

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
PUBLIC HEARING AGENDA
SEPTEMBER 16, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. August 5, 2020 Work Session Draft Minutes
4. August 19, 2020 Public Hearing Draft Minutes

COMMENTS

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

PUBLIC HEARINGS

7. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #20-014**, to consider an application for a Certificate of Appropriateness to alter existing exterior deck features on the primary residential structure at 899 Station Street, Herndon, Virginia, located at the intersection of Station Street and Park Avenue, and further identified as Fairfax County Tax Map 0104-12-0001. The property is zoned R-10, Residential, Single Family; and consists of approximately 14,017 total square feet of land. Owners/Applicants: Alan R. and Elizabeth M. Leeth.
8. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #20-015**, to consider an application for a Certificate of Appropriateness to alter existing exterior balcony features on the primary residential structure and new site features on the single-family residential property at 756 Grace Street, Herndon, Virginia, located at the intersection of Haley Place and Grace Street, and further identified as Fairfax County Tax Map 0162-02-0012. The property is zoned R-10, Residential, Single Family; and consists of approximately 43,929 total square feet of land. Owners/Applicants: Michael H. O'Connor and Cheryl K. O'Connor. Applicant's Representative/Agent: Marisol Zayas, NOVA Landscape and Design Center, LLC.


9. **APPLICATION FOR NEW CONSTRUCTION, HPRB #20-016**, to consider an application for a Certificate of Appropriateness to construct new site features on the single-family residential property at 104 Monroe Hill Court, Herndon, Virginia, located between the intersection of Monroe Street and Park Avenue and the intersection of Monroe Street and Monroe Hill Court, and further identified as Fairfax County Tax Map 0104-44-0002. The property is zoned R-10, Residential, Single Family; and consists of approximately 11,056 total square feet of land. Owners/Applicants: Bryant Smith and Brenda McKinlay. Applicant's Representative/Agent: Jake Reed, Meadow Farms Nurseries and Landscape.

ADJOURNMENT



MEMORANDUM

To: Chair Walker & Members of the Heritage Preservation Review Board

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

Date: September 11, 2020

Subject: HPRB #20-014, 899 Station Street, Alterations to an Existing Structure

This memo serves as an update for the referenced case, HPRB #20-014, scheduled for the September 16, 2020 HPRB Public Hearing.


As stated in the staff report for HPRB #20-014, published on August 28, 2020 and as discussed at the work session, the Board and staff had no design concerns and did not require any additional information from the applicant. Since no revisions were required or requested of the applicant, the staff recommendation for approval with a condition remains as presented.

Staff recommends approval of HPRB #20-014 with the following condition:

- 1. The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted August 10, 2020.**

MEMORANDUM

To: Chair Walker & Members of the Heritage Preservation Review Board

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

Date: September 11, 2020

Subject: HPRB #20-015, 756 Grace Street, Alterations to an Existing Structure

This memo serves as an update for the referenced case, HPRB #20-015, scheduled for the September 16, 2020 HPRB Public Hearing.

As stated in the staff report for HPRB #20-015 published on August 28, 2020 and as discussed at the work session, the staff had design concerns with synthetic materials being introduced to components of this project and missing or ambiguous information in the original application. Staff's main concern was the application of these new modern materials will continue to alter the overall character of the building, which has occurred over time with major alterations and additions. Though the alterations are on the rear façade, and minimally visible from an adjacent street, Haley Place, staff believes that care should be taken in introducing new modern materials not common to the original house and older additions. The new decking materials made of Azek Timber Tek ® composite wood /plastic colored in *Vintage Walnut* finish was less concerning due to the visibility of decking being only if a person were standing on the second-floor deck itself. However, the remaining balance of synthetic materials of the railing system, wrapped PVC rail posts, Azek Timber Tek ® composite wood /plastic rail cap, and synthetic fascia still remains. Staff had requested that that drawing notes on the axonometric drawings might help better identify which materials were being applied where on the deck feature. Staff was also not clear as to materials of the stairs and retaining wing walls to be constructed between existing exterior stairs to a new proposed patio area at ground level.

