

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
WORK SESSION AGENDA
OCTOBER 2, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARING

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.

COMMENTS

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

ADJOURNMENT

Case Number & Type: HPRB #19-33; New Construction
Case Summary: Construction of a new accessory structure, a storage shed, in the rear yard
Case Location: 633 Spring Street, Lionsgate at Herndon Court Subdivision

Location Map



Property Information

Applicant/Owner:	Mark D. Carter and Sarah M. Carter		
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: RM, Residential Multi-family	
Adjacent Property HPOD Designation:	North: Contributing South: Contributing	East: Contributing West: Contributing	
Associated Cases:	BLS #19-020; HPRB #19-14		
Building Type(s):	Single family residential	Date of Construction:	2002
Architectural Style(s):	New Dominion Transitional		

Exterior Material(s):	Composite: vinyl siding/trim, vinyl windows, asphalt shingled roof
Neighborhood Design Profile:	Suburban single family residential, adjacent suburban multi-family residential

Case Details

Case Description:

This application proposes to construct a new pre-engineered 8' X 12' shed in the rear yard of the subject property for use as storage. The application proposes an 'off-the-shelf', pre-designed shed with wood framed construction sheathed in oriented strand board (OSB) paintable plywood panels and doors to be painted to match the existing color of the primary dwelling structure, an unspecified beige/tan color, with 1" X 3" (approximate dimensions) wood trim to be painted white. The east (street-facing) elevation of the shed will have transom windows in three sections, with five horizontal lite divisions on each window section immediately above the two operable double doors (roughly a 5'-4" wide opening at 6'-0" to 6'-6" in height). The doors are to be constructed of the OSB plywood panels and typical wood trim of this pre-engineered structure. The north and south elevations will have roughly square openings with two paired, presumably operable, windows with 4-over-4 lite divisions and the typical 1" X 3" (approximate dimensions) wood trim to be painted white. The roof will be a low slope shed design with height range of 6'-0" at its lowest point on the rear (west) elevation to approximately 8'-7" at the highest point on the front (east) elevation. The roof material is assumed to be the 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.

The 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, #3, and #4).

This residential structure is a non-descript suburban styled home common to the 1990's, and 2000's, and is a non-contributing structure to the Heritage Preservation Overlay District due to being outside of the district's period of significance.

Case Background:

The property was subject of HPRB #19-14, which approved numerous alterations to the primary dwelling structure, and, more recently, BLS #19-020, which approved the site plan for this new accessory structure.

Applicable Design Guidelines & Criteria:

- Town of Herndon Heritage Preservation Handbook, Chapter 23 Design Guidelines for Building Site Improvements (Pages 107-109)
- Town Zoning Ordinance Section 78-21. - General Provisions for All Zoning Districts
- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #5)

Staff Analysis

1. The Heritage Preservation Handbook, Chapter 23 Design Guidelines for Building Site Improvements includes the general guidelines for new residential outbuildings:

“Garages, Sheds and Other Structures

These building should be compatible with the design of the major buildings on the site. There are many existing historic outbuildings throughout the neighborhood and similar new structures should take their design clues form these older buildings. The use of traditional roof slope and traditional materials are two important criteria. New outbuildings should not be built in the front of dwellings, but if they are designed to complement the main building, they can be visible from primary elevations or streets.”

In this case, the applicant is proposing a new accessory structure or outbuilding that has clear visibility from the adjacent street; and does not have any relationship to the primary dwelling structure. The shed roof form and the unfinished textures of the OSB plywood wall materials is a stark contrast to the textures of the recently updated/replaced exterior siding, windows and gutters on the primary dwelling structure. Staff finds that proposed structure is not in keeping with the intent of the design guidelines of the Heritage Preservation Handbook due to the: (1) the contrast of form and exterior materials of the new building in the rear yard and the primary dwelling with clear visibility from the street, (2) use of uncharacteristic design elements and materials dissimilar to the primary residential building’s current architecture, and (3) use of uncharacteristic design features in comparison to other outbuildings near the subject property and throughout the Heritage Preservation Overlay District.

While staff finds the selected design needs to be reconsidered to be more complementary to the primary dwelling structure, several pieces of information related proposed design/materials need to be provided for clarity and review, which include:

- a) Detailed information on the dimensions, materials/specifications, grille/muntin design of the proposed windows on the north, south, and east elevations;
- b) Trim materials, profile, and sizes;
- c) Roof materials sample and product information/specifications;
- d) Exterior lighting with product information, if any; and
- e) Foundation type and any associated covering of the foundation at or just above grade, if any.

