

## Historic Herndon

## District Info

## Preservation Info

## the downtown dig HERNDON HERITAGE DISTRICT NEWS

### DID YOU KNOW?

The Town's Historic District is on the [National Register of Historic Places](#) and the Herndon Train Depot is also on the [Virginia Landmarks Register](#). Herndon has over 200 historic resources and is both a [Preserve America Community](#) and a [Virginia Department of Historic Resources Certified Local Government](#).

### IMPORTANT DECADES IN HERNDON

#### 1770s & 1780s

With westward settlement stemming from new roads in the area, the first houses are built in Herndon on what was largely wilderness and farmland.

#### 1850s

The train comes to Herndon and a rural village center is built up around the train depot.

#### 1860s

Union picket lines extend through Herndon during the Civil War and are attacked by Mosby's Confederate Raiders in 1863.

#### 1870s

Following the Civil War Railroad service returns to Herndon and the town is incorporated.

#### 1890s

Herndon becomes largely a dairy farming community and weekend destination for visitors traveling from Washington DC.

#### 1960s & 1970s

Herndon transitions to a suburban community with rapid growth of subdivisions, shopping centers, and industrial and office parks.

#### 1980s

The Town begins efforts to preserve its historic fabric with the designation of Heritage Districts

### Benefits of a Heritage District

- **DEFINES COMMUNITY:** provides a living record of the past and fuels the uniqueness and small town charm of Herndon
- **INVESTMENT PROTECTION:** higher property values, faster appreciation, less vulnerability to market fluctuations.
- **QUALITY DESIGN ASSURANCE:** Architectural controls ensure compatibility and cohesion across the district.
- **ECONOMIC GENERATOR:** can be a small business incubator and generator of local capital and jobs
- **FINANCIAL ASSISTANCE:** Access to Federal and State Tax Credits for renovation and improvements.

### Operating a Business in the District?

**BUSINESS SIGNS:** The town encourages creativity in sign design and the use of several sign types. Sidewalk signs, projecting signs, wall and window signs are some of signs allowed. Some signs require review board approval while others can be approved by staff.

**BUSINESS ALTERATIONS:** Businesses often like to upgrade façades and storefronts. These types of improvements can increase business activity and activate the street!

**Town staff can be a good resource in assisting businesses develop plans for signs & alterations .**

### DID YOU KNOW?

Many property changes may be approved by staff instead of the review board.

Items such as sidewalk signs, exterior paint colors, and fences have been pre-approved by the review board . Visit the town's website for more info

### Preservation Basic Principles & Best Practices

- **Retain rather than replace**
- **Do not remove character-defining features and materials**
- **Take design cues from existing historic buildings**
- **Pay attention to scale , massing, and proportions**
- **Differentiate between new and old**
- **New materials shall match the natural material being replaced in profile, texture, and finish.**

### Historic Preservation IS Sustainable Development

- Preservation is the ultimate form of recycling.
- Preservation reduces waste, the energy used to handle waste, and the resources required for landfills.
- Preservation saves energy costs. Embodied energy or the total energy used in the creation of a building and its materials is completely lost when demolished or thrown away.
- Historic materials like wood, brick, and concrete have very little energy consumption compared to new materials like plastic, steel, vinyl, and aluminum which are vastly more energy consumptive.
- Preservation is Smart Growth. Every principle of Smart Growth such as preserving open space, creating walkable neighborhoods, mixing land uses, and fostering a sense of place, are met simply by preserving historic neighborhoods.
- Historic structures have a much longer life expectancy than new buildings given their higher quality materials and sturdier construction.

### Redevelopment Underway

Dump trucks and bulldozers have become a common site in downtown Herndon lately. Multiple projects are under construction including **Vinehaven**, a residential community on Center Street, the new Herndon Fire Station on Spring Street, and **Junction Square**, a mixed use development on Monroe and Elden Streets. The Town is excited for the delivery of this development and for the benefits each will bring to the image and fabric of the Herndon community. Visit the Town's Current Development Map on its website for info on these and other projects.

