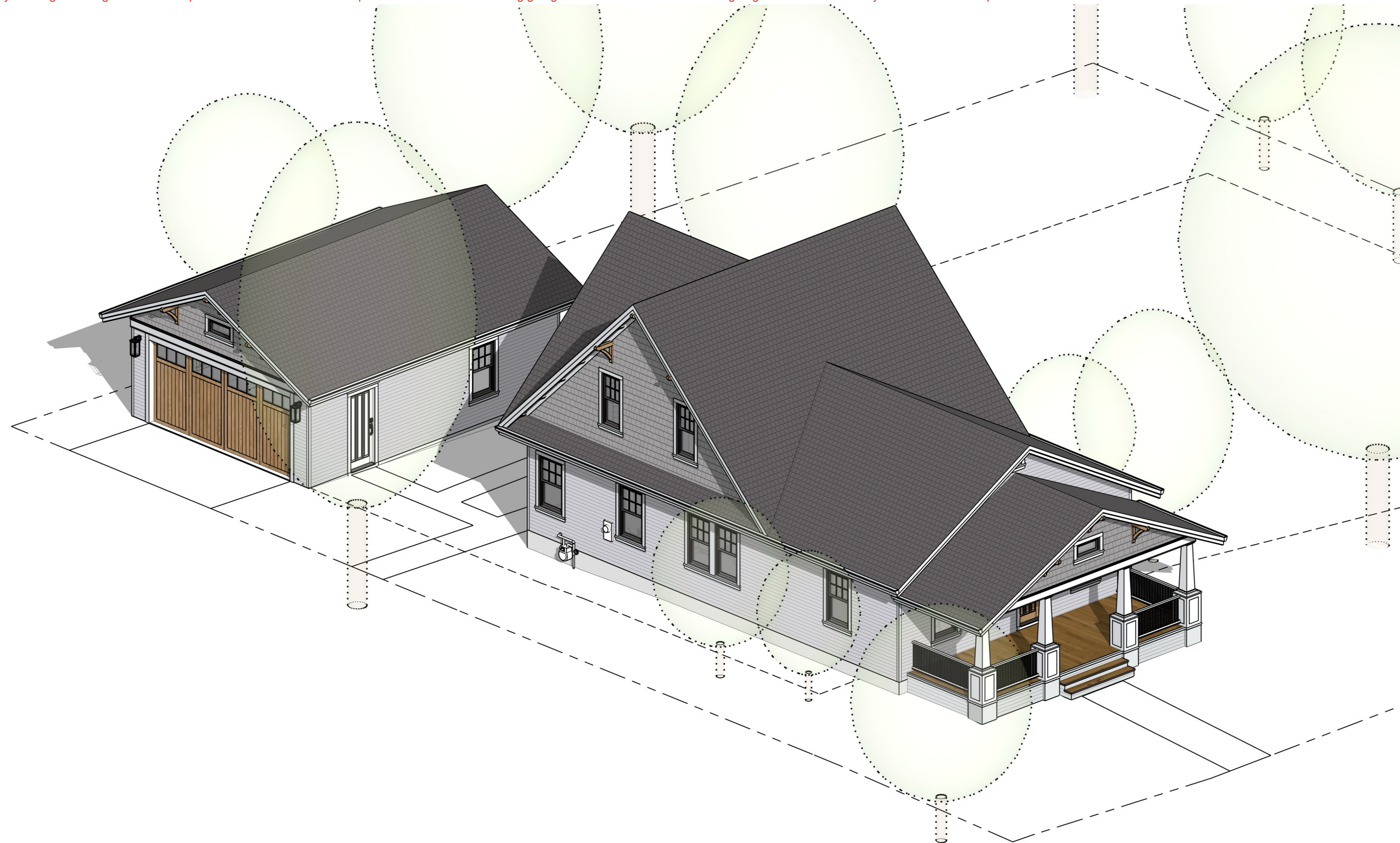


CONCEPT



FRONT AXON (EXISTING)

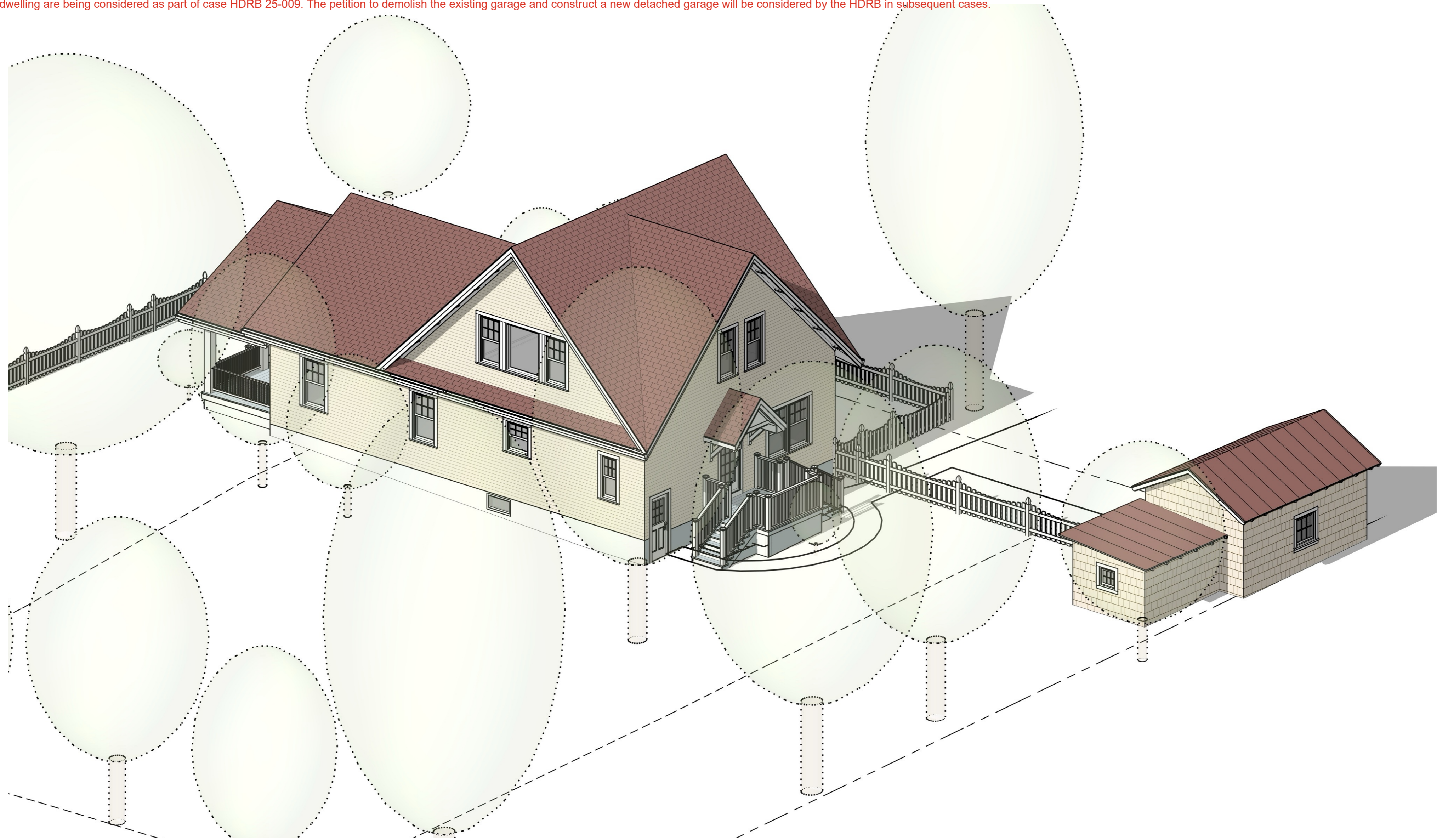
CONCEPT



FRONT AXON (PROPOSED)

CONCEPT

Note: Only the alterations to the primary dwelling are being considered as part of case HDRB 25-009. The petition to demolish the existing garage and construct a new detached garage will be considered by the HDRB in subsequent cases.



