

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
WORK SESSION AGENDA
NOVEMBER 6, 2019
HERNDON MUNICIPAL CENTER
2nd floor, LARGE CONFERENCE ROOM
777 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **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)***
3. **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.
4. **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.

COMMENTS

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

ADJOURNMENT



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 6, 2019

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

The applicant for the above referenced case, which was discussed by the Heritage Preservation Review Board on October 2, 2019 at the HPRB Work Session and continued by the Board on October 16, 2019, has provided design updates to the Town's staff in response to a request for additional information regarding the overall form and design of the new proposed rear yard shed, as well as, additional information regarding the exterior materials for the proposed structure.

Design Description:

The applicant has provided an updated design of a new pre-engineered 8' by 12' shed placed on an existing 8' by 12' slab foundation in the rear yard of the subject property for use as storage, as previously proposed in the original application. The applicant has selected another 'off-the-shelf', pre-designed shed with wood framed construction sheathed in a paintable engineered wood siding panels and doors to be painted to match the existing color of the primary dwelling structure. The walls and doors (double doors on the north elevation, 5'-4" wide opening at 6'-0" to 6'-6" in height) are to be painted a Sherwin-Williams *Softer Tan* (SW6141) color, with 1" by 2.5" (approximate dimensions) engineered wood trim around windows and doors to be painted with Sherwin-Williams *Greek Villa* (off-white) color, to match the existing color scheme of the primary dwelling structure. The Z-shaped trim on the doors shown in the updated design is to be painted tan to match the wall and door color. The east (street-facing) elevation of the shed will have two operable aluminum framed windows, approximately 22" wide by 30" tall, with 4-over-4 lite divisions using grille between glass, equally spaced between a door to be painted a Rust-oleum® *Cranberry Red* (roughly a 2'-8" wide opening at 6'-0" to 6'-6" in height) to match the existing residential structure's front door. The roof will be a gabled form design with an overall height of 9'-6" (from the grade of the slab foundation) and new GAF Timberline HD Series architectural shingles in a *Hickory* (brown) color to match the new asphalt shingle roof that was recently replaced on the primary dwelling structure.

As proposed in the original application, structure will be constructed along the western portion of the property in the rear yard, approximately 7' to 9' from the west (rear) property line and 29' from the south (side) property line as approved through the associated building location survey, BLS #19-020 (Attachments #1, #2, and #3).

Staff Analysis:

1. Staff finds that updated design of the proposed structure is in keeping with the intent of the design guidelines of the Heritage Preservation Handbook due to the: (1) the a complimentary form and exterior materials of the new building in the rear yard and with limited visibility from the adjacent street, (2) use of characteristic design elements and materials similar to the primary residential building's current architecture, and (3) use of more characteristic design features in comparison to other outbuildings near the subject property and throughout the Heritage Preservation Overlay District, though using more modern construction materials relating to a non-contributing primary dwelling structure. In this case the new accessory structure is complimentary and differentiated from the existing primary dwelling, which is in keeping with the intent of the Heritage Preservation Handbook design guidelines.
2. Based on the evaluation of each criteria found in the Town's Zoning Ordinance, staff finds the proposed accessory structure now conforms to the criteria found in Section 78-60.3(f)(2)(a) related to the architectural compatibility of new construction with within the Heritage Preservation Overlay District. Thus, staff finds that the proposed construction meets the intent of the evaluation criteria in the referenced section of the Town's Zoning Ordinance.

Thus, staff is recommending approval of HPRB #19-33 with the following condition:

- 1. The new accessory structure shall be constructed in substantial conformance with the revised shed design, materials and details as submitted on October 16, 2019.**

Attachments:

1. Revised Applicant Letter
2. Proposed Site Plan
3. Updated Shed Design, Materials Information and Details

MARK & SARAH CARTER

633 Spring Street
Herndon, VA 20170

October 14, 2019

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

Dear Recipient:

Application is for one 12' x 8' wood shed to be built on site in our backyard on a concrete slab foundation, from a kit. The shed is a Heartland Hillsdale Gable Engineered Storage Shed by Backyard Products, LLC sold through Lowe's stores.

Materials Submitted:

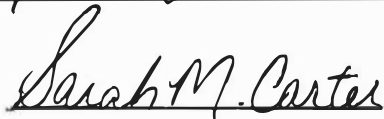
- Completed application form
- Application fee
- Eight (8) sets of labeled color photos of site
- Eight (8) sets of elevation drawings (from manufacturer)
- Samples of shingles and exterior paint chips
- Eight (8) copies of manufacturer's brochure page
- Eight (8) copies of the Site Plan

Sincerely,

Mark D. Carter

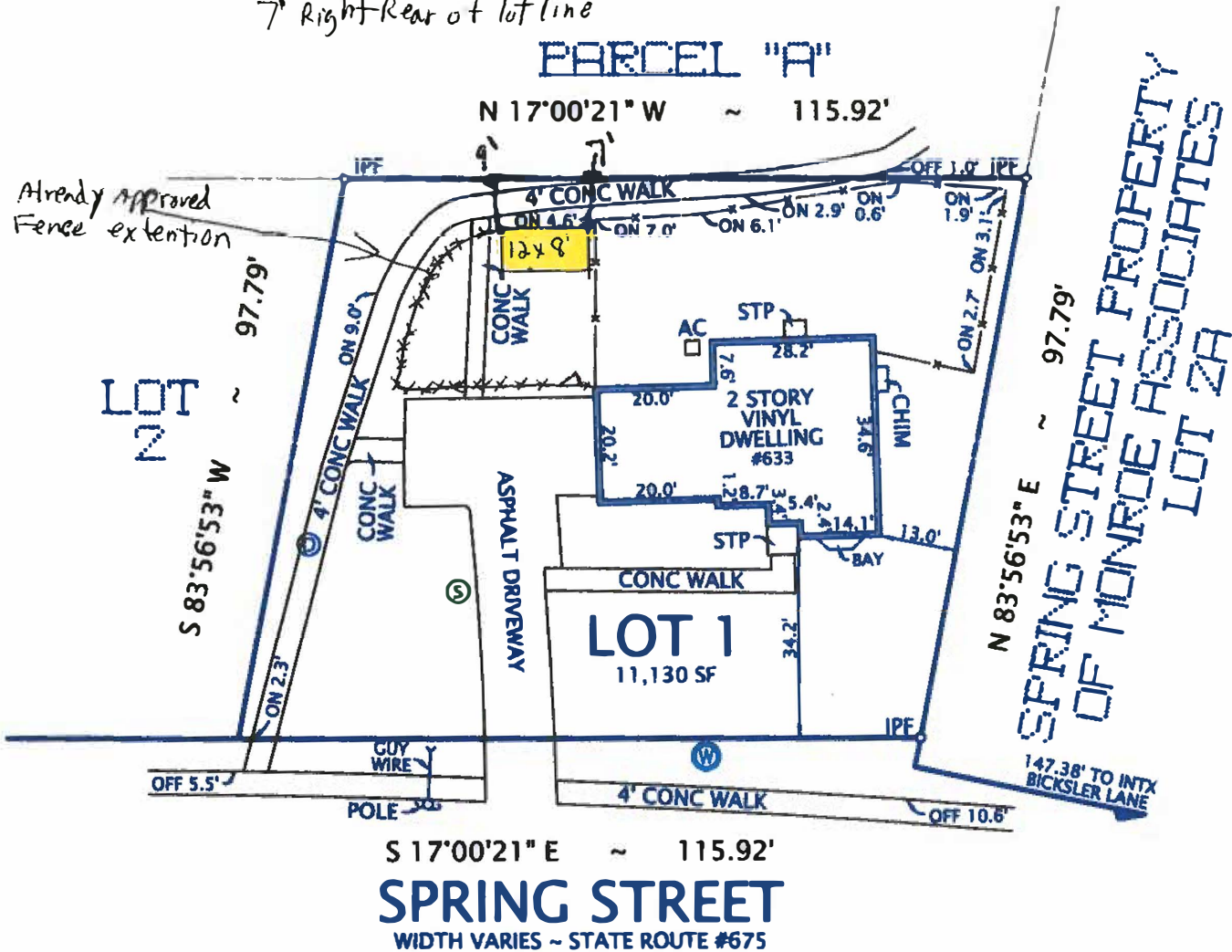
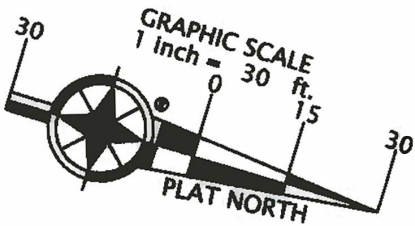
 703 338-3333

Sarah M. Carter



- NOTES: 1. FENCES ARE FRAME.
2. UTILITIES ARE UNDERGROUND.

"Revised" from 10x7 to 12x8
Proposed Shed
12' x 8'
9' Left Rear of lot line
7' Right Rear of lot line



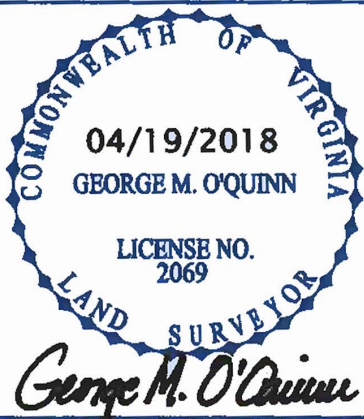
PLAT
SHOWING HOUSE LOCATION ON
LOT 1
LIONSGATE AT HERNDON COURT
(DEED BOOK 11484, PAGE 282)
TOWN OF HERNDON, VIRGINIA
FAIRFAX COUNTY
SCALE: 1" = 30' APRIL 19, 2018

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.

NO CORNER MARKERS SET.



Ordered by:



220 Spring Street
Suite 110
Herndon, Virginia 20170
Phone: 703-796-6630



Surveyors
Inc.®

8808-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
FAX: 703-799-6412

Shed Details for HPRB October 2019



Mark & Sarah Carter
633 Spring Street
Herndon, VA 20170

Heartland (Common: 12-ft x 8-ft) Hillsdale Gable Engineered Storage Shed by Backyard Products, LLC

- A wood shed from Lowes that comes as a kit to be stick-built on a 12'x8' concrete slab foundation
- 2"x4" wall and roof frame 24" on center construction.
- Extra-wide 64-in. double doors and easy access 32-in. side entry door (centered on eave wall with windows flanking either side)
- Two functioning windows, two white plastic gable vents on either side (left/right) of the shed, and deep roof overhangs
- Windows are 22-1/4 x 29-3/4", white aluminum, 4-over-4 lite divisions with grills between the glass
- Pre-hung engineered wood doors with heavy-duty continuous hinges to prevent sagging
- Heavy-duty wood construction stands up to demanding wind and snow loads
- Treated, engineered wood siding is factory-primed and ready to paint
- Exterior walls and double doors (all composed of engineered wood) to be painted with Sherwin Williams 'Softer Tan' – SW6141 satin finish; to coordinate with/mimic siding on house
 - Note that the "Z" style trim on the double doors will be painted to match the door
- Exterior trim is 2.5" (all composed of engineered wood) to be painted with Sherwin Williams 'Greek Villa' – SW7551 satin finish; to coordinate with/mimic trim on house
- Single entry door (composed of engineered wood) to be painted with Rust-Oleum door paint in Cranberry satin finish; to match front door on house
 - Note that the "Z" style trim on the single entry door will be painted to match the door
- GAF Timberline® High Definition Shingles in Hickory; same as on house (see sample)
- No electric or exterior lighting on structure; no cupola on structure
- Gabled roof is complementary to the house/garage pitches, with 8 5/8" overhang of the eaves that coordinates with the house design
- Roof 7/16th OSB with asphalt roofing felt #15; roof pitch is 12" run with 6" rise
- See item # 33006 Backyard Products' elevation drawings enclosed

Specifications

Siding Type	Engineered wood	Actual Interior Peak Height (Feet)	8.8
Style	Gable	Foundation Width (Feet)	8
Actual Exterior Width (Feet)	9.33	Foundation Length (Feet)	12
Actual Exterior Length (Feet)	13.5	Package Width (Inches)	48
Actual Exterior Peak Height (Feet)	9.5	Package Length (Inches)	96
Door Opening Width (Inches)	64	Package Height (Inches)	32.5
Door Opening Height (Inches)	70	Package Weight (lbs.)	1602
Floor Included	✓	Storage Capacity Range (Sq. Ft.)	37 to 100
Floor Storage Capacity (Sq. Feet)	96	Common Exterior Length (Feet)	12
Storage Capacity (Cu. Feet)	780	Common Exterior Width (Feet)	8
Installation Included	No (not included)	Number of Windows	2
Paintable	✓	Nominal Size Range	Over 10 ft x 10 ft (large)
Primed	✓	Number of Shelves	0
Construction	24-in on center	Material	Wood
Warranty	10-year limited	UNSPSC	30201700
Actual Interior Width (Feet)	8	Series Name	Hillsdale
Actual Interior Length (Feet)	12	CA Residents: Prop 65 Warning(s)	Yes



Manufacturer's Photo



Mock-up based on painting plans/colors





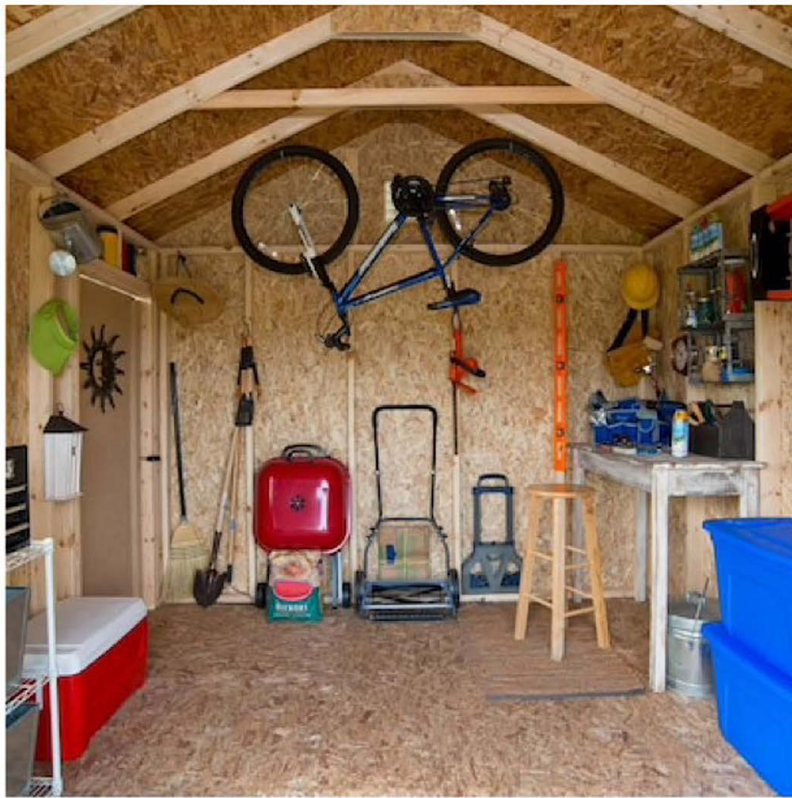


LP[®] SIDING

Manufactured by Louisiana Pacific, this engineered wood siding provides a protective barrier against the elements.

The diagram illustrates the four key components of LP Siding that contribute to its durability and protective properties. These components are arranged around a central image of the finished siding product, with arrows pointing from each component to the center:

- WAXES**: Represented by a yellow wax block.
- OVERLAY**: Represented by a cross-section of the siding showing the protective overlay layer.
- ZINC BORATE**: Represented by a molecular structure diagram.
- BINDERS**: Represented by yellow liquid resin.



HICKORY

Hickory is an inviting brown shade that has the added element of a red undertone, giving it a rich look. It's an excellent companion to both brick and stone homes that have shades of red or terra cotta. You'll also love how this color looks on homes with warm neutrals of brown and beige as well as with yellows and golds.

"It looks GREAT! My wife loves the color, and I love the Lifetime Ltd. warranty."

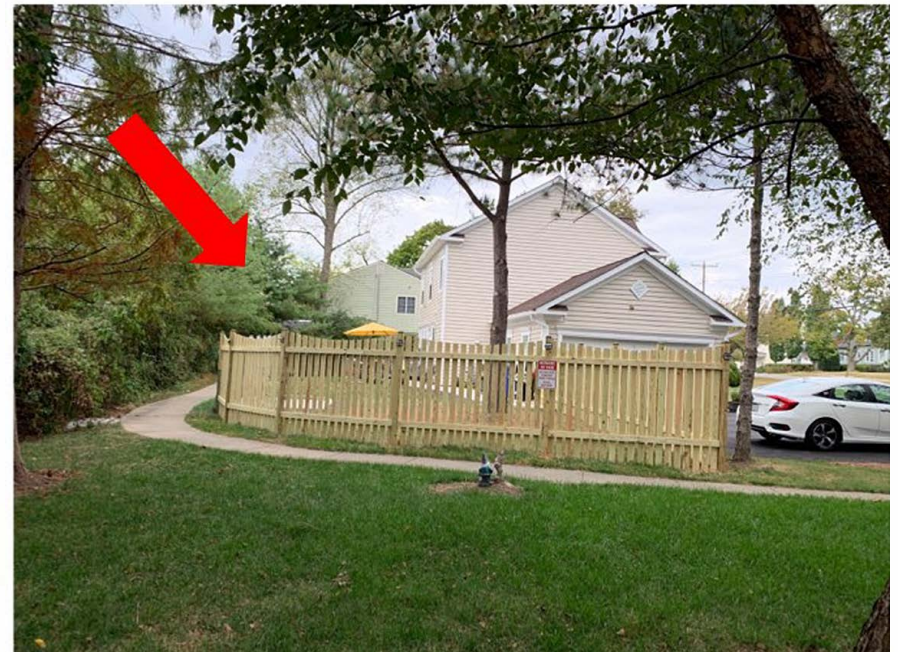
—Kevin McGrath, Dawsonville, GA



NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please visit to our website for our design.

