



HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA

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

Wednesday, March 4, 2026 | 7:00 PM

1. Call to Order

2. Public Hearings

- a. APPLICATION FOR AN ALTERATION, HDRB #26-002, 879 Station Street, Herndon, Virginia, to consider an application for a Certificate of Appropriateness to replace windows on the building located on the west side on Station Street, north of the intersection with Center Street

3. Comments

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

4. Adjournment

Agenda Item: APPLICATION FOR AN ALTERATION, HDRB #26-002, 879 Station Street, Herndon, Virginia, to consider an application for a Certificate of Appropriateness to replace windows on the building located on the west side on Station Street, north of the intersection with Center Street

Meeting Date: March 4, 2026

Category: Public Hearings

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

Description:

This application proposes to keep extant, replacement windows at the contributing dwelling located at 879 Station Street. The Town of Herndon issued a Notice of Violation (NOV) to the former property owner for replacing the windows at 879 Station Street without a Certificate of Appropriateness (COA) in November 2025 (ZE25-00087). The windows installed are black vinyl, double-hung with grilles between glass (GBG) in a six-over-six configuration. The windows that were replaced were wood in a two-over-two configuration. Upon transfer of the property, the new property owner was given a NOV as the previous owner did not resolve the outstanding violation. The NOV to the current property owner was issued in January 2026 and the owner submitted this COA application as part of resolving the outstanding violation (ZE25-00008).

Material details for the window replacements supplied by the previous property owner (note windows have already been replaced):

- American Craftsman by Ply Gem – Energy Star Window
 - Double Hung Vinyl Window
 - Dual Glazed Low- E – High Performance Glass
 - Colonial Grille
- 15 windows replaced in total
 - 10 upper level
 - Five ground level

For additional information, please see the attached staff report.

Background/Timing Impact:

The property at 879 Station Street is a vernacular building in the national folk architectural style that stands two-stories in height, spans three bays and features a full-

width one story porch and side gable roof clad in 3-tab asphalt shingles. The building has an addition that dates to around 1953 that wraps from the front around to the side and rear of the building. This building is contributing to the Town of Herndon Historic District and exhibits many of the features typical of the I-House variant of the national folk style including side gable roof, two-rooms by one-room layout, and full-width porch.

For additional information, please see the attached staff report.

Fiscal Impact:

N/A

Legal Impact:

N/A

Staff Recommendation/Next Steps:

Staff are withholding a recommendation pending discussion of the staff comments summarized above by the HDRB at the work session.

Attachments:

1. Staff Report
2. Materials

STAFF REPORT

Agenda Item: APPLICATION FOR AN ALTERATION, HDRB #26-002, to consider an application for a Certificate of Appropriateness to replace windows on the building located at 879 Station Street, Herndon, Virginia, located on the west side on Station Street, north of the intersection with Center Street. The subject property is further identified as Fairfax County Tax Map 0104 02 0020A, is zoned R-10 Residential Single-Family - 10 District and consists of 10,423 square feet of land. Applicant: Patricia Aston. Property Owner: Patricia Aston.