REAR AXON (EXISTING)

CONCEPT



REAR AXON (PROPOSED)

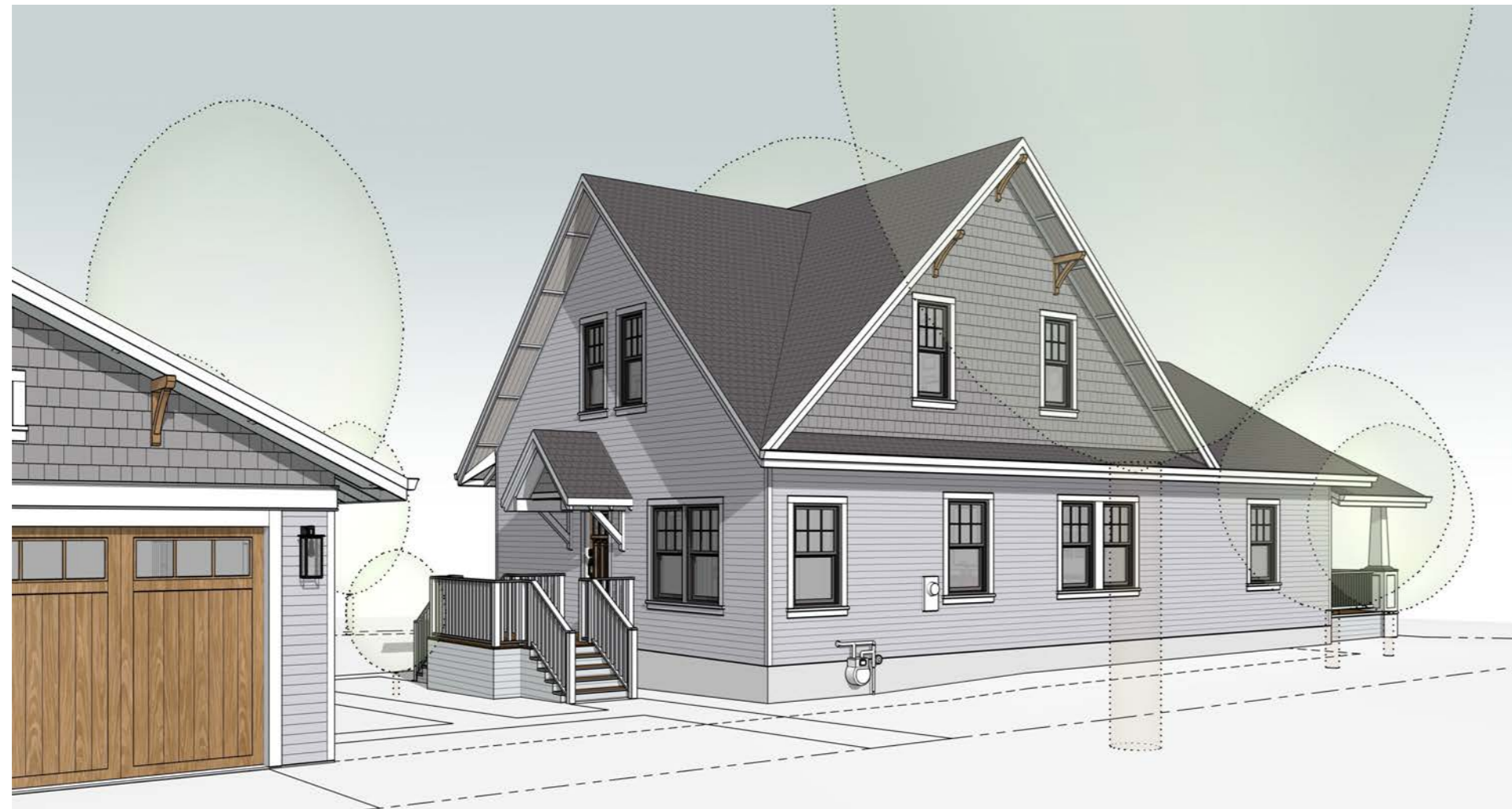
CONCEPT



FRONT ENTRY VIEW

CONCEPT

Note: Only the alterations to the primary dwelling are being considered as part of case HDRB 25-009. The petition to demolish the existing garage and construct a new detached garage will be considered by the HDRB in subsequent cases.



