



Town of Herndon, Virginia

HERITAGE PRESERVATION REVIEW TRAINING

EHT ||| TRACERIES

September 15, 2016

Welcome!

In this training session, we will cover:

- Basic principles and philosophies of heritage and historic preservation.
- Advice for board members and community members on stewardship of heritage districts.
- How preservation works in Herndon.



Herndon in 1910 (above) and 1924 (below).

Why are we here?

- Herndon is a historic town unique in the area.
- Being historic has value.
 - Economic benefits.
 - Quality design
 - Social benefits
- Better preserve what we have because we can't get it back once its gone!

“With the recent rapid growth and development of Fairfax County, Herndon represents one of the few communities in the region that has retained much of its original building fabric and small town character that date from the turn of the [20th] century.”

*- 1991 National Register
Nomination Form*

What's Historic In Herndon? A Lot!



What Makes Herndon Unique?

- The only historic railroad community remaining in the area.
- Home to a variety of historic buildings ranging from the 1780s to the 1940s.



Station Street in downtown Herndon

What Makes Herndon Unique?



washingtonpost.com

Tysons Corner



restontc.org

Reston

Compare Herndon to other towns in Fairfax County

Section One

Why Are We Here?

- A. Introduction
- B. Why Do We Preserve Historic Resources?
- C. Is there a Difference Between Heritage and Historic Preservation?
- D. What are the Goals of Preservation?
- E. Preservation Incentives and Benefits

A. Introduction

- Herndon was incorporated in 1879.
- Herndon Downtown Heritage District was established in 1987.
- Listed in the National Register of Historic Places in 1991.
- Three additional heritage districts of local significance.

NPS Form 10-900 (Rev. 8-86) OMB No. 1024-0018

United States Department of the Interior VLR- 2-20-90
National Park Service NRHP- 1-11-91

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16.) Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property
historic name: HERNDON HISTORIC DISTRICT
other names/site number: DHR File no. 235-3

2. Location
street & number: Roughly bounded by Locust, Spring, Pearl, Monroe, Station, & Vine Streets N/A not for pub
city, town: Herndon N/A vicinity
state: Virginia code: VA county: Fairfax code: 059 zip code: 22070

3. Classification

| Ownership of Property | Category of Property | Number of Resources within Property | |
|--|----------------------|-------------------------------------|-----------------|
| | | Contributing | Noncontributing |
| <input checked="" type="checkbox"/> private | building(s) | | |
| <input checked="" type="checkbox"/> public-local | X district | 173 | 62 buildings |
| public-State | site | 1 | sites |
| public-Federal | structure | 1 | structures |
| | object | | objects |
| | | 175 | 62 Total |

Name of related multiple property listing: _____
Number of contributing resources previously listed in the National Register: 1

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official: Debra C. Miller Date: 30 Nov 1990
Director, VA Dept. of Historic Resources

State or Federal agency and bureau: _____

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official: _____ Date: _____
State or Federal agency and bureau: _____

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.
See continuation sheet.

determined eligible for the National Register. See continuation sheet

determined not eligible for the National Register.

removed from the National Register.

other, (explain): _____

Signature of the Keeper _____ Date of Action _____

National Register Nomination Cover page for Herndon

B. Why Do We Preserve Historic Resources?

- They represent the heritage of the community.
- They incorporate high-quality materials that may no longer be available.
- Once demolished, they are gone forever.



Local institution Jimmy's Old Town Tavern is housed in a historic building.

C. Is There a Difference Between *Heritage* and *Historic* Preservation?

- Practically, there is no difference!
- “Heritage conservation” is often used instead of historic preservation in the U.K. and Canada.
- Some other U.S. towns also use the term “heritage district” instead of “historic district.”
 - Dodge City, KS
 - Plano, TX
 - Gilbert, AZ



Gilbert, AZ has also designated their historic downtown a heritage district.