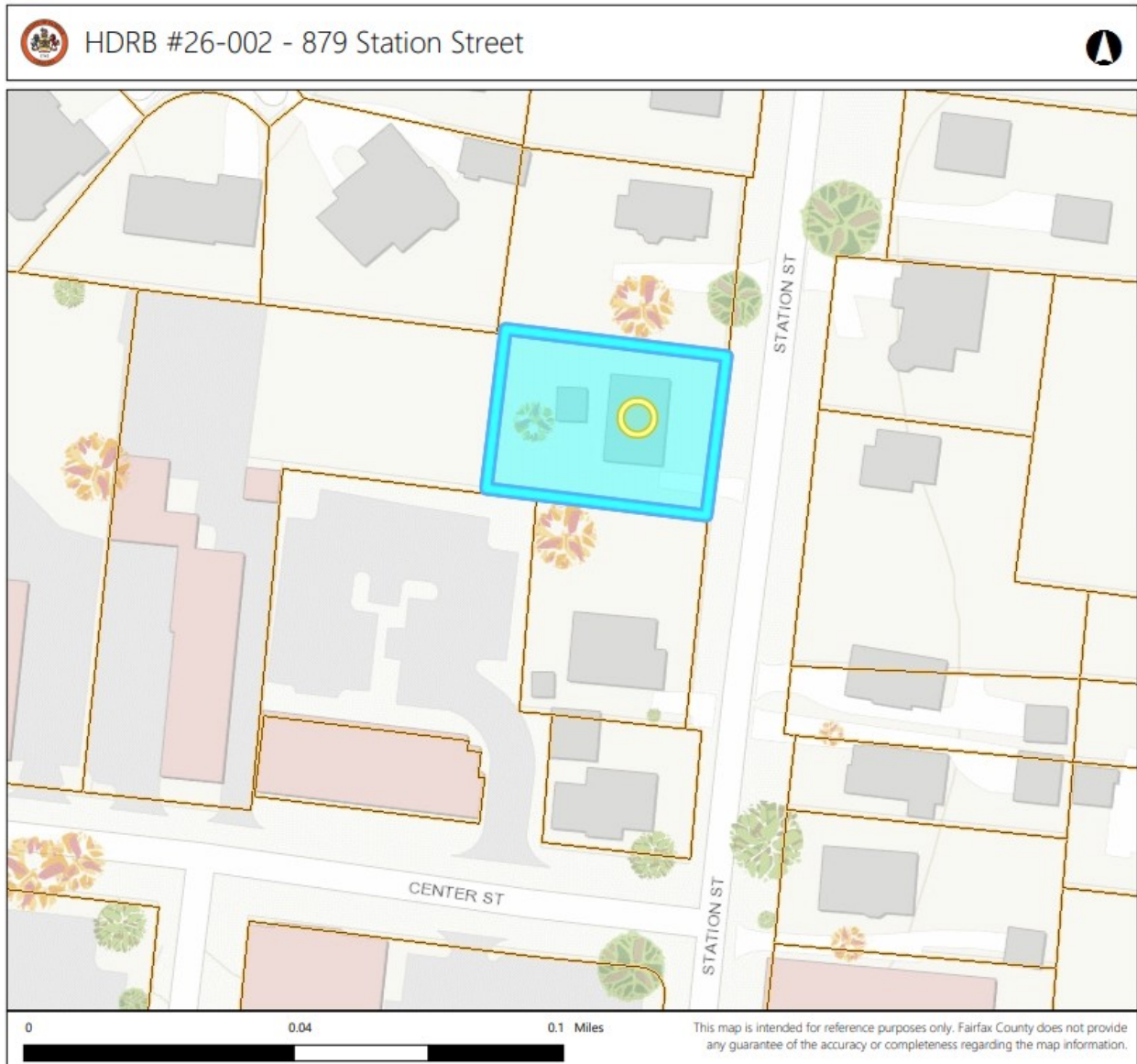
Meeting Date: March 4, 2026

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

Summary Information:

Proposed Modification	Alteration – Retroactive application for windows that were installed by the previous owner		
Address	879 Station St, Herndon, VA 20170		
Fairfax County Tax Map Number	0104 02 0020A		
Owners	Patricia Aston		
Applicant	Patricia Aston		
Business/Organization	N/A		
Property Use	Residential		
Zoning District	R-10 Residential Single-Family - 10 District		
HDO Designation	Contributing		
Adjacent Zoning	North: R-10 - Residential Single-Family - 10 District	East: R-10 - Residential Single-Family - 10 District	
	South: CC - Central Commercial District	West: CC – Central Commercial District	
Building Type(s)	Residential Building	Date of Construction:	c. 1900
Architectural Style(s)	Vernacular/national folk in the I-House variant		
Exterior Material(s)	Asbestos siding, asphalt roof		
Neighborhood Design Profile	The surrounding area is residential with commercial to the west and south.		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

Location Map:



Background Information:

Resource Description

The property at 879 Station Street is a vernacular building in the national folk architectural style that stands two-stories in height, spans three bays and features a full-width one story porch and side gable roof clad in 3-tab asphalt shingles. The building has an addition that dates to around 1953 that wraps from the front around to the side and rear of the building. This building is contributing to the Town of Herndon Historic

District and exhibits many of the features typical of the I-House variant of the national folk style including side gable roof, two-rooms by one-room layout, and full-width porch.