DRIVEWAY VIEW



SIDE YARD VIEW

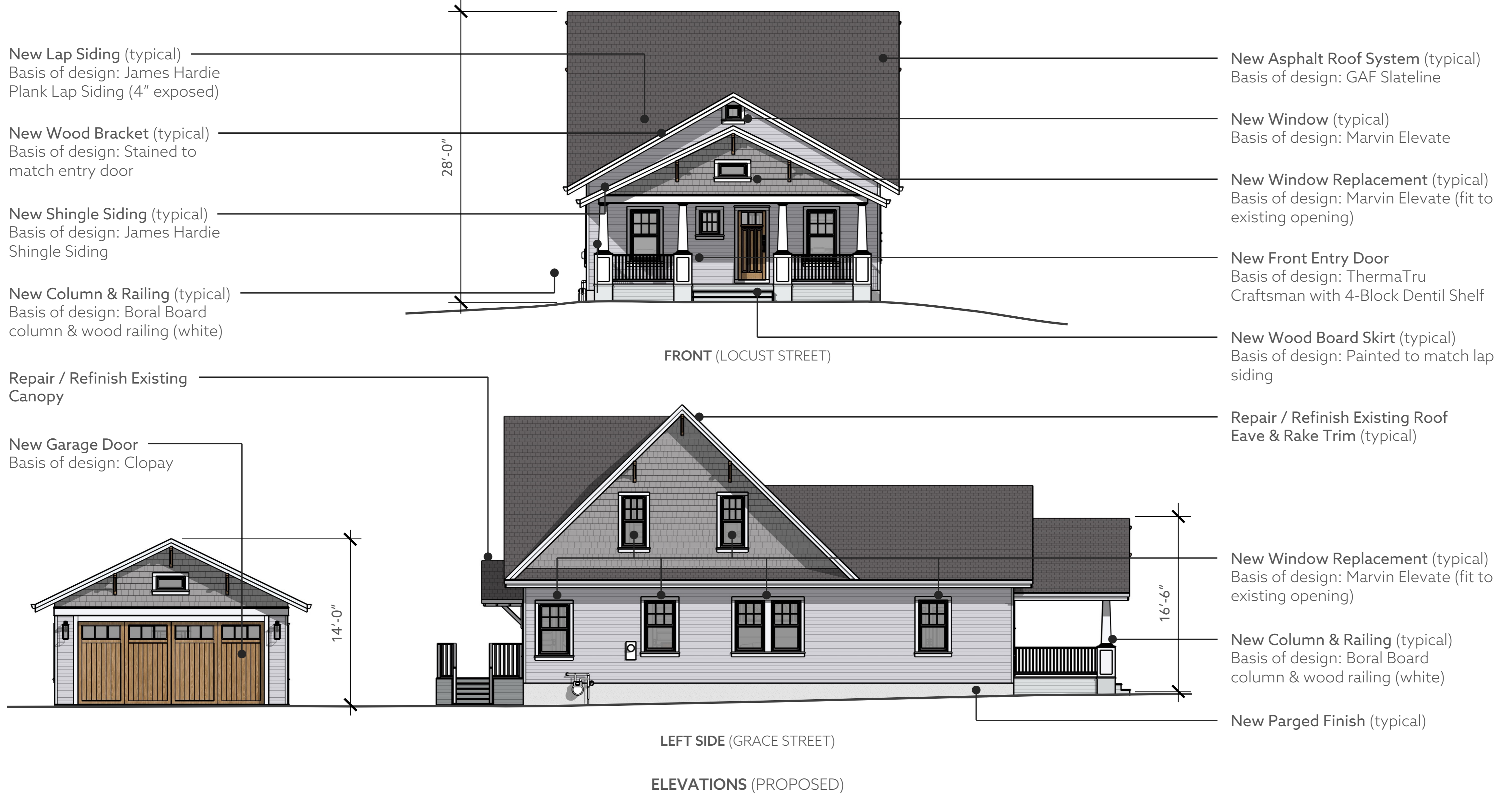


BACK YARD VIEW



FRONT YARD VIEW

CONCEPT



CONCEPT

Note: Only the alterations to the primary dwelling are being considered as part of case HDRB 25-009. The petition to demolish the existing garage and construct a new detached garage will be considered by the HDRB in subsequent cases.



CONCEPT

EXTERIOR



ASPHALT SHINGLES  
GAF  
SLATELINE  
ANTIQUÉ SLATE



EXTERIOR LAP SIDING  
HARDIE PLANK  
SELECT CEDARMILL (4"  
EXPOSED)  
HARBOUR MIST



EXTERIOR SHINGLE SIDING  
HARDIE SHINGLE  
STRAIGHT EDGE PANEL  
PEARL GREY

EXTERIOR



TRIM  
TRUEXTERIOR  
BORAL BOARD  
VARIOUS SIZES  
PAINTED TO MATCH  
SIDING MATERIAL



WOOD DECKING  
PRESSURE TREATED  
SEMI-TRANSPARENT STAIN  
& SEALER  
STAIN COLOR TO MATCH  
FRONT DOOR



DECORATIVE WOOD BRACKET  
CRAFTSMAN WITH SLAT END  
SEMI-TRANSPARENT STAIN &  
SEALER  
STAIN COLOR TO MATCH  
FRONT DOOR

DOORS &  
WINDOWS



3-LITE DOOR  
THERMA-TRU  
FIBER CLASSIC CRAFTSMAN  
WITH 4-BLOCK DENTIL  
ACORN STAIN WITH  
FROSTED PRIVACY GLASS



DOUBLE HUNG WINDOW  
MARVIN  
ELEVATE WITH DIVIDED LITE  
(UPPER SASH ONLY)  
EBONY (OUTSIDE) / WHITE  
(INSIDE)



2-CAR GARAGE DOOR  
CLOPAY  
CANYON RIDGE CHEVRON  
PAINTED TO MATCH SHINGLE  
SIDING MATERIAL  
PHASE 2

MATERIALS



KEEP GATE CLOSED  
© 2014



820





Street #: 820                      Street Name: Locust Street                      DHS ID#: 235-0003-0209

**Primary Resource**    Property Name (if any):

Resource Category: Domestic                      Resource Type: Single Family Dwelling  
 Construction Date: 1925                      Exact                      VDHR Time Period: Reconstruction and Growth (1866-1916)  
 Contributing Status: Contributing                      Condition: Good                      Style: Craftsman  
 Bldg. Type: Bungalow                      Bays: 3                      Stories: 2

**Primary Cladding Material:**    Primary Treatment: Siding, German/Cove Lap                      Primary Material: Wood  
**Secondary Cladding Material:**    Secondary Treatment: None                      Secondary Material: N/A  
 Roof Type: Cross Gable                      Roof Material: Asphalt shingle (3-tab)  
 Chimney Type: Interior Slope                      Chimney Treatment: Flue                      Chimney Material: Metal  
 Dormer Type: None                      Dormer Material: N/A  
 Foundation Type: Solid/Continuous                      Found'n Treatment: Stuccoed/Parged                      Found'n Material: N/A  
 Porch Type: 1-Story Full-Width                      Support Type: Square Posts                      Floor Material : Wood  
 Window Type: Double-Hung                      Glazing Type: 6/1 True                      Window Material: Wood  
 Shutter Type: None                      Shutter Treatment: N/A                      Shutter Material: N/A  
 Garage Type: Detached                      Garage Treatment: Front-loaded                      No. of Bays: 1

*Describe the following features, where present:*

Main Entry Door: Paneled wood door with glazed upper half and wood surround.  
 Front Porch: One-story, three-bay porch beneath gabled roof. Square wood posts and railings with square profile.  
 Signs and/or Murals: None



**Photograph - Primary Elevation(s)**

*Describe the following features, where present:*

Details or Character-Defining Features:

Vernacular bungalow with intact windows, beaded wood siding, and basic form intact.

Major Additions and/or Alterations:

Two-story rear addition with cross gabled roof at rear constructed circa 1998. Front porch may also have been reconstructed at that time.



**Photograph - Secondary Elevations or Details**

*(Note location, size, & date)*

**Secondary Resource #1**

Resource Type: Garage Condition: Fair  
 Construction Date: 1925 Circa  
 Stories: 1 Bays: 1  
 Resource Description: Likely original, one-bay garage building at rear of property facing side street. Garden shed extends to rear.



