

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
VIRTUAL WORK SESSION AGENDA
OCTOBER 7, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARING

2. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #20-017**, to consider an application for a Certificate of Appropriateness to replace a previously existing metal shingle roof with a new standing seam metal roof on the residential structure at 637 Oak Street, Herndon, Virginia, located at the intersection of Oak Street and Florence Place, and further identified as Fairfax County Tax Map 0162-02-0100C. The property is zoned R-10, Residential, Single Family; and consists of approximately 10,453 total square feet of land. Owners/Applicants: Fink Solutions, LLC. Applicant's Representative/Agent: Rick Sennett, Construction Trade Services, Inc.

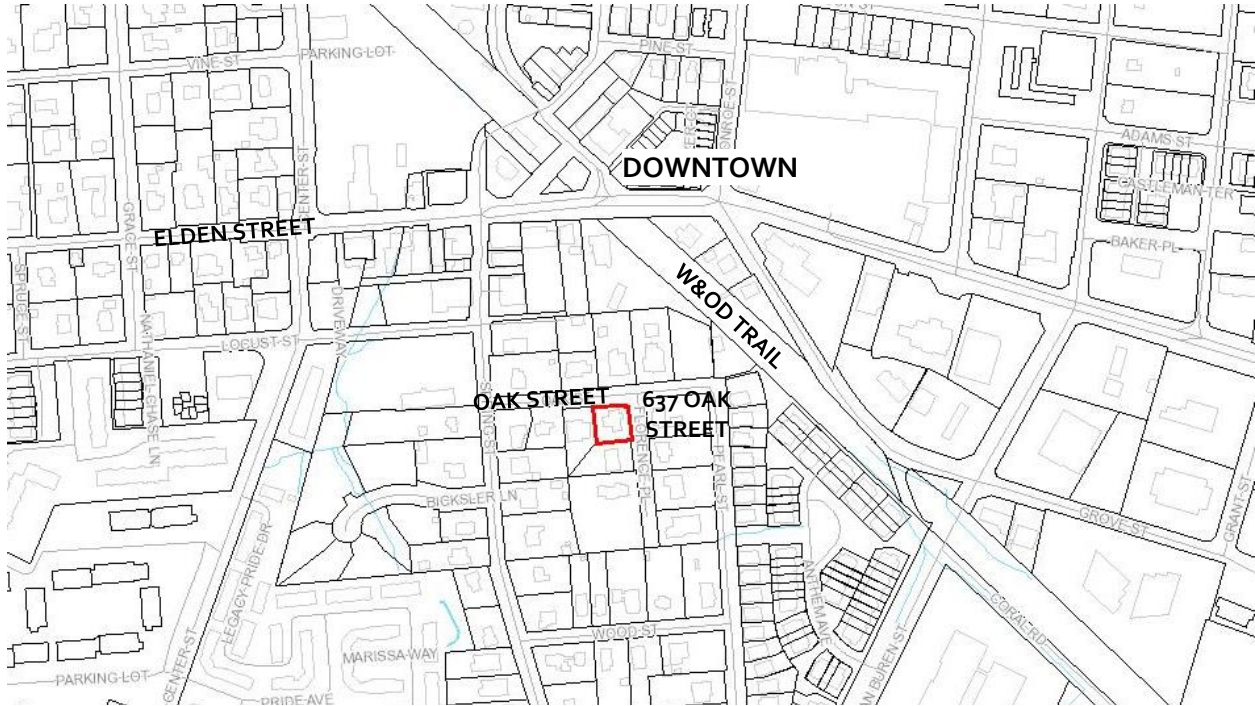
COMMENTS

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

ADJOURNMENT

Case Number & Type: HPRB #20-017; Alteration to an existing structure
Case Summary: Replace original metal shingle roof with a standing seam metal roof
Case Location: 637 Oak Street, Downtown Herndon

Location Map



Property Information

Applicant/Owner:	Fink Solutions, LLC c/o Joshua Cox		
Agent:	Rick Sennett, Construction Trade Services, Inc.		
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: 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: Non-contributing	East: Contributing West: Non-contributing	
Associated Cases:	N/A		
Building Type(s):	Single family residential	Date of Construction:	circa 1904
Architectural Style(s):	Eclectic with Victorian, Colonial Revival and Federal architectural influences		

Exterior Material(s):	Composite: primary dwelling has asbestos siding generally six-over-one and two-over-one glass panes (no divisions on lower sash), brick chimney, four-bay front porch, with a metal shingle roof
Neighborhood Design Profile:	Semi-urban, traditional single family residential

Case Details

Case Description:

This application is seeking approval of a completed replacement of the original stamped metal shingle roof with a new Englert A1301 Series standing seam metal roof with 17” panels, with 1” deep, double-locked seams in a gray colored 24-gauge metal, similar in color to the removed metal shingles. The completed alterations may have included replacement of flashing, wood substrate and/or structural members, that may have been needed (Attachments #1, #2, #3 and #4). The applicant has indicated that gutters and downspouts were replaced with the same k-style aluminum profiled gutters/downspouts in the exact positions they had existed prior to the alterations. The applicant has documented deterioration and condition of the metal shingle roof prior to removal of the original roof.

Case Background:

The Board has reviewed and approved multiple cases in the last 24 months that specifically relate to the replacement of damaged or deteriorating exterior materials with new materials, or alternative materials. The replacement of metal roof shingles with standing seam metal roof panels have been the subject of the following recent cases:

- HPRB #18-12 1005 Grant St. - Approved for replacement of a metal shingle roof with a new standing seam metal roof using Englert 26 gauge, 18” to 20” steel panels widths in matte black finish and low-profile seams (one inch or less), thin seams that are hand crimped
- HPRB #18-27 726 Park Ave. – Approved for replacement of a metal shingle roof with a new standing seam metal roof using Englert 24 gauge, 16.5” wide steel panels in matte black finish

Other cases have preceded these recent cases in which standing seam metal roofs were approved under similar conditions, while several historic metal shingle roofs have also been successfully replaced in-kind.

In each case, the evaluation of the replacement materials was separately conducted based on the specific merits and conditions of each case. When approved, typically the conditions of approval were utilized to ensure the most appropriate application of the new roof on the historic resource.

Resource Background:

The property is improved with a single-family detached eclectic-styled house that was built circa 1904 and is designated as a contributing structure in the Town’s Heritage Preservation Overlay District (HPOD). Recent staff evaluation of the architecture has more specifically noted Victorian, Colonial Revival and Federal architectural influences,

though the building is classified as Folk Victorian in the 1987 Historic District Survey (Attachment #5). The building still features a high degree of historic integrity has retained its residential form, scale, and other important character-defining components such as the two-story front porch. Additional detailed history and alterations of this contributing structure can be found on the Herndon's Historical Society webpage of *Historic Home Registry Program and Historic Homes List* at: <http://www.herndonhistoricalsociety.org/historichomeregistry.html>.

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 11 Rehabilitation Guidelines: Roof Area (Pages 66-68)

Staff Analysis

1. The Town of Herndon Heritage Preservation Handbook (Handbook), Chapter 5 Design Analysis, at the time of its last writing in 1989, indicates that metal shingle roofs are a notable, unique architectural feature with approximately twenty-two percent of residential structures possessing metal shingle roofs. Staff has conducted recent field research to further investigate the prevalence and decline of metal shingle roofs within the Town's Heritage Preservation Overlay District. While many of the historic metal shingle roofs remain, they have been steadily and increasingly replaced with other character-changing roofing materials. Staff expects this trend to continue and grow as many of these metal shingle roofs are over 100 years old and reaching the end of their lifespan. The gradual disappearance of a major component of the district's architectural and historic character requires careful attention. Herndon historic resources were often built with local materials without professional design assistance using more utilitarian forms and detail instead of high style designs. This makes metal shingles some of the few remaining decorative elements on many of the historic buildings in the district. Their continued removal will impact the character defining features of each building and the overall integrity of the Town's historic assets.
2. Roofs are addressed in Rehabilitation Guidelines: Building Elements, Chapter 11: Architectural Rehabilitation Design of Existing Buildings, in the Residential Building Rehabilitation Design Section (Pages 66 - 68).

A roof is one of the most defining elements of a structure both visually and structurally as it serves the 'cover' the rest of the building from the elements. Chapter 11 in the Guidelines for Roof Areas notes that substitute materials may be used if the same kind of material is not technically or economically feasible.

Based on staff evaluation of the application; the existing roof form and material are important features of this contributing structure, which has maintained much of its original historical character, though more modern additions and alterations have been allowed on the subject property. While there has been a trend of allowing standing seam metal roofs to replace metal shingle roofs within the HPOD, there have been instances in the HPOD where property owners have successfully replaced metal

shingle roofs with new metal shingles. Some of these property owners have been successful at phasing replacement of the metal shingle roofs to alleviate the complexities of using this historical material type. Metal shingle roof materials are readily available products and have similar durability and longevities as standing seam metal. Thus, the Board should carefully consider whether the replacement of the metal with a completely different material impacts the integrity of the architecture of this contributing structure and the district.