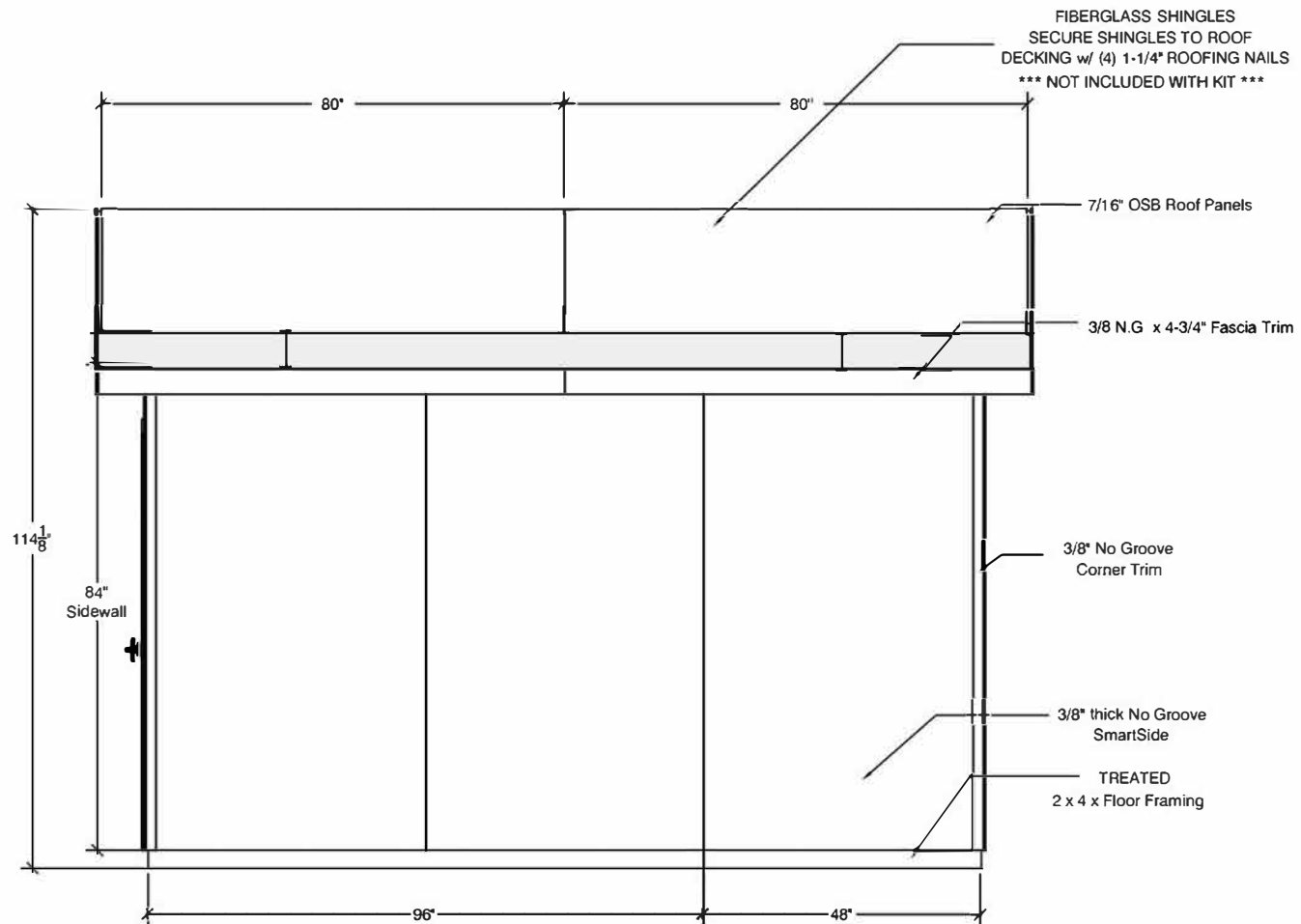
Property & Shed Location Photos











EAVE ELEVATION

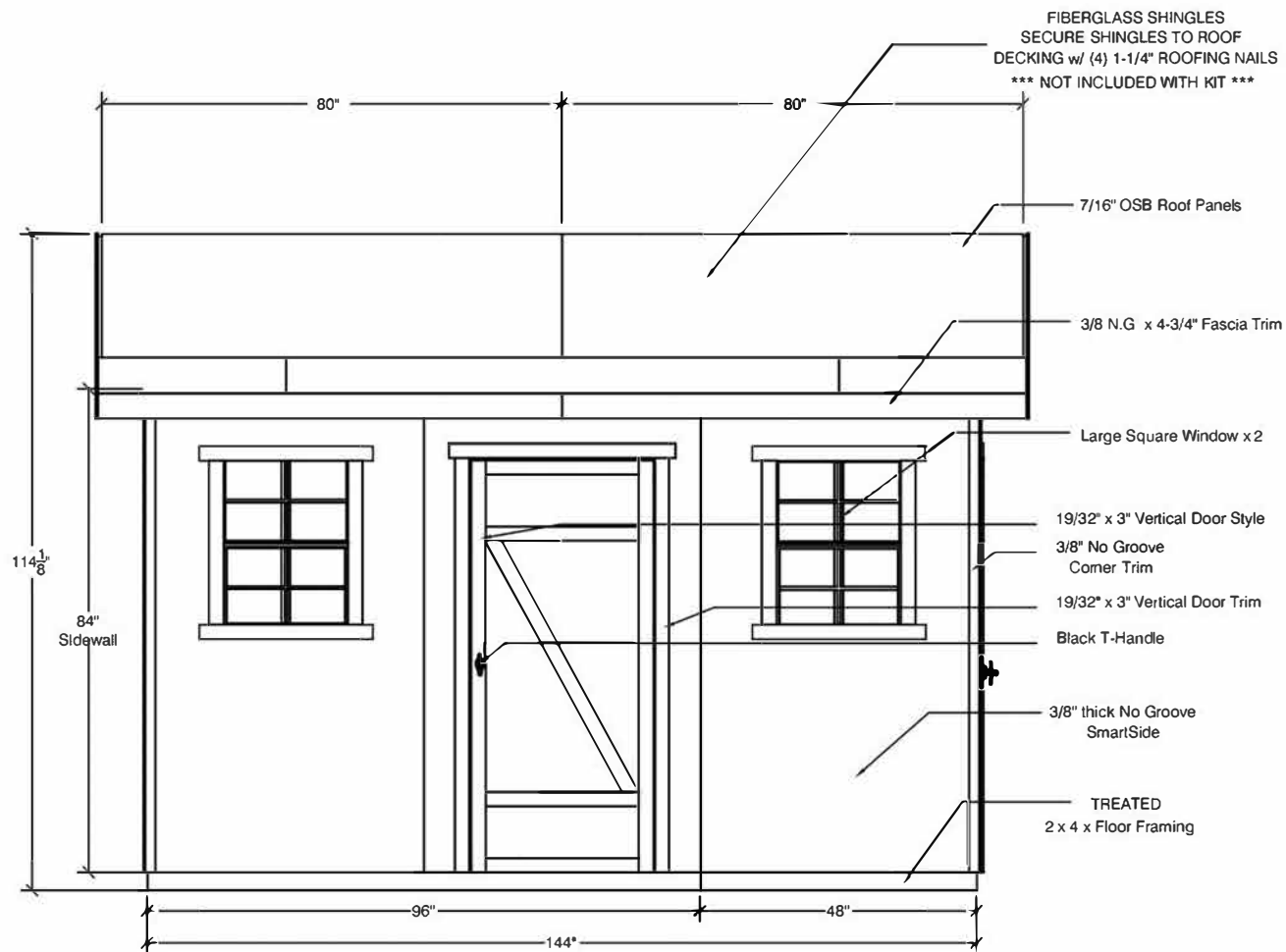
SCALE: 3/8" = 1'-0"

ITEM # 33006



8' x 12' Hillsdale
ELEVATIONS

9/28	10/28	11/28	12/28
A	A	A	A
1000 Tennesse Drive Mooresville, NC 28117	Jeff Day	Jeff Day	Jeff Day
SCALE: As Noted	(800) 227-1194	1 of 11	March 1, 2016



EAVE ELEVATION w/ DOOR CENTERED

SCALE: 3/8" = 1'-0"

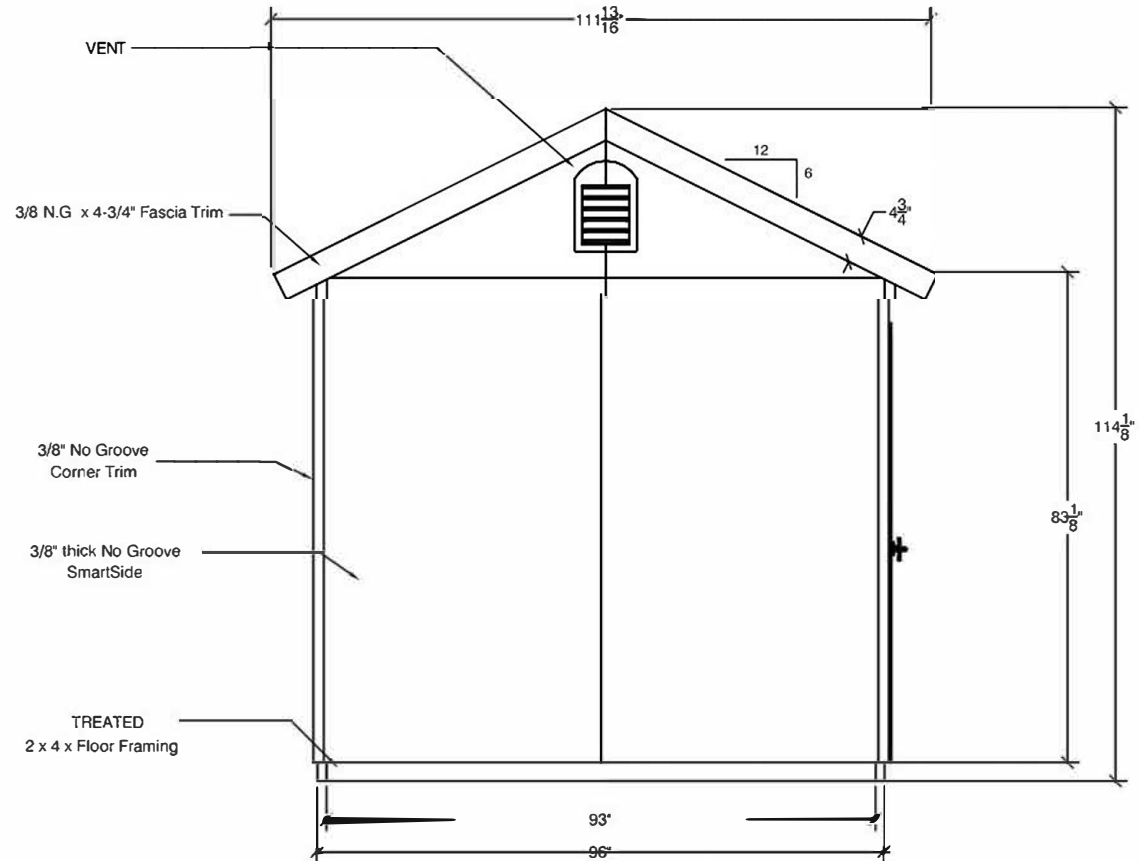
ITEM # 33006



8' x 12' Hillsdale
ELEVATIONS

SIZE	ADDRESS	DRAWN BY	DATE
A	1000 Terrace Drive Moorock, NJ 08182	Jill Day	March 1, 2016
REVISION	AS NOTED	(800) 221-1849	2 of 11

FIBERGLASS SHINGLES
 SECURE SHINGLES TO ROOF
 DECKING w/ (4) 1-1/4" ROOFING NAILS
 *** NOT INCLUDED WITH KIT ***



GABLE ELEVATION

SCALE: 3/8" = 1'-0"

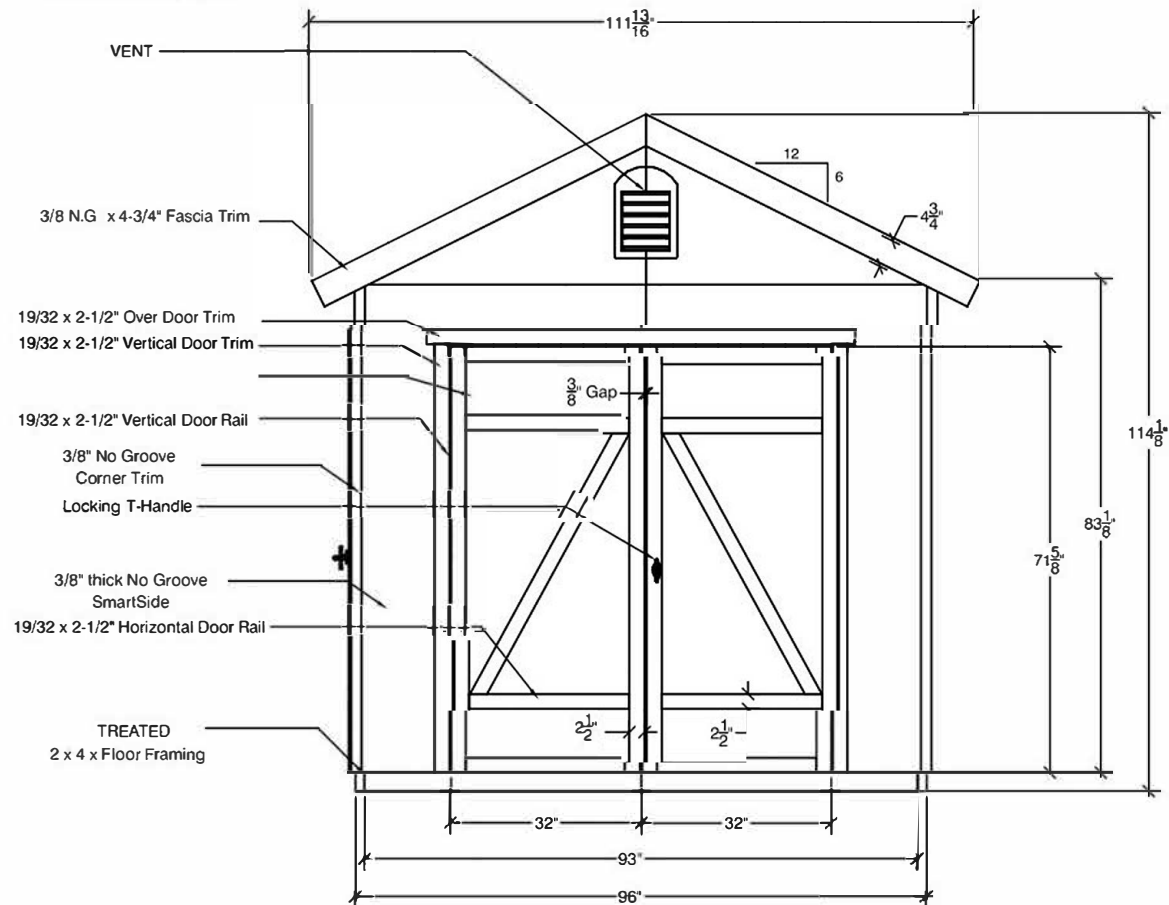
ITEM # 33006



8' x 12' Hillsdale
 ELEVATIONS

DATE	ADDRESS	DRAWN BY	LAST REVISION
A	1000 Tarnas Drive Udovod, MI 48162	Jeff Day	March 1, 2016
SCALE	As Noted	RCC 221-1649	SHEET 3 of 11

FIBERGLASS SHINGLES
 SECURE SHINGLES TO ROOF
 DECKING w/ (4) 1-1/4" ROOFING NAILS
 *** NOT INCLUDED WITH KIT ***



GABLE ELEVATION w/ Doors

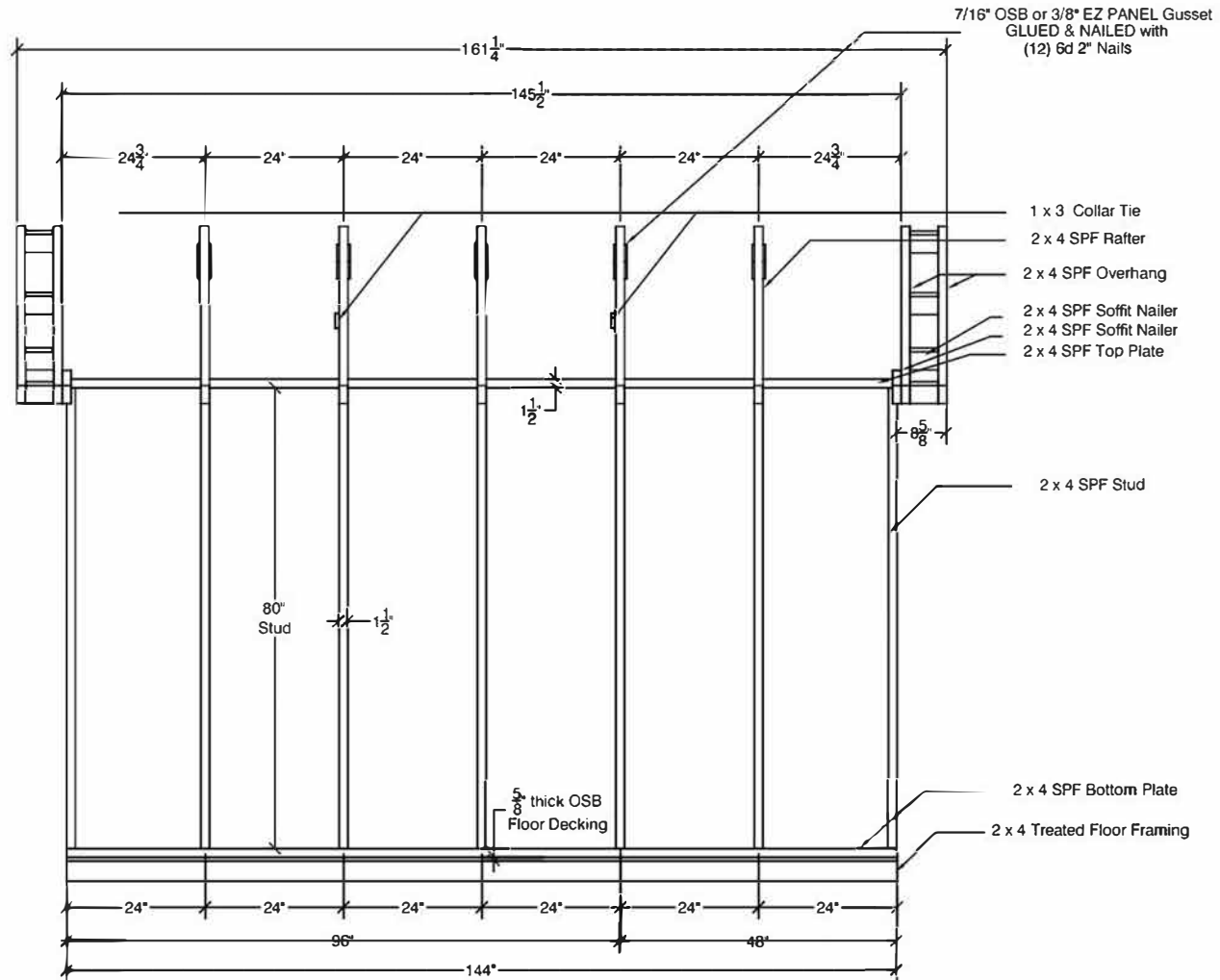
SCALE: 3/8" = 1'-0"

