



HISTORIC DISTRICT REVIEW BOARD REGULAR MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Wednesday, January 8, 2025 | 7:00 PM

1. **Call to Order**
2. **Public Hearings**
 - a. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HDRB #24-006**, to consider an application for a Certificate of Appropriateness for alterations to the existing detached garage located at 631 Spring Street, Herndon, Virginia.
3. **Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
4. **Adjournment**

Agenda Item: APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HDRB #24-006, to consider an application for a Certificate of Appropriateness for alterations to the existing detached garage located at 631 Spring Street, Herndon, Virginia.

Meeting Date: January 8, 2025

Category: Public Hearings

Prepared by: Bryce Perry, Deputy Director of Community Development

Description:

The proposed alterations include making roof and window modifications to the second level of an existing detached garage to create more living space. This is achieved by raising the walls and lowering the pitch of the roof in a manner that is intended to mimic shed dormers. With the higher walls, three one-over-one double-hung windows would be added to the second floor on the rear elevation and one one-over-one double-hung window would be added to the left side elevation. On the front elevation, two new horizontal sliding windows would be added and an existing two-over-two window would be removed. The proposed windows are vinyl and vinyl trim is proposed along with 8" smooth fibercement siding. The roof would be covered in 3-tab asphalt shingles. The roof shingle, siding, trim, and windows are intended to match the existing exterior materials on the detached structure and the house.

Background:

The 1,800 SF house on the property was built in 2002 and is considered a non-contributing structure. The 1,260 SF garage was built in 2016 and was designed to directly align with the architecture of the house.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. – Historic District Overlay, generally
- Zoning Ordinance 78-60.3(f)(1) - Standards for Alterations, specifically
- Town of Herndon Historic District Overlay Guidelines (Chapters 6 and 8)

Staff has evaluated the proposed modifications and offers the following comments for board consideration and discussion at the work session.

- The zoning ordinance limits the height of the accessory structures to 15' measured to the mid-point of a sloped roof. Even though the existing height of roof ridge would not change with this modification, the reduction in roof pitch would change the height of the mid-point to a non-compliant level.

- While the intent may be to mimic shed dormers, that affect is unsuccessful since the wall planes on the first floor are carried upward and the existing roof is not retained in front of the "dormers". With a re-design of the proposed roof modifications and the use of true dormers, it may be possible to reduce the height back to a level that complies with the zoning ordinance. This would also be a beneficial approach to take to retain the existing roof pitch and ensure a strong visual connection between the house and the garage, which is severed with the proposed roof changes.
- The drawings show one-over-one windows however the existing house and garage have two-over-two windows. Clarity on the muntin/grille pattern of the proposed windows is needed and, if divided, whether simulated divided lights are used must also be clarified.
- The existing guidelines do not support the use of vinyl windows and trim however, in this case, given that the existing structure uses both, more flexibility should be considered in the application of this guideline.
- The use of horizontal sliding windows on the front elevation should be avoided. These are a stark contrast from the double-hung windows used elsewhere on the garage and house and departs from the colonial leanings of the overall architecture. They play an over-sized role on the image of the garage by being the only windows on the front elevation of the detached structure. If used on the rear or even possibly the side elevations, their visual impact would be significantly reduced.
- Overall, the proposed changes combine to reduce the architectural associations between the house and the garage. Staff believes that with revisions to the roof changes and windows changes, this issue may be mitigated. The use of true dormers as clear ancillary elements of a larger roof form and retention of double-hung windows on the front elevation should be discussed as more appropriate options.

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Staff is not providing a recommendation at this time given the issues highlighted in this report that must be discussed with the board and applicant at the work session. A recommendation will be provided to the board in its January regular meeting dispatch.

Attachments:

1. Applicant Letter
2. Elevation Drawings
3. Elevation Drawing with House
4. Revised Floor Plan
5. Existing Condition Photos
6. Property Plat
7. Material Cutsheets

10/24/2024
Town of Herndon
Bryce Perry
Department of Community Development
777 Lynn Street
Herndon, VA 20170

Re: 631 Spring Street Application for the Historic District Property
Modification

Dear Mr. Bryce Perry,

Please accept this letter as part of the formal request to renovate the existing detached garage at 631 Spring Street where we are looking to provide additional living space to the property. Please note that this structure is a non-contributing structure located within the historic district.

The scope of work reflects the second story dormers above the existing garage. All exterior finishes will match the proposed finishes as noted in the architectural drawings.

We feel that this second story renovation & dormer addition will complement the existing structure at 631 Spring St and will add if not improve the current aesthetics and value of the neighborhood. We would like to request that the Historic District Review Board review this application and approve modifications. Please feel free to contact me at 703.819.9461 if there are any questions or if there might be an item that may be omitted from this application.

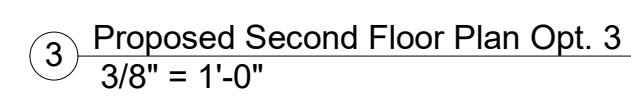
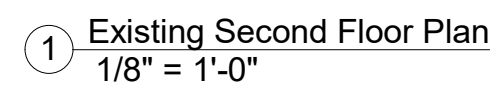
Sincerely,

