

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
WORK SESSION AGENDA
AUGUSTT 5, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARING

2. **APPLICATION FOR AN ADDITION TO AN EXISTING STRUCTURE, HPRB #20-013**, to consider an application for a Certificate of Appropriateness to alter existing exterior features and construct a two-story rear addition on the single-family residential structure at 761 Grace Street, Herndon, Virginia, located at the intersection of Haley Place and Grace Street, and further identified as Fairfax County Tax Map 0162-02-0008B. The property is zoned R-10, Residential, Single Family; and consists of 19,355 total square feet of land. Owners/Applicants: James M. Dodson and Martha-Helene Stapleton. Applicant's Representative/Agent: Thomas J. O'Neil, O'Neil Architects, Inc.

COMMENTS

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

ADJOURNMENT

Case Number & Type: HPRB #20-013; Alteration and addition to an existing structure

Case Summary: Alter existing exterior features and construct a two-story rear addition on a contributing single-family residential structure

Case Location: 761 Grace Street, Downtown Herndon

Location Map



Property Information

| | | | |
|--|--|--|--------------|
| Applicant/Owner: | James M. Dodson and Martha-Helene Stapleton | | |
| Agent: | N/A | | |
| Business/Organization: | N/A | | |
| Property Use: | Single Family Residential | | |
| Zoning District: | R-10, Residential Single Family | HPOD Designation: | Contributing |
| Adjacent Zoning: | North: R-10, Residential Single Family South: R-10, Residential Single Family | East: R-10, Residential Single Family West: R-10, Residential Single Family | |
| Adjacent Property HPOD Designation: | North: Contributing South: Contributing | East: Contributing West: Non-contributing | |
| Associated Cases: | HPRB #19-27 | | |
| Building Type(s): | Single family residential | Date of Construction: | circa 1920 |
| Architectural Style(s): | Craftsman Bungalow | | |

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

Case Details

Case Description:

This application proposes alterations to the primary contributing structure as well as additions on the side and rear of structure. In order to construct the proposed alterations and two-story addition(s), significant portions of the existing rear (west) and side (north) elevations will be altered or demolished. The addition will remove an existing deck and rear façade walls, while adding a new mudroom and significantly expanded kitchen and dining area impacting the side and rear elevations on the first floor. On the north side elevation an addition is proposed to create floor area for a new laundry room space while the proposed enclosure of an existing sunroom to create a craft room. The application indicates that roughly 1/3 of the first-floor roof will be removed to facilitate construction of the second floor of the primary addition. The new second floor provides additional bedrooms and a bathroom.

The proposed exterior materials for alterations and the addition(s) are to consist of:

- Removal of the existing asbestos siding:
 - If the wood siding beneath the asbestos siding is found to be salvageable, restoration of the wood siding, or
 - If the wood siding cannot be restored, replace the existing siding, excluding the new addition, with horizontally oriented cement fiber board lap siding made by James Hardie with 6” reveal in smooth *Arctic White* finish,
- Replacement of the existing 3-tab asphalt shingle roof with new fiberglass/asphalt shingle roof (CertainTeed® Landmark Series Architectural Shingle in *Granite Gray* color,
- Removal of the existing standing seam metal roof over the existing front porch and replacement with a new standing seam metal roof in a color to match the new asphalt shingle roof color (CertainTeed® *Granite Gray*),
- Installation of new low sloped, standing seam metal roofs on a portion of the proposed first floor kitchen, over the side (north) elevation alteration and addition spaces, and over the new porch on the rear (west) elevation in a color to match the new asphalt shingle roof color (CertainTeed® *Granite Gray*),
- Installation of new 5” K-style metal roof gutters and matching downspouts in a pre-finished white color,
- Installation of fiberglass/asphalt shingles (CertainTeed® Landmark Series Architectural Shingle in *Granite Gray* color) on the roof of the proposed two-story addition; the roof of which will be a cross-gable roof with a similar pitch to the existing one-story roof on the front sections of the remaining original structure,
- Installation of vertical board and batten HardiePanel ® (fiber cement panels) with batten strips at 12” on-center and colored in a smooth *Arctic White* finish to clad the new two-story addition,

- Utilization of 5/4X6 "Boral" poly-ash fascia & rake board trim painted white on the new two-story addition,
- Alteration of the existing sunroom, a later addition to the original structure's north (right side) elevation, with the removal of the existing side door and windows and replacement with four (4) aluminum clad casement windows and new wall cladding consisting of white Hardiepanel® and cementitious fiber board trim,
- Addition of two new square openings and casement windows on either side of the existing chimney of the north (right side) elevation,
- Installation of aluminum clad windows with two over two light divisions with a variety of orientations and pairings, but which appear to be horizontally and vertically aligned across and between the two floors of the proposed addition, and
- Installation of two new Thermatru® steel doors on the rear of the new addition, one single door providing access to/from a new mudroom and a double door set that provides access to/from a new rear covered porch adjacent a bedroom.

The submission indicates that, with a few exceptions noted above, the original windows and doors on the front and side elevations that are not a part of the new addition, will remain. The attached drawings also show that the existing porch, brick porch column, and brick chimney features will be retained (Attachments #1, #2, and #3).

Resource Background:

The property is improved with a single-family detached Craftsman styled bungalow house that was built circa 1920 and is designated as a contributing structure in the Town's Heritage Preservation Overlay District (HPOD). The primary residential structure is a good example of a simplified vernacular Craftsman Bungalow architectural style/type. It has been preserved to a certain extent and is a contributing structure to the Heritage Preservation Overlay District. Over the years, the building has retained its residential form and scale. Features that have been retained include, the exterior form and materials including the roof form, windows, and porch elements which have preserved the home's historic character. Alterations have included the roof material, asbestos siding, some windows, the addition of a sunroom and a rear addition that may have appeared in the 1970's.

The accessory structure has also retained some of its original materials, such as the exterior cladding and windows, while other components such as the roof materials have been altered over time. The HPRB has previously reviewed and approved a COA for demolition of the accessory structure on this property through HPRB #19-27.

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 on pages 54-55
- Town of Herndon Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines: Windows (Pages 74-75)

Staff Analysis

1. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #6). Staff's analysis of this application revealed that additional information is necessary to allow the HPRB and staff to thoroughly evaluate this case based on that criteria. More specifically, staff needs additional information to determine whether the submitted application has met the design review criteria for Section 78-60.3(f) (1) a., b., c., d., h., j. and k. of the Town's Zoning Ordinance. Below is staff's preliminary analysis of the application based upon the applicable criteria found in the Handbook and descriptions of the missing material and their importance to the review process.
2. The Town of Herndon Heritage Preservation Handbook offers applicable design guidance for additions in Chapter 7 New Construction Guidelines: New Residential Construction and Additions on pages 54–55. Guideline 2, of the section on new residential additions, states that designs should “limit the size of the addition so it does not visually over-power the existing building.” Staff's analysis of the current proposal finds that the proposed addition constitutes a 30% - 35% (conservative estimate) increase in the floor area of the existing residential structure. While the percentage of square footage alone is not the critical factor, the manner in which the mass of the addition and how the square footage is distributed is key. The proposed addition is also both wider and taller than the existing structure and its primary form capped with a side gable roof has a greater visual mass than the smaller forms of the existing/original contributing structure. Staff acknowledges the need for homeowners to increase living space in historic houses and specific to this case, supports the proposed location of the addition, to the rear of the existing structure, and the applicant's attempt to resist impacting the original architectural features nearest the street. However, the rear addition, most notably, is well above and beyond the existing roof line and wall planes. As expressed above, the addition greatly increases the mass of the house, especially the rear addition which visually dominates all four elevations. Generally, mass and scale are very important design characteristics that should be closely evaluated in relation to the original / existing house, and in relation to the adjacent houses in the district and the surrounding neighborhood in the district.
3. Guidelines 4 and 5 of the subsection on new residential additions found in Chapter 7 state that “The new work should be differentiated from the old and should be compatible with massing, size, scale and architectural features...” and that “A new addition should not be an exact copy of the design of the historic building.” Further, Design Guideline 6 states that “... the new design should not use the same wall plane, roof line, cornice height and materials that make the addition appear original to the historic building.” Based on the submitted materials, it appears the applicant has addressed this guidance to some degree, however more information is required before staff is able to fully assess the level of adherence . The wall planes and second floor side gable, as proposed, provide a more defined break between the addition and existing structure. The intent seems to match some exterior materials in design and materials such as the asphalt shingle roof and matching low-sloped standing seam metal roofs. Other exterior materials, as proposed, do not seem to match including the use of vertical board and batten wall cladding, trim widths, the use of rake boards, and windows of differing materials and lite divisions. In several instances it's unclear to what degree the materials differ between the addition and the existing structure. To understand this, the following information is required:

- Profile and reveal dimensions of the existing siding underneath the asbestos siding
- Profile and more dimensions of the existing corner, rake, and window trim boards
- Material of the existing windows, inclusive of lite divisions/muntins
- Width, panel dimensions and means of crimping the seams of the standing seam metal roof
- Clarification on the existing type and size of gutters and downspouts

To understand the design of the addition, the following information is required:

- Material, dimensions, design of rear porch including posts, fascia, and any visible framing supports
- Floor to ceiling heights and overall height of the additions
- Clarifications of the stylistic intent of the addition

Staff also has questions about the stylistic intent of the addition. As noted in this report, the original architectural style of this home is Craftsman, with addition which retains some forms and features akin to that style. However, the expression of the addition appears very barn-like and atypical of the Craftsman style, resulting in a somewhat confusing amalgamation of architectural style and architectural differentiation. The exterior materials of the new laundry space along the right side (north) elevation appears to be an odd siding type or pattern that neither adopts the cladding of the new addition nor the proposed exterior materials of the original sections of the house. This sense of unorganized architectural style and its expression is quite noticeable in the wide variation of window designs and window openings (new and existing) on the existing home and the proposed addition.

Staff recommends that the Board inquire with the applicant as to the design intent so that the Board and staff may more closely review the intend architectural expression, most notably, of the very large addition. With additional information provided by the applicant, staff will be able to further evaluate provide recommendations regarding compatibility and differentiation of the original architecture and the new.

4. It is unclear from the submitted drawings the extent to which the existing structure will be altered. The following changes to the existing structure are shown on the drawings:
 - Extent and details of demolition of the existing features/portions of the structure
 - Addition of the two new casement windows (presumably) on the right (north) elevation
 - Removal of the single window on the first floor of the rear (west) elevation and replacement with a double door
 - Removal of an unidentified wall feature (possibly a vertical glass block ribbon window) on the left (south) elevation

The application is proposing several alterations that lack clear details, which must be addressed. If alterations are occurring, they must be fully understood for evaluation by staff and the HPRB. The Town of Herndon Heritage Preservation Handbook,

Chapter 13 Rehabilitation Guidelines, provides specific guidance on these types of alterations. The additional information regarding existing details and proposed conditions is required to affect a more thorough review and ensure compliance with the criteria found in the Handbook.

The drawings also do not show the details or dimensions of some components of the existing house such as the trim board, fascia boards, rake boards, windows and window framing, and gutters/downspouts, among others. The applicant will need to verify whether or not changes are proposed as part of this application. The Board should carefully consider alterations to the existing structure and their effect on the original architecture of the building, independent of the addition which is a primary focus of this application.