ITEM # 33006



8' x 12' Hillsdale
 ELEVATIONS

SUB:	ADDRESS	DATE	Last Revised
A	1000 Ternes Drive Morris, MI 48162	Jeff Day	March 1, 2016
SCALE	As Noted	BOOK 221-1342	SHEET 4 of 11



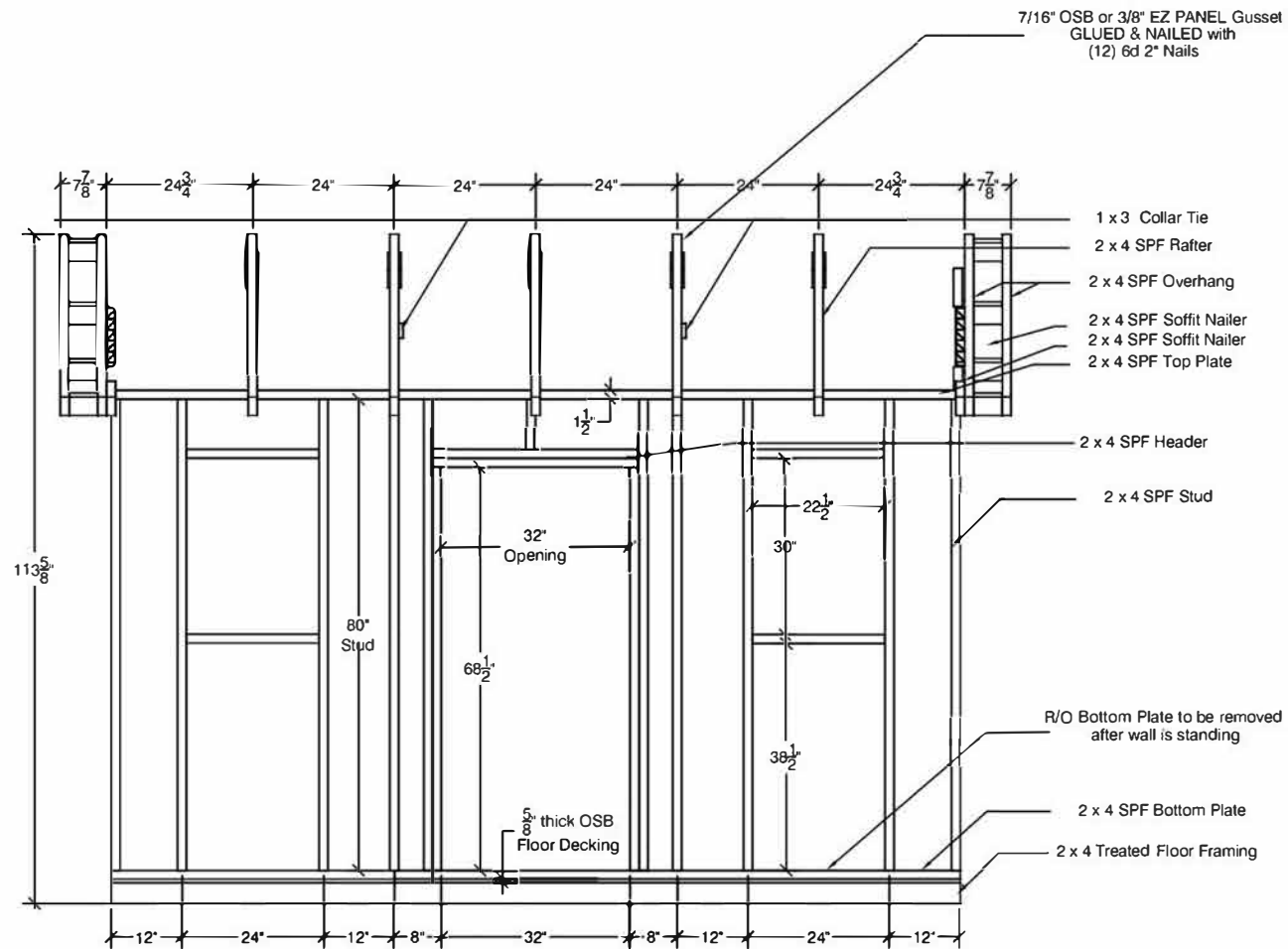
EAVE SIDE WALL FRAMING
SCALE: 3/8" = 1'-0"

ITEM # 33006



8' x 12' Hillsdale
FRAMING EAVE

DATE	ACCOMP BY	DRWG BY	DATE
A	1600 Terraces Drive Monroe, LA 70162	Jen Day	March 1, 2016
SCALE	As Noted	1600 221-1849	SHEET 5 of 11



EAVE SIDE WALL FRAMING WITH DOOR

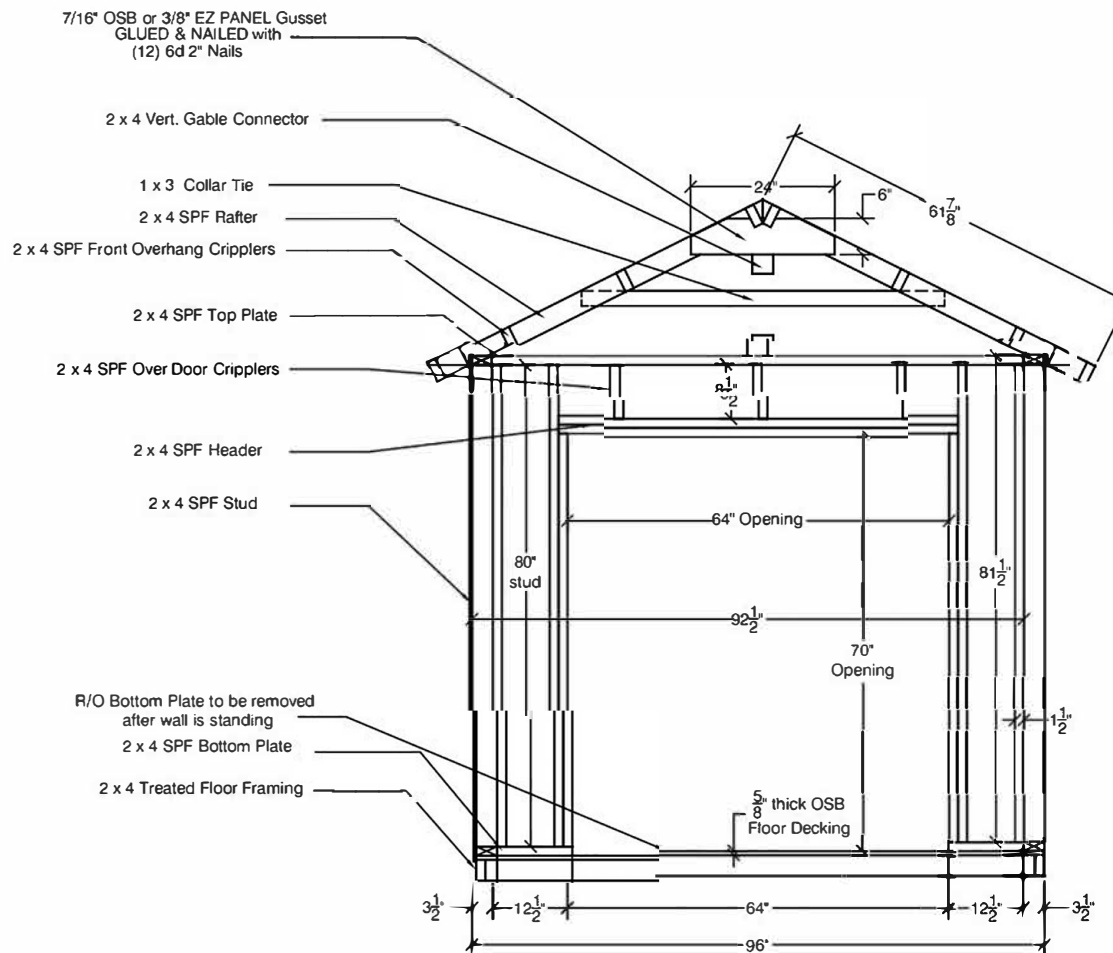
SCALE: 3/8" = 1'-0"

ITEM # 33006



8' x 12' Hillsdale
FRAMING EAVE WITH DOOR

SITE	ADDRESS	DRAWN BY	DATE
A	1000 Terrace Drive Morris, WI 48162	Jeff Day	March 1, 2016
SCALE	As Noted	ISSUED BY	6 of 11



GABLE WALL FRAMING w/ DOOR

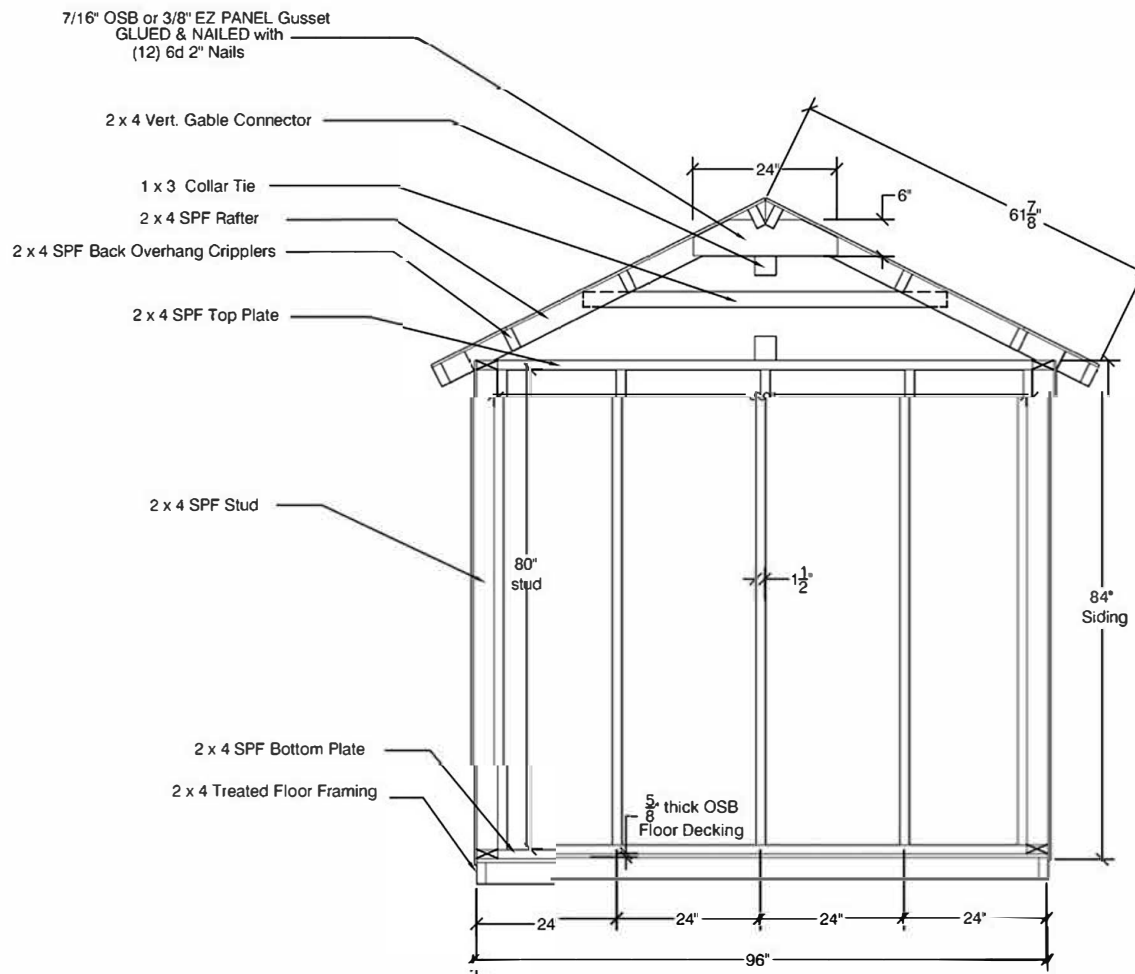
SCALE: 3/8" = 1'-0"

ITEM # 33006



**8' x 12' Hillsdale
FRAMING GABLE w/ DOOR**

SIZE A	DATE 1000 Tamar Drive Monroe, MI 48162	DWG BY Jeff Day	LAST REVISION March 1, 2016
SCALE As Noted	1870 221 1820	SHEET 7 of 11	



GABLE WALL FRAMING

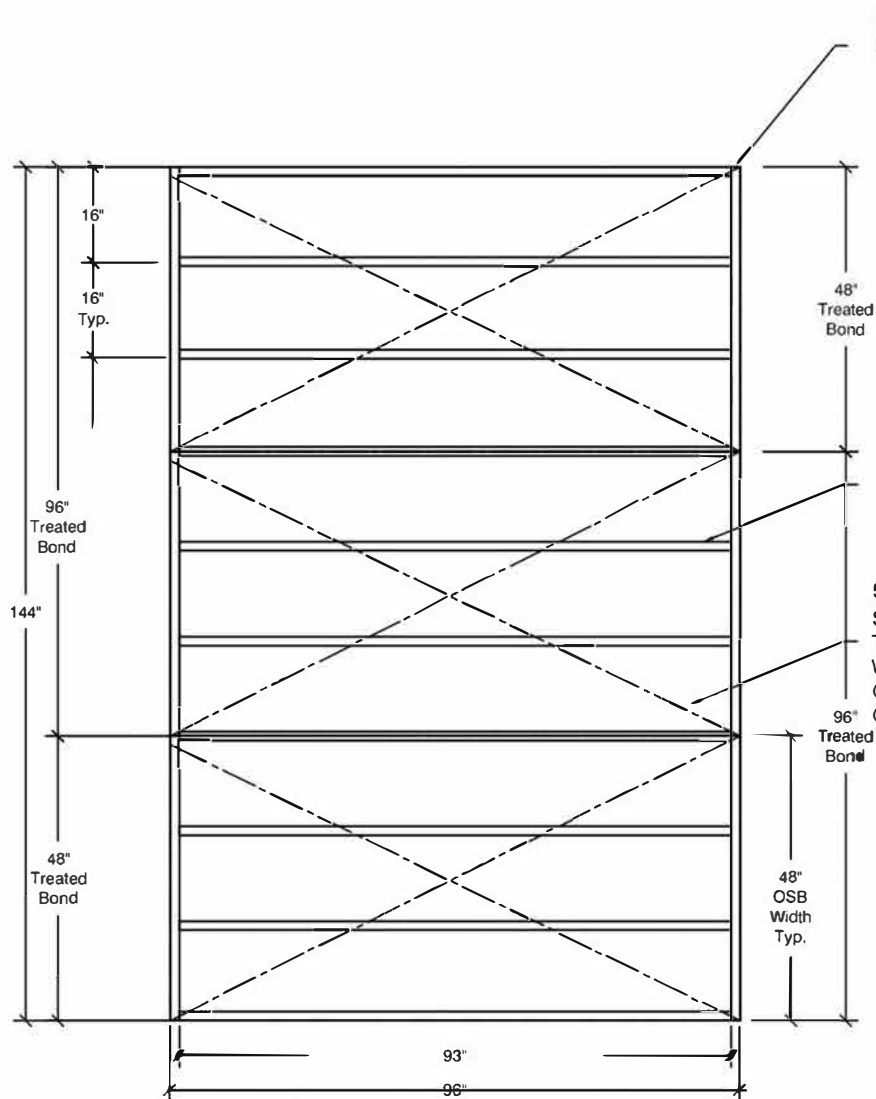
SCALE: 3/8" = 1'-0"

ITEM # 33006



8' x 12' Hillsdale
FRAMING GABLE

SHEET A	ADDRESS 10000 Tanager Drive Manroe, LA 70462	DWG BY Jeff Day	LAST REVISION March 1, 2016
SCALE As Noted	DATE 8/21/2016	SHEET 8 of 11	



WOOD FLOOR FRAMING

SCALE: 3/8" = 1'-0"

2x4 P.T. BOND BOARD (TYP)...
SECURE BOND @ CORNERS
W/3-16d NAILS

7/16" OSB or 3/8" EZ PANEL Gusset
GLUED & NAILED with
(12) 6d 2" Nails

2 x 4 SPF Rafter

2 x 4 SPF Top Plate

2x4 P.T. JOISTS @ 16" O.C. (TYP)...
SECURE JOIST TO BOX SILL
W/2-16d NAILS @ EACH JOIST

5/8" OSB OR CDX TREATED PLYWOOD
SECURE FLOOR DECKING
TO FLOOR JOIST
W/8d NAILS @ 6" O.C.
@ EDGES & 12" O.C.
@ INTERMEDIATE SUPPORTS

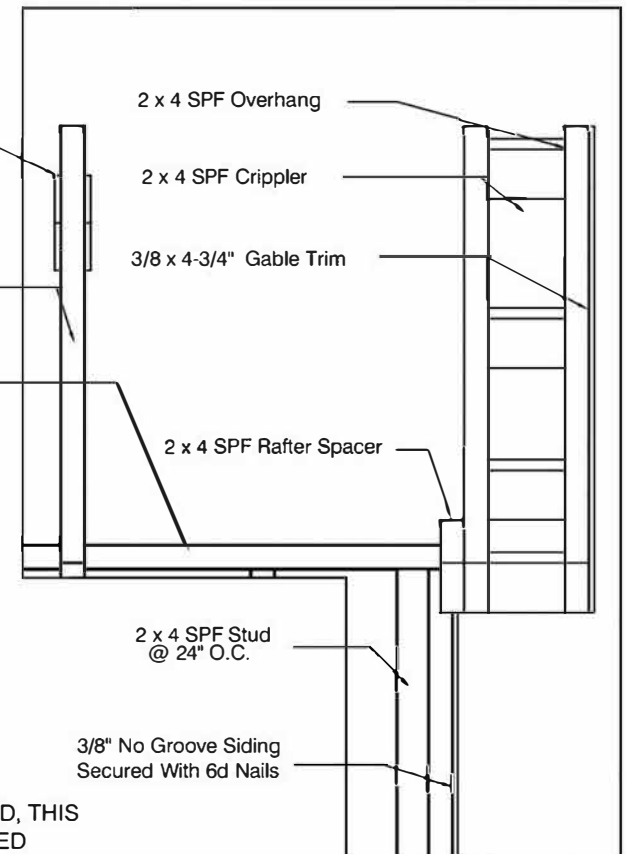
96"
Treated
Bond

48"
OSB
Width
Typ.