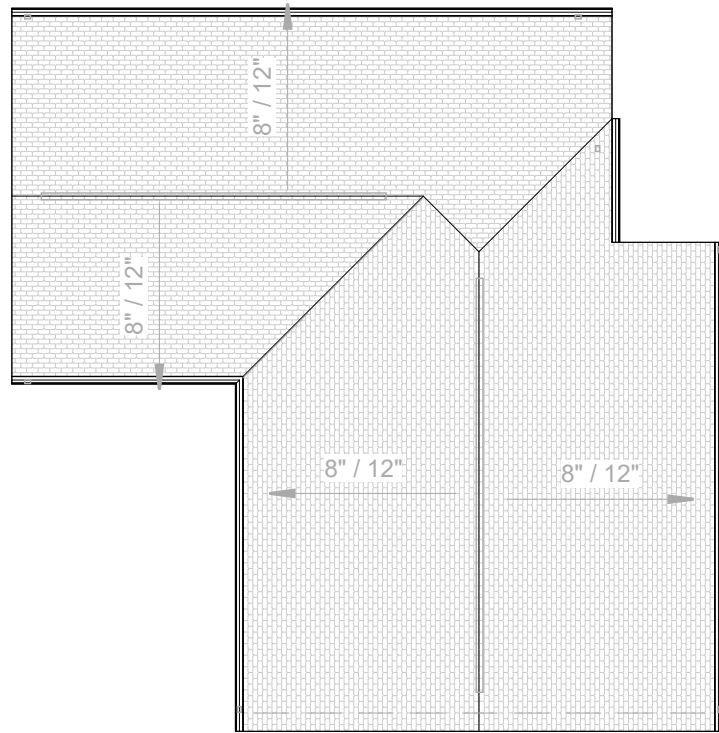


Michael Wijdoogen, AIA, LEED BD+C
Architect

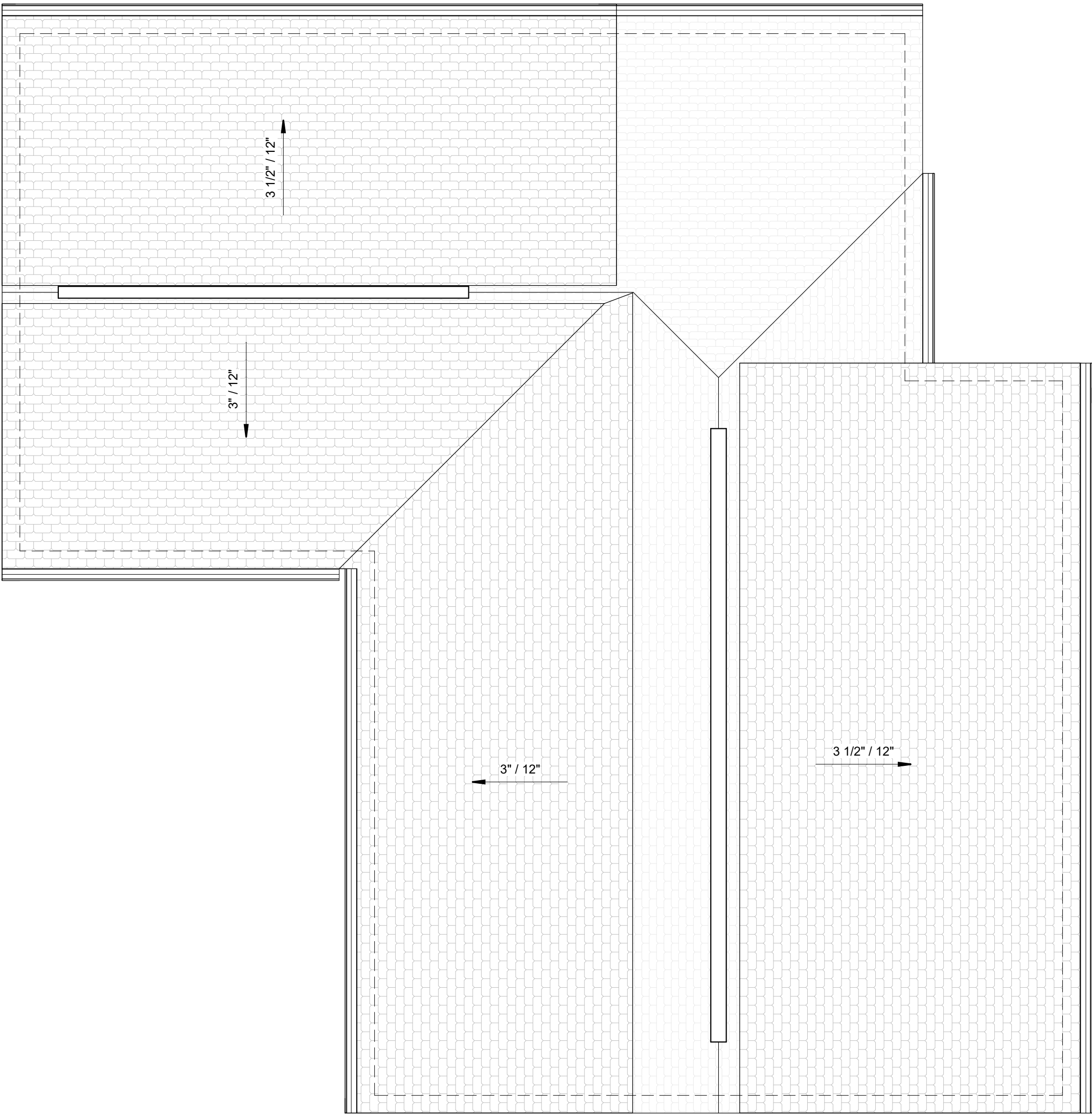
Enclosures:

- (1) Application with fee
- (1) Plat Plan
- (1) Elevation/Drawings 24x36 Sheets:
A1.0, A1.1, A1.2, A2.0, A2.1
- (1) Photographs existing home and neighboring houses
- (1) Material cut sheets
- "Fypon" Crosshead Window Trim
- "GAF" Roofing
- "Pella" Encompass Windows

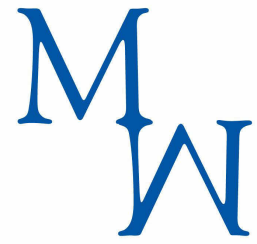




① Existing Roof
1/8" = 1'-0"



② Proposed Roof Plan OPT. 2 and 3
3/8" = 1'-0"



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&
constructive approach"

761C Monroe St, Suite 201
Herndon, VA 20170
(833)-819-9461
www.mwarchitects.com

MARGAND RESIDENCE

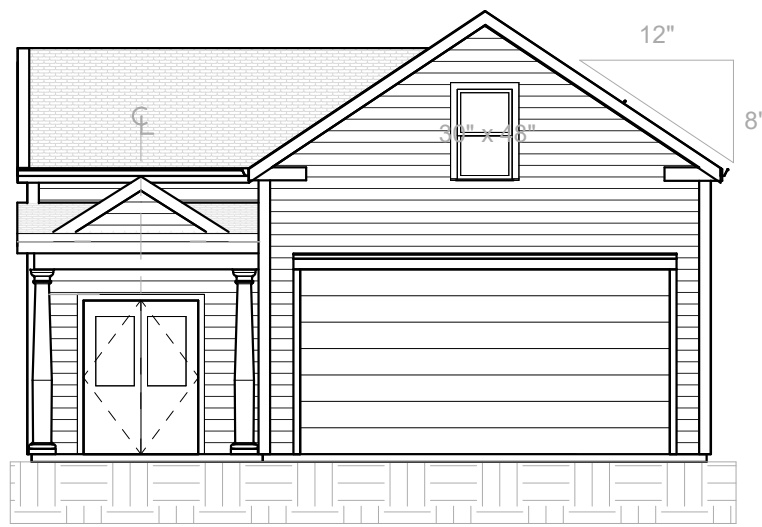
631 SPRING ST
HERNDON, VA 20170

PROJECT NUMBER:	24.107
DATE:	8/12/2024
DRAWN BY:	AD
CHECKED BY:	ML & MSW

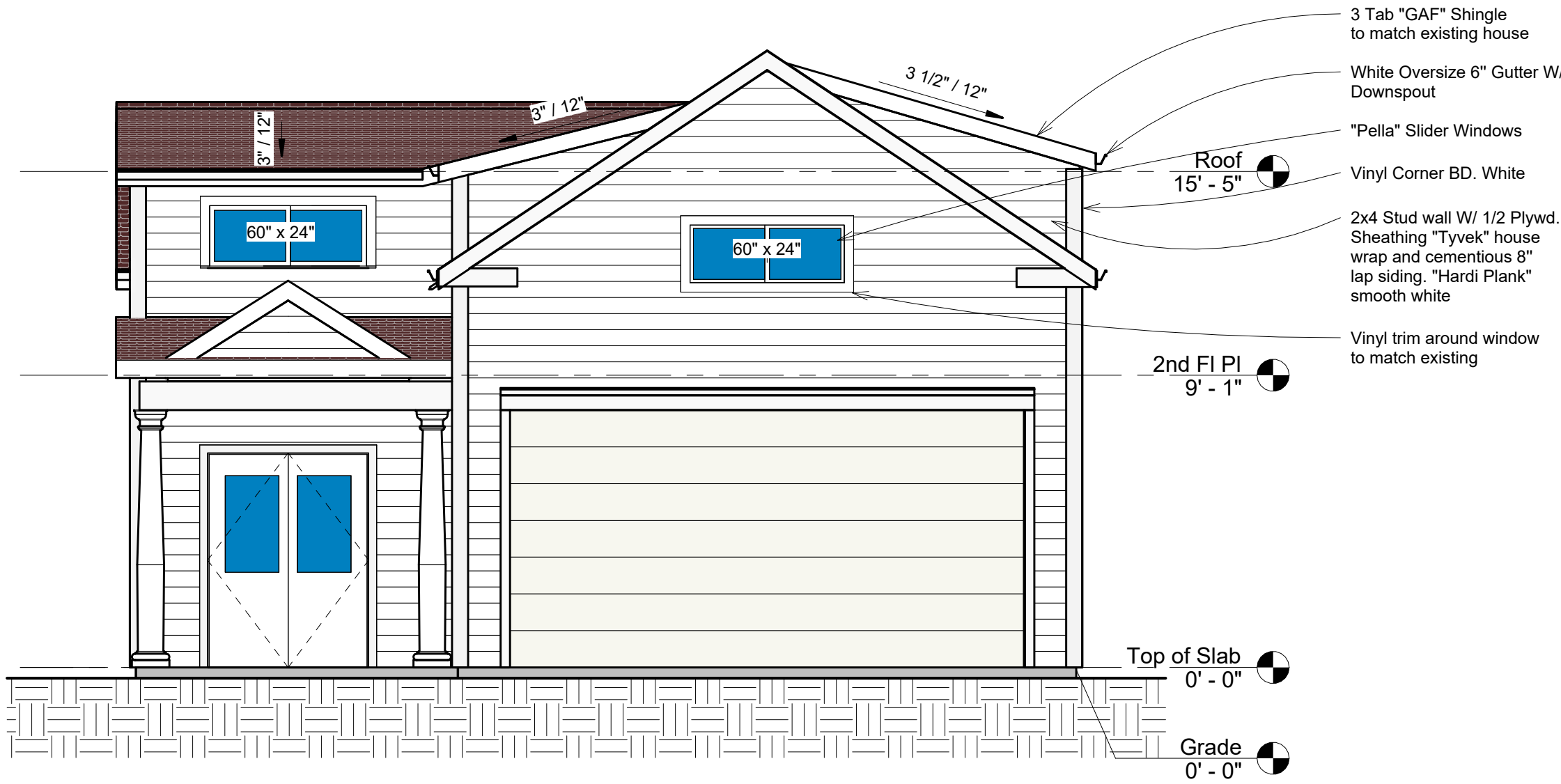
REVISIONS:	
Review Set: 07/18/24	

SEAL:

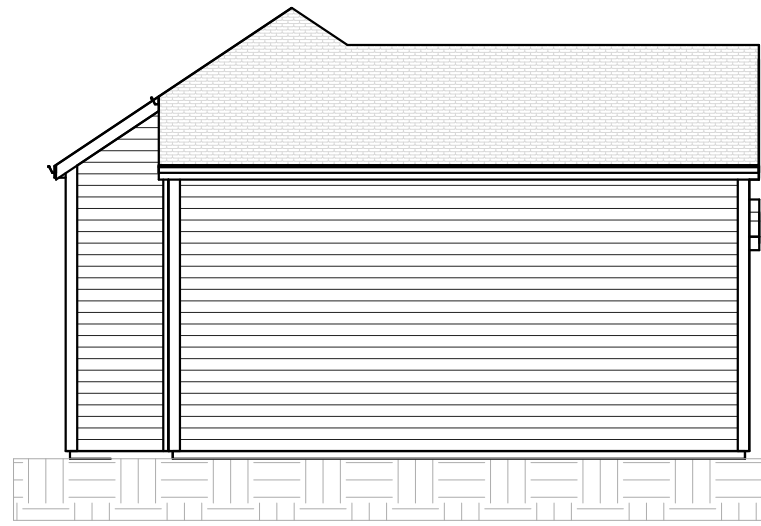
SCALE:	As indicated
SHEET TITLE:	Roof Plan
SHEET NUMBER:	A1.2



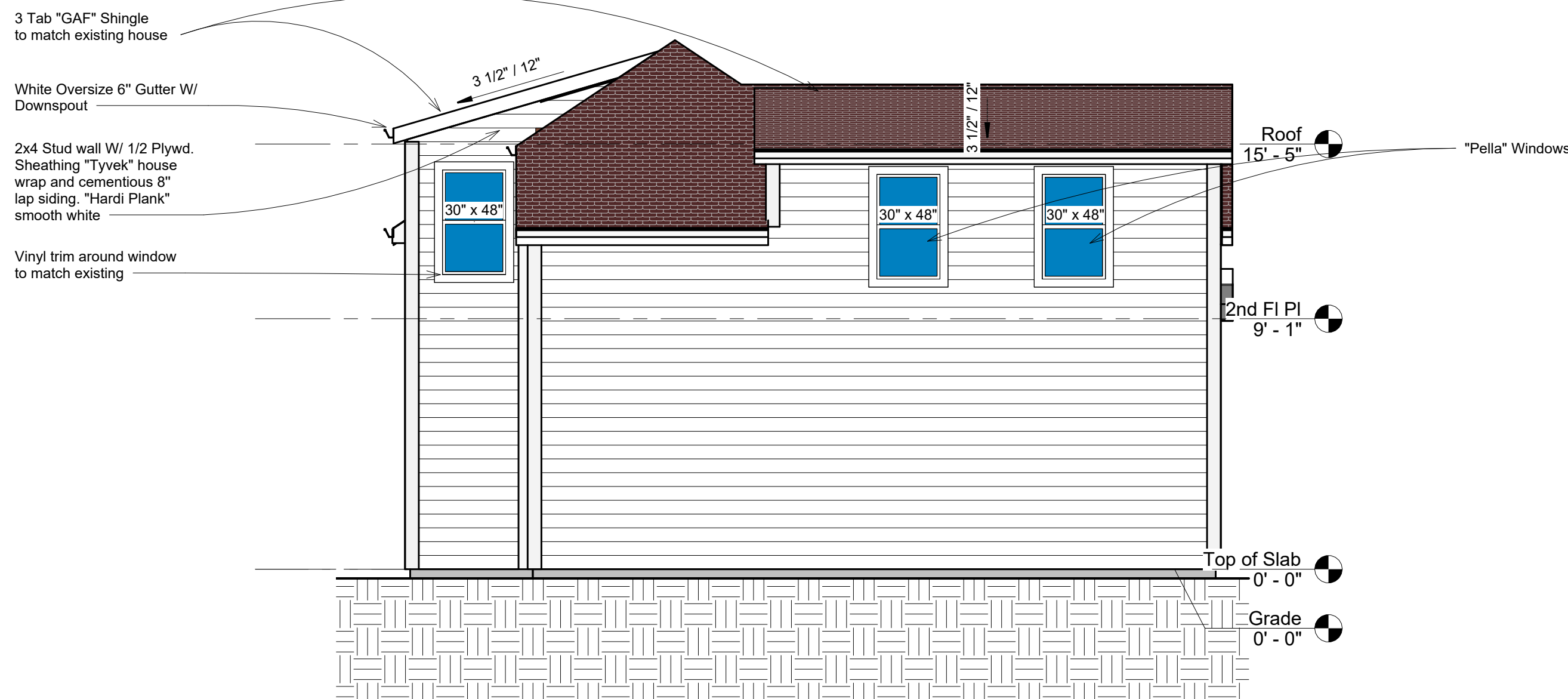
① Existing Front Elevation
1/8" = 1'-0"



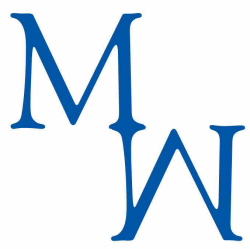
⑤ Proposed Front Elevation OPT. 3
1/4" = 1'-0"



② Existing Rear Elevation
1/8" = 1'-0"



⑥ Proposed Rear Elevation OPT. 3
1/4" = 1'-0"



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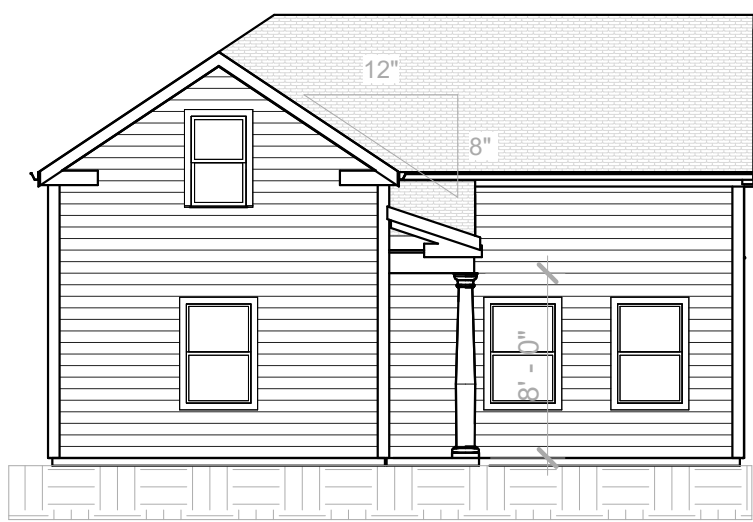
631 SPRING ST
HERNDON, VA 20170

PROJECT NUMBER:	24.107
DATE:	8/12/2024
DRAWN BY:	AD
CHECKED BY:	ML & MSW

REVISIONS:	
Review Set: 07/18/24	

SEAL:	

