

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
PUBLIC HEARING AGENDA
NOVEMBER 20, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. October 2, 2019 Work Session Draft Minutes
4. October 16, 2019 Public Hearing Draft Minutes

COMMENTS

5. Comments from the Board Members
6. Comments from the Staff Members
7. Comments from the Audience

PUBLIC HEARINGS

8. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION, HPRB #19-33**, to consider an application for a Certificate of Appropriateness for the construction of a new storage shed on the single family residential property at 633 Spring Street, Herndon, Virginia, located between the intersection of Spring Street and Wood Street and the intersection of Spring Street and Bicksler Lane, and further identified as Fairfax County Tax Map 0162-02-0313. The property is zoned R-10, Residential, Single Family; and consists of 11,130 total square feet of land. Owners/Applicants: Mark D. and Sarah M. Carter. ***(Continued from the October 16, 2019 HPRB Public Hearing)***
9. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-35**, to consider an application for a Certificate of Appropriateness for the alteration of selected windows and a door on the single family residential building at 880 Station Street, Herndon, Virginia, located between the intersection of Center Street and Station Street and the intersection of Park Street and Station Street, and further identified

as Fairfax County Tax Map 0104-02-0032B. The property is zoned R-10, Residential, Single Family; and consists of 10,001 total square feet of land. Owners/Applicants: Stephanie W. and Alexander C. Sedgwick.

10. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-36**, to consider an application for a Certificate of Appropriateness for the enclosure of a roof deck and installation of a pergola on a roof deck on the single family residential building at 818 Locust Street, Herndon, Virginia, located between the intersection of Locust Street and Grace Street and the intersection of Locust Street and Center Street, and further identified as Fairfax County Tax Map 0162-02-0070B. The property is zoned R-10, Residential, Single Family; and consists of 10,375 total square feet of land. Owners/Applicants: Bradley S. Mayhugh and Keven J. LeBlanc Jr.

ADJOURNMENT

Future HPRB Meetings

December 4, 2019	HPRB Work Session	7:00 p.m.
December 18, 2019	HPRB Public Hearing	7:00 p.m.



MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: November 20, 2019

Subject: HPRB #19-33, 633 Spring Street, New Construction

This memo serves as an update for the referenced HPRB case scheduled for the November 20, 2019 HPRB Public Hearing.

As stated in the staff memo for HPRB #19-33, dated November 6, 2019, and as discussed at the work session, no revisions were required or requested of the applicant and the staff recommendation for approval with conditions remains as previously presented.



MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: November 20, 2019

Subject: HPRB #19-35, 880 Station Street – Updated Materials

The applicant for the above referenced case, which was discussed by the Heritage Preservation Review Board on November 6, 2019 at the HPRB Work Session, has provided design updates to the Town's staff in response to a request for additional information regarding trim details around new windows and doors and trim details of infill panels below the re-designed windows on the north and east elevations (Attachment #1).

Staff finds that the updated details and photograph illustrate the proposed trim design details for the new infill panels and the intent to replicate the existing trim design around new doors and windows proposed in this application for alterations. Staff concludes that the proposed design and details will be in keeping with the existing architecture of this residential structure and will be in keeping with the intent of the Town's Heritage Preservation Handbook design guidelines noted in the staff report dated November 6, 2019.

Thus, staff is recommending approval of HPRB #19-35 with the following condition:

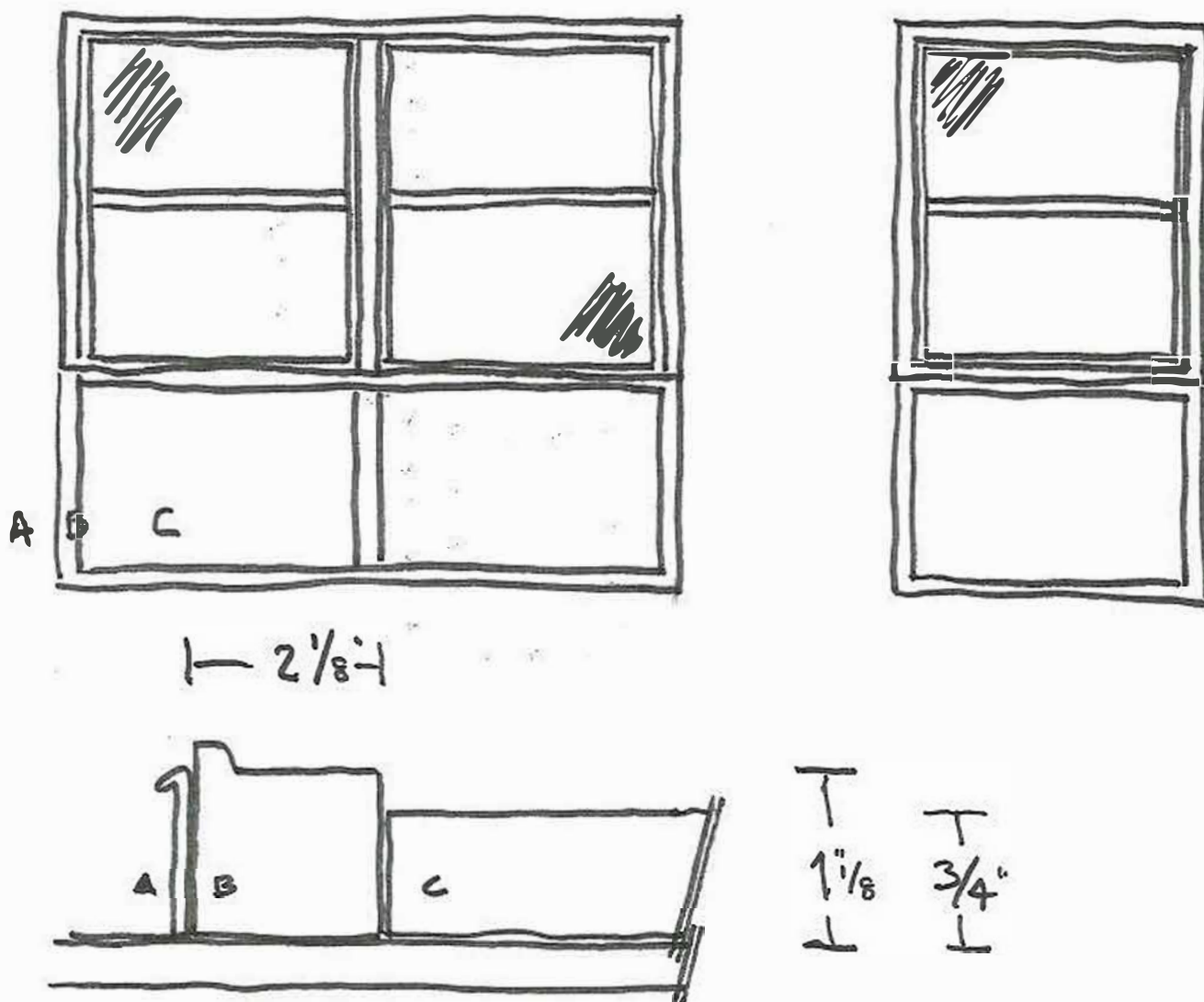
- 1. The new alterations shall be constructed in substantial conformance with the original design submitted on October 10, 2019 and the updated trim details for the window opening infill panels and the trim design to be replicated around new windows and doors as submitted on November 6 and November 7, 2019.**

Attachment:

1. HPRB #19-35 880 Station Street Trim Information and Photograph

STEPHANIE SEDGWICK

880 STATION STREET HERNDON VA



A) EXISTING VINYL
J-CHAN

B) $2\frac{1}{8}$ " STD. BRICKMOLD

C) $\frac{3}{4}$ " PVC PLYBOARD
SMOOTH

Materials List:

- 1) Reeb Exterior Wood Door with E-Glass
Douglas Fir F7002LEW, 2/8 x 80 Wide Layout, No sticking
Wood Trim. Wood and sash finished with factory applied pigmented, water-bourne, acrylic primer and white, paintable PVC sill, blindstop and casing all-wood with a white factory applied base primer
- 2) Lincoln Windows Primed Wood Windows
Two 2'8" x 5'0" double hung windows
Two 2'8" x 3'4" casement windows with horizontal bar to mimic look of double hung windows
Wood Trim: Wood and sash finished with factory applied pigmented, water-bourne, acrylic primer and white, paintable PVC sill, blindstop and casing all-wood with a white factory applied base primer
- 3) Temporary wood railing painted white to match wood door and windows to protect door

Existing Window Trim Details





MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: November 20, 2019

Subject: HPRB #19-36, 818 Locust Street – Updated Materials

The applicant for the above referenced case, which was discussed by the Heritage Preservation Review Board on November 6, 2019 at the HPRB Work Session, has provided design updates to the Town's staff in response to a request for additional information regarding the dimensions/size, location and roof condition of the proposed alterations (Attachment #1). The applicant has provided updated photography of the resultant conditions of the previous HPRB case, HPRB #16-15, that addressed the same design issue at 879 Elden Street.

During the Work Session on November 6, 2019, Board members noted that the proposed elevation to be applied at 818 Locust Street did not match the existing conditions and proposed design condition related to the drawing of the width of the proposed (partial) enclosure and roof condition below the third-floor roof deck. During this discussion, it was also determined that the approved elevation drawings for HPRB #16-15 did not match the final construction at 879 Elden Street. Thus, the Board requested that the applicant reconcile this design discrepancy in the submitted elevations so that the Board could clearly see what design it would be reviewing and potentially approving.

The applicant has responded to this request for updated/revised design information by providing the following:

- 1) HPRB-approved elevation drawing for 879 Elden Street and a photograph of the completed 3rd floor construction of the enclosure for comparison;
- 2) Revised elevations, floor plans and detailed notes indicating the proposed size and proportions of the partial enclosure and materials applications intended for the alteration; and
- 3) Hand sketch rendition of the proposed design elevation.

Staff finds that the updated elevations, floor plans, detailed notes and photograph of 879 Elden Street more closely illustrate the proposed design and expected construction. However, staff has still noted some discrepancy between the computer generated/alterer elevation and the hand sketched elevation in the latest submission which show differences in the location of the enclosure and roof height of the new roof deck covering/enclosure. This discrepancy needs to be resolved definitively for the purposes of the HPRB approval.

by the Board and for the purposes of issuance of the follow-on building permit that will be required for this project.

However, staff also believes that this discrepancy can be resolved through a condition of approval and should not delay the needed project to correct persistent design/construction flaws in this residential structure. As previously noted in the staff report, dated November 6, 2019, staff finds that proposed 3rd floor alterations will be in keeping with the existing architecture of this residential structure and will be in keeping with the intent of the Town's Heritage Preservation Handbook design guidelines noted in the staff report dated November 6, 2019.

Thus, staff is recommending approval of HPRB #19-36 with the following conditions:

- 1. The elevation discrepancies noted in the previous work session and staff memo shall be resolved with final elevation drawings floor plans and details that correctly show the location of the proposed roof deck covering and partial enclosure, the correct roof configuration between the 2nd and 3rd floors, the correct width of the partial enclosure, the correct roof height of the enclosure and the correct roof edge conditions. The revised design documentation shall be submitted to staff for review and approval prior to issuance of a Certificate of Appropriateness and the corresponding building permit.**
- 2. The new alteration(s) shall be constructed in substantial conformance with the original design details submitted on October 29, 2019 and the updated/revised elevations, floor plans and design details that will be submitted meeting Condition #1.**

Attachment:

1. HPRB #19-36 818 Locust Street Revised Elevation and Detailed Information

For context, line elevation drawing for **879 Elden** and photo of finished result.



