

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
WORK SESSION AGENDA
DECEMBER 4, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-34**, to consider an application for a Certificate of Appropriateness for the installation of a new windows on an accessory structure on the single family residential property at 744 Dranesville Road, Herndon, Virginia, located between the intersection of 3rd Street and Dranesville Road and the intersection of Worchester Street and Dranesville Road, and further identified as Fairfax County Tax Map 0104-02-0061A. The property is zoned R-10, Residential, Single Family; and consists of 91,685 total square feet of land. Owners/Applicants: William H. Wright, Jr. and Carol W. Wright. Applicants' Representative: Liz Lee, Moss Building and Design.
3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO AN EXISTING STRUCTURE, HPRB #19-37**, to consider an application for a Certificate of Appropriateness for the replacement of a two-story elevator with an enclosure, replacement of a mechanical equipment enclosure, and the addition of an enlarged elevator control room on the residential building at 721 Elden Street, Herndon, Virginia, located between the intersection of Spring Street and Elden Street and the intersection of Monroe Street and Elden Street, and further identified as Fairfax County Tax Map 0162-02-0092A. The property is zoned CC, Central Commercial; and consists of 44,237 total square feet of land. Owner/Applicant: Adams-Herndon Holdings, LLC c/o Chris Adams, Manager.

COMMENTS

4. Comments from the Staff Members
5. Comments from the Board Members

ADJOURNMENT

Case Number & Type: HPRB #19-34; Alterations to an existing structure
Case Summary: Install two new window openings and windows on an existing accessory structure.
Case Location: 744 Dranesville Road, Potomac Fairways Subdivision

Location Map



Property Information

Applicant/Owner:	William H. and Carol W.		
Agent:	Liz Lee, Moss Building and Design		
Business/Organization:	N/A		
Property Use:	Single Family Residential		
Zoning District:	R-10, Residential Single Family	HPOD Designation:	Contributing
Adjacent Zoning:	North: R-10, Residential Single Family South: PD-R, Planned Development - Residential	East: R-10, Residential Single Family West: R-10, Residential Single Family; R-15, Residential Single Family	
Adjacent Property HPOD Designation:	North: Not in District South: Not in District	East: Not in District West: Non-contributing / Contributing	
Associated Cases:	HAA #19-018		
Building Type(s):	Single family detached residential	Date of Construction:	circa 1783 with 19 th Century additions
Architectural Style(s):	Vernacular		

Exterior Material(s):	Composite: Stone, coursed rubble, log wing (ell), wood weatherboard cladding, standing seam metal roof
Neighborhood Design Profile:	Suburban, single family residential

Case Details

Case Description:

This application proposes to install two new 29" X 47" wood, double hung windows on the north elevation of the accessory structure located to the north of the primary residential structure on the subject property. The two new wood windows will be selected from the Pella® Architect Series Reserve in a pre-finished white color to match the existing window colors on the primary and accessory structure with wood muntins and a 6-over-6 light division pattern to match several window types currently found on both structures (Attachments #1, #2, and #3).

Case Background:

A recent administrative approval, HAA #19-018, approved the following minor alterations on the subject property:

- 1) Installation of a new black aluminum decorative fence using a pre-approved fence style in the rear yard and enclosing a courtyard between the primary dwelling and accessory structure;
- 2) Replacement of an existing wood deck and ramp to an existing outdoor shower area;
- 3) Installation of a new deck area (approximately 36 square feet in area and less than 12" in height) for a redesigned outdoor shower area;
- 4) Installation of solid, board-to-board fence to serve as an outdoor shower privacy fencing using a pre-approved fence style;
- 5) Replacement of like wood windows and doors on the primary dwelling and accessory structure to match the existing doors and windows;
- 6) In-kind preplacement of rotting exterior wood cladding on the accessory structure; and
- 7) Repainting the accessory structure cladding and trim to match the existing color(s).

Staff found all the listed modifications either met the criteria for administrative approvals or were exempt from review.

The house is a classic example of (regional) Vernacular architecture with portions of the primary residential structure possibly dating as far back at the 1780's. The accessory structure, which may have been used at a barn, has no definitive date of construction available in current historic resources information. The primary dwelling structure is classified as a Contributing structure to the Town's Heritage Preservation Overlay District (Attachment #4). The accessory structure, subject of the new window installation, has been determined by staff survey to be a contributing outbuilding to the district based on the similar vernacular architecture, use traditional materials, and its period of construction somewhere in the 19th century or early 20th century at the latest, well within the district's period of significance.

Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #5)
- Town of Herndon Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines: Windows (Pages 74-75)

Staff Analysis

1. Within the Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines: Windows, guidelines for window replacement, repair and maintenance are specified. While this project is altering the number and location of windows on the secondary structure, the new proposed windows are being selected to reflect the planned replacements of existing windows of the same materials and design as described in the administrative approvals case, HAA #19-018. The proposed window type and material is a common double hung wood window using a common (to the Heritage Preservation Overlay District) six-overs-six lite division pattern with wood muntins as is currently found on the primary residential and accessory buildings guidelines in this section generally states:
 - a. Numbers, sizes, location and or glazing patterns should not be changed;
 - b. Avoid cutting new opening, infilling window openings, and installing new window sizes that do not fit the original windows;
 - c. Avoid radically changing the appearance of windows by using inappropriate window materials and finishes

The referenced guidelines form a rational basis for determining the appropriateness of replacement or reconstruction of existing windows. While the standards are written for prevent inappropriate alterations, the guidelines do not accommodate specifically for the changes of the use of interior spaces, more specifically as that would apply to an accessory structure. In this case, the change in use of the interior space has been altered over time as the necessity for a barn has changed due the lack of necessity of keeping livestock or other externally agrarian uses that have diminished or altogether disappeared.

The applicant has proposed to improve the use and design of the building and space to habitable space as the space needs have changed, as noted. Further, the applicant has proposed to install a commonly found (within the district) wood double hung window similar to the existing window found on both structures and identical to the other replacement windows administratively approved.

Staff finds that, in general, the proposed alterations are in keeping with the intent of the design guidelines of the Heritage Preservation Handbook due to the: (1) location of the alterations on a side façade of the accessory structure which is not visible from the adjacent street, (2) use of a typical stylistic elements of the windows and the building's original architectural style, and (3) use of very similar, if not identical, sizes/proportions and materials for the new windows.

2. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #5). Based on the

evaluation of each criteria, staff finds the proposed alterations will be in keeping with overall visual appearance and architecture of this accessory structure, meeting the intent of the evaluation criteria.

Staff Recommendation:

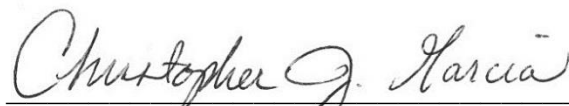
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	Motion for approval of HPRB #19-34, in accordance with Alternative #3, with the following condition: 1. The proposed alterations shall be constructed in substantial conformance with the application and supporting materials as submitted October 2, 2019.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions, Proposed Elevations/Examples, and Materials Information
4.	1987 Historic District Survey Form
5.	Town's Zoning Ordinance, Section 78-60.3.

Staff Contact

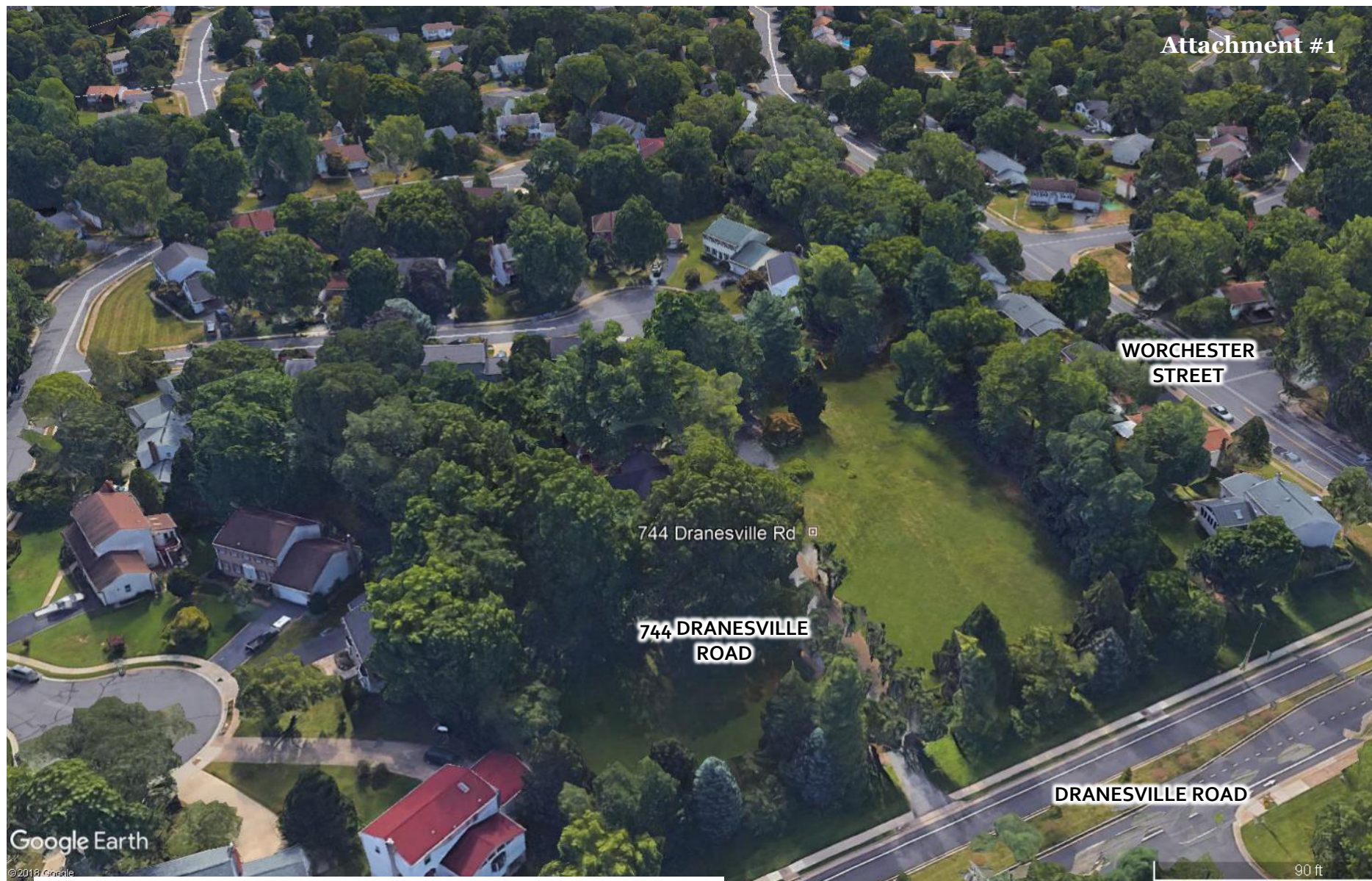
Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

RECEIVED ON

NOV 20 2019

DEPARTMENT OF
COMMUNITY DEVELOPMENT



744 Dranesville Road Historic Review Submission

Carol & Bill Wright

To Historic Review Board,

The following has been submitted for Carol and Bill Wright at 744 Dranesville Road:

- "Window" selection details

Scope of Work:

- Demo and haul partial wall for new window openings in "barn" (See selections)
- Demo and haul select rotted siding on chicken coop; repaint entire chicken coop with paint to match existing color

Wright Residence
744 Dranesville Road
Herndon, VA 20170

Carol & Bill Wright
Historic Review Submission
October 1, 2019

Scope of Work

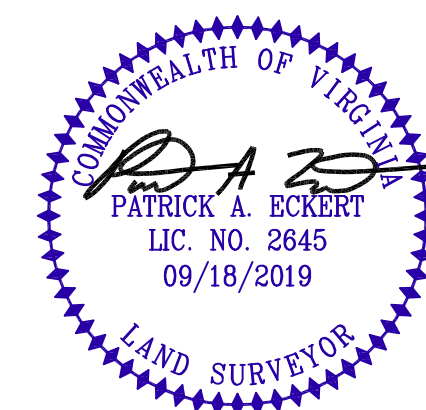
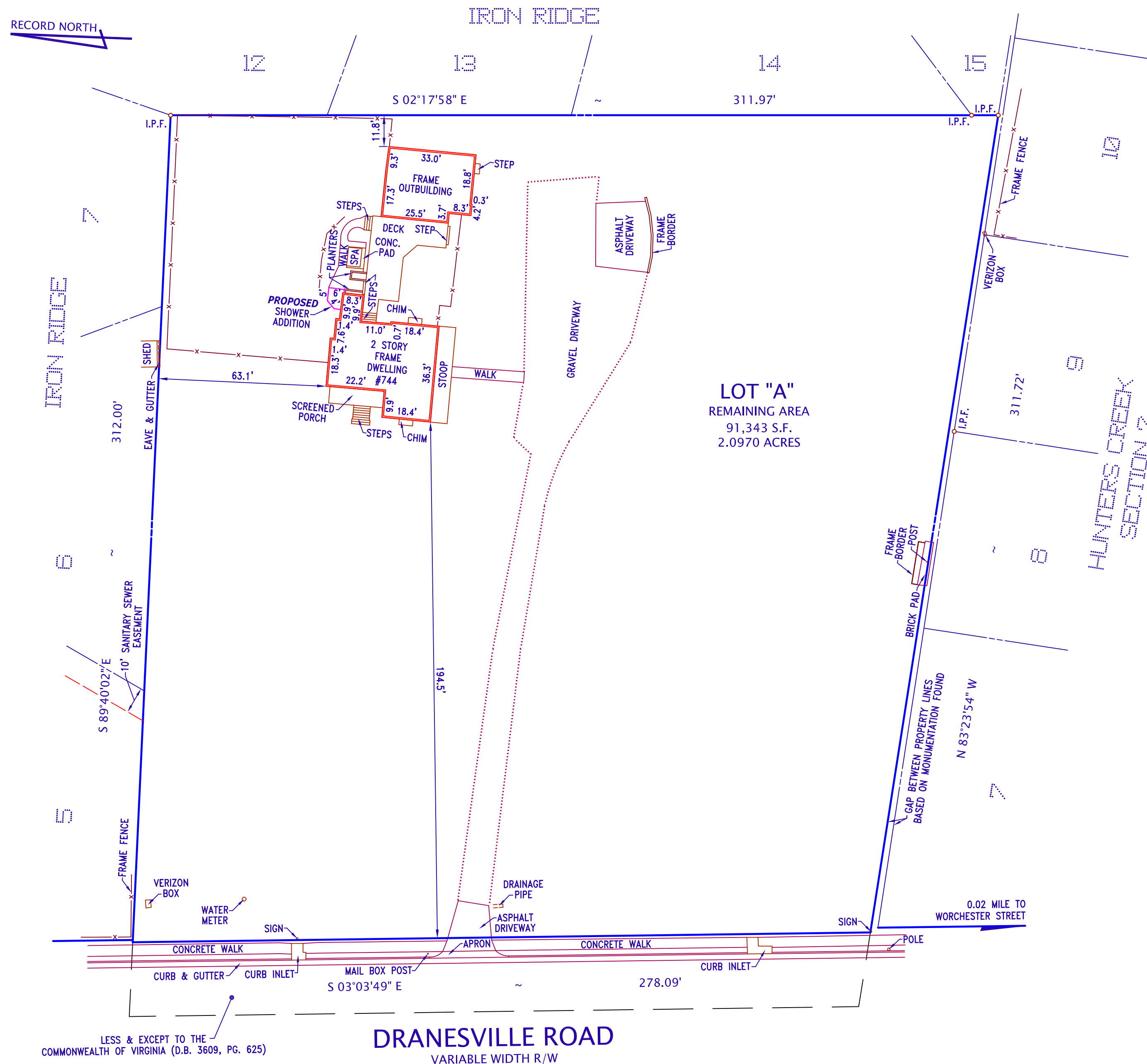
- Demo and haul existing wood fence and gates; Install new aluminum fence and gates in exact location (See selections)
- Demo and haul existing outdoor shower; Built new ramp from existing deck to new out door shower in pressure treated materials
- Demo and haul existing door to chicken coop; Install new wood door in existing opening (See selections)
- Demo and haul partial wall for new window openings (See selections)
- Demo and haul select rotted siding on chicken coop; repaint entire chicken coop with paint to match existing color
- Demo and haul two windows in living room; Install two new windows in existing opening to match existing style (See selections)

PROJECT: WRIGHT RESIDENCE
DESIGNER: LIZ LEE/MEGAN DOUGHERTY
DATE: OCTOBER 1, 2019

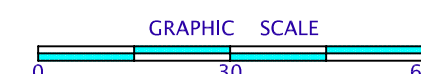
This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.





PLAT
SHOWING HOUSE LOCATION ON
LOT "A"
LESLIE S. WRIGHT SUBDIVISION
TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 30' SEPTEMBER 6, 2019



NOTES: 1. FENCES ARE FRAME WITH WIRE UNLESS NOTED.
2. UTILITIES ARE UNDERGROUND.

THE POSITION OF THE EXISTING
IMPROVEMENTS HAS BEEN ESTABLISHED BY
AN ON SITE INSTRUMENT SURVEY AND
UNLESS OTHERWISE SHOWN THERE ARE NO
VISIBLE ENCROACHMENTS.
PLAT PREPARED WITHOUT THE BENEFIT OF
A TITLE REPORT. THIS PLAT IS SUBJECT TO
RESTRICTIONS AND EASEMENTS OF RECORD
OR ESTABLISHED.

CASE NAME:
WRIGHT
ORDERED BY:
MOSS BUILDING & DESIGN

ALTERRA SURVEYS, INC.
11350 RANDOM HILLS ROAD #430
FAIRFAX, VIRGINIA 22030
TEL. NO. 703-520-1558
EMAIL:
INBOX@ALTERRASURVEYS.COM

Proposed Barn 3D Render



PROJECT: WRIGHT RESIDENCE

DESIGNER: LIZ LEE/MEGAN DOUGHERTY

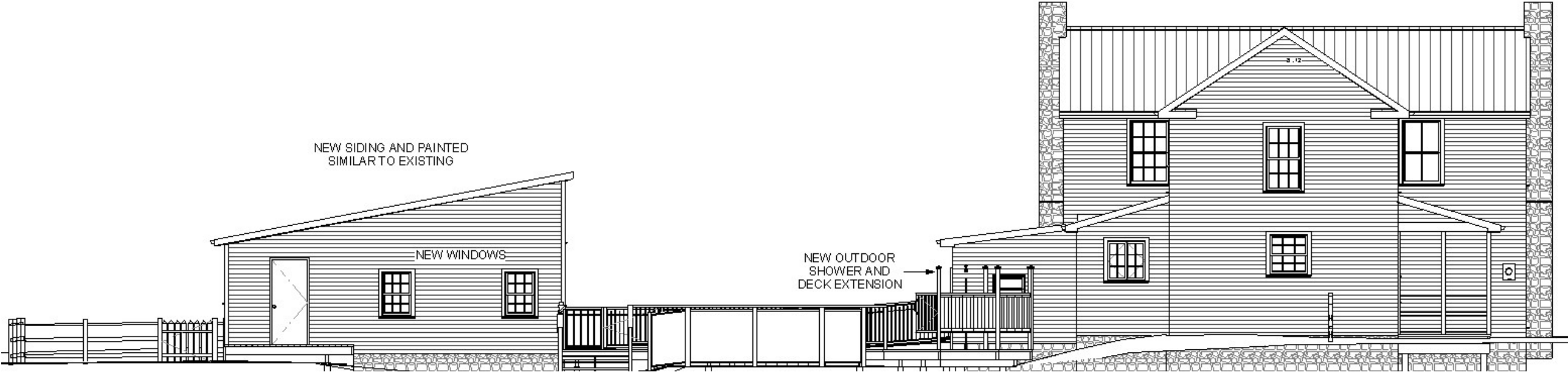
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Exterior Elevation



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Colored Exterior Elevation



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Pella Architect Series Reserve Double Hung Window



Prefinished Painted Interiors*

Wood window can arrive at the job site with a durable prefinished factory-paint finish.



Wood Exteriors

Pella Architect Series hung windows are the only Pella hung windows to offer the option of unfinished wood exteriors, along with primed wood exteriors.

- Mahogany exteriors – can be stained or painted.
- Primed Pine or Mahogany exteriors – ready for final site finishing.

Aluminum-clad wood products are available with Pella's high performance EnduraClad® protective finishes or EnduraClad Plus protective exterior finishes to help keep your vision fresh and crisp for years.



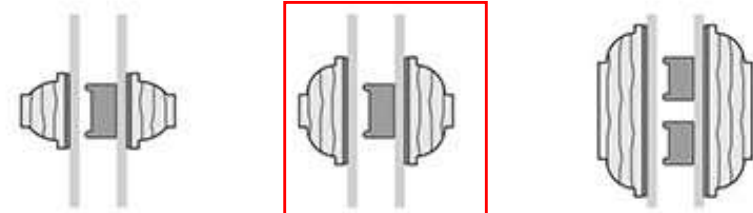
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Pella Architect Series Reserve Double Hung Window



Ogee Grilles
Wood
Exterior,
Wood Interior
7/8", 1 1/4",
and 2" widths

Glass Options

Pella's InsulShield® glass collection offers our most innovative and energy-saving choices for your climate. [More Details »](#)

Advanced Low-E Insulating Glass with Argon⁷  Best Use: Most Climates	AdvancedComfort Low-E Insulating Glass with Argon⁷  Best Use: Northern U.S. climates	SunDefense Low-E Insulating Glass with Argon⁷  Best Use: Hot, sunny climates	NaturalSun Low-E Insulating Glass with Argon⁷  Best Use: Extremely cold climates
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Pella Architect Series Reserve Double Hung Window



Screens – Architect Series Reserve Hung Window¹



InView™ Screen

The standard option on all Pella wood windows.

- Allows in 14% more daylight and 8% more airflow than a conventional fiberglass screen.²
- Made from a screen material that's more transparent than conventional fiberglass screens.