48"
Treated
Bond

NOTES

1. WHEN CONCRETE SLAB IS USED, THIS FLOOR FRAMING IS NOT REQUIRED
2. ALL MATERIALS AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.
3. ALL LUMBER TO BE NO. 2 GRADE SPRUCE PINE FIR OR EQUIVALENT.
4. THIS FLOOR FRAMING PLAN IS FOR THE BACKYARD PRODUCTS, LLC. 8' x 12' WIDE HILLSDALE STYLE BUILDING
5. IN THE EVENT OF A DIMENSIONAL OR MATERIAL DISCREPANCY, NOTIFY BACKYARD PRODUCTS, LLC.



WALL SECTION FRONT

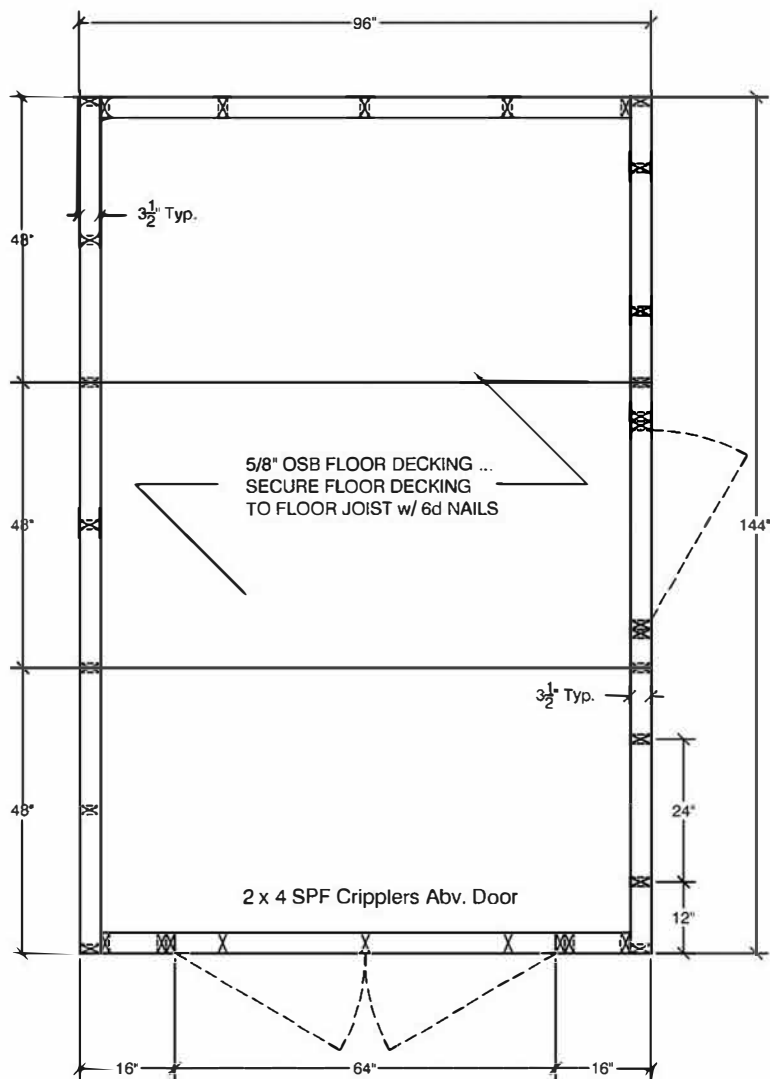
SCALE: 1" = 1'-0"

ITEM # 33006



8' x 12' Hillside
FLOOR FRAMING/FRONT WALL

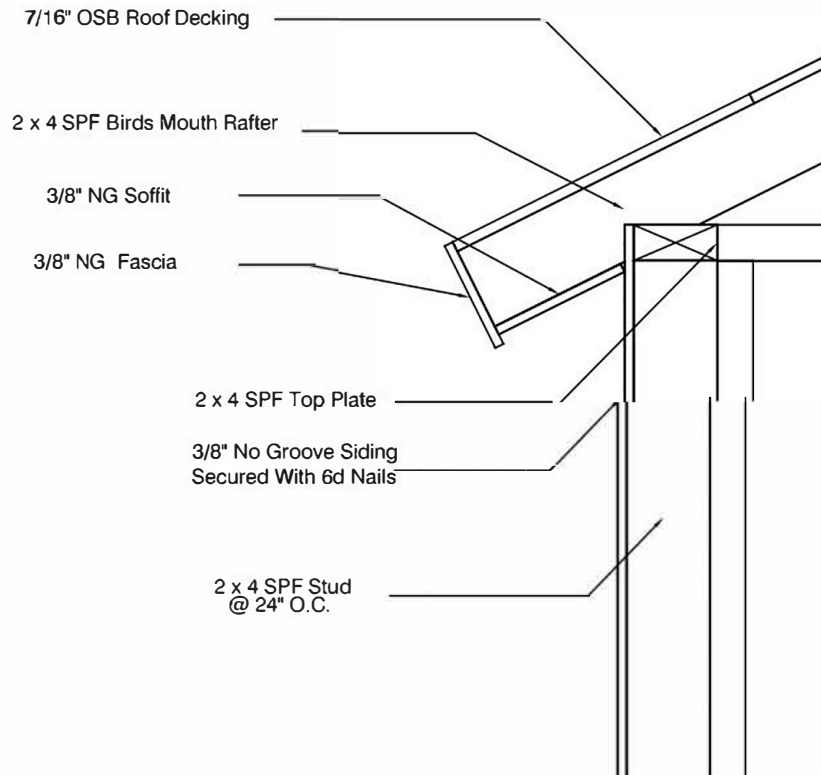
DATE	1000 Fenced Drive Monroeville, PA 15146	DATE BY	Jeff Day	LAST REVISION	March 1, 2016
SHEET	A	SCALE	As Note	SHEET	9 of 11



**WALL FRAMING DOOR ON GABLE END
SINGLE DOOR ON EAVE CENTERED**

SCALE: 3/8" = 1'-0"

NOTE
FIBERGLASS SHINGLES TO BE SECURED
TO ROOF DECKING W/ 1/4" ROOF NAILS



WALL SECTION

SCALE: 1'-1/2" = 1'-0"

ITEM # 33006

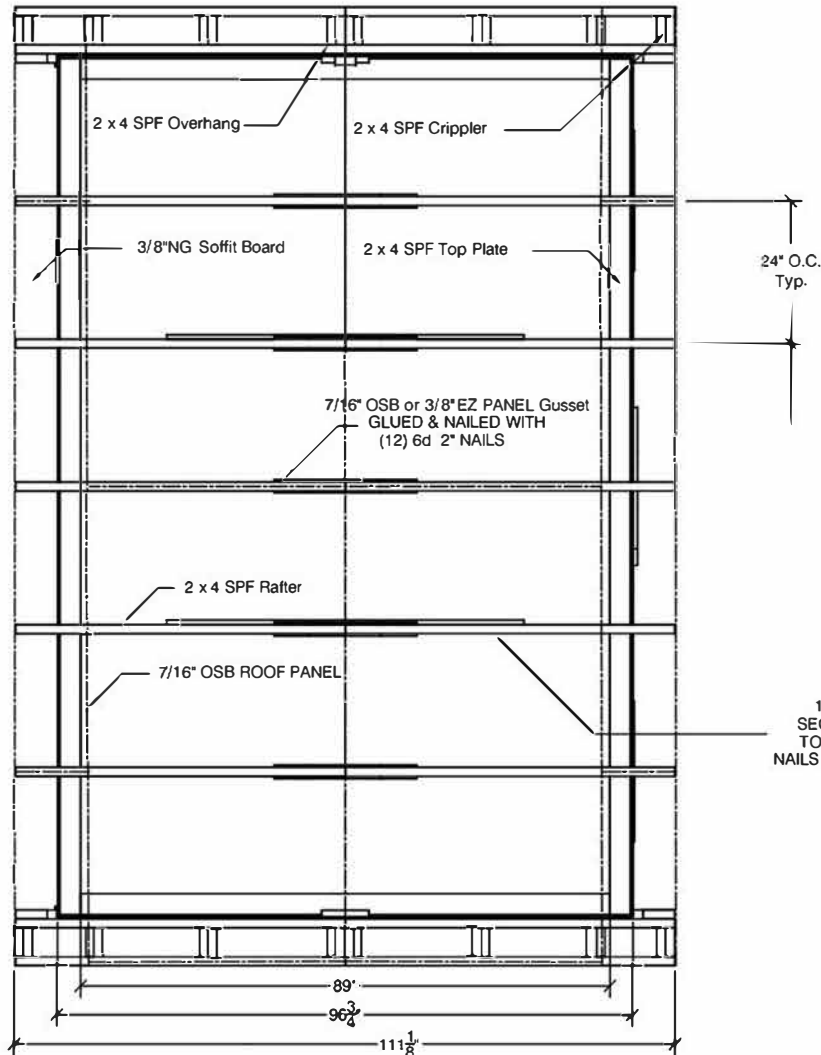


**8' x 12' Hillsdale
WALLS / SECTION**

SIZE	ADDRESS	DRAWN BY	DATE
A	1009 Terrace Drive Monroeville, PA 15146	Jeff Day	March 1, 2016
SCALE	As Noted	10001 221 1440	10 of 11

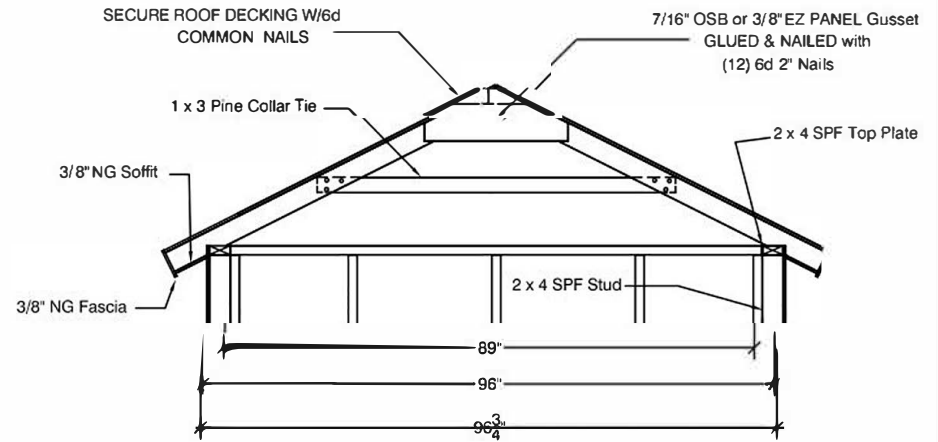
NOTE:

1. THIS ROOF PLAN IS GOOD FOR THE 8' x 12' WIDE HILLSDALE ONLY. ALL MATERIAL AND LABOR SHALL MEET OR EXCEED APPLICABLE LOCAL CODES.



ROOF FRAMING PLAN

SCALE: 3/8" = 1'-0"



RAFTER SECTION

SCALE: 1/2" = 1'-0"

1 x 3 COLLAR TIE
SECURE COLLAR TIES
TO RAFTERS W/6-6d
NAILS (3 NAILS EACH RAFTER)

NOTES:

1. Approved Shingles installed per manufactures instructions with 4 nails per shingle
2. If using dripedge, it must overlap 2" and be nailed every 12" max.

ITEM # 33006



8' x 12' Hillsdale
ROOF / SECTION

SIZE A	ADDRESS 1000 Tarnas Drive Morroe, MI 48162	DESIGN BY Jeff Day	DATE March 1, 2016
SCALE As Noted	PROJECT 1000 221 1819	DATE 11 of 11	

UO 14

Trim
Color

GREEK VILLA SW7551

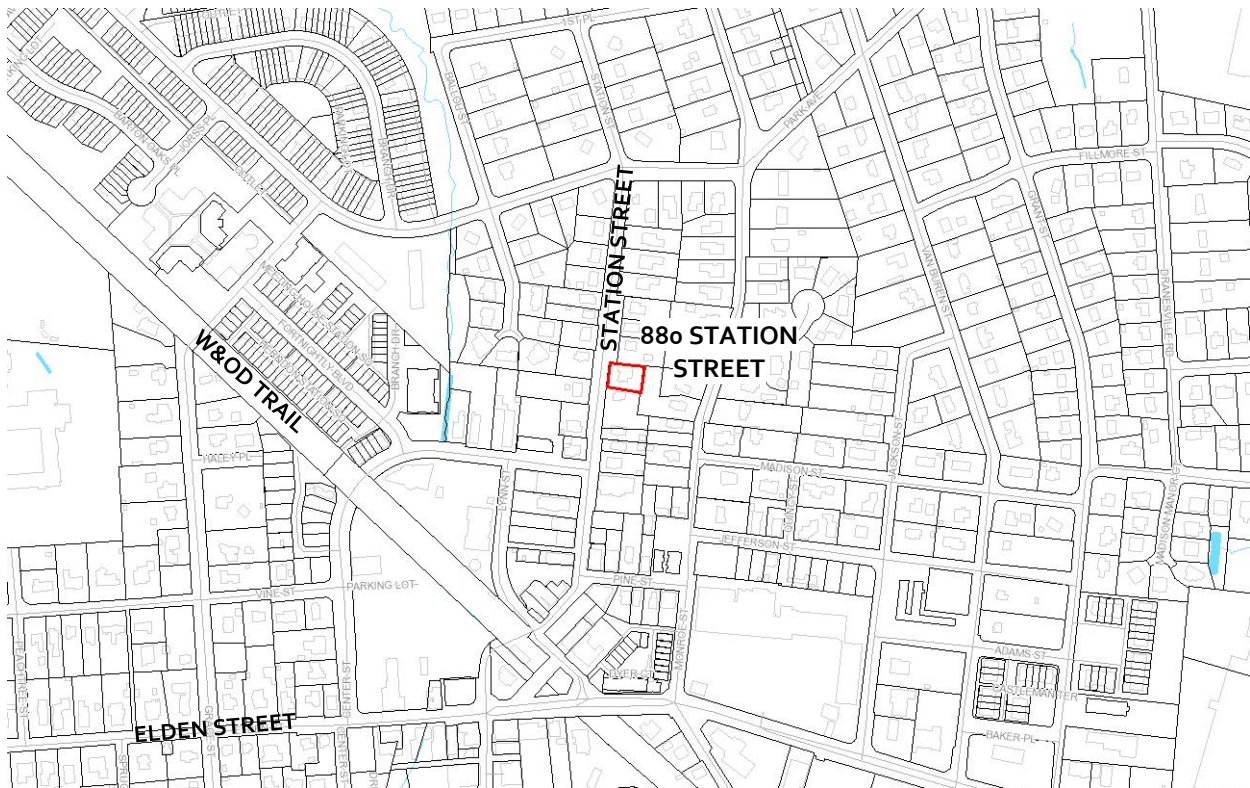
VF 02

Walls
Color

SOFTER TAN SW6141

Case Number & Type: HPRB #19-35; Alterations
Case Summary: Replace existing windows with new casement windows on a side and rear elevations; and add new windows and a door on the rear elevation.
Case Location: 880 Station Street, Potomac Fairways Subdivision

Location Map



Property Information

Applicant/Owner:	Stephanie C. and Alexander W. Sedgwick		
Agent:	N/A		
Business/Organization:	N/A		
Property Use:	Single Family Residential		
Zoning District:	R-10, Residential Single Family	HPOD Designation:	Non-contributing
Adjacent Zoning:	North: R-10, Residential Single Family South: R-10, Residential Single Family	East: R-10, Residential Single Family West: R-10, Residential Single Family	
Adjacent Property HPOD Designation:	North: Contributing South: Contributing	East: Contributing West: Contributing	
Associated Cases:	HPRB #18-26		
Building Type(s):	Single family residential	Date of Construction:	circa 1991

Architectural Style(s):	Neo-Eclecticism with Queen Anne, Victorian influences
Exterior Material(s):	Composite: vinyl siding/trim, wood windows, chimney, rear deck, asphalt shingled roof
Neighborhood Design Profile:	Semi-urban single family residential

Case Details

Case Description:

This application proposes to replace two (2) existing 2'-8" by 5'-0" double-hung windows on the north (side) elevation with two (2) new 2'-8" by 3'-4" wood casement windows with a simulated horizontal lite division to simulate the previous windows. A wood panel with an unspecified trim design will fill the extra space underneath each of the shortened windows. On the east (rear) elevation, two (2) 2'-8" by 5'-0" paired, double-hung windows will be removed and replaced with two (2) new 2'-8" by 3'-4" wood casement windows with simulated horizontal lite divisions to simulate the previous double-hung windows. Similar to the north elevation, a wood panel with an unspecified trim design will fill the extra space of the shortened windows. In these two instances, the windows are being shortened/modified to accommodate interior alterations that will convert the interior space into a new kitchen area with new countertops along the north and east walls that will require a shorter window design to support the interior countertop installation.

In addition, an existing 32" by 42" rectangular double-hung window will be removed and replaced, in the same area on rear elevation, with two (2) new 2'-8" by 5'-0" wood windows, paired side-by-side. Next to the new windows, a new Reeb® exterior wood door with an undivided glass pane(s) will be installed to provide future exterior access to a possible new deck (not part of this application) to be built at a later date. The door access will be protected with a temporary wood railing. The proposed temporary railing, window frames, doors/frames, trim, muntins, and window panels will be painted white. Excess gray vinyl siding cut from new wall openings/fenestrations will be used to repair and infill wall surfaces where needed (Attachments #1, #2, and #3).

Case Background:

The residential structure was the subject of a previous HPRB case, HPRB #18-15 in which the Board approved the replacement of the 3-tab asphalt shingled roof with a new pewter grey colored GAF Timberline High Definition (HD) Architectural Shingles over the entire roof, which has been completed.

Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #4)
- Town of Herndon Heritage Preservation Handbook, Chapter 10 Rehabilitation Guidelines for Residential Building Design (Pages 63-65)
- Town of Herndon Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines for Windows (Pages 72-75)
- Town of Herndon Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines for Entrances, Porches and Doors (Pages 76-79)

Staff Analysis

1. This residential structure is a typical example of Neo-Eclectic architectural style with Victorian, Queen Anne influences found in Herndon, which is a design amalgamated more by builders and contractors than architects during the last 20 to 30 years. Some of its original exterior materials have been replaced to continue with maintenance and preservation of the structure, though non-contributing to the Heritage Preservation Overlay District (Attachment #4).
2. Within the Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines for Windows includes the rehabilitation guidelines for windows and states:

“... Windows should only be replaced when they are missing, or beyond maintenance and repair... Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening. Do not change the architectural appearance of windows by the use of inappropriate materials or finishes which radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing, or the appearance of the frame...” (Page 75)

Chapter 10 of the Handbook lists the general rehabilitation guidelines for residential properties. These guidelines state:

“... Retain features and materials that are important for defining the overall historical character of the building such as...windows including functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings... Repair rather than replace an element if it is damaged. Use similar materials that match the original in type, or substitute materials that are physically and chemically compatible and conveys the same appearance as the surviving part of the element... Do not remove or radically change elements such as windows, roof, or porches that are important in defining the overall historic and architectural character of the building...” (Page 64)

Heritage Preservation Handbook, Chapter 14 Rehabilitation Guidelines for Entrances, Porches and Doors (Page 79) has similar guidelines for doors and entrances.