Case Details & Proposal:

The Town of Herndon issued a Notice of Violation (NOV) to the former property owner for replacing the windows at 879 Station Street without a Certificate of Appropriateness (COA) in November 2025 (ZE25-00087). The windows installed are black vinyl, double-hung with grilles between glass (GBG) in a six-over-six configuration. The windows that were replaced were wood in a two-over-two configuration. Upon transfer of the property, the new property owner was given a NOV as the previous owner did not resolve the outstanding violation. The NOV to the current property owner was issued in January 2026 and the owner submitted this application as part of resolving the outstanding violation (ZE25-00008).

Material details for the window replacements supplied by previous property owner (note windows have already been replaced):

- American Craftsman by Ply Gem – Energy Star Windows
 - o Double Hung Vinyl Window
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Staff Analysis:

Zoning Ordinance Compliance and Historic District Overlay (HDO) Design Guidelines Adherence

For this application, the applicable standards and requirements of the zoning ordinance are stated in Section 78-60.3(f)(1) - Standards for Alterations. Furthermore, the applicable guidelines are found in Chapter 5 – Treatment of Contributing Buildings – Windows, Exterior Doors and Associated Features and Chapter 6 - Use of Alternative Materials in the HDO. In summary of this analysis, staff find that:

- The change to vinyl windows resulted in the loss of a character-defining feature of the building (see Section 78-60.3(f)(1)(b) of the Zoning Ordinance). This feature is no longer extant and was already absent when the property was acquired by the current owner.
- The configuration of the windows may be changed without compromising the integrity of the building due to its overall vernacular style (see Section 78-60.3(f)(1)(c) and Section 78-60.3(f)(1)(d) of the Zoning Ordinance). I-House type

national folk buildings display a variety of glazing configurations including six-over-six, which matches the configuration of the replacement windows.

- The essential form and integrity of the original building is unimpaired by the alteration, even though it resulted in the loss of a character-defining feature (see Section 78-60.3(f)(1)(k) of the Zoning Ordinance).
- The replacement windows do not match the historic in configuration or materials nor do they match the historic material as closely as possible regarding elements such as glass pane division and muntin type, which goes against the HDO Design Guidelines (see Guidelines 2 and 4(a) on page 60). The replacement windows are vinyl and the historic were wooden. Furthermore, the configuration was historically two-over-two with true-divided lites, while the replacements are six-over-six with GBG.
- It would be appropriate for the windows on the circa 1953 addition to be differentiated stylistically from the windows on the circa 1900 portion of the house under the HDO Design Guidelines (see Guideline 6 on page 60). The replacement windows on the addition are of the same material and configuration as the contributing portion of the building.
- The windows of this house were character-defining features prior to their replacement by the previous owner. Character-defining features should not be replaced with alternative materials unless the historic material is no longer readily available, the work or skills needed to make or install the material are no longer available, the historic material is inherently flawed, or code requirements necessitate changing the material (see Guideline 1 (a-d) on page 86). Replacement windows that have the same or closely simulate the material and configuration of the historic windows are readily available.
- Vinyl is generally not an appropriate replacement material in the HDO. Note that the black color of the replacement vinyl windows obscures its visibility from the right-of-way.

For a resolution that would allow the applicant to maintain the replacement vinyl windows but require the addition of exterior muntins, staff would recommend including the following findings and conditions:

1. Although windows of contributing buildings are character defining features, the historic windows of this property were removed by the previous owner without a Certificate of Appropriateness and replaced with windows that are not character-defining. However, the current configuration of six-over-six is compatible with the architectural style of the contributing dwelling.

2. Furthermore, while vinyl windows and Grilles-between-Glass (GBGs) are generally not appropriate within the Historic District Overlay, the visibility from the right-of-way of the replacement windows at the subject property is reduced due to their dark color.
3. The applicant shall install simulated divided lites (exterior muntins) to the exterior of all windows on the front façade of the structure.
4. The design of the exterior muntins shall match the muntin patterns currently in place and the material shall be either aluminum, fiberglass, or wood.
5. The applicant shall submit final specifications of the intended exterior muntins to staff for review and approval before installation.
6. The applicant shall notify staff after the exterior muntins have been installed for an inspection to occur.
7. If and when the current windows at the subject property are replaced, they cannot be replaced with vinyl windows with GBGs but instead must be replaced with windows that conform to the Historic District Overlay Design Guidelines in a two-over-two configuration.