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Additional Pictures of the House



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DATE: OCTOBER 1, 2019

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Additional Pictures of the House



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Additional Pictures of the “Chicken Coop”



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DATE: OCTOBER 1, 2019

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Additional Pictures of the “Chicken Coop”



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Wright Residence

744 Dranesville Road
Herndon, VA 20170

ZONING DATA

TAX ID: 0104 02 0061A
COUNTY: FAIRFAX
ZONING: R-10
SETBACKS: FRONT: SIDE: REAR:

PROJECT TEAM

Homeowner
Carol & Bill Wright
703.582.1640

Sales Consultant
Nick Clapes
NClapes@MossBuildingAndDesign.com
703.961.7707

Designer
Liz Lee
Llee@MossBuildingandDesign.com
703.961.7707

Project Manager
Greg Maratto
GMaratto@MossBuildingAndDesign.com
703.961.7707

DRAWING INDEX

- Cover Sheet
- Overall As Built Plan
- As Built + Demo Plan
- Overall Floor Plan
- Proposed Floor Plan
- Exterior Elevation

RENDERINGS

3D MODEL RENDERINGS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE INTENDED TO CONVEY DESIGN CONCEPTS AND ARE NOT INTENDED TO BE NOR ARE THEY TO BE INTERPRETED AS PHOTOS OF THE COMPLETED PROJECT.

ABBREVIATIONS

ADTL	ADDITIONAL	DBL	DOUBLE	GEN	GENERATOR	MAS	MASONRY	PSF	POUNDS PER SQUARE FOOT	STE	SIMILAR TO EXISTING
ADJ	ADJACENT	DEMO	DEMOLITION	GFI	GROUND FAULT INTERRUPTER	MATL	MATERIAL	PTD	PAINTED	STL	STEEL
AFF	ABOVE FINISHED FLOOR	DIA	DIAMETER	QWB	GYPSPUM WALL BOARD	MAX	MAXIMUM	PWR	POWER	STOR	STORAGE
ALT	ALTERNATE	DIM	DIMENSION	GC	GENERAL CONTRACTOR	MEMB	MEMBRANE	PT	PRESSURE TREATED	SS	STAINLESS STEEL
ALUM	ALUMINUM	DN	DOWN	MFG	MANUFACTURER	QTY	QUANTITY	SAFF	SILL ABOVE FINISH FLOOR		
APPRX	APPROXIMATE	D	DOOR	HC	HOLLOW CORE	MICRO	MICROWAVE			TEL	TELEPHONE
ARCH	ARCHITECTURAL	DWG	DRAWING	HDWR	HARDWARE	MIN	MINIMUM			TEMP	TEMPORARY
BD	BOARD	EA	EACH	HDWD	HARD WOOD	MISC	MISCELLANEOUS	RAD	RADIUS	T.O.	TOP OF
BLDG	BUILDING	EJ	EXPANSION JOINT	HORIZ	HORIZONTAL	MO	MASONRY OPENING	REC	RECEPTACLE	TYP	TYPICAL
BLKG	BLOCKING	ELEC	ELECTRICAL	HVAC	HEATING, VENTING, & A/C	MTL	METAL	REF	REFRIGERATOR	UNO	UNLESS NOTED OTHERWISE
B.O.	BOTTOM OF	ELEV	ELEVATOR	HT	HEIGHT	MECH	MECHANICAL	REIN	REINFORCE(D)	VERT	VERTICAL
BTWN	BETWEEN	EQUIP	EQUIPMENT	HWS	HIGH WALL SUPPLY	MEZZ	MEZZANINE	REQD	REQUIRED	VIF	VERIFY IN FIELD
		ETR	EXISTING TO REMAIN	HWR	HIGH WALL RETURN	NIC	NOT IN CONTRACT	REV	REVISION(S), REVISED	WD	WOOD
CL	CENTER LINE	EXH	EXHAUST	IN	INCH	NO	NUMBER	RM	ROOM	WT	WEIGHT
CS	CEILING SUPPLY	EXST	EXISTING	INS	INSULATE(D) (ION)	NTS	NOT TO SCALE	RO	ROUGH OPENING		
CLG	CEILING	EXT	EXTERIOR	INT	INTERIOR	OC	ON CENTER(S)	SC	SOLID CORE	YD	YARD
CLO	CLOSET			J-BOX	JUNCTION BOX	OPNG	OPENING	SD	SMOKE DETECTOR		
CLR	CLEARANCE	FC	FLOOR COVERING	LB	LB	PROP	PROPOSED	SECT	SECTION		
CMU	CONCRETE MASONRY UNIT	FF	FINISH FLOOR	LF	LINEAR FEET	PLYWD	PLYWOOD	SIM	SIMILAR		
COL	COLUMN	FIN	FINISH	LH	LEFT HAND	PL	PLATE	SF	SQUARE FEET		
CONC	CONCRETE	FLR	FLOORING	LWS	LOW WALL SUPPLY	POL	POLISHED	STD	STANDARD		
CNST	CONSTRUCTION	F.O.	FACE OF	LWR	LOW WALL RETURN			SS	SOFFIT SUPPLY		
CT	CERAMIC TILE	FT	FOOT, FEET								

DOOR SCHEDULE

DOOR SCHEDULE								
CALLOUT	ROOM	SIZE	TYPE	MANUFACTURER	GRILLES	DOOR COLOR	HARDWARE	NOTES
D1	BATHROOM	2/4 X 6/8	RIGHT HAND	SIMPSON		SIMILAR TO EXISTING	SIMILAR TO EXISTING	
E	EXISTING							

WINDOW SCHEDULE

WINDOW SCHEDULE									
CALLOUT	ROOM	SIZE	TYPE	MATERIAL	GRILLES	INTERIOR COLOR	EXTERIOR COLOR	HARDWARE	NOTES
W1	BARN	29" X 47"	DH	WOOD	YES	WHITE	PRIMED	WHITE	INTEGRAL LIGHT TECHNOLOGY
W2	BARN	29" X 47"	DH	WOOD	YES	WHITE	PRIMED	WHITE	INTEGRAL LIGHT TECHNOLOGY
W3	BARN	29" X 47"	DH	WOOD	YES	WHITE	PRIMED	WHITE	INTEGRAL LIGHT TECHNOLOGY
W4	LIVING RM	36" X 90"	FIXED	WOOD	YES	PRIMED	PRIMED	-	DOOR SLABS USED AS WINDOWS
W5	LIVING RM	36" X 90"	FIXED	WOOD	YES	PRIMED	PRIMED	-	DOOR SLABS USED AS WINDOWS
E	EXISTING								

GENERAL NOTES

APPLICABLE CODE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 IRC RESIDENTIAL, 2012 VRC CODES & VA USBC CODES

LOADS:

FLOOR LIVING LIVE	40 PSF
FLOOR SLEEPING LIVE	30 PSF
FLOOR DEAD	15 PSF
ROOF LIVE	30 PSF
ROOF DEAD	15 PSF
WIND SPEED	16.4 PSF (90 MPH)
GROUND SNOW LOAD	25 PSF

STRUCTURAL LUMBER:
#2 DOUGLAS FIR LARCH (DFL), SOUTHERN PINE (SP), HEM-FIR (HF), SPRUCE-PINE-FIR (SPF), #2 HEM-FIR

2x12	980	1.3
2x10	1075	1.3
2x8	1175	1.3
2x6	1270	1.3

LAMINATED VENEER LUMBER (LVL) - Fb = 2800 PSI, Fv = 285 PSI, E = 2x10(6)
PARALLEL STRAND LUMBER (PSL) - Fb = 2900 PSI, Fv = 290 PSI, E = 2x10(6)
TRUSSED JOIST/RAFTERS (TJs): CERTIFIED BY ENGINEER

FRAMING LUMBER: SPF #2 - UNLESS NOTED OTHERWISE
ENGINEER DWGS TAKE PRECEDENCE

CONCRETE STRENGTH:
BASEMENT FOUNDATIONS AND SLABS - 3000 PSI @ 28 DAYS
PORCHES, CARPORTS, STEPS AND GARAGE FLOOR SLABS - 3500 PSI @ 28 DAYS, AIR ENTRAINED
CONCRETE TO MEET REQUIREMENTS OF ACI 301-10

MAXIMUM UNBALANCED FILL ON BASEMENT WALLS:
4 FEET FOR 8-INCH THICK CMU WALLS
5 FEET FOR 10-INCH THICK CMU WALLS
7 FEET FOR 12-INCH THICK CMU WALLS

MAXIMUM ALLOWABLE LATERAL PRESSURE ON BASEMENT WALLS: 30 PSF

ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF

CONCRETE FOOTINGS:
EXTEND A MINIMUM OF 1'-0" INTO UNDISTURBED SOIL
EXTEND A MINIMUM OF 2'-0" BELOW FINISHED GRADE
STEP 2 HORIZONTAL TO 1 VERTICAL UNIT
18" W x 8" D FOR 8" WALLS, 24" W x 12" D FOR 12" WALLS WITH (2) #4 CONT

CONCRETE SLABS:
MINIMUM OF 4" THICK
REINFORCED WITH 6x6 1.4x1.4 WELDED WIRE MESH, VAPOR BARRIER OF 0.006" POLYETHYLENE
BASE OF 4" THICK CRUSHED STONE 3/4" MAX FILL (WHERE APPROVED) IN 6" LAYERS TO 95% DENSITY

STEEL:
REINFORCING - ASTM A-615, 60 KSI
WELDED WIRE FABRIC (WWF) - ASTM A-185
STRUCTURAL - ASTM A-992

MASONRY:
CONCRETE HOLLOW LOAD - BEARING UNITS: ASTM C-90
CONCRETE SOLID LOAD - BEARING UNITS: ASTM C-145
FACE BRICK - ASTM C-216, GRADE MW
EXTERIOR MORTAR - ASTM C-270, TYPE N, APPROX. 3:1:1 PORTLAND CEMENT, LIME, SAND

PROTECTION OF MASONRY BELOW GRADE:
PARGING - TWO 3/8" LAYERS OF PORTLAND CEMENT - SAND BLASTER
DAMP PROOFING - ASTM A-448, TYPE A, ASPHALT MASTIC
WATER PROOFING - 0.60 RUBBERIZED ASPHALT (BITUTHENE W/ PROT. BD)

BACKFILLING:
CLEAN EARTH FREE OF TRASH, DEBRIS, ORGANIC MATTER
ALL INTERIOR WALLS ARE 3-1/2" (2x4 STUD) UNLESS NOTED OTHERWISE ON PLAN
ALL EXTERIOR WALLS TO BE SHEATHED WITH 1/2" PLYWOOD UNLESS NOTED OTHERWISE
ALL HEADERS TO BE (2) 2x10 UNLESS NOTED OTHERWISE
IF A DISCREPANCY EXISTS BETWEEN THESE PLANS AND THE APPROVED SPECIFICATIONS, THE SPECIFICATIONS HAVE PRECEDENCE