Addendum to application for 818 Locust Street. Present view of back of 818 Locust Street



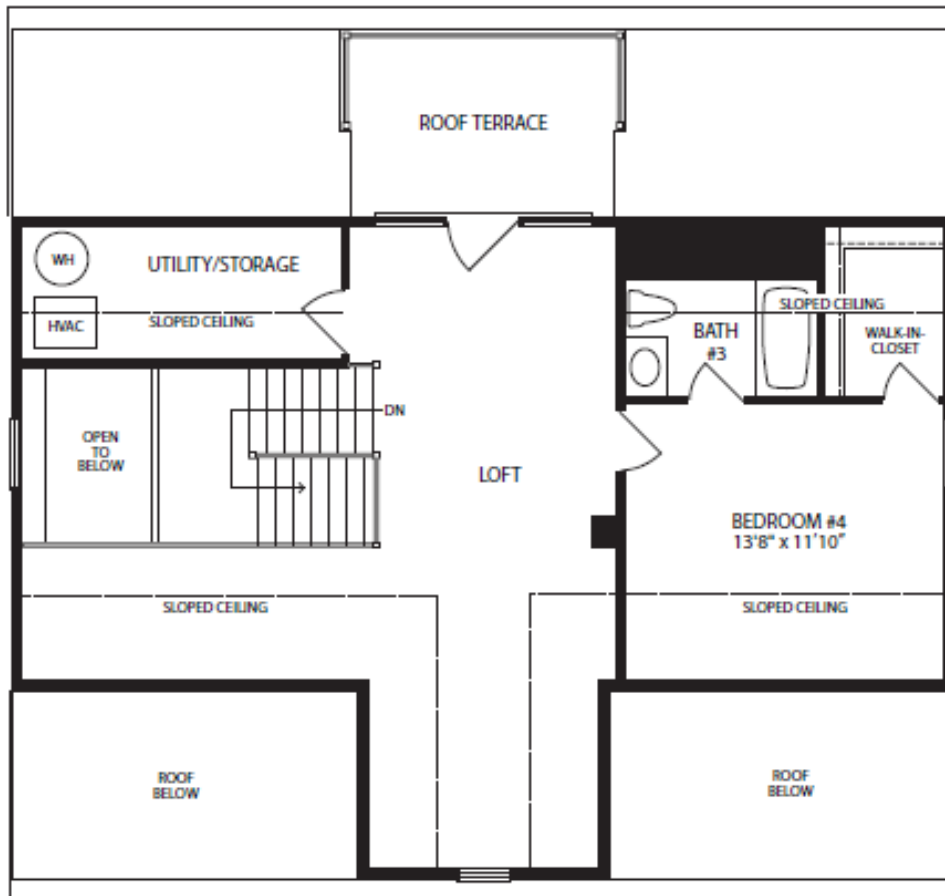
Elevation line drawing – second floor roof terrace, extend the overhang 18" over the door
Third floor roof terrace add gable roof over current 11'.2" x 8' terrace

The gable/ covered/ roof over the exiting roof deck will cover but only partially enclose the deck preventing rain and snow from falling on to the deck or flowing in from the roof above or sides. The sides/front of the deck will remain open. No screen or windows. *note as in original home plans on next page this deck is perfectly centered in the middle of the roof. No changes to size or scale.

