

**TOWN OF HERNDON, VIRGINIA  
HERITAGE PRESERVATION REVIEW BOARD  
WORK SESSION AGENDA  
SEPTEMBER 02, 2020  
HERNDON COUNCIL CHAMBERS BUILDING  
765 LYNN STREET  
7:00 P.M.**

**CALL TO ORDER**

1. Determination of Quorum

**PUBLIC HEARINGS**

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

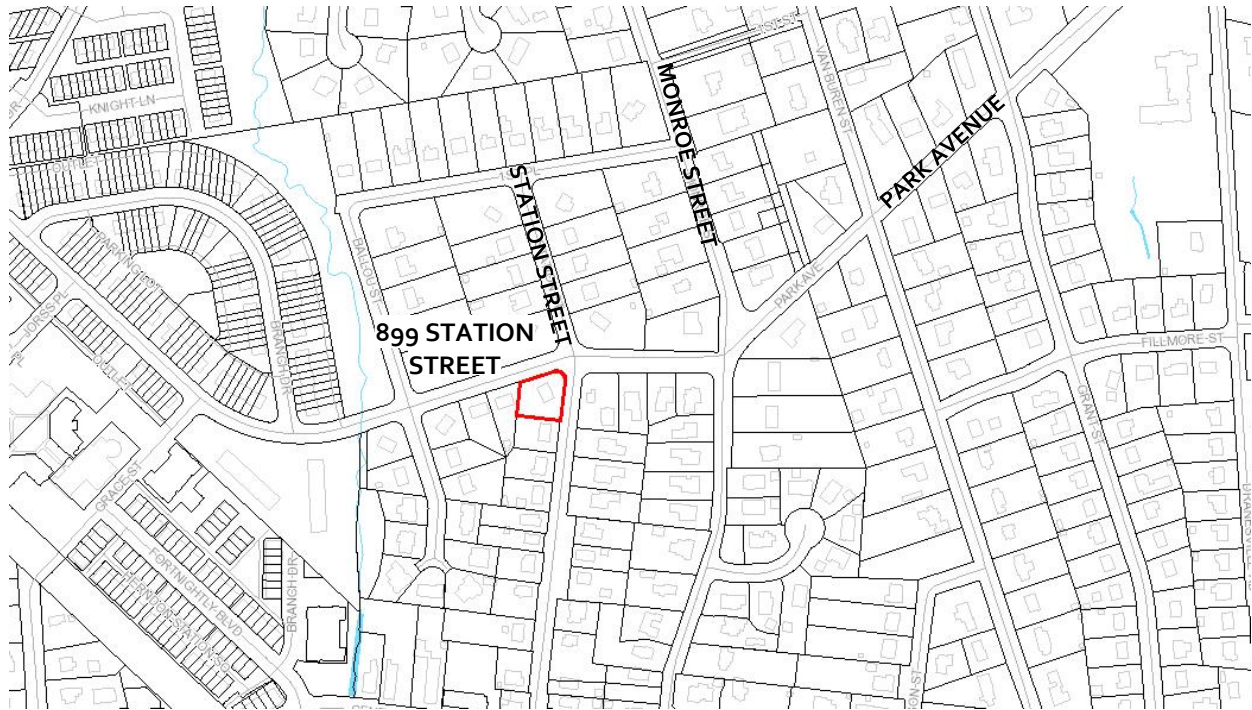
## **COMMENTS**

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

## **ADJOURNMENT**

**Case Number & Type:** HPRB #20-014; Alterations  
**Case Summary:** Install new deck stairs and landing attached to an existing deck in the rear yard  
**Case Location:** 899 Station Street, Herndon Station

**Location Map**



**Property Information**

<b>Applicant/Owner:</b>	Alan R. and Elizabeth M. Leeth		
<b>Agent:</b>	N/A		
<b>Business/Organization:</b>	N/A		
<b>Property Use:</b>	Residential		
<b>Zoning District:</b>	R-10, Residential Single Family	<b>HPOD Designation:</b>	Non-contributing
<b>Adjacent Zoning:</b>	<b>North:</b> R-15, Residential Single Family <b>South:</b> R-10, Residential Single Family	<b>East:</b> R-10, Residential Single Family <b>West:</b> R-10, Residential Single Family	
<b>Adjacent Property HPOD Designation:</b>	<b>North:</b> N/A, Out of district <b>South:</b> Non-contributing	<b>East:</b> Contributing <b>West:</b> N/A, Out of district	
<b>Associated Cases:</b>	N/A		
<b>Building Type(s):</b>	Residential	<b>Date of Construction:</b>	Circa 1972
<b>Architectural Style(s):</b>	New Dominion, Split Foyer		

<b>Exterior Material(s):</b>	Composite brick and aluminum siding exterior, asphalt shingle roof
<b>Neighborhood Design Profile:</b>	Suburban, single family residential, near urban downtown

**Case Details**

**Case Description:**

This application proposes to add a new landing and stairs to ground level using identical pressure treated wood and transparent cedar colored stain as the existing materials. The applicant wishes to improve use the existing deck with vertical circulation from the 2<sup>nd</sup> floor deck to an at-grade patio (Attachments #1, #2, and #3).

**Resource Background:**

This residential structure is a characteristic New Dominion, Split Foyer styled home found in Herndon and is a non-contributing structure to the Heritage Preservation Overlay District (Attachment #4).

**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 7 New Construction Guidelines: New Residential Construction and Additions (Page 54)

**Staff Analysis**

1. The proposed alterations are in general conformance with the Heritage Preservation Handbook, Chapter 7 New Construction Guidelines: New Residential Construction and Additions (Page 54). While the existing deck structure is not original to the structure, these features are very common to contributing (and non-contributing) structures within the HPOD. The more modern attachments in rear yards have been reviewed and approved consistently by the Board over time to allow appropriate/desirable use of rear yard property. In this case, the application of a traditional and common material will not alter the overall character of the building. More specifically the new stair and landing is in the rear yard and further away from adjacent streets minimizing its visual impact.
2. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #5). Staff finds that the proposed improvement meets the criteria.

**Staff Recommendation:**

<b>Motion Alternatives:</b>	<ol style="list-style-type: none"> <li>1. Motion to deny the application.</li> <li>2. Motion to approve the application as submitted.</li> <li>3. Motion to approve with condition(s).</li> <li>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</li> </ol>
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<b>Recommended Motion:</b>	Motion for approval of HPRB #20-014, in accordance with Alternative #3, 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.
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### Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Site Photos and Materials Information
4.	1987 Historic District Survey
5.	Town's Zoning Ordinance, Section 78-60.3.

### Staff Contact

<b>Name/Title:</b>	<b>Christopher J. Garcia, Community Design Planner</b>
<b>Phone/Email:</b>	<b>(703)787-7380; <a href="mailto:christopher.garcia@herndon-va.gov">christopher.garcia@herndon-va.gov</a></b>

  
\_\_\_\_\_  
**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

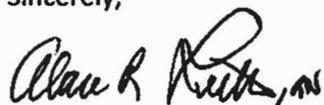
Herndon Heritage Preservation Review Board  
Department of Community Development  
777 Lynn Street, Herndon, VA 20170

July 7, 2020

I have a wooden deck that was partially rebuilt (according to Herndon codes) in 2016. Since then the four 6"x6" beams that hold up the structure are now showing signs of severe rot which requires me to have them replaced. Knowing that I should have the footings upgraded to current code brought me to looking at the original 9'x9.5' concrete pad that lies under the deck with a sliding door opening out to it. It also is deteriorating on most of its surface so I have been getting quotes for having it removed and replaced with a 17'x18' paver patio. This would be done at the same time as the new support beam footings are placed. All this work would be done to Herndon code with permits. Lastly, I would like to build a set of stairs coming off the medial side of the 12'x12.5' deck which would be attached to a new 4'x4' landing. The stairs would then come off the landing towards to back fence and end on the new patio at approximately the same distance out from the house at the outside set of 6"x6" support beams. The landing and stairs would be built of the same pressure treated pine lumber as the deck and sealed in the same transparent cedar stain. I am enclosing pictures of the existing deck (showing four 6"x6" support beams to be replaced with pressure treated pine lumber for ground contact), multiple angles of the proposed deck addition area from sidewalk distance on both sides of the house, and the concrete patio and the adjacent shed that the stairs would come down parallel to. I am also enclosing various plat diagrams showing the proposed work. In addition, I will include pictures of the Stone Ridge XL pavers that I would like to have my contractor use with an accent border as shown in the second picture. Including contractor description of work estimate also.

I hope that as my house is a non-contributing home in the Heritage Preservation District I will be permitted to build the stairs addition to allow easier access to the backyard from the upper level. I believe the new patio will greatly enhance the looks of the backyard and allow for more recreational area. The 6"x6" support beams are to be replaced to keep the deck safe using the same bracing support system. All construction will be done with Herndon town building permits to specific town requirements.

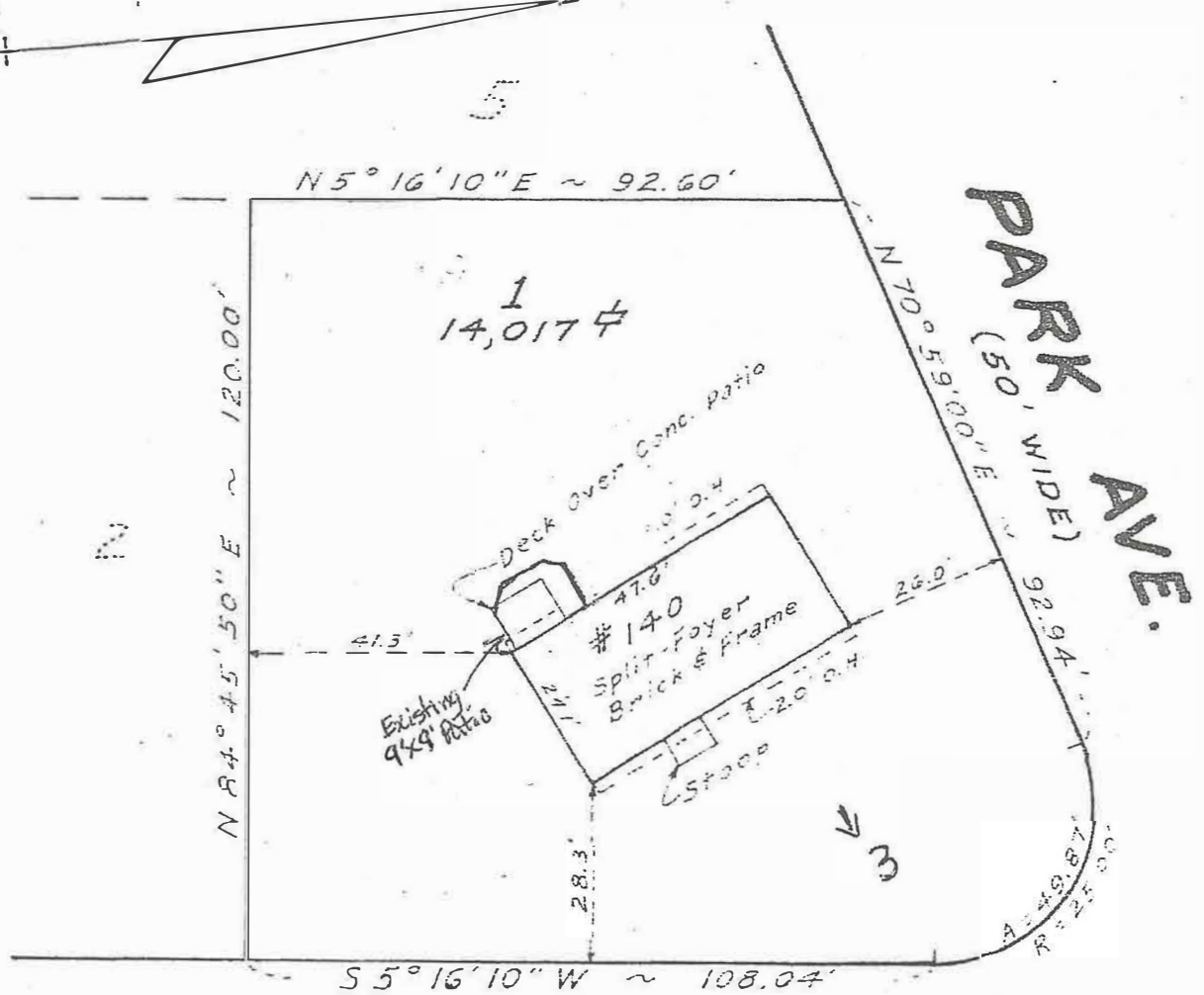
Sincerely,



Alan Leeth, RN

#2

NOTE: THIS PLAT IS NOT TO BE USED FOR THE CONSTRUCTION OF FENCES UNLESS CORNER MONUMENTS ARE INDICATED.



# STATION ST.

(FORMERLY SECT. 2 BALLOU) (50' WIDE)

PHYSICAL SURVEY  
LOT 1

# HERNDON STATION

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30'

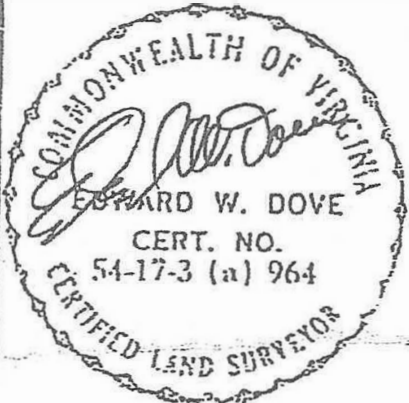
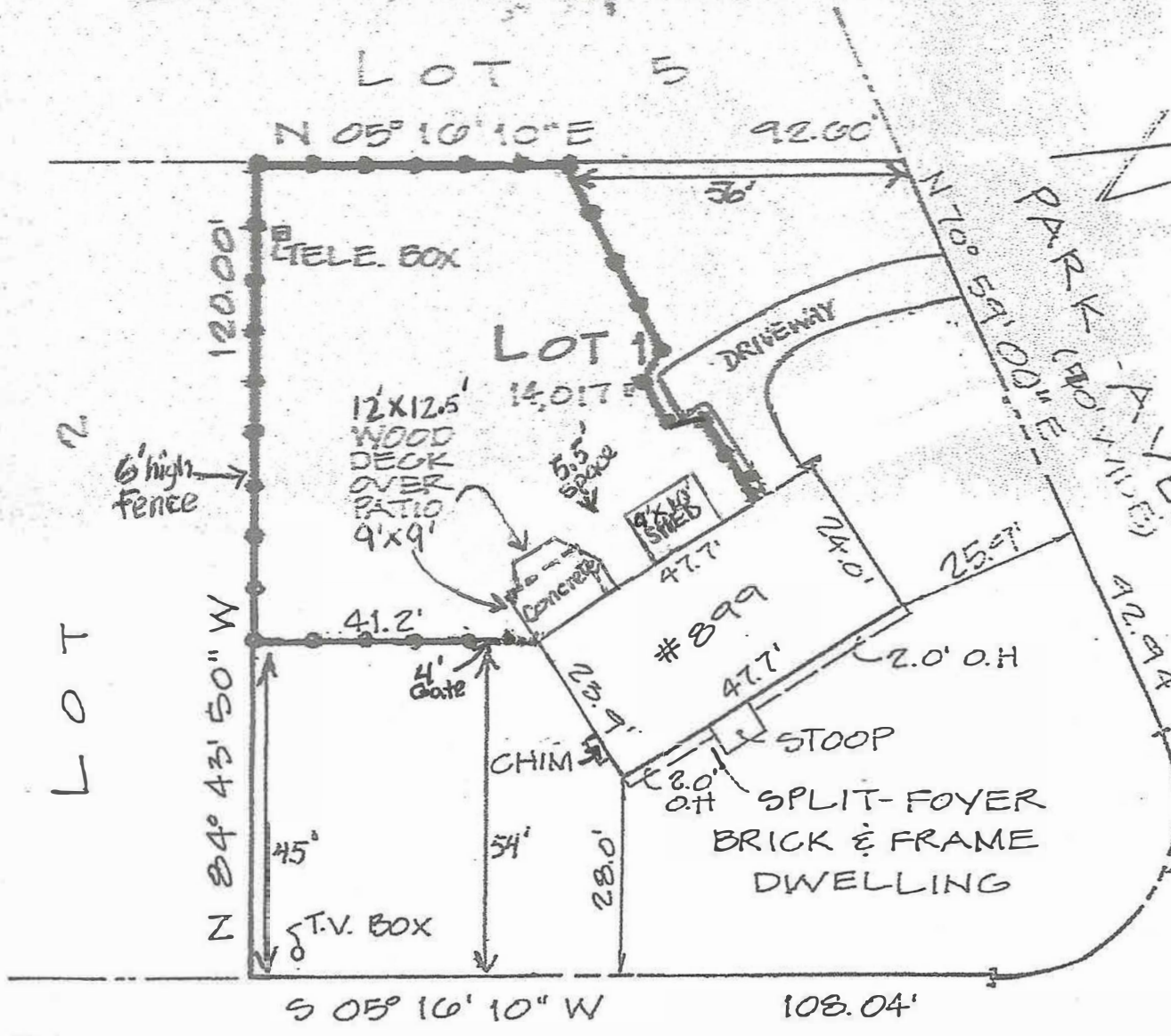
May 17, 1975