ENERGY EFFICIENCY REQUIREMENTS
REFERENCE: VRC CHAPTER 11, R402.2.9

R-38 - MINIMUM ROOF/CEILING INSULATION
R-13 - MINIMUM WALL INSULATION
R-19 - MINIMUM FLOOR INSULATION
R-10 - MINIMUM BASEMENT INSULATION (CONTINUOUS)
R-13 - MINIMUM BASEMENT INSULATION (BETWEEN STUDS)
R-10 - MINIMUM CRAWL SPACE WALLS INSULATION CRAWL SPACE VAPOR RETARDER REQUIRED (CLASS 1, 6 MIL)
R-10 - MINIMUM SLAB-ON-GRADE INSULATION
FLOOR SURFACE WITHIN 12" OF GRADE? IF YES, R-10
HEATED SLAB: R-15 (EMBEDDED HEATING ELEMENTS)
U-0.35 - GLAZING IN WINDOWS AND DOORS
U-0.60 - GLAZING IN SKYLIGHTS

GARAGE AND CARPORT REQUIREMENTS
REFERENCE: VRC R302.5 AND TABLE R302.6

1/2" REGULAR GYPSUM BOARD (GARAGE SIDE) REQUIRED AT WALLS SEPARATING GARAGE AND DWELLING
GARAGE CEILINGS WHERE DWELLING ABOVE REQUIRES 5/8" TYPE X GYPSUM BOARD
SUPPORTING STRUCTURE REQUIRES 1/2" REGULAR GYPSUM BOARD
1-3/8" THICK (MINIMUM) SOLID CORE OR 20 MINUTE DOOR REQUIRED BETWEEN GARAGE AND DWELLING (R302.5.1)
NO SEPARATION REQUIRED AT CARPORTS (TWO SIDES OPEN)

VENTILATION REQUIREMENTS

ROOF VENTILATION
REFERENCE: VRC R806

150FT OF VENTING PER 150 SQFT OF AREA TO BE VENTED THIS CAN BE REDUCED TO 1/300 IF VENTILATORS ARE PROVIDED IN THE UPPER PORTION OF THE AREA TO BE VENTED
1" AIR SPACE MIN REQ ABOVE ROOF INSULATION
CROSS VENTILATION REQ

CRAWLSPACE VENTILATION AND CLEARANCE
REFERENCE: VRC R408 AND VRC R317.1

150FT OF VENTING PER 150SQFT OF UNDER FLOOR AREA
CROSS VENTILATION REQ
18" MIN CLEARANCE FOR JOISTS
12" MIN CLEARANCE FOR WOOD GIRDERS (NOT PRESERVATIVE TREATED)

MECHANICAL VENTILATION/EXHAUST TERMINATION
REFERENCE: VRC R303.3, R1502, R1503 AND R1507

EXHAUST AIR FROM BATHROOM FANS, RANGE HOODS AND CLOTHES DRYERS SHALL EXHAUST DIRECTLY OUTSIDE
KITCHENS AND BATHROOMS MUST BE VENTED MECHANICALLY PER VRC TABLE M1507.3. SEE R303 FOR BATHROOM EXCEPTION, OPERABLE WINDOW INSTEAD OF FAN ROOM DIMENSION REQUIREMENTS
REFERENCE: VRC R304 AND R305

7' MIN CEILING HEIGHT IN BATHROOMS, LAUNDRY ROOMS, BASEMENTS AND HALLWAYS
SLOPED CEILING (MIN 5') MUST MEET MINIMUM HEIGHT OVER 50% OVER REQ FLOOR AREA
AT LEAST ONE HABITABLE ROOM NOT LESS THAN 120 SQ FT ALL OTHER ROOMS NOT LESS THAN 70 SQ FT (EXCEPT KITCHENS)
7' MIN WIDTH FOR HABITABLE ROOM

MISC REQ

ATTIC ACCESS
REFERENCE: VRC R807

OPENING TO BE 22"x30" MIN
ATTIC HEADROOM TO BE 30" AT ACCESS

CRAWLSPACE ACCESS
REFERENCE: VRC R408.4

OPENING TO BE 24"x18" MIN

FIREBLOCKING AND DRAFT STOPS
REFERENCE: VRC R302.11 AND R302.12

FIREBLOCKING PER R302.11
PROVIDE DRAFT STOPPING IN FLOOR-CEILING ASSEMBLIES SO CONCEALED SPACE DOES NOT EXCEED 1000 SQ FT

WEATHER PROTECTION
REFERENCE: VRC R703 AND R903

EXTERIOR WALL PROTECTION, FLASHING, AND DECK PROTECTION (SEE: CHAPTER R905, ROOFS)

NON-COMBUSTIBLE SURFACE ON GARAGE FLOORS
REFERENCE: VRC R309.1

WOOD/EARTH SEPARATION
REFERENCE: VRC R317.1

PRESSURE-TREATED WOOD IS REQUIRED FOR WOOD IN CONTACT WITH CONCRETE OR WOOD CLOSE TO EARTH PER VRC R317.1. WOOD IN CONTACT WITH THE GROUND SHALL BE RATED "GROUND-CONTACT"
6" MINIMUM CLEARANCE BETWEEN WOOD AND EARTH

LIFE SAFETY REQUIREMENTS

STAIRS

REFERENCE: VRC R311.7

MINIMUM WIDTH IS 36"
MAXIMUM 8 1/4" RISE
MINIMUM 9" RUN
MINIMUM 6" 8" HEAD ROOM
HANDRAIL 34"-38" ABOVE TREAD NOSING
FOR WINDING STAIRS PROVIDE A MINIMUM 7 1/2" TREAD AT 12" FROM THE NARROWEST EDGE AND THE RISE SHALL BE NO MORE THAN 9 1/2" AND MINIMUM 6"-6" HEAD ROOM

GUARDRAILS (GUARDS)

REFERENCE: VRC R312

36" HIGH MIN. GUARD REQUIRED FOR WALKING SURFACES 30" ABOVE ADJACENT FINISHED GRADE/FLOOR BELOW, MEASURED AT ANY POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE
REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER

SMOKE ALARM

REFERENCE: VRC R314

SMOKE DETECTORS ARE REQUIRED WHEN A PERMIT IS REQUIRED, OR WHEN ONE OR MORE BEDROOMS ARE ADDED
MUST BE POWERED BY INTERCONNECTED BUILDING WIRING, AND HAVE BATTERY BACK-UP IN NEW CONSTRUCTION AND ADDITIONS
MAY BE BATTERY-POWERED IN ALTERATIONS OR REPAIRS EXCEPT WHEN WIRING CAN BE INSTALLED WITHOUT REMOVAL OF INTERIOR FINISHES
REQUIRED IN SLEEPING ROOMS, OUTSIDE SLEEPING AREAS, AND ON OTHER FLOORS (INCLUDING BASEMENTS)
ANY ALARM MUST BE CLEARLY AUDIBLE IN ALL BEDROOMS. LOCATE ON PLANS PER CODE
BATTERY-POWERED SMOKE DETECTORS ARE OK IN BUILDINGS THAT UNDERGO ALTERATIONS, REPAIRS, OR ADDITIONS

EMERGENCY ESCAPE AND RESCUE

REFERENCE: VRC R310 ONE WINDOW (OR DOOR) IN THE BASEMENT AND IN EACH BEDROOM MUST MEET THESE REQUIREMENTS:

5.7 SQ. FT. MINIMUM NET CLEAR OPEN AREA (GRADE/FLOOR OPENINGS MAY HAVE A MINIMUM NET CLEAR
OPEN AREA OF 5 SQ. FT.) CONSTRUCTION AND ADDITIONS
20" MINIMUM CLEAR OPEN WIDTH
24" MINIMUM CLEAR OPEN HEIGHT
44" MAXIMUM SILL HEIGHT
WINDOW WELLS REQUIRE MINIMUM 3' X 3' BUT MUST PERMIT WINDOW TO FULLY OPEN

LADDER ESCAPE IS OK

CONSTRUCTION LEGEND

DEMOWALL

DEMODOOR (DASHED)

DEMOWINDOW (DASHED)

EXISTING DOOR TO REMAIN

EXISTING WINDOW TO REMAIN

EXISTING WALL TO REMAIN

NEW WALL (GREY FILL)

NEW DOOR

NEW WINDOW

LWR = LOW WALL RETURN
HWR = HIGH WALL RETURN

CS = CEILING SUPPLY
FS = FLOOR SUPPLY
SS = SOFFIT SUPPLY
HWS = HIGH WALL SUPPLY
LWS = LOW WALL SUPPLY



4425 LAFAYETTE CENTER DRIVE, SUITE 100
CHANTILLY, VA 20151
P: 703.961.7707

WRIGHT RESIDENCE
744 DRANESVILLE ROAD
HERNDON, VA 20170
WRIGHT 1 HISTORIC RENOVATION

DATE:

DATE:

DATE:

DATE:

PLAN DATE
10/1/2019

PAGE:

1 OF 6

[illegible]



NEW SIDING AND PAINTED
SIMILAR TO EXISTING

NEW WINDOWS

NEW PT OUTDOOR SHOWER AND PT DECK RAMP EXTENSION

8 : 12

PROPOSED EXTERIOR ELEVATION A

SCALE: 1/4" = 1'-0"



VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-112
Negative no(s). 9099/10

Attachment #4

City Town Village/Hamlet	Herndon	County	Fairfax
Street address or route number	744 Dranesville Rd.	U.S.G.S. Quad	Herndon
Historic name	Paine House, Loudoun Hall	Common name	
Present use	residence	Building Style	Vernacular
Original use	residence	Building Date(s)	late 19th century with 18th century ell (?)

I. Construction Materials

☒ wood frame
☐ brick
bond: ☐ English
☐ Flemish
☐ _____-course American
☐ stretcher
☐ other _____

☒ stone
☐ random rubble
☒ coursed rubble
☐ ashlar ☐ dressed
☐ rock-faced

☒ log: - ell, not exposed
☐ squared ☐ unsquared
notching:
☐ V-notch ☐ half dovetail
☐ saddle ☐ full dovetail
☐ square ☐ diamond

☐ concrete block
☐ terra cotta
☐ steel frame
☐ other _____

2. Cladding Material

☒ weatherboard ☐ composition siding
☐ vertical siding ☐ stucco
☐ board & batten ☐ aluminum or vinyl siding
☐ shingle: ☐ cast iron
☐ wood ☐ sheet metal
☐ asbestos ☐ enameled metal
☐ asphalt ☐ glass
☐ bricktex
☐ other _____

3. Stories (number) 2
☐ low basement ☐ raised basement

4. Bays (number): front 3 side (church) _____
☒ symmetrical ☐ asymmetrical

5. Roof Type
☐ shed ☐ hipped
☐ parapet? ☐ pyramidal?
☒ gable ☐ mansard
☐ pediment? ☐ false mansard
☐ parapet? ☐ gambrel
☐ clipped end? ☐ flat
☐ cross gable? ☐ parapet?
☒ central front gable? ☐ roof not visible
☐ 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 front porch removed
stories _____
levels _____ bays _____
materials _____
description and decorative details _____

9. General supplementary description and decoration:
Resided with new weatherboards. 2/2 sash. Stone end chimneys with brick caps. French doors on end. 2 story ell.