5. As stated above, staff is unable to effectively analyze this application and assess its compliance with the applicable design guidelines due to the lack of information. To assess the massing, the impacts to the existing structure, and the differentiation between the addition and the existing structure, and to gain a better overall understanding of the proposed design, the following additional application materials are necessary:

- Roof plans with the entire roof configuration, drawn to a standard scale
- Existing materials labeled or noted in the elevation drawings of the existing structure/new addition(s)
- Revised elevation drawings showing the addition and clearly indicating if and how any alterations to the existing structure are occurring, including features proposed for demolition
- Isometric and perspective renderings of the existing structure with the new addition to better evaluate the impacts of the significant increase in mass/volume of the addition

Staff Recommendation:

| | |
|-----------------------------|--|
| Motion Alternatives: | <ol style="list-style-type: none"> 1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board |
| Recommended Motion: | <p>Motion for continuance of HPRB #20-013, in accordance with Alternative #4, to the September 16, 2020 HPRB Public Hearing, to allow:</p> <ol style="list-style-type: none"> 1. Applicant ample time to address numerous omissions and submit the necessary drawings and descriptions identified in the staff report dated August 5, 2020; and 2. Staff adequate time to re-evaluate and complete a thorough review of an updated submission for the Board’s consideration. |

Report Attachments

| | |
|-----------|--------------|
| 1. | Aerial Image |
|-----------|--------------|

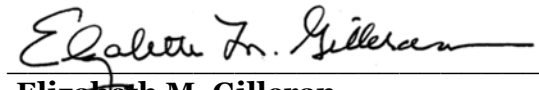
| | |
|-----------|---|
| 2. | Applicant Letter |
| 3. | Existing Conditions – Site Photos |
| 4. | Proposed Site Plan, Elevations and Materials Information |
| 5. | 1987 Historic District Survey Form |
| 6. | Town’s Zoning Ordinance, Section 78-60.3 - Heritage Preservation Overlay District |

Staff Contact

| | |
|---------------------|--|
| Name/Title: | Christopher J. Garcia, Community Design Planner |
| Phone/Email: | (703)787-7380; christopher.garcia@herndon-va.gov |



Christopher J. Garcia
Community Design Planner



Elizabeth M. Gilleran
Director of Community Development



SITE LOCATION - AERIAL PHOTO

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

Dodson Residence Addition

761 Grace Street, Herndon, VA 20170

07/11/2020

Scope of Work:

The scope of this project consists of a two-story addition on the rear of the house. The second-floor addition will be constructed over a portion of an existing non-contributing 1970's era addition as well as the new addition on the rear of the house. The first-floor addition will contain a new kitchen, a renovated master suite, and a stair to the second floor. The second floor will include three additional bedrooms and a bathroom. As part of the addition the existing kitchen, master bath and deck will be completely removed from the existing house. The sunroom, which is in poor condition, will also be reconstructed as part of the addition/renovation.

As part of the overall exterior renovation the existing asbestos siding will be removed from the historic front portion of the house. If reasonably possible the existing wood siding under the asbestos siding will be restored. If it cannot be reasonably restored the siding will be replaced with fiber-cement siding. Otherwise the front historic part of the house will be left intact.

The addition will be carefully integrated with the existing house to create a unified overall house design. It will utilize similar windows, proportions and roof pitches as the existing house while still being clearly distinguished from the historic front portion by using vertical board and batten fiber cement siding in contrast to the horizontal lapped siding found on the front portion of the existing house.

This project was submitted to the HPRB in August 2019 for a preliminary "curtesy" review while also gaining approval for the demolition of the existing detached garage on the site. In response comments from board members during that review the following changes have been made to the design:

- The detached garage and apartment (accessory dwelling unit) have been deleted from the project scope. This greatly reduces the overall size and scale of the project and its impact on the site and existing house.
- The breezeway linking the garage to the main house has been deleted.
- Twin windows were added to the second-floor corner bedrooms facing the street.
- The laundry shoot was removed from the exterior of the house
- More substantial trim has been added around the windows of the addition to better match the original front portion of the existing house.
- The siding on the addition has been changed to 12" o.c. vertical board and batten siding to more clearly differentiate between the original portion of the house and the addition.

Other documentation accompanying this letter:

1. One Completed application Form with the owner's signature & Application Fee.
2. Eight sets of labeled colored photographs of the existing house
3. One set of floor plans and colored elevations of both the proposed addition and the existing elevations at 1/4" = 1'-0" scale on 24"x36" paper.
4. Eight sets of the aforementioned floor plans and elevations on 11x17 paper, not to scale
5. Eight color copies of manufacturers cut sheets for all exterior materials proposed.
6. Eight copies of the site plan on 11x17 paper with the proposed addition overlaid.

#



EXIST HOUSE FRONT (EAST) ELEVATION



EXIST HOUSE REAR (WEST) ELEVATION



EXIST HOUSE LEFT (SOUTH) ELEVATION



EXIST HOUSE LEFT (SOUTH) ELEVATION



EXISTHOUSE RIGHT (NORTH) ELEVATION



EXIST HOUSE RIGHT (NORTH) ELEVATION



EXIST HOUSE RIGHT (NORTH) ELEVATION



EXIST HOUSE RIGHT (NORTH) ELEVATION



757 GRACE STREET LEFT (SOUTH) NEIGHBOR



VIEW FROM NEIGHBORS DRIVEWAY



TOWN OF HERNDON HISTORIC PLAQUE



762 GRACE STREET LEFT (SOUTH) NEIGHBOR

General Notes

All work shall be conducted and completed in accordance with the current Town of Herndon Municipal code, Fairfax County Code (IRC 2015), Virginia State building codes, and all other codes applicable to each trade.

General Conditions: Shall be "The General Conditions of the Contract for the Construction of Buildings" AIA Document A-201.

Prior to bid, the contractor shall examine all project documents to develop a complete understanding of the project scope. Failure to review all contract drawings and existing conditions will not relieve the contractor of the responsibility to perform all work required. The contractor shall, upon review of the drawings and existing conditions, advise the architect of any discrepancies which will affect the work required.

Field Conditions: Contractor shall verify all dimensions in field and notify Architect and Owner promptly of any discrepancy between the Contract Documents and actual field conditions. All conflicts and discrepancies shall be brought to the attention of the architect. The Contractor shall not proceed with related work until the conflict is resolved.

It is the intent of the contract documents to indicate finished work that is fully adjusted, tested, and ready for operation. Wherever the word "provide" is used, it shall mean "furnish and install complete and ready for use", unless noted otherwise.

The Contract drawings are diagrammatic and do not indicate all components and accessories required for the complete installation. The contractor shall provide such items to complete the entire system and place in proper operation in accordance with applicable codes, industry standards, and equipment manufacturer's recommendations.

Structural components shall not be cut, drilled or modified in any way without review and approval from the architect and/or structural engineer.

Structural Specifications

Load: Roof 30 PSF Snow, 17 PSF Dead; Floor 40 PSF Live, 12 PSF Dead; Decks 40 PSF Live, 10 PSF Dead; 18 PSF wind load for 90 mph wind, seismic design category B.

Assumed Soil Bearing Capacity: 1500 PSF, verify in field.

Footings: Bottoms of all footings shall extend a minimum of one foot into undisturbed soil, and where subject to frost action, at least two feet six inches below finish grade. Footings shall extend below this minimum distance where necessary to reach the soil bearing value. Reinforcing as shown on drawings.

Concrete: All poured in place concrete slabs and footings shall develop a compressive strength of 3500 PSI at 28 days. All poured in place concrete foundation walls shall develop a compressive strength of 3000 PSI at 28 days. All concrete work shall be in accordance with ACI 318-08. Reinforcing as shown on drawings.

Slabs on grade: Shall be 4 inch thick concrete reinforced with #4 w.4x4 welded wire fabric; placing, lab, etc. to conform to WRI standards. Provide 1/2" expansion material where slabs abut vertical surfaces. Smooth finish.

Fasteners and Connectors: All exterior nails, bolts, hurricane straps and joist hangers, shall be ZMAX galvanized or HDG galvanized.

Structural Steel: Shall conform to ASTM A-36. Welding shall comply with AWS D11.80. All connections shall be AISC standard. Steel pipe columns with top and bottom plates in sizes as indicated on drawings and conforming to all AISC specifications and standards.

Reinforcing Steel: Shall conform to ASTM A-615, new billet, grade 40.

Framing Carpentry: All framing to be done according to drawings. Grade and trademark required on each piece of lumber in accordance with American Lumber Standards recommendation R-16. Lumber shall be sound, thoroughly seasoned and free from warp. Moisture content shall not exceed 19% for framing lumber. Structural wood exposed to weather or used in contact with masonry, concrete or steel shall be pressure treated.

Sill plates: 2x4 and pressure treated. Attach plate to foundation wall w/ 1/2" dia anchor bolts set minimum 1" into concrete or fully grouted cmu cells. Minimum of two bolts per plate section. Maximum spacing of bolts @ 4'-0" O.C. with bolts placed maximum of 12" from end of each plate.

Framing Lumber: Spruce/Pine/Fir #2 grade and better for all general framing (FB Min: 1105psi repetitive member use, 947 psi single member use, E Min: 1,400,000, Fv Min 10 psi).

Walls: All exterior and interior bearing walls shall be 2x4's at 16" O.C. with continuous double top plate. Install blocking between studs on each side of window headers for attaching window treatments. Interior partitions (non-bearing) shall be 2x4's at 16" O.C., single top plate acceptable.

Beams: SPF #2 and better 2x conventional lumber and LVL (laminated veneer lumber) and PSL (parallel strand lumber) beams as manufactured by ILevel by Weyerhaeuser or approved equal.

Floor Joists: 2x joists and/or TJI joists as manufactured by ILevel by Weyerhaeuser or approved equal. See framing plan drawings for sizes, series, and spacing requirements. Follow all manufacturer's installation instructions and details.

Roof rafters and ceiling joists: 2x rafters and 2x ceiling joists, size and spacing as shown on drawings.

Bearing Post: Shall be minimum two 2x4's unless noted otherwise on framing plans.

Roof trusses: Manufactured roof trusses designed and sealed by a structural engineer licensed in the state of Virginia. Submit shop drawings for review and approval by the Architect prior to fabrication. Follow all manufacturer's installation instructions for setting trusses.

Continuous Exterior Structural Panel Sheathing: Install 1/2" - 4'x8' APA exterior OSB sheathing on all exterior framed walls and interior wood framed shear walls (if any) per Section R402.10.4 of 2015 IRC, "Continuous sheathing". Construct all exterior corners with nailing pattern as indicated in 2015 IRC, Figure R402.10.4.4(1) "Typical Exterior Corner Framing for Continuous Sheathing".