In this case, the applicant is proposing to replace an oddly shaped window and install a new door to support reconfiguring the interior spaces within the house, which are still in keeping with the building's stylistic expressions, proportions and materials, though the oddly shaped window appears elsewhere on the east (rear) elevation. In the case of the shortened windows on the east (rear) and north (side) elevation, the designer has retained the opening proportions and proposed a minimally designed wood panel and trim feature to fill the void versus attempting patch the void with vinyl siding and altering the original opening proportions. In all cases of the windows and doors, the applicant is proposing to replace these elements with the same or very similar materials, namely wood and glass.

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 opening towards the rear of the side façade and on the rear facade, (2) use of a typical stylistic element of the building’s original architecture, and (3) use of very similar, if not identical, materials for the new windows and doors.

3. Additional information is necessary to fully understand and evaluate this case. Staff has requested a detailed elevation and/or section drawing related to the trim placement, relief and trim design of the wood infill panels below the shortened windows on the north and east elevations. Staff has also requested more information regarding the design and materials of any trim work around the new windows and door. Staff recommends that the Board discuss these design details at the work session. If the applicant can submit additional materials and detail design information by November 13, 2019, staff will have the opportunity to complete its review of the noted details and offer an updated recommendation to the Board prior to the November 20, 2019 HPRB Public Hearing.
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 residential 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 continuance of HPRB #19-35, in accordance with Alternative #4, to allow the applicant time to address the following: 1. Requested additional or updated wood panel design below windows on the north and east elevation; and 2. Updated materials information for all trim work around the new windows and doors to include window or door sections or detailed information about the trim work profile.

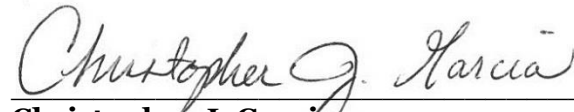
Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions – Site Photographs
4.	Existing and Proposed Elevations , Materials and Product Information

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

OCT 10 2019

DEPARTMENT OF COMMUNITY DEVELOPMENT

October 9, 2019

To the Preservation Board,

Pertaining to the property at 880 Station St Street, rear and side window and door alterations.

We are planning an interior renovation that will require some changes to the exterior side windows and rear of house. The materials and design have all been chosen to stay in the exact style of the house.

On the rear, we will be removing the existing single 42" square window and adding two 2'8" x 5'0" Lincoln Windows Primed Wood double hung windows side by side and a Reeb Exterior Wood Door with E-Glass, Douglas Fir F7002LEW, 2/8 x 80 Wide Layout.

On the rear, we will also be replacing the two existing 2'8' x 5'0" windows on the far end of the rear with two 2'8" x 3'4" casement windows with horizontal bar to mimic look of double hung windows. The extra space will be filled with wood panels designed and painted to match the windows.

On the left side of the house, we will be replacing the two existing 2'8' x 5'0" with two 2'8" x 3'4" casement windows with horizontal bar to mimic look of double hung windows. The extra space will be designed and painted to match the windows.

We are anticipating being able to use the gray vinyl siding existing on the home to repair and fill any gaps. It will be matched precisely so the changes are unnoticeable.

The door will be protected by a temporary wood railing painted white to match the windows.

Thank you for your consideration,

Stephanie and Alexander Sedgwick

RECEIVED ON

OCT 10 2019

DEPARTMENT OF COMMUNITY DEVELOPMENT

Materials List:

- 1) Reeb Exterior Wood Door with E-Glass
Douglas Fir F7002LEW, 2/8 x 80 Wide Layout, No sticking
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 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
- 4) Infill existing areas below casement windows with wood panels painted white to match windows
- 5) Vinyl siding to exactly match existing siding. Will be able to use the existing siding. We are not anticipating having to purchase additional siding. All painted gray to match.



LEFT
SIDE
VIEW



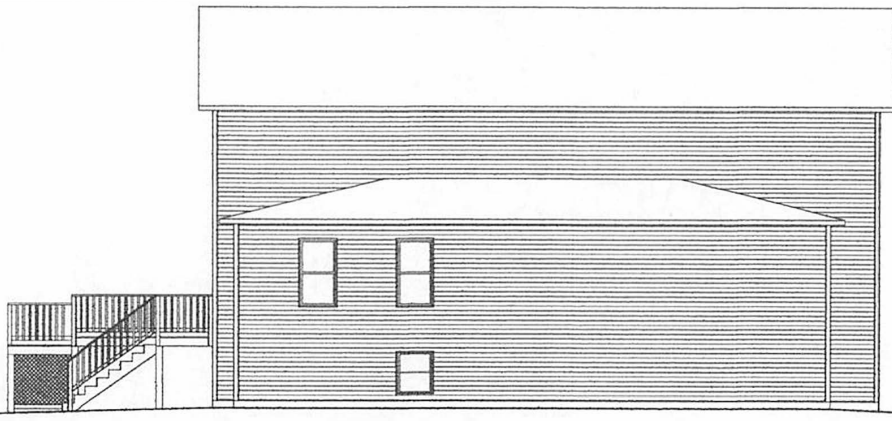
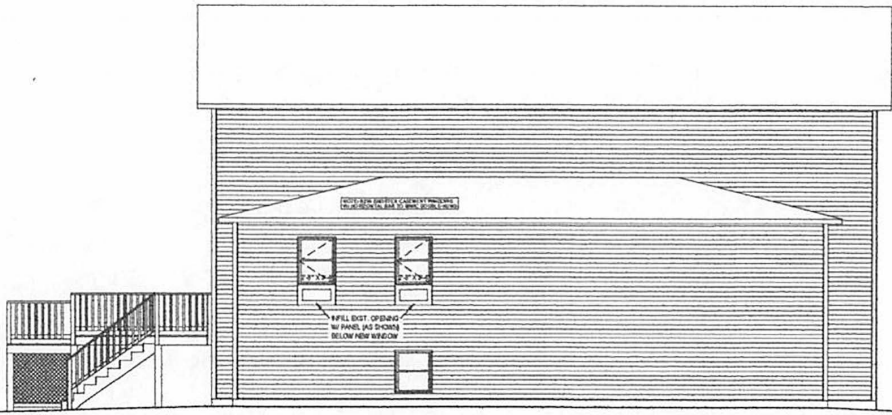


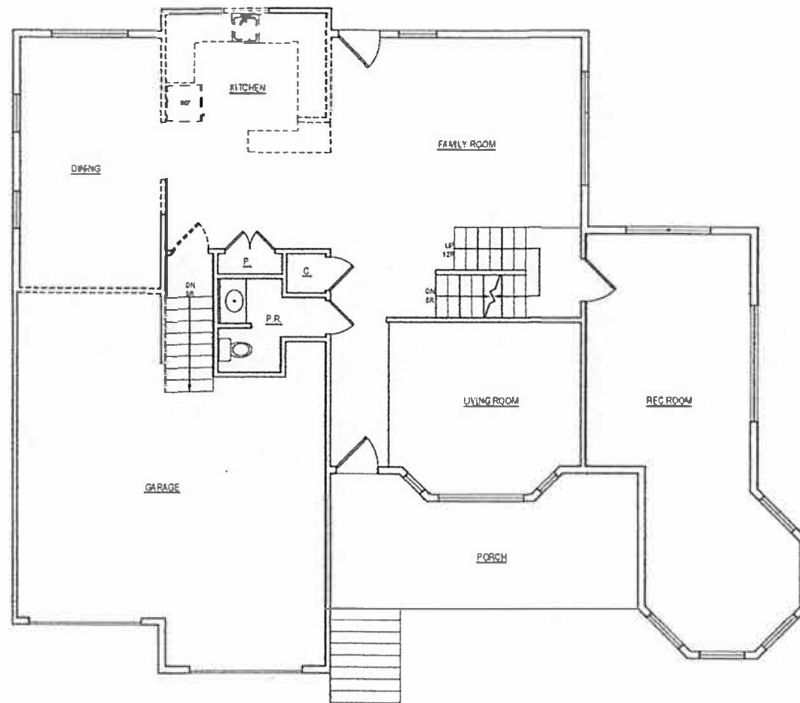
FRONT



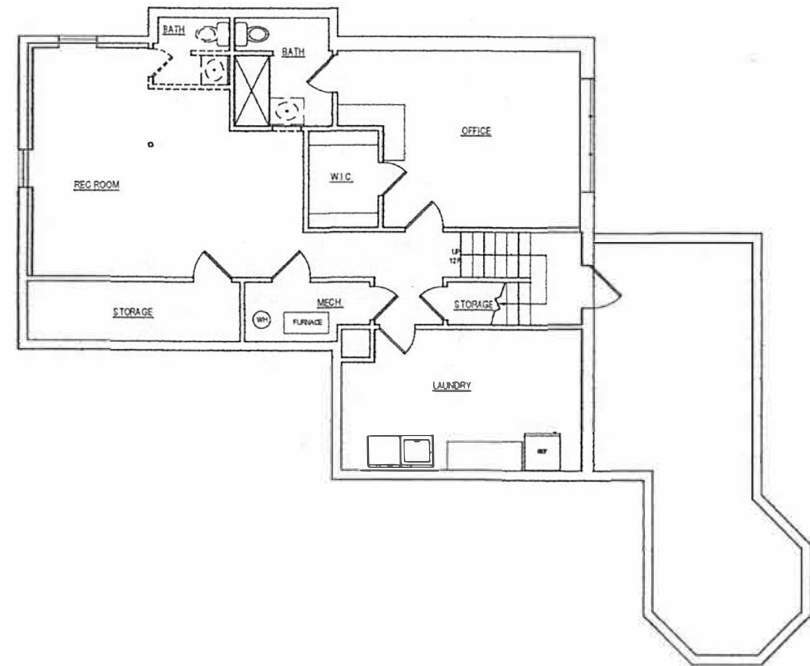


RIGHT
SIDE

		SCOTT W. STERL, AIA PLLC 2021 MAGARITY CT. FALLS CHURCH, VA 22043 703-734-6246
EXISTING EAST ELEVATION SCALE: 1/4"= 1'-0"	EXISTING NORTH ELEVATION SCALE: 1/4"= 1'-0"	
		REMODELING FOR: CAMERON & STEPHANIE SEDGWICK 880 STATION ST HERNDON, VA 22170
PROPOSED EAST ELEVATION SCALE: 1/4"= 1'-0"	PROPOSED NORTH ELEVATION SCALE: 1/4"= 1'-0"	1 OF 1 10/08/19



EXISTING FIRST FLOOR & DEMO PLAN
SCALE: 1/4"=1'-0"

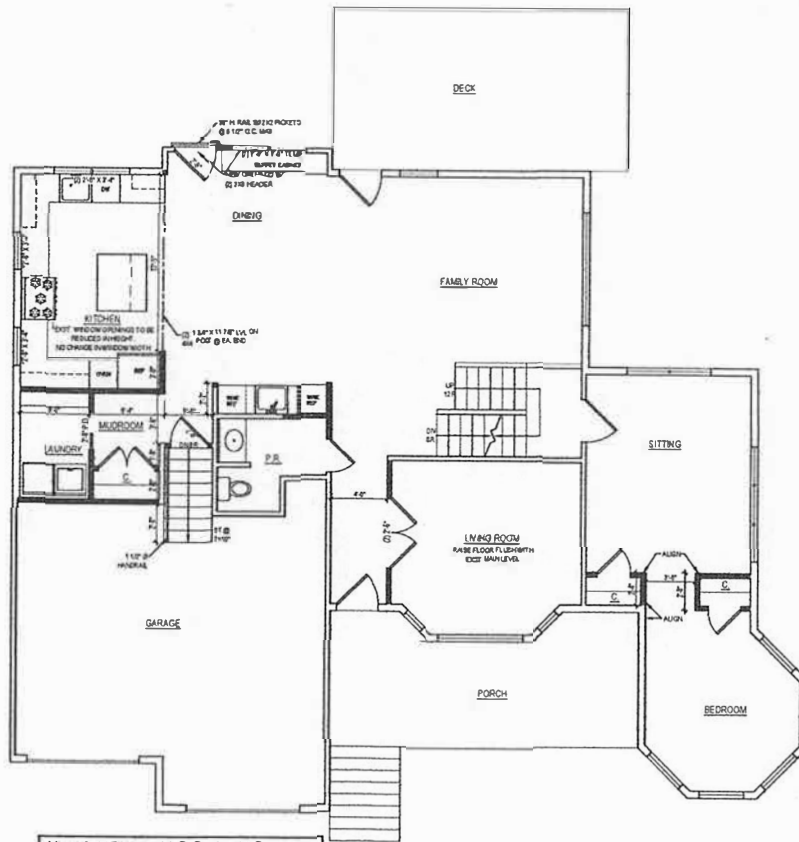


EXISTING BASEMENT & DEMO PLAN
SCALE: 1/4"=1'-0"

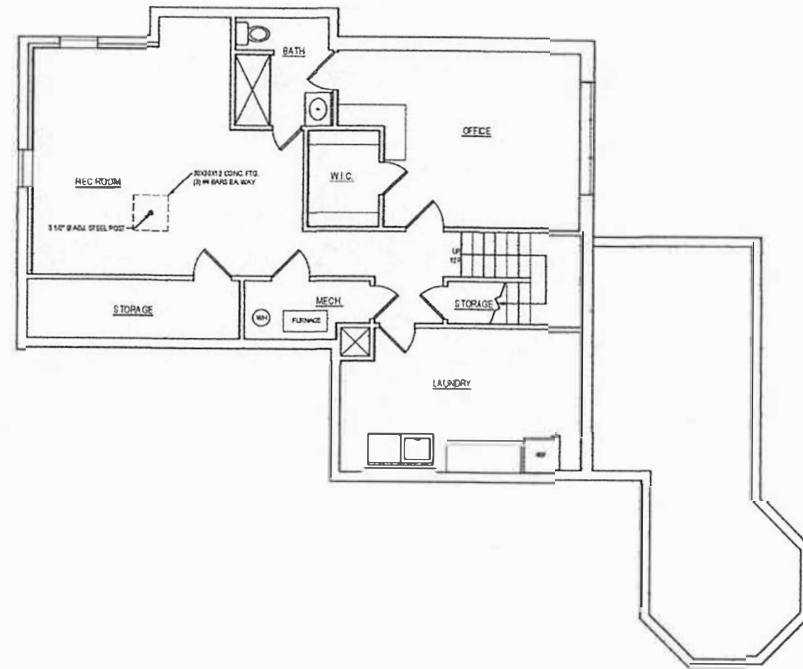
SCOTT W. STERL, AIA PLLC
2021 MAGARITY CT.
FALLS CHURCH, VA 22043
703-734-6246

REMODELING FOR:
STEPHANIE SEDGWICK
880 STATION ST
HERNDON, VA 22170

1
OF 2
09/16/19



PROPOSED FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



PROPOSED BASEMENT PLAN
SCALE: 1/4" = 1'-0"

SCOTT W. STERL, AIA PLLC
2021 MAGARITY CT.
FALLS CHURCH, VA 22043
703-734-6246

WESTCHESTER DESIGN GROUP
P.O. BOX 10068
ALEXANDRIA, VA 22310
(703) 746-8931

REMODELING FOR:
STEPHANIE SEDGWICK
880 STATION ST
HERNDON, VA 22170

1
OF 1

10/18/19

Door
+ Window

This time-honored window design captures the original depth and beauty of Lincoln products. Our Primed Wood products are architect friendly and designed for new construction or historical renovation.

High risk rot-prone components are substituted with cPVC parts ready for a high quality heat reflective and UV resistant exterior paint color choice.

From a traditionalist point-of-view, Lincoln's stylish windows, patio doors and shapes are dimensionally accurate, historically desired and design friendly.

Features

- **Available Product:**
Extensive product selection.
- **Maintenance:**
Moderate. Apply UV resistant paint and periodic check-up.
- **Structural Performance:**
Exceptional strength.
- **Thermal Performance:**
Very high.



door



Frame Finishes

Wood with a white factory applied pigmented, waterborne, acrylic primer and white, paintable cellular PVC sill, blindstop and casings or all-wood with a white factory applied water-based acrylic latex primer.



Sash Finish

Wood with a white factory applied pigmented, waterborne, acrylic primer.