10. Major additions and alterations:
Rear 2 story ell is supposedly log and probably predate the front wing. Ell has 1 story additions.

11. Outbuildings:
Lean-to, weatherboarded shed with shutters, 6/6 sash, and 4-paned doors.

12. Landscape Features:
Large lot. Mature trees and shrubs.

13. Significance:
The rear ell is said to be log. This is possibly one of the oldest structures in Herndon.



HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Excerpts from the Town of Herndon Code of Ordinances Chapter 78 – Zoning, Article VI Overlay Districts

Sec. 78-60.3. - Heritage Preservation Overlay District (HP District).

- (a) *Purpose and intent.* The heritage preservation overlay district (HP district) is intended to provide for the establishment of historic landmarks and preservation districts as a means of preserving the historical, cultural, and architectural heritage of the town and protecting designated historic resources and is adopted pursuant to the authority granted to localities by Virginia Code § 15.2-2306.
- (b) *Applicability.* No building, structure, or sign located in the HP district shall be erected, reconstructed, altered, demolished, moved, expanded or restored except in accordance with the provisions of section 78-60.3(g), certificate of appropriateness in the heritage preservation overlay district.
- (c) *District boundaries and maps.* The boundaries of the HP district shall be shown on the town's official zoning map and on the appropriate comprehensive plan maps after action by the planning commission and town council.....
- (f) *Development within the heritage preservation overlay district.* Development located within a preservation district shall be completed in accordance with the Herndon Heritage Preservation Handbook, and the following standards:
 - (1) *Alteration, restoration or reconstruction.* A certificate of appropriateness for altering, restoring, or reconstruction of a building or structure shall be approved only after considering the following standards, as well as other appropriate matters:
 - a. Whether or not reasonable effort shall be made to alter the site, building, or structure, and its environment to the minimal extent practicable.
 - b. Whether or not 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.
 - c. Whether all sites, buildings and structures shall be recognized as products of their own time, with alterations and reconstruction to existing buildings and structures to be consistent with the original style of such buildings and structures.
 - d. Whether or not distinctive stylistic features or examples of skilled craftsmanship that characterize a building or structure or site shall be retained and restored to the greatest extent practicable.
 - e. Whether or not deteriorated architectural features shall be repaired, rather than replaced, wherever reasonably possible, and, if replacement is necessary, whether or not new materials shall match the material being replaced in composition, design, color, texture and other visual qualities to the greatest extent practicable.
 - f. Whether or not 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.
 - g. Whether or not the surface 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.

- h. Whether or not partial demolition of buildings or structures within preservation districts may be approved when one or more of the existing facades 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.
 - i. Whether or not, to the greatest extent practicable, every effort shall be made to protect and preserve archeological resources within or adjacent to the heritage preservation overlay district.
 - j. Whether or not contemporary design for alterations and additions to existing buildings and structures is compatible with the size, scale, color, material, and character of the building and structures within preservation districts, and whether or not such alterations and additions would destroy significant historical, architectural, or cultural material.
 - k. Whether or not the proposed 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. Whenever 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.
- (2) *New construction.* A certificate of appropriateness for new construction of a building or structure may be approved only after considering the following standards, as well as other appropriate matters:
- a. Whether or not the design will be architecturally compatible with the historic landmarks, buildings, and structures in the heritage preservation overlay district in terms of size, scale, color, material, and character.
 - b. No specific architectural style shall be adopted or imposed in the administration of this section.
- (3) *Moving or relocating a building .* A certificate of appropriateness to move or relocate a building or structure may be approved only after considering the following, as well as other appropriate matters:
- a. Whether or not the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;
 - b. Whether or not the proposed relocation would have a negative or positive effect on other historic landmarks or on other sites, buildings or structures located within the heritage preservation overlay district;
 - c. Whether or not the proposed relocation would provide new surroundings that would be compatible with the architectural aspect of the building or structure;
 - d. Whether or not the proposed relocation is the only practicable means of saving the structure from demolition; and
 - e. Whether or not the building or structure will be relocated to another site within the corporate limits of the town or to another adjacent site that is subject to preservation control.

- (4) *Demolition.* A certificate of appropriateness to demolish a building or structure may be approved, only after reviewing and considering the circumstances and conditions of the structure or building or the part proposed for demolition, and considering the following factors as well as all other appropriate matters:
- a. Whether or not the building or structure is an historic landmark or is a building within the heritage preservation overlay district that contributes to the character of the heritage preservation overlay district;
 - b. Whether or not the building or structure is of such interest or significance that it would qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register;
 - c. Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense;
 - d. Whether or not historic events occurred in the building or structure;
 - e. Whether or not the building or structure is structurally unsound and to what extent;
 - f. Whether or not a relocation of the building or structure or a portion thereof would be to any extent practicable as a preferable alternative to demolition;
 - g. Whether or not the proposed demolition could potentially adversely affect other historic landmarks located within a preservation district or adversely affect the character of a preservation district;
 - h. If a building is damaged by a fire or other natural hazard, the building inspector shall determine if a building is structurally sound and is in imminent danger to public safety and should be demolished;
 - i. The reason for demolishing the building or structure and whether or not any alternatives to demolition exist;
 - j. Whether or not there has been a professional, economic, and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

Case Number & Type: HPRB #19-37; Addition and alteration to an existing structure

Case Summary: Install new ADA accessible elevator, elevator shaft and new elevator control room

Case Location: 721 Elden Street, Downtown Herndon

Location Map



Property Information

Applicant/Owner:	Adams-Herndon Holdings, LLC c/o Chris Adams, Manager		
Agent:	N/A		
Business/Organization:	N/A		
Property Use:	Commercial		
Zoning District:	CS, Commercial Services	HPOD Designation:	Contributing
Adjacent Zoning:	North: PD-TD, Planned Development – Traditional Development South: CS, Commercial Services East: CS, Commercial Services West: CC, Central Commercial		
Adjacent Property HPOD Designation:	North: Non-contributing South: Contributing East: Contributing West: Contributing		
Associated Cases:	N/A		
Building Type(s):	Single family detached residential	Date of Construction:	Circa 1900 with later additions

Architectural Style(s):	Craftsman, American Four-Square form, and Colonial Revival additions (front porch)
Exterior Material(s):	Brick exterior, pressed metal shingle roof and standing seam metal roof
Neighborhood Design Profile:	Urban, commercial and mixed use

Case Details

Case Description:

This application proposes to remove a small existing elevator control room and construct a new elevator shaft enclosure and a new elevator control room with a new exterior elevator equipment control room on the west elevation of the subject residential structure with a commercial use. The new elevator shaft enclosure will have a footprint of 9.4' x 6.8' placed next to the existing elevator shaft/enclosure and will extend to the second floor with a flat membrane roof presumably, with a short parapet wall and metal coping slightly below the height of the existing shaft. The enclosure will be clad brick to match the existing brick of the existing enclosure. The new control room will be attached to the west side of the new brick enclosure and clad with new fiber cement siding to match the color, profile, and exposure type of an existing front porch enclosure. This control room will be having a shed roof form, a standing seam metal roof material and new metal double doors to access the elevator equipment painted to match existing exterior metal component color. In addition, white painted trim will be applied to the corners, roof edge fascia and door trim, however no information regarding the profile, size or materials. The new enclosure will cover existing window on the second floor (Attachments #1, #2, and #3).

Background Information:

The subject property and primary building have been added to and altered in numerous ways over time as it converted from a residence to its current commercial use, most notably with rear additions however the original form of the house is still mostly intact.

The house is an example of Craftsman architecture with an American Four-Square form and other stylistic expressions such as a front porch with Colonial Revival features. The structure is classified as a contributing structure to the Town's Heritage Preservation Overlay District (Attachment #4).

Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #5)
- Town of Herndon Heritage Preservation Handbook, Chapter 7 New Construction Guidelines: New Residential Construction and Additions(Pages 54-55)
- Town of Herndon Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines: Windows (Pages 74-75)

Staff Analysis

1. Within the Heritage Preservation Handbook, Chapter 7 New Construction Guidelines: New Residential Construction and Additions, there are several guidelines that staff

has reviewed and applied to this project in its analysis. The proposed addition(s) are being proposed on a side elevation, visible from the street are designed to match the material and style of previous additions that have occurred on the building. The new addition guidelines for residential buildings in this section generally state:

- a. Functional space needs should be accommodated in the existing interior spaces, if possible;
- b. Additions should be limited in size to not overpower the existing architecture;
- c. Additions should be located on rear or side elevations and minimizing visual impact to street facing elevations;
- d. Addition design should not destroy historic materials, be differentiated from the original architecture but compatible without mimicking the existing architecture; and
- e. Additions or alterations should not obscure, damage, or alter the original architectural features and if an addition or alteration were to be removed, the original architecture, essential forms and features would still be replicable.

In addition, Chapter 13 Rehabilitation Guidelines: Windows, guidelines for window replacement, repair and maintenance are specified. The guidelines in this section generally state:

- a. Numbers, sizes, location and or glazing patterns should not be changed;
- b. Avoid cutting new openings, infilling window openings, and installing new window sizes that do not fit the original windows;
- c. Avoid radically changing the appearance of windows by using inappropriate window materials and finishes

The referenced guidelines form a rational basis for determining the appropriateness of alterations and additions to contributing structures. Staff finds that some of the guidelines are met in the proposed design while others are not. Staff recommends the Board consider the following issues related to the guidelines:

- a. The proposed elevator shaft and enclosure would require the removal of two existing original windows, partial removal of the roof eave, and partial removal of parts of the brick wall treatment. This change thus results in a direct reduction in historic fabric and integrity, and a change to original architectural features.
- b. The design of the addition, while mimicking the existing elevator shaft which it would abut is not compatible with the historic portions of the building. It has a contemporary form with a flat roof and is absent of any level of ornamentation. Its exterior material should not try to mimic the historic brick used on the original house but instead be clad in a contrasting material as was done with for the HPRB approved partial porch enclosure.
- c. To avoid the impacts to the historic portions of the building, consideration should be given to adding the elevator shaft somewhere along the existing rear addition. Immediately behind the existing elevator shaft might a specific location to consider. If the addition is located as proposed a redesign should be done and different exterior materials should be used to use forms and details that better relate to the architectural style of the building and to use materials that ensure visual distinction as a modern addition. The use of translucent materials that allow for visibility into the shaft along with the preservation of as much of the brick wall as possible so that the existing wall can be visible through the shaft

would be one way to use a contemporary design in a manner that respects the historic fabric. The use of a hip roof similar to the existing dormers would be one way to improve its compatibility with the existing building.

2. Staff is unable at this time to recommend approval of this addition as proposed based on the issues outlined above. If the applicant addresses the comments with a revised design, staff may be able to recommend approval or a conditioned approval dependent the further evaluation of a possible redesign.

If the applicant is willing to make changes to the case and additional time is necessary, a continuance of the case may be necessary.