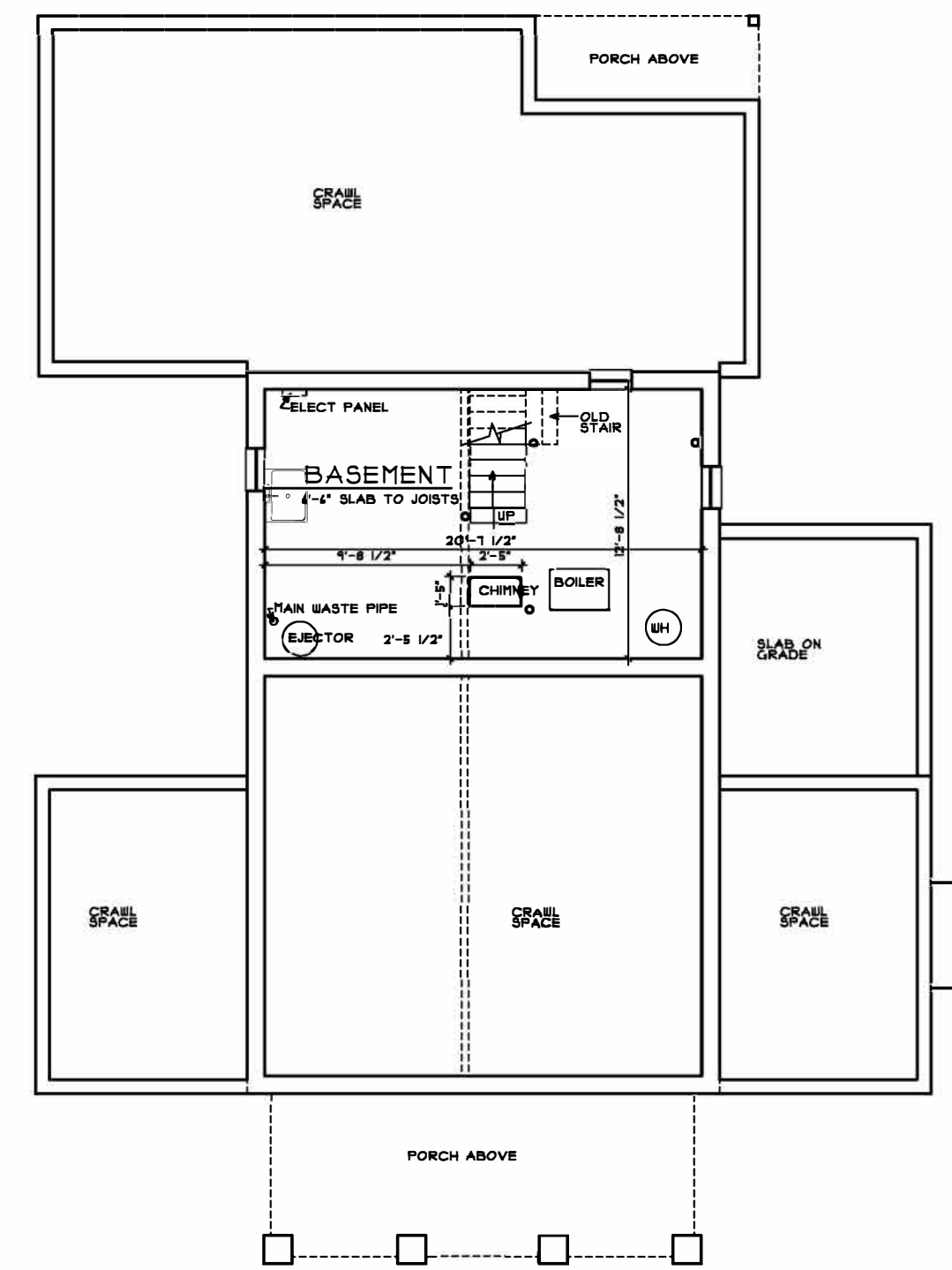
Roof: 1/2" - 4'x8' exterior OSB or ZIPGuard sheathing with metal clips between sheets. See sections for actual product specified.

Windows: Clad Wood Windows and Exterior Doors. See plans for sizes.

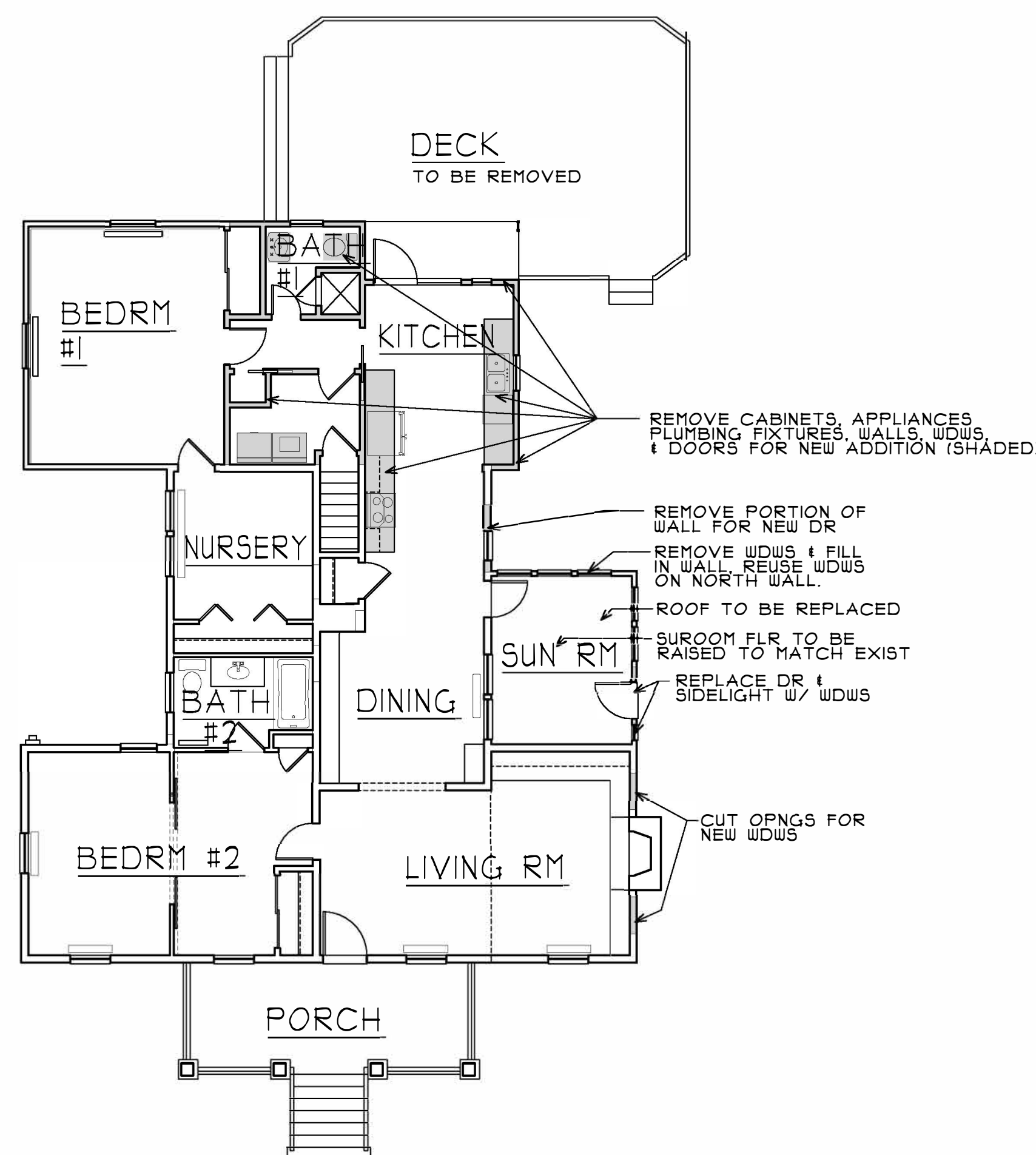
Energy Conservation Code Requirements: The project will follow the prescriptive method of the 2015 International Energy Conservation Code with minimum R-values and maximum U-factors as follows:

Ceilings: R-38
Wood framed 2x4 walls: R-15
Wood framed 2x6 walls: R-19
Concrete/CMU walls: R-8
Floors: R-19

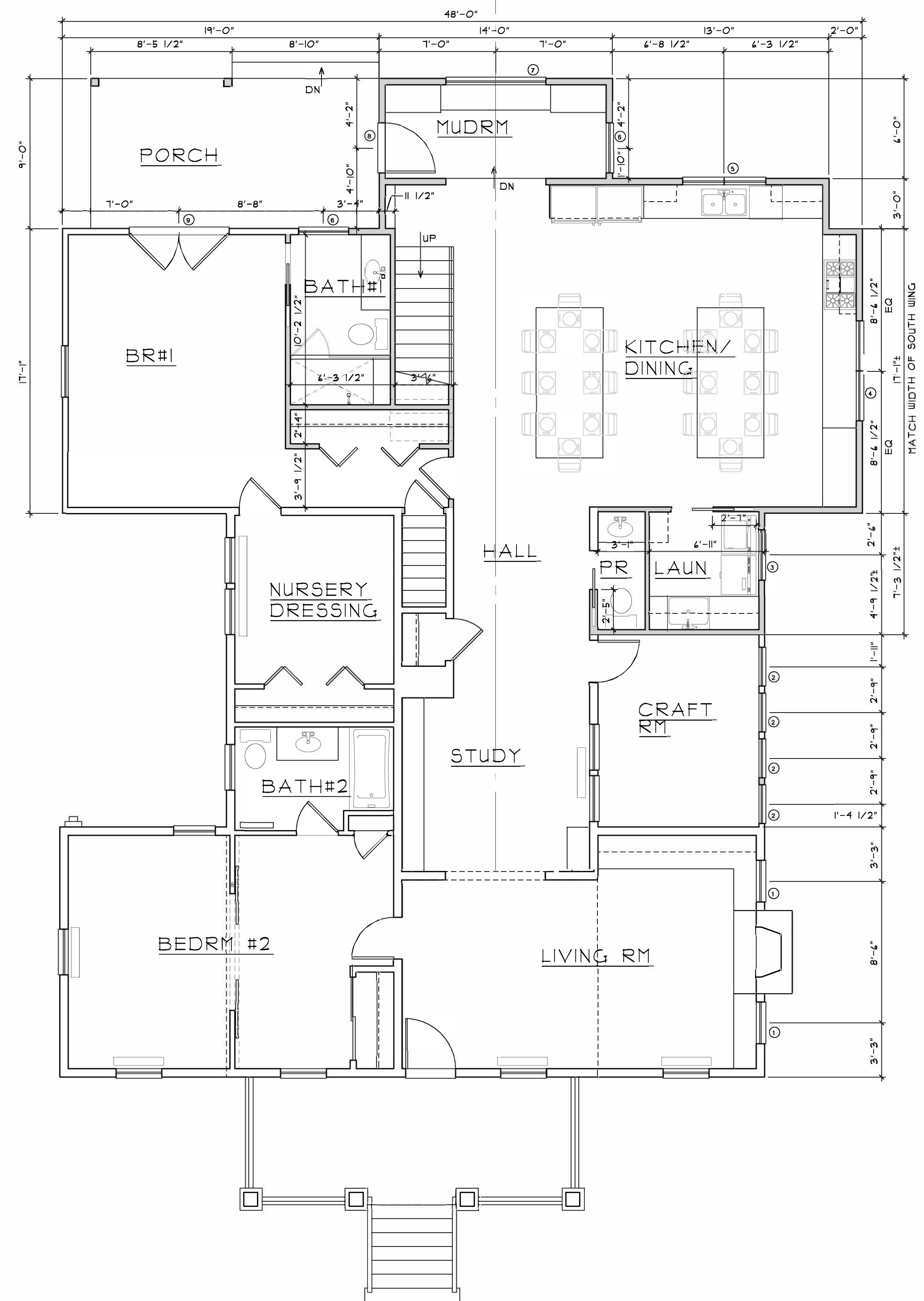
Basement Walls: R-10 continuous against walls, R-13 between studs
Slab on Grade: R-10
Crawl Space Walls: R-10 continuous against walls
Windows/Doors: U-factor, max. 0.35
Skylights: U-factor, max. 0.55