D. What are the Goals of Preservation?

- Establish guidelines and best practices for stewardship of community resources.
- Retain significant historic structures and keep them in good condition.
- Prevent demolition of historic structures and encourage reuse.



Instead of being demolished when the new municipal center was built, Herndon's old town hall has been repurposed as office space. Great!

E. Preservation Incentives and Benefits

- People like old buildings!
- Environmentally sustainable
- Boosts property values
- Draws small businesses
- Both commercial and residential properties may be eligible for state and national historic rehabilitation tax credits.
 - Virginia is one of few states with a tax credit for residential homeowners.



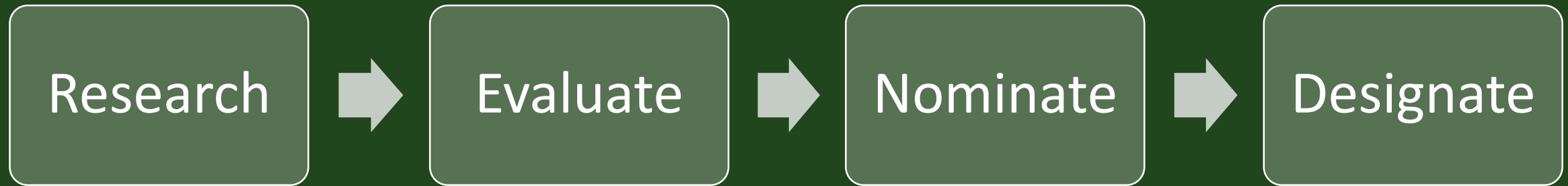
The National Trust's This Place Matters campaign draws attention to the importance of historic resources for local communities.

Section Two

Legal Foundations

- A. How Do We Decide What is Historically Significant?
- B. How Are Properties Officially Recognized as Properties of Historic Significance?
- C. What is the Difference Between Local, State, and Federal Designations?

A. How Do We Decide What is Historically Significant? (1)



A. How Do We Decide What is Historically Significant? (2)

We look for properties that fulfill National Register Criteria for Eligibility:

- A) Sites that are associated with significant events or broad patterns of history.
- B) Sites that are associated with significant persons.
- C) Sites that are architecturally significant: embodying the characteristics of a particular style, period, or method of construction; or being an unusual or unique in design, or having a noteworthy designer.
- D) Sites that have yielded or are likely to yield important information on history or prehistory.

A structure may also belong to a historic district that satisfies one or more of these criteria.

A. How Do We Decide What is Historically Significant? (3)

As a National Register district, Herndon is registered under criterion A for its association with local railroad history, and criterion C for its architectural assets.



This Washington & Old Dominion Railway car in Herndon's downtown serves as a reminder of the community's past as a railroad town.

B. How are Properties Officially Recognized as Properties of Historic Significance?

1) Added to a local, state, or national register of historic places

- Individually significant.
- Can be listed on multiple registers at different levels.

2) Classified as a contributing structure in a local, state, or national historic district.

- Helps define the historic character of the district.
- Significant in conjunction with other nearby buildings.
- Opposed to noncontributing buildings, which do not add to historic character but may still be within a geographic district.

C. What is the Difference Between Local, State, and Federal Designations?

National Register of Historic Places

- No protection from demolition or alteration.
- Eligible for federal and state Historic Preservation Tax Credits and other grants.

Virginia Landmarks Register

- No protection from demolition or alteration.
- Eligible to receive state tax credits (available for commercial and residential owners), donate preservation easements, technical assistance.

Local Historic or Heritage District

- Protection from demolition or alteration without permission.

Section Three

Designating Properties

- A. Designating Historic Properties
- B. Period of Significance
- C. Inventories
- D. Types of Historic Properties
- E. Significance of Integrity
- F. Defining Historic Districts and Using Boundaries

A. Designating Historic Properties (1)

Designated through nomination to appropriate body:

- National Register of Historic Places and Virginia Landmarks Register goes through Virginia Department of Historic Resources (VDHR).
- Herndon local nominations are approved by Town Council upon the recommendation of Planning Commission.