3. After additional review of the project, the expansion of the building footprint is subject to Zoning Ordinance Section 78-155.6. - *Site plans, subdivision plans, single lot development plans and building location surveys*. In this case, the footprint increase will require a minor site plan or minor site plan revision per Section 78-155.6 (e)(3). As such, Board may not act on this case until an approved site plan (minor site plan revision) is completed through an administrative approval. This requirement is also specified in the Town's Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay district (HP district)* (g)(3). However, the Board may informally discuss the merits and design concerns of the case as currently presented, if desired.
4. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #5). Based on the evaluation of each criteria, staff finds the proposed alterations will be in keeping with overall visual appearance and architecture of this accessory structure, meeting the intent of the evaluation criteria.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	1. Staff withholds a recommendation at this time based on the design issues outlined in the staff analysis. If the applicant is willing to make changes to the case and additional time is necessary, a continuance of the case may be necessary. 2. Staff also find that a completed minor site plan revision will be required prior to Board action approving or denying the case; and a continuance of HPRB #19-37 will be necessary until the site plan review and approval process is completed.

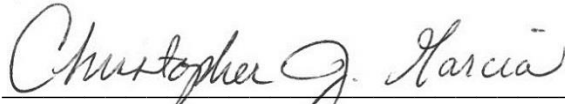
Report Attachments

1.	Aerial Image
2.	Applicant Letter

3.	Existing Conditions, Proposed Elevations and Materials Information
4.	1987 Historic District Survey Form
5.	Town's Zoning Ordinance, Section 78-60.3.

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

Adams-Green Elevator Addition

721 Elden Street, Herndon, VA 20170

11/07/2019

Scope of Work:

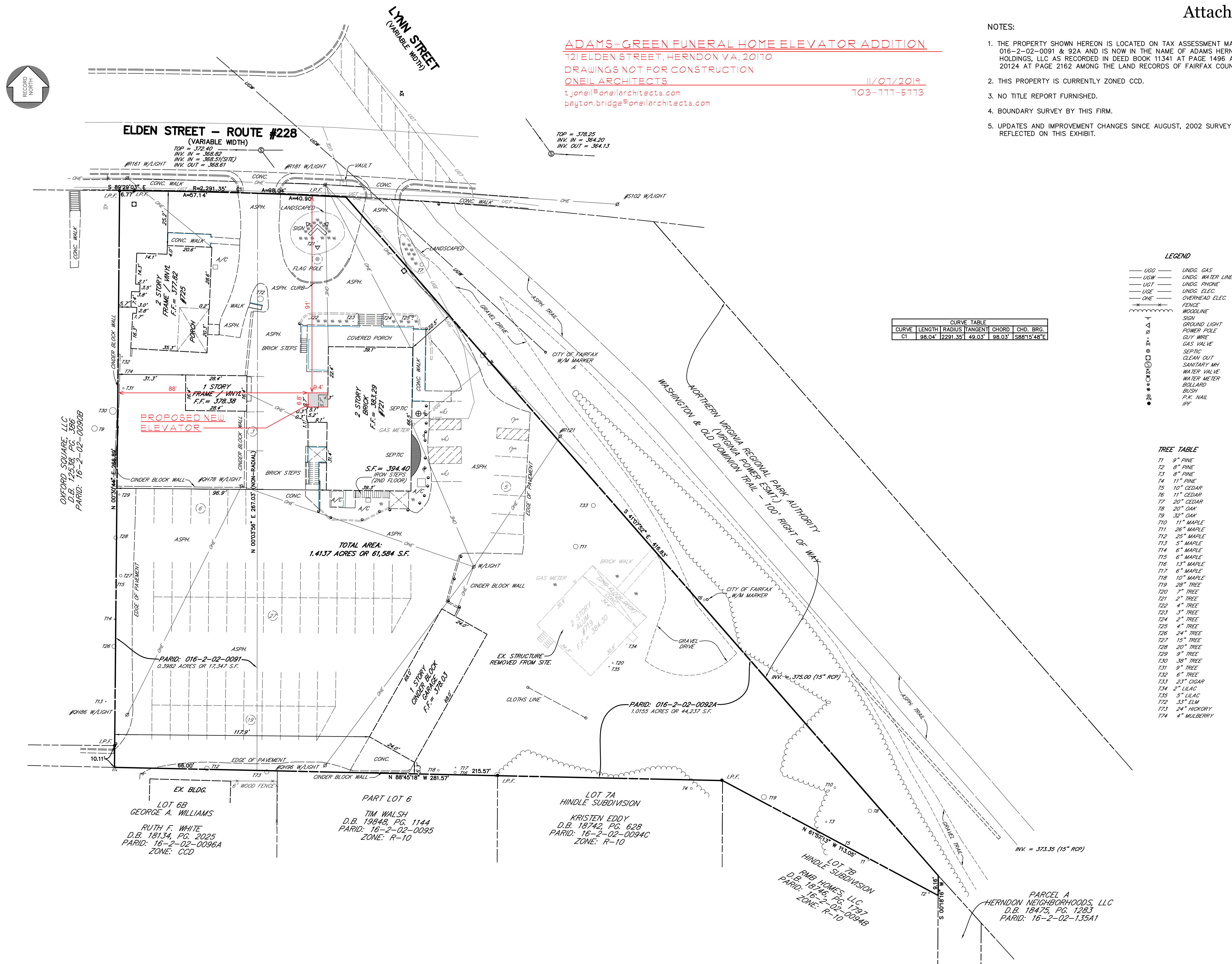
The scope of this project consists of a limited use limited access elevator addition to the west elevation of the existing funeral home to provide ADA access to the second level of the funeral home without making the public use the existing "back of house" elevator. The new elevator shaft will be constructed on the north side of the existing elevator shaft. The existing elevator control room will be removed and the existing equipment will be relocated to the new elevator control room on the exterior of the new elevator shaft.

The new elevator shaft will be clad in a brick veneer to match the existing elevator shaft and rear portion of the funeral home. The new control room will be wood framed and clad in smooth fiber cement siding to match the existing enclosed portion of the front porch, all trim will be white painted wood to match the main building and the control room roof will be prefinished standing seam metal roofing to match the roofing on the porch.

The new elevator shaft and control room will be carefully integrated with the existing building to keep with the overall building design. The scale and massing of the new elevator are similar to that of the existing elevator and the materials will be selected to match the existing building finishes.

Other documentation accompanying this letter:

1. One Completed application Form with the owner's signature & Application Fee.
2. Eight sets of labeled colored photographs of the existing building
3. One set of colored elevations of both the proposed addition and the existing elevations at 1/4" = 1'-0" scale.
4. Eight sets of the aforementioned elevations on 11x17 paper (not to scale)
5. Eight color copies of manufacturers cut sheets for all exterior materials proposed.
6. Eight copies of the site plan on 11x17 paper (not to scale) with the proposed addition overlaid.



NOTES:

1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NUMBER 016-2-02-0091 & 92A AND IS NOW IN THE NAME OF ADAMS HERNDON HOLDINGS, LLC AS RECORDED IN DEED BOOK 11341 AT PAGE 1496 AND DEED BOOK 20124 AT PAGE 2162 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
2. THIS PROPERTY IS CURRENTLY ZONED CCD.
3. NO TITLE REPORT FURNISHED.
4. BOUNDARY SURVEY BY THIS FIRM.
5. UPDATES AND IMPROVEMENT CHANGES SINCE AUGUST, 2002 SURVEY ARE NOT REFLECTED ON THIS EXHIBIT.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHD. BRG.
C1	98.04'	2291.35'	49.03'	98.03'	S88°15'48"E

LEGEND

— U/G	UNDG. GAS
— U/W	UNDG. WATER LINE
— U/GT	UNDG. PHONE
— U/E	UNDG. ELEC.
— O/E	OVERHEAD ELEC.
~~~~~ FENCE	
~~~~~ HOSE LINE	
~~~~~ SIGN	
~~~~~ GROUND LIGHT	
~~~~~ POWER POLE	
~~~~~ GUY WIRE	
~~~~~ GAS VALVE	
~~~~~ SEPTIC	
~~~~~ CLEAN OUT	
~~~~~ SANITARY MH	
~~~~~ WATER VALVE	
~~~~~ WATER METER	
~~~~~ BOLLARD	
~~~~~ BUSH	
~~~~~ P.K. NAIL	
~~~~~ J/P	

TREE TABLE

11	9" PINE
12	8" PINE
13	8" PINE
14	11" PINE
15	10" CEDAR
16	11" CEDAR
17	20" CEDAR
18	20" OAK
19	20" OAK
210	11" MAPLE
211	26" MAPLE
212	25" MAPLE
213	5" MAPLE
214	6" MAPLE
215	6" MAPLE
216	6" MAPLE
217	6" MAPLE
218	10" MAPLE
219	26" TREE
220	7" TREE
221	2" TREE
222	4" TREE
223	4" TREE
224	2" TREE
225	4" TREE
226	24" TREE
227	15" TREE
228	20" TREE
229	30" TREE
230	18" TREE
231	9" TREE
232	6" TREE
233	23" CIGAR
234	2" LILAC
235	5" LILAC
236	33" ELM
237	33" ELM
238	2" HOKERY
239	4" MULBERRY

S:\Drawing\F-1946\1946-TOPO-EXHIBIT.dwg, 3/13/2009 1:53:53 PM, DCurran, 1:1

ADAMS-GREEN FUNERAL HOME, 721 ELDEN STREET, HERNDON VA



EXIST BUILDING FRONT (NORTH) ELEVATION



EXIST BUILDING NORTHWEST ELEVATION



EXIST BUILDING RIGHT (WEST) ELEVATION



EXIST BUILDING RIGHT (WEST) ELEVATION



EXIST BUILDING REAR (SOUTH) ELEVATION



EXIST BUILDING LEFT (EAST) ELEVATION



EXIST GARAGE TO SOUTH EAST OF
EXIST BUILDING



EXIST BUILDING TO RIGHT (WEST) OF MAIN
BUILDING



EXIST ELEVATOR CONTROL ROOM



EXIST FRONT (NORTH) ELEVATION
1/4" = 1'-0"



EXIST REAR (SOUTH) ELEVATION
1/4" = 1'-0"



EXIST ELEVATOR NORTH ELEVATION
1/4" = 1'-0"

EXIST RIGHT (WEST) ELEVATION
1/4" = 1'-0"

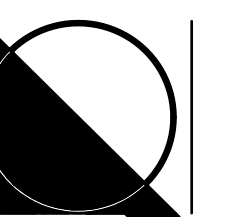
Date: 11/08/2019 HPRB REVIEW

Job No. 1925
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**NOT FOR
CONSTRUCTION**

ADAMS-GREEN FUNERAL HOME ELEVATOR ADDITION
721 ELDEN STREET, HERNDON VA, 20170
EXISTING ELEVATIONS

**O'NEIL
ARCHITECTS**



703.777.5773
703.771.8408 FAX
www.ONeilArchitects.com
fjonell@ONeilArchitects.com
110 Loudoun Street SW
Leesburg, VA 20175

Dwg.