SCHILLER & ASSOCIATES  
PLANNERS SURVEYORS  
MARYLAND & VIRGINIA

PURCHASER Leeth  
#: 2004

*John Schiller*

CERTIFIED CORRECT  
ARLINGTON, VIRGINIA

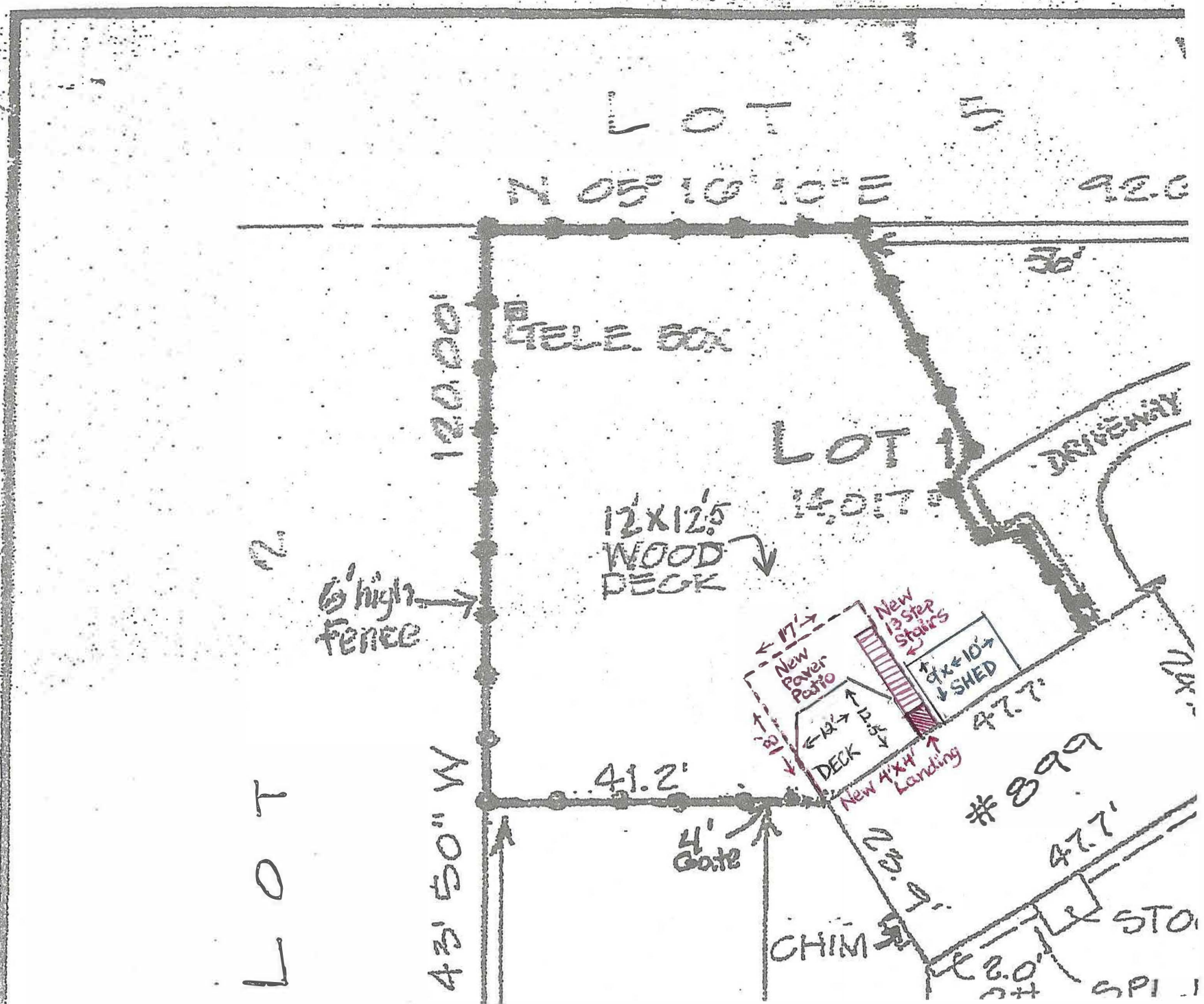


STATION STREET  
 (50' WIDE)

HOUSE LOCATION SURVEY  
 LOT 1  
 BALLOU SUBDIVISION  
 TOWN OF HERNDON  
 FAIRFAX COUNTY VIRGINIA

#4

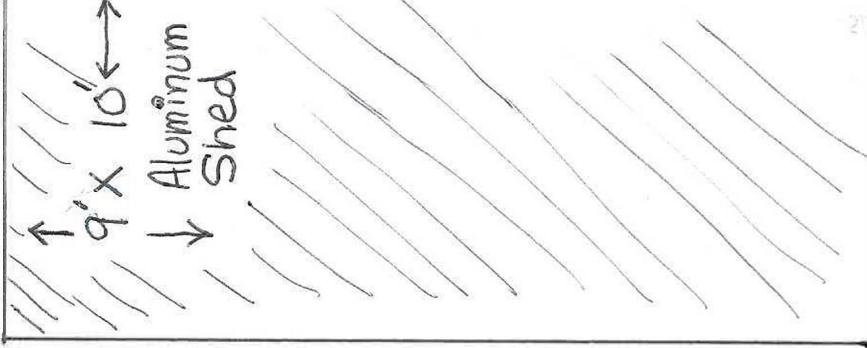
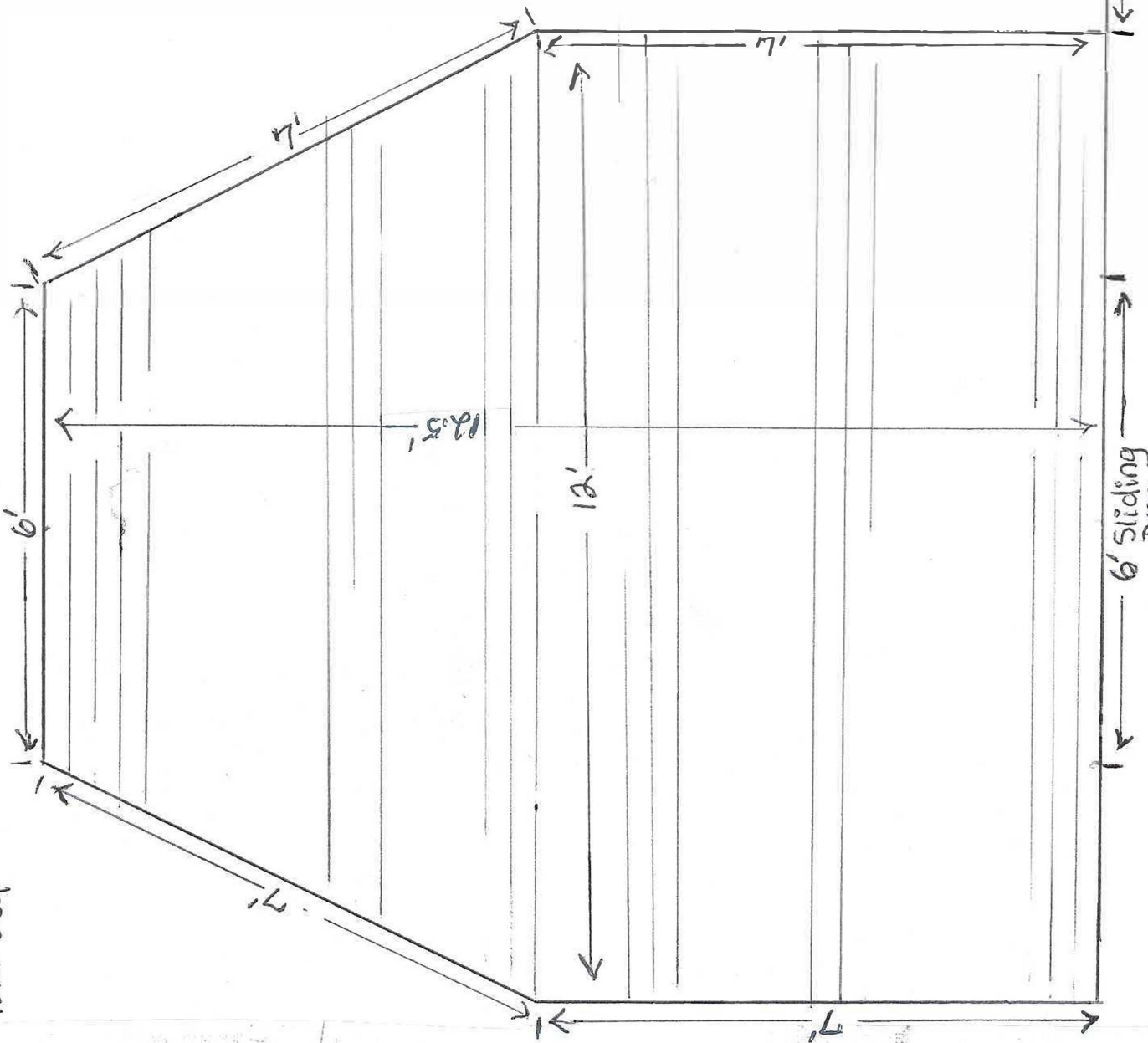
Enlarged Back Plat Showing Proposed: 17'x18' Paver Patio  
4'x4' Wooden Landing  
13 Step Wooden Stairs



#4

Wooden Deck (9' High)

12' Wide  
12.5' Deep



5.5' Space Between Deck & Shed

HOUSE

6' Sliding Door

18'

12.5'

7'

7'

7'

7'

5.5'







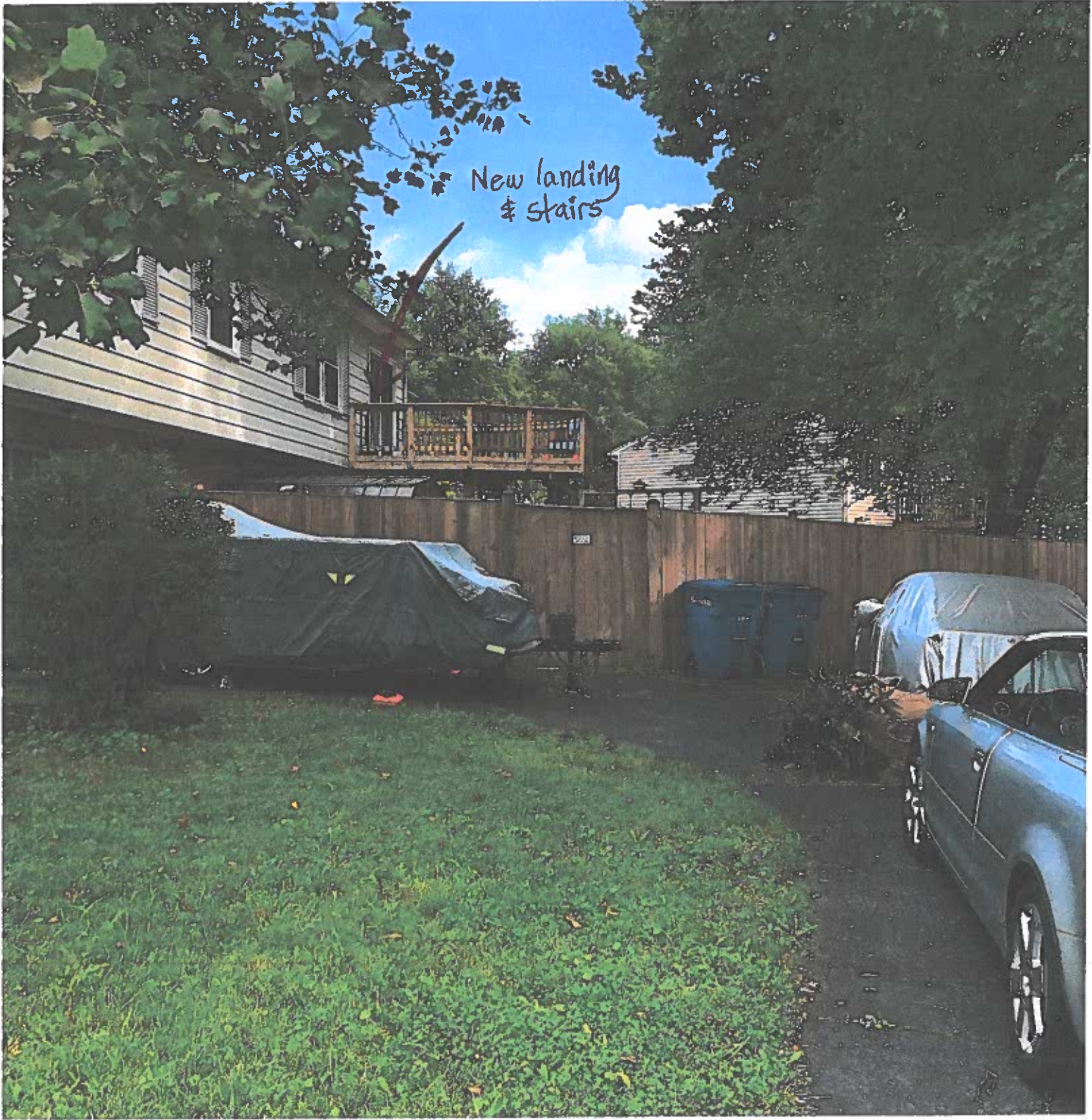
Proposed area on deck for 4'x4' landing with 13 step flight of stairs coming down straight away from house





View from  
deck side  
opposite  
from propose  
landing &  
flight of  
stairs that  
would hit  
new patio  
approximate  
level with  
outside  
② 6"x6"  
support  
beams