Since the work session, the applicant has provided materials information about the retaining wing walls and steps, which are to be constructed of CMU structural walls at 1.5' in height faced with Stony Point Natural Ledge stone veneer and pavers by Nicolock in the Westchester color to cap the retaining wall which will form a seat wall (as further noted in the revised materials) (Attachment #1).

In addition, the applicant has provided a sample of a cellular composite railing system previously not specified in the application and photographed in Attachment #1. The previous railing system was proposed to be vinyl railing(s) with metal balusters.

In review of the updated materials, staff offers the following comments:

- 1) The retaining walls and steps are generally reflective of common landscape materials and finishes for rear yard features of both contributing and non-contributing properties. Staff finds that these features are generally appropriate for this property.

- 2) The applicant clarified in the work session, that PVC wrapped structural floor joists would not be visible within the enclosed floor/ceiling cavity and being protected using the PVC while allowing drainage from the second floor decking to be captured in an internal drainage system that will push water into a new downspout to replace an existing one. Staff has no concerns with wrapped PVC structural members that will not be visible and internal to the floor joist/ceiling cavity.
- 3) The exposed downspout material that is to be replaced has not been provided but should be provided as a condition of approval. Staff recommends that this material should be a metal material painted to match existing downspouts and gutters
- 4) Staff continues to have concerns about synthetic exterior materials introduced on the visible deck components, specifically:
 - a. Staff finds the PVC wrapped railing posts, and PVC railing systems are not appropriate, and will have a plastic look and texture. Staff recommends these features be made of wood, painted to match the existing or the composite material provided as a new railing sample also painted to match the existing wood features (in Attachment #1 of the staff memo dated September 11, 2020);
 - b. Staff recommends that any rail cap also be made of wood, painted to match other wood features, though not clarified in the revised materials;
 - c. Staff recommends that any fascia materials to be replaced, wrapping the floor/ceiling cavity beneath the deck be made of wood painted to match existing wood features, though still not clearly specified in the application materials; and
 - d. Staff recommends that any ceiling panels below the second-floor deck needing or intended for replacement be replaced with wood materials and painted to match existing wood features, though not specified in the application materials.
- 5) For any HPRB approval of this case, the applicant must provide revised drawings and product information to staff for inclusion in the case file that show the required revisions as expressed in the above comments #1, #2, #3 and #4. Any corresponding building permits for these alterations cannot be issued without staff verification that these revisions were made.

Given the above comments and if the applicant is amenable to the staff recommendations, staff can offer a revised recommendation:

Staff recommends approval of HPRB #20-015 with the following conditions:

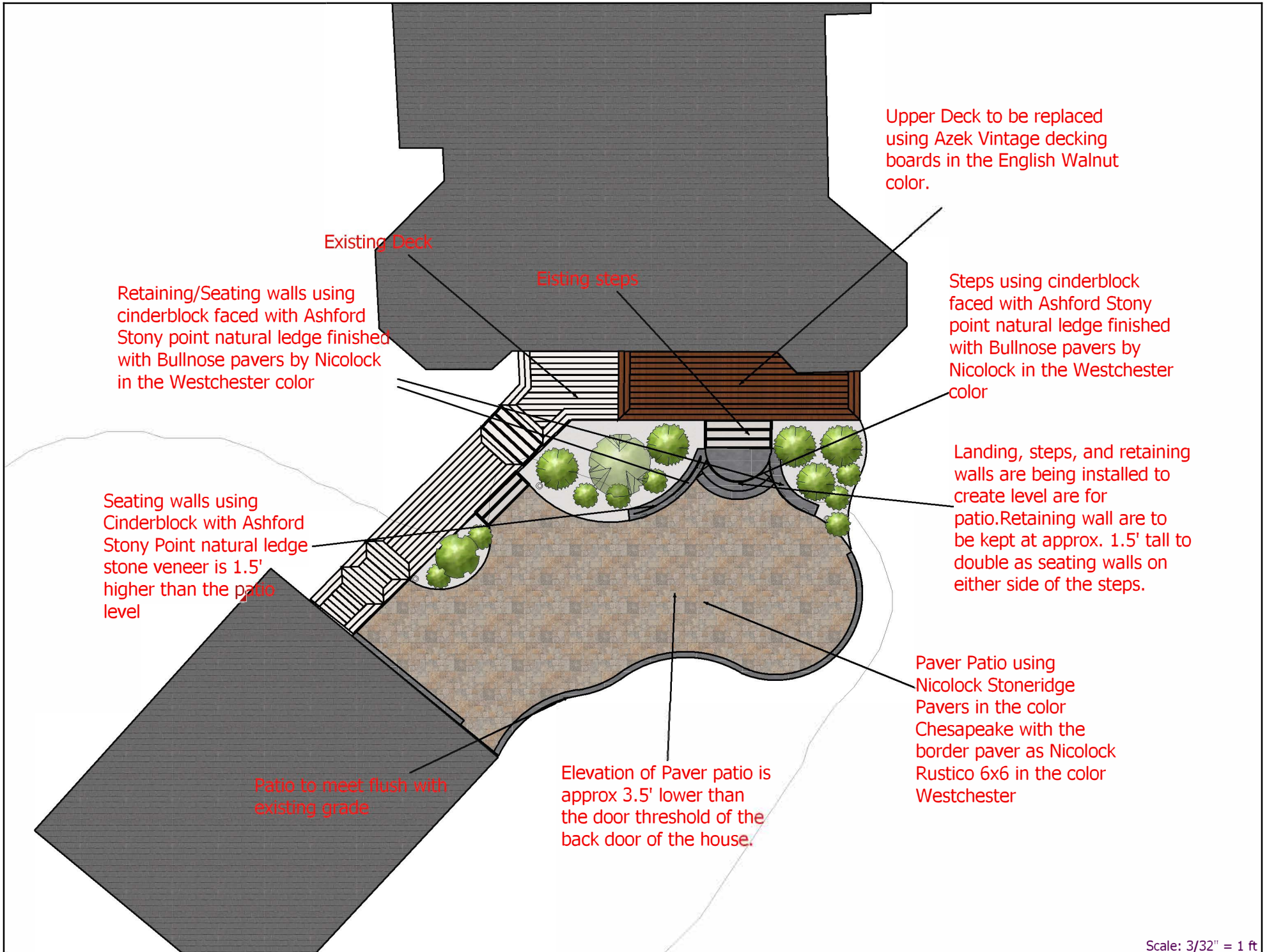
- 1) **Prior to issuance of a building permit, the applicant shall submit to staff for review and inclusion in the case file, revised drawings showing the following:**
 - a. **An elevation or axonometric drawing with accurate notes and dimensions of the residential building and alteration showing the revised deck materials railing cap (if any), deck posts, fascia and trim between the deck floor and ceiling, the ceiling materials be of wood painted to match existing wood features on the building and the deck railing be made of wood or the cellular composite material provided as a sample;**


- b. Non-visible structural elements, specifically floor joist, may be wrapped in PVC, and no other elements;**
 - c. Stairs and retaining / seat walls shall be constructed of CMU structural walls at 1.5' in height faced with Stony Point Natural Ledge stone veneer and pavers by Nicolock in the Westchester color to cap the retaining wall as revised;**
 - d. Any replaced downspouts or gutters shall be made of a metal material and painted or finished to match existing gutters and downspouts; and**
 - e. New floor decking materials made of Azek Timber Tek ® composite wood /plastic colored in *Vintage Walnut* finish as specified in the application;**
- 2) Prior issuance of a building permit, the applicant shall submit materials samples and/or materials information sheets for all features including any revised materials determined as a condition of approval and as required by the HPRB application; and**
 - 3) The alterations shall be constructed and installed in substantial conformance with the revised design materials and information submitted on August 29, 2020, September 4, 2020 and any revisions required as conditions of this approval.**

If the applicant is not amenable to the recommended changes in materials, staff is inclined to recommend denial of the application due inappropriate synthetic materials being introduced, specifically on the replacement of an existing second floor deck feature, on a contributing structure within the Heritage Preservation Overlay District.