1

Of: 2



PROPOSED FRONT (NORTH) ELEVATION
1/4" = 1'-0"

NEW ELEVATOR SHAFT



PROPOSED REAR (SOUTH) ELEVATION
1/4" = 1'-0"



PROPOSED ELEVATOR NORTH ELEVATION
1/4" = 1'-0"

PROPOSED RIGHT (WEST) ELEVATION
1/4" = 1'-0"

NEW FLUSH STEEL FRENCH DOOR PAINTED TO MATCH EXIST

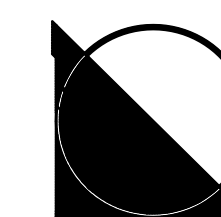
Date: 11/08/2019 HPRB REVIEW

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ADAMS-GREEN FUNERAL HOME ELEVATOR ADDITION
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PROPOSED ELEVATIONS

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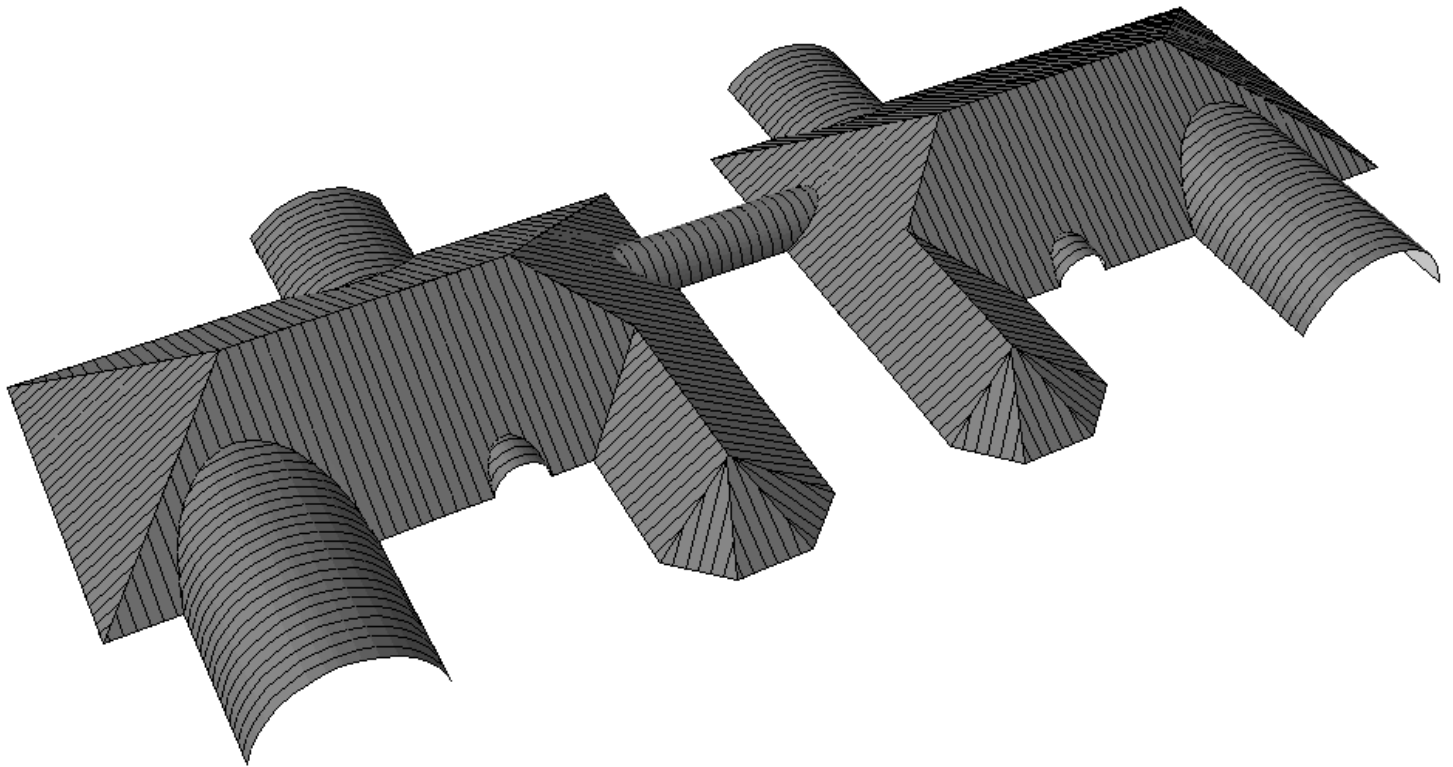
Dwg.

2

Of: 2

INSTALLATION GUIDE

ENGLERT SERIES 1300 OVER WOOD DECKS

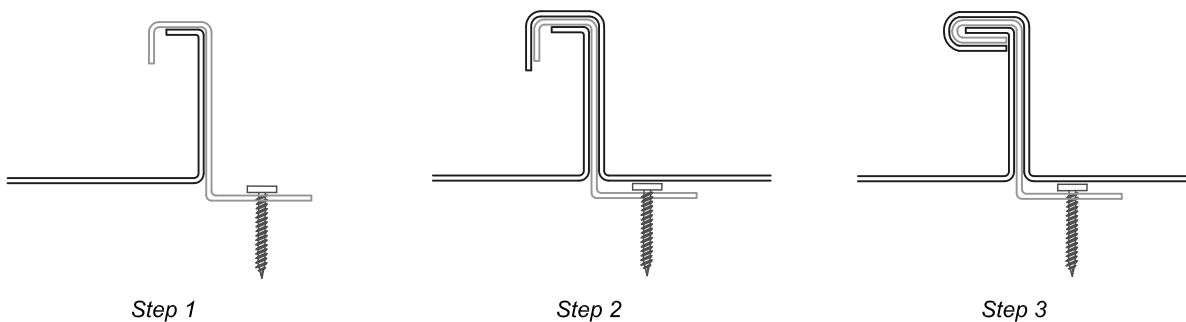


INTRODUCTION

The Series 1300 System consists of 1-1/2" High Architectural Panels which are available in: 24 GA. Steel and 0.032" Aluminum in a variety of finishes.

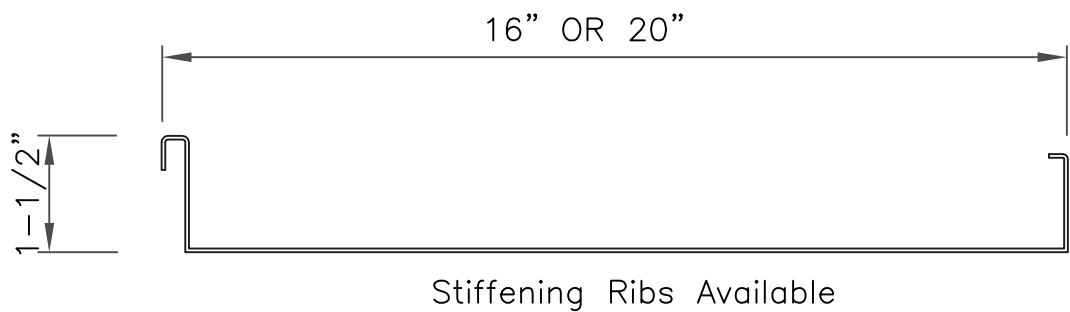


The three drawings below illustrate the seaming process. Starting with *Step 1*, clips are installed over the male leg and fastened to the substrate. *Step 2* involves the female leg of the adjoining panel to then be set on the male leg/clip assembly. *Step 3* involves the panels to be seamed, with either a mechanical or hand seamer. The seam shown is a 90 degree seam or "Single Lock". A 180 degree seam or "Double Lock" seam is optional. This type of seam is typically required where high wind loads are needed. Data from extensive wind uplift tests is available for different alloys.



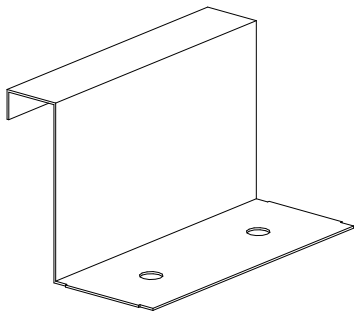
TESTS

- 1) ASTM E 1680-95 Air Filtration Test
- 2) ASTM E 1646-95 Water Penetration Test
- 3) UL-580 Classification Report
- 4) ASTM E 1592 Structural Test Report



SERIES 1300 PANEL

Panel Profile



SERIES 1300 PANEL

Fixed Panel Clip

(Expansion Clips Available upon request / not shown here)

AVAILABILITY

	GALVALUME PLUS	GALVALUME PC3500	G-90 PC3500	ALUMINUM PC3500
22 GA.				
24 GA.	●	●	●	
.032"				
.040"				●

SAFETY PRECAUTIONS

Follow all OSHA safety practices and regulations.

Extreme care should be taken when unloading, handling and installing metal roofs. Material may be heavy and bulky; metal edges may be sharp; and working at heights is dangerous.

The installer should wear heavy duty gloves and a long sleeve shirt when handling metal items as they may be sharp and can cause severe cuts. Safety goggles should be worn when cutting and drilling metal items or installing fasteners.

Proper fall protection should be used when working on the roof. The installer should be extra careful when on the roof as panels can be slippery when wet or oily.

FIELD CUTTING METAL

It is recommended that only snips, nibblers or electric powered shears be used. Cut panels with the bottom side up in order to avoid cuttings from contacting the finished surface of the panel. Panels should be immediately brushed clean after cutting to remove any shavings. Follow the safety recommendations of the tool manufacturer.

Goggles, heavy duty gloves and long sleeves must be worn for protection while cutting metal.

DELIVERY & STORAGE

Unload and inspect the delivered materials for damage. Store the panels and accessories under waterproof covers and above ground on skidded platforms. Provide proper ventilation to prevent condensation.

PRE-INSTALLATION

All projects should conform to applicable building codes.

The minimum recommended roof pitch is 3" per foot. (Depending on panel length)

The building must be squared according to acceptable building practices. Check the roof for square by measuring diagonally across one slope of the roof from similar points at the eave and ridge and confirming the same dimension. The substructure (eave to ridge) must be on plane within a 1/4" tolerance.

PRE-INSTALLATION CONTINUED

Provide a written report of discrepancies to the architect. ***Do not begin the installation until unsatisfactory conditions have been corrected*** as starting installation usually indicates acceptance of the substrate.

Wait until adjoining areas scheduled for stuccoing have been completed and washed down. Do not wash down acid residues from stucco directly over the metal.

ROOF INSTALLATION

The panels must be installed over a complete moisture-proofed substrate. Install #30 Asphalt Saturated Felt over the entire solid substrate. Under all flashing areas including eaves, apply a layer of Englert HT Underlayment, then overlay and install a layer of #30 Felt. All of these moisture barriers must be installed in a smooth continuous manner.

The panels should be installed square (perpendicular) to the eave. Panel seams should face away from the direction of the prevailing wind.

The seams shall be parallel and they shall be aligned for hips, ridges and valleys when possible.

No surface penetrations shall be made in panels without specific architect approval. All panels shall be continuous from eave to ridge without any horizontal end laps.

Do not overdrive fasteners as this can cause panel distortion.

End lap all flashing and trim at least 3". All gutters must be mitered, caulked and have a lining of HT Underlayment applied at the laps to make it watertight. All butt joints must be caulked.

CLEANUP

Peel off any strippable film on flashing as they are installed. Complete all items on punch list. Touchup minor scratches. Remove all debris associated with the roof installation.