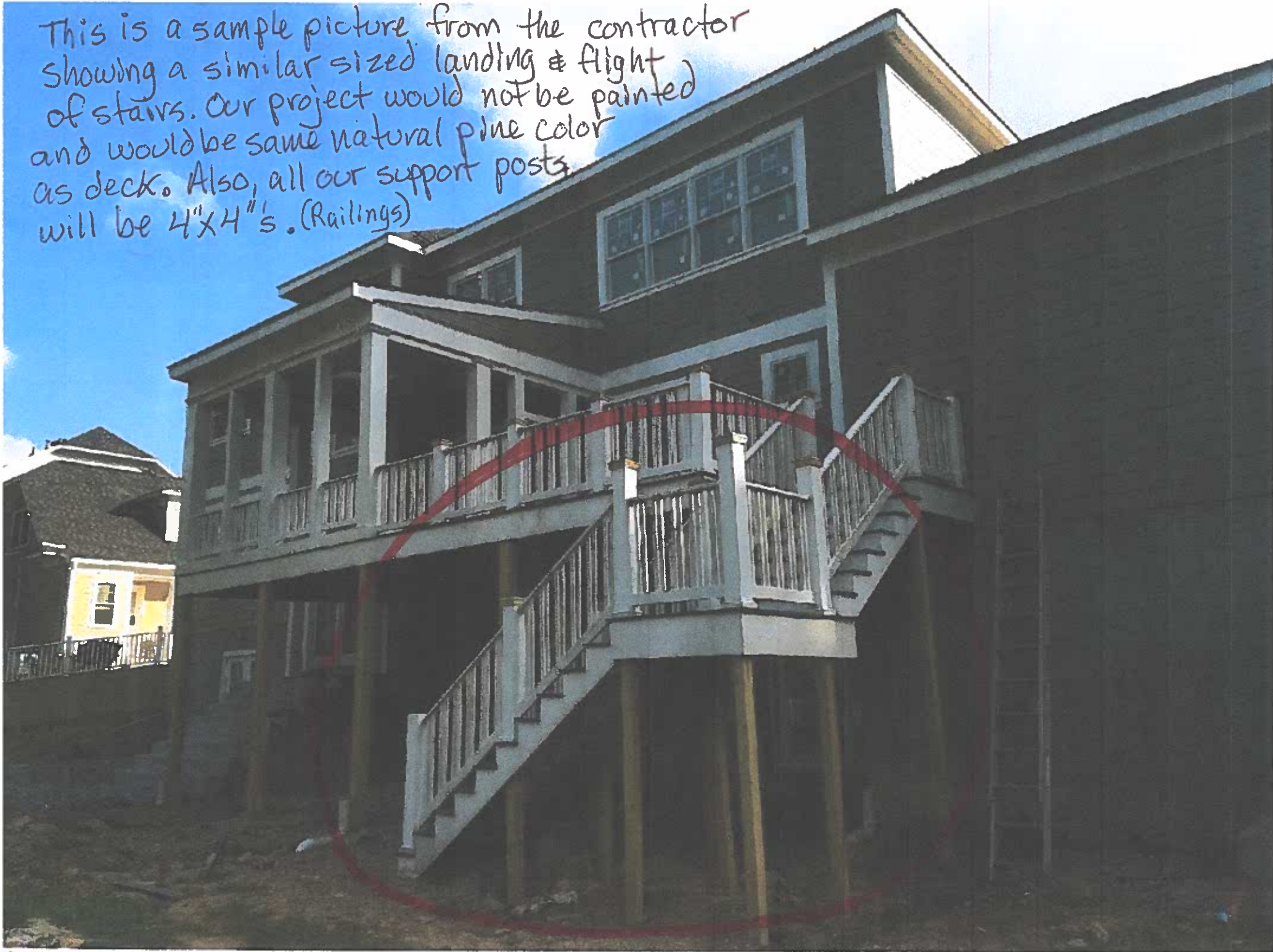
View of proposed area on deck for new wooden landing & stairs  
Picture shot from sidewalk distance

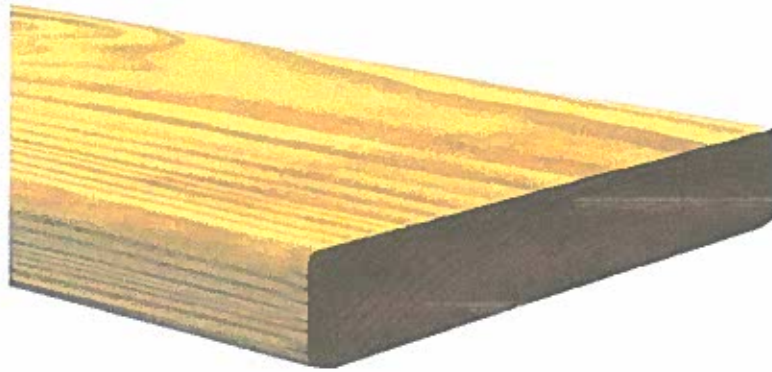




Sidewalk  
view of  
deck from  
side of  
house oppos  
of proposed  
stairs  
addition

This is a sample picture from the contractor showing a similar sized landing & flight of stairs. Our project would not be painted and would be same natural pine color as deck. Also, all our support posts will be 4"x4"'s. (Railings)





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[Print](#)

## **WeatherShield**

2 in. x 12 in. x 16 ft. Prime Ground Contact Pressure-Treated Lumber

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### **Product Overview**

Discover the distinctive difference and see why this lumber is not only treated to protect against rot and decay, but selected to meet the highest industry grading standards for strength and appearance. Treated with micronized copper azole, it is ideal for a variety of applications and is safe and environmentally friendly. This lumber can be painted or stained to enhance the natural beauty of the wood.

- Suggested applications include: decks, play sets, landscaping, stair support, walkways and other outdoor projects
- Can be used where treated wood will be installed less than 6 in. above the ground
- Material carries a lifetime limited residential warranty
- Hot dipped galvanized or stainless steel hardware recommended
- Can be primed and painted or stained



Reston

✓ 58 in stock

Aisle: B2 Bay: 001

[Text to Me](#)[Share](#)[Save to Favorites](#)[Print](#)**WeatherShield**

2 in. x 6 in. x 16 ft. #2 Prime Ground Contact Southern Pine Pressure-Treated Lumber

(333)

[Write a Review](#)[Questions & Answers \(44\)](#)

- 2X the protection compared to Above Ground treatment
- Treated for protection against fungal decay, rot and termites
- Use for decks, walkways, landscaping and other outdoor projects

## Product Overview

Pressure-Treated Southern Yellow Pine meets the highest grading standards for strength and appearance. This double treated Ground Contact lumber must be used for applications where treated lumber is difficult to maintain, repair or replace. Treated lumber is critical to the performance and safety of an entire system or construction such as deck joists, beams and ledger boards. An additional benefit of treated lumber is its defense against rot and insect infestation for its vast majority of applications. Southern yellow pine is responsibly manufactured, safe, and environmentally friendly when used as directed. Treated wood is typically still wet when it's delivered to The Home Depot or job site. As it dries, you should expect slight changes in width and length. As lumber dries, it may split, cup and warp. This is more likely to occur to occur in lower-grade boards, where knots and uneven grains are already present. Each piece of lumber is unique and carries physical characteristics that may include the following: knots, warping, shrinkage, swelling and/or splitting.

- Made of southern yellow pine
- Ground Contact treated lumber can be used in both Above Ground and Ground Contact exterior applications
- Backed by a lifetime limited warranty against termite infestation and rot
- 2 in. x 6 in. x 16 ft.
- Must use Ground Contact pressure treated lumber where lumber is at risk for poor air circulation, less than six inches from the ground, or has poor or no water drainage below the structure
- #2 grade lumber has few defects, knots are well-spaced and do not exceed the size regulations.
- Ideal for a variety of general uses including exposed structures, sill plates, decks, docks, ramps and other outdoor applications
- Uniform thickness, density and appearance for stable and long lasting performance
- Hot-dip galvanized fasteners are recommended
- Individual pieces of pressure treated lumber will reference Ground Contact on the end tag
- WeatherShield includes water repellent in the treatment process
- No two pieces of lumber are the same.
- Color, grain pattern and texture will vary as well.
- Prime grade lumber is the perfect choice if appearance is the main concern with your lumber project
- Prime grade lumber has fewer knots and an overall better appearance



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### WeatherShield

2 in. x 4 in. x 16 ft. #2 Prime Ground Contact Pressure-Treated Lumber

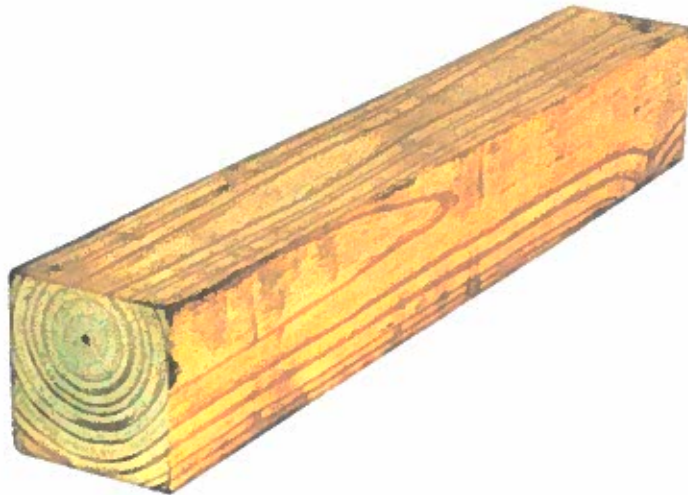
(171) [Write a Review](#) [Questions & Answers \(16\)](#)

- 2X the protection compared to Above Ground treatment
- Treated for protection against fungal decay, rot and termites
- Use for decks, walkways, landscaping and other outdoor projects

## Product Overview

Pressure-Treated Pine meets the highest grading standards for strength and appearance. This double treated Ground Contact lumber must be used for applications where treated lumber is difficult to maintain, repair or replace. Treated lumber is critical to the performance and safety of an entire system or construction such as deck joists, beams and ledger boards. An additional benefit of treated lumber is its defense against rot and insect infestation for its vast majority of applications. Southern yellow pine is responsibly manufactured, safe, and environmentally friendly when used as directed. Treated wood is typically still wet when it's delivered to The Home Depot or job site. As it dries, you should expect slight changes in width and length. As lumber dries, it may split, cup and warp. This is more likely to occur to occur in lower-grade boards, where knots and uneven grains are already present. Each piece of lumber is unique and carries physical characteristics that may include the following: knots, warping, shrinkage, swelling and/or splitting.

- Made of southern yellow pine
- Ground Contact treated lumber can be used in both Above Ground and Ground Contact exterior applications
- Backed by a lifetime limited warranty against termite infestation and rot
- 2 in. x 4 in. x 16 ft.
- Must use Ground Contact pressure treated lumber where lumber is at risk for poor air circulation, less than six inches from the ground, or has poor or no water drainage below the structure
- #2 grade lumber has few defects, knots are well-spaced and do not exceed the size regulations.
- Ideal for a variety of general uses including exposed structures, sill plates, decks, docks, ramps and other outdoor applications
- Uniform thickness, density and appearance for stable and long lasting performance
- Hot-dip galvanized fasteners are recommended
- Individual pieces of pressure treated lumber will reference Ground Contact on the end tag
- WeatherShield includes water repellent in the treatment process
- No two pieces of lumber are the same.
- Color, grain pattern and texture will vary as well.
- Prime grade lumber is the perfect choice if appearance is the main concern with your lumber project
- Prime grade lumber has fewer knots and an overall better appearance
- Prime grade lumber can be used for deck boards, fence panels



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## 4 in. x 4 in. x 12 ft. #2 Pressure-Treated Timber

(232)

[Write a Review](#)

[Questions & Answers \(36\)](#)

- Pressure treated for Ground Contact
- Common construction grade
- Lifetime limited warranty

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### Product Overview

Every piece meets the highest grading standards for strength and appearance. This lumber is pressure treated in order to protect it from termites, fungal decay, and rot. Ideal for a variety of applications, including decks, retaining walls, play sets, walkways and other outdoor projects where lumber is exposed to the elements. This lumber can be painted or stained. When used properly, it is both safe and environmentally friendly.

- Discover the distinctive difference you can see for yourself that millstead lumber is of the highest quality, every piece meets the highest grading standards for strength and appearance
- Use for decks, play structures, raised beds, planter boxes, retaining walls, walkways, outdoor furniture, landscaping and other outdoor projects where lumber is exposed to the elements
- Effective against termites, rot and fungal decay
- Lifetime limited residential warranty
- Can be painted or stained
- Hot dipped galvanized or stainless steel hardware recommended
- Safe and environmentally friendly



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## **WeatherShield**

### 2 in. x 2 in. x 42 in. Wood Pressure-Treated Mitered 1-End B1E Baluster (16-Pack)

(112)

[Write a Review](#)

[Questions & Answers \(20\)](#)

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## **Product Overview**

Give your deck a finished, stylish, distinctive touch with these attractive wooden balusters. High-grade and long-lasting, these balusters come with a lifetime limited warranty against rot and termites. Just like our other wood decking products, our balusters can be cut to size for special projects. They're even compatible with aluminum, offering you the widest range of design options. Choose your own unique combination of decking components to create a deck that's truly your own.

- 100% solid wood made from southern yellow pine and pressure treated with MCA (micronized copper azole) for long life
- Mitered at 1 end, suitable for use on exterior rails and stairs in commercial or residential applications
- Natural wood finish may be stained or painted for a customized finish
- Nominal dimensions: 2 in. x 2 in. x 42 in.
- Easy installation
- 16 Balusters included
- Treated with Thompsonized for added protection



**VIRGINIA**  
**DIVISION OF HISTORIC LANDMARKS**  
**HISTORIC DISTRICT/BRIEF**  
**SURVEY FORM**

File no. 235-233  
 Negative no(s). 9090-10

Attachment #4

City/Town/Village/Hamlet	Herndon	County	Fairfax
Street address or route number	899 Station	U.S.G.S. Quad	Herndon
Historic name		Common name	
Present use	residence	Building Style	Noncontributin.
Original use	residence	Building Date(s)	ca. 1960-1975

**Construction Materials**

wood frame  
 brick  
 bond:  English  
 Flemish  
 \_\_\_\_\_-course American  
 stretcher  
 other \_\_\_\_\_

stone  
 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 \_\_\_\_\_

**Cladding Material**

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

bricktex  
 other \_\_\_\_\_

3. Stories (number) \_\_\_\_\_  
 low basement  raised basement

4. Bays (number): front \_\_\_\_\_ side (church) \_\_\_\_\_  
 symmetrical  asymmetrical

5. Roof Type

<input type="checkbox"/> shed	<input type="checkbox"/> hipped
<input type="checkbox"/> parapet?	<input type="checkbox"/> pyramidal?
<input type="checkbox"/> gable	<input type="checkbox"/> mansard
<input type="checkbox"/> pediment?	<input type="checkbox"/> false mansard
<input type="checkbox"/> parapet?	<input type="checkbox"/> gambrel
<input type="checkbox"/> clipped end?	<input type="checkbox"/> flat
<input type="checkbox"/> cross gable?	<input type="checkbox"/> parapet?
<input type="checkbox"/> central front gable?	<input type="checkbox"/> roof not visible
<input type="checkbox"/> 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

7. Dormers (number): front \_\_\_\_\_ side \_\_\_\_\_  
 gable  pediment?  
 shed  
 hipped

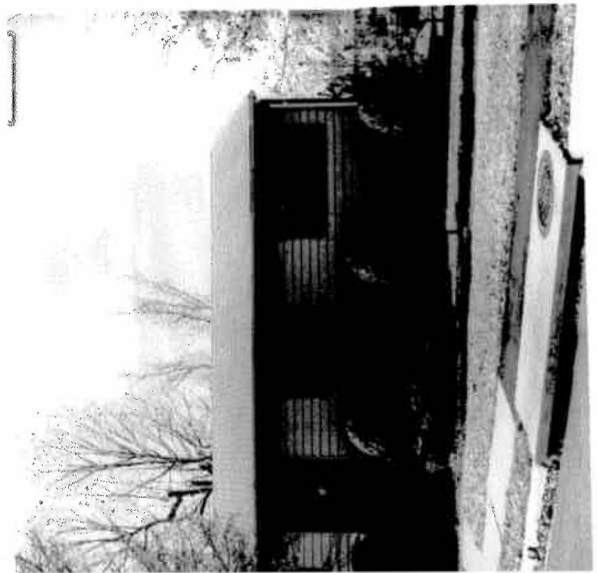
8. Primary Porch  
 style \_\_\_\_\_  
 stories \_\_\_\_\_  
 levels \_\_\_\_\_ bays \_\_\_\_\_  
 materials \_\_\_\_\_  
 description and decorative details \_\_\_\_\_  
 \_\_\_\_\_

9. General supplementary description and decoration:  
 \_\_\_\_\_  
 \_\_\_\_\_

10. Major additions and alterations:  
 \_\_\_\_\_  
 \_\_\_\_\_

11. Outbuildings:  
 \_\_\_\_\_  
 \_\_\_\_\_

12. Landscape Features:  
 \_\_\_\_\_  
 \_\_\_\_\_



## HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

*Excerpts from the Town of Herndon Code of Ordinances Chapter 78 – Zoning, Article VI Overlay Districts*

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### 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

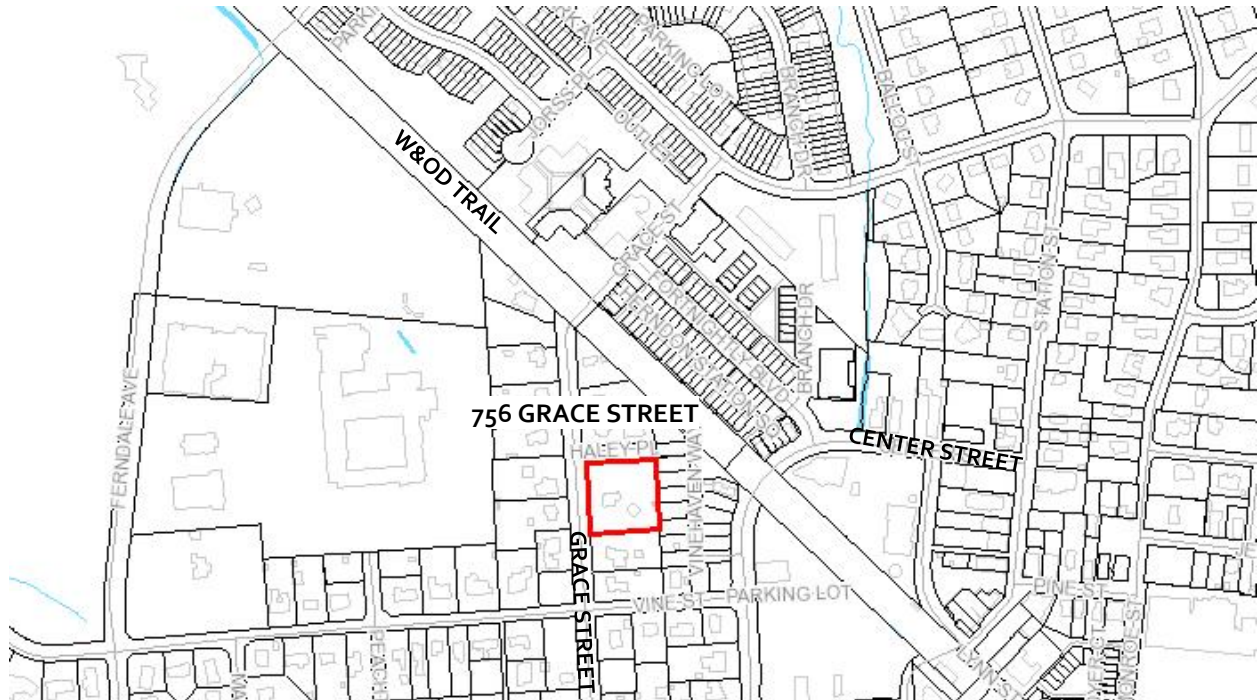
sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.