3. Section 78-60.3(f)(1) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #6). Based on the evaluation of each criteria, staff finds the following:

The proposed replacement material is not consistent with the original design of the contributing structure on the property (See Attachment #6, HPRB Standards for Design Review (f)(1)(a) – (f)). The pressed metal shingle roofing material used on contributing residential structures is common within the Town's Heritage Preservation District, though diminishing with each approval for alternative materials.

Every building, inclusive of outbuildings, is important to the overall character of the district. The Town's Heritage Preservation Handbook (Chapter 5 Design Analysis and Chapter 11) clearly defines the architectural styles and roof materials/features, including metal shingles, that are prevalent in the HPOD. The National Parks Service, US Department of Interior preservation standards are clear concerning the treatment of historic properties/districts, specifically that *'Altering the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished...and changing the type or color of roofing materials' is not recommended*

(Source: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>; Roofs, page 44).

While the guidance in both local and national standards is not meant to require strict adherence for all conditions, the proposed alteration does not conform to the cited recommendations and will further reduce the occurrence of the historically unique material and details found in many examples that currently exist in the Town's preservation district.

4. Staff review is largely founded on preservation best practice principles and design guidelines but also formed by professional expertise and experience. For this case, the most applicable guidelines found in the Handbook, combined with proper preservation standards, does not support the application as proposed. Staff, however, does acknowledge that inconsistent reviews and approvals at both the Board and staff levels have occurred over time regarding some similar cases. Despite a general understanding of the importance of retaining metal roof shingles to retain the HPOD's character defining features, standing seam metal roof panels have been defined as an appropriate substitute material in previous HPRB applications. In those other cases, the Board has cited this acceptance in material change due to standing seam metal roof use at the time of the historic building's original construction. Conversely, as mentioned above,

several property owners have been successful in retaining this feature with like metal shingles replacements.

Town staff recommends further discussion of the following alternatives for the Board and applicant to consider:

- In-kind or new replacement of the existing pressed metal roof with like or similar metal shingle products currently available or provided documentation that substantiates that this type of replacement is not feasible.
5. Should the Board support the new metal standing seam metal roof panels, staff notes that the panel width at 17” is wider than the typical panel width for historic houses. Wide panels are more typically used in modern commercial applications. The HPRB has made this distinction in prior cases and required panel width to not exceed 12” or 14”. The narrower panels increase the number of seams and thus the frequency of shadow lines on the roof. With less the seams, roof becomes flatter in appearance and the scale can begin to outweigh the house.
 6. Should the Board determine that the standing seam metal roof is an appropriate replacement material, in this case, staff recommends the following conditions be applied:
 - The applicant shall notify staff of any further exterior alterations or modifications prior to any work to verify whether additional COAs may be necessary; and
 - The roof replacement for the house will be in substantial conformance with the original application and revised supporting materials submitted September 21, 2020.

Staff Recommendation:

Motion Alternatives:	<ol style="list-style-type: none"> 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 denial of HPRB #20-017, in accordance with Alternative #1, due to an inappropriate and unapproved replacement of a roof that is not in keeping with the original character of the contributing structure and not conforming to the Town’s Heritage Preservation Handbook guidelines.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions – Site Photos
4.	Site Plan, Floor Plans, Elevations and Materials Information


5.	1987 Historic District Survey Form
6.	Town's Zoning Ordinance, Section 78-60.3 - Heritage Preservation Overlay District

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 © 2020

Historic - 637 Oak St, Herndon VA

Summary

The owners Fink Solutions have been renovating the historic property at 637 Oak St, Herndon, VA. which we intend to include the replacement of the existing metal shingle with a standing seam metal roof dove grey, 17 in pans double locked standing seam metal roof. The roof will be installed with the hand turned finish to replicate the installation of the original roof. In the process of replacing the roof, we will need to also replace some plywood underlay, where rot/ damage have occurred. The existing gutters and downspouts were removed to facilitate the roof installation and will be reinstalled gutters and downspouts currently on the house are white in color, and shall remain white

Based on the information we were able to gather; the existing roof is the original roof to the main part of the house and was installed in the late 1890's to early 1900's and has been repaired and painted many times over the years. The roof is in desperate need of repair with many holes and leaks throughout. We had three roofing experts come out and give us information and quotes to replace the roof as well.

Replacement

Englert A1301 series standing seam metal roof with 17in pans, double-locked with a one-inch reveal. The metal is a 24-gauge metal roof.

Roof Product Information Sheet

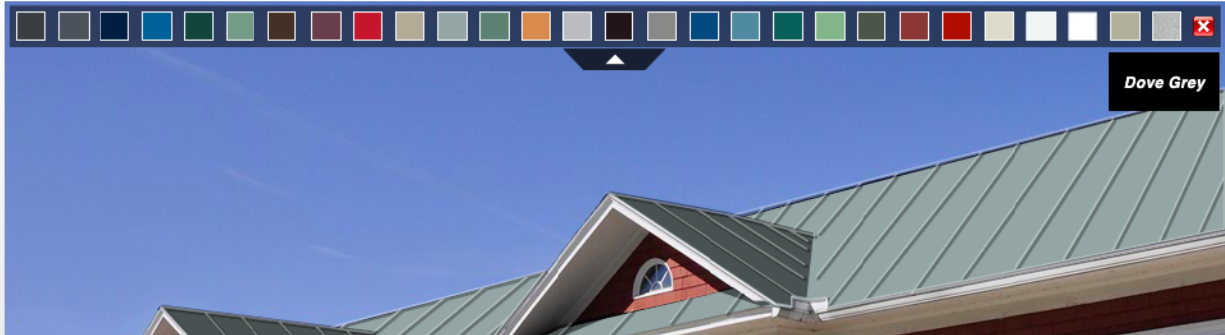
Attached in email.

Current Color



Replacement

The replacement roof will be a matte finish dove grey roof, as pictured below from the manufacturer website. This is the closest match to the grey with metallic finish that is currently on the house, some of the other colors that are listed here and on their website are no longer in circulation.