Attachment:

- 1) 756 Grace Street Revised Alterations Design and Materials Information



A 3D architectural rendering of a modern patio area. The patio is paved with light-colored stone tiles and is partially enclosed by a low, curved wall made of stacked stones. The wall is decorated with various plants, including a large red-leafed tree, several green shrubs, and yellow flowering plants. A set of wooden steps leads up to the patio from the left. In the background, a white building with large windows is visible, and the scene is set against a backdrop of green hills and mountains under a clear blue sky. A small white arrow icon with the text "1' 4\"/>

Patio approx. 3.5ft lower than threshold of backdoor
Patio to meet flush with grade





1' 4"



756
Grace
St.



716
Crate
54



Stony Point Natural Ledge

STONY POINT NATURAL LEDGE

Stony Point Natural Ledge offers a linear, contemporary look with a rich palette of buff, chocolate brown, gray and hints of burgundy. It is crafted from natural fieldstone and is cut to bring out the optimum color and texture of the original stone. The physical appearance of the stone offers a rich natural, weathered look that is perfect for rustic, country, and casual settings as well as designs that feature a more modern aesthetic. The aesthetic of the finished stonework will vary depending on the setting style used. A dry-stack look, like the one featured above, will require the mason to heavily work and shape the stone to create a tight fit. Stony Point® Natural Ledge also looks stunning when set with exposed, visible joints and will require less “tooling” of the stone from the mason.

This locally sourced material may qualify as a LEED product for the Maryland, Virginia, and North Carolina markets.

USES

Interior and exterior adhered veneer, including house fronts, commercial facades, foundations, columns, outdoor kitchens, backsplashes, shower walls, chimneys, fireplaces, and surrounds.

COLOR RANGE

Buff, Chocolate Brown, Tan, Burgundy, Gray

FINISH

Natural Weathered Face

DIMENSIONS

Piece size varies average:

Length – 3" to 16"

Heights – 1.5" to 5"

Thickness – .75" to 1.5"

WEIGHT

~14lbs/SF based on 1.5" thickness

PACKAGING:

Flats available in 20SF, 100SF, and 200SF boxes.

Corners available in 20LF and 100LF boxes.

Coverage based on .5" mortar joint.

Allow for 20% waste when using a dry-stack application.

COLOR RANGE

Buff, Chocolate Brown, Tan, Burgundy, Gray

FINISH

Natural Weathered Face

DIMENSIONS

Piece size varies average:

Length – 3" to 16"

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Nicolock Paver Color – Westchester



MEMORANDUM

To: Chair Walker & Members of the Heritage Preservation Review Board

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

Date: September 11, 2020

Subject: HPRB #20-016, 104 Monroe Hill Court, New Construction (Site Features)

This memo serves as an update for the referenced case, HPRB #20-016, scheduled for the September 16, 2020 HPRB Public Hearing.

As stated in the staff report for HPRB #20-016, published on August 28, 2020 and as discussed at the work session, the Board and staff had no design concerns and did not require any additional information from the applicant. Since no revisions were required or requested of the applicant, the staff recommendation for approval with a condition remains as presented at the HPRB Work Session.

Staff recommends approval of HPRB #20-016 with the following condition:

- 1. The proposed site features shall be constructed and installed in substantial conformance with the application and supporting materials as submitted August 7, 2020**