SCALE:	As indicated
SHEET TITLE:	Elevations
SHEET NUMBER:	A2.0



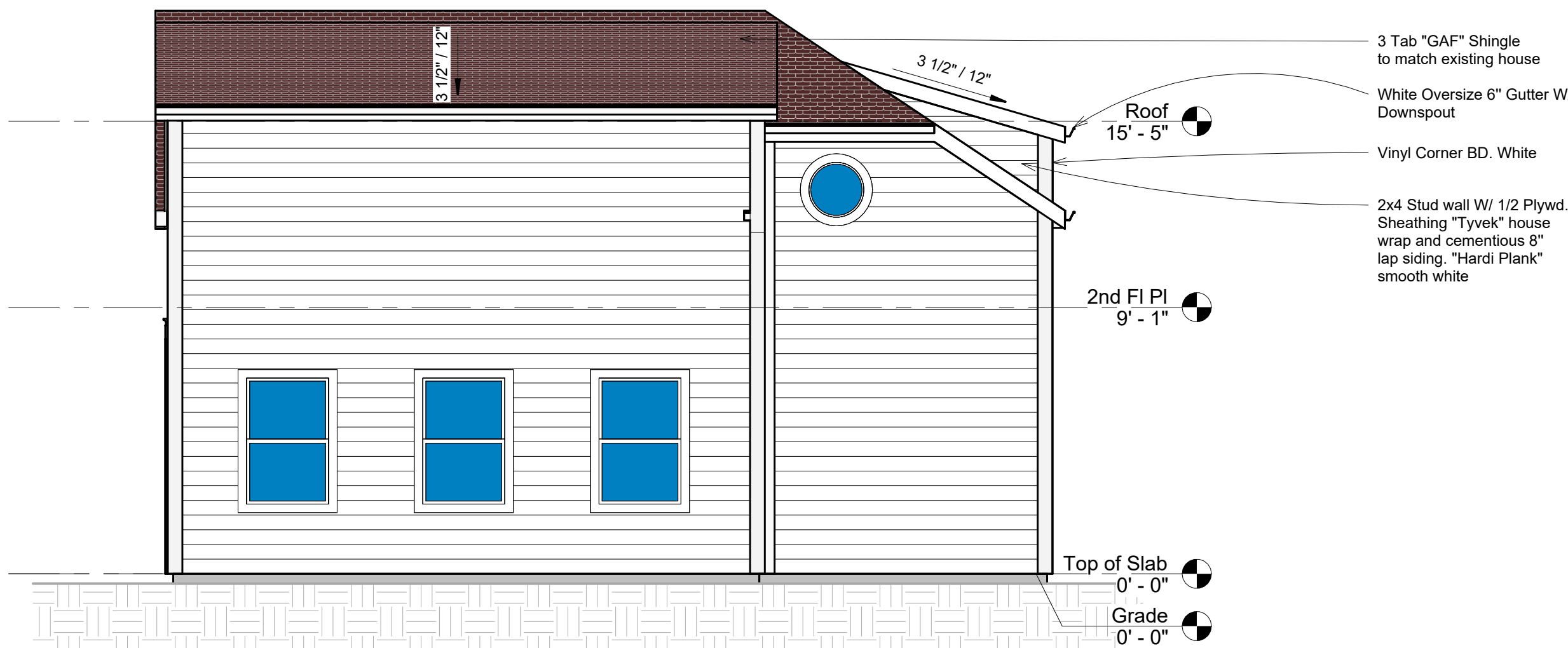
① Existing Left Side Elevation
1/8" = 1'-0"



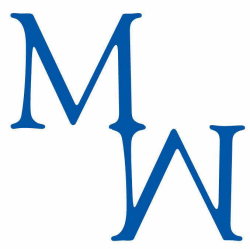
② Existing Right Side Elevation
1/8" = 1'-0"



④ Proposed Left Side Elevation OPT. 3
1/4" = 1'-0"



⑧ Proposed Right Side Elevation OPT. 3
1/4" = 1'-0"



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631 SPRING ST
HERNDON, VA 20170

PROJECT NUMBER:	24.107
DATE:	8/12/2024
DRAWN BY:	AD & DF
CHECKED BY:	ML & MSW

REVISIONS:	
Review Set: 07/18/24	

SEAL:	
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SCALE:	As indicated
SHEET TITLE:	Elevations
SHEET NUMBER:	A2.1



① ELEVATION PROPOSED + EXIST PER
HDRB
1/4" = 1'-0"



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MARGAND RESIDENCE

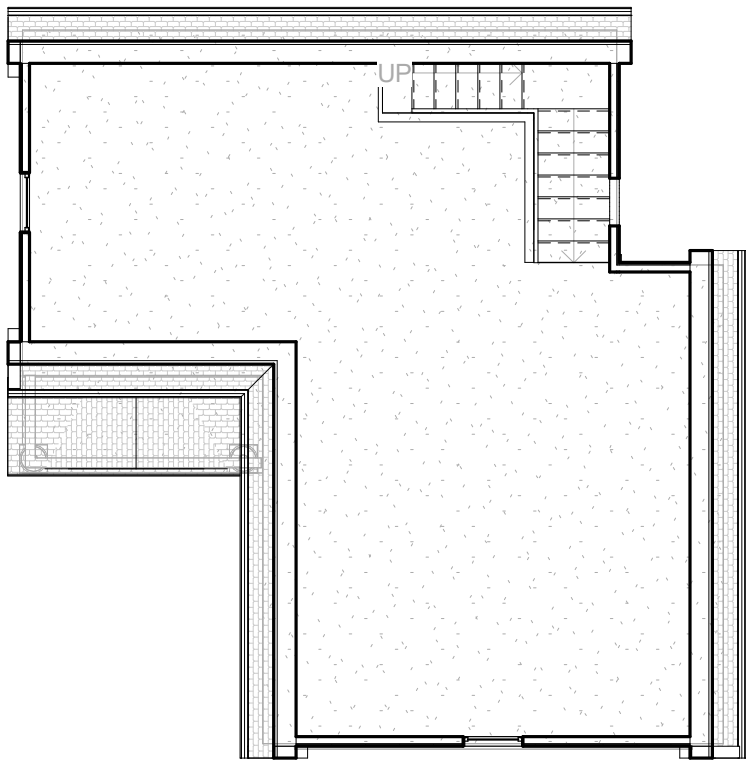
631 SPRING ST
HERNDON, VA 20170

PROJECT NUMBER:	24.107
DATE:	8/12/2024
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CHECKED BY:	ML & MSW

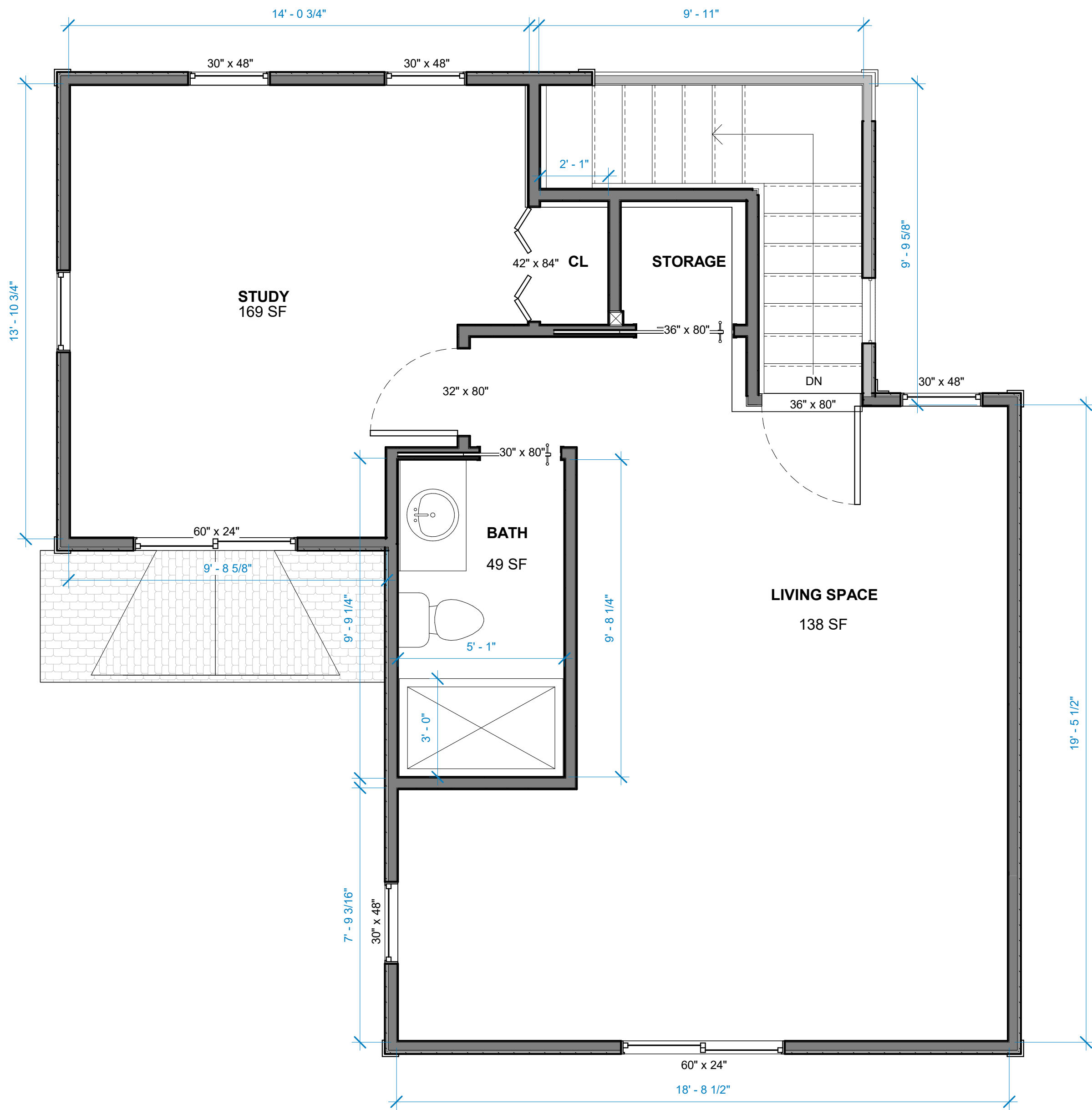
REVISIONS:	
Review Set: 07/18/24	

SEAL:

SCALE:	1/4" = 1'-0"
SHEET TITLE:	FRONT MASS ELEVATION
SHEET NUMBER:	A2.2



① Existing Second Floor Plan
1/8" = 1'-0"



③ Proposed Second Floor Plan Opt. 3
3/8" = 1'-0"



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MARGAND RESIDENCE

631 SPRING ST
HERNDON, VA 20170

PROJECT NUMBER:	24.107
DATE:	8/12/2024
DRAWN BY:	AD & DF
CHECKED BY:	ML & MSW

REVISIONS:	
Review Set: 07/18/24	

SEAL:

SCALE:	As indicated
SHEET TITLE:	2nd Floor Plan
SHEET NUMBER:	A1.1

Town of Herndon
Name
Department of Community Development
777 Lynn Street
Herndon, VA 20170

Re: 631 Spring Street Pictures



Front of House

Margand Residence
HDRB Submission
10.17.24



Back of the House

Margand Residence
HDRB Submission
10.17.24



Side Elevation

Margand Residence
HDRB Submission
10.17.24



Side Elevation

Margand Residence
HDRB Submission
10.17.24



Side Elevation of Garage

Margand Residence
HDRB Submission
10.17.24



Rear of Garage

Margand Residence
HDRB Submission
10.17.24



Front of Garage

Margand Residence
HDRB Submission
10.17.24



640 Spring Street – Neighboring House

Margand Residence
HDRB Submission
10.17.24



627 Spring Street – Neighboring House

Margand Residence
HDRB Submission
10.17.24



NORTH : 1"=20'

NOTES

- 1.) THE PROPERTY DELINEATED HEREON APPEARS OF FAIRFAX COUNTY TAX ASSESSORS MAP 16-2-((2))-314. THE ZONE IS R-10.
- 2.) NO TITLE REPORT FURNISHED.

LEGEND :

- SQ. FT. SQUARE FEET
- DB. DEED BOOK
- PG. PAGE
- EX. EXISTING
- STM. DRN. STORM DRAIN
- AC AIR CONDITIONING PAD
- IPS IRON PIPE SET
- ICV IRRIGATION CONTROL VALVE

WALL CHECK : 6/15/01
FINAL : 12/5/01
RECENT :

HOUSE LOCATION
DRAWING

LOT 2
LIONSGATE AT
HERNDON COURT
D.B. 11484 PG. 290
TOWN OF HERNDON
VIRGINIA

1"=20' DATE:12-5-01
SHEET 1 OF 1
FINAL-LOT1.DWG



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT IN ACCORDANCE WITH DESCRIPTIONS OF RECORD. THAT THE POSITION OF THE IMPROVEMENTS SHOWN HAVE BEEN ESTABLISHED BY ACCEPTED SURVEY METHODS AND THAT, UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. ITS ONLY PURPOSE IS TO DEPICT THE PROPERTY CONFIGURATION AND IMPROVEMENT LOCATIONS ON EACH LOT AS OF THE LATEST DATE NOTED FOR THE RESPECTIVE LOT. IT IS NOT INTENDED FOR USE IN ESTABLISHING PROPERTY LINES.

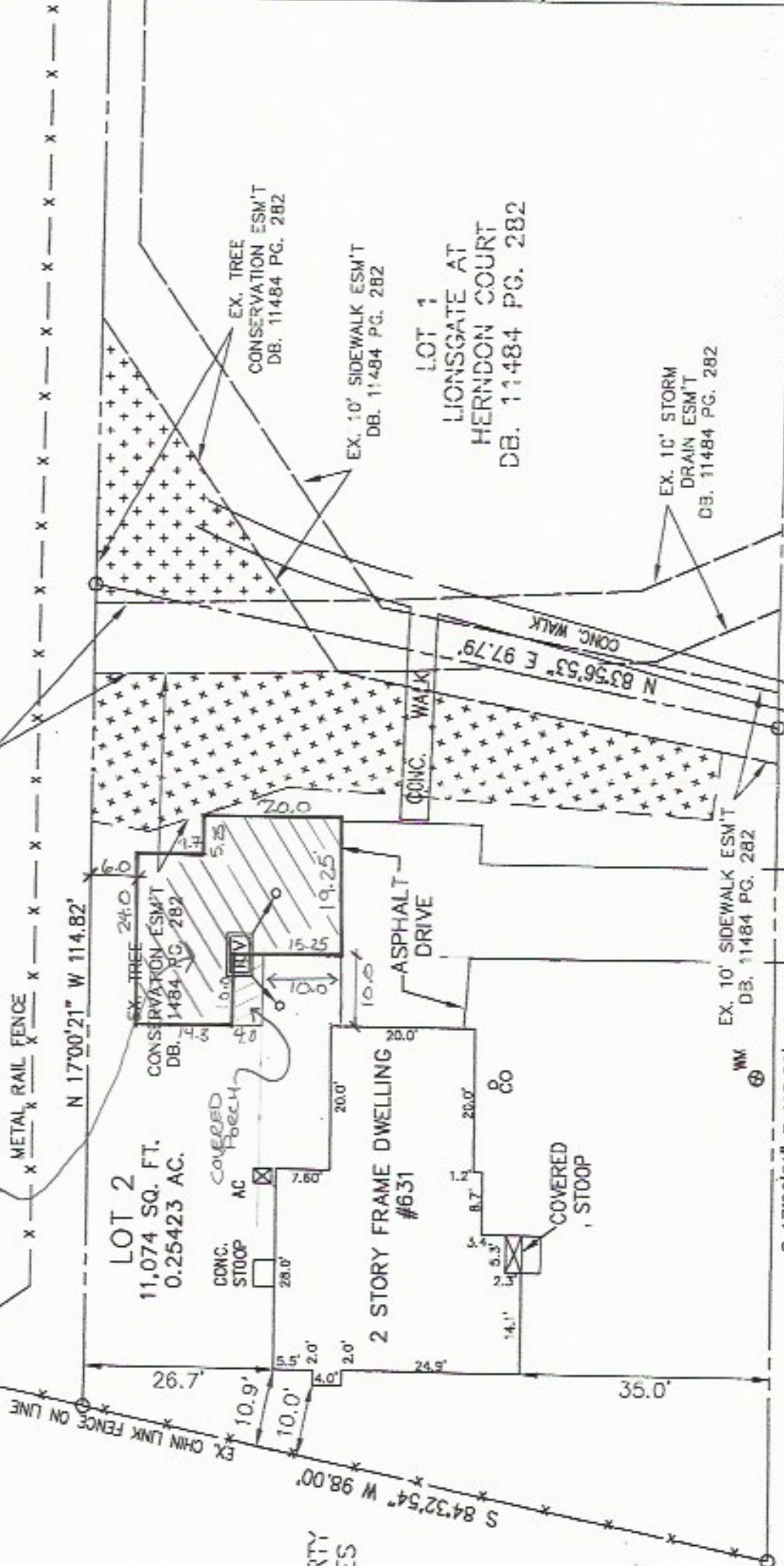
Robert R. Cochran
ROBERT R. COCHRAN
CERTIFIED LAND SURVEYOR VA. #2012

APPROVED AS NOTED
ENGINEERING INSPECTION
NAME *R. Dragovic*
DATE *11/5/02*

PARCEL "A"
LIONSGATE AT
HERNDON COURT
DB. 11484 PG. 282

1-1/2 STORY FRAMED
DETACHED GARAGE

EX. 10' STORM
DRAIN ESM'T
DB. 11484 PG. 282



BUILDING RESTRICTION LINES

FRONT=35'
SIDE=10'
REAR=25'

LOT 3
SUBDIVISION OF
SPRING STREET PROPERTY
OF MONROE ASSOCIATES
DB. 7706 PG. 0618



APPROVED

SPRING STREET
(WIDTH VARIES)

S 17°00'21" E 115.86'

CONC. WALK UNDER CONSTRUCTION

POWER POLE

Edo Gellera 12/05/02

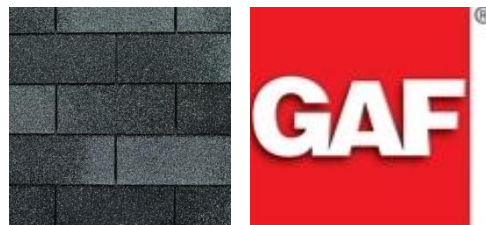
PRODUCT INFORMATION SHEET

Royal Sovereign® Shingles

English: (12" X 36" Shingles)