### Celebrating Our History

In September 2016, the Town will unveil a **Local Historic Marker Program** that will memorialize sites of local historic significance. Keep an eye out for these road side cast metal markers which will be installed in phases within the next 12 months.

### A Public-Private Partnership

Did you know that the largest area of underdeveloped land downtown is owned by the Town and that the Town is expected to have an agreement in place with a developer by the end of the year for a mixed use project? This new development will create more living, dining, and entertainment options, boosting the downtown vibrancy and activity . For more info, visit the **Herndon Downtown Redevelopment Project** page on the Town's website.

### Enhancing Our Streets

Get ready for a fresh look downtown with **enhancements to the streetscape!** To improve pedestrian safety and overall walkability, beginning in 2017, Elden and Spring Streets will be retrofitted with wider brick sidewalks, street trees , planters, decorative street furniture and lighting. In addition several intersections will be improved with brick crosswalks and accessible pedestrian signals.

Town of Herndon  
Community Development  
PO Box 427  
Herndon, VA 20172-0427



## HERNDON HERITAGE DISTRICT HAPPENINGS



## District Resident FAQs

### Why does the town have a Heritage District?

The designation provides a mechanism to ensure conservation of the town's traditional neighborhoods and older commercial structures, providing a community identity apart from the suburban growth of the urbanizing region. **The town's heritage resources tell the story of the community's people and way of life that made the town what it once was and formed the foundation for what it is today and will be in the future.** These structures are a draw for families and businesses looking for a community with a sense of place and unique appeal.

### What does the Heritage Preservation Review Board (HPRB) do and when does it meet?

The HPRB, which is comprised of town residents and architectural and historic preservation experts, **meets monthly at a work session and a public hearing** to review applications for exterior changes to properties within the district.

### Is my house contributing or non-contributing?

Each structure in the district is considered historic or contributing to the historic character of the district, or non-contributing. Non-contributing structures were generally built after the District's period of significance. **To find out the status of your building, consult with the Heritage Preservation Map on the town's website.**

### IMPORTANT LINKS

**District Property Map:** [www.herndon-va.gov/departments/community-development/development-services/map-resources](http://www.herndon-va.gov/departments/community-development/development-services/map-resources)

**Design Guidelines:** [www.herndon-va.gov/heritagepreservation](http://www.herndon-va.gov/heritagepreservation)

**Zoning Ordinance:** [www.municode.com/library/va/herndon/codes/code\\_of\\_ordinances](http://www.municode.com/library/va/herndon/codes/code_of_ordinances)

**HPRB Schedule:** [www.herndon-va.gov/departments/community-development/boards-commissions/heritage-preservation-review-board](http://www.herndon-va.gov/departments/community-development/boards-commissions/heritage-preservation-review-board)

## District Resident FAQs

### How can I get approval for exterior work on my property?

- Most exterior changes to buildings and structures within the Heritage districts require a Certificate of Appropriateness approved by the HPRB before the work has begun.
- Common applications to the HPRB include window replacement, siding replacement, roof replacement, additions, new accessory buildings, and new houses.
- Application deadlines are typically 30 days prior to the HPRB public hearing to allow for advertising of the application.

### Are there district design guidelines?

Yes, the Herndon Heritage Preservation Handbook and the Downtown Herndon Pattern Book provide design guidelines for the district. Both documents are on the Town's website.

### What exterior changes do not require HPRB approval?

Pre-approved features such as paint colors and fences only require staff approval. Other work, minor in nature as determined by town staff, may also not warrant HPRB review.

### What resources are available for technical assistance?

The Advisory Council on Historic Preservation and the Technical Preservation Services division of the National Park Service offers specific information on maintaining historic buildings. Town staff and the HPRB can provide some design and renovation guidance and homeowners are encouraged to consult design professionals with expertise in historic architecture.