Historic District Review Board Alternatives:

The following alternatives are available to the Historic District Review Board for its decision on HDRB 26-002.

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 discussion of the staff comments summarized above by the HDRB at the work session.

Patti Aston
879 Station St.
Herndon, VA 20170
Psa9955@gmail.com; 301-820-5052

February 10, 2025

Historic District Review Board
Town of Herndon

To the Members of the HDRB,

In December 2025 I purchased my house on 879 Station Street in Herndon's Historic District, and I moved into it in January 2026. I have been living in the Historic District in two other locations since 2016. I love the Town of Herndon and intend to live here for quite a while.

I understand that there are rules and guidelines for making changes and additions to home in the Historic District. I have followed those procedures for siding, fencing and patios, most recently putting a fence on my new property and changing the style of the fence I was considering to one of the approved styles. Complying with the guidelines ensures that our community remains beautiful and that standards are maintained.

Now I find that my property has a zoning violation associated with it. I had no idea that this was the case when I purchased the home – this information was not disclosed although I now understand that the seller was well aware of the violation. I did note that the windows were new, but it never occurred to me that the previous owner replaced them without Town approval. I did not install the windows, so I do not have any specifications to provide. Most do have grids that are internal to the panes. I am not sure what material they are made of – it may be vinyl, but I do know that the trim around them is wood. I do believe that the windows do look nice from the outside and do not conflict with the neighboring homes' windows. They do seem to fit in nicely. I have included photos for consideration.

I am requesting that the HDRB allow me to have a Certificate of Appropriateness, even though it is after the fact, so that I will not have to replace all the windows and the zoning violation can be resolved. I would not and did not put windows in without Town approval and hope that I will not have to suffer the consequences of someone else's refusal to follow the guidelines.

Thank you for your consideration.

Sincerely,

Patti Aston



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879



Street #: 879 Street Name: Station Street DHS ID#: 235-0003-0076

Primary Resource Property Name (if any):

Resource Category:	Domestic	Resource Type:	Single Family Dwelling		
Construction Date:	1900 Circa	VDHR Time Period:	Reconstruction and Growth (1866-1916)		
Contributing Status:	Contributing	Condition:	Poor	Style:	Vernacular
Bldg. Type:	Rectangular	Bays:	3	Stories:	2

Primary Cladding Material:	Primary Treatment:	Siding, Lap	Primary Material:	Asbestos	
Secondary Cladding Material:	Secondary Treatment:	Block	Secondary Material:	Concrete	
Roof Type:	Side Gable	Roof Material:	Asphalt shingle (3-tab)		
Chimney Type:	Exterior End	Chimney Treatment:	Stretcher Bond	Chimney Material:	Brick
Dormer Type:	None	Dormer Material:	N/A		
Foundation Type:	Solid/Continuous	Found'n Treatment:	Uncoursed	Found'n Material:	Stone
Porch Type:	1-Story Full-Width	Support Type:	Posts	Floor Material :	Concrete
Window Type:	Double-Hung	Glazing Type:	2/2 True	Window Material:	Wood
Shutter Type:	None	Shutter Treatment:	N/A	Shutter Material:	N/A
Garage Type:	None	Garage Treatment:	N/A	No. of Bays:	N/A

Describe the following features, where present:

Main Entry Door:	Paneled wood door with glazed upper opening, wood surround, and screen storm door
Front Porch:	One-story, three-bay porch with flat roof. Concrete base and floor, square wood posts with chamfered edges, and railings with square profile balusters
Signs and/or Murals:	None



Photograph - Primary Elevation(s)

Details or Character-Defining Features:

Describe the following features, where present:

Vernacular Folk Victorian with much of original form, original wood windows and trim.

Major Additions and/or Alterations:

One-story concrete block addition with flat roof, constructed circa 1953, wraps main house to front, side, and rear. Extensive replacement of cladding materials. Porch appears to have been modified, original wood windows and trim

(Note location, size, & date)



Photograph - Secondary Elevations or Details