**Photograph - Secondary Resource(s)**

*(Note location, size, and distinctive features)*

<b>Primary Cladding Material:</b>	Primary Treatment:	Shingles	Primary Material:	Asbestos	
<b>Secondary Cladding Material:</b>	Secondary Treatment:	Siding, German Lap	Secondary Material:	Wood	
Roof Type:	Front Gable		Roof Material:	Corrugated metal	
Chimney Type:	None	Chimney Treatment:	N/A	Chimney Material:	N/A
Foundation Type:	Unknown	Found'n Treatment:	N/A	Found'n Material:	N/A
Porch Type:	None	Support Type:	N/A	Floor Material :	N/A
Window Type:	Fixed	Glazing Type:	Multi Pane	Window Material:	Wood

**Additional Resources**

Resource Description:

*(Note location, type, & appearance)*

**Agenda Item:** APPLICATION FOR A DEMOLITION, HDRB #25-010, to consider an application for a Certificate of Appropriateness for the demolition of the existing detached garage located at 820 Locust Street, Herndon, Virginia

**Meeting Date:** October 1, 2025

**Category:** Public Hearings

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

**Description:**

This application proposes to demolish the existing detached garage on the property. Both the dwelling and detached garage were constructed around 1925, and they are both contributing resources within the historic district. The garage spans one bay and features a front gable roof clad in corrugated metal. A garden shed extends from the rear of the shed, but as it may be a later addition to the outbuilding, its contribution status is undetermined. Please see the attached staff report for additional information.

**Background:**

In 2011, the Board approved the demolition of the garden shed attached to the rear of the garage (HPRB 11-01). The shed was never removed and is now part of this application for demolition. The applicant is concurrently seeking to make alterations to the dwelling on the property and to construct a new garage adjacent to Grace Street. The alterations to the dwelling will be considered under HDRB 25-009. The design and construction of the new garage has not yet been scheduled for HDRB review. Please see the attached staff report for additional information.

**Fiscal Impact:**

N/A

**Staff Recommendation/Next Steps:**

Staff are withholding a recommendation pending the provision of additional information as stated above.

**Attachments:**

1. Staff Report
2. Materials

## STAFF REPORT

**Agenda Item:** APPLICATION FOR A DEMOLITION, HDRB #25-010, to consider an application for a Certificate of Appropriateness for the demolition of the existing detached garage located at 820 Locust Street, Herndon, Virginia.

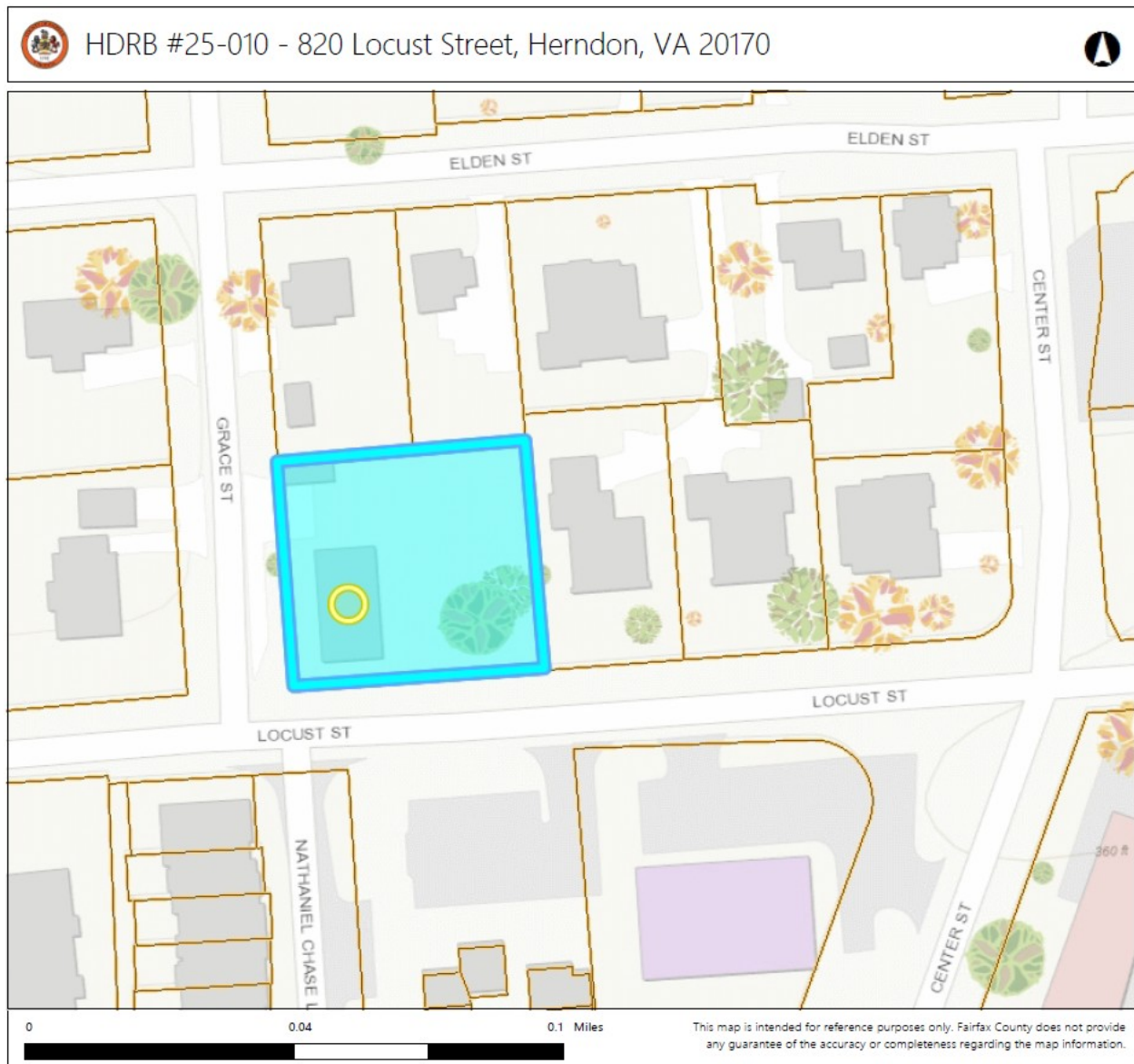
**Meeting Date:** October 1, 2025

**Staff Contact:** Angelina R. Jones, Lead Planner - Design & Development

**Summary Information:**

Proposed Modification	Demolition – Existing detached garage.		
Address	820 Locust Street, Herndon, VA 20170		
Fairfax County Tax Map Number	0162 02 0067		
Owners	Vanessa Dawn Lewis		
Applicant	Jason Slatinsky, Winn Design		
Business/Organization	N/A		
Property Use	Residential		
Zoning District	R-10, Residential Single-Family-10		
HDO Designation	Contributing		
Adjacent Zoning	<b>North:</b> R-10, Residential Single-Family-10 <b>East:</b> CC, Central Commercial District <b>South:</b> R-M, Residential Multi-Family <b>West:</b> R-10, Residential Single-Family-10		
Building Type(s)	Single Family Dwelling	<b>Date of Construction:</b>	c. 1925
Architectural Style(s)	Craftsman		
Exterior Material(s)	Siding, Shingles (asbestos), Corrugated metal roof		
Neighborhood Design Profile	The surrounding neighborhood is residential and commercial within the HDO. Outside of the HDO, the neighborhood is a mix of residential and commercial.		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

**Location Map:**



**Background Information:**

Resource Description

The property at 820 Locust Street features a two-story, single-family detached house located on the north side of Locust Street, at the intersection with Grace Street. The subject of this application for demolition is the detached garage located at the northwestern boundary of this property. Both the dwelling and detached garage were constructed around 1925, and they are both contributing resources within the historic

district. The garage spans one bay and features a front gable roof clad in corrugated metal. A garden shed extends from the rear of the shed, but as it may be a later addition to the outbuilding its contribution status is undetermined. It is visible in Fairfax County aerial photography as early as 1953. However, the quality of earlier images makes it impossible to determine if it dates to an earlier period.