DHR | Virginia Department of Historic Resources

TOWN OF
Herndon
VIRGINIA

A. Designating Historic Properties (2)

- In Herndon, a new individual landmark can be designated
 - By motion of the Town Council.
 - By recommendation of the Planning Commission.
 - By application of a person or entity.
- One might choose to designate a landmark
 - To protect a threatened property with historic value.
 - To honor the history and/or significance of a building.
- Property owners must be notified of local landmark designation, but they do not have the ability to veto.

B. Period of Significance

Period of significance denotes the date or range of dates that is most significant in the history of the building or the historic district.

The period of significance for the Herndon Downtown Heritage Preservation District is 1855-1940.

- Covers the dates of construction for all contributing structures.
- Structures that postdate the period of significance are classified as “non-contributing.”



The Herndon Depot (1855) is one of the oldest contributing buildings in the downtown district, while 761 Monroe St is one of the newest (ca. 1930-1940).

C. Inventories (1)

- Documentation tool that records information about a group of structures.
- May contain information like dates of construction, materials, local significance.
- Can be used to develop design guidelines or create historic districts.
- Also called a survey or a historic resources survey.
- Inventories should be updated regularly to reflect changes in the community and to inform HPRB decision-making.



A Traceries team member surveying Mount Rainier, MD in 2015

C. Inventories (2)

An inventory of Herndon's historic sites was compiled in 1987

- 245 properties were surveyed.
- 83% were deemed contributing.

This inventory was the basis for the establishment of the four local heritage districts in 1989.

The Herndon inventory should be updated to reflect changes to the district in the past 30 years, and to ensure accurate decision making.

VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-206
Negative no(s) 9096/24

City/Town/Village/Hamlet Herndon County Fairfax
Street address or route number 725 Center St. U.S.G.S. Quad Herndon
Historic name Common name

Present use residence Building Style Vernacular/Victorian
Original use residence Building Dates ca. 1860-1880

1. Construction Materials
 wood frame
 brick
 bond: English
 Flemish
 _____-course American
 stretcher
 other
 stone foundation
 random rubble
 coursed rubble
 ashlar dressed rock-faced
 log: squared unsquared
 notching half dovetail
 saddle full dovetail
 square diamond
 concrete block
 terra cotta
 steel frame
 other

2. Cladding Material
 weatherboard composition siding
 vertical siding stucco aluminum or vinyl siding
 board & batten cast iron
 shingle: wood sheet metal
 asbestos enameled metal
 asphalt glass
 brick/tex other siding over original

3. Stories (number) 1½
 how basement raised basement

4. Bays (number): front 5 side (church) _____
 symmetrical asymmetrical

5. Roof Type
 shed hipped pyramidal?
 gable mansard
 pediment? false mansard
 parapet? gambrel
 clipped end? flat parapet?
 cross gable? roof not visible
 central front gable? other

6. Roofing Material
 shingle composition (asphalt, asbestos, etc.)
 wood
 metal standing seam
 corrugated
 pressed tin (simulated shingles)
 tile pantile flat glazed
 slate not visible

7. Dormers (number): front _____ side _____
 gable pediment?
 shed
 hipped

8. Primary Porch
 style Hipped roof, vernacular
 stories 1
 levels 1 bays 2
 materials wood, asphalt shingle roof
 description and decorative details
 Porch roof is extension of gable roof. Brick pedestals, steps, and metal rails are recent additions. Lattice work below.

9. General supplementary description and decoration:
 6/6 sash. Some 2/2 gable sash. Central entrance with transom. Victorian screen door. Interior brick floors.


10. Major additions and alterations:
 1 story, gable roofed rear wing, probably original. Rear, lean-to screened porch. Front porch altered. Aluminum siding covers much original detail.