Current Photos







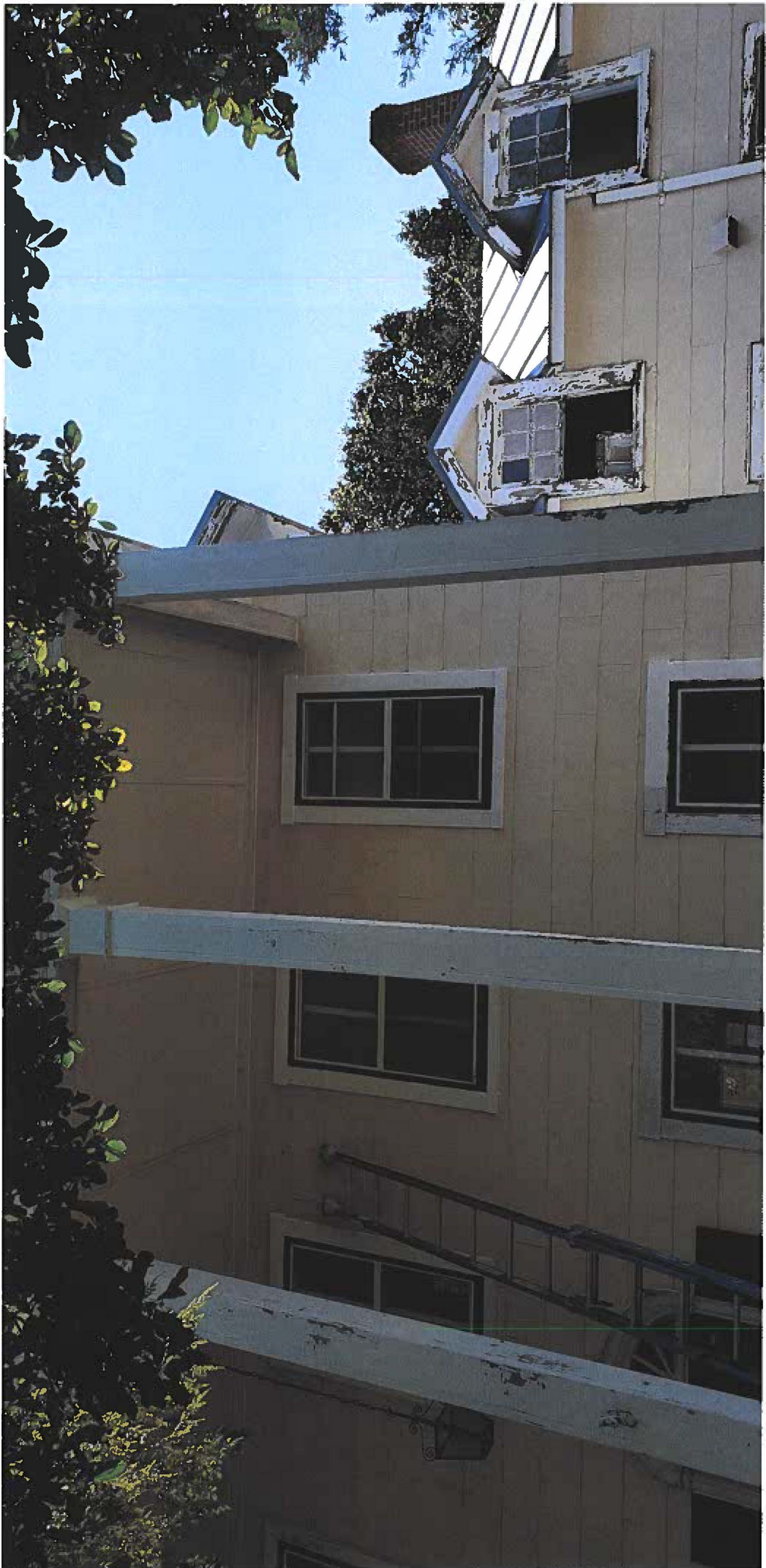


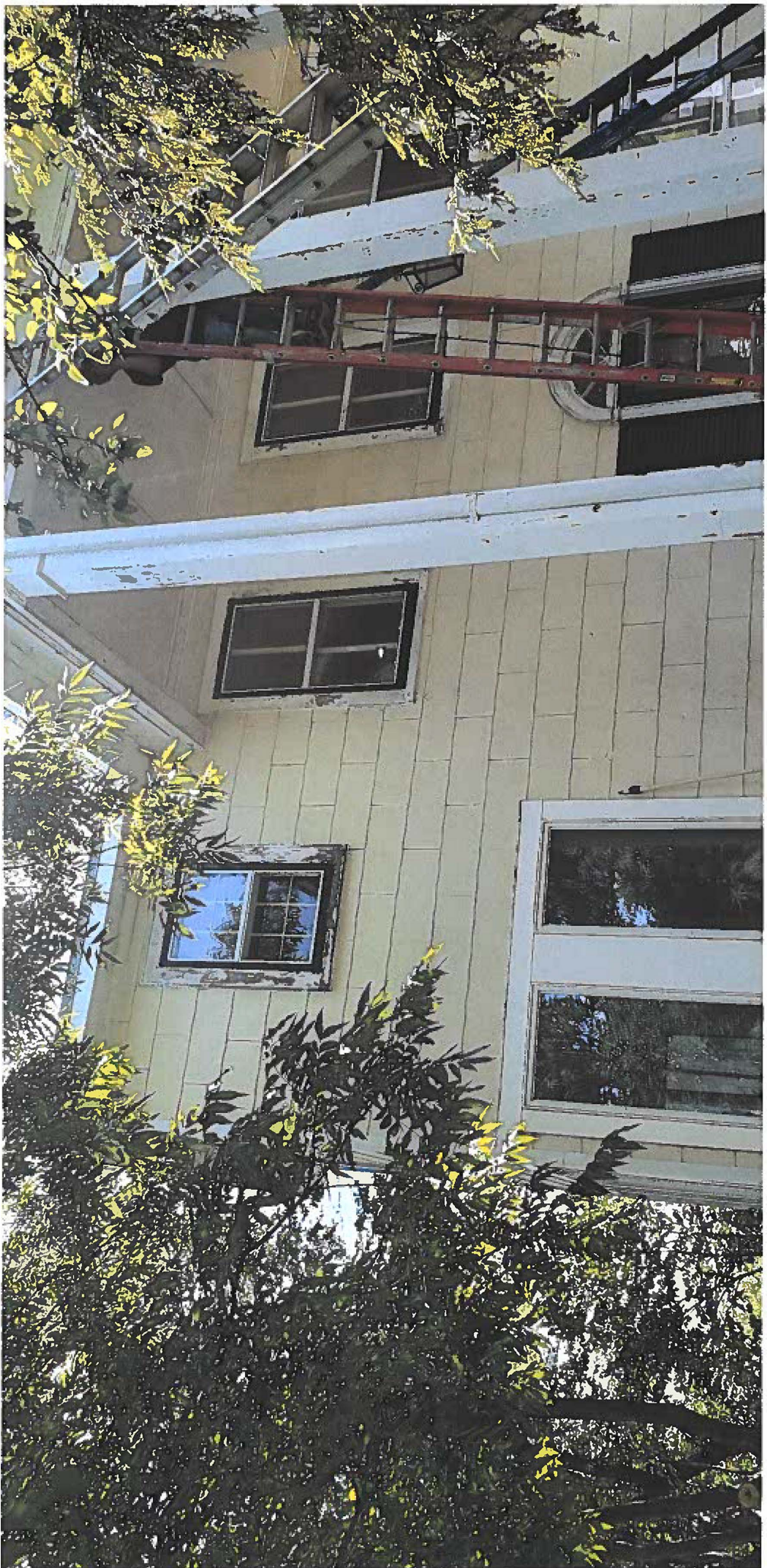








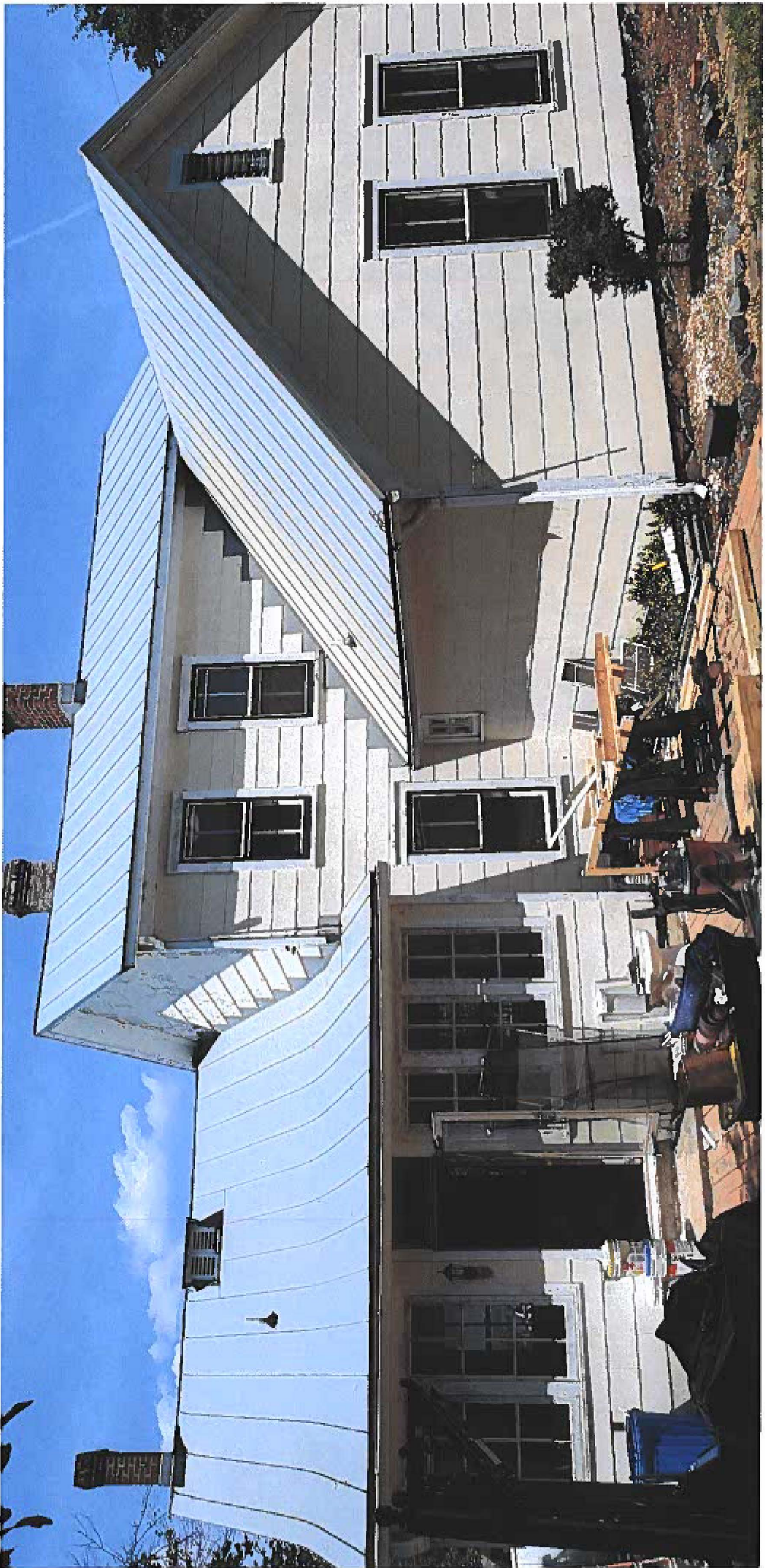














EXISTING FRONT



EXISTING RIGHT REAR

PROPOSED FRONT



PROPOSED RIGHT FRONT

PROPOSED REAR



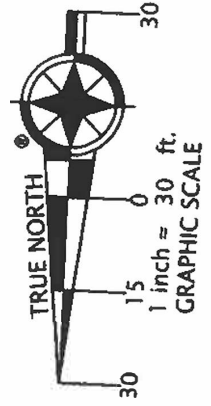
PROPOSED LEFT REAR



EXISTING LEFT REAR



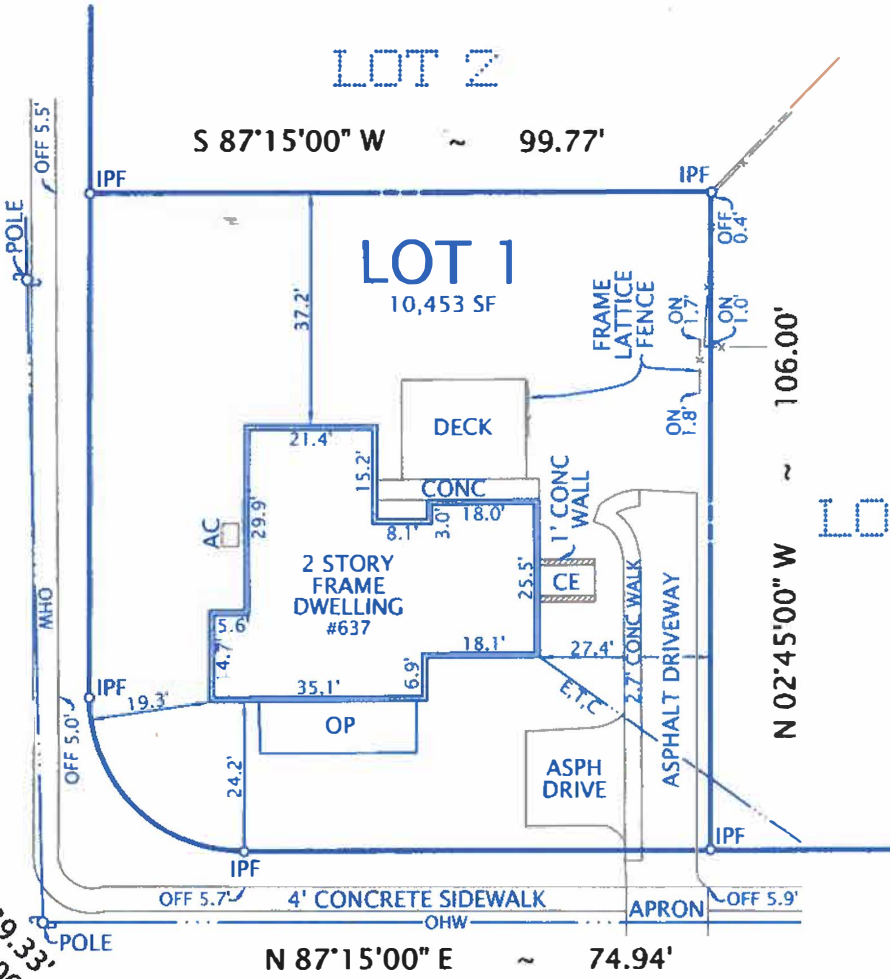
NOTES: 1. FENCES ARE FRAME UNLESS NOTED.



FLORENCE PLACE
WIDTH VARIES ~ STATE ROUTE #4594

S 02°37'24" E ~ 80.93'

A=39.33'
R=25.00'



S 87°15'00" W ~ 99.77'

LOT 1
10,453 SF

N 02°45'00" W ~ 106.00'

N 87°15'00" E ~ 74.94'

OAK STREET

VARIABLE WIDTH ~ STATE ROUTE #2504

PLAT

SHOWING HOUSE LOCATION ON

LOT 1

PROPERTY OF

ELLIOTT C. & SUSAN S. ROBERTS

(DEED BOOK 9226 PAGE 1478)