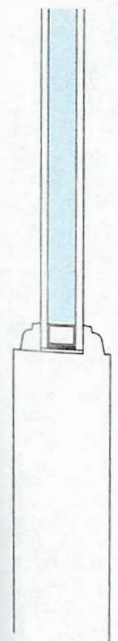


WaterBarrier® with Low-E Glass - Exterior Side



Interior Side

WATERBARRIER® BEST DURABILITY



Glass Profile



F7002LEW

Low-E
Ovolo Sticking
Wide Layout

2/6 x 6/8	2/0 x 8/0
2/8 x 6/8	2/6 x 8/0
3/0 x 6/8	2/8 x 8/0
	3/0 x 8/0

F7701LEW

Low-E
Ovolo Sticking

1/0 x 6/8	1/0 x 7/0
1/2 x 6/8	1/2 x 7/0



F7037W

IG
Ovolo Sticking
Wide Layout

2/6 x 6/8	2/6 x 7/0
2/8 x 6/8	2/8 x 7/0
3/0 x 6/8	3/0 x 7/0



EASY
STAINABILITY (Interior)

FRENCH DOORS

Stile & Rail Dimensions / Index

STYLE	TYPE	PAGE	HEIGHT	STILE	TOP RAIL	LOCK RAIL	BOTTOM RAIL	PANEL	BAR	GLASS	STICKING	MANUFACTURER
F6490	DOOR	34	6/8	6"	5-9/16"	7-1/2"	9-3/16"	1-7/16" DHRP	---	SANTA FE	OVOLO	SIMPSON
F6490	DOOR	34	7/0	6"	7-9/16"	7-1/2"	11-3/16"	1-7/16" DHRP	---	SANTA FE	OVOLO	SIMPSON
F6493	SIDELITE	34	6/8	3-1/2"	5-9/16"	---	9-11/16"	1-7/16" DHRP	---	SANTA FE	OVOLO	SIMPSON
F6493	SIDELITE	34	7/0	3-1/2"	7-9/16"	---	11-11/16"	1-7/16" DHRP	---	SANTA FE	OVOLO	SIMPSON
F6801	DOOR	37	6/8	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	---	INSULATED	OVOLO	SIMPSON
F6801	DOOR	37	8/0	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	---	INSULATED	OVOLO	SIMPSON
F6801LE	DOOR	36	6/8	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	---	LOW-E	OVOLO	SIMPSON
F6801LE	DOOR	36	8/0	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	---	LOW-E	OVOLO	SIMPSON
F6803	DOOR	55	6/8	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	1-3/8" TDL	INSULATED	OVOLO	SIMPSON
F6803LE	DOOR	55	6/8	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	1-3/8" TDL	LOW-E	OVOLO	SIMPSON
F6841	DOOR	39	6/8	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	---	SOLANO	OVOLO	SIMPSON
F6841	DOOR	39	6/8	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	---	SOLANO	OVOLO	SIMPSON
F6861	DOOR	37	6/8	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	---	INSULATED	OVOLO	SIMPSON
F6861	DOOR	37	8/0	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	---	INSULATED	OVOLO	SIMPSON
F6861LE	DOOR	37	6/8	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	---	LOW-E	OVOLO	SIMPSON
F6861LE	DOOR	37	8/0	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	---	LOW-E	OVOLO	SIMPSON
F6881	DOOR	39	6/8	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	---	SOLANO	OVOLO	SIMPSON
F6881	DOOR	39	8/0	5-1/2"	4-7/16"	---	9-3/16"	3/4" FP	---	SOLANO	OVOLO	SIMPSON
F7001	DOOR	62	6/8	4-1/2"	4-7/16"	---	9-3/16"	---	---	INSULATED	OVOLO	SIMPSON
		62	7/0	4-1/2"	4-7/16"	---	9-3/16"	---	---	INSULATED	OVOLO	SIMPSON
		62	8/0	4-1/2"	4-7/16"	---	9-3/16"	---	---	INSULATED	OVOLO	SIMPSON
		63	6/8	5-1/2"	4-7/16"	---	9-3/16"	---	---	LOW-E	OVOLO	SIMPSON
F7002LE	DOOR	63	8/0	5-1/2"	4-7/16"	---	9-3/16"	---	---	LOW-E	OVOLO	SIMPSON
F7002LEW	DOOR	61	6/8	5-1/2"	4-7/16"	---	9-3/16"	---	---	LOW-E	OVOLO	SIMPSON
F7002LEW	DOOR	61	8/0	5-1/2"	4-7/16"	---	9-3/16"	---	---	LOW-E	OVOLO	SIMPSON
F7010	DOOR	66	6/8	4-1/2"	4-7/16"	---	9-3/16"	---	1-3/8" TDL	INSULATED	OVOLO	SIMPSON
F7010	DOOR	66	7/0	4-1/2"	4-7/16"	---	9-3/16"	---	1-3/8" TDL	INSULATED	OVOLO	SIMPSON
F7012LE	DOOR	66	8/0	4-1/2"	4-7/16"	---	9-3/16"	---	1-3/8" TDL	LOW-E	OVOLO	SIMPSON
F7015	DOOR	66	6/8	5-1/2"	4-7/16"	---	9-3/16"	---	1-3/8" TDL	INSULATED	OVOLO	SIMPSON
F7015	DOOR	66	7/0	5-1/2"	4-7/16"	---	9-3/16"	---	1-3/8" TDL	INSULATED	OVOLO	SIMPSON
F7018LE	DOOR	67	8/0	4-1/2"	4-7/16"	---	9-3/16"	---	1-3/8" TDL	LOW-E	OVOLO	SIMPSON
F7031LE	DOOR	33	6/8	5-1/2"	4-7/16"	7-1/2"	9-3/16"	1-7/16" DHRP	---	LOW-E	OVOLO	SIMPSON
F7037LE	DOOR	62	8/0	5-1/2"	4-7/16"	---	9-3/16"	---	---	LOW-E	OVOLO	SIMPSON
F7037W	DOOR	61	6/8	5-1/2"	6-7/16"	---	18-1/2"	---	---	INSULATED	OVOLO	SIMPSON
F7037W	DOOR	61	7/0	5-1/2"	6-7/16"	---	18-1/2"	---	---	INSULATED	OVOLO	SIMPSON
F7044LE	DOOR	32	6/8	4-1/2"	4-7/16"	7-1/2"	9-3/16"	1-7/16" DHRP	---	LOW-E	OVOLO	SIMPSON
F7044LE	DOOR	32	8/0	4-1/2"	4-7/16"	7-1/2"	9-3/16"	1-7/16" DHRP	---	LOW-E	OVOLO	SIMPSON

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

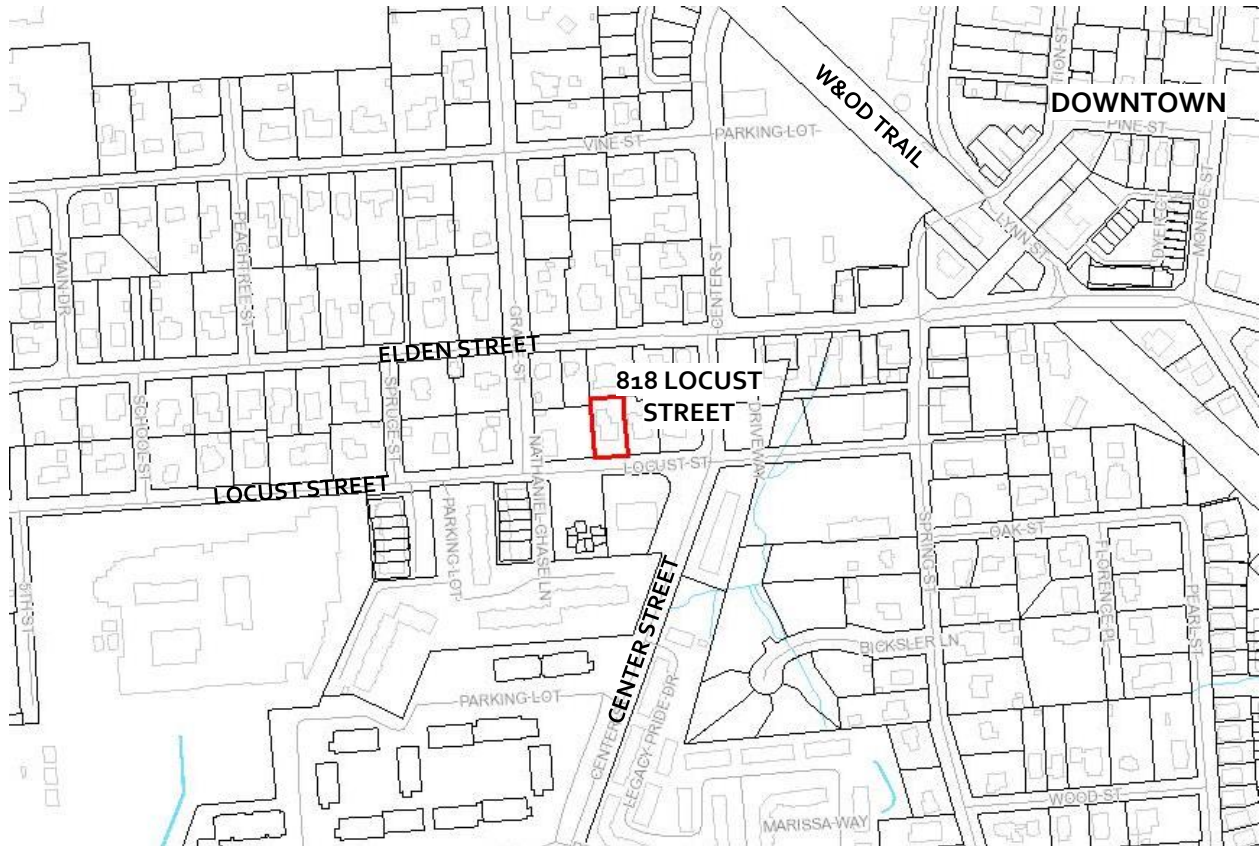
sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.

- 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 #19-36; Alterations
Case Summary: Construct a third-floor roof deck enclosure on the rear elevation.
Case Location: 818 Locust Street, Eldenwood Farm Subdivision

Location Map



Property Information

Applicant/Owner:	Bradley Scott Mayhugh and Keven J. LeBlanc, Jr.		
Agent:	N/A		
Business/Organization:	N/A		
Property Use:	Single Family Residential		
Zoning District:	R-10, Residential Single Family	HPOD Designation:	Non-contributing
Adjacent Zoning:	North: RM, Residential Multi-Family South: R-10, Residential Single Family	East: R-10, Residential Single Family West: R-10, Residential Single Family	
Adjacent Property HPOD Designation:	North: Non-contributing South: Not in District	East: Non-contributing West: Contributing	
Associated Cases:	HPRB #15-16; HPRB #10-07		
Building Type(s):	Single family detached residential	Date of Construction:	circa 2006

Architectural Style(s):	Transitional with vague Colonial Revival references
Exterior Material(s):	Composite: Cementitious fiber siding/trim, wood windows, rear decks, asphalt shingled roof
Neighborhood Design Profile:	Semi-urban single family residential

Case Details

Case Description:

This application proposes to construct a 3rd floor roof deck enclosure, partially enclosing the space, in order correct structural design flaws that are permitting rain/storm water to infiltrate behind walls and interior structural elements. The enclosure will consist of an approximately 11'-2" wide by 9'-6" deep enclosure constructed of wood structural members, sheathed with Hardieplank® *Select Cedarmill* finish painted *Stonington Gray* (Benjamin Moore HC-170) to match the existing siding, wood trim painted *Super White* (Benjamin Moore, PM-1) to match the existing trim work, and GAF Timberline asphalt shingles in a Charcoal Gray color to match the existing roof materials. The enclosure will have openings on the side and rear face that will not be entirely enclosed and will not use glass, windows or screen materials to cover voids. The exterior wall panels on the side and rear facing elevation above and below the opening will be clad in the propose Hardieplank® siding materials (Attachments #1, #2, and #3).

Case Background:

The residential structure was the subject of a previous HPRB case, HPRB #10-07 in which the Board approved the new construction on the subject property. A nearly identical case, HPRB #16-15 and located at 879 Elden, in which a very similar enclosure and a pergola were approved to correct the same design flaw in a residential structure that was constructed by the same homebuilder. In that case, the Board approved the enclosure with the same overall form and materials. The only difference between that deck enclosure as approved and the enclosure proposed with this case is that it was fully enclosed with glass windows and different wall materials were used on the rear-facing façade. The applicant has provided design elevations from the publicly available case documents for HPRB #16-15 to show the basic design that is being proposed and articulated differences in the application of exterior materials to be used in the enclosure at 818 Locust Street.

Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #4)
- Town of Herndon Heritage Preservation Handbook, Chapter 7 New Construction Guidelines for New Residential Construction and Additions (Pages 54-55)

Staff Analysis

1. The house is an example of a Transitional architectural style and possess vague derivations of Colonial Revival architecture, though clearly using modern materials, design features and construction techniques. This structure is classified as a Non-Contributing to the Town's Heritage Preservation Overlay District.

2. Within the Heritage Preservation Handbook, Chapter 7 New Construction Guidelines for New Residential Construction and Additions includes the guidelines for new additions, such as this proposed enclosure. While this project does not increase the footprint of the building, it is increasing the enclosed space on the upper story of this non-contributing structure. The guideline in this section generally states:
 - 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.

The referenced guidelines form a rational basis for determining the appropriateness of alterations and additions to non-contributing structures. Applying these guidelines in this way sets the stage for establishing and maintaining the architecture of more recent time periods (after the HPOD period of significance) and preserving that recent architecture as character-defining features of the district.

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 the rear facade, (2) use of a typical stylistic elements of the building's original architectural style, and (3) use of very similar, if not identical, materials for the new enclosure.

3. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #4). Based on the evaluation of each criteria, staff finds the proposed alterations will be in keeping with overall visual appearance and architecture of this residential 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 #19-36, 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 29, 2019.
--	--

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions, Proposed Elevations/Examples, and Materials Information
4.	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

To: Heritage Preservation Board
From: Keven LeBlanc and Bradley Mayhugh, 818 Locust Street
Re: Application to modify an Existing Structure

We would like to make modifications to our property, similar in appearance to the modifications approved for 879 Elden Street.

- 1- Completely cover the third-floor roof deck with a roof and enclosed sides.**
- 2- Extend the overhang above the exterior door mirroring the overhang approved for 879 Elden Street.**

All exterior elements will match the existing exterior.

- Hardie Plank Select Cedar Mill textured siding, matching existing texture and color.**
- Wood trim matching the existing trim painted to match existing bright white.**
- Timberline Natural-shadow roofing shingles matching existing Charcoal color.**

In 2016, HPRB approved a modification for Jon Gibson and Jay Toven at 879 Elden Street. They have the exact mirror image of our home and experienced the exact same issue with leaks and water damage as a result of the roof decks. After much discussion with Jay and John their modifications have been successful to remediate the issues. We will reference their details and work throughout this application.

Please note the work listed in our application is necessary to remediate issues with our home. We are the original owners of home at 818 Locust Street and purchased from the builder Doll Homes. Shortly after the purchase of our home we stated experiencing roof leaks in our first 90 days in the home. The first several repairs we contacted the builder but after our warranty we discovered bigger challenges with our home. It was determined by our insurance adjuster and contractor that there was a design flaw in the second and third floor roof decks. The decks are cut deep in to the exiting exterior in the middle of multiple roof pitches that did not allow water to run off, but instead rain water run down the walls and pours on to the decks and pools in the corners next to the home. In addition, the decks are improperly pitched impeding the pooled water from running off and into the gutters.

Over the past 10 years we have invested so much money on bi-annual repairs to have the decks re-pitched with a more drastic angle, replacing the decking material and repairing damaged hardy plank siding, exterior trim, additional guttering and interior repairs to ceilings, floors, flooring and trim. Our insurance provider will no longer cover repairs as a result of the roof decks until we remediate the issue with a more permanent resolve. For the past 18 months, each time there is a chance on inclement weather, we have no choice but to put out buckets in our breakfast area, den and master bedroom to collect the rain flowing into our home.

Kind regards,

Keven LeBlanc and Scott Mayhugh
818 Locust Street
Herndon, VA 20170

Included in this document:

- a) Location map from builder's brochure**
- b) Plat of property Eldenwood farm**
- c) Paint colors**
- d) Photos from all sides of home and snips of elevation work for perspective**
- e) Manufactures Siding materials brochure**
- f) Manufactures Roof materials brochure**

Attachments:

- 1- Application**
- 2- Elevation plans in 11/17 copy**

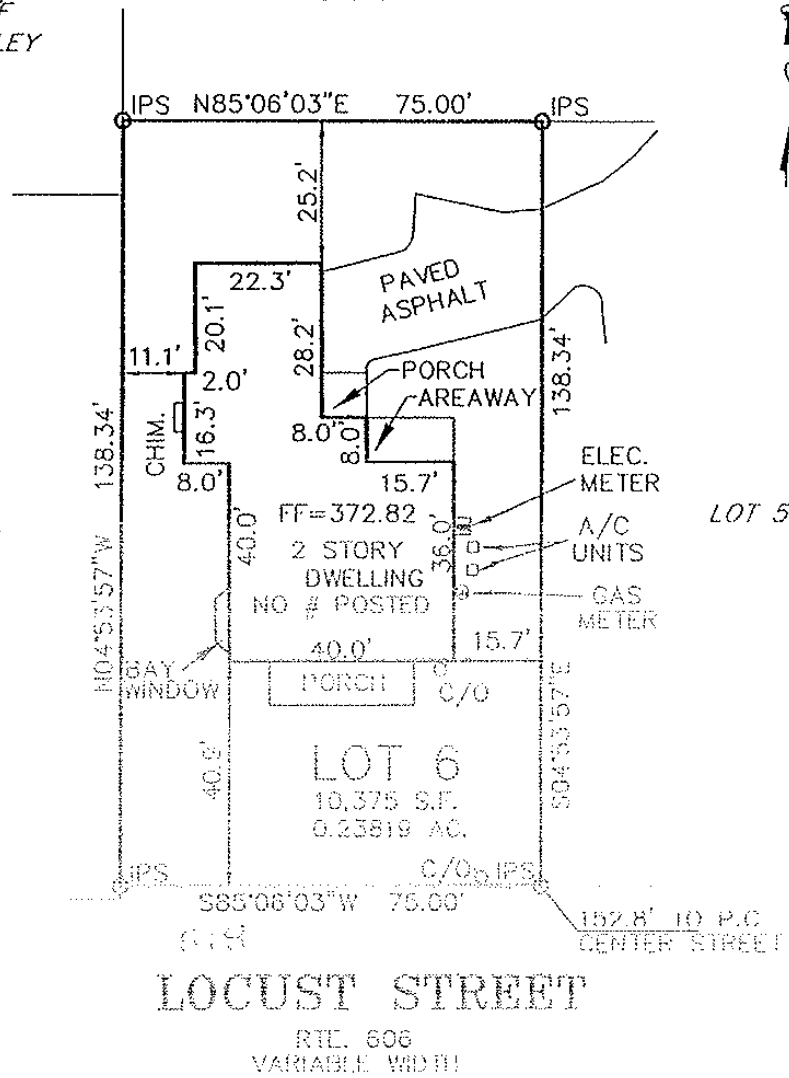
a)



N/F
BRADLEY

LOT 1

RECORD NORTH

N/F
FLETCHER

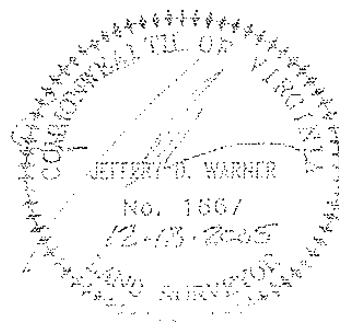
FINAL HOUSE LOCATION

LOT 6

ELDENWOOD FARM

TOWN OF HERNDON

FARM ROAD, HERNDON, VA



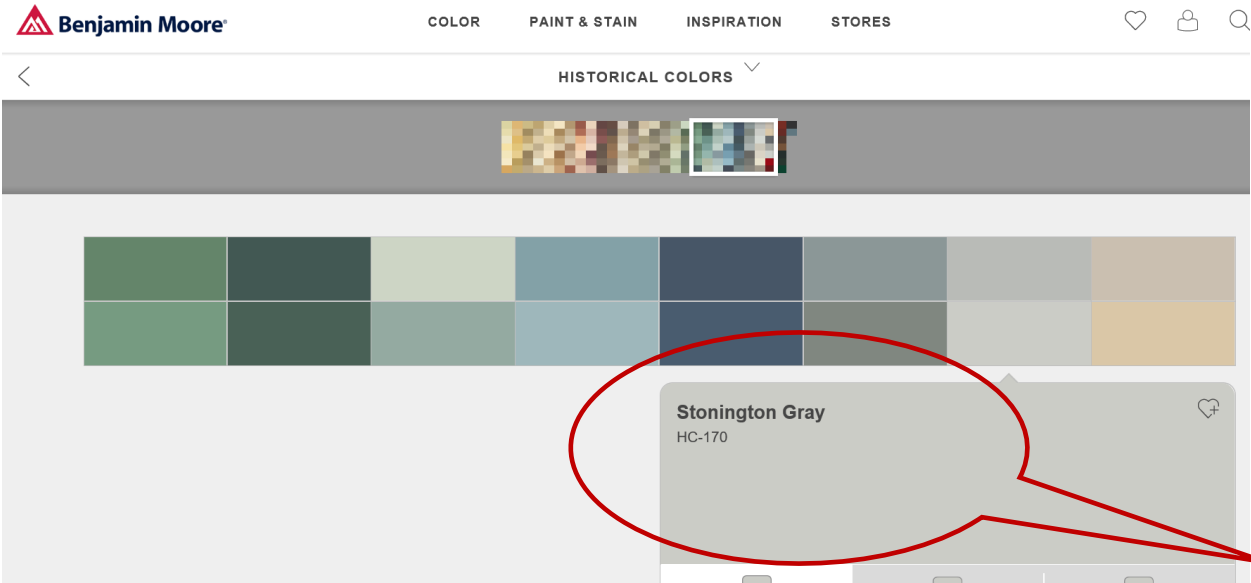
JEFFREY D. WARNER LAND SURVEYING, INC.