11. Outbuildings:
 Gable roofed, frame garage.

12. Landscape Features:
 Mature trees and shrubs.

13. Significance:
 The 1½ story form with its steeply pitched, central front gable suggests some carpenter Gothic influence

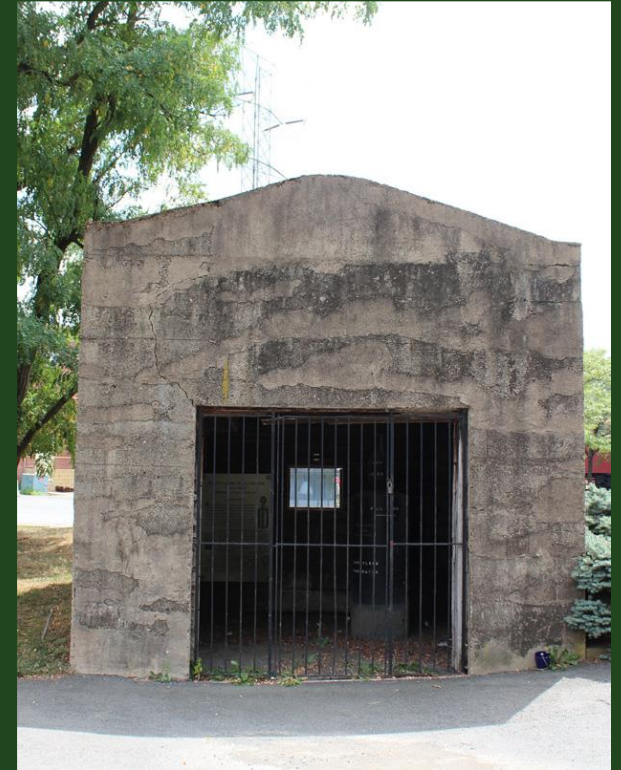
Surveyed by: Polhill/Frazier Date: 12/87



A form for 725 Center Street from the 1987 inventory of Herndon.

D. Types of Historic Properties (1)

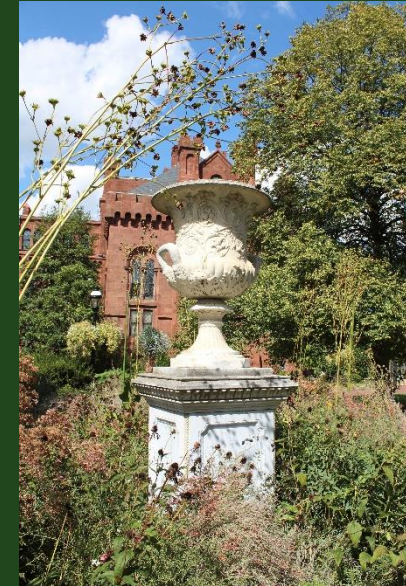
1. **Building** – A construction created to shelter any form of human activity. Includes houses, barns, churches, hotels, or stores.
2. **Structure** – A construction created for purposes other than sheltering human activity. Includes silos, bridges, dams, railroad grades, and even vehicles.



Left: Building; Herndon Masonic Lodge.
Right: Structure; Acetylene Gas Works.

D. Types of Historic Properties (2)

3. **Object** – A construction created for purposes that are primarily nonfunctional or artistic, including fountains, statues, monuments, and boundary markers.
4. **Site** – A location that is historically significant independent of any buildings, structures, or objects that may stand upon it. Examples include battlefields or parks.
5. **District** – A concentration of sites, buildings, structures, or objects that are linked historically or aesthetically by plan or physical development.



Top left: District;
downtown Herndon.
Top Right: Object;
Andrew Jackson
Downing Urn;
Washington, D.C.;
Bottom: Site; Chestnut
Hill Cemetery
(dulleschamber.org)

E. Evaluating Historic Integrity (1)

Integrity is defined as a building's ability to convey its historic significance.