TOWN OF HERNDON, VIRGINIA

FAIRFAX COUNTY

SCALE: 1" = 30'

JANUARY 28, 2020

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.



Ordered by:

Highland
TITLE & ESCROW

44095 Pipeline Plaza, Suite 100
Ashburn, Virginia 20147
Phone: (703) 723-3300 Fax: (703) 723-3333



DOMINION

Surveyors Inc.®

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

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SCOPE OF WORK:

DEMO:

DEMO WALLS AS INDICATED
DEMO STAIRS TO BASEMENT AND FILL IN

SCOPE OF WORK:

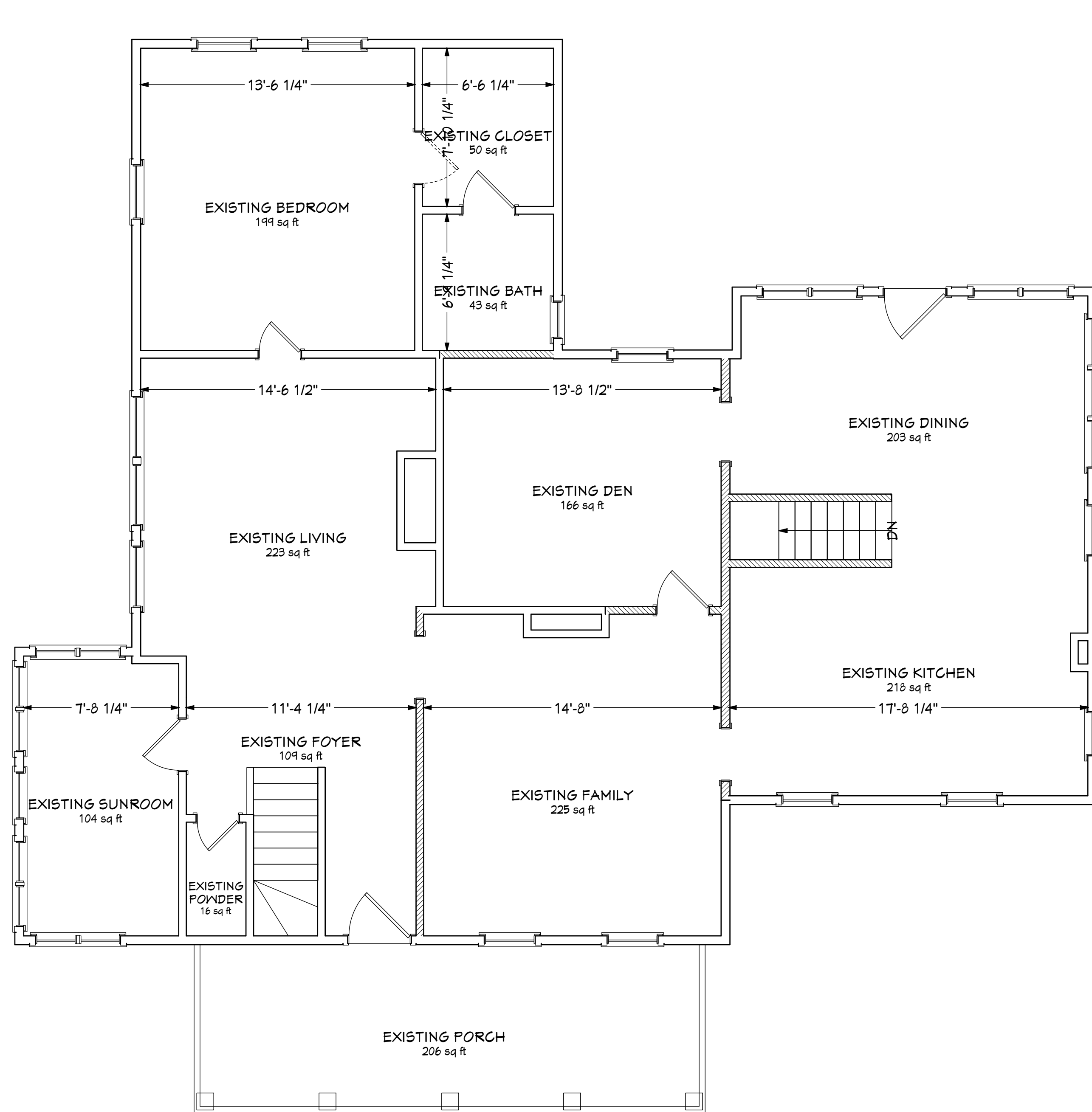
BUILDING:

FRAME FLOOR WHERE STAIRS WERE REMOVED
BLOCK OFF EXISTING WINDOWS IN KITCHEN AND FRAME OUT WALL AROUND EXISTING CHIMNEY
FURNISH & INSTALL NEW KITCHEN CABINETS AND APPLIANCES
FURNISH & INSTALL NEW BEAMS AS SHOWN ON S0001