EXIST BASEMENT PLAN
1/8"=1'-0"



EXIST FIRST FLR PLAN
1/8"=1'-0"
NOTE: ELEMENTS TO BE REMOVED ARE SHOWN SHADED



FIRST FLOOR PLAN
1/4"=1'-0"
NOTE: NEW WALLS ARE SHOWN SHADED

WINDOW SCHEDULE

| MARK | QUAN | WINDOW TYPE AND MODEL | R.O.SIZE |
|------|------|--|----------|
| 1 | 2 | 2'-6" X 2'-4" AWNING WDW | |
| 2 | 4 | 2'-4" X 4'-6" CASEMENT WDW | |
| 3 | 1 | 3'-0" X 4'-0" DOUBLE HUNG WDW | |
| 4 | 1 | TWIN (2) 3'-0" X 3'-4" CASEMENT WDWs | |
| 5 | 1 | TWIN (2) 2'-6" X 3'-4" CASEMENT WDWs | |
| 6 | 7 | 3'-0" X 5'-0" DOUBLE HUNG WDW | |
| 7 | 3 | TWIN (2) 3'-0" X 5'-0" DOUBLE HUNG WDW | |
| 8 | 1 | 3'-0" X 4'-8" HALF LITE ENTRY DR | |
| 9 | 1 | 4'-0" X 4'-8" FULL LITE FRENCH ENTRY DRs | |
| 10 | 1 | TWIN (2) 2'-6" X 4'-0" CASEMENT WDWs | |
| 11 | 1 | 2'-6" X 4'-0" DOUBLE HUNG WDW | |

PRICING SET
HPRE REVIEW
Date: 05/14/2020
07/10/2020
Job No. 1840
Copyright 2020, O'Neil Architects, Inc.

NOT FOR CONSTRUCTION

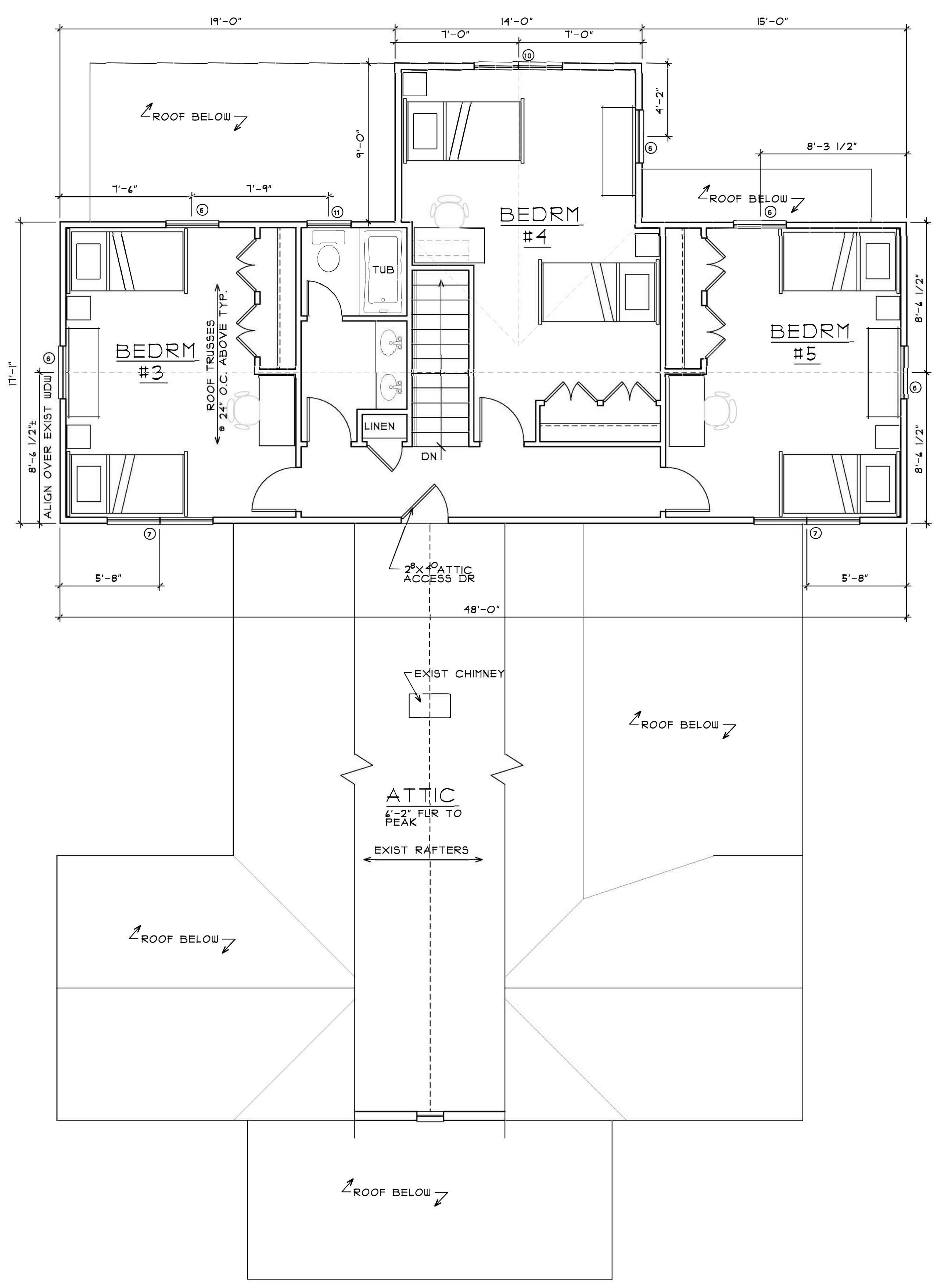
DODSON RESIDENCE, ADDITION
761 GRACE STREET, HERNDON, VA
1ST FLOOR PLANS

O'NEIL ARCHITECTS
703 777 5773
703 771 8408 fax
www.ONeilArchitects.com
ljonell@ONeilArchitects.com
110 Loudoun Street SW
Leesburg, VA 20175

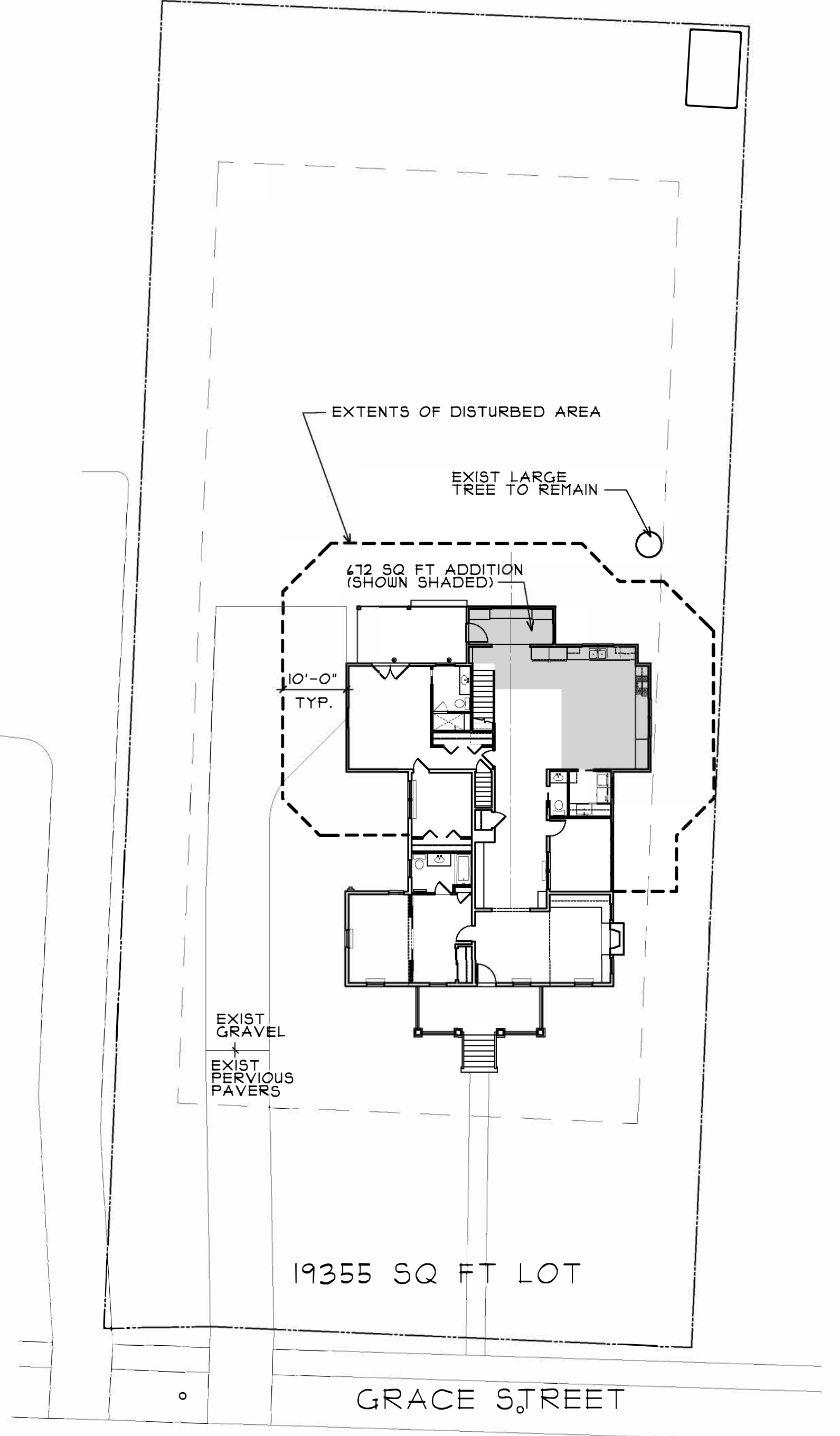
Dwg. 1
of: 5

WINDOW SCHEDULE

| MARK | QUAN | WINDOW TYPE AND MODEL | R.O.SIZE |
|------|------|--|----------|
| 1 | 2 | 2'-4" X 2'-4" AWNING WDW | |
| 2 | 4 | 2'-4" X 4'-4" CASEMENT WDW | |
| 3 | 1 | 3'-0" X 4'-0" DOUBLE HUNG WDW | |
| 4 | 1 | TWIN (2) 3'-0" X 3'-4" CASEMENT WDWs | |
| 5 | 1 | TWIN (2) 2'-4" X 3'-4" CASEMENT WDWs | |
| 6 | 7 | 3'-0" X 5'-0" DOUBLE HUNG WDW | |
| 7 | 3 | TWIN (2) 3'-0" X 5'-0" DOUBLE HUNG WDW | |
| 8 | 1 | 3'-0" X 4'-8" HALF LITE ENTRY DR | |
| 9 | 1 | 4'-0" X 4'-8" FULL LITE FRENCH ENTRY DRS | |
| 10 | 1 | TWIN (2) 2'-4" X 4'-0" CASEMENT WDWs | |
| 11 | 1 | 2'-4" X 4'-0" DOUBLE HUNG WDW | |



SECOND FLOOR PLAN
1/8" = 1'-0"



SITEPLAN
1/16" = 1'-0"

LOT COVERAGE:
1909 SQ FT EXIST HOUSE + 432 SQ FT ADDITION
= 2,581 SQ FT TOTAL BUILDING LOT COVERAGE
2,581/19,355 = 13.33% < 25% ALLOWED
IMPERVIOUS SURFACE LOT COVERAGE = 485 SQ FT
485 + 2,581 = 3,266/19,355 = 16.9% < 50% ALLOWED

DISTURBED AREA:
TOTAL LIMITS OF DISTURBED AREA = 2,184 SQ FT

Date: 05/14/2020
07/10/2020
PRICING SET
HPRE REVIEW

Job No. 1840
Copyright 2020, O'Neil Architects, Inc.