*Generic Image, Refer to Description for Model and Finish



Larger Photo



Email A Friend



Like 0

Share



Commercial Steel Double Door and Frame, 6'-0" x 7'-0", Gray Flush 18 Gauge Hollow Metal Doors with 5-5/8" Jamb Depth 16 Gauge Drywall Knock

Down Frame with Lock Package

☆☆☆☆☆ 0 Reviews

List Price: ~~\$5,290.08~~

Your Price At Checkout: \$2,645.04

Savings: \$2,645.04

Price with Selected Options: **\$2,645.04**



Buy Now. Pay Over Time.



LEAD TIME: Usually Ships in 3-5 Business Days

Product Code: 1840-D6070558-LHA-L

Door Hand

?

Right Hand Reverse Active

▼

Add a Door Closer

?

No Thanks

▼

Upgrade Lock Hardware Package

?

No Thanks, Standard Lever Lock

▼

Cylindrical Lock Function

?

Storeroom

▼

Qty:

-

1

+

Add To Cart

Add To Wishlist

Description	Fast & Free Shipping	Easy 30 Day Return Policy
-------------	----------------------	---------------------------

Guaranteed SAFE Checkout



AES-256bit





<https://www.autodoorandhardware.com/Commercial-Steel-Double-Door-and-Frame-6-0-x-7-p/1840-d6070558-lha-l.htm>

4/17

Commercial Steel Double Door and Frame, 6'-0" x 7'-0", Gray Flush 18 Gauge Hollow Metal Doors with 5-5/8" Jamb Depth 16 Gauge Drywall Knock Down Frame Lock Package

Hollow Metal Doors and Frame Kits Ready To Ship To Your Location

Steel Door Specifications:

- 18 Gauge
- Cold Rolled or Galvanized Steel
- Seamless Filled Edges
- Full Body Polystyrene Core
- Non- Handed Design
- 12-Gauge Closer Reinforcement
- 7-Gauge Hinge Reinforcement- Reversible
- 16-Gauge Flush Top Cap - Galvanized
- 16-Gauge Inverted Bottom Cap - Galvanized
- Prime Painted Grey Two Part Epoxy Factory Applied, Baked On
- Standard Lock Preparations Include 161, Fed 86 Edge, Panic Bar Reinforced
- WHI / ITS up to 3 hour, Positive Pressure and "S" Smoke included
- Meets or Exceeds Standards for ANSI 250.4 and ANSI 250.8
- Hurricane Tested Florida Approved FL-13624
- Prepared for Continuous Hinge Application

Steel Frame Specifications:

- 16 Gauge Cold Rolled or Galvanized Steel

- Unequal Rabbet 2-inch Face (Also available with 4-inch Face Heads)
- 5/8" Stop Height
- Exact Fit Mitered Corners with Screw Reinforcement Between Head and Jamb
- 7 Gauge Hinge Reinforcements with Standard / Heavy Duty Adjustment
- 4-7/8" Universal Strike Preparation
- Screw Adjusting Compression Anchors on Jamb Side
- 9/32" Silencer Preparation
- 5-5/8" to 9-3/4" Jamb Depth
- 1/2" Double Return
- 20-Minute to 3-Hour Label

Kit Includes:

- 2 Each 18 Gauge Steel Hollow Metal Door, 3'-0" x 7'-0"(P/N: 1840)
- 1 Each 16 Gauge Steel 3 Piece Knock Down Frame With a 5-5/8" Jamb Depth F
- 6 Each (6'8", 7' Doors) or 8 Each (8' Doors) 4-1/2" x 4-1/2" Square Corner Hinge Chrome Finish (P/N: BB-31-US26DNRP)
- 1 Each Cylindrical Leverset (Specify lock function)

Door Hardware Options:

Add a Door Closer - Add self closing to your door

Available Options:

- Self Closing Spring Hinges (Recommended for Residential garage door applica
- 500PBF Grade 1 Door Closer (Recommended for standard duty and moderate t
- 500PBF Grade 1 Door Closer with Hold Open Arm (Recommended for standar environments)
- CR441 Grade 1 Heavy Duty Door Closer (Recommended for abusive and high ti
- CR441 Grade 1 Heavy Duty Door Closer with Hold Open Arm (Recommended f environments)



VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

Attachment #4

File no. 235-41
Negative no(s). 9095/15

City/Town/Village/Hamlet Herndon
Street address or route number 721 Elden St.
Historic name

County Fairfax
U.S.G.S. Quad Herndon
Common name Green Funeral Home
Building Style American Four Square
Building Date(s) 1900-1925

Present use Funeral home
Original use residence

I. Construction Materials

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

2. Cladding Material

- ☐ weatherboard ☐ composition siding
☐ vertical siding ☐ stucco
☐ board & batten ☐ aluminum or vinyl siding
☐ shingle: ☐ cast iron
☐ wood ☐ sheet metal
☐ asbestos ☐ enameled metal
☐ asphalt ☐ glass
☐ bricktex
☐ other _____

3. Stories (number) 2½
☐ low basement ☐ raised basement

4. Bays (number): front 3 side (church) _____
☐ symmetrical ☐ asymmetrical

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

6. Roofing Material

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

7. Dormers (number): 2 front 1 side 1
☐ gable ☐ pediment?
☐ shed
☒ hipped

8. Primary Porch
style Colonial Revival
stories 1
levels 1 bays 4
materials wood

description and decorative details
Shallow slooped shed roof supported by Roman Doric columns; brick steps and wrought iron railing are not original.

9. General supplementary description and decoration:
Paired front windows, 1/1 side lights by front door

10. Major additions and alterations:
Brick chapel added to rear of house.

11. Outbuildings:
Cinderblock garage

12. Landscape Features:
Large driveway takes up much of front yard and surround the house.

13. Significance:
Nice local example of American Four Square style although it has been somewhat altered.



Surveyed by: Polhill/Frazier

Date: 12-87

Primary Sources

Interviews

Name
Address

Phone
Date

Name
Address

Phone
Date

Name
Address

Phone
Date

Published Sources

Herndon Historical Society records
Herndon Observer-May 15, 1981
Loudoun Times-Mirror-Jan. 13, 1972
Herndon Observer-July 12, 1985

Plan and Massing (Note original features, additions, and alterations)

Drawing of Plan

Sketch of Site Plan

Historical Information

PHOTO

Herndon
722 Loudoun

HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Excerpts from the Town of Herndon Code of Ordinances Chapter 78 – Zoning, Article VI Overlay Districts

Sec. 78-60.3. - Heritage Preservation Overlay District (HP District).

- (a) *Purpose and intent.* The heritage preservation overlay district (HP district) is intended to provide for the establishment of historic landmarks and preservation districts as a means of preserving the historical, cultural, and architectural heritage of the town and protecting designated historic resources and is adopted pursuant to the authority granted to localities by Virginia Code § 15.2-2306.
- (b) *Applicability.* No building, structure, or sign located in the HP district shall be erected, reconstructed, altered, demolished, moved, expanded or restored except in accordance with the provisions of section 78-60.3(g), certificate of appropriateness in the heritage preservation overlay district.
- (c) *District boundaries and maps.* The boundaries of the HP district shall be shown on the town's official zoning map and on the appropriate comprehensive plan maps after action by the planning commission and town council.....
- (f) *Development within the heritage preservation overlay district.* Development located within a preservation district shall be completed in accordance with the Herndon Heritage Preservation Handbook, and the following standards:
 - (1) *Alteration, restoration or reconstruction.* A certificate of appropriateness for altering, restoring, or reconstruction of a building or structure shall be approved only after considering the following standards, as well as other appropriate matters:
 - a. Whether or not reasonable effort shall be made to alter the site, building, or structure, and its environment to the minimal extent practicable.
 - b. Whether or not 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.
 - c. Whether all sites, buildings and structures shall be recognized as products of their own time, with alterations and reconstruction to existing buildings and structures to be consistent with the original style of such buildings and structures.
 - d. Whether or not distinctive stylistic features or examples of skilled craftsmanship that characterize a building or structure or site shall be retained and restored to the greatest extent practicable.
 - e. Whether or not deteriorated architectural features shall be repaired, rather than replaced, wherever reasonably possible, and, if replacement is necessary, whether or not new materials shall match the material being replaced in composition, design, color, texture and other visual qualities to the greatest extent practicable.
 - f. Whether or not 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.
 - g. Whether or not the surface 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.

- h. Whether or not partial demolition of buildings or structures within preservation districts may be approved when one or more of the existing facades 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.
 - i. Whether or not, to the greatest extent practicable, every effort shall be made to protect and preserve archeological resources within or adjacent to the heritage preservation overlay district.
 - j. Whether or not contemporary design for alterations and additions to existing buildings and structures is compatible with the size, scale, color, material, and character of the building and structures within preservation districts, and whether or not such alterations and additions would destroy significant historical, architectural, or cultural material.
 - k. Whether or not the proposed 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. Whenever 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.
- (2) *New construction.* A certificate of appropriateness for new construction of a building or structure may be approved only after considering the following standards, as well as other appropriate matters:
- a. Whether or not the design will be architecturally compatible with the historic landmarks, buildings, and structures in the heritage preservation overlay district in terms of size, scale, color, material, and character.
 - b. No specific architectural style shall be adopted or imposed in the administration of this section.
- (3) *Moving or relocating a building .* A certificate of appropriateness to move or relocate a building or structure may be approved only after considering the following, as well as other appropriate matters:
- a. Whether or not the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;
 - b. Whether or not the proposed relocation would have a negative or positive effect on other historic landmarks or on other sites, buildings or structures located within the heritage preservation overlay district;
 - c. Whether or not the proposed relocation would provide new surroundings that would be compatible with the architectural aspect of the building or structure;
 - d. Whether or not the proposed relocation is the only practicable means of saving the structure from demolition; and
 - e. Whether or not the building or structure will be relocated to another site within the corporate limits of the town or to another adjacent site that is subject to preservation control.

- (4) *Demolition.* A certificate of appropriateness to demolish a building or structure may be approved, only after reviewing and considering the circumstances and conditions of the structure or building or the part proposed for demolition, and considering the following factors as well as all other appropriate matters:
- a. Whether or not the building or structure is an historic landmark or is a building within the heritage preservation overlay district that contributes to the character of the heritage preservation overlay district;
 - b. Whether or not the building or structure is of such interest or significance that it would qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register;
 - c. Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense;
 - d. Whether or not historic events occurred in the building or structure;
 - e. Whether or not the building or structure is structurally unsound and to what extent;
 - f. Whether or not a relocation of the building or structure or a portion thereof would be to any extent practicable as a preferable alternative to demolition;
 - g. Whether or not the proposed demolition could potentially adversely affect other historic landmarks located within a preservation district or adversely affect the character of a preservation district;
 - h. If a building is damaged by a fire or other natural hazard, the building inspector shall determine if a building is structurally sound and is in imminent danger to public safety and should be demolished;
 - i. The reason for demolishing the building or structure and whether or not any alternatives to demolition exist;
 - j. Whether or not there has been a professional, economic, and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.