Beauty And Performance Meet Affordability

COLOR SELECTION: AUTUMN BROWN (TO MATCH EXISTING ROOF)



PRODUCT INFORMATION

"Professional contractors depend on Royal Sovereign® Shingles"

Royal Sovereign® Shingles Offer You These Great Benefits:

- **Proven Quality** . . . Over 10 billion Royal Sovereign® Shingles have been installed in North America—enough to circle the Earth more than 200 times if they were laid end to end!
- **Advanced Protection® Shingle Technology** . . . Reduces the use of precious natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more)
- **Looks Great** . . . Color Lock™ Ceramic Firing (granules) helps maintain the true shingle color
- **Excellent Wind Performance** Meets ASTM D3161, Class F and ASTM 7158, Class H — the highest wind ratings possible under these test methods
- **Excellent Performance** . . . Extra-strong Micro Weave™ Core provides long life and durability
- **Highest Fire Rating** . . . Class A fire rating from Underwriters Laboratories
- **Great For Resale** . . . A new roof may increase your home's resale value
- **Peace Of Mind** . . . 25-year ltd. transferable warranty with SmartChoice® Protection (non-prorated material and installation labor coverage) for the first five years¹

¹See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

COLORS/AVAILABILITY

- **COLORS:** Ash Brown, Autumn Brown, Charcoal, Cypress Tan, Golden Cedar, Nickel Gray, Russet Red, Sandrift, Silver Lining, Slate, Summer Sage, Weathered Gray, and White
- **REGIONAL AVAILABILITY:**² Northeast, Southeast, Southwest, and Central Areas

²See http://www.gaf.com/Roofing/Residential/Products/Shingles/3_Tab/Royal_Sovereign for color availability in your area

APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Miami-Dade County Product Control Approved 12-1127.03
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC ESR-1475, ESR-3267*
- Texas Department of Insurance

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

*Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

**When installed properly, this product will help reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit gaf.com, or call 1-888-STAR-YES.

PRODUCT/SYSTEM SPECIFICS†

- Fiberglass Asphalt Construction
- Dimensions (approx.): 12" x 36"
- Exposure: 5"
- Bundles/Square: 3
- Pieces/Square: 79
- Nails/Square: 316 (474 where 6 nails per shingle is required)††
- StainGuard® Protection: Yes (Location dependent; contact Technical Services at 800.766.3411)
- Ridge Cap: Royal Sovereign® Shingle
- Starter: Pro-Start®; WeatherBlocker™

†Refer to complete published installation instructions.

††Required by some local codes.

INSTALLATION

Detailed installation instructions are provided on the inside of each bundle wrapper of Royal Sovereign® Shingles. Installation instructions may also be obtained at www.gaf.com.



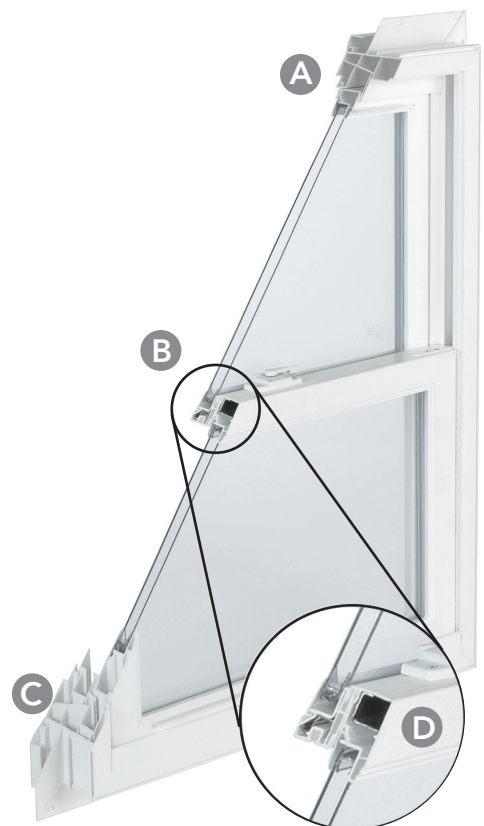
Encompass
by Pella®

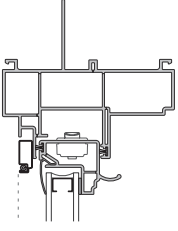
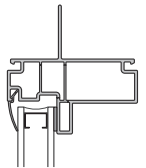
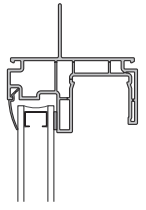
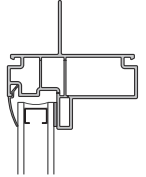
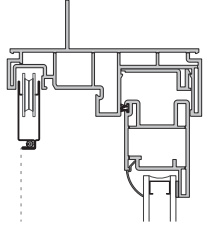
Vinyl
Windows
and Sliding
Patio Doors

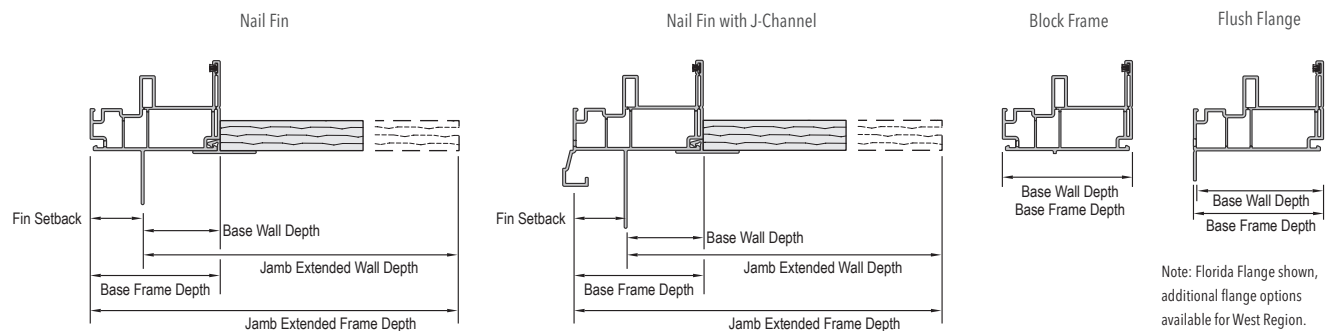


Vinyl product options include color-matched grilles-between-the-glass and hardware that creates a high-quality appearance. All color, grille and glass options are available on every product, so it's easy for you to specify all the windows and patio doors in a project.

- A** Multi-chambered, fully welded frame and sash reduce sound transmission and heat loss.
- B** Interlocking sash on windows (panels on patio doors) help seal out drafts and improve energy efficiency.
- C** All products are made of high-grade vinyl that never needs painting.
- D** Steel-reinforced sash provides excellent structural integrity and resistance to wind.
 - Products are tested in state-of-the-art facilities.
 - Solid color throughout the vinyl keeps minor dings and scratches virtually invisible.



	Cross section	Frame / install	Wall Depth Range	Performance Range
Double-Hung Vent		Block Frame Nail Fin Nail Fin with J-Channel	Base Frame Depth: 4-3/16" Fin Setback: 1-5/8" Base Wall Depth: 2-9/16" Jamb extended wall depth: 4-9/16" or 6-9/16"	LC20 - LC50 U: 0.29 - 0.47 SHGC: 0.19 - 0.60 STC: 25 - 26
Single-Hung		Block Frame Nail Fin Nail Fin with J-Channel Flush Flange	Base Frame Depth: 2-11/16" Fin Setback: 1-1/8" Base Wall Depth: 1-9/16" Jamb extended wall depth: 4-9/16" or 6-9/16"	R30 - R50 U: 0.29 - 0.49 SHGC: 0.21 - 0.65 STC: 25 - 26
Sliding Window		Block Frame Nail Fin Nail Fin with J-Channel Flush Flange	Base Frame Depth: 2-11/16" Fin Setback: 1-1/8" Base Wall Depth: 1-9/16" Jamb extended wall depth: 4-9/16" or 6-9/16"	R20 - LC30 U: 0.29 - 0.49 SHGC: 0.20 - 0.64 STC: 25 - 26
Fixed Frame Direct Set		Block Frame Nail Fin Nail Fin with J-Channel Flush Flange	Base Frame Depth: 2-11/16" Fin Setback: 1-1/16" Base Wall Depth: 1-9/16" Jamb extended wall depth: 4-9/16" or 6-9/16"	R25 - CW50 U: 0.26 - 0.49 SHGC: 0.20 - 0.69 STC: 25 - 26
Sliding Patio Door		Nail Fin	Base Frame Depth: 4-1/2" Fin Setback: 1-7/16" Base Wall Depth: 3-1/16"	R25 - R50 U: 0.27 - 0.51 SHGC: 0.20 - 0.64 STC: 25



East Region New Construction Frames shown. Flush Flange available in West Region only.