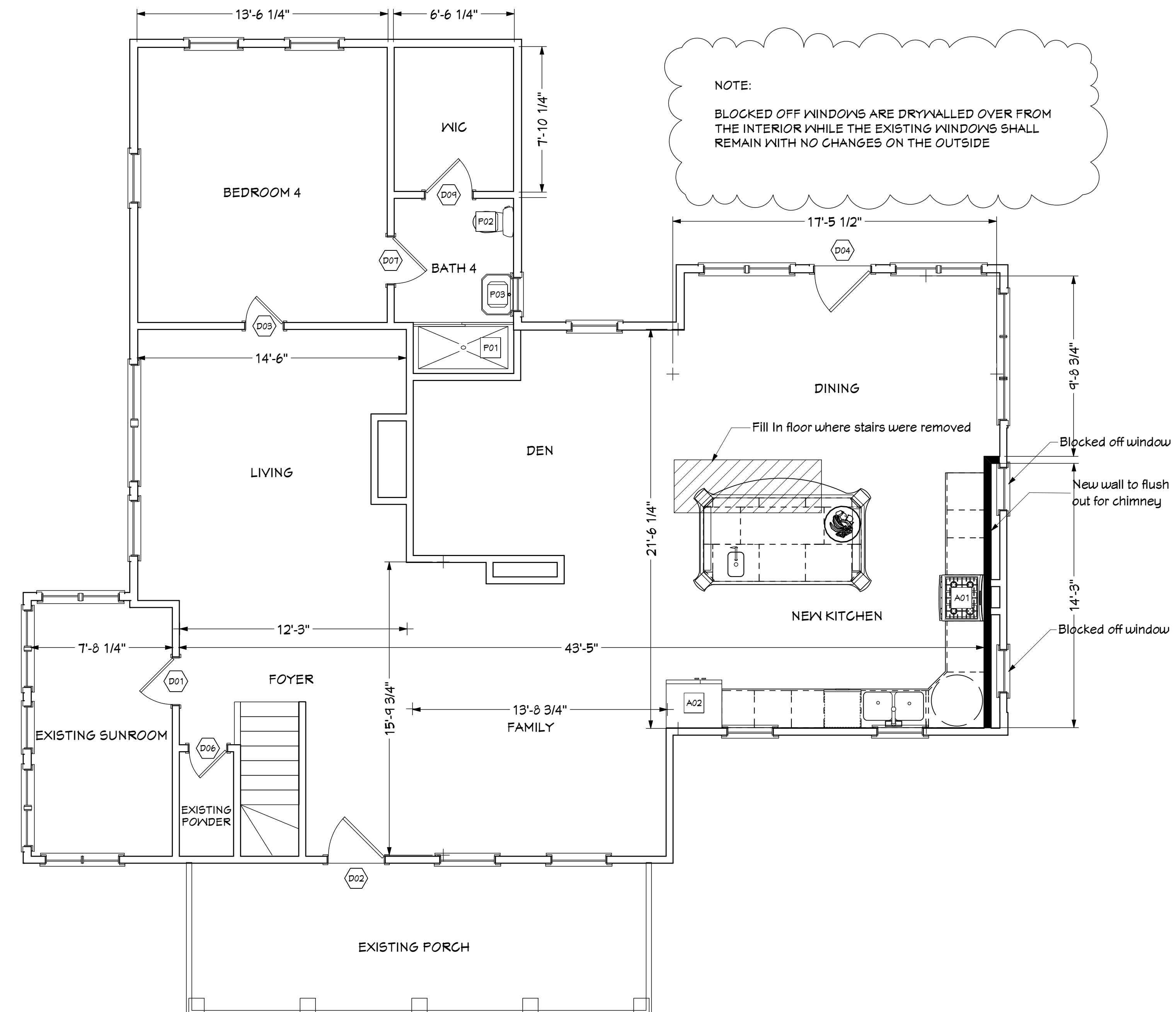
WALL LEGEND

- EXISTING EXTERIOR MASONRY WALL
- EXISTING INTERIOR PARTITION WALL
- DEMO PARTITION WALL
- NEW PARTITION WALLS
- NEW KNEE WALLS

DOOR SCHEDULE										
NUMBER	QTY	LABEL	SIZE	WIDTH	HEIGHT	THICKNESS	HEADER	MANUFACTURER	MODEL #	COMMENTS
D01	1	2668	2668 R IN	30"	80"	1 3/8"	2X6X35" (2)			EXISTING
D02	2	3068	3068 R EX	36"	80"	1 3/4"	2X6X41" (2)			EXISTING
D03	1	2068	2068 R IN	24"	80"	1 3/8"	2X6X24" (2)			NEW
D04	1	3068	3068 L EX	36"	80"	1 3/4"	2X6X41" (2)			EXISTING
D06	1	2068	2068 L IN	24"	80"	1 3/8"	2X6X24" (2)			NEW
D07	1	2668	2668 L IN	30"	80"	1 3/8"	2X6X35" (2)			NEW
D08	3	4068	4068 L/R	48"	80"	1 3/8"	2X8X53" (2)			NEW
D09	4	2668	2668 L IN	30"	80"	1 3/8"	2X6X35" (2)			NEW
D11	1	11168	11168 R IN	23 5/16"	80"	1 3/8"	2X6X26 5/16" (2)			NEW
D12	1	3068	3068 L IN	36"	80"	1 3/8"	2X6X41" (2)			NEW
D13	4	2668	2668 R IN	30"	80"	1 3/8"	2X6X35" (2)			NEW



A EXISTING 1st FLOOR PLAN
SCALE 1/4" = 1'



B PROPOSED 1st FLOOR PLAN
SCALE 1/4" = 1'

CITY/COUNTY USE:

PROJECT ADDRESS:

Fink Solutions LLC
637 Oak St
Herndon, VA,

SEAL:

DESIGNER:



DESIGN CODES:

- 2015 Virginia Construction Code (IBC)
- 2015 Virginia Energy Conservation Code (with ASHRAE 90.1-2004)
- 2015 Virginia Mechanical Code (IMC)
- 2015 Virginia Plumbing Code (IPC)
- 2015 Virginia Fuel Gas Code (IFGC)
- 2014 National Electrical Code
- 2015 Virginia Fire Code (IFC)
- 2009 ANSI A117.1

SHEET TITLE:

**EXISTING/PROPOSED
1st FLOOR
FLOOR PLANS**

NO.	DESCRIPTION	DATE
1	PERMIT	9/21/2020

INDEX OF DRAWINGS:

- C0001 - COVER SHEET
- A0001 - EXISTING/PROPOSED BASEMENT PLAN
- A0002 - EXISTING/PROPOSED 1ST FLOOR PLANS
- A0003 - EXISTING/PROPOSED 2ND FLOOR PLANS
- A0004 - EXISTING FRONT & REAR ELEVATIONS
- A0005 - EXISTING LEFT & RIGHT ELEVATIONS
- A0006 - PROPOSED LEFT & RIGHT ELEVATION
- A0007 - PROPOSED LEFT & RIGHT ELEVATION
- S0001 - FRAMING PLAN
- S0002 - BEAM CALCULATIONS

DATE:

9/21/2020

DRAWING NUMBER:

A0002

SCOPE OF WORK:

DEMO:

DEMO WALLS AS INDICATED
DEMO DOORS AS INDICATED

SCOPE OF WORK:

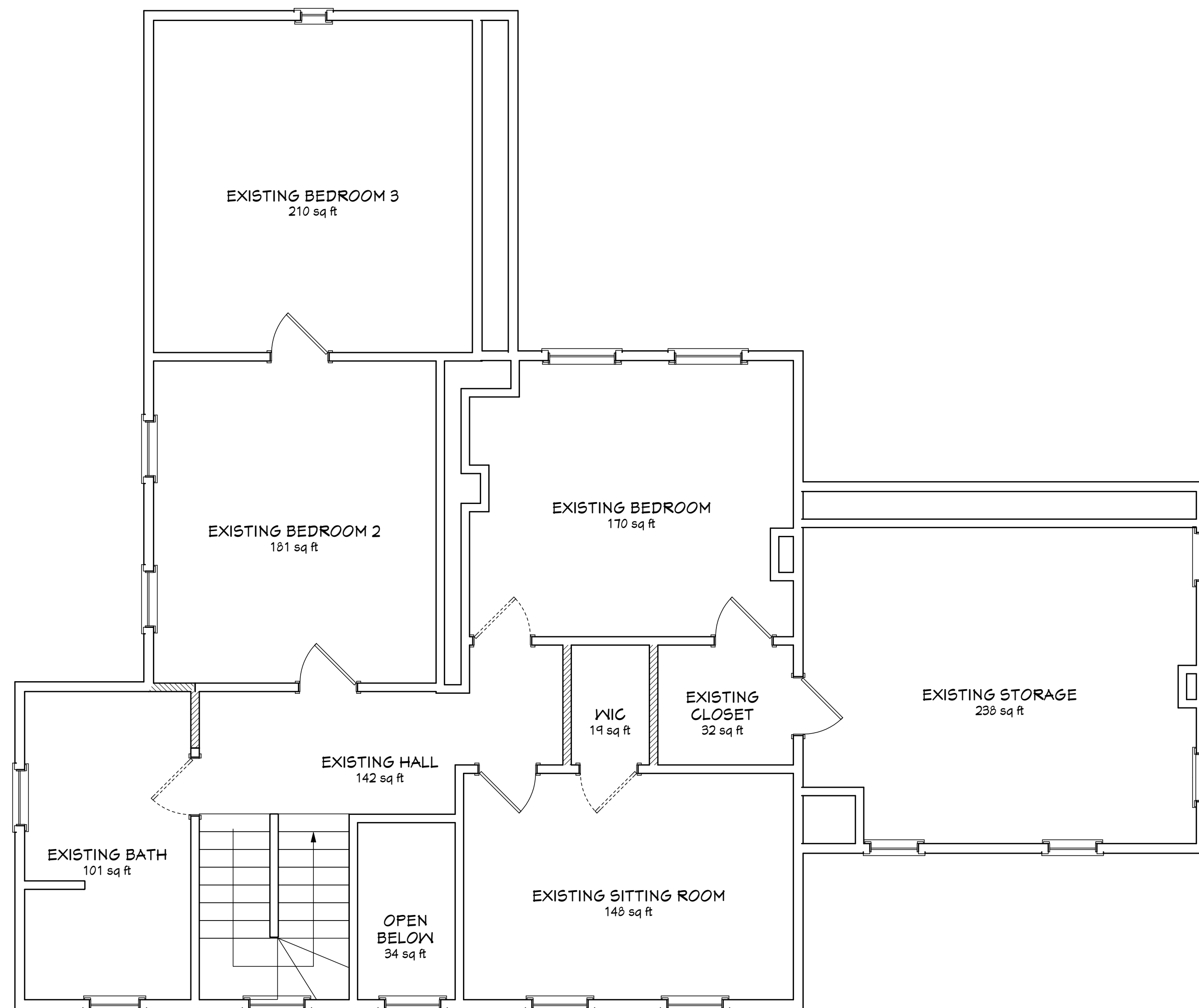
BUILDING:

BLOCK OFF EXISTING WINDOWS IN NEW BATH AND FRAME OUT WALL AROUND EXISTING CHIMNEY
FURNISH & INSTALL NEW FULL BATH W/2 LAVATORIES
BUILD NEW WALLS FOR NEW CLOSETS
BUILD NEW WALL FOR RECONFIGURED BATHROOM
FURNISH & INSTALL NEW DOORS AS INDICATED

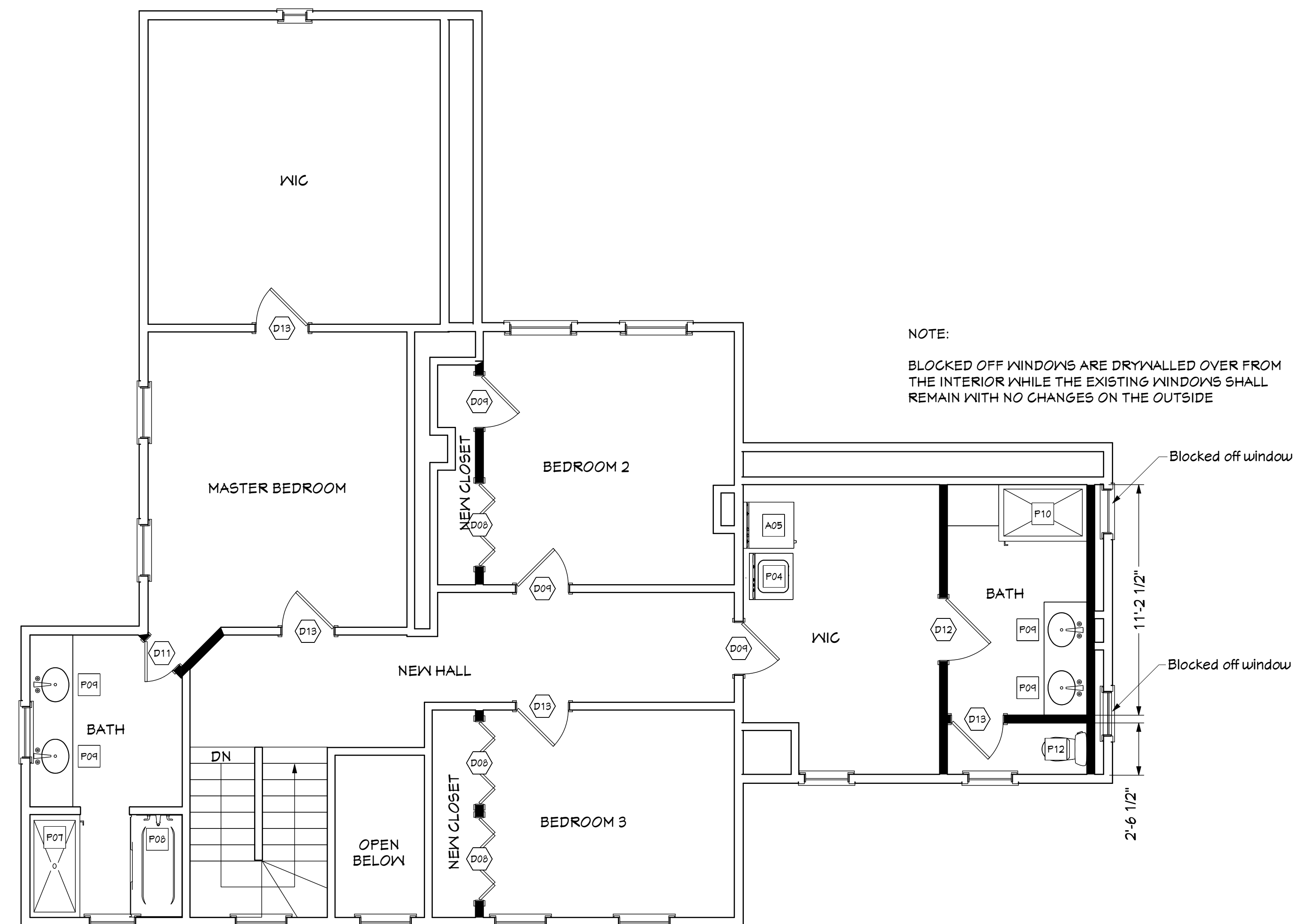
WALL LEGEND

- EXISTING EXTERIOR MASONRY WALL
- EXISTING INTERIOR PARTITION WALL
- DEMO PARTITION WALL
- NEW PARTITION WALLS
- NEW KNEE WALLS

DOOR SCHEDULE										
NUMBER	QTY	LABEL	SIZE	WIDTH	HEIGHT	THICKNESS	HEADER	MANUFACTURER	MODEL #	COMMENTS
D01	1	2660	2660 R IN	30"	80"	1 3/8"	2X6X35" (2)			EXISTING
D02	2	3060	3060 R EX	36"	80"	1 3/4"	2X6X41" (2)			EXISTING
D03	1	2060	2060 R IN	24"	80"	1 3/8"	2X6X29" (2)			NEW
D04	1	3060	3060 L EX	36"	80"	1 3/4"	2X6X41" (2)			EXISTING
D06	1	2060	2060 L IN	24"	80"	1 3/8"	2X6X29" (2)			NEW
D07	1	2660	2660 L IN	30"	80"	1 3/8"	2X6X35" (2)			NEW
D08	3	4060	4060 L/R	48"	80"	1 3/8"	2X8X55" (2)			NEW
D09	4	2660	2660 L IN	30"	80"	1 3/8"	2X6X35" (2)			NEW
D11	1	11160	11160 R IN	23 5/16"	80"	1 3/8"	2X6X26 5/16" (2)			NEW
D12	1	3060	3060 L IN	36"	80"	1 3/8"	2X6X41" (2)			NEW
D13	4	2660	2660 R IN	30"	80"	1 3/8"	2X6X35" (2)			NEW



C EXISTING 2nd FLOOR PLAN SCALE 1/4" = 1'



D PROPOSED 2nd FLOOR PLAN SCALE 1/4" = 1'

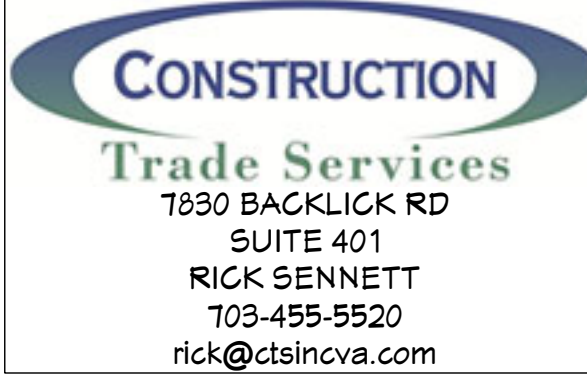
CITY/COUNTY USE:

PROJECT ADDRESS:

Fink Solutions LLC
637 Oak St
Herndon, VA,

SEAL:

DESIGNER:



DESIGN CODES:

- 2015 Virginia Construction Code (IBC)
- 2015 Virginia Energy Conservation Code (with ASHRAE 90.1-2004)
- 2015 Virginia Mechanical Code (IMC)
- 2015 Virginia Plumbing Code (IPC)
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- 2014 National Electrical Code
- 2015 Virginia Fire Code (IFC)
- 2009 ANSI A117.1