NOT FOR CONSTRUCTION

DODSON RESIDENCE, ADDITION
761 GRACE STREET, HERNDON, VA
SECOND FLOOR PLAN

O'NEIL ARCHITECTS

703 777 5773
703 771 8408 fax
www.ONeilArchitects.com
toneil@ONeilArchitects.com

110 Loudoun Street SW
Leesburg, VA 20175



EXIST FRONT ELEVATION
1/4" = 1'-0"

EXIST ASBESTOS SIDING TO BE REMOVED. ORIGINAL WOOD SIDING IS TO BE EXPOSED & RESTORED IF POSSIBLE. IF EXIST SIDING CAN NOT BE REASONABLY RESTORED EXIST HOUSE IS TO BE RESIDED IN FIBER-CEMENT LAP SIDING W/ 4" EXPOSURE TYP.



NEW FRONT ELEVATION
1/4" = 1'-0"

EXIST WINDOWS, DOORS AND PORCH TO REMAIN



EXIST REAR ELEVATION
1/4" = 1'-0"



NEW REAR ELEVATION
1/4" = 1'-0"

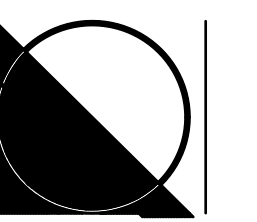
NEW WINSOR ALUMINUM CLAD WOOD WINDOWS TYP.

NEW THERMATRU "PROFILES" STEEL EXTERIOR DOOR TYP.

NOT FOR CONSTRUCTION

**DODSON RESIDENCE ADDITION
761 GRACE STREET, HERNDON VA
FRONT & REAR ELEVATIONS**

O'NEIL ARCHITECT



703 777 5773
703 771 8408 FAX
www.ONeilArchitects.com
joneil@ONeilArchitects.com
110 Loudoun Street SW
Leesburg, VA 20175

Dwg.

3

Of: 5



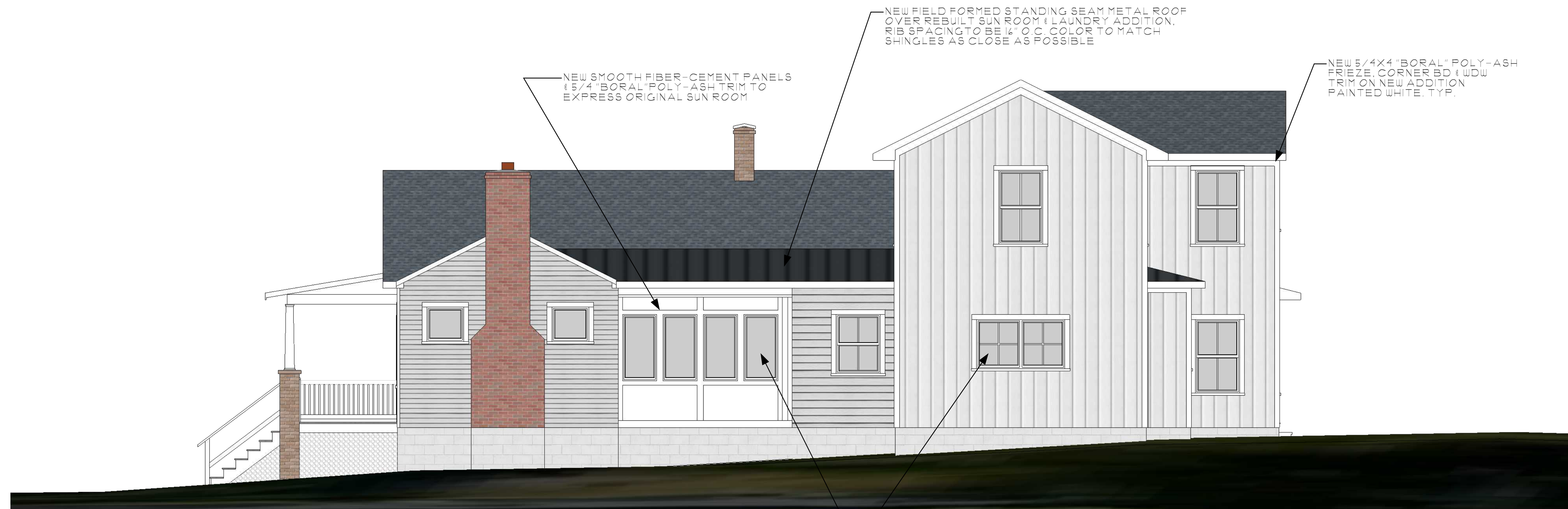
EXIST SUN ROOM TO BE RECONSTRUCTED

EXIST WALLS TO BE REMOVED FOR NEW KITCHEN ADDITION

EXIST DECK TO BE REMOVED

EXIST RIGHT ELEVATION

1/4" = 1'-0"



NEW SMOOTH FIBER-CEMENT PANELS & 5/4" BORAL POLY-ASH TRIM TO EXPRESS ORIGINAL SUN ROOM

NEW FIELD FORMED STANDING SEAM METAL ROOF OVER REBUILT SUN ROOM & LAUNDRY ADDITION. RIB SPACING TO BE 16" O.C. COLOR TO MATCH SHINGLES AS CLOSE AS POSSIBLE

NEW 5/4X4 "BORAL" POLY-ASH FRIEZE, CORNER BD & WDW TRIM ON NEW ADDITION PAINTED WHITE, TYP.

NEW WINDSOR ALUM CLAD WDWs TYP.

NEW RIGHT ELEVATION

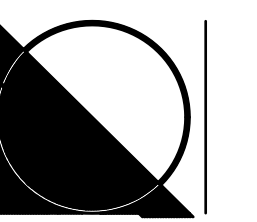
1/4" = 1'-0"

Date: 05/14/20 PRICING SET

NOT FOR CONSTRUCTION

**DODSON RESIDENCE ADDITION
761 GRACE STREET, HERNDON VA
RIGHT ELEVATIONS**

O'NEIL ARCHITECT



703 777 5773
703 771 8408 FAX
www.ONeilArchitects.com
joneil@ONeilArchitects.com

110 Loudoun Street SW
Leesburg, VA 20175

Dwg.

4

Of: 5

Job No. 1840
Copyright 2020. O'Neil Architects Inc.



EXIST LEFT ELEVATION
1/4" = 1'-0"



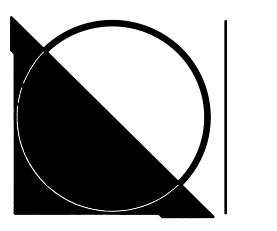
NEW LEFT ELEVATION
1/4" = 1'-0"

Date: 05/14/20 PRICING SET

**NOT FOR
CONSTRUCTION**

**DODSON RESIDENCE ADDITION
761 GRACE STREET, HERNDON VA
LEFT ELEVATIONS**

**O'NEIL
ARCHITECT**



703 777 5773
703 771 8408 FAX
www.ONeilArchitects.com
tjonell@ONeilArchitects.com
110 Loudoun Street SW
Leesburg, VA 20175

Dwg.
5
Of: 5

Job No. 1840
Copyright 2020. O'Neil Architects Inc.



Home > Products > Decking > AZEK Decking > AZEK Vintage Collection



CYPRESS

Available



Available

- 1-ft. Standard Sample - FREE
- 1-ft. Wide-Width - FREE
- 1-ft. Narrow Sample - FREE
- 2-ft. Sample - \$5.00

DECKING

AZEK Vintage Collection

Capped polymer decking designed for unrivaled high-performance and beauty. AZEK decking is engineered to last longer than any other composite decking, with the most natural hardwood look.

Available in Narrow, Standard and Wide Widths.

★★★★★ 4.4 (15) [Write a review](#)

ADD TO CART

♡ SAVE

↑ SHARE

Details



Steadfast Color

Engineered to stay true over time, colors are backed by a 50-Year Limited Fade & Stain Warranty. Choose from plentiful hues ranging from rich browns to grays – and natural hardwoods like mahogany.

Seamless Design Integration

Available in either standard, narrow, or wide-width boards, which allow you to create a variety of sophisticated looks, whether seen up close or from afar.

Wood Character

Natural, hardwood look, but this decking is 100% synthetic (both in the core and surface). Diverse wood grain options – including intricate, wire-brushed looks – offer elegant style.

Trim

About Boral TruExterior® Trim

Designed to be used in non-load-bearing applications, Boral TruExterior® Trim is suitable for ground contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other exterior applications. Because of its high level of dimensional stability¹, there is no need to prime ends or field cuts. Plus, it can be painted any color. Boral TruExterior® Trim accepts a wide variety of fasteners and can be installed using standard woodworking tools and methods.

All images below depict Boral TruExterior® Trim





| 5/8 Trim Sizes | | 1X Trim Sizes | | 5/4 Trim Sizes | | 2X Trim Sizes | |
|----------------|--------------|---------------|------------|----------------|------------|---------------|--------------|
| Nominal | Actual | Nominal | Actual | Nominal | Actual | Nominal | Actual |
| — | — | — | — | — | — | 2 x 2 | 1 ½" x 1 ½" |
| — | — | 1 x 3 | ¾" x 2 ½" | 5/4 x 3 | 1" x 2 ½" | — | — |
| 5/8 x 4 | 5/8" x 3 ½" | 1 x 4 | ¾" x 3 ½" | 5/4 x 4 | 1" x 3 ½" | 2 x 4 | 1 ½" x 3 ½" |
| — | — | 1 x 5 | ¾" x 4 ½" | 5/4 x 5 | 1" x 4 ½" | — | — |
| 5/8 x 6 | 5/8" x 5 ½" | 1 x 6 | ¾" x 5 ½" | 5/4 x 6 | 1" x 5 ½" | 2 x 6 | 1 ½" x 5 ½" |
| 5/8 x 8 | 5/8" x 7 ¼" | 1 x 8 | ¾" x 7 ¼" | 5/4 x 8 | 1" x 7 ¼" | 2 x 8 | 1 ½" x 7 ¼" |
| 5/8 x 10 | 5/8" x 9 ¼" | 1 x 10 | ¾" x 9 ¼" | 5/4 x 10 | 1" x 9 ¼" | 2 x 10 | 1 ½" x 9 ¼" |
| 5/8 x 12 | 5/8" x 11 ¼" | 1 x 12 | ¾" x 11 ¼" | 5/4 x 12 | 1" x 11 ¼" | 2 x 12 | 1 ½" x 11 ¼" |

Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. 16' lengths are available in all sizes with 12' and 20' lengths available in 4/4, 5/4 and 2x Trim.