Performance ranges shown are for single-units and do not account for composite units (integral mullion) or combinations (multiple units mulled together).

Encompass by Pella® vinyl window products are intended only for use less than 40 feet above ground level.

Drawings are not to scale.

Finishes

Maintenance-free vinyl frames are available in White, Almond or Fossil.

Colors



White



Almond



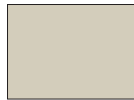
Fossil

Hardware

Window Locks¹



White



Almond



Fossil

Autolock¹



Single-Hung and Sliding Window
(optional) West Region Only

Sliding patio doors²



White



Bright Brass



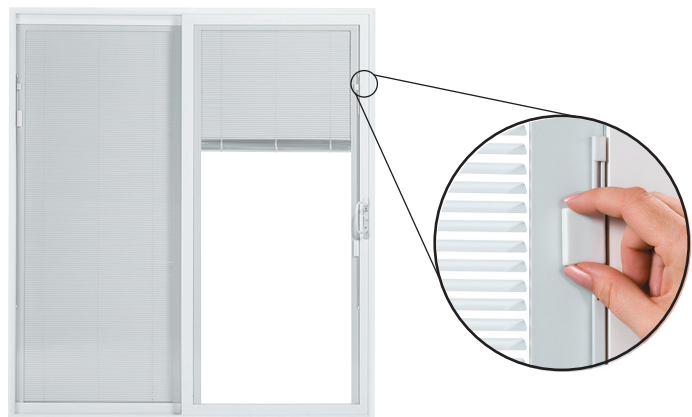
Satin Nickel



Oil-Rubbed Bronze

Patio Door Between-the-Glass Blinds³

- White blinds-between-the-glass on patio doors.
- Blinds are protected from dust and damage.
- Cordless design is safer for children and pets.
- Easy-to-operate levers raise, lower and tilt the blinds.



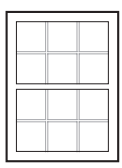
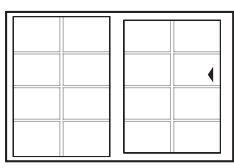
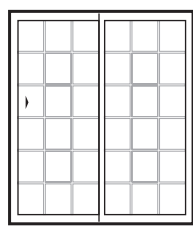
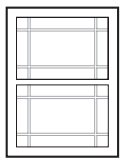
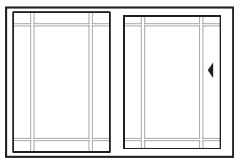
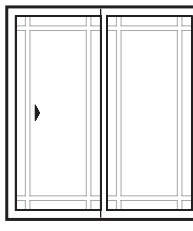
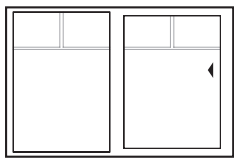
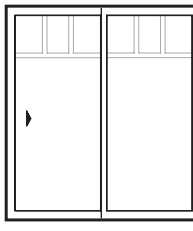
(1) Standard lock hardware is finished to match the interior of the window or door frame.

(2) Finish of exterior hardware matches color of exterior door frame.

(3) See your local Pella representative for availability.

Grilles-Between-the-Glass¹

5/8" Flat Grilles  	3/4" contour Grilles  	1" contour Grilles  
(West Region Only)	(East and West Regions)	(East Region Only)

	Hung	Sliding Window	Sliding Door	Guidelines
Traditional				Specify number of lites in each panel (wide and high). Grilles must be equally divided on visible glass. Minimum 6" x 6" center-to-center. Specify upper or both sash (Hung only).
9-Lite Prairie				Windows Approximately 4" from edge of sash to center of bar. Minimum actual glass is 13". Specify upper or both sash (Hung only). Sliding Door Approximately 6" from edge of panel to center of bar.
Top Row				Standard visible glass to separator bar must be $\leq 1/2$ upper actual glass.

(1) See your local Pella representative for availability.

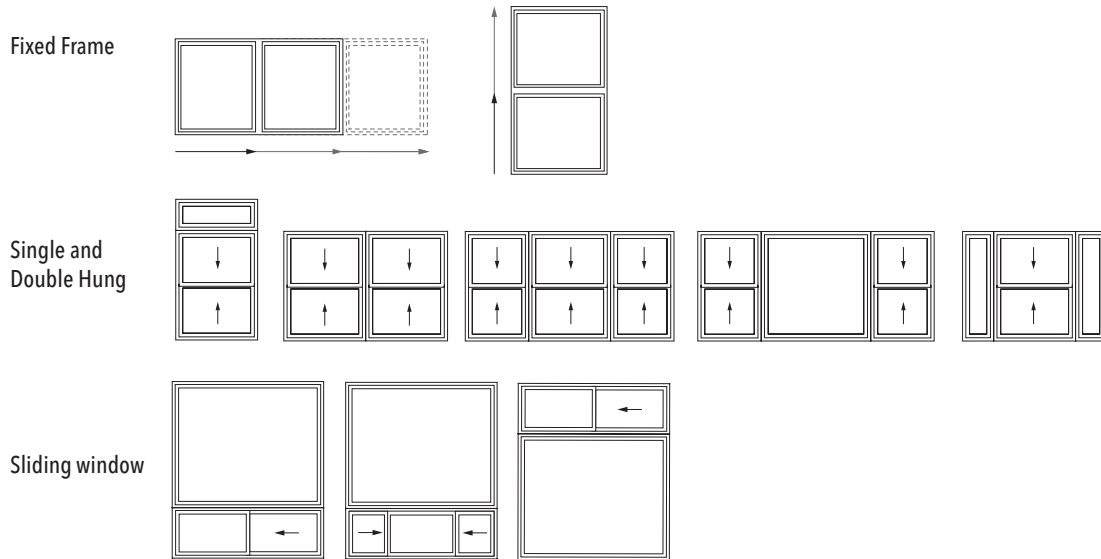


Combination Assemblies

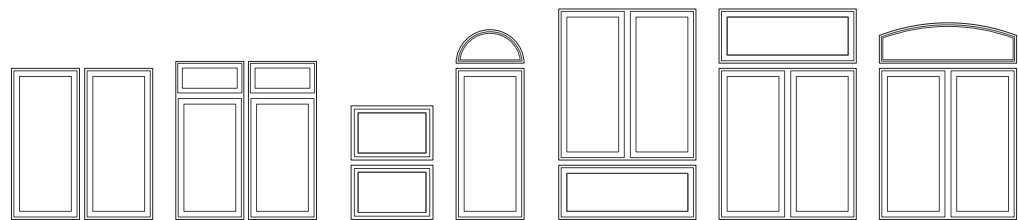
A combination is an assembly formed by two or more separate windows or doors whose frames are mullioned together by a combination or reinforcing mullion. A composite is an assembly of windows inside a single, continuous frame.

Encompass by Pella® products are available in many common configurations. Refer to the Product Application section of this book, PellaADM.com or your local Pella sales representative for information on performance and availability.

Window Composite Examples



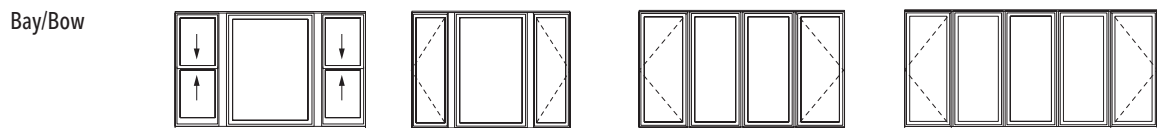
Window Combination Examples



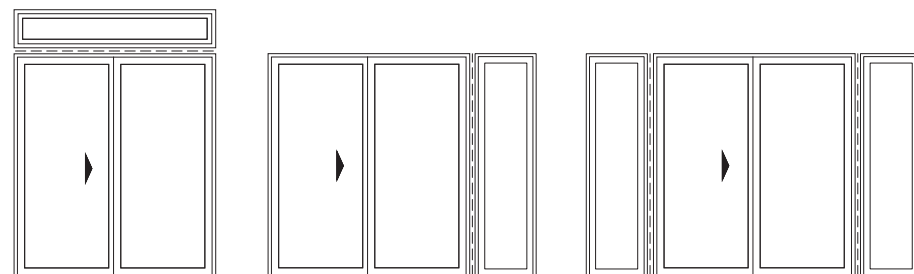
Factory or Site Assembled Combination Parameters

Max. of 3 windows per opening and 50 sf.