- 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 #20-014; Alterations  
**Case Summary:** Replace existing deck materials with new wood structural materials and synthetic materials on rear elevation of an existing contributing structure and installation of new minor site features  
**Case Location:** 756 Grace Street, Downtown Herndon

**Location Map**



**Property Information**

<b>Applicant/Owner:</b>	Michael H. and Cheryl K. O'Connor		
<b>Agent:</b>	Marisol Zayas, NOVA Landscape & Design Center, LLC		
<b>Business/Organization:</b>	N/A		
<b>Property Use:</b>	Residential		
<b>Zoning District:</b>	R-10, Residential Single Family	<b>HPOD Designation:</b>	Contributing
<b>Adjacent Zoning:</b>	<b>North:</b> R-10, Residential Single Family <b>South:</b> R-10, Residential Single Family	<b>East:</b> PD-D, Planned Development-Downtown <b>West:</b> R-10, Residential Single Family	
<b>Adjacent Property HPOD Designation:</b>	<b>North:</b> Contributing <b>South:</b> Contributing	<b>East:</b> Non-contributing <b>West:</b> Contributing	
<b>Associated Cases:</b>	HPRB #00-04, HPRB #08-23, HPRB #08-29		
<b>Building Type(s):</b>	Residential	<b>Date of Construction:</b>	1920
<b>Architectural Style(s):</b>	Folk Victorian		

<b>Exterior Material(s):</b>	Wood lap siding, standing seam metal roof
<b>Neighborhood Design Profile:</b>	Semi-urban, single family residential, near urban downtown

## Case Details

### Case Description:

This application proposes to replace existing wood structural elements, decking and railings with new materials. The existing railing columns, joist and beams will be replaced with new pressure treated wood members. The beams and columns are to be wrapped in a white PVC material. The new decking materials will be Azek Timber Tek ® composite wood /plastic colored in *Vintage Walnut* finish. The deck railing will be a white Shoreline Vinyl 200 Series with a rectangular top rail, round aluminum pickets and an Azek Timber Tek ® composite rail cap board, also colored in *Vintage Walnut* finish. However, axonometric drawing in the application materials notes that the white rails and posts, but with black (colored) balusters, making this detail ambiguous or unclear. The application does not specify where white composite wood trim will be applied, though a sample is provided.

The applicant is also installing new exterior stairs and retaining wing wall features leading from the rear of the house to a new patio at grade, for which these appear to be constructed or faced with new paver and masonry veneers. However, based on staff observation of the site and grades, it is not clear if the additional stairs and retaining wing walls will be installed or necessary. The specific materials for these two new site features are not clearly identified in the application materials submitted by the applicant (Attachments #1, #2, and #3).

### Resource Background:

This house has a characteristic Folk Victorian style common in the Heritage Preservation District. The house has been through several large additions, both historic and modern. More specifically, the property has been subject to several HPRB cases involving demolition, new construction, addition and alterations that were all thoughtfully approved and completed in a manner that did not detract from the historic appearance of the house.

### 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 10 Rehabilitation Guidelines: Residential Building Rehabilitation Design (Pages 63-65)

## Staff Analysis

1. The proposed alterations are in general conformance with the Heritage Preservation Handbook, Chapter 10 Rehabilitation Guidelines: Residential Building Rehabilitation Design (Pages 63-65). The existing deck structure is not original to the structure and appeared through a major addition approved through HPRB #08-23. These features are very common to contributing (and non-contributing) structures within the HPOD. The applicant is proposing to generally keep the form, sizing, color, and structural

elements in the replacement of the deck feature(s). The main difference is the application of new synthetic decking materials, railing system and synthetic (PVC) wrapping of selected structural elements. The proposed alteration general keeps the existing form and design of the deck, only with different, more modern materials that are not appropriate for this contributing structure. In this case, 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, care should be taken in introducing new modern materials not common to the original house and older additions.

Staff review of this replacement is largely incomplete due to missing or ambiguous information. However, staff does find the PVC wrapped railing posts, beams and joists are not appropriate, and will have a plastic look and texture. Staff has a similar opinion of the Shoreline vinyl railing system with aluminum balusters having plastic look, lacking texture of wood. The new decking materials made of Azek Timber Tek ® composite wood /plastic colored in *Vintage Walnut* finish is less concerning due to the visibility of decking being only if a person were standing on the second-floor deck itself. However, the rail cap should retain its existing appearance completing the uniformly white colored deck railing, trim features, and structural elements visible from an adjacent street. Based on staff review of HPRB #08-23, the deck feature appeared be originally approved to be made of wood which has been common exterior material for this building over time. The continued use of traditional wood materials is recommended.

2. 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 are not in keeping with the intent of the criteria due to inappropriate materials in some cases. Additionally, due to missing or ambiguous materials information within the application, the staff review based on the referenced criteria is incomplete.

**Staff Recommendation:**

<b>Motion Alternatives:</b>	<ol style="list-style-type: none"> <li>1. Motion to deny the application.</li> <li>2. Motion to approve the application as submitted.</li> <li>3. Motion to approve with condition(s).</li> <li>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</li> </ol>
<b>Recommended Motion:</b>	Staff is withholding its recommendation until the Board and applicant can discuss missing or ambiguous information provided and address issues related materials selections noted in the staff report, dated September 2, 2020.

**Report Attachments**

<b>1.</b>	Aerial Image
<b>2.</b>	Applicant Letter

<b>3.</b>	Site Plan, Site Photos and Materials Information
<b>4.</b>	1987 Historic District Survey
<b>5.</b>	Town's Zoning Ordinance, Section 78-60.3.

**Staff Contact**

<b>Name/Title:</b>	<b>Christopher J. Garcia, Community Design Planner</b>
<b>Phone/Email:</b>	<b>(703)787-7380; <a href="mailto:christopher.garcia@herndon-va.gov">christopher.garcia@herndon-va.gov</a></b>

  
\_\_\_\_\_  
**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



August 7, 2020

Town of Herndon  
Department of Community Development  
777 Lynn Street  
Herndon, VA 20170-4602

Attn: Architectural Review Committee/Heritage Preservation Board

Re: Mike O'Conner (Homeowner) 756 Grace Street, Herndon, VA

To Whom It May Concern:

We have been contacted by the homeowner to complete the following project:

**Deck approx. 130sf**

Install concrete footers (Minimum of 24" deep)  
Install GC pressure treated 6x6 posts  
Install GC pressure treated 12" beam  
Install GC pressure treated Joists 2"x 10"

Install decking boards with hidden fasteners  
Install Cortex screws with color match plugs

Decking boards: Azek Vintage English Walnut  
Picture frame color(Double): Azek Vintage English Walnut  
Railing system: Shoreline 200 series White  
Railing picket color: white aluminum round  
Railing Cap Board: Azek Vintage English Walnut  
Post Caps: White pyramid  
Beauty Board: White 5/8"  
Beam Wrap: White PVC  
Post Wrap: White PVC  
Stair Trend Board: None  
Stair Riser: None  
Stringer Wrap: none  
Attached or Freestanding: Attached

Step Lights: none  
Rail Post Lights: none  
Epdm with Pvc ceiling: Yes  
5 year Labor Warranty  
50 year Material Warranty

We respectfully ask your approval to assist our client in moving forward with this project. We would like to obtain zoning and building permits as soon as possible. Your prompt attention to the matter will be greatly appreciated.

Cindy Brill, Design Assistant

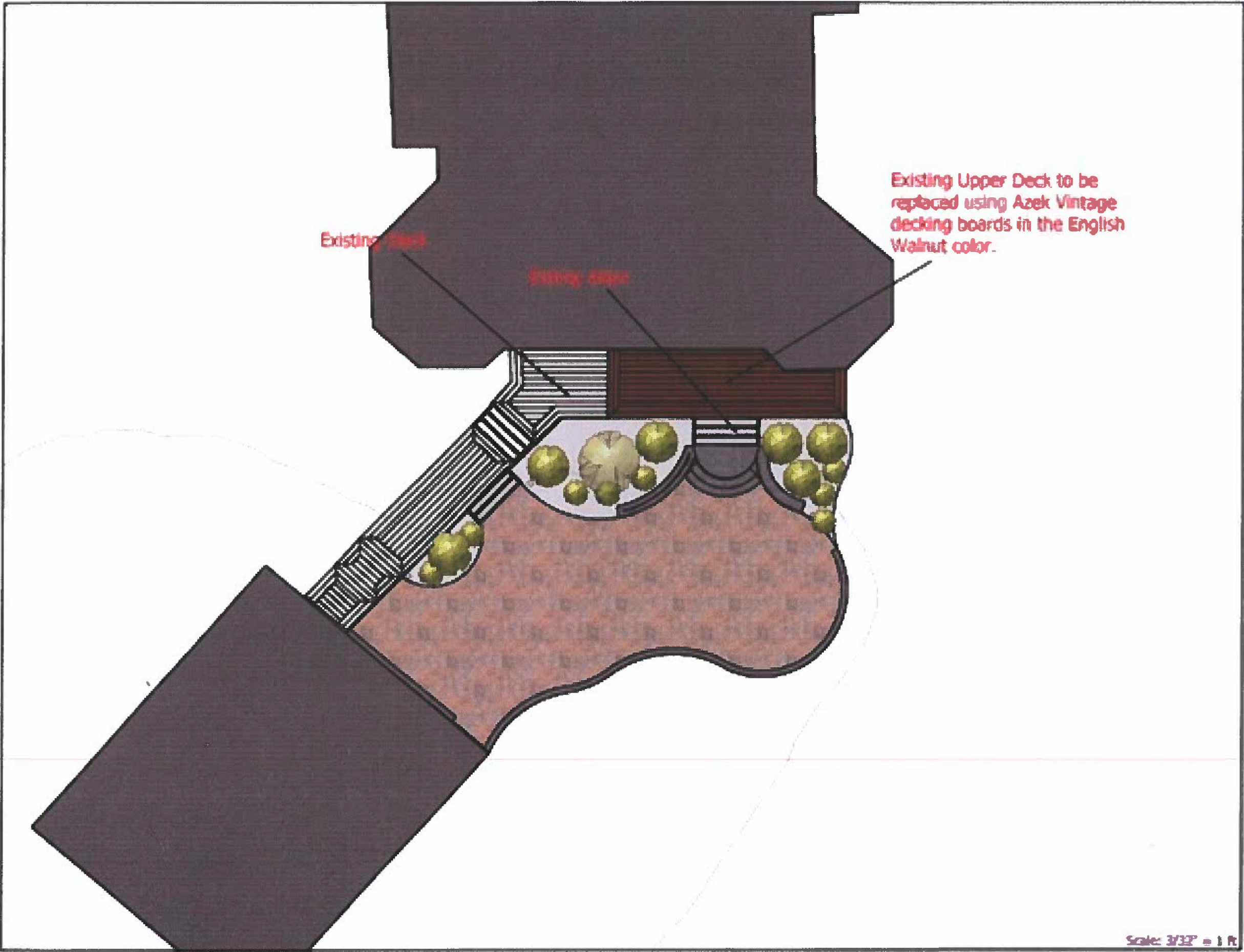
[cbrill@novalandscapedesigns.com](mailto:cbrill@novalandscapedesigns.com)