11000 N. N. ROAD, SUITE 100, FALLS CHURCH, VA 22044

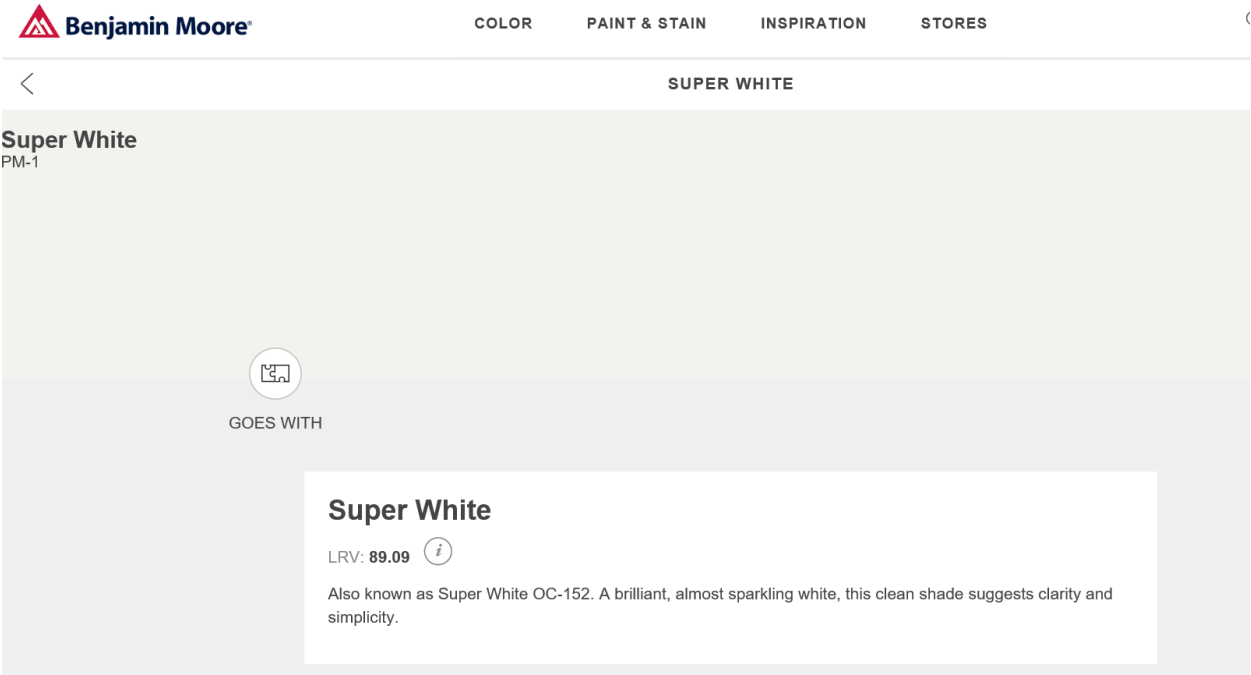
TEL: (703) 888-0700

FAX: (703) 888-0700

c)



Match current color of home.



all trim color super white.

d) Photos of home

front of home



Right side of home



Left side of home



Back of home



Back of home closer view of decks



Back of home closer view of decks



Enclose deck roof and sides, mirroring

the work at 879 Elden Street.



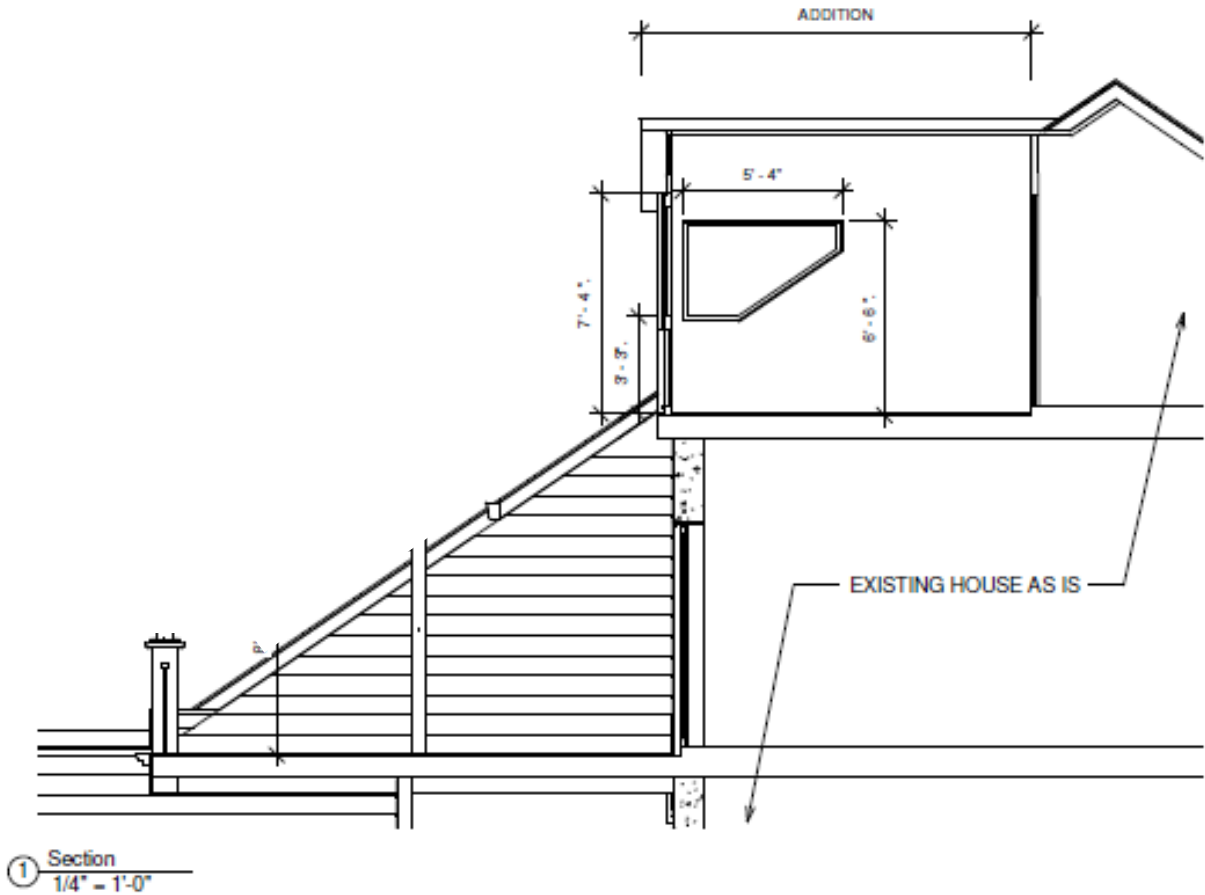
Enclosure of deck. (Snip from 879 Elden Elevation, see full elevation in attachment)



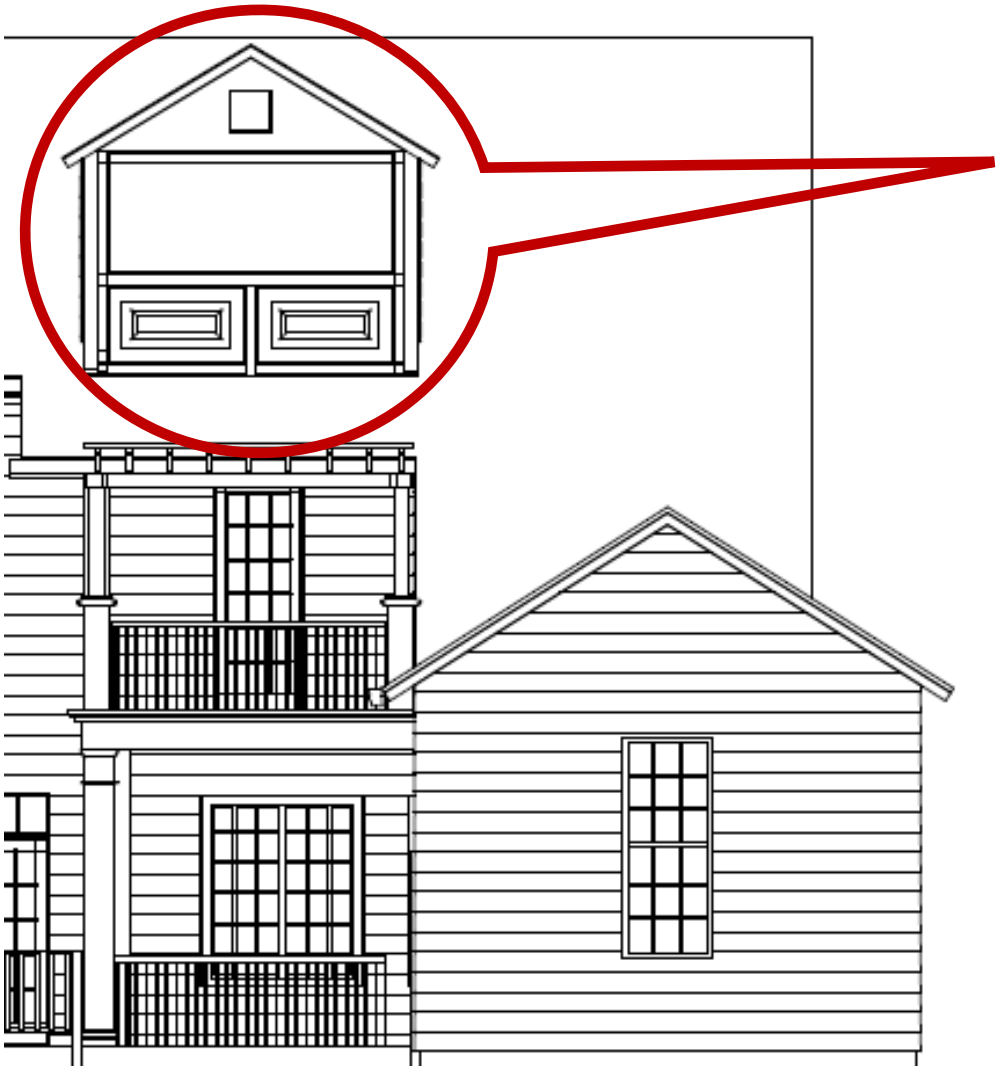
**build out 18 inch overhang, mirror
change to 879 Elden to prevent water from running down corner leaking into home
and damaging Hardie plank.**



elevation snip of 18 inch overhang
shielding door and corner (snip from 879 Elden. See full elevation attachment)



side elevation of decks

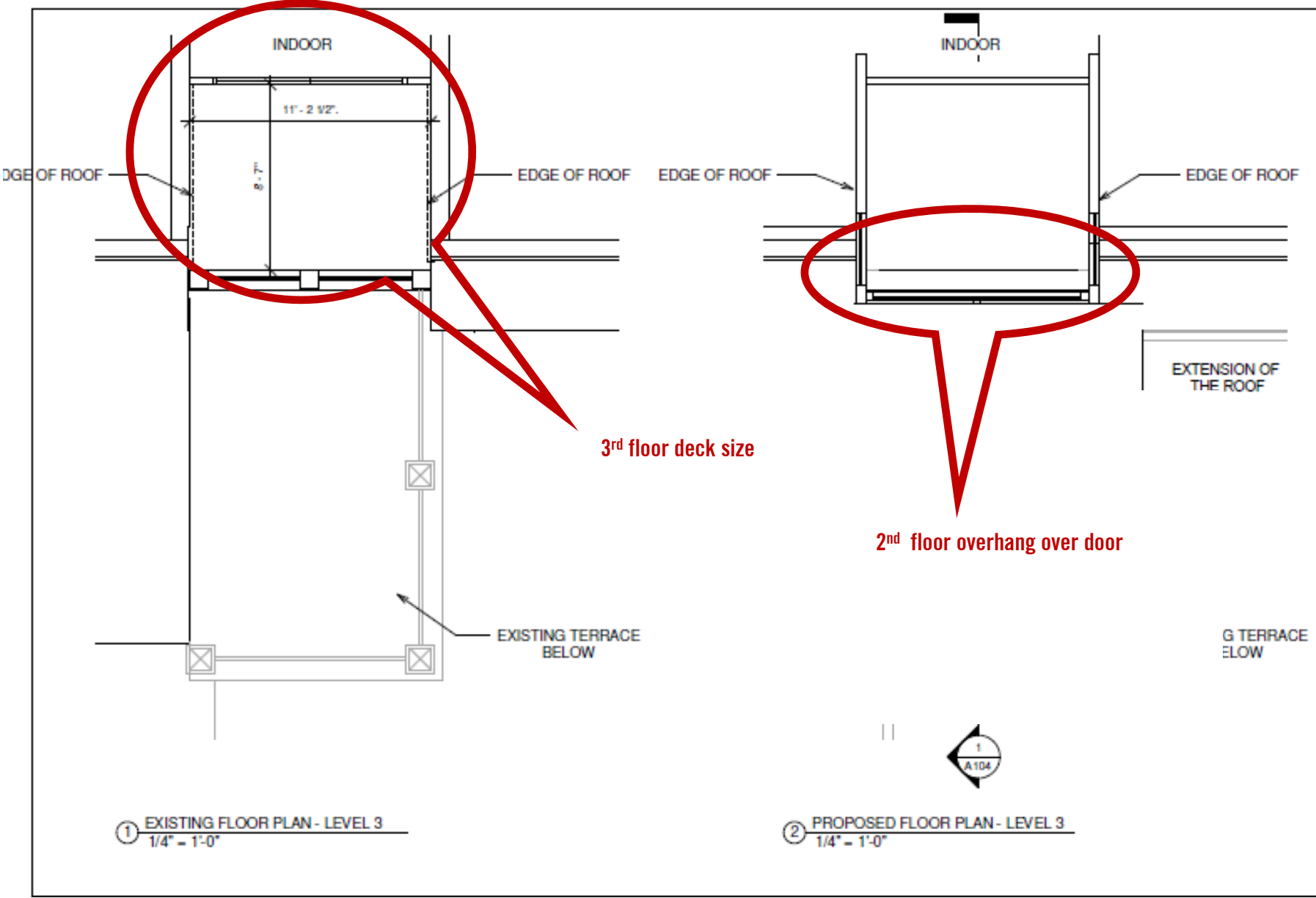


Size of 3rd floor roof deck enclosure, 11' 2 ½ " x 8' 7"

Match all existing materials;

- *Hardie plank siding
- *Wood trim board
- *match existing roof shingles

Again, these are snips form the elevation for 879 Elden. See full elevation attached.



e) Manufactures Siding materials brochure



JamesHardie[®]

Siding | Trim



Achieve authentic character and
UNCOMPROMISING PERFORMANCE.

