

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
PUBLIC HEARING AGENDA
AUGUST 21, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

ADOPTION OF MINUTES

3. July 3, 2019 Work Session Draft Minutes
4. July 17, 2019 Public Hearing Draft Minutes

COMMENTS

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

PUBLIC HEARINGS

8. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A DEMOLITION PERMIT, HPRB #19-27**, to consider an application for a Certificate of Appropriateness for the demolition of an existing accessory garage structure on the single-family residential property at 761 Grace Street, Herndon, Virginia, located at the intersection of Haley Place and Grace Street, and further identified as Fairfax County Tax Map 0162-0008B. The property is zoned R-10, Residential Single Family; and consists of 16,818 total square feet of land. Owners/Applicants: James M. Dodson and Martha-Helene Stapleton.
9. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-29**, to consider an application for a Certificate of Appropriateness for the replacement of the existing stamped metal shingle roof with a new architectural asphalt shingle roof on the single-family residential building at 631 Oak Street, Herndon, Virginia, located at the intersection of Florence Place and Oak Street, and further identified as Fairfax County Tax Map 0162-02-0101. The property is zoned R-10, Residential

Single Family; and consists of 19,355 total square feet of land. Owner/Applicant: Ann Vayda Null. Applicant's Representative: Jason Sickels.

10. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL OR WINDOW SIGN, HPRB #19-31**, to consider an application for a Certificate of Appropriateness for the installation of a new business sign on the commercial building at 790 Station Street, Herndon, Virginia, located at the intersection of Station Street and Pine Street, and further identified as Fairfax County Tax Map 0162-02-0280. The property is zoned CC, Central Commercial; and consists of 6,539 total square feet of land. Owner/Applicant: Lynn Street Associates, LP. Applicant's Representative: Anthony Bashorun, Signarama.

ADJOURNMENT

Future HPRB Meetings

September 4, 2019	HPRB Work Session	7:00 p.m.
September 18, 2019	HPRB Public Hearing	7:00 p.m.



MEMORANDUM

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

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

Date: August 16, 2019

Subject: August 2019 HPRB Case Updates, HPRB #19-27 and HPRB #19-31

This memo serves as updates for the referenced HPRB cases scheduled for the August 21, 2019 HPRB Public Hearing.

As stated in the staff report for HPRB #19-27 and as discussed at the work session, no revisions were required or requested of the applicant and if the applicant is amenable to the staff recommendations and conditions, the staff recommendation for approval remains as previously presented.

In the staff report for HPRB #19-31, 790 Station Street, staff recommended approval with conditions to move the proposed sign to the Station Street elevation and integrate the new wall sign by reorganizing it with the two existing walls signs, and one other condition related to façade repairs. The applicant agreed to consult with the property owner and the business tenants of the subject building to determine the acceptability of this recommendation. As of the date of this memo, staff has not received any communication or updated submission materials in response to this recommendation and the Board's discussion. As such, staff has no updates for the Board on this item and staff's recommendation with conditions remains as presented at the August 7, 2019 HPRB Work Session.



MEMORANDUM

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

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator, and Bryce A. Perry, Deputy Director of Community Development  

Date: August 16, 2019

Subject: HPRB#19-29—631 Oak Street, Roof Replacement

This memo serves as an addendum to the HRPB staff report, dated August 2, 2019. Since the August 7, 2019 work session, staff has conducted further research and analysis on the case as proposed and possible alternatives for the Board and applicant to consider.

Applicant's Proposed Architectural Asphalt Shingles

Staff continues to recommend against the use of architectural asphalt shingles as a suitable replacement for stamped metal shingles. That alteration would not be appropriate or satisfy the applicable guidelines because it replaces a character-defining decorative historic element of a contributing resource with a modern material that does not exhibit the same aesthetic and decorative quality of the original roof. Architectural asphalt shingles, in particular, are shaped to mimic the design of a shake or slate roof that has a variety of shingles sizes. This is the direct opposite of a metal shingle roof that has uniformity in the shape, size, and pattern of its shingles that creates lines that are vertically and horizontally aligned. Additionally, the proposed asphalt shingles would match shingles on the modern garage addition, which would reduce the differentiation between the original house and the addition. The Handbook guidelines for additions cite the importance of differentiating old from new to protect the character and integrity of the contributing resource.

As you know, the Board must consider and deliberate on the application as proposed in any motion, and should expressly discuss and state the reasons for its assessment of appropriateness.

Use of Stamped Metal Shingles

Only the replacement of the existing stamped metal shingles with new metal shingles would fully meet the applicable guidelines in the Town's Heritage Preservation Handbook (Handbook) and the applicable Secretary of Interior's Standards for Rehabilitation on which the Handbook guidelines are based. Replacement with new metal shingles represents best practice and several metal shingle options are available in the market. New metal shingles would maximize retention of the historic and architectural character of the house.

Use of Standing Seam Metal Panels

The Board has recently approved standing seam metal panels as an alternative to in-kind replacement of stamped metal shingles, with specific conditions. Those conditions are: low-profile seams (one inch or less), thin seams that are hand crimped, snow guards, and eighteen-inch to twenty-inch panel widths. The Board has viewed this option as

appropriate, in some cases, because the standing seam metal roofs were available and regularly used when the historic house, with the subject roof, was built and because the material is also metal and shares a smooth finish that resembles the finish of metal shingles when newly installed.