17720 Washington Street, Dumfries, VA 22026-(703) 382-6000

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artistic conception





Date:  
Jun. 27, 20

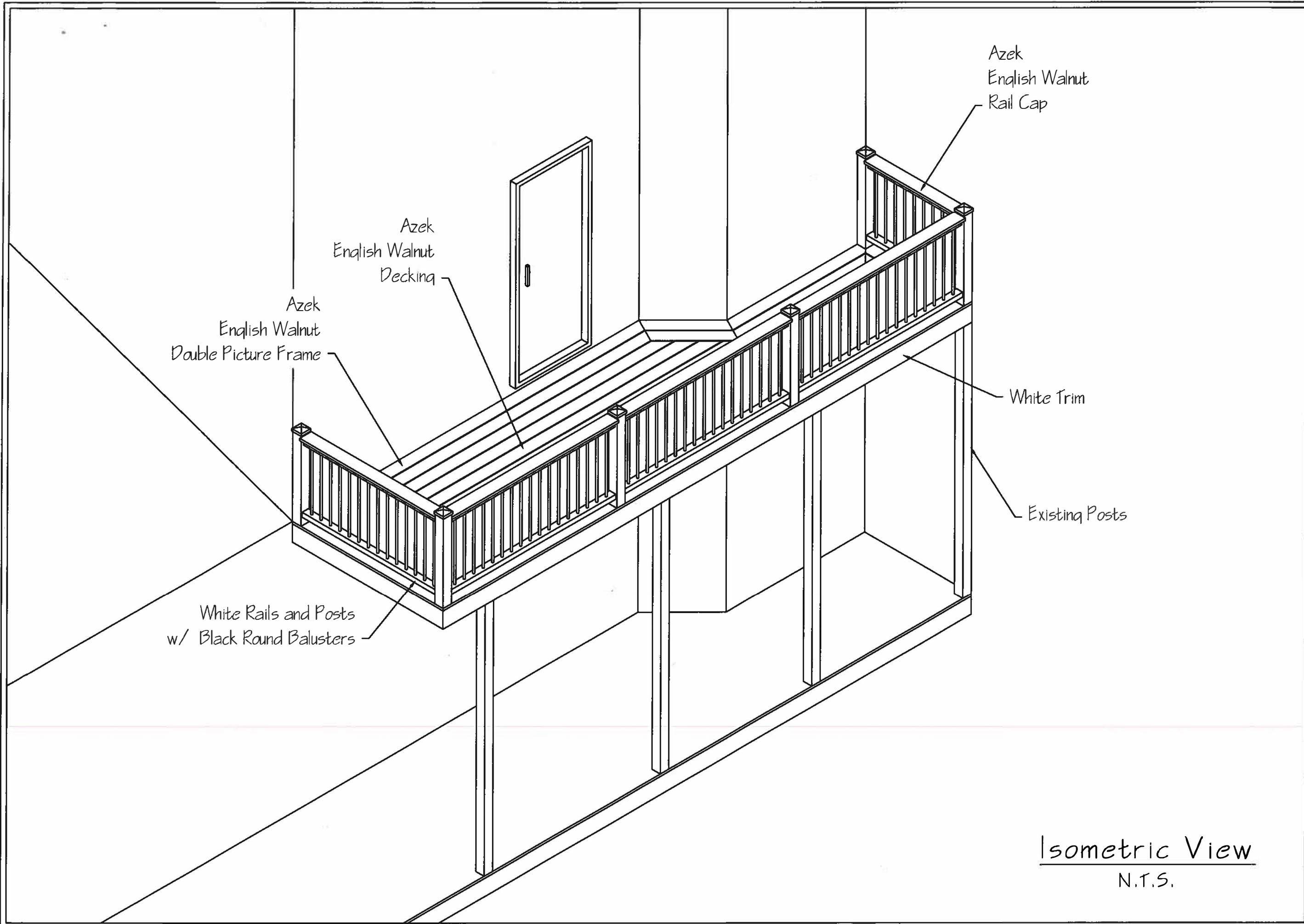
Owner  
Mike O'Connor

Address:  
756 Grace Street  
Herndon, VA  
20170

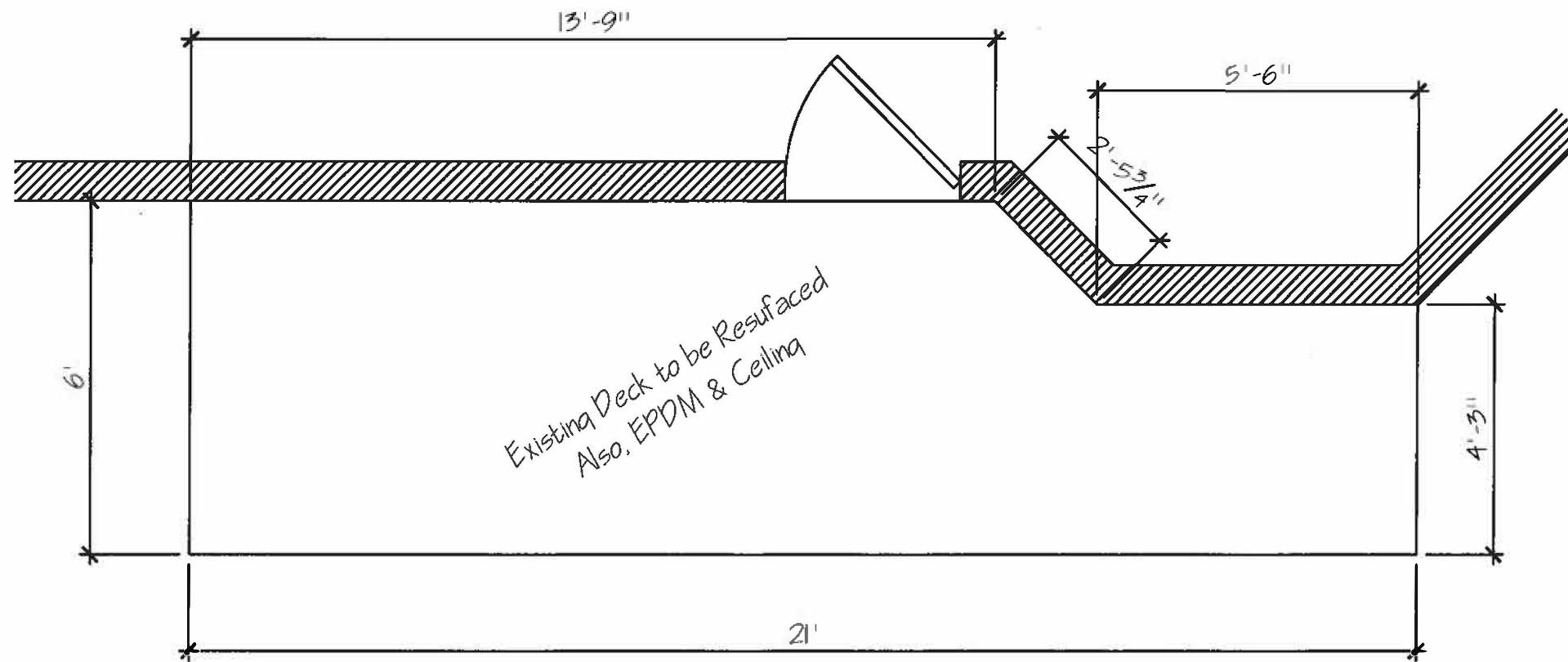
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NOVA  
Landscape & Design  
Henry Villanueva  
17720 Washington St.  
Dumfries, VA 22026

Sheet:

1 of 2



Isometric View  
N.T.S.



Existing Deck to be Resurfaced  
Also, EPDM & Ceiling

Notes:

1. Decking to be 5/4" x 6 Azek
2. Railings are to be Shoreline 200 Series with Black Round Aluminum Balusters
3. Elevation is 9'-0"

Framing View

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

Date:

Jun. 27, 20

Owner

Mike O'Connor

Address:

756 Grace Street

Herndon, VA

20170

Drawn by:

NOVA  
Landscape & Design  
Henry Villanueva  
17720 Washington St.  
Dumfries, VA 22026

Sheet:

2 of 2

RECEIVED ON  
DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**756 Grace Street Site Photos**









# Multi-Width Deck Boards

## Vintage Collection®

### Design's The Limit

#### A WIDTH FOR EVERY WISH LIST

Now, nothing can hold homeowners back when designing their ideal deck using AZEK's Multi-Width Decking. You can highlight sleek style with narrow width boards or elect to keep it classic with standard width deck boards. If that's not your style, start thinking big and lean into the trend of wide width boards. Or take it a step further, mix-and-match widths to create a one-of-a-kind design. With Multi-Width Decking you can truly tap into your client's taste with narrow, standard, and wide width decking.



#### NARROW WIDTH

Take your taste for tidy lines from the inside of your home to your outdoor deck with narrow width boards.



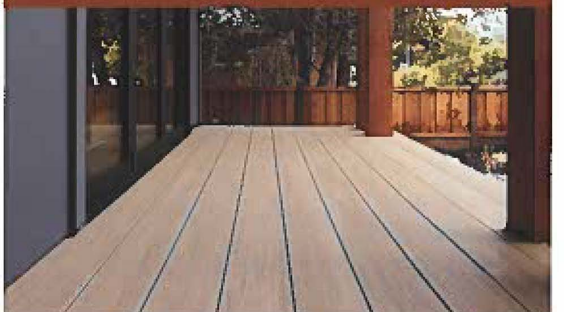
#### STANDARD WIDTH

The same technological superiority and design versatility but in the classic width we all know and love.



#### WIDE WIDTH

It's time you think big for your outdoor living space. Opt for wide width deck boards that show off your style.





# Multi-Width Deck Boards

## Vintage Collection®



Shown: Coastline in Narrow, Standard and Wide Widths



## Do Decking Differently

Designer decks that reflect every style. As the leader in premium composite decking, AZEK® Decking is innovating the way you can design outdoor living spaces for homeowners. AZEK's Multi-Width Deck collection offers clean lines, sophisticated textures and striking details. Homeowners now have the unrivaled opportunity to customize their deck with luxury boards in a variety of sizes.

Multi-Width Deck allows your clients to design an outdoor living space with as much care as they took with the inside of their home. Boasting the width—or widths—that suit their unique aesthetic, our Multi-Width Decking adds style, dimension, and warmth to any space. AZEK Decking has always impressed friends and family, and now AZEK's Multi-Width Deck wows with a touch of the unexpected.

### PRODUCT SPECS:

- Choose from 12', 16' and 20' lengths
- Narrow and wide width boards available in square shoulder only
- Spans O.C. 16" max
- Compatible with Cortex® and TOPLoc® for AZEK and NEW SIDELOC™ Fastening made with CAMO® Edge Technology
- Wide-Width Deck: 30% more decking installed with the same number of screws



Depending on environmental conditions, AZEK Deck colors may appear to change over time as part of the natural weathering process consistent with the warranty guarantees where applicable. All AZEK Deck products will experience weathering.

Although AZEK Deck products are cooler to the touch than many other deck board products in similar colors, all decking products will get hot in the sun. Additionally, the darker the decking color, the hotter it will feel. For hotter climates, consider choosing a lighter color.



# New in the Neighborhood

## AZEK's Newest Trim & Moulding Products

### New Cornerboard

With seams that will not open, AZEK® Cornerboards offer faster and more aesthetically pleasing installations to complement any home exterior. Unlike the two-piece cornerboards in the marketplace, which attract dirt in the seam, our one-piece cornerboards feature smooth outside edges to keep dirt away and help prevent cuts during installation.



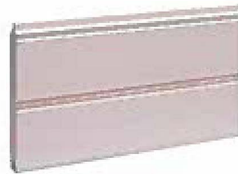
### New Rabbeted Cornerboard

With rabbeted edges, this one-piece cornerboard is designed to make siding installations a breeze and help deliver a crisp façade. Unlike the two-piece cornerboards in the marketplace, which attract dirt in the seam, our one-piece cornerboards feature smooth outside edges to keep dirt away and help prevent cuts during installation.



### New Beadboard & Beadboard Sheet

AZEK Beadboard is reversible with an edge and center bead on one side and a v-groove on the other, perfect for wainscoting. The new AZEK Beadboard (E & CB) is certified UL580 class 90 wind gust uplift-resistant, making it ideal for use in coastal areas. Beaded Sheet in 1/2" x 4' x 8' conveniently covers an area with one sheet instead of multiple beadboards. Saves time and money on installation.



Beaded Sheet



### New Tongue and Groove

AZEK Tongue and Groove profiles, available in shiplap and reversible WP4/nickel gap form factors, offer enhanced design and installation flexibility.



### PaintPro® Trim

PaintPro Trim is a revolutionary development in cellular PVC trim from AZEK Building Products. PaintPro has the same high-performance and low-maintenance benefits of traditional AZEK trim, but can be painted any color. No primer needed. Just one coat of paint provides solid, clean coverage, even in dark colors. PaintPro can be handled 30 minutes after painting, so you can paint before or after installation. Like traditional AZEK trim, PaintPro is virtually impervious to moisture and adds the benefit of a superior paint bond that enhances long-term performance. The PaintPro substrate won't rot, crack, warp, or chip and is backed by the AZEK Lifetime Limited Warranty.



**NEW**  
Paintable Cortex®  
for PaintPro® Trim

### Collated Cortex® for Trim

#### Now Paintable for PaintPro Trim

Save time, money, and labor costs with Cortex for AZEK Trim. The only concealed fastening system that quickly and easily fastens AZEK PVC trim to your building project now comes in NEW collated strips. This minimizes handling and saves valuable time on the jobsite. The felt tip on the unique bit prevents surface marring while driving fasteners securely below the trim surface. No mess and or fading over the life of the project. Plus, Cortex fasteners offer a stronger connection than nails.



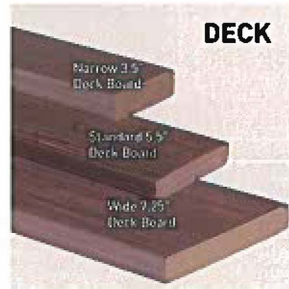
# New in the Neighborhood

## TimberTech's Newest Outdoor Living Products



### Introducing Multi-Width Decking and Porch Vintage Collection

Homeowners can design an outdoor space with as much care as they took with the inside of their home. With our Multi-Width Decking and Porch boards, homeowners get the same moisture-resistant and durable deck boards they've come to love, but in new, modern widths. You can now offer design options that add style and dimension at the width homeowners want.



### Premier Collection

This collection offers a premium-level 3-sided capped composite decking with superior longevity, quality, and beautifully sustained, solid colors.



### Prime Collection

Three-sided capped composite decking designed for homeowners who are looking to upgrade from costly maintenance of wood decks.



### TimberTech DeckCleaner™

For AZEK® Decking  
For PRO™ Decking  
For EDGE™ Decking

Field tested and approved specifically for all TimberTech capped decking and railing products. The best solution for seasonal clean-up and to help remove common everyday spills and stubborn spots.



### TimberTech PRO-Tac™ Joist Tape

PRO-Tac Flashing and Joist Tape helps extend the life of decking substructures by preventing water penetration and protecting the lumber from rot.



### SIDEloc™ Fasteners For AZEK® Decking

Hidden fastener system with superior holding power that requires no pre-drilling for installation. SIDEloc provides a fastener-free surface by pulling the board to the joist from the side of the board. Designed for AZEK® square shouldered, capped polymer deck boards.



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Most Widely Accepted and Trusted

# ICC-ES Evaluation Report

# ESR-3415

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Reissued 09/2017  
This report is subject to renewal 09/2019.

**DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES**

**SECTION: 06 50 00—STRUCTURAL PLASTICS**

**SECTION: 06 63 00—PLASTIC RAILINGS**

**REPORT HOLDER:**

**SHORELINE VINYL SYSTEMS, INC.**

**1114 PARK LANE  
DENTON, MARYLAND 21629**

**EVALUATION SUBJECT:**

**100 SERIES, 200 SERIES, 300 SERIES AND R-RAIL GUARDRAIL SYSTEMS**



**Look for the trusted marks of Conformity!**

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# ICC-ES Evaluation Report

# ESR-3415

Reissued September 2017

This report is subject to renewal September 2019.

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**DIVISION: 06 00 00—WOOD, PLASTICS AND COMPOSITES**

**Section: 06 50 00—Structural Plastics**

**Section: 06 63 00—Plastic Railings**

**REPORT HOLDER:**

**SHORELINE VINYL SYSTEMS, INC.**

1114 PARK LANE

DENTON, MARYLAND 21629

(410) 364-8080

[www.shorelinexlvy.com](http://www.shorelinexlvy.com)

**EVALUATION SUBJECT:**

**100 SERIES, 200 SERIES, 300 SERIES AND R-RAIL GUARDRAIL SYSTEMS**

**ADDITIONAL LISTEES:**

**WOLF HOME PRODUCTS**

20 WEST MARKET STREET

YORK, PENNSYLVANIA 17401

[www.wolfhomeproducts.com](http://www.wolfhomeproducts.com)

**PRODUCT NAME: TRADITIONAL (100 SERIES)  
DESIGNER (200 SERIES)**

**TW PERRY RAIL**

8101 SNOUFFER SCHOOL ROAD

GAITHERSBURG, MARYLAND 20879

[www.twpertry.com](http://www.twpertry.com)

**PRODUCT NAME: TRADITIONAL (100 SERIES)  
DESIGNER (200 SERIES)**

## 1.0 EVALUATION SCOPE

### 1.1 Compliance with the following codes:

- 2015, 2012, 2009 and 2006 *International Building Code*® (IBC)
- 2015, 2012, 2009 and 2006 *International Residential Code*® (IRC)

### Properties evaluated:

- Structural
- Durability
- Surface-burning characteristics

### 1.2 Evaluation to the following green code(s) and/or standards:

- 2016 California Green Building Standards Code

(CALGreen), Title 24, Part 11

- 2015, 2012 and 2008 ICC 700 *National Green Building Standard*™ (ICC 700-2012 and ICC 700-2008)

### Attributes verified:

- See Section 3.1

## 2.0 USES

The bracketed-tee top rail systems (100 Series and 300 Series), rectangular top rail system (200 Series) and bracketed-bread loaf top rail system (R-Rail) described in this report are limited to exterior use as guards for balconies, porches, and decks of structures of Type V-B construction (IBC) and other types of construction in applications where untreated wood is permitted by IBC Section 1406.3, or in structures constructed in accordance with the IRC.

## 3.0 DESCRIPTION

### 3.1 General:

The 100 Series, 200 Series and 300 Series and R-Rail systems are polyvinyl chloride (PVC) products manufactured by an extrusion process in three colors: white, almond and khaki. The products are fabricated, packaged and sold by the report holder doing business as Shoreline Rail. The 100 Series and 200 Series products are also sold by TW Perry Rail and Wolf Home Products under the product series names Traditional and Designer, respectively.

The attributes of the PVC guardrail products have been verified as conforming to the provisions of (i) CALGreen Section A5.406.1.2 for reduced maintenance; (ii) ICC 700-2015 and ICC 700-2012 Sections 601.7, 11.601.7, and 12.1(A).601.7 for site-applied finishing materials; and (iii) ICC 700-2008 Section 601.7 for site-applied finishing materials. Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. These codes or standards often provide supplemental information as guidance. See Section 5.7 for limitations on termite-resistance use.