When we say a building has “integrity,” what we mean is that it has retained the features that identify it as a historic property.

Historic building materials are the most visually apparent elements of historic integrity.



This home at 642 Madison Street retains its integrity (see manual to understand why!)

E. Evaluating Historic Integrity (2)

The National Park Service provides seven aspects to consider when evaluating integrity. They are:

1. Location
2. Design
3. Setting
4. Materials
5. Workmanship
6. Feeling
7. Association



How does this building's integrity fare under these criteria?

F. Defining Historic Districts and Using Boundaries (1)

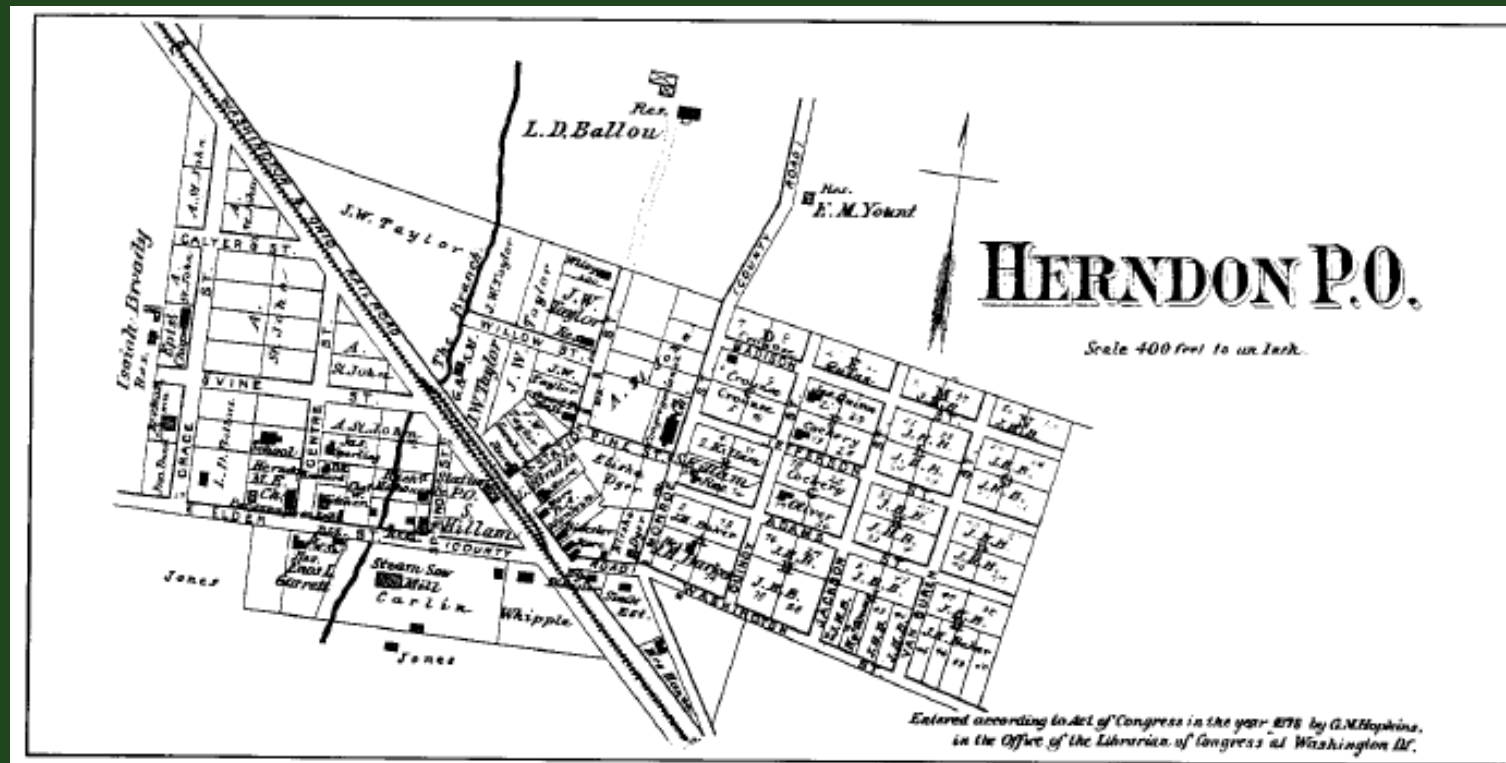
Boundaries are the cutoff lines between a historic district and the surrounding area.