TRISTATE
Product Catalog

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
Exposure	4 in	5 in	6 in	7 in	8 in
Prime Price/Sheet	363	388	252	230	80
ColorPlus Price/Sheet	324	280	252	210	—
Price/Sq	25.0	20.0	16.7	14.3	12.5

SELECT CEDARMILL®



Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
STATEMENT COLLECTION™		✓		✓	
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	✓

SMOOTH



Width	5.25 in	6.25 in	7.25 in	8.25 in	9.25 in*
STATEMENT COLLECTION™		✓		✓	
DREAM COLLECTION™	✓	✓	✓	✓	
PRIME	✓	✓	✓	✓	

BEADED CEDARMILL®



BEADED CEDARMILL® & BEADED SMOOTH

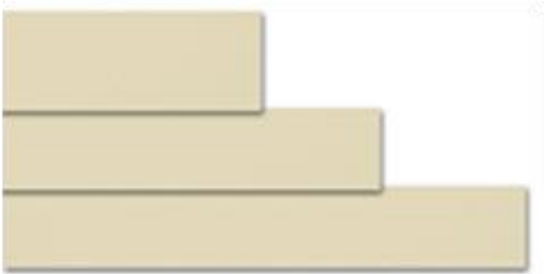
Width	8.25 in
Exposure	7 in
ColorPlus Price/Sheet	210
Price/Sq	14.3
STATEMENT COLLECTION™	—
DREAM COLLECTION™	✓
PRIME	—

BEADED SMOOTH



*5.25 in widths do not feature the drip edge

HardiePlank®



Smooth



Colonial Smooth©



Beaded Cedarmill©



Select Cedarmill©



Beaded Smooth



Rustic Cedar



Colonial Roughsawn©

HardieShingle®



Individual Shingles

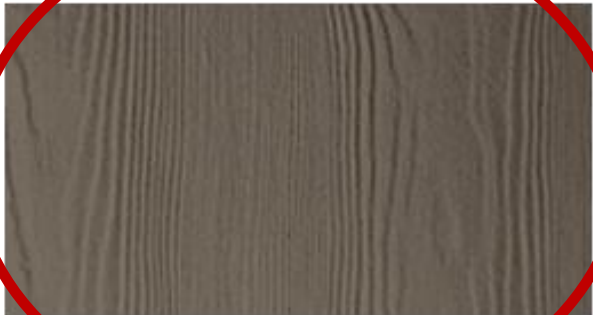


Staggered-Edge Panel



Straight-Edge Panel

HardiePanel®



Cedarmill©



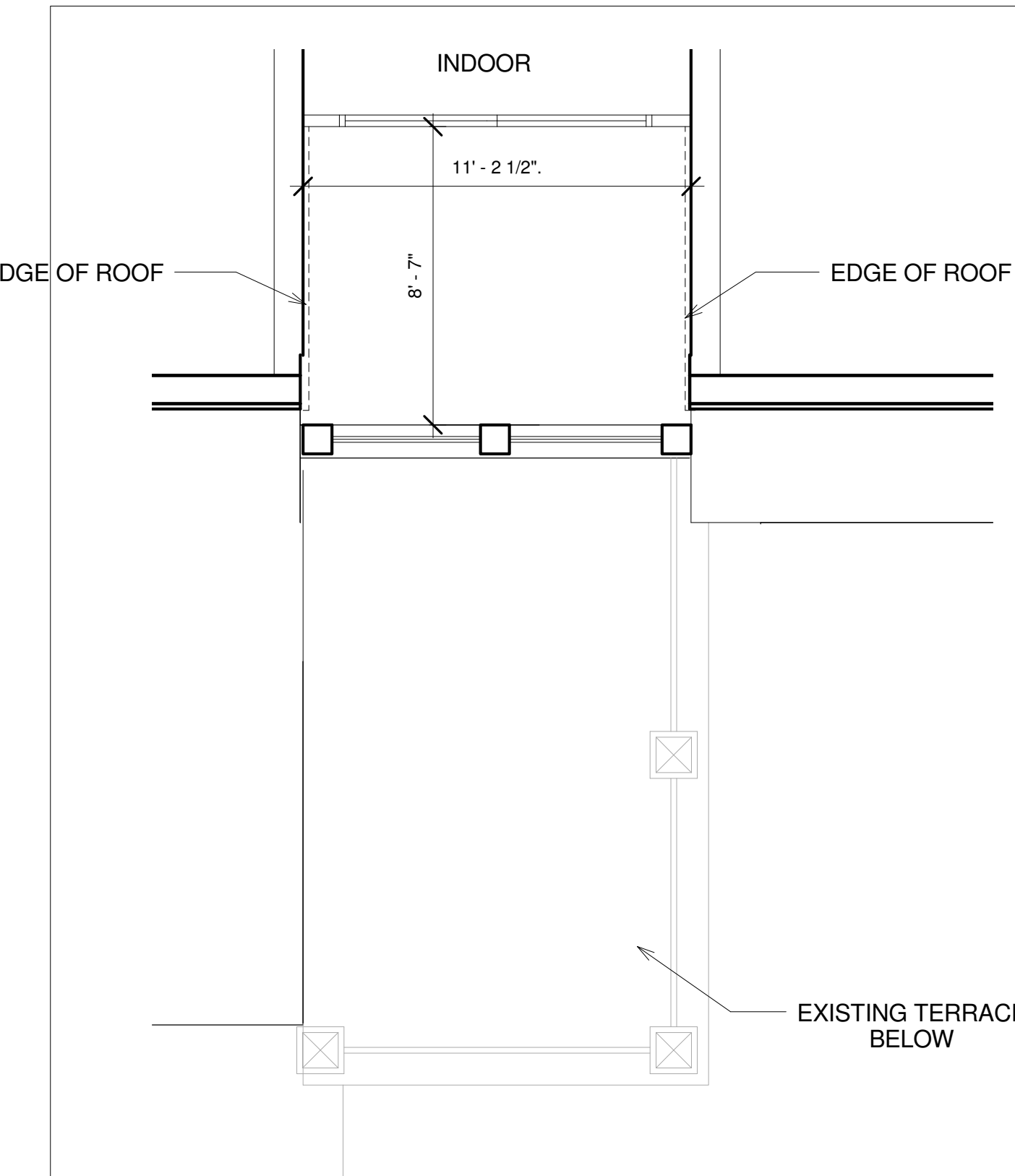
Sierra 8



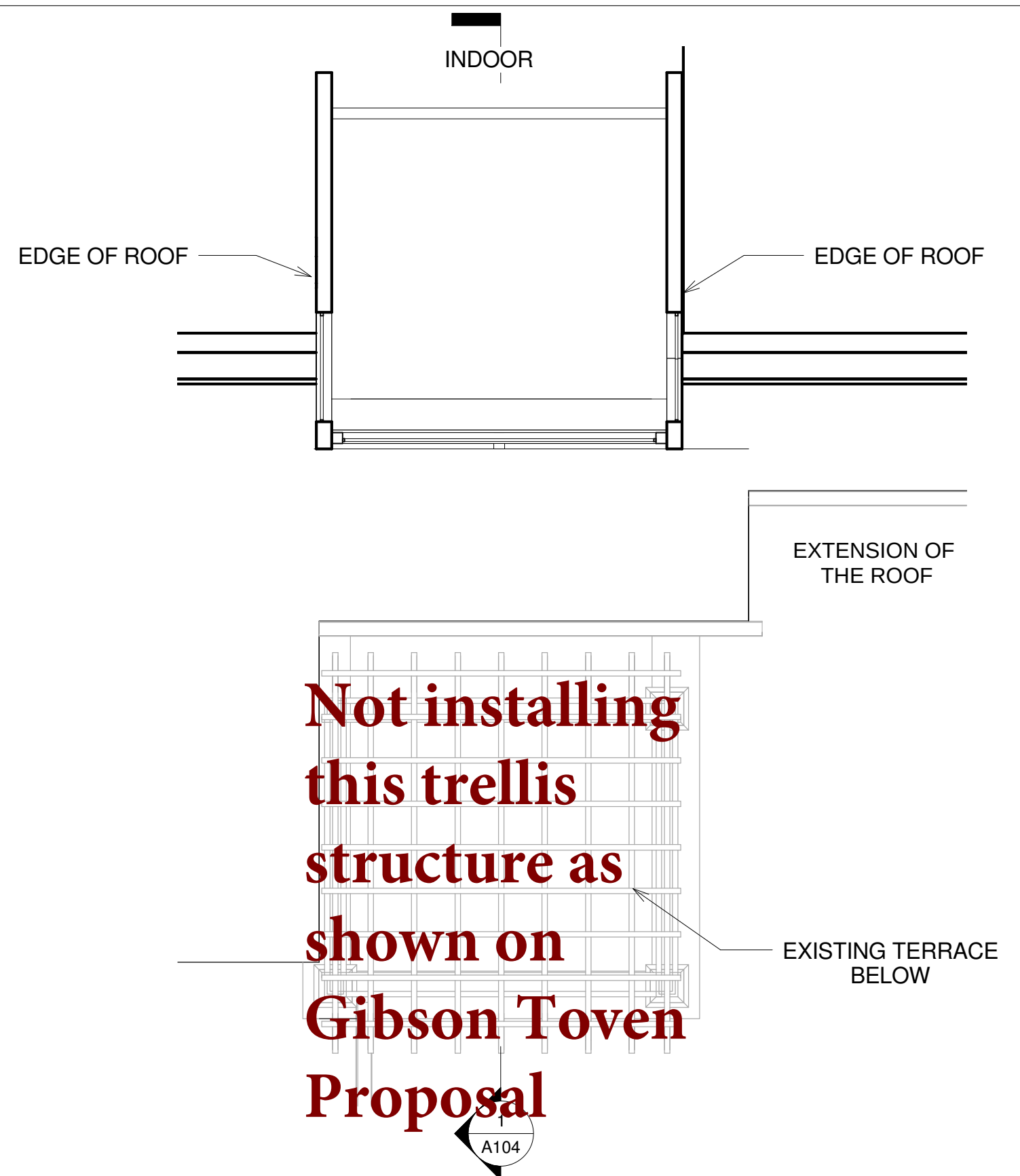
Smooth

g) Manufactures Roof materials brochure





1 EXISTING FLOOR PLAN - LEVEL 3
1/4" = 1'-0"



2 PROPOSED FLOOR PLAN - LEVEL 3
1/4" = 1'-0"

UMAR O PAREJA, PLLC. DESIGN 1101 PENNSYLVANIA AVE. S.E. SUITE #200 WASHINGTON DC 20003 202-552-5088 UPA4@AOL.COM WWW.UP4RCH.COM		RESIDENCE OF MR. GIBSON & MR. TOVEN 879 ELDEN STREET HERNDON, VIRGINIA 20170			
SIZE		DATE		DWG NO.	REV
		5-15-15			2
SCALE:as shown					
		SHEET AS SHOWN			

1 PROPOSED REAR ELEVATION
1/4" = 1'-0"



UMAR O PAREJA, PLLC.

D E S I G N
1101 PENNSYLVANIA AVE, S.E. SUITE #200
WASHINGTON DC 20003

202-552-5088

UPA4@GMAIL.COM
WWW.UP4RCH.COM

RESIDENCE OF MR. GIBSON & MR. TOVEN
879 ELDEN STREET
HERNDON, VIRGINIA 20170

SIZE DATE
5-15-15
SCALE: as shown

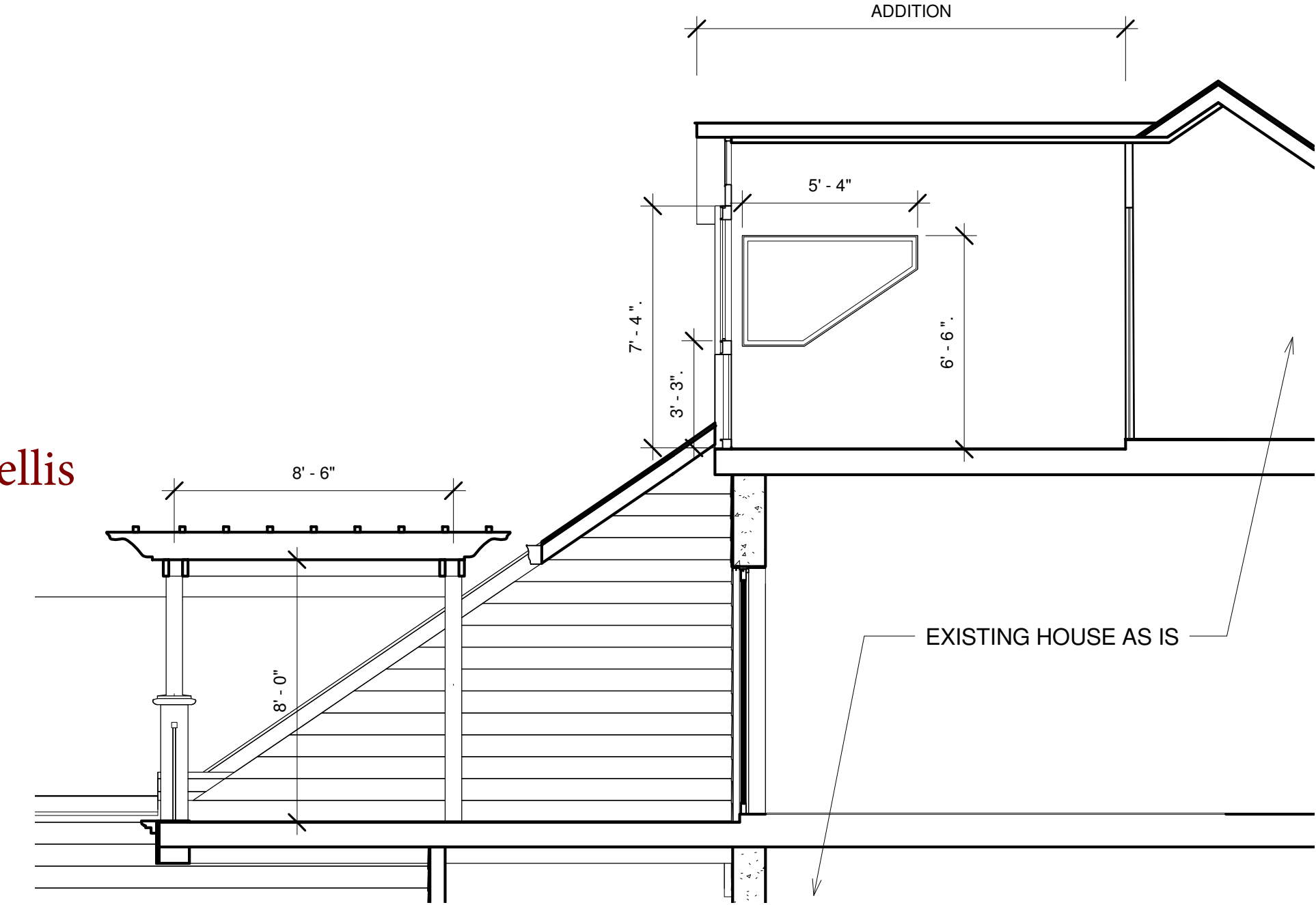
DWG NO. 3

REV

SHEET AS SHOWN



Not installing trellis
as shown

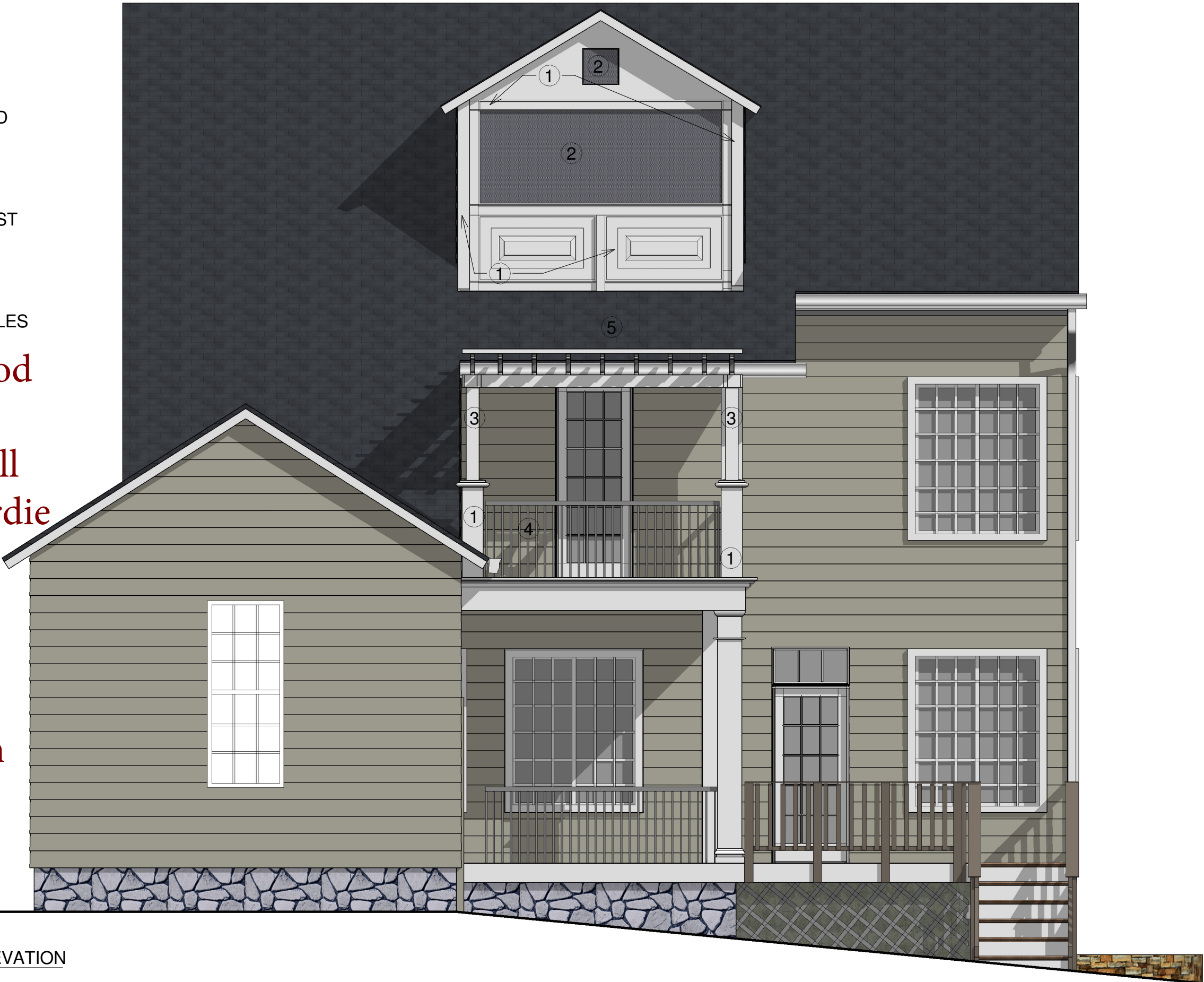


1 Section
1/4" = 1'-0"

- ① WHITE AZEK TRIM BOARD
- ② CHARCOAL FIBERGLASS SCREEN MESH
- ③ STRUCTURAL WOOD POST
- ④ EXISTING RAILLING
- ⑤ MATCH EXISTING SHINGLES

Note - Note wood trim board in 1- will be used. Will use existing Hardie plank siding for front

not installing fiberglass screen from 2-



① -PROPOSED REAR ELEVATION
1/4" = 1'-0"

UMAR O PAREJA, PLLC.		RESIDENCE OF MR. GIBSON & MR. TOVEN				REV	DWG NO.	5	SHEET AS SHOWN
DESIGN		879 ELDEN STREET							
1101 PENNSYLVANIA AVE, S.E. SUITE #200 WASHINGTON DC 20003		HERNDON, VIRGINIA 20170							
202-552-5088		SIZE	DATE						
		5-15-15							
		SCALE: as shown							
						UP44@AOL.COM WWW.UP4RCH.COM			

202-552-5088
UPA4@GMAIL.COM
WWW.UP4ARCH.COM

Will not install the trellis shown in elevation below 2nd floor deck.
Also keeping existing wood railings.



1 PERSPECTIVE

UMAR O PAREJA, PLLC.		RESIDENCE OF MR. GIBSON & MR. TOVEN	
DESIGN		879 ELDEN STREET	
1101 PENNSYLVANIA AVE. S.E. SUITE #200		HERNDON, VIRGINIA 20170	
WASHINGTON DC 20003		DWG NO.	5
202-552-5088		REV	
UPA4@UP4RCH.COM		SHEET AS SHOWN	
WWW.UP4RCH.COM			
		DATE	5-15-15
		SCALE:as shown	

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.