### 3.2 Guardrail Systems:

**3.2.1 General:** The 100 Series, 200 Series and R-Rail systems are designed for installed heights of 36 and 42 inches (914 mm and 1067 mm) when used in IRC applications, and 42 inches (1067 mm) when used in IBC applications with a maximum length of 96 inches

(2438 mm) when measured from the edge-of-structure to edge-of-structure. The 100 Series, 200 Series, 300 Series and R-Rail systems are comprised of several different types of interchangeable components. These include a rectangular rail, T-Rail, R-Rail and Nexus® T-Rail as top rail components, three different sizes of plastic balusters, an aluminum baluster, a bottom rail, and various mounting brackets and architectural components as described in the manufacturer's quality control manual.

The 300 Series system is designed for an installed height of 42 inches (1067 mm) when used in IBC applications and is designed for installed heights of 36 inches (914 mm) or 42 inches (1067 mm) when used in IRC applications. The 300 Series, when constructed under the IBC for other than one- and two-family dwellings, has a maximum length of 96 inches (2438 mm) when measured from the edge-of-structure to edge-of-structure, and 120 inches (3048 mm) when used in IRC applications and one- and two-family dwellings constructed under the IBC. See Figure 1 for typical component cross sections.

**3.2.1.1 Rectangular Rail:** The rectangular rail is manufactured with dimensions of 2 by 3½ inches (51 by 89 mm) and a wall thickness of 0.095 inch (2.4 mm). The rail, when used as a top rail in the 200 Series, is designed to be installed with a P-channel insert fabricated from 6063-T6 aluminum alloy. The rectangular rail is also used as the bottom rail in the 100 Series, 200 Series, 300 Series and R-Rail systems.

**3.2.1.2 T-Rail:** The T-Rail is a tee-shaped component with a width of 3½ inches (89 mm), a depth of 3½ inches (89 mm) and a wall thickness of 0.090 inch (2.3 mm), and is used as the top rail in the 100 Series. The T-Rail is designed to be installed with a P-channel insert fabricated from 6063-T6 aluminum alloy.

**3.2.1.3 R-Rail:** The R-Rail is a bread loaf-shaped component with a width of 3 inches (76 mm), a depth of 3½ inches (89 mm) and a wall thickness of 0.125 inch (3.2 mm). The R-Rail is designed to be installed with a 2.7-by-0.80-inch (69 by 20.3 mm) 6063-T6 aluminum alloy insert.

**3.2.1.4 Nexus® T-Rail:** The Nexus® T-Rail is a tee-shaped component with a width of 3 inches (76 mm), a depth of 1¾ inches (44 mm) and a wall thickness of 0.065 inch (1.7 mm), and is used as the top rail in the 300 Series. The Nexus® T-Rail is designed to be installed with a 1.55-by-2.78-inch (39 by 71 mm), U-profile, 6063-T6 aluminum insert in guard widths up to 8 feet and a T-profile aluminum insert in guard widths up to 10 feet.

**3.2.1.5 Baluster:** The plastic balusters are fabricated in three sizes: 1¼ by 1¼ inches (32 by 32 mm) with a wall thickness of 0.07 inch (1.8 mm); 1⅜ by 1⅜ inches (35 by 35 mm) with a wall thickness of 0.07 inch (1.8 mm); and 1½ by 1½ inches (38 by 38 mm) with a wall thickness of 0.07 inch (1.8 mm). The round aluminum baluster is fabricated from 6063-T5 or 6063-T6 aluminum alloy with a ¾-inch diameter (19mm) and a wall thickness of 0.05 inch (1.3 mm).

**3.2.2 Durability:** When subjected to weathering, insect attack, and other decaying elements, material used to manufacture the 100 Series, 200 Series, 300 Series and R-Rail systems are equivalent in durability to preservative-treated or naturally durable lumber when used in locations described in Section 2.0.

**3.2.3 Surface-burning Characteristics:** When tested in accordance with ASTM E84, 100 Series, 200 Series, 300 Series and R-Rail systems have a flame-spread index of no greater than 200.

## 4.0 DESIGN AND INSTALLATION

### 4.1 General:

Installation of the 100 Series, 200 Series, 300 Series and R-Rail systems must comply with this report and the report holder's published installation instructions. The report holder's published installation instructions must be available at the jobsite at all times during installation.

### 4.2 Guardrail:

**4.2.1 General:** The 100 Series, 200 Series, 300 Series and R-Rail systems are assembled using a bracketed component assembly. The balusters are installed by insertion into a routed opening. The routed openings are fabricated so that a maximum opening of 3.9 inches (99 mm) between balusters is maintained. One 1½-by-1½-inch-square footblock is installed at the midpoint of the bottom rail for guardrail assemblies spanning more than 48 inches (1220 mm). The bottom rail of the 100 Series, 200 Series and R-Rail systems may be installed without any additional reinforcement. The standard 2-by-3½-inch (51 mm by 89 mm) rectangular bottom rail of the 300 Series system may be installed without any additional reinforcement. The alternative 2¼-by-1¾-inch (57 mm by 44 mm) rectangular bottom rail of the 300 Series system includes additional reinforcement.

**4.2.2 Bracketed Component Assembly:** The brackets used to attach the top and bottom rails to structures and the top rail to the bracket must be attached as shown in Table 2. The 100 Series, 200 Series, 300 Series standard bottom rail, and R-Rail systems use a plastic bracket. The 300 Series system top rail and alternative bottom rail uses an aluminum bracket. The top rail components must be reinforced as described in Sections 3.2.1.1, 3.2.1.2, 3.2.1.3 and 3.2.1.4, respectively.

**4.2.3 Structural:** The 100 Series, 200 Series, 300 Series and R-Rail systems will resist the loads specified in the applicable code when installed at a maximum length as prescribed in Table 1.

## 5.0 CONDITIONS OF USE

The 100 Series, 200 Series, 300 Series and R-Rail systems described in this report comply with, or are suitable alternatives to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

**5.1** The 100 Series, 200 Series, 300 Series and R-Rail systems described in this report are limited to exterior use as guards for balconies, porches, and decks of structures of Type V-B construction (IBC) and other types of construction in applications where untreated wood is permitted by IBC Section 1406.3; or in structures constructed in accordance with the IRC.

**5.2** Installation must comply with this report, the report holder's published installation instructions and the applicable code. Only those fasteners and fastener configurations described in this report have been evaluated for the installation of the 100 Series, 200 Series, 300 Series and R-Rail systems. When the report holder's published installation instructions differ from this report, this report governs.

**5.3** The use of wood posts, with or without post sleeves, is outside the scope of this report.

**5.4** The compatibility of the fasteners and other metal hardware with the supporting construction, including chemically treated wood, is outside the scope of this report.

5.5 Adjustment factors outlined in the AF&PA *National Design Specification* and applicable codes do not apply to the allowable capacity and maximum spans for the 100 Series, 200 Series, 300 Series and R-Rail systems.

5.6 The 100 Series, 200 Series, 300 Series and R-Rail systems must be fastened directly to supporting construction. Where required by the code official, engineering calculations and construction documents consistent with this report must be submitted for approval. The calculations must verify that the supporting construction complies with the applicable building code requirements and is adequate to resist the loads imparted upon it from the products and systems discussed in this report. The documents must contain details of the attachment to the supporting structure consistent with the requirements of this report. The documents must be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed.

5.7 The 100 Series, 200 Series, 300 Series and R-Rail systems are fabricated and packaged in Denton, Maryland, by Shoreline Vinyl Systems, Inc. (doing business as Shoreline Rail), under a quality control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

Data establishing compliance of the guard system with the ICC-ES Acceptance Criteria for Deck Board Span Ratings and Guardrail Systems (Guards and Handrails) (AC174), dated January 2012 (editorially revised December 2014).

7.0 IDENTIFICATION

The 100 Series, 200 Series, 300 Series and R-Rail systems described in this report are identified on each package by a stamp bearing the report holder's name (Shoreline Rail) or the additional listees' names (TW Perry Rail and Wolf Home Products); the product name; the allowable span, the date of manufacture; and the evaluation report number (ESR-3415).

TABLE 1—MAXIMUM GUARDRAIL SPAN<sup>2</sup>

PRODUCT NAME	APPLICABLE BUILDING CODE <sup>3</sup>		MAXIMUM SPAN (ft-in) <sup>1</sup>
	IBC	IRC	
100 Series	Yes	Yes	8' - 0"
200 Series	Yes	Yes	8' - 0"
R-Rail	Yes	Yes	8' - 0"
300 Series	Yes	Yes	8' - 0"
300 Series <sup>5</sup>	See note 4	Yes	10' - 0"

For SI: 1 inch = 25.4 mm, 1 ft = 305 mm.

<sup>1</sup>Maximum span must be measured from edge-of-structure to edge-of-structure.

<sup>2</sup>Maximum allowable span has been adjusted for durability. No further increases are permitted.

<sup>3</sup>Indicates compliance with the respective building codes.

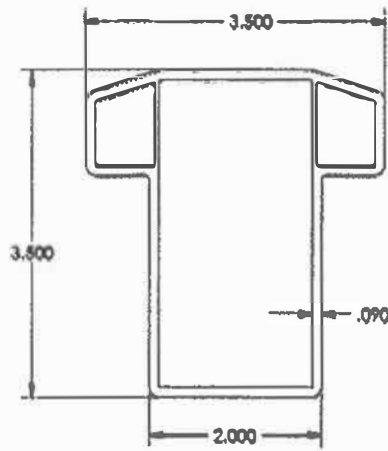
<sup>4</sup>Allowed in one- and two-family dwellings only.

<sup>5</sup>10'-0" maximum span allowed when using the reinforced 300 Series bottom rail.

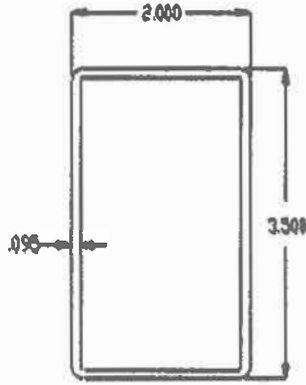
TABLE 2—GUARD FASTENING SCHEDULE

GUARD SYSTEM	CONNECTION	FASTENERS
100 Series	Rail bracket to post	Six No. 10 by 1 1/2-inch, Phillips pan-head, self-drilling, plated steel screws
	Rail bracket to rail	Two No. 10 by 1-inch Phillips pan-head, self-drilling, plated steel screws
R-Rail	Rail bracket to post	Four No. 10 by 2-inch stainless steel wood screws
	Rail bracket to rail	Two No. 10 by 1-inch stainless steel pan head screws
200 Series	Rail bracket to post	Four No. 10 by 1 1/2-inch, Phillips pan-head, self-drilling, plated steel screws
	Rail bracket to rail	Two No. 10 by 1-inch Phillips pan-head, self-drilling, plated steel screws
300 Series	Rail bracket to post	Three No. 8 by 1 5/8-inch, flat-head, #2 square-drive, Type 17 point, stainless steel screws
	Rail bracket to rail	Two No. 10-16 by 3/4-inch, pan-head, #2 square drive, plated steel, Tek screws

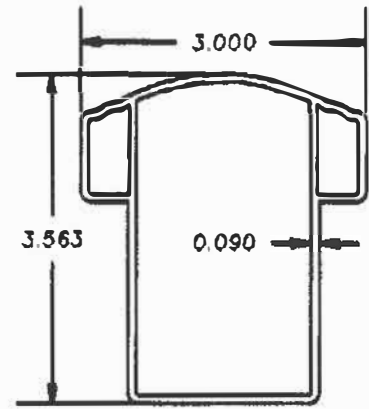
For SI: 1 inch = 25.4 mm.



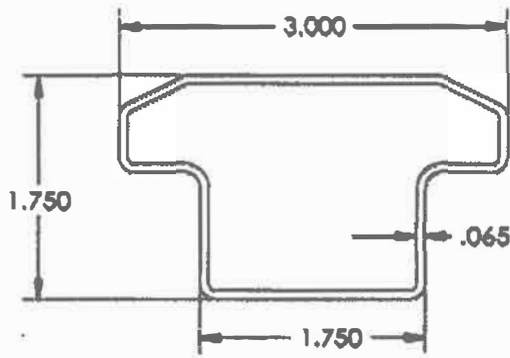
**T-RAIL TOP RAIL  
100 SERIES**



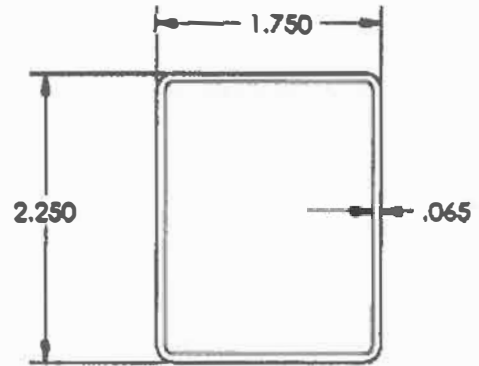
**RECTANGULAR RAIL  
200 SERIES TOP RAIL  
100, 200, 300 SERIES AND  
R-RAIL BOTTOM RAIL**



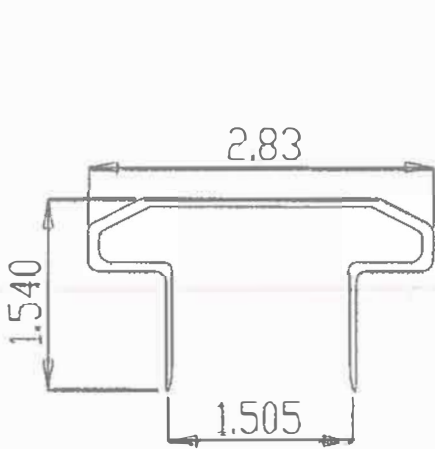
**R-RAIL TOP RAIL**



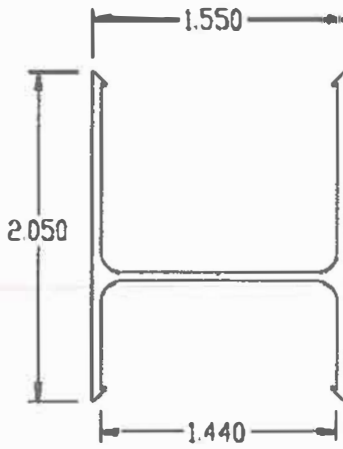
**NEXUS<sup>®</sup> T-RAIL TOP RAIL  
(300 SERIES TOP RAIL)**



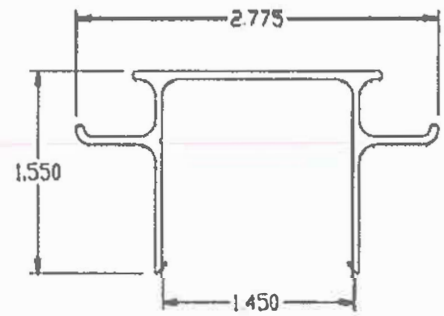
**NEXUS<sup>®</sup> T-RAIL BOTTOM RAIL  
(300 SERIES Alternative Bottom Rail)**



**NEXUS<sup>®</sup> CONTOUR INSERT**

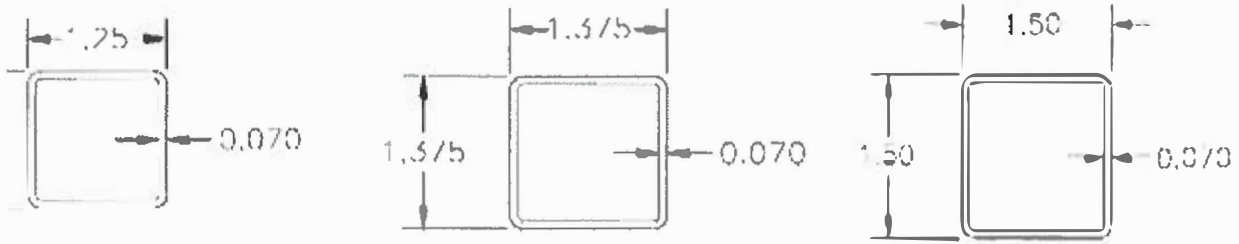


**NEXUS<sup>®</sup> BOTTOM RAIL INSERT**

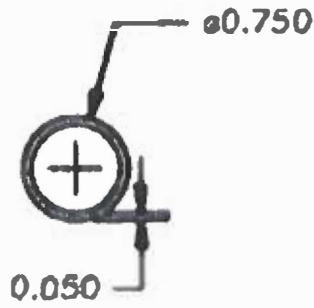


**NEXUS<sup>®</sup> MODIFIED U INSERT**

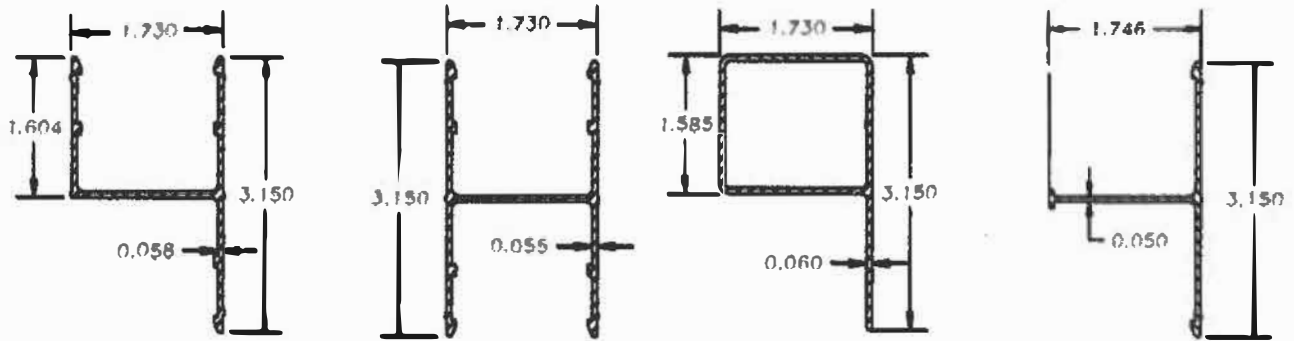
**FIGURE 1—GUARDRAIL COMPONENT PROFILES**



**PLASTIC BALUSTERS**



**ALUMINUM BALUSTER**



**INVERTED "h" ALUMINUM INSERT**

**"H" ALUMINUM INSERT**

**"P" ALUMINUM INSERT**

**"T" ALUMINUM INSERT**

**FIGURE 1—GUARDRAIL COMPONENT PROFILES (Continued)**

For SI: 1 inch = 25.4 mm.