- Usually drawn where an area of historic buildings transitions into an area of newer buildings.
- May also be based on historic borders, where known.

Regulations and design guidelines of a particular historic district apply everywhere within that district.

F. Defining Historic Districts and Using Boundaries (2)

Herndon's heritage preservation district boundaries were informed by the 1878 real estate atlas shown below.



1879 G.M. Hopkins Map of Herndon

Section Four

Treatment of Historic Properties

A. Determining What is
Important to Preserve

B. Basic Preservation
Principles

C. Alternative Treatments for a
Historic Property

A. Determining What is Important to Preserve (1)

It is most important to preserve the elements that identify a building as belonging to a particular time period, style or location. These elements are called **Character-Defining Features** and often include

- Windows
- Doors
- Trim
- Cladding
- Other decorative elements
- Overall shape and form.



This home at 651 Spring Street retains character-defining features like the decorative porch brackets and railing, seamed metal roof, two-story projecting bay, and overall form from the front.

A. Determining What is Important to Preserve (2)



This addition to the rear of 651 Spring Street is compatible because it isn't visible from the front of the house.

It is most important to preserve the historic appearance of the primary elevation of a building, otherwise known as the façade.

It is common practice to allow more leeway for changes and additions to secondary elevations or portions of the building not visible from a public right-of-way.

B. Basic Preservation Principles

Different localities and organizations have their own wording for basic principles, but they usually boil down to:

- Respect the historic character of the structure and its status as a representative of an earlier time.
- Seek uses that are compatible with the original use or require minimal change.
- Rehabilitate and restore neglected structures.
- Protect and preserve key design elements through proper maintenance.
- Avoid false historicism.
- Repair rather than replace historic materials whenever possible.

How Do We Turn Basic Principles into Best Practices?

- Based on the basic principles of preservation, the *Secretary of the Interior's Standards for the Treatment of Historic Properties* divides possible approaches toward treating a historic building into four categories: **Preservation, Restoration, Rehabilitation, and Reconstruction.**
- Though often employed generally, when used technically, these terms have specific meanings.
- Select an option based on the property's intended use.
- Each approach has associated best practices.
- Although only one treatment option contains the term “preservation,” all fall under the umbrella of historic preservation.

C. Alternative Treatments for a Historic Property (1)

1. **Preservation** focuses on the repair of historic materials and on retaining a structure's historic form over time.
2. **Rehabilitation** prepares a historic property for new uses, balancing the need for change with respect for historic materials.



*Left: Preservation is appropriate for residences like 825 Elden St.
Right: Rehabilitation is a good choice for commercial buildings like
775 Station St.*

C. Alternative Treatments for a Historic Property (2)

1. **Restoration** refers to bringing a property's appearance back to a particular moment in its history.
2. **Reconstruction** recreates a property that no longer exists for purposes of interpretation



Above: Herndon's Depot was restored in 1970-1974. Below: the Governor's Palace in Colonial Williamsburg is a reconstruction.

Section Five

Application Review

- A. What is the Board's Authority?
- B. When is a Certificate of Appropriateness (COA) Required?
- C. What are the Standards for Review?