### Are there any financial incentives for home improvements?

For contributing buildings in the District, Federal and State tax credits are available for renovation work. Town staff can provide more information on either program upon request.

### other resources

Town of Herndon Community Development  
<http://www.herndon-va.gov/heritagepreservation>

Virginia Department of Historic Resources  
<http://www.dhrm.virginia.gov/>

Herndon Historical Society  
<http://www.herndonhistoricalsociety.org/>

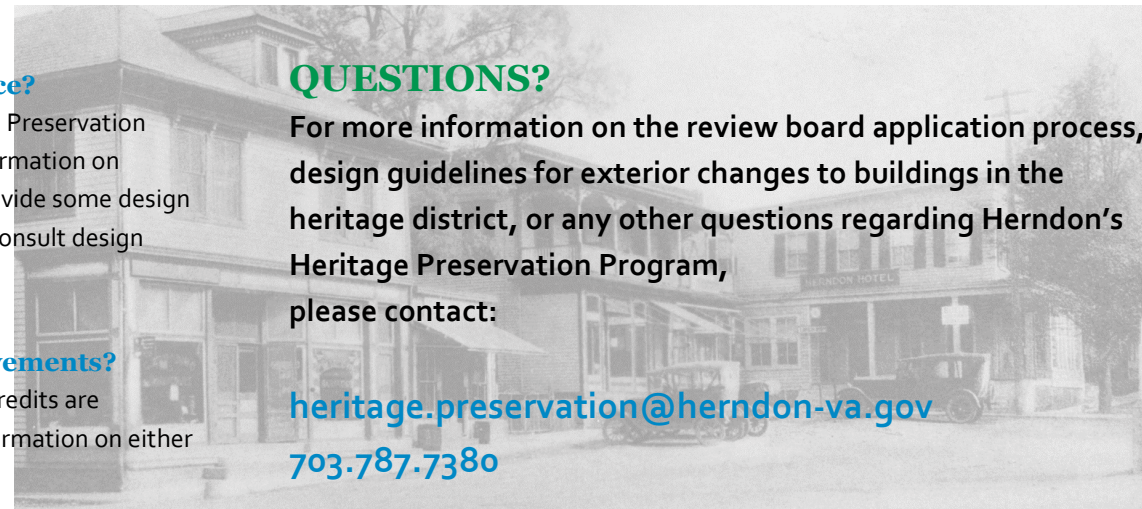
National Park Service Technical Preservation Briefs  
<https://www.nps.gov/tps/how-to-preserve/briefs.htm>

Town of Herndon Building Official  
<http://www.herndon-va.gov/town-services/building-inspection>

### QUESTIONS?

For more information on the review board application process, design guidelines for exterior changes to buildings in the heritage district, or any other questions regarding Herndon's Heritage Preservation Program, please contact:

[heritage.preservation@herndon-va.gov](mailto:heritage.preservation@herndon-va.gov)  
703.787.7380



### \* YOU ARE INVITED \*

## Herndon Heritage Preservation Workshop

Thursday, September 15th at 7pm  
Herndon Council Chambers, 765 Lynn Street

### This free workshop will include discussions on:

- The Town's Preservation Program -
- The current and planned District developments -
- Maintaining & Improving District homes & businesses -
- Incentives for owning property in the Heritage District -
- The use of substitute and modern materials -
- Question & answer session with preservation experts -

### Attention District Residents and Business Owners!

This pamphlet, produced as a companion to the public meeting announced above, provides you with important information you may need as a resident or business owner in the Herndon Heritage District. Keep it as a resource for when you have questions or are thinking or pursuing some home or business repairs or improvements. You'll find resident FAQs, current district news, a summary of Herndon history, links to town and other preservation resources, and guidance for maintaining and improving district properties.

### Want More Information on the Heritage District?

[www.herndon-va.gov](http://www.herndon-va.gov) - 703.787.7380 - [heritage.preservation@herndon-va.gov](mailto:heritage.preservation@herndon-va.gov)