COMMITTEE DEVELOPMENT  
 DEPARTMENT OF

# STONE RIDGE XL



Multi-size rectangular shapes. Slightly textured riven surface. Slightly chamfered edge. Can be combined with Stone Ridge Pavers.

paver-shield™ pavers

**paver-shield™** has a tight, smooth surface texture and will not expose heavy aggregate as it wears. Ultra-dense surface has more color and more protection. Nicolock has color from top to bottom throughout the paver ensuring a lifetime of beauty. Iron oxide pigments are **guaranteed not to fade!**



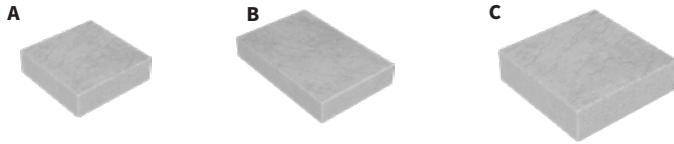
- WALKWAYS
- PATIOS
- POOL DECKS
- COURTYARDS

Stone Ridge XL | Color: Marble Blend



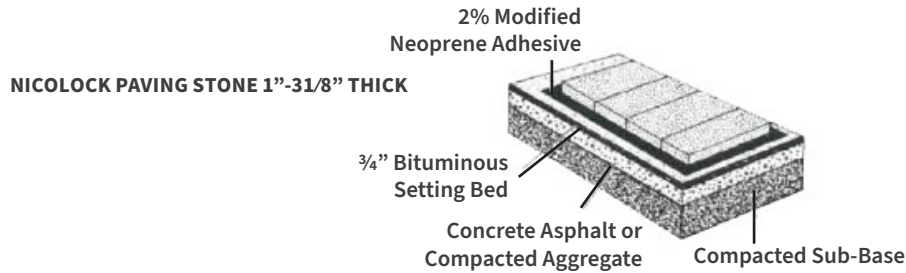
# STONE RIDGE XL

	WIDTH	LENGTH	THICKNESS	PCS / SF	SF / PALLET	PCS / PALLET	LBS / PALLET
A	9"	9"	2 <sup>3</sup> / <sub>8</sub> "	1.9	110	20	2,950
B	9"	18"	2 <sup>3</sup> / <sub>8</sub> "	.93		50	
C	18"	18"	2 <sup>3</sup> / <sub>8</sub> "	.46		20	

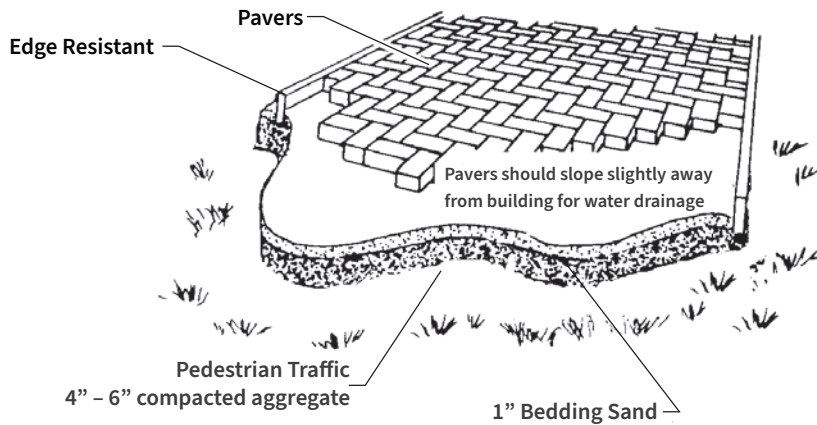


## INSTALLATION GUIDELINES: SAND

After excavation, compact the sub grade and install a woven separation fabric if needed. Spread and compact a base of clean, dense graded aggregate (road base). Typical compacted base thickness is 4-6" for pedestrian applications. Pavers are set on a loosely screened 1" bed of graded, clean concrete sand. Maintain a joint size of 1/16" – 3/16". When pavers are set, compact paving stones into sand with mechanical plate vibrator. Joint sand may be spread over paving stones during compaction. Installed pavers should be set 1/8" to 1/4" above final elevations to compensate for any potential settlement. Spread clean dry sand over surface and broom sweep to fill joints. Run vibrator one final time after filling joints.



## CROSS-SECTION OF TYPICAL INSTALLATION



**NOTE:** All measurements are nominal. Variance in square footage or linear footage coverage can be up to 5% depending on joint width. The possible occurrence of efflorescence does not affect the structural integrity of the product. Efflorescence is a normal occurrence in concrete products and will dissipate with normal weathering. The use of concrete as a base or setting bed may increase the possibility of efflorescence.

**CAUTION:** Always use a plate compactor with a pad when installing any textured paving stone.



\*Premium Colors  
\*\*Deluxe Colors





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.



**VIRGINIA**  
**DIVISION OF HISTORIC LANDMARKS**  
**HISTORIC DISTRICT/BRIEF**  
**SURVEY FORM**

File no. 235-182  
 Negative no(s). 9093/20

Attachment #4

City/Town/Village/Hamlet Herndon	County Fairfax
Street address or route number 756 Grace St.	U.S.G.S. Quad Herndon
Historic name	Common name
Present use residence	Building Style Victorian vernacular
Original use residence	Building Date(s) ca. 1890-1915

1. Construction Materials

wood frame  
 brick  
 bond:  English  
 Flemish  
 \_\_\_\_\_-course American  
 stretcher  
 other \_\_\_\_\_

stone foundation. Stuccoed.  
 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 \_\_\_\_\_

2. Cladding Material

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

3. Stories (number) 2  
 low basement ?  raised basement

4. Bays (number): front 3 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

7. Dormers (number): front \_\_\_\_\_ side \_\_\_\_\_  
 gable  pediment?  
 shed  
 None  
 hipped

8. Primary style Colonial Revival  
 style \_\_\_\_\_  
 stories 1  
 levels 1 bays 3  
 materials frame, metal roof  
 description and decorative details Doric columns  
Balustrade with plain balusters, Brick floor.  
ca. 1920-1940 remodeling. Stained glass light.

9. General supplementary description and decoration: 2/2 sash.  
Molded window cornice. North bay window.  
Decorative gable vents. Capped, molded corner-board. Door w/sidelights.

10. Major additions and alterations: "L" plan filled in;  
Remodeled front porch, ca. 1920-1940. Rear  
additions indicated by breaks in siding.

11. Outbuildings:  
Large board and batten barn or stable.

12. Landscape Features:  
Mature trees and shrubs. Remnants of a formal box-  
wood garden.

13. Significance:  
Well maintained Victorian on large lot.



## HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

*Excerpts from the Town of Herndon Code of Ordinances Chapter 78 – Zoning, Article VI Overlay Districts*

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### 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

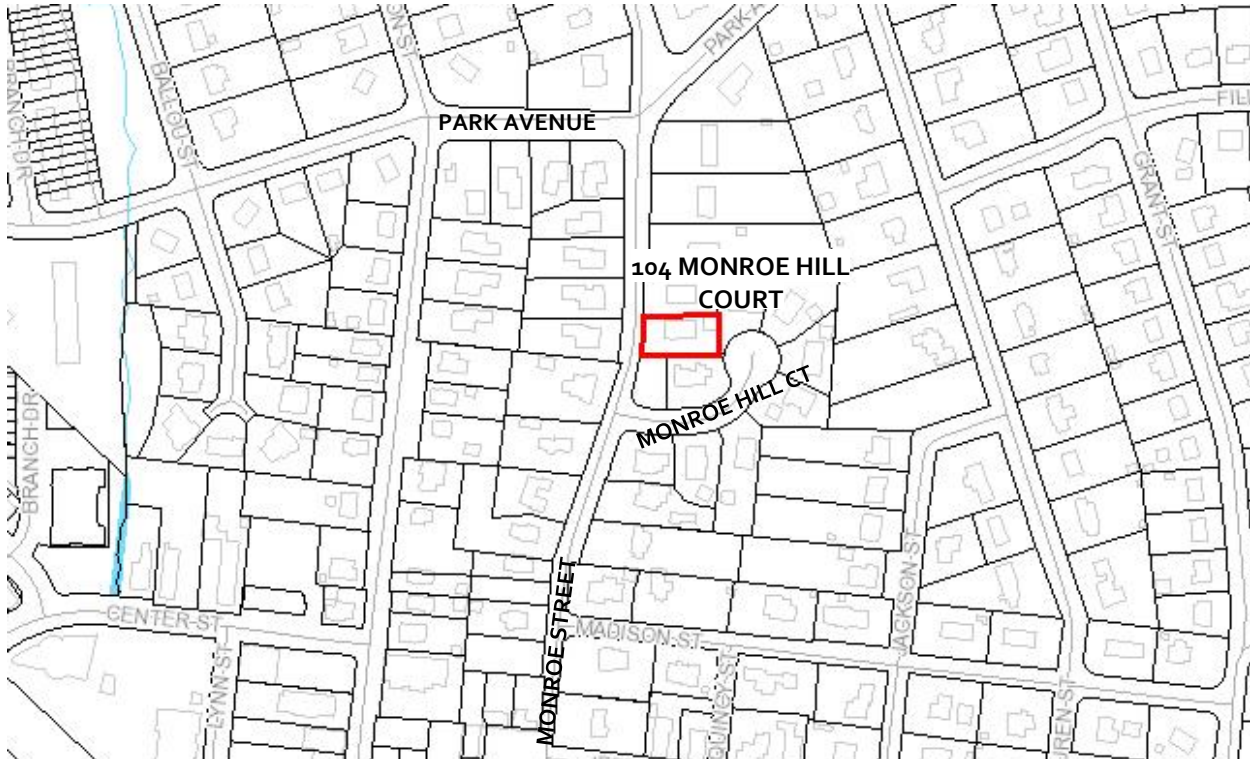
sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.

- 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 #20-016; New construction  
**Case Summary:** Construct new low retaining wall in the front yard and construct a new outdoor kitchen feature in the rear yard.  
**Case Location:** 104 Monroe Hill Court, Monroe Hill

**Location Map**



**Property Information**

<b>Applicant/Owner:</b>	Bryant Smith and Brenda McKinlay		
<b>Agent:</b>	Jake Reed, Meadow Farms Nurseries and Landscape		
<b>Business/Organization:</b>	N/A		
<b>Property Use:</b>	Residential		
<b>Zoning District:</b>	R-10, Residential Single Family	<b>HPOD Designation:</b>	Non-contributing
<b>Adjacent Zoning:</b>	<b>North:</b> R-10, Residential Single Family <b>South:</b> R-10, Residential Single Family	<b>East:</b> R-10, Residential Single Family <b>West:</b> R-10, Residential Single Family	
<b>Adjacent Property HPOD Designation:</b>	<b>North:</b> Non-contributing <b>South:</b> Contributing	<b>East:</b> Non-contributing <b>West:</b> Contributing	
<b>Associated Cases:</b>	N/A		
<b>Building Type(s):</b>	Residential	<b>Date of Construction:</b>	2014
<b>Architectural Style(s):</b>	New Dominion, Neo-Eclectic		
<b>Exterior Material(s):</b>	Cementitious fiber board lap siding, asphalt shingle roof		
<b>Neighborhood Design Profile:</b>	Suburban, single family residential, near urban downtown		

## Case Details

### Case Description:

This application proposes to construct a new 18” to 24” tall (range based on grade) retaining wall along the length of the west elevation to allow for new landscaping beds. The retaining wall will be constructed of dry-stack stone in a *Hickory Grey* color. A new outdoor kitchen, roughly 36” in height, 33” deep, and 8’ – 10’ long (estimated), will be constructed near the northeast corner of the primary dwelling adjacent an existing patio feature in the rear yard. This structure will presumably be constructed of concrete, though not clear in the application and clad with a *Blue River* stone veneer on the exterior walls with granite countertops. The granite countertop material selection was not provided in the application materials. The interior spaces which will house a gas grill, mini-fridge and storage cabinetry will be sheathed in a cementitious fiber board. This cementitious fiber board will generally not be visible (Attachments #1, #2, and #3).

### Resource Background:

This single-family residential structure is a common example of New Dominion, Neo-Eclectic architecture and is a non-contributing structure to the Heritage Preservation Overlay District.

### 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 23 Guidelines for Building Site Improvements (Pages 108-109)

## Staff Analysis

1. The proposed site features are in general conformance with the Heritage Preservation Handbook, Chapter 23 Guidelines for Building Site Improvements specifically related to garages, sheds and other structures; paving materials; walls and fences; ground surface materials and landscaping (Pages 108-109). These features do not directly alter the existing architecture or are partially located in the rear of the structure. In the case of the retaining wall in the front yard, the new planting beds along the west elevation, with mature vegetation, may partially obscure the existing front porch skirt comprised of lattice and brick piers. A similar retaining wall with a stone veneer and vegetation has been constructed on the neighboring property to the north of the subject property. Staff believes this will improve the aesthetic of front elevation by reducing the visual impact of the existing porch lattice and be similar to a neighboring property (with a similar primary dwelling with similar form, scale and design).



*Figure 1 Google Earth Street View© of 104 Monroe Hill Court and adjacent property with a similar feature*

2. The applicant is proposing to use a stone veneer for the outdoor with similar material and texture of the proposed retaining wall on the front of the house. The use of stone in these applications introduces a traditional material two locations on the site that adds visual variety of traditional materials and desired functionality for this outdoor space. The outdoor kitchen will be visible but relatively obscured from views from adjacent streets and properties. This rear yard feature will be clad in durable materials appropriate to the site.



*Figure 2 View of rear yard of 104 Monroe Hill Court and location of proposed outdoor kitchen*

3. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #4). Staff finds that the proposed improvements meet the intent of this criteria.

**Staff Recommendation:**

<b>Motion Alternatives:</b>	<ol style="list-style-type: none"><li>1. Motion to deny the application.</li><li>2. Motion to approve the application as submitted.</li><li>3. Motion to approve with condition(s).</li><li>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</li></ol>
<b>Recommended Motion:</b>	Motion for approval of HPRB #20-016, in accordance with Alternative #3, with the following condition: <ol style="list-style-type: none"><li>1. The proposed site features shall be constructed and installed in substantial conformance with the application and supporting materials as submitted August 7, 2020.</li></ol>

**Report Attachments**

<b>1.</b>	Aerial Image
<b>2.</b>	Applicant Letter
<b>3.</b>	Site Plan, Site Photos and Materials Information
<b>4.</b>	Town's Zoning Ordinance, Section 78-60.3.