A. What is the Board's Authority?

The Board has the authority to:

- Review at public hearing any work within a heritage preservation district requiring a Certificate of Appropriateness (COA) or a sign permit.
- Require an applicant for a COA to submit any materials deemed necessary for full review of the application.
- Grant, deny, or defer a COA following a public hearing.
- Recommend the establishment of or changes to existing heritage preservation overlay districts.

Board decisions may be appealed to the Town Council.



The Heritage Preservation Review Board meeting in August 2016.

B. When is a Certificate of Appropriateness (COA) Required?

A **COA** is required for work within the heritage preservation district that falls under the category of...

- Changes to an existing structure such as building an addition or replacing materials
 - Excludes certain minor alterations such as antennas or low retaining walls.
- Moving or relocating a structure.
- Building a new structure.

A COA is required in these cases even if the building is a new or noncontributing structure.



No COA is required for a skylight not visible from a public street.

C. What are the Standards for Review? (1)

Town Code Section 78-202.8 lays out some general standards to keep in mind when reviewing a case for alteration, restoration, or reconstruction of an existing building:

1. Reasonable effort shall be made to alter the site, building and/or structure, and its environment to the most minimal extent practicable;
2. Alteration of the original distinguishing qualities or character of a site, building, or structure and its environment and the removal or alteration of any historic material or distinctive architectural features shall be avoided to the greatest extent practicable;
3. All sites, buildings, and structures shall be recognized as products of their own time. Alterations and reconstruction to existing buildings and structures shall be consistent with the original style of same;

C. What are the Standards for Review? (2)

4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building or structure or site shall be retained and restored to the greatest extent practicable;
5. 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. 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.

C. What are the Standards for Review (3)

6. The surface cleaning of buildings and structures constituting historic landmarks shall be undertaken with the gentlest means practicable. Sandblasting and other cleaning methods that may damage the existing building materials shall not be undertaken
7. Partial demolition of buildings or structures within preservation districts may be approved when one or more of the existing facade(s) are retained for the purpose of integrating new construction into existing historic buildings or structures when such is appropriate and in accordance with the Intent of this Article. The town does not advocate this procedure as it goes against the Secretary of the Interior's guidelines for rehabilitation and credits would not be allowed in such projects.

C. What are the Standards for Review (4)

8. To the greatest extent practicable, every effort shall be made to protect and preserve archaeological resources within or adjacent to a Preservation District;
9. Contemporary design for alterations and additions to existing buildings and structures shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the building and structures within Preservation District; and
10. Wherever possible, new additions or 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 building or structure would be unimpaired.

Section Six

Special Design Issues

A. Use of Substitute and
Modern Materials

B. Sustainability and “Green”
Issues

A. Use of Substitute and Modern Materials

- Historic materials should always be repaired rather than replaced where possible.
- If repair is impossible, materials should be replaced in kind, i.e. with the same material.
- If replacement in kind is not possible, the new material should match the old as closely as possible.
- When considering introducing new materials, possible adverse reactions with remaining historic materials should be considered.



Hard Portland cement mortar is causing these historic bricks to spall

B. Sustainability and “Green” Issues (1)

Historic buildings are inherently sustainable.

- They use architectural features suited to local climates.
- Reusing historic materials expends less energy than creating new materials.
- It takes much less energy to rehabilitate a building than it does to demolish and construct a new building in its place.



Covered porches like the one at 763 Grace Street provide shade and promote cooling.

B. Sustainability and “Green” Issues (2)

Some sustainable changes and additions can be compatible with historic buildings. These include:

- Attic and basement insulation.
- Storm doors and windows.
- Solar panels on secondary elevations.
- Retrofitting historic windows.
- Geothermal heating systems.



Solar panels on a historic building should always be located on a rear elevation and out of public view to avoid detracting from the building's integrity.

Thank you for your participation!

For more information on the topics presented in this presentation, please see the appendix in the accompanying training manual for a list of suggested online resources

Questions?

Contact Herndon Department of Community Development at (703) 787-7380 or community.development@herndon-va.gov