The Board may also wish to discuss these items and others, such as a shed design that is more complementary is form and exterior materials to the primary dwelling, and the unfinished texture and appearance of the OSB plywood cladding.

2. The proposed accessory structure complies with Zoning Ordinance Section 78-21. - General Provisions for All Zoning Districts, specifically related to Table 78-21(f):

Features Allowed Within Required Setbacks and Yards and has an approved Building Location Survey, BLS #19-020, as required by Zoning Ordinance.

3. 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 accessory structure does not conform 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 does not meet the intent of the evaluation criteria in the referenced section of the Town's Zoning Ordinance.

Staff Recommendation:

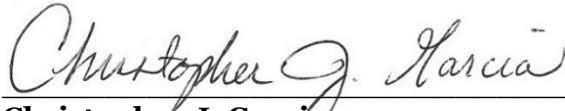
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	Motion for continuance of HPRB #19-33, to allow the applicant to address the following: 1. Missing or incomplete design information, to include a. Detailed information on the dimensions, materials/specifications, grille/muntin design of the proposed windows on the north, south, and east elevations; b. Trim materials, profile, and sizes; c. Roof materials sample and product information/specifications; d. Exterior lighting with product information, if any; and e. Foundation type and any associated covering of the foundation at or just above grade, if any. 2. Incompatible form and exterior materials of the proposed shed design

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Site Photos and Existing Conditions
4.	Product and Materials 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

September 6th, 2019

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

From: Mark & Sarah Carter
633 Spring Street
Herndon, VA 20170
(703) 338-3333



RE: Shed proposal

One 12' x 8' shed from Lowe's. Built on site from a kit. Heartland Metropolitan style LP treated wood siding primed and tan paint to match House as close as possible with trim painted white. 5 white trim windows; 3 above doorway and two side windows located on one side as shown in photos. Height 8 feet 7 inches at the front and 6 feet tall at the rear. Shed is built in place on a concrete slab. One 64" wide double hinged wood door. shingles to match the house as close as possible. Shed is on display Lowe's in Sterling.

Sincerely,

Mark D Carter

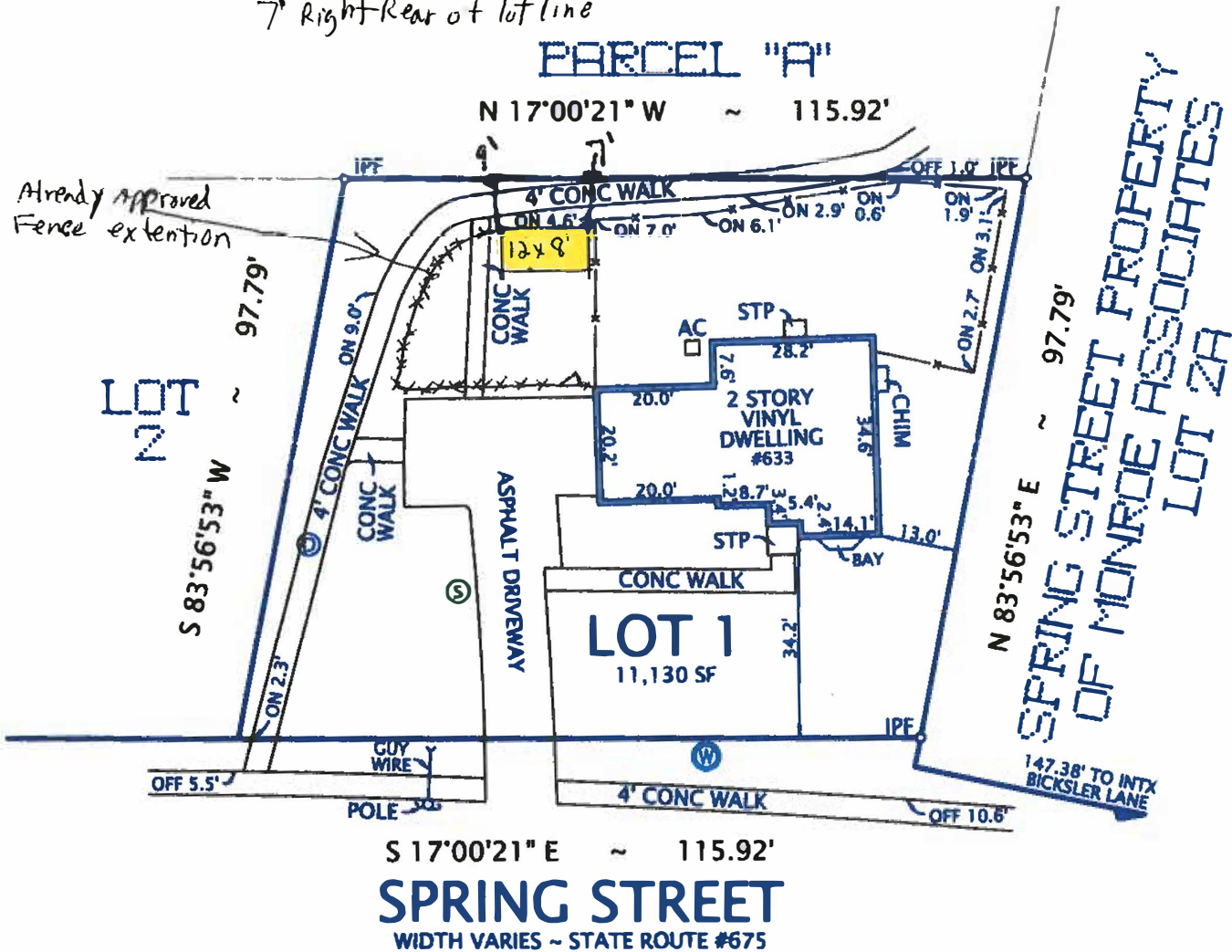
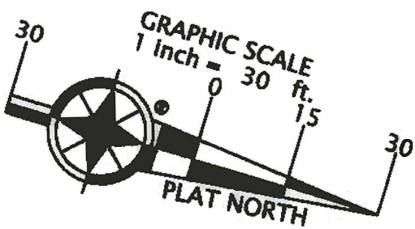
Mark D Carter 9/6/2019