**Staff Contact**

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**Christopher J. Garcia**  
Community Design Planner

  
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**Bryce A. Perry**  
Deputy Director



# SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon  
Department of Community Development  
Image source: Google Earth © 2020

The proposed project is at 104 MONROE HILL COURT in Herndon. The first part of the project entails a short dry-stack stone wall (20" height max) constructed with HICKORY GREY stone and shrubbery plantings on the west side of the property.

The second part is a built in stone-veneer "grill island" on the east side of the property by the patio. This grill island will be cement board on the inside, BLUE RIVER stone veneer walls, and countertop. Homeowner will install a gas grill, cabinetry, and a mini-fridge.

Materials:

- Hickory Grey Stone walls
- Blue River Stone veneer

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104 Monroe Hill Ct

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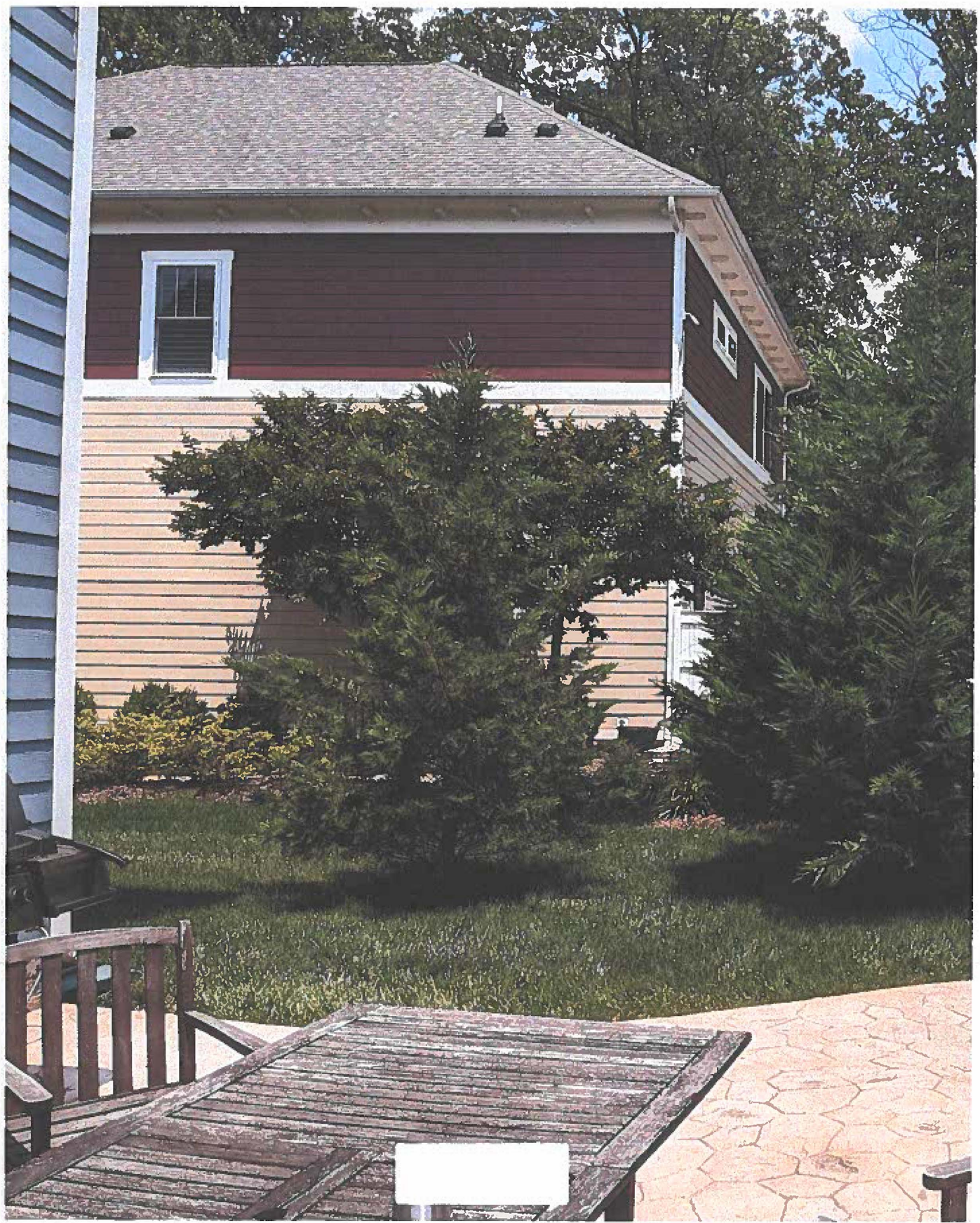


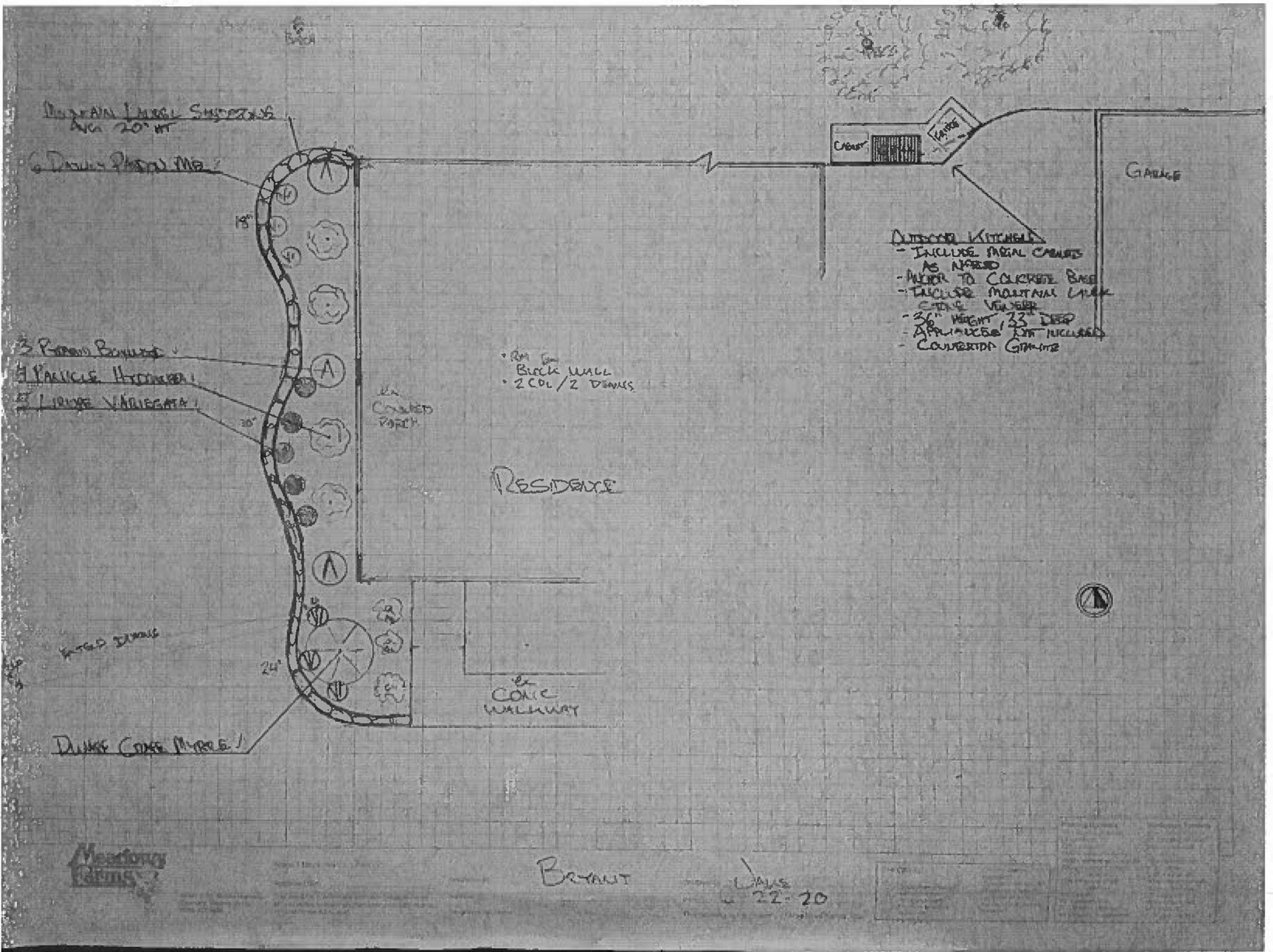




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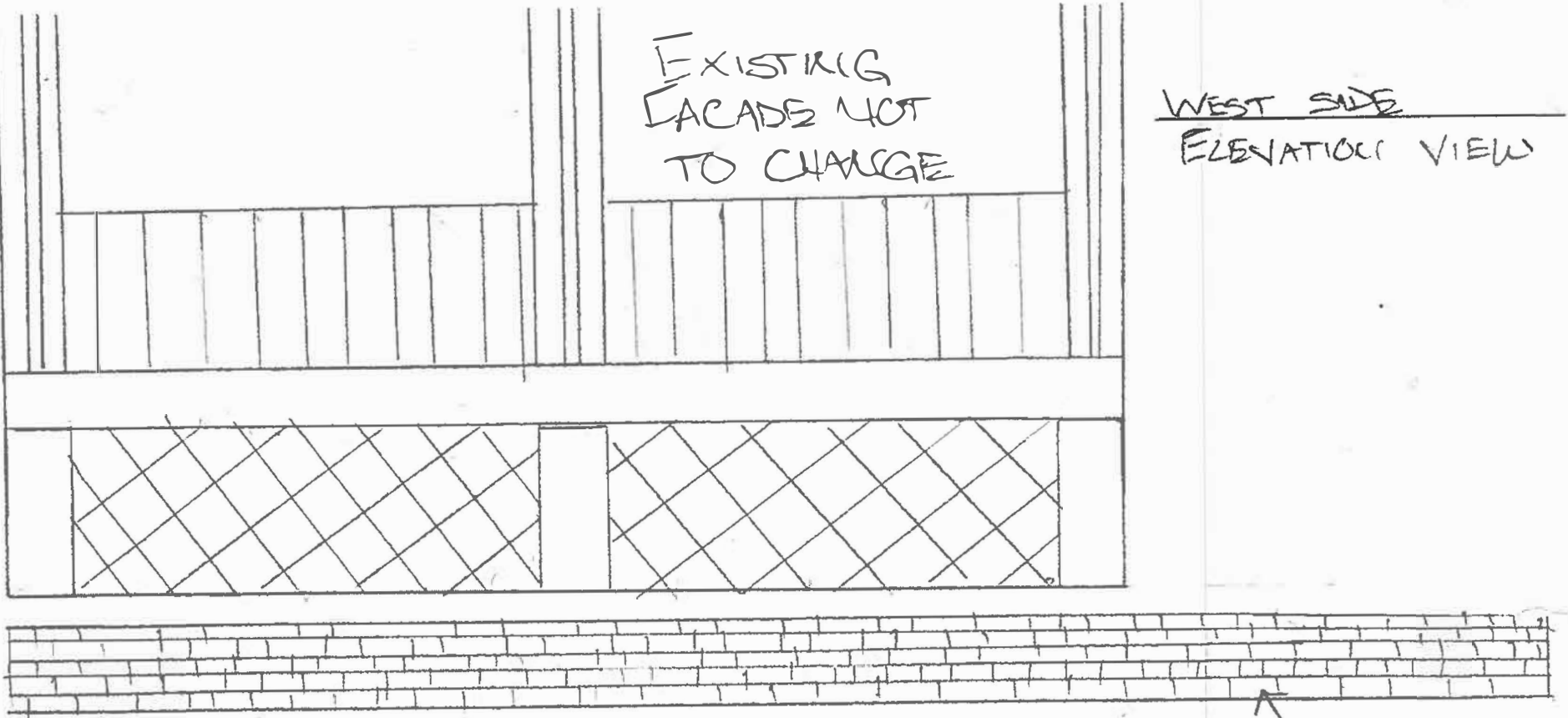
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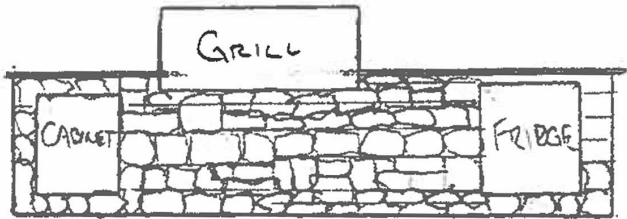
WEST SIDE  
ELEVATION VIEW



20" DRY-STACK  
STONE WALL

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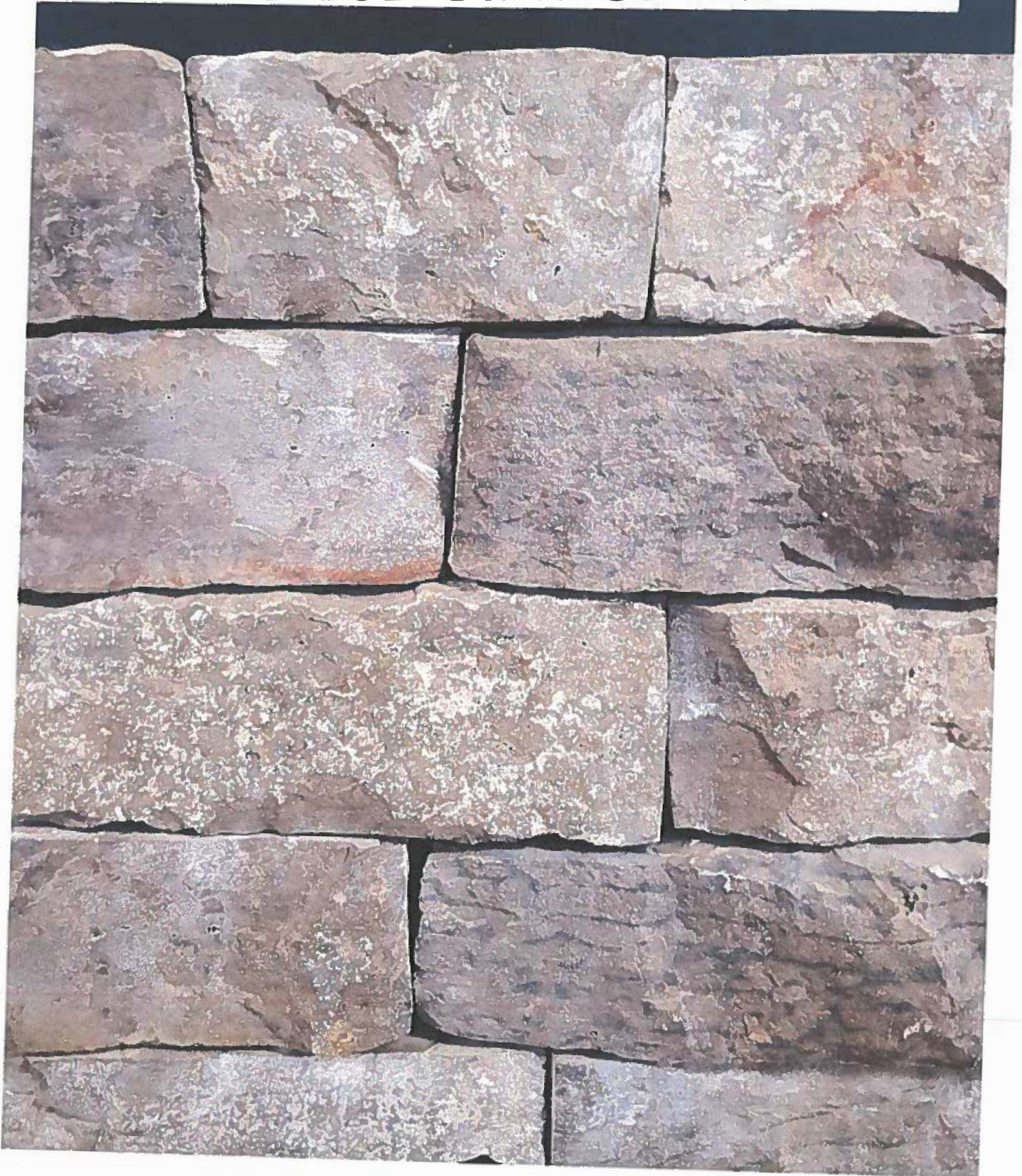
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# HICKORY GRAY



# BLUE RIVER







**HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW**

*Excerpts from the Town of Herndon Code of Ordinances Chapter 78 – Zoning, Article VI Overlay Districts*

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**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.