This dwelling and its associated garage are examples of the craftsman style (ca. 1905-1930). Buildings of this style often feature low-pitched, gable roofs with wide eave overhangs. Craftsman houses are typically one or one-half stories high and they often feature full or partial-width front porches.

#### Applicable Case History

In 2011, the Board approved the demolition of the garden shed attached to the rear of the garage (HPRB 11-01). The staff report for this case noted that the shed was in poor condition as of February 2011, stating:

*According to the applicants, the shed is proposed to be demolished because its current condition makes it unsuitable for use as a shed. Its windows and door are broken, there is significant wood rot on its structural members, and the entire shed is separated from the back wall of the garage creating a gap between the two structures... Staff was able to inspect the property and concurs with the applicants' assessment of the shed. Several structural components are deteriorated beyond repair, especially the plates and sills that have been sitting directly on the ground and the roof which is entirely rusted out and damaged by a fallen tree.*

The shed was never removed and is now part of this application for demolition.

The applicant is concurrently seeking to make alterations to the dwelling on the property and to construct a new garage adjacent to Grace Street. The alterations to the dwelling will be considered under HDRB 25-009. The design and construction of the new garage has not yet been scheduled for HDRB review. This project will require a Building Location Survey and may require a zoning variance depending on the setback from the property line.

#### **Case Details & Proposal:**

This application proposes to demolish the existing contributing garage on the property. As noted above, the property owners plan to construct a new garage in its place. However, the design and construction of the new garage will be considered by the Historic District Review Board at a future date under a yet unassigned case number. The applicant has provided a sealed report issued by a structural engineer that

assesses the condition of the garage and shed. The report makes the following recommendation:

*Based on the existing structural conditions observed, we recommend that a higher-level slab and new footings be installed, and all existing stud walls be replaced. Removal of the existing foundation, stud walls and roof framing and construction of an entirely new foundation and structure are necessary to meet the current building code. We believe any effort to save the garage/shed structure or part of it would be impractical and uneconomical.*

Note that the HDRB does not consider cost when evaluating applications for Certificates of Appropriateness.

**Staff Analysis:**

Zoning Ordinance Compliance

For this application, the applicable standards and requirements of the zoning ordinance are stated in Section 78-60.3(f)(4) - Demolition. Staff have used these standards to evaluate the strength of the request for demolition. However, there is outstanding information needed in order to fully evaluate compliance, summarized in the following table:

<b>Town of Herndon Zoning Ordinance - Section 78-60.3(f)(4) - Demolition</b>	
<i>A certificate of appropriateness to demolish a building or structure may be approved, only after meeting the following standards:</i>	
a. The building or structure does not contribute to the character of the historic district.	Outbuildings such as this one do contribute to the residential character of the historic district.
b. The building or structure would not qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register.	The garage and shed would not be individually eligible for listing in the National Register of Historic Places or the Virginia Landmarks Register.
c. The building or structure has a common design that could reasonably be reproduced.	The garage and attached shed are built in a manner that reflects their utilitarian function. The materials used such as corrugated metal roofing, asbestos shingles, and low slab beneath the garage demonstrate that this structure was not built with the same attention to

	detail or intended durability as the primary dwelling on the property. As such, the garage and attached shed could reasonably be reproduced.
d. No historic events occurred in the building or structure.	There is no known record of a historic event occurring within the garage or attached shed.
e. It is determined the building or structure has a degree of structural unsoundness.	The applicant has provided a sealed report by a structural engineer indicating that the garage and attached shed are structurally unsound. See description above and the full report in the provided attachments.
f. It is not practicable to relocate the building or structure, or portion thereof.	This has not yet been adequately demonstrated in the materials provided. Staff are requesting additional written information to confirm this standard. See the request for additional information at the end of this analysis for details.
g. The proposed demolition does not adversely affect other historic landmarks located within the historic district overlay or adversely affect the character of the historic district overlay.	This has not yet been adequately demonstrated in the materials provided. Staff are requesting a streetscape analysis to confirm this standard. See the request for additional information at the end of this analysis for details.
h. Practicable alternatives to demolition do not exist.	This has not yet been adequately demonstrated in the materials provided. Staff are requesting additional written information to confirm this standard. See the request for additional information at the end of this analysis for details.
i. An economic and structural feasibility study prepared by a qualified professional is submitted that concludes rehabilitating or reusing the building or structure is not a practicable alternative.	Note that the HDRB does not consider cost when evaluating applications for Certificates of Appropriateness. The applicant has provided a sealed report by a structural engineer. See description above and the full report in the provided attachments.

HDO Design Guidelines Adherence

For this application, the applicable guidelines are found in Chapter 10 – Relocation and Demolition. Staff have used the guidance in this chapter to evaluate the strength of the request for demolition. In summary of this analysis, staff find that:

<b>Historic District Overlay Guidelines – Chapter 10 Relocation and Demolition</b>	
<i>Applicable Guideline and Page Number</i>	<i>Staff Analysis</i>
Discuss alternatives to demolition with Herndon’s Community Development staff and the HDRB (p. 127).	This has not yet been adequately demonstrated in the materials provided. Staff are requesting additional written information to evaluate this guideline. See the request for additional information at the end of this analysis for details.
Document the condition of the building to justify its removal and identify any existing hazards (structural unsoundness, abatement needs) (p. 127).	The report by the structural engineer supplied by the applicant identified multiple site issues that have led to the structural decline of the detached garage and shed, including the low level of the slab supporting the garage and lack of slab beneath the shed, as well as termite damage.
Identify the impact of the demolition on the subject project and any adjacent or surrounding properties (p. 127).	<p>The garage and shed are located within the secondary front yard of the property at 820 Locust Street at the northwestern property line facing Grace Street. It is therefore in a location that is readily visible from the right-of-way.</p> <p>Detached garages are typical for craftsman houses dating to this period and as such the subject garage conveys important context for the primary dwelling on the property. While a number of properties within the Historic District Overlay (HDO) feature contributing detached garages, they are not as ubiquitous in the district as they would have been during the historic district’s</p>

	<p>period of significance (1855-1940). This is due to the removal of detached garages both prior to and after establishment of the HDO.</p> <p>Removal of the detached garage will negatively impact the integrity of the historic district. This is a contributing structure to the district, and it provides additional context for the associated dwelling on the property. The placement of the garage communicates the scale and arrangement of garages on contributing properties during the historic district’s period of significance.</p>
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Request for Additional Information

To fully assess the appropriateness of the application in relation to the *Historic District Overlay Guidelines* (updated 2020), the following materials should be provided for staff and board consideration.