Sarah M Carter

Sarah M Carter 9/6/2019

- 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



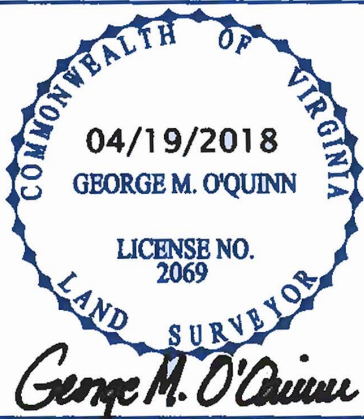
PLAT
SHOWING HOUSE LOCATION ON
LOT 1
LIONSGATE AT HERNDON COURT
(DEED BOOK 11484, PAGE 282)
TOWN OF HERNDON, VIRGINIA
FAIRFAX COUNTY
SCALE: 1" = 30' APRIL 19, 2018

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





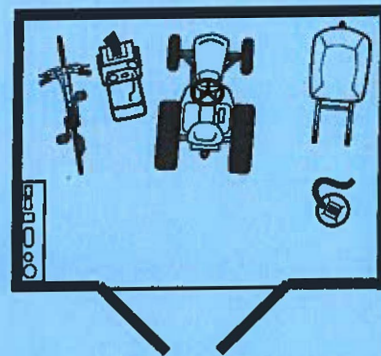
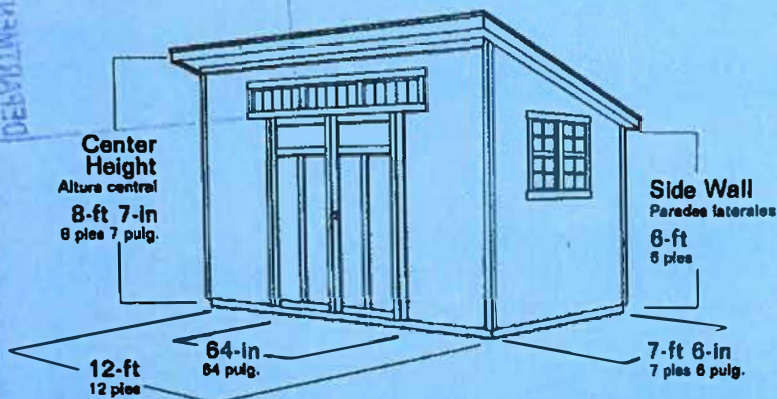




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SPECIAL ORDER

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1

12

**Center
Height**

Altura central

8-ft 7-in
8 pies 7 pulg.

Side Wall

Paredes laterales

6-ft
6 pies

12-ft
12 pies

64-in
64 pulg.

7-ft 6-in
7 pies 6 pulg.



14

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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.