Available Finishes:
(Reversible)



HardiePanel®

HardiePanel® vertical siding delivers style and substance. When combined with HardieTrim® boards, it achieves the rustic board-and-batten look that defines cottage charm. The covered seams contribute to a well-insulated home.

Its crisp, clean lines make HardiePanel vertical siding a smart choice for strong, contemporary designs.

HardiePanel®
vertical siding
Evening Blue

HardieTrim®
Batten Boards
Evening Blue

True to the tradition of
PERFORMANCE AND BEAUTY.

HardiePanel®

Thickness 5/16 in

SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

| | Size 4 ft x 8 ft | 4 ft x 9 ft | 4 ft x 10 ft |
|----------------------|------------------|-------------|--------------|
| Prime Pcs/Pallet | 50 | 50 | 50 |
| ColorPlus Pcs/Pallet | 50 | – | 50 |
| Pcs/Sq | 3.2 | 2.8 | 2.5 |

SELECT CEDARMILL®



| | Size 4 ft x 8 ft | 4 ft x 9 ft | 4 ft x 10 ft |
|-----------------------|------------------|-------------|--------------|
| STATEMENT COLLECTION™ | | | ✓ |
| DREAM COLLECTION™ | ✓ | | ✓ |
| PRIME | ✓ | ✓ | ✓ |

SMOOTH



| | Size 4 ft x 8 ft | 4 ft x 9 ft | 4 ft x 10 ft |
|-----------------------|------------------|-------------|--------------|
| STATEMENT COLLECTION™ | | | ✓ |
| DREAM COLLECTION™ | ✓ | | ✓ |
| PRIME | ✓ | ✓ | ✓ |

STUCCO



| | Size 4 ft x 8 ft | 4 ft x 9 ft | 4 ft x 10 ft |
|-----------------------|------------------|-------------|--------------|
| STATEMENT COLLECTION™ | | | |
| DREAM COLLECTION™ | ✓ | | ✓ |
| PRIME | ✓ | ✓ | ✓ |

SIERRA 8



| | Size 4 ft x 8 ft | 4 ft x 9 ft | 4 ft x 10 ft |
|-----------------------|------------------|-------------|--------------|
| STATEMENT COLLECTION™ | | | |
| DREAM COLLECTION™ | | | |
| PRIME | ✓ | ✓ | ✓ |

HardieTrim®

Form meets function at every angle with HardieTrim® boards. With an authentic look, HardieTrim boards provide design flexibility for columns, friezes, doors, windows and other accent areas.

Better than wood, it will complement your long-lasting, lower maintenance James Hardie® siding – adding punctuation to your design statement.

HardieTrim®
boards
Khaki Brown

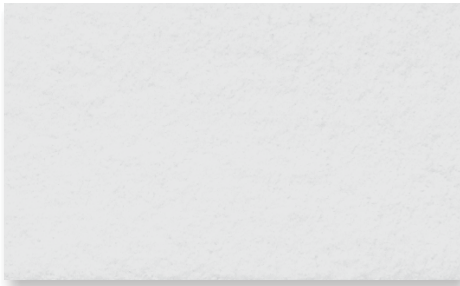
HardiePlank®
lap siding
Navajo Beige

The performance you require
THE DISTINCTIVENESS YOU DESIRE.

HardieTrim®

Length 12 ft boards

NT3® BOARDS SMOOTH



4/4 SMOOTH

| | | | | | |
|----------------------|--------|--------|---------|---------|----------|
| Thickness | .75 in | | | | |
| Width | 3.5 in | 5.5 in | 7.25 in | 9.25 in | 11.25 in |
| ColorPlus Pcs/Pallet | 312 | 208 | 156 | 104 | 104 |

| | | | | | |
|-----------------------|---|---|---|----|---|
| STATEMENT COLLECTION™ | ✓ | ✓ | ✓ | AW | ✓ |
| DREAM COLLECTION™ | ✓ | ✓ | ✓ | ✓ | ✓ |
| PRIME | | | | | |

5/4 SMOOTH

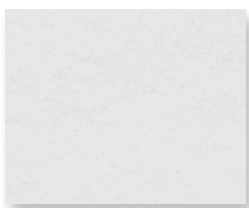
| | | | | | | |
|----------------------|--------|--------|--------|---------|---------|----------|
| Thickness | 1 in | | | | | |
| Width | 3.5 in | 4.5 in | 5.5 in | 7.25 in | 9.25 in | 11.25 in |
| ColorPlus Pcs/Pallet | 240 | 200 | 160 | 120 | 80 | 80 |

| | | | | | | |
|-----------------------|---|---|---|---|----|---|
| STATEMENT COLLECTION™ | ✓ | ✓ | ✓ | ✓ | AW | ✓ |
| DREAM COLLECTION™ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| PRIME | | | | | | |

AW - Arctic White only. Not available in the standard trim product Statement Collection™ color offering.

BATTEN BOARDS

SMOOTH



RUSTIC GRAIN®



SMOOTH & RUSTIC GRAIN®

| | |
|----------------------|--------|
| Thickness | .75 in |
| Width | 2.5 in |
| Prime Pcs/Pallet | 190 |
| ColorPlus Pcs/Pallet | 437 |

| | |
|-----------------------|---|
| STATEMENT COLLECTION™ | ✓ |
| DREAM COLLECTION™ | ✓ |
| PRIME | ✓ |

A home is only as strong as its weakest point. HardieSoffit® panels reinforce your work by protecting the vulnerable gap between eaves and exterior walls.

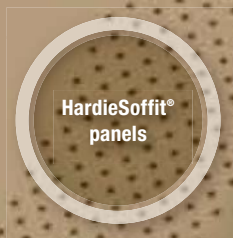
Available in vented, non-vented and a range of pre-cut sizes, these panels complete your design and help protect it from moisture and pests.

VENTILATION BENEFITS

Using vented soffit improves ventilation in the attic space and reduces the chance of water vapor condensation that can lead to issues such as mold and mildew growth, stained ceilings and damage to the framing of the house.

In warm climates, HardieSoffit panels allow hot, humid air to escape, which not only helps prevent condensation in the attic, but can also help reduce air conditioning costs.

In cool climates, HardieSoffit panels help prevent condensation from forming on the interior side of the roof sheathing and reduce the chances of roof-damaging ice dams.



For complete confidence
EVERY DETAIL MATTERS.

HardieSoffit®

Thickness 1/4 in

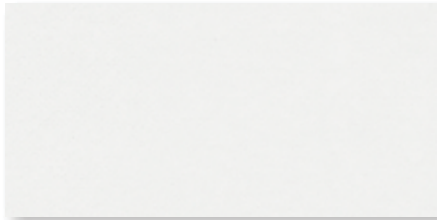


VENTED SMOOTH

VENTED SELECT CEDARMILL®



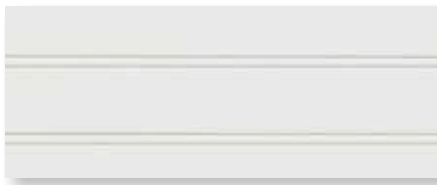
NON-VENTED SMOOTH



NON-VENTED SELECT CEDARMILL®



BEADED PORCH PANEL



VENTED SMOOTH & SELECT CEDARMILL®

| | | | |
|----------------------|-------|-------|-------|
| Length | 12 ft | 12 ft | 8 ft |
| Width | 12 in | 16 in | 24 in |
| Prime Pcs/Pallet | 200 | 150 | 100 |
| ColorPlus Pcs/Pallet | 216 | 156 | 50 |

| | | | |
|-----------------------|---------------|---------------|--------------|
| Size | 12 ft x 12 in | 12 ft x 16 in | 8 ft x 24 in |
| STATEMENT COLLECTION™ | ✓ | | |
| DREAM COLLECTION™ | ✓ | ✓ | ✓ |
| PRIME | ✓ | ✓ | ✓ |

| | | | |
|-----------------------|---------------|---------------|--------------|
| Size | 12 ft x 12 in | 12 ft x 16 in | 8 ft x 24 in |
| STATEMENT COLLECTION™ | | | |
| DREAM COLLECTION™ | ✓ | ✓ | ✓ |
| PRIME | ✓ | ✓ | ✓ |

NON-VENTED SMOOTH & SELECT CEDARMILL®

| | | | | |
|----------------------|-------|-------|-------|-------|
| Length | 12 ft | 12 ft | 8 ft | 8 ft |
| Width | 12 in | 16 in | 24 in | 48 in |
| Prime Pcs/Pallet | 200 | 150 | 100 | 50 |
| ColorPlus Pcs/Pallet | 216 | 156 | 50 | – |

| | | | | |
|-----------------------|---------------|---------------|--------------|--------------|
| Size | 12 ft x 12 in | 12 ft x 16 in | 8 ft x 24 in | 8 ft x 48 in |
| STATEMENT COLLECTION™ | ✓ | AW | AW | |
| DREAM COLLECTION™ | ✓ | ✓ | ✓ | |
| PRIME | ✓ | ✓ | ✓ | ✓ |

| | | | | |
|-----------------------|---------------|---------------|--------------|--------------|
| Size | 12 ft x 12 in | 12 ft x 16 in | 8 ft x 24 in | 8 ft x 48 in |
| STATEMENT COLLECTION™ | | | | |
| DREAM COLLECTION™ | ✓ | ✓ | ✓ | |
| PRIME | ✓ | ✓ | ✓ | ✓ |

BEADED PORCH PANEL

| | | | |
|----------------------|--------|-----------------------|-------|
| Thickness | 1/4 in | STATEMENT COLLECTION™ | _____ |
| Length | 8 ft | DREAM COLLECTION™ | ✓ |
| Width | 48 in | PRIME | ✓ |
| Prime Pcs/Pallet | 50 | | |
| ColorPlus Pcs/Pallet | 50 | | |

AW - Arctic White only. Not available in the standard trim product Statement Collection™ color offering.

STATEMENT COLLECTION™

Make your next home stand out with our *Statement Collection™* products. Carefully curated by our design experts specifically for your market, the collection brings together the most popular James Hardie ColorPlus® siding and trim styles, textures, and colors. This stunning selection is locally stocked and designed for simplicity - making it easier than ever to get a beautiful, long-lasting home exterior.

ColorPlus® Technology

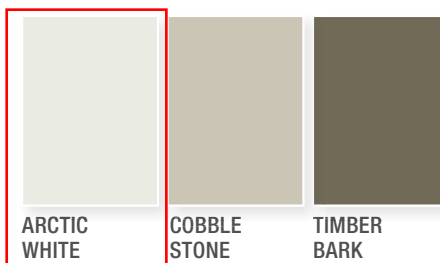
Plank, Panel, Shingle and Batten Color Offering



Trim Color Offering



Soffit Color Offering



Selecting a color? Request a product sample at [jameshardiepros.com/samples](https://www.jameshardiepros.com/samples)

Colors shown are as accurate as printing methods will permit. Please see actual product sample for true color.