SHEET TITLE:

EXISTING/PROPOSED 2nd FLOOR FLOOR PLANS

NO.	DESCRIPTION	DATE
1	PERMIT	9/21/2020

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- A0006 - PROPOSED LEFT & RIGHT ELEVATION
- A0007 - PROPOSED LEFT & RIGHT ELEVATION
- S0001 - FRAMING PLAN
- S0002 - BEAM CALCULATIONS

DATE:

9/21/2020

DRAWING NUMBER:

A0003



**EXISTING
REAR ELEVATION**
SCALE 1/4" = 1'-0"



**EXISTING
FRONT ELEVATION**
SCALE 1/4" = 1'-0"

CITY/COUNTY USE:

PROJECT ADDRESS:

Fink Solutions LLC
637 Oak St
Herndon, VA,

SEAL:

DESIGNER:



DESIGN CODES:

2015 Virginia Construction Code (IBC)
2015 Virginia Energy Conservation Code
(with ASHRAE 90.1-2004)
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2014 National Electrical Code
2015 Virginia Fire Code (IFC)
2009 ANSI A117.1

SHEET TITLE:

**PROPOSED
FRONT & REAR
ELEVATION**

NO.	DESCRIPTION	DATE
1	PERMIT	9/21/2020

INDEX OF DRAWINGS:

C0001 - COVER SHEET
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BASEMENT PLAN
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A0003 - EXISTING/PROPOSED
2ND FLOOR PLANS
A0004 - EXISTING
FRONT & REAR ELEVATIONS
A0005 - EXISTING
LEFT & RIGHT ELEVATIONS
A0006 - PROPOSED
LEFT & RIGHT ELEVATION
A0007 - PROPOSED
LEFT & RIGHT ELEVATION
S0001 - FRAMING PLAN
S0002 - BEAM CALCULATIONS

DATE:

9/21/2020

DRAWING NUMBER:

A0004

PAGE 5 OF 22



**EXISTING
LEFT SIDE ELEVATION**
SCALE 1/4" = 1'-0"

WINDOW NOTE:
① THESE WINDOWS SHALL REMAIN IN PLACE BUT WILL BE BLOCKED OFF FROM THE INSIDE VIA A FRAMED WALL WITH DRYWALL PAINTED BLACK



**EXISTING
RIGHT SIDE ELEVATION**
SCALE 1/4" = 1'-0"

CITY/COUNTY USE:

PROJECT ADDRESS:
Fink Solutions LLC
637 Oak St
Herndon, VA,

SEAL:

DESIGNER:
CONSTRUCTION
Trade Services
7830 BACKLICK RD
SUITE 401
RICK SENNETT
703-455-5520
rick@ctsincva.com

DESIGN CODES:
2015 Virginia Construction Code (IBC)
2015 Virginia Energy Conservation Code (with ASHRAE 90.1-2004)
2015 Virginia Mechanical Code (IMC)
2015 Virginia Plumbing Code (IPC)
2015 Virginia Fuel Gas Code (IFGC)
2014 National Electrical Code
2015 Virginia Fire Code (IFC)
2009 ANSI A117.1

SHEET TITLE:
**EXISTING
LEFT & RIGHT
ELEVATION**

NO.	DESCRIPTION	DATE
1	PERMIT	9/21/2020

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S0002 - BEAM CALCULATIONS

DATE: 9/21/2020

DRAWING NUMBER:
A0005
PAGE 6 OF 22



**EX. / PROPOSED
REAR ELEVATION (No Changes)**
SCALE 1/4" = 1'-0"



**EX. / PROPOSED
FRONT ELEVATION (No Changes)**
SCALE 1/4" = 1'-0"

CITY/COUNTY USE:

PROJECT ADDRESS:

Fink Solutions LLC
637 Oak St
Herndon, VA,

SEAL:

DESIGNER:



DESIGN CODES:

2015 Virginia Construction Code (IBC)
2015 Virginia Energy Conservation Code
(with ASHRAE 90.1-2004)
2015 Virginia Mechanical Code (IMC)
2015 Virginia Plumbing Code (IPC)
2015 Virginia Fuel Gas Code (IFGC)
2014 National Electrical Code
2015 Virginia Fire Code (IFC)
2009 ANSI A117.1

SHEET TITLE:

**PROPOSED
FRONT & REAR
ELEVATION**

NO.	DESCRIPTION	DATE
1	PERMIT	9/21/2020

INDEX OF DRAWINGS:

C0001 - COVER SHEET
A0001 - EXISTING/PROPOSED
BASEMENT PLAN
A0002 - EXISTING/PROPOSED
1ST FLOOR PLANS
A0003 - EXISTING/PROPOSED
2ND FLOOR PLANS
A0004 - EXISTING
FRONT & REAR ELEVATIONS
A0005 - EXISTING
LEFT & RIGHT ELEVATIONS
A0006 - PROPOSED
LEFT & RIGHT ELEVATION
A0007 - PROPOSED
LEFT & RIGHT ELEVATION
S0001 - FRAMING PLAN
S0002 - BEAM CALCULATIONS

DATE:

9/21/2020

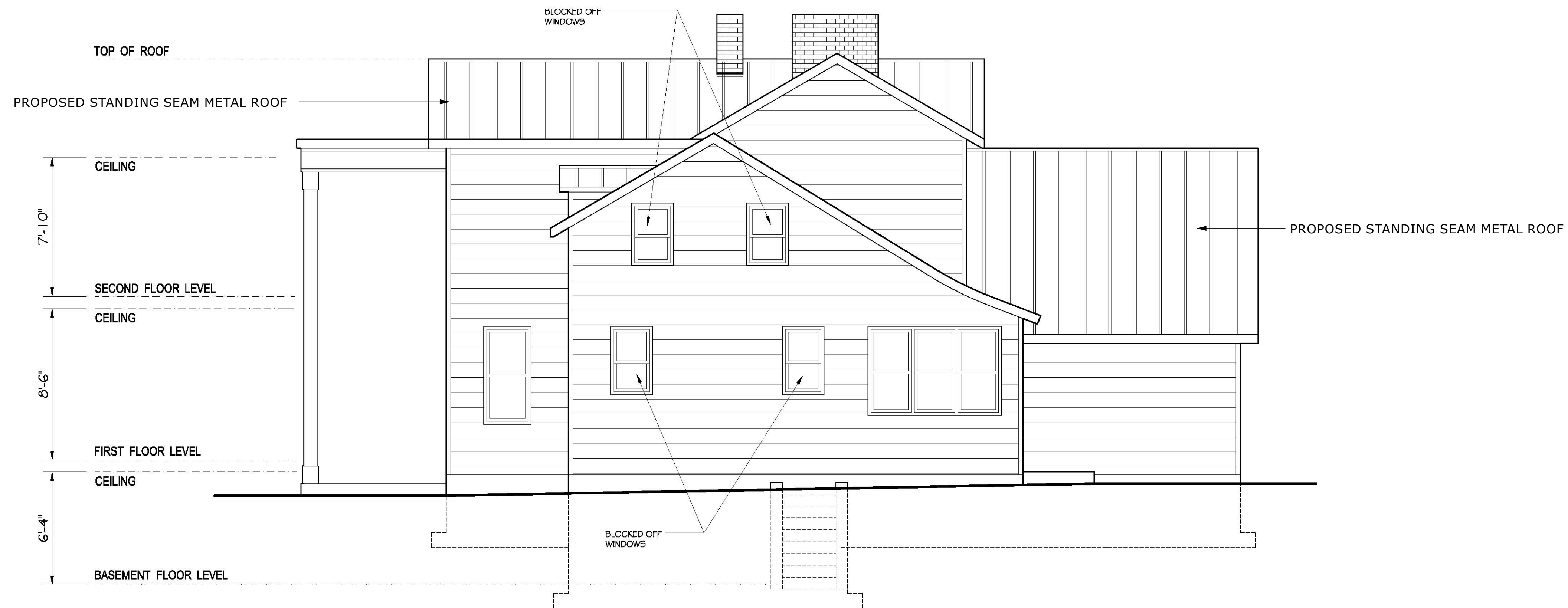
DRAWING NUMBER:

A0006

PAGE 7 OF 22



**EX. / PROPOSED
LEFT SIDE ELEVATION (No Changes)**
SCALE 1/4" = 1'-0"



**EX. / PROPOSED
RIGHT SIDE ELEVATION**
SCALE 1/4" = 1'-0"

CITY/COUNTY USE:

PROJECT ADDRESS:

Fink Solutions LLC
637 Oak St
Herndon, VA,

SEAL:

DESIGNER:

DESIGN CODES:

- 2015 Virginia Construction Code (IBC)
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- 2015 Virginia Fuel Gas Code (IFGC)
- 2014 National Electrical Code
- 2015 Virginia Fire Code (IFC)
- 2009 ANSI A117.1

SHEET TITLE:

**PROPOSED
LEFT & RIGHT
ELEVATION**

NO.	DESCRIPTION	DATE
1	PERMIT	9/21/2020

INDEX OF DRAWINGS:

- C0001 - COVER SHEET
- A0001 - EXISTING/PROPOSED BASEMENT PLAN
- A0002 - EXISTING/PROPOSED 1ST FLOOR PLANS
- A0003 - EXISTING/PROPOSED 2ND FLOOR PLANS
- A0004 - EXISTING FRONT & REAR ELEVATIONS
- A0005 - EXISTING LEFT & RIGHT ELEVATIONS
- A0006 - PROPOSED LEFT & RIGHT ELEVATION
- A0007 - PROPOSED LEFT & RIGHT ELEVATION
- S0001 - FRAMING PLAN
- S0002 - BEAM CALCULATIONS

DATE:

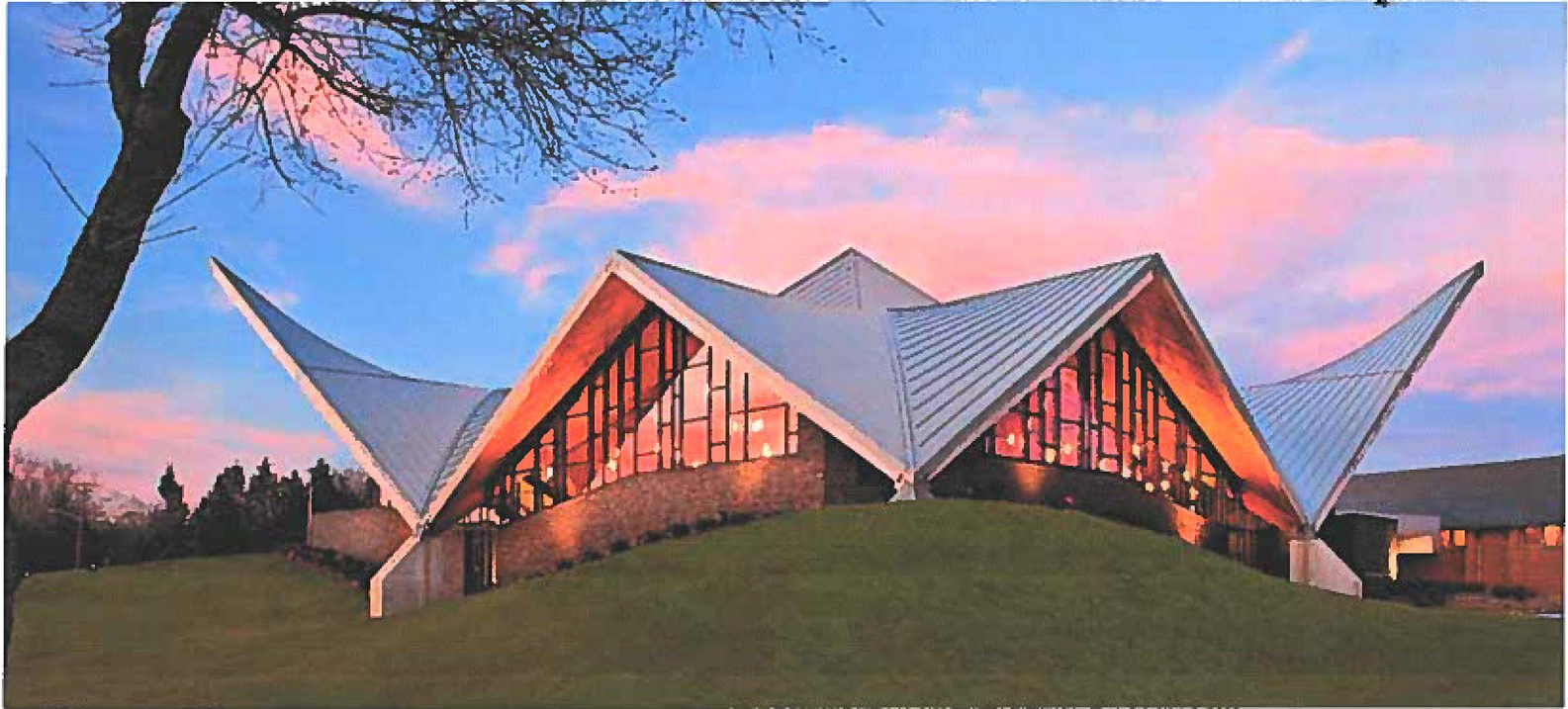
9/21/2020

DRAWING NUMBER:

A0007



**SERIES 1300/1301
PANEL SYSTEM**



ARCHITECTURAL SYSTEM FOR COMMERCIAL AND RESIDENTIAL

1" AND 1-1/2" ARCHITECTURAL MECHANICALLY SEAMED PANEL SYSTEM

The Englert Series 1300/1301 systems are designed for sloped roofs and other exterior surfaces of light commercial or residential projects. Both profiles use concealed clips and fasteners and both must be mechanically seamed to qualify for Englert's weather tightness warranty.

SYSTEM APPLICATIONS

- Light duty for residential and commercial use
- 1/2"/12" minimum slope
- Must be installed over a solid deck
(For all applications 3"/12" slope and under, manufacturer recommends the use of MetalMan HT Underlayment)

SUBSTRATES

- 26 and 24 gauge steel
- .032" aluminum
- 16 oz. copper
- .7 and .8 mm zinc (RheinZink)





FINISHES

Englert's Series 1300/1301 system is available in a wide variety of coatings and colors. See the Englert color card for our full range of standard colors and paint system specifications.

Englert can match the color of virtually any material – including brick, wood and fabric – with short lead times as needed. Custom colors are available in quantities as low as 5,000 lbs. on steel or aluminum.

SYSTEM WARRANTIES

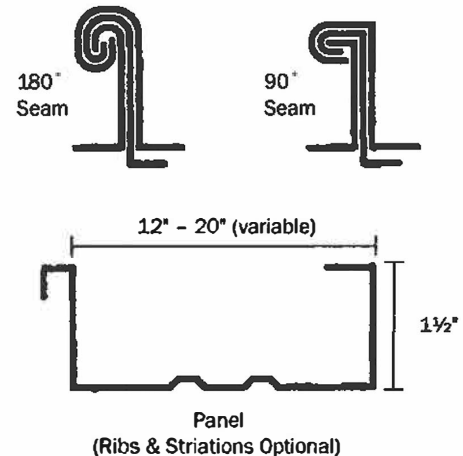
- Galvalume Plus® – 25 year steel warranty on acrylic coated Galvalume®
- Perma-color 3500 – 35 year steel or aluminum warranty on ULTRA-Cool™/low-gloss Kynar 500® coatings
- Perma-Metallic 2000 – 20 year steel or aluminum warranty on Kynar 500® coating
- Siliconized Modified Polyester – 15-year steel or aluminum coating warranty

RATINGS AND CERTIFICATIONS (1300 Only)

- UL-90 rated over 1/2" plywood at 16" wide with clips at 48" o.c. (24 ga. steel)
- ASTM E-1646 water penetration tested
- ASTM E-1680 air infiltration tested
- ASTM E-1592 uplift tested
- ASTM E-84 Class A fire rating on coating and substrate (24 ga. steel)
- Florida Building Code product approval listed
- Metro-Dade County certified



Series 1300 1-1/2" Mechanically Seamed Series 1301 1" Mechanically Seamed



Kynar 500® is a registered trademark of Atochem. N.A.
Galvalume® and Galvalume Plus® are registered trademarks of BIEC International, Inc.
ULTRA-Cool™ is a trademark of BASF.

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Distributed by:





VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-189
 Negative no(s). 9095/9

Attachment #5

City/Town/Village/Hamlet Herndon County Fairfax
 Street address or route number 637 Oak St. U.S.G.S. Quad Herndon
 Historic name _____ Common name _____

Present use residence Building Style Vernacular Victorian
 Original use residence Building Date(s) ca. 1880-1900

1. Construction Materials

- wood frame
- brick
 - bond: English
 - Flemish
 - _____-course American
 - stretcher
 - other _____
- stone foundation
 - 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 _____

3. Stories (number) 2
 low basement raised basement

4. Bays (number): front 6 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

2. Cladding Material

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

7. Dormers (number): front 2 side _____
 gable pediment?
 shed
 hipped 2 on front addition

8. Primary Porch
 style Remodeled-Portico
 stories 2
 levels 1 bays 4
 materials wood with metal roof
 description and decorative details
Slender square posts. Hipped roof.
Plain cornice.

9. General supplementary description and decoration:
2/2 sash on main house. Some 6/6 sash on west wing. Brick corbelled flues.

10. Major additions and alterations: Portico added 2 story east addition. ca. 1950-1970. 1½ story west Kitchen wing, possibly predates main ell. Remodeled federal style entrance.

11. Outbuildings:
None

12. Landscape Features:
Mature shrubs and trees

13. Significance:
The Kitchen wing could be one of the earlier structures in Herndon. Main house extensively remodeled.

Surveyed by Polhill/Frazier Date 12/87



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.