<b><i>Historic District Overlay Guidelines – Chapter 10 Relocation and Demolition</i></b>	
<b><i>Applicable Guideline and Page Number</i></b>	<b><i>Related request for additional information</i></b>
<p>Discuss alternatives to demolition with Herndon’s Community Development staff and the HDRB (p. 127).</p>	<p>Written explanation from the applicant of why demolition is necessary and why it is not practicable to incorporate the garage into the new garage design or to relocate the existing garage elsewhere on the property.</p>
<p>Identify the impact of the demolition on the subject project and any adjacent or surrounding properties.</p> <p>a) Provide a streetscape analysis to illustrate how the removal of the building impacts the street and the surrounding district (p. 127).</p>	<p>Streetscape analysis to illustrate how the removal of the building impacts the street and the surrounding district. This analysis should include a representation with and without the proposed new garage.</p>
<p>For historic accessory structures, take representative photographs of the</p>	<p>Representative photographs of the garage and shed (interior and exterior) to</p>

building (interior and exterior) to document the building; a sketch plan and written history is not necessary (p. 127).	document the building. These should include the following: <ol style="list-style-type: none"><li>1) Each exterior elevation</li><li>2) Each interior space</li><li>3) Close-ups of details such as windows</li><li>4) Perspective views from at least two corners</li><li>5) At least two views showing the setting and relation to nearby structures, roads, and vegetation</li></ol>
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**Historic District Review Board Alternatives:**

The following alternatives are available to the Historic District Review Board for its decision on HDRB 25-010.

1. Approval as proposed
2. Approval with conditions
3. Denial on specific stated grounds
4. Continuance of the application to a future public hearing

**Staff Recommendation:**

Staff are withholding a recommendation pending the provision of additional information as stated above.

Date: September 22, 2025

To: Winn Design

Atten: Jason Slatinsky

Re: Garage/Storage Shed Structural Evaluation  
820 Locust St. Herndon, VA 20170

Dear Jason,

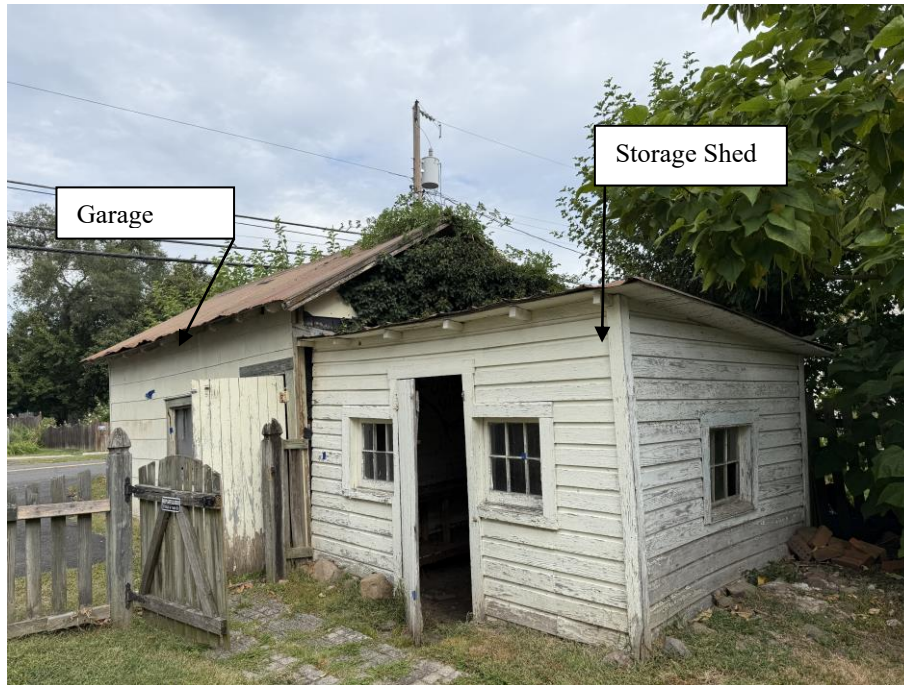
As requested, JZ Structural Consulting, Inc. performed a limited structural survey on the buildings on the above-mentioned property on September 18, 2025. The purpose of the visit was to observe the existing building conditions and to provide evaluation of the building structure. This report will focus on the assessment of the garage/storage structure.

### Existing Condition Observation

The existing garage/storage shed is a one-story structure, built in 1925, as shown in Figure 1 & 2.



Front of Garage  
Figure 1



Shed Entrance Elevation  
Figure 2

## Findings and Recommendations

### A. Garage

#### 1. Wood Wall Framing at Grade Level

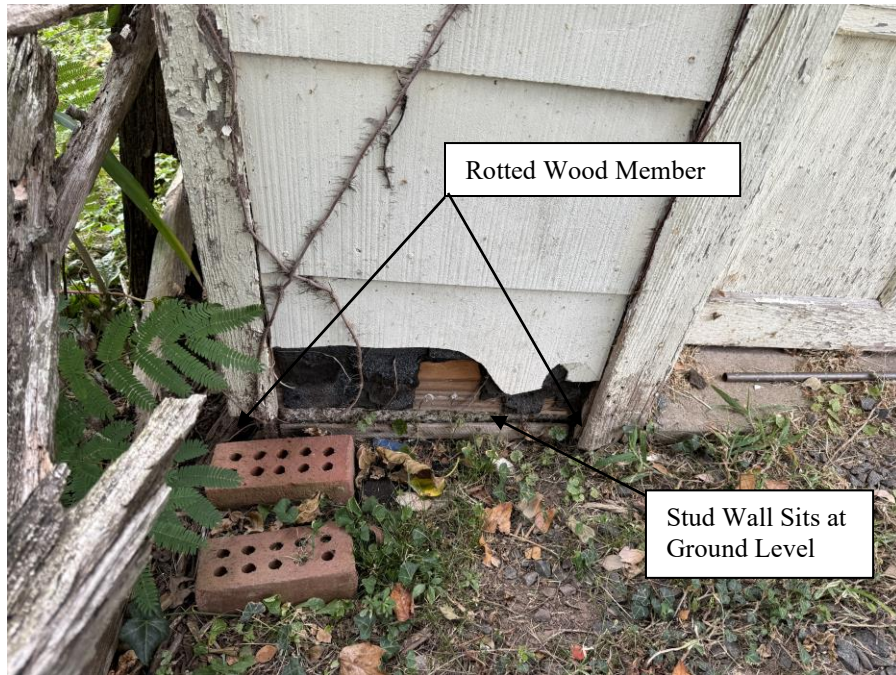
The exterior wall of the garage was found sitting at the ground level, see Figure 1, 3 & 4, which does not comply with the current building code, in which, wood framed stud wall is required to be installed 6" minimum above finished grade. As a result of the existing condition, the wood members at the bottom of the exterior wall are rotten, as seen in Figure 3 & 4.