The use of standing seam metal panels to replace stamped metal shingles however should be evaluated case-by-case and may not always represent a suitable replacement option. The architectural style of the building, the size and primary cladding material of the building, the roof shape and roof pitch, and other roof details may all impact the appropriateness of using metal standing seam. In some cases, the use of standing seam metal panels may show too great a visual difference compared to stamped metal shingles. The visual difference usually results from the heavy vertical emphasis created by the seams and the repeated shadow lines they generate. Metal shingles have a more consistent field texture because the pattern is presented at a much smaller scale and there aren't any components creating heavy shadow lines.

Use of Decorative Asphalt Shingles

Staff continues to explore an alternative option for replacing stamped metal shingles with decorative, geometric-patterned, asphalt shingles. There are asphalt shingles now available in the market that present geometric patterns similar in scale and decorative quality to stamped metal shingles. Some of these options are highlighted in the images below. While considered a modern material, these shingles appear to offer a visual quality that resembles the existing stamped metal shingle roof. This resemblance is tied to the shared pattern scale, shared geometric pattern, and shared texture. Additionally, by using a decorative shingle that can be presented as a decorative element of the house, the roof can retain its role as a character-defining feature.

GAF Sienna Shingles

<https://www.gaf.ca/Roofing/Residential/Products/Shingles/Designer/Sienna/Features>



CERTAINTEED Carriage House Shingles

<https://www.certainteed.com/residential-roofing/products/carriage-house/>



Motion Alternatives

Staff has three recommended alternatives for consideration. If the applicant is unwilling to consider any changes to the application as proposed, staff recommends a motion in accordance with alternative #1. If the applicant is willing to consider an alternative, staff recommends a motion in accordance with either alternative #2 or alternative #3, dependent on the Board's assessment of which replacement material is more suitable for the subject roof and house.

Alternative #1 – A motion to deny the application based on the proposed replacement material's inappropriateness.

The proposed architectural asphalt shingles' evaluation as inappropriate is based on the applicable guidelines of the Herndon Heritage Preservation Handbook. The guidelines state that features and materials important in defining the overall character of a building such as roofing materials, color, and pattern, should be retained. The guidelines also state that similar materials that match the original material in type, or a substitute material that is physically compatible and conveys the same appearance should be used for replacement. The proposed architectural asphalt shingles fail to retain the appearance of the existing roof and the character of the house by changing the roof's material, pattern, and design.

Alternative #2 – A motion to approve the application with the following conditions:

1. The replacement material shall be changed to standing seam metal panels comprised of low-profile seams (one inch or less), thin seams that are hand crimped, snow guards, and eighteen-inch to twenty-inch panel widths; and
2. The applicant shall submit amended application materials to include the standing seam metal panel roof specifications that meet the above conditions for staff review and approval prior to approval of the Certificate of Appropriateness.

Replacement of stamped metal shingles with metal standing seam panels is evaluated as more appropriate based on the applicable guidelines of the Herndon Heritage Preservation Handbook than the applicant's proposed architectural asphalt shingles. The guidelines state that features and materials important in defining the overall character of a building such as roofing materials, color, and pattern, should be retained. The guidelines also state that similar materials that match the original material in type, or a substitute material that is physically compatible and conveys the same appearance should be used for replacement. While a standing seam metal roof does not convey a similar pattern to the existing roof, it is comprised of the same material type (metal).

Alternative #3 – A motion to approve the application with the following conditions:

1. The replacement material shall be changed to decorative, geometric-patterned asphalt shingles, similar to the shingles included in the staff memo dated August 16, 2019; and
2. The applicant shall submit amended application materials to include a decorative, geometric-patterned asphalt shingle similar to the shingles included in the staff memo dated August 16, 2019, for staff review and approval prior to approval of the Certificate of Appropriateness.

Replacement of stamped metal shingles with decorative, geometric-patterned asphalt shingles is evaluated as more appropriate based on the applicable guidelines of the Herndon Heritage Preservation Handbook than the proposed architectural asphalt shingles. The guidelines state that features and materials important in defining the overall character of a building such as roofing materials, color, and pattern, should be retained. The guidelines also state that similar materials that match the original material in type, or a substitute material that is physically compatible and conveys the same appearance should be used for replacement. While any asphalt shingles would be considered a different material type that is not physically compatible with metal shingles, a decorative geometric-patterned asphalt shingles may convey a similar pattern, scale, texture, and collectively overall appearance to the existing roof.

Additional Comments

1. While not listed above as a staff recommendation, please note that staff continues to support replacement of stamped metal shingle roofs with new metal shingles as the best option for preserving the historic and architectural character of the house. If this option was pursued, a Certificate of Appropriateness and HPRB review would not be required.
2. The Handbook states that the use of modern asphalt shingles as a replacement for a metal roof dramatically alters the historic building's overall appearance. This can be particularly true in Herndon in instances where a stamped metal shingle roof provides one of the few visually impactful decorative elements of a historic building, and thus can often be a major defining feature of the building's historic and architectural character and the character and integrity of the district. Since the Handbook was written however, advancements in roofing replacement material options, such as the asphalt shingles highlighted in this memo have occurred and may reduce the extent to which a historic building's appearance may be altered when changing from stamped metal shingles to decorative geometric-patterned shingles.



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