Mullion reinforcing may be required.



Door and Window Combination Examples



*Actual mullion span and combination size availability depends on design pressure requirements. Consider combination size, weight and jobsite handling during design.

Encompass by Pella® vinyl window products are intended only for use less than 40 feet above ground level.



Encompass
by Pella®

Double-
Hung
Window



Air, Water, & Structural Performance

Performance Class & Grade Rating	Water Penetration Resistance	Air Infiltration	Design Pressure	Forced Entry
H-R20 - R50	3.0 – 7.5 psf	0.24	20 – 50 psf	10

Thermal Performance

11/16" Overall Glass
Thickness
3mm/3mm

Type of Glazing (Argon fill)	U-Factor	SHGC	VLT %	CR	EnergyStar® Capable
Advanced Low-E IG	0.30 - 0.33	0.25 - 0.28	0.47 - 0.53	52 - 56	NC, SC, S
NaturalSun Low-E IG	0.30 - 0.34	0.44 - 0.50	0.53 - 0.60	52 - 56	N
SunDefense™ Low-E IG	0.29 - 0.33	0.19 - 0.21	0.43 - 0.49	52 - 56	NC, SC, S

Sound Performance

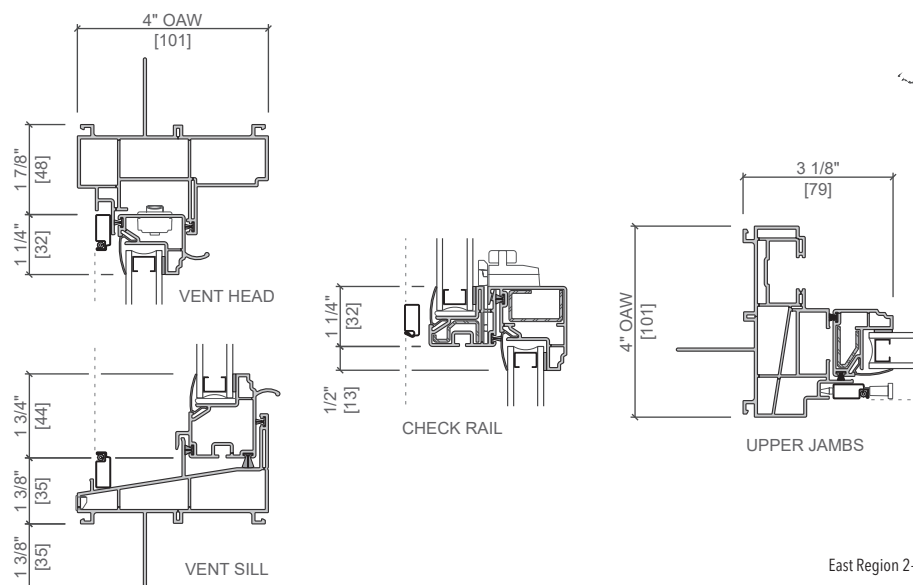
Frame Size Tested	Type of Glazing	STC	OITC
3-1/4" Frame Depth, 36" x 60"	3/4" with 3mm / 3mm glass	26	22
3-1/4" Frame Depth, 36" x 60"	3/4" with 2.5mm / 2.5mm glass	25	22

Code Approvals: Hallmark Certified; **FPAS#:** FL11152; **TDI#:** WIN-817

Performance varies based on actual product attributes. See the Performance section earlier in this manual to learn more about performance standards and ratings.



East Region Only



East Region 2-11/16" New Construction Frame shown.

Other frame types are available.

Not to scale. All dimensions are approximate.

Style + Performance + Service = The Fypon Advantage

Fypon gives design and construction professionals an edge over other interior and exterior design building materials. Fypon marries style and performance with one of the industry's largest product offerings and best customer service to give our customers a true competitive edge.

STYLE

Fypon is the recognized leader in polyurethane product design, innovation and molding technology. From old world style to classic modern design, Fypon offers the largest and most architecturally correct styles and designs of moulding and trim, shutters and beams.

- Architecturally correct and historically accurate product styles and designs
- Molded from actual timber and stone products to capture the texture, patterns and deep shadow lines of classic building materials
- A distinctive look and personality to complement any home design for maximum appeal

PERFORMANCE

Only Fypon engineers consistent quality and long lasting performance into every product we make, today and tomorrow. From our popular trim and mouldings to our growing shutter and beam offerings, each product is manufactured by experts in polyurethane molding technology. All Fypon building products:

- Are easy to install with no special tools or extra labor necessary
- Deliver consistent workmanship and product quality
- Feature low maintenance
- Provide weather and moisture resistance
- Come stain or paint ready
- Resists insects and won't warp, crack or split

SERVICE

From one leader to another, building professionals trust Fypon to deliver on the jobsite and to the bottom line.

- Fypon provides architects and builders with renderings and marketing support for blue prints and model homes
- Receive extensive builder support including an industry first quote package program with quantity pricing available at **CPS@fypon.com**
- We provide installation FAQ (frequently asked questions) and support from experts in polyurethane
- Plus custom design services for historical restorations, replicas or any unique profile that fits your home or commercial application available at **CPS@fypon.com**



FEATURES & BENEFITS



Lasting performance and minimal upkeep compared to other materials.*



Our closed-cell polyurethane is resistant to insects.



Lightweight and does not require special tools.*



Ideal for moisture-prone interior spaces like bathrooms, kitchens and basements.



Polyurethane smooth or woodgrain — comes pre-primed and ready to paint or stain.*



Beautiful and durable in all seasons, withstands the elements better than traditional materials.

* See www.fypon.com for instructions on proper maintenance, installation, and painting or staining.

BUILDING BLOCKS OF **STYLE**

- 1 SHUTTERS**
Lightweight louvered, paneled, board & batten, or plank, decorative frames that equal the window length located on the sides of a window.
- 2 TILE VENT**
A decorative piece mounted near the ridge of the roof- seen most on Mediterranean/Spanish style homes.
- 3 CORBEL**
An architectural member projecting from the face of a wall.
- 4 BRACKET**
A decorative unit, in which two sides form a right angle with one arm flush against a wall and the other flush beneath the projecting surface.
- 5 GABLE VENT/LOUVER**
A building component installed into the side wall to allow ventilation and/or decoration on a building. A non-ventilation louver that is to be used as a decorative building accent is known as a decorative louver.
- 6 PORCH/RAILING SYSTEM**
A structure made of spindles that supports and forms a barrier or guard.
- 7 COLUMN**
Supporting or decorative pillar used in building.
- 8 CAP & BASE**
Upper & lower member of an entrance, wainscot, column or pilaster.
- 9 WINDOW & DOOR TRIM**
The finish materials on a building, applied around the window and door openings.
- 10 DENTIL BLOCK**
Smaller rectangle block which can be spaced closely together in a series or in sequence with moulding.
- 11 RAFTER TAIL**
Any one of a set of sloping beams that form the framework of a roof.
- 12 TRELLIS**
They can be attached to a house on one side or they can be free standing. They provide plenty of shade through a dappled pattern of beams and rafters. The edges of the roof pieces are given a fancy cut to add flare to the design.
- 13 BEAMS**
Exposed on the ceiling as part of the room design. Fypon beams are for decorative purposes and can be designed according to the stylistic preferences of the homeowner.
- 14 CROWN MOULDING**
A moulding used wherever an interior angle is to be covered, especially at the roof and wall corner.



KEY ELEMENTS

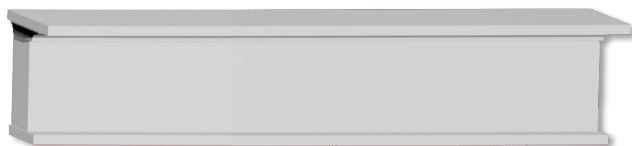
- Crossheads
- Louvered Shutters
- Pilasters
- Flat Trim
- Louvers
- Wrap-Around Porch



Historical



Today



KEY ELEMENTS

- Tapered Columns
- Craftsman Crosshead
- Porch Post
- Flat Trim
- Brackets & Corbels
- Gable Pediment
- Door Surround
- Timber Shutters
- Rafter Tails
- Beams
- Timber Trellis



Historical



Today