#### 2. Low Garage Slab Level

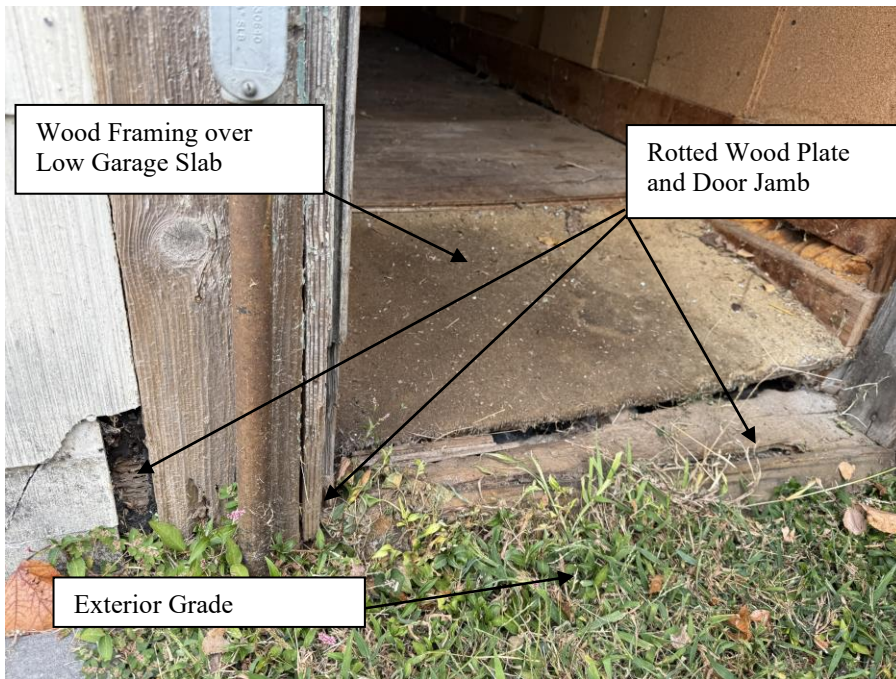
In Figure 4, the garage slab is found lower than the exterior grade, over build floor framing was installed to elevate the floor above grade.

#### 3. Termite Damage

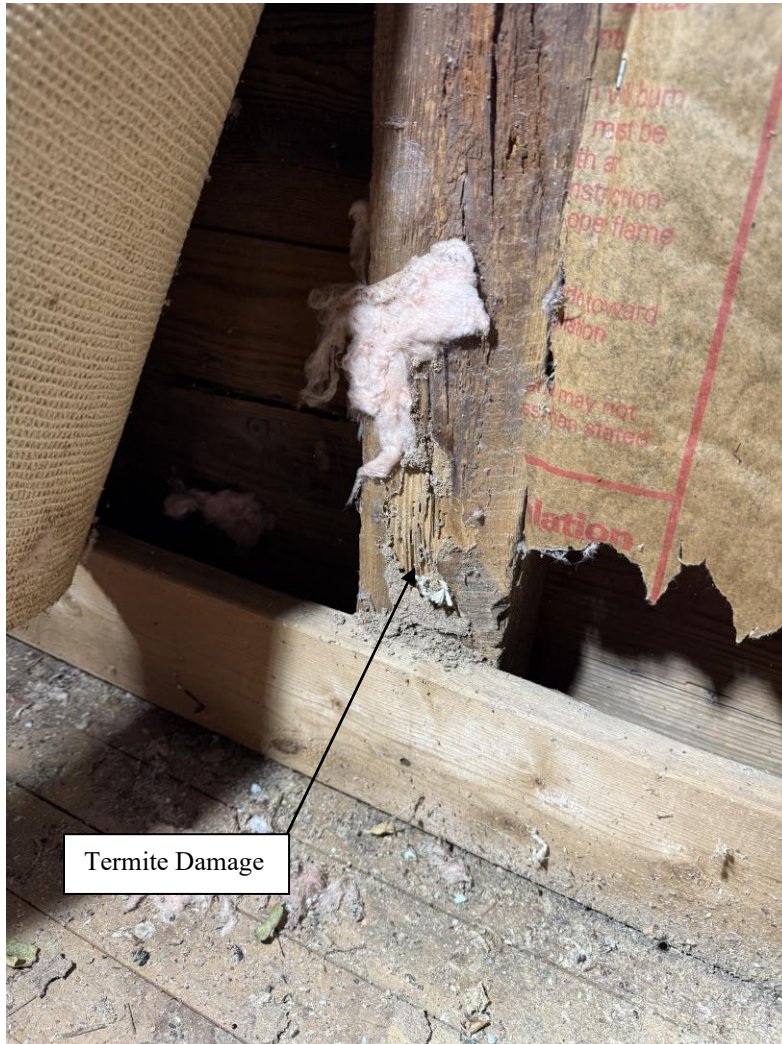
Termite damage was observed on wood stud in the exterior wall of the garage, as seen in Figure 5.



Wall Panel Beside the Garage Door  
Figure 3



Garage Side Door  
Figure 4

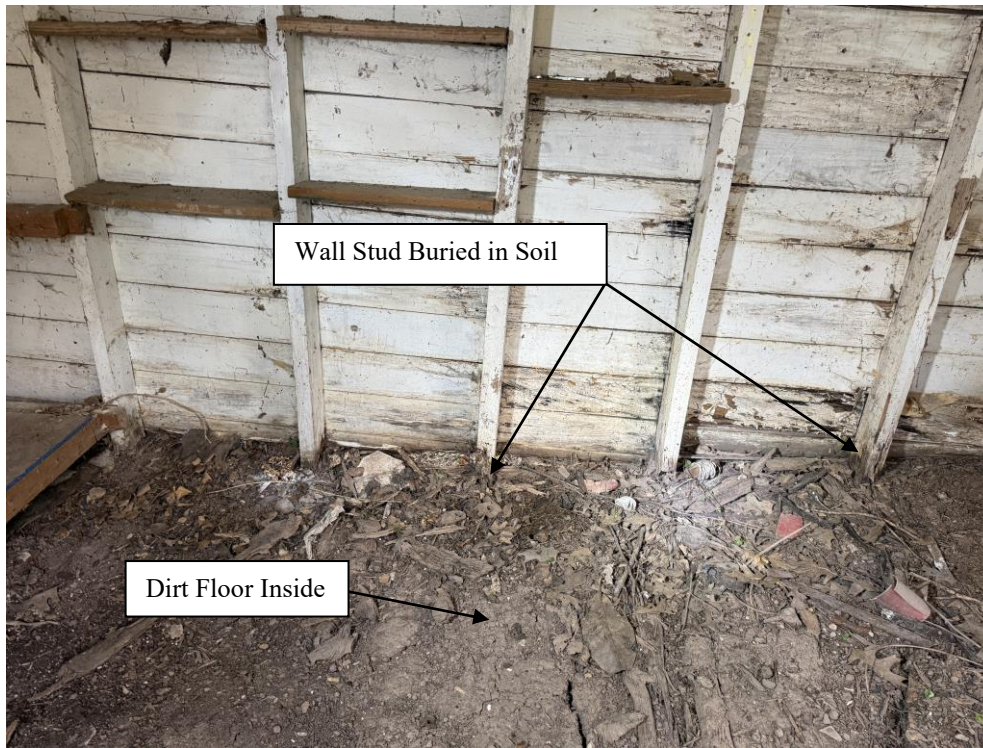


Termite Damage in Wall Stud

Figure 5

#### 4. Storage Shed

The exterior stud wall of the storage shed is noticed buried in soil, as shown in Figure 6. The bottom of wall studs has all been rotted. There is no finished material on floor and dirt has been used as the floor.