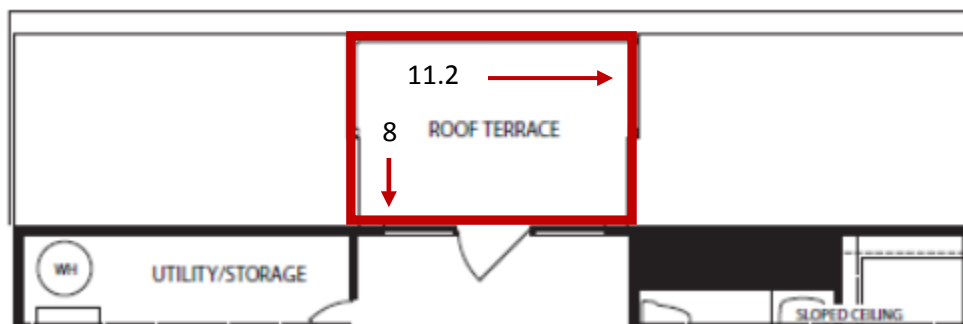
All existing materials will be matched. Painted Hardie plank, painted wood trim and roofing shingles as shown in the following pages. No introduction of additional materials.



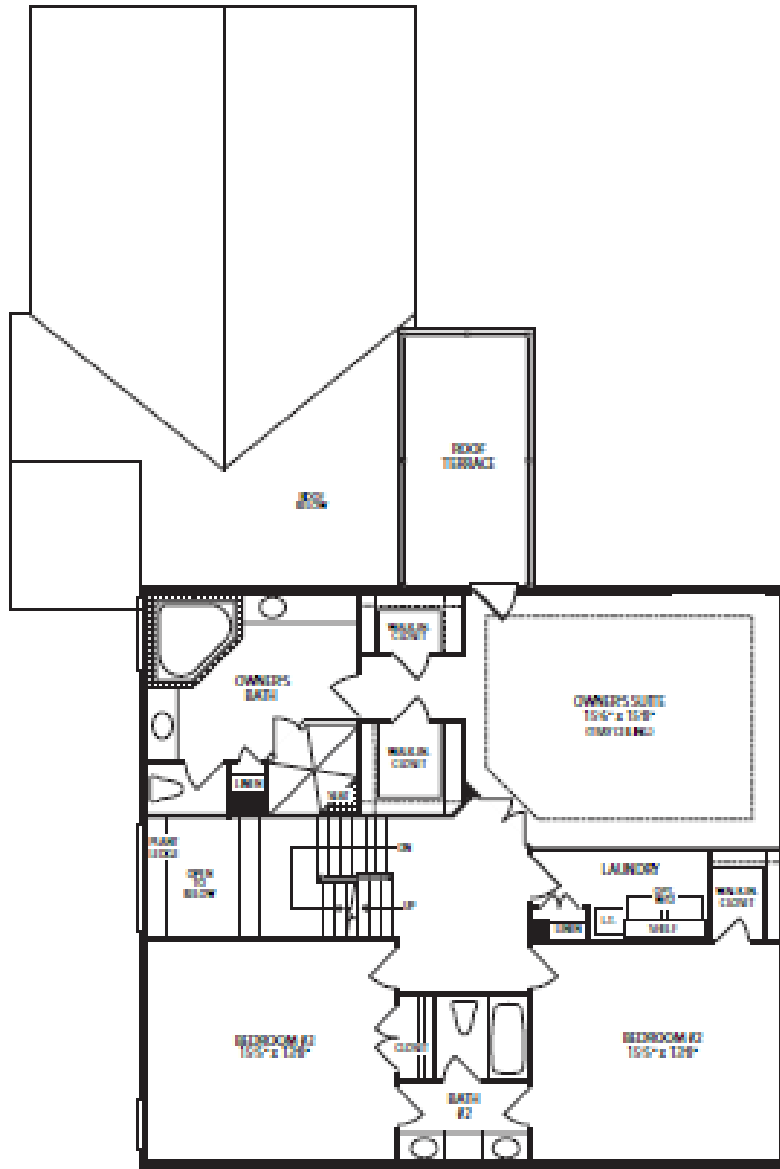
Present aerial view of 3rd floor roof terrace shows that the roof terrace is centered on the back roof indicating the gabled roof covering the roof terrace will be in the center of the roof line.



New gable covered space



Current aerial view of 2nd floor roof terrace.



Alteration to second floor roof terrace roof.



INTERNAL