Storage Shed Stud Wall  
Figure 6

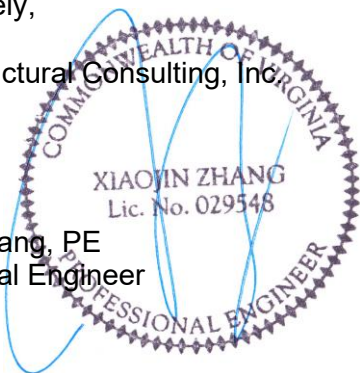
Based on the existing structural conditions observed, we recommend that a higher-level slab and new footings be installed, and all existing stud walls be replaced. Removal of the existing foundation, stud walls and roof framing and construction of an entirely new foundation and structure are necessary to meet the current building code. We believe any effort to save the garage/shed structure or part of it would be impractical and uneconomical.

If you have any questions regarding this report, please do not hesitate to contact us.

Sincerely,

JZ Structural Consulting, Inc

Jon Zhang, PE  
Principal Engineer















Street #: 820 Street Name: Locust Street DHS ID#: 235-0003-0209

**Primary Resource** Property Name (if any):

Resource Category: Domestic Resource Type: Single Family Dwelling  
 Construction Date: 1925 Exact VDHR Time Period: Reconstruction and Growth (1866-1916)  
 Contributing Status: Contributing Condition: Good Style: Craftsman  
 Bldg. Type: Bungalow Bays: 3 Stories: 2

**Primary Cladding Material:** Primary Treatment: Siding, German/Cove Lap Primary Material: Wood  
**Secondary Cladding Material:** Secondary Treatment: None Secondary Material: N/A  
 Roof Type: Cross Gable Roof Material: Asphalt shingle (3-tab)  
 Chimney Type: Interior Slope Chimney Treatment: Flue Chimney Material: Metal  
 Dormer Type: None Dormer Material: N/A  
 Foundation Type: Solid/Continuous Found'n Treatment: Stuccoed/Parged Found'n Material: N/A  
 Porch Type: 1-Story Full-Width Support Type: Square Posts Floor Material: Wood  
 Window Type: Double-Hung Glazing Type: 6/1 True Window Material: Wood  
 Shutter Type: None Shutter Treatment: N/A Shutter Material: N/A  
 Garage Type: Detached Garage Treatment: Front-loaded No. of Bays: 1

*Describe the following features, where present:*

Main Entry Door: Paneled wood door with glazed upper half and wood surround.  
 Front Porch: One-story, three-bay porch beneath gabled roof. Square wood posts and railings with square profile.  
 Signs and/or Murals: None



**Photograph - Primary Elevation(s)**

*Describe the following features, where present:*

Details or Character-Defining Features:

Vernacular bungalow with intact windows, beaded wood siding, and basic form intact.

Major Additions and/or Alterations:

Two-story rear addition with cross gabled roof at rear constructed circa 1998. Front porch may also have been reconstructed at that time.



**Photograph - Secondary Elevations or Details**

*(Note location, size, & date)*

**Secondary Resource #1**

Resource Type: Garage Condition: Fair  
 Construction Date: 1925 Circa  
 Stories: 1 Bays: 1  
 Resource Description: Likely original, one-bay garage building at rear of property facing side street. Garden shed extends to rear.



**Photograph - Secondary Resource(s)**

*(Note location, size, and distinctive features)*

<b>Primary Cladding Material:</b>	Primary Treatment:	Shingles	Primary Material:	Asbestos	
<b>Secondary Cladding Material:</b>	Secondary Treatment:	Siding, German Lap	Secondary Material:	Wood	
Roof Type:	Front Gable		Roof Material:	Corrugated metal	
Chimney Type:	None	Chimney Treatment:	N/A	Chimney Material:	N/A
Foundation Type:	Unknown	Found'n Treatment:	N/A	Found'n Material:	N/A
Porch Type:	None	Support Type:	N/A	Floor Material :	N/A
Window Type:	Fixed	Glazing Type:	Multi Pane	Window Material:	Wood

**Additional Resources**

Resource Description:

*(Note location, type, & appearance)*

**Agenda Item:** Resolution to support a Zoning Ordinance Text Amendment (ZOTA) to clarify and improve the existing process of the Historic District Review Board to grant setback reductions within the Historic District Overlay

**Meeting Date:** October 1, 2025

**Category:** New Business

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

**Description:**

This is a request for the HDRB to pass a resolution supporting a Zoning Ordinance Text Amendment (ZOTA) to clarify and improve the existing process for the board to grant setback reductions within the Historic District Overlay (HDO).

**Background:**

The HDRB currently has the ability to review requests for front yard setback reductions to an amount up to but not less than 20 feet in the HDO for new single-family detached dwellings or additions to such existing dwellings. This resolution supports a ZOTA that would clarify and improve this existing authority for the board, including the ability to review setback reductions for the construction of new accessory structures.

**Fiscal Impact:**

N/A

**Staff Recommendation/Next Steps:**

Recommend approval, as presented.

**Attachments:**

1. Resolution (Proposed)

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

**RESOLUTION**

**OCTOBER 15, 2025**

**Resolution-**      **to support a Zoning Ordinance Text Amendment (ZOTA) to clarify and improve the existing process of the Historic District Review Board to grant setback reductions within the Historic District Overlay.**

The Historic District Review Board supports a Zoning Text Amendment, to clarify and improve the existing process of the Board to grant setback reductions within the Historic District Overlay as provided for in Sec. 78-60.3(e) of the Zoning Ordinance. The Board finds that this change would allow additional flexibility in the design and construction of new construction of residential properties in the Historic District and allow for improvements with enhanced compatibility to the district character.

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

1. The following updates should be considered for initiation through a Zoning Ordinance Text Amendment:
  - a. Clarifying language providing the ability of the Historic District Review Board to grant setback reductions to all single-family detached residential properties within the Historic District Overlay.
  - b. Additional provisions to allow the granting of setback reductions by the board, when appropriate with certain standards, to accommodate new primary dwellings, new outbuildings or accessory structures, and additions to existing buildings.
  - c. Allowance of a greater setback reduction than what is currently permitted under this provision when appropriate and when compliant with other applicable local, state, and federal codes.
  - d. Clarifying language expressing a principal criteria that the setback reduction may be granted only when it is demonstrated that the reduction allows the subject structure to be more compatible with nearby contributing structures and more appropriate within the historic neighborhood context specific to the proposed buildings' relationship to the street.