HardiePlank®



SELECT CEDARMILL°

Width 8.25 in
Exposure 7 in



SMOOTH

Width 8.25 in
Exposure 7 in

HardiePanel®



SELECT CEDARMILL°

Size 4 ft x 10 ft



SMOOTH

Size 4 ft x 10 ft

HardieShingle®



STRAIGHT EDGE PANEL

Height 15.25 in
Exposure 7 in



STAGGERED EDGE PANEL

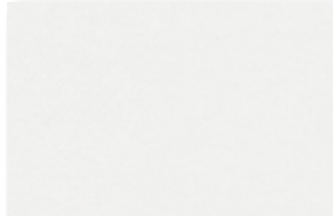
Height 15.25 in
Exposure 6 in

HardieSoffit®



VENTED SMOOTH

Sizes 12 ft x 12 in
12 ft x 16 in (Arctic White only)
8 ft x 24 in (Arctic White only)



NON-VENTED SMOOTH

Sizes 12 ft x 12 in
12 ft x 16 in (Arctic White only)
8 ft x 24 in (Arctic White only)

HardieTrim®

4/4 SMOOTH



Thickness .75 in
Length 12 ft boards
Width 3.5 in 5.5 in 7.25 in 11.25 in

Widths in Arctic White only
9.25 in

5/4 SMOOTH



Thickness 1 in
Length 12 ft boards
Width 3.5 in 4.5 in 5.5 in 7.25 in 11.25 in

Widths in Arctic White only
9.25 in

BATTEN BOARDS

4/4 SMOOTH



Thickness .75 in
Length 12 ft boards
Width 2.5 in

SHOP BY MATERIAL

- [Aluminum](#) ▶
- [Mill Finish Aluminum](#) ▶
- [Copper](#) ▶
- [Copper Penny Aluminum](#) ▶
- [Euro Copper](#) ▶
- [Galvalume](#) ▶
- [Galvanized Steel](#) ▶
- [Designer Copper Aluminum](#) ▶
- [Freedom Gray Copper](#) ▶
- [Paint Grip Steel](#) ▶
- [Preweathered Zinc](#) ▶
- [Vinyl Gutter Systems](#) ▶

PRODUCTS ON SALE

- [Gutter Machines](#) ▶
- [Rain Chains](#)
25% Off ▶

SHOP BY MATERIAL LIST

- [Quick Shop](#) ▶

BUY MORE, SAVE MORE!

- [Buy In Bulk](#) ▶

SHOP BY PRODUCT LINE

- [Gutter Machines](#) ▶
- [Gutter Guards](#) ▶
- [Rain Chains](#) ▶
- [Roof Panel Machines](#) ▶
- [Snow Guards](#) ▶
- [Gutters](#) ▶
- [Downspouts](#) ▶
- [Leader Heads](#) ▶
- [Half Round Gutter Products](#) ▶
- [K Style Gutter Products](#) ▶
 - [K Style Gutters](#)
 - [Downspouts](#)
 - [Elbows](#)
 - [Gutter Guards & Strainers](#)
 - [End Caps](#)
 - [Hangers](#)
 - [Flashing](#)
 - [Gutter Wedges](#)
 - [Mitters](#)
 - [Outlets](#)
 - [Rack & Key/Drives](#)
 - [Y Funnels/Y Diverters](#)
 - [Funnels/Diverters](#)



Product Catalog

K Style Gutter Products -Rain Gutter - Rain Gutter Supplies

Image 1 Image 2 Image 3 Image 4






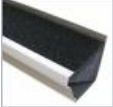









Click for a Larger View

K Style Gutters - Rain Gutter - Rain Gutter Supplies

K Style Gutter Products

Since the arrival of the seamless gutter machine over 40 years ago, k style gutters have grown to account for over 80% of the gutters installed today. With lower labor costs as well as lower material costs, it's easy to see why seamless k style gutters have become so popular.

Sub-Categories:

| | |
|--|--|
|  K Style Gutters K Style Gutters We have the largest... |  Downspouts Rectangular Downspouts ... |
|  Elbows Elbows Elbows are... |  Gutter Guards & Strainers Gutter Screens, Hoods, And Inserts from... |
|  End Caps End Cap Installation of an End... |  Hangers Gutter Hangers Hangers... |
|  Flashing Flashing Flashings are used... |  Gutter Wedges Gutter Wedges should be installed on the same... |
|  Mitters Mitters, or corner pieces, are the gutter... |  Outlets Outlet tubes are the gutter fittings that... |
|  Rack & Key/Drives Racks, Keys, and Drives are used to fasten... |  Y Funnels/Y Diverters The Y Diverter comes with a latch to direct... |
|  Funnels/Diverters Funnels These handy products will... | |

Additional Information

You can count on us to manufacture the seamless products you rely on to keep your customers happy. From the gutter coil, to the k style fittings, and on down to the last rivet and screw, we carry the most complete line of contractor grade materials on the market. All of which are backed up with a knowledgeable and courteous staff who are waiting to assist.

[My Account](#)
[Shopping Cart](#)

May We Also Recommend:



Gutter Machines

Huge Price Breaks on Ironman's and New Tech's...



Gutter Guards

Gutter Guards , Gutter...



Rain Chains

25% Off Rain Chains Off Selected Styles...



Downspouts

Downspouts are vertical pipes that are used to divert rain...



Van Mark Brakes

Makers of the #1 Bending & Cutting tools for...



Tools (Gutter Tools)

Tools (Gutter Tools) When you're on the job,...



Splash Blocks

LANDMARK[®] SERIES SHINGLES

Featuring
StreakFighter[®] &
NailTrak[®] Technology



CertainTeed
SAINT-GOBAIN



NOTE: Due to limitations of printing reproduction, CertainTeed can not guarantee the identical match of the actual product color to the graphic representations throughout this publication.



Trust Your Home to Landmark®

Few things in this world are as precious as the place that you call home. It is much more than just a house. It's the foundation from which you build your life. That's why having a roof that gives your home long-lasting curb appeal and protection from the elements is so important. At CertainTeed, our benchmark for success is our customers' total peace of mind. And we wouldn't have it any other way.

Our dedication to making the highest-quality roofing systems continues to earn the respect of top building professionals. And our product portfolio offers the widest variety of design and color options in the industry. It's no wonder that more than a million homeowners across North America choose CertainTeed each year.

And the job doesn't stop once the roof goes on. Every CertainTeed product is backed by our industry-leading manufacturer's warranty, allowing you to rest confidently and comfortably for years to come.



Technology that protects
the beauty of your roof and
strengthens its performance.

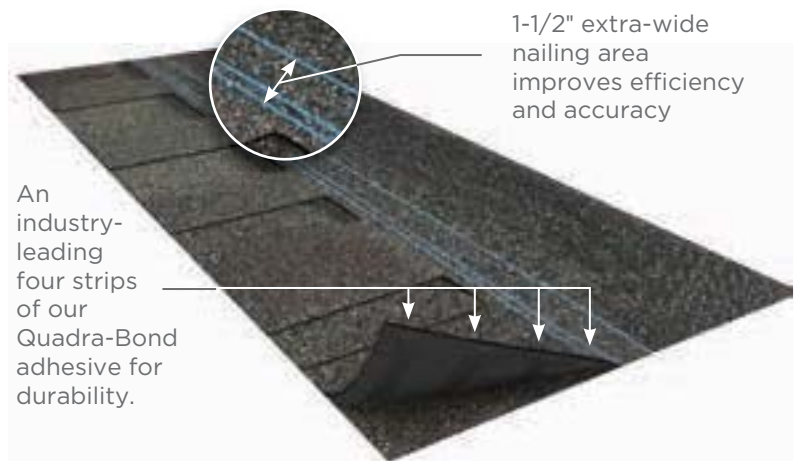




NAILTrak[®] Shingle Technology

The bond that holds it together.

For more than a decade, NailTrak has improved shingle installation by providing a nailing area three times wider than that of a typical laminate shingle. This increases efficiency and accuracy in installation, providing homeowners greater peace of mind. Landmark[®] shingles also feature our specially-formulated Quadra-Bond[®] adhesive, providing industry-leading resistance to delamination. Together, our NailTrak and Quadra-Bond technologies deliver the strength and durability that allow your roof to stand the test of time.



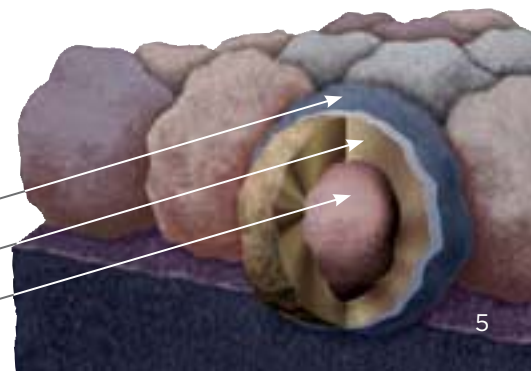
STREAKFighter[®] Algae-Resistant Shingle Technology

The ultimate in stain protection.

Those streaks you see on other roofs in your neighborhood? That's algae, and it's a common eyesore on roofing throughout North America. CertainTeed's StreakFighter technology uses the power of science to repel algae before it can take hold and spread. StreakFighter's granular blend includes naturally algae-resistant copper, helping your roof maintain its curb appeal and look beautiful for years to come.

Granule with StreakFighter Technology

- Ceramic coating
- Copper layer
- Mineral core



Landmark, shown in Weathered Wood



The Trusted Classic

LANDMARK[®]

Owning a Landmark roof brings peace of mind. Landmark's heavy weight and exceptional reliability make it a 'Best Buy' by a leading Consumer Magazine.



- Dual-layered for extra dimensionality and protection from the elements
- Offers the widest array of colors in the industry
- Independently certified as meeting the highest quality standards for roofing



Silver Birch

LANDMARK® COLOR PALETTE



Atlantic Blue



Birchwood



Burnt Sienna



Cottage Red



Driftwood



Georgetown Gray



Moire Black



Pewterwood



Resawn Shake



Charcoal Black



Cobblestone Gray



Colonial Slate



Granite Gray



Heather Blend



Hunter Green



Silver Birch



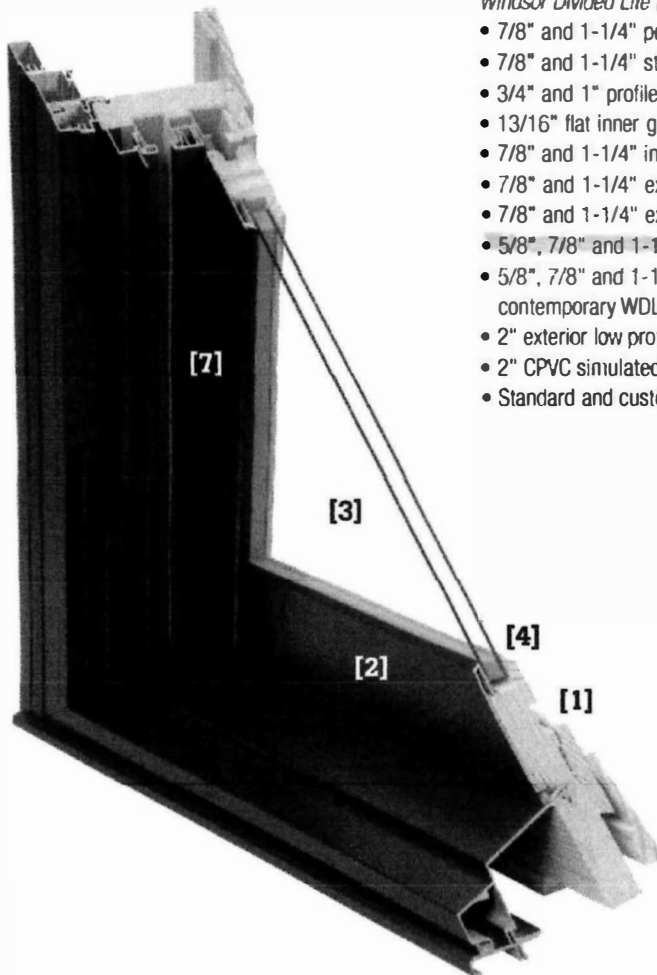
Weathered Wood



Pinnacle Double Hung & Glide-by

Features and Benefits

- [1] The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- [2] Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative trim
- [3] Glass is replaceable in case of damage
- [4] Both tape and silicone glazed, with interior wood stops for superior strength and seal
- [5] EZ Tilt operation available for easy removal and replacement of sash (*double hung only*)
- [6] Recessed lock and keeper for a sleek appearance
- [7] Block and tackle balance system for ease of operation
- [8] Both sashes tilt in with compression or concealed jambliner for easy cleaning
- [9] No-finger pull option for hardware application



Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal[®] LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; double hung sill nose, 2" bull nose sill nose or belly sill nose

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" perimeter grille
- 7/8" and 1-1/4" stick grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL (*primed*)
- 5/8", 7/8" and 1-1/4" short putty WDL
- 5/8", 7/8" and 1-1/4" and 2" short contemporary WDL
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail (*primed*)
- Standard and custom grille patterns available

Finishes

- Interior – Clad windows available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black (*double hung only*) interior finishes; primed windows available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows (*double hung only*) offer an assortment of traditional trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

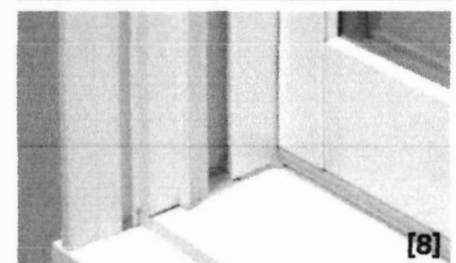
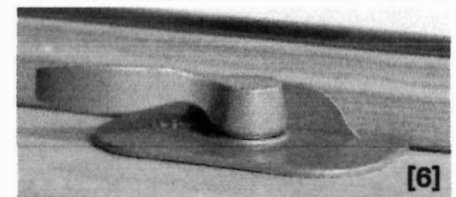
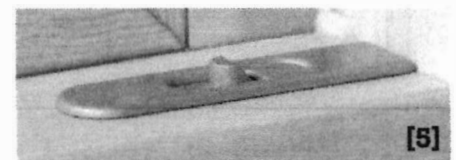
- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

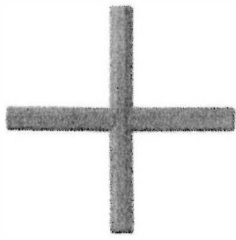
Hardware

Double hung lock available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar

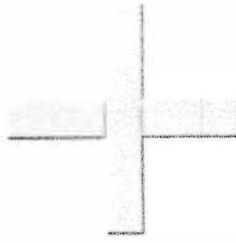




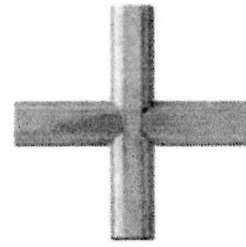
3/4" Profiled Inner Grille



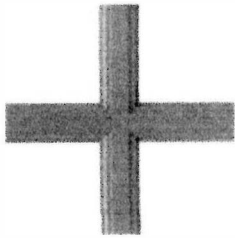
1" Profiled Inner Grille



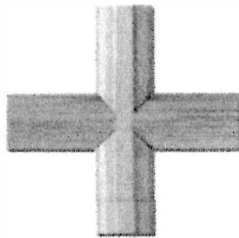
13/16" Flat Inner Grille



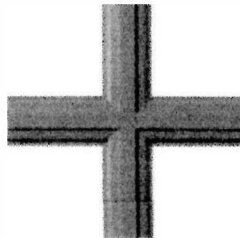
7/8" Interior Wood Windsor Divided Lite



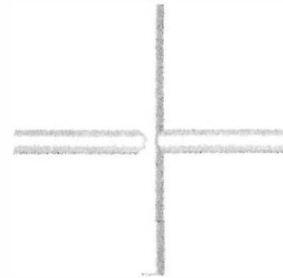
7/8" Exterior Clad Windsor Divided Lite



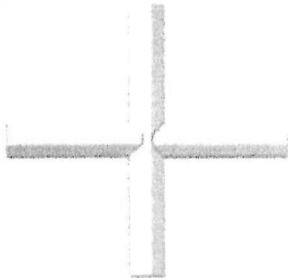
1-1/4" Interior Wood Windsor Divided Lite



1-1/4" Exterior Clad Windsor Divided Lite



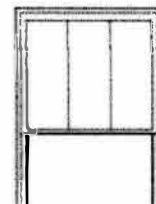
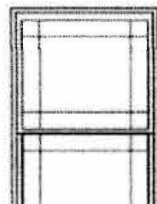
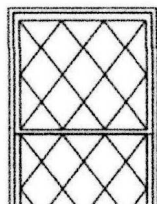
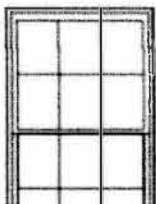
5/8" Short Putty Windsor Divided Lite



7/8" Short Putty Windsor Divided Lite

Find a Distributor
Contact Us

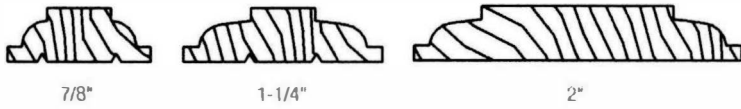
Grille Patterns



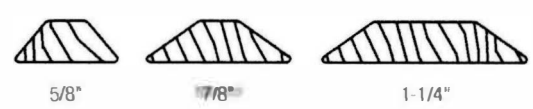


Grille Profiles

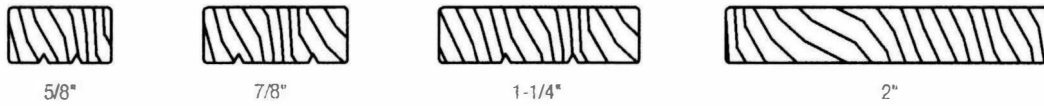
Interior Grilles – Ogee



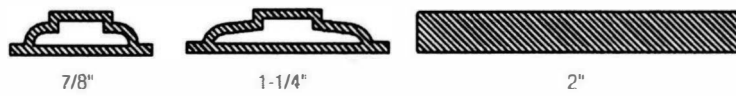
Interior Grilles – Putty



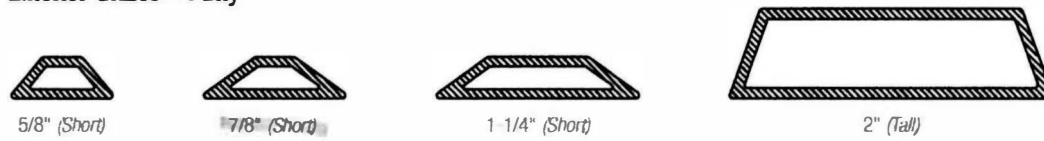
Interior Grilles – Contemporary



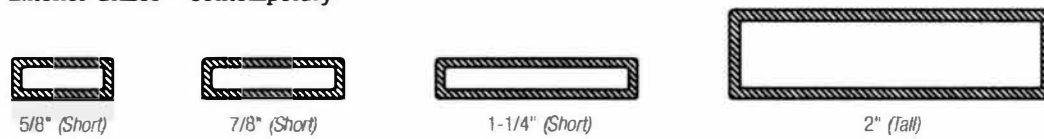
Exterior Grilles – Ogee



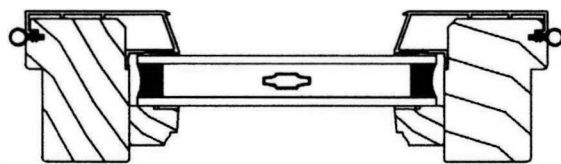
Exterior Grilles – Putty



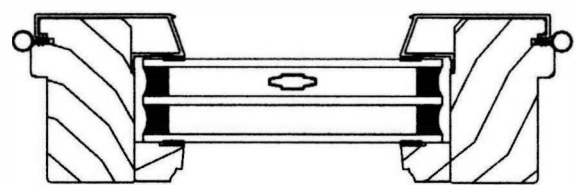
Exterior Grilles – Contemporary



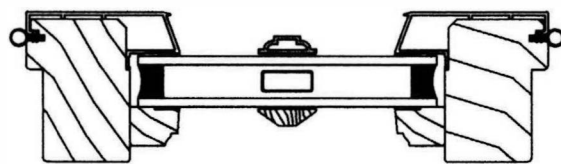
Grille Sections



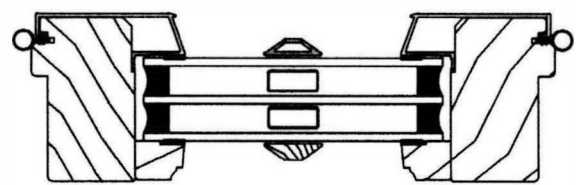
Standard Select IG with Inner Grille



Triple IG with Inner Grille



Standard Select IG with WDL and Inner Bar



Triple IG with WDL and Inner Bar

Pinnacle Sliding Patio Door

Features and Benefits

- [1] Wood parting stops and absence of screws provide a warm, clean look
- [2] Integral nail fin on clad doors
- [3] Heavy-duty interlock improves air and structural performance
- [4] Standard two-point lock for added security
- [5] One-piece, fiberglass pultruded sill minimizes cold conduction
- [6] Aluminum jamb covers at the head and strike jambs hide exposed screws and provide a smoother, more attractive surface
- [7] Doors slide on two tandem, heavy-duty, end-adjustable, ball bearing rollers for years of smooth, trouble-free operation
- [8] Improved breakaway force of panel (10 lbs) and operating force (6 lbs) provide effortless operation
- [9] Taller sill provides excellent water performance and design pressure ratings
- [10] Foam-backed glazing bead prevents paint and stain from bleeding
- [11] All stiles constructed of an LVL core for a stronger, straighter, more durable door
- [12] Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance
- [13] Panels available in traditional French or contemporary narrow stile

Sizes

- Five standard heights: 6'8", 6'10", 8'0", 9'0" and 10'0" (9'0" and 10'0" doors available in clad French slider only)
- Custom sizes available

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Interior stop glazed with silicone sealant
- Custom and special glass types available

Exterior Trim

- Clad doors available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; primed doors available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" perimeter grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL (primed)
- 5/8", 7/8" and 1-1/4" short putty WDL
- 5/8", 7/8" and 1-1/4" and 2" short contemporary WDL
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail (primed)
- Standard and custom grille patterns available

Finishes

- Interior – Clad doors available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black interior finishes; primed doors available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding; primed doors offer an assortment of traditional trim options

Weatherstripping

- Flexible, weatherable PVC and foam seal at the head and jambs with a pile fin-seal weatherstripping at the interlocks; pile weatherstripping also used at the bottom of the operating panel and at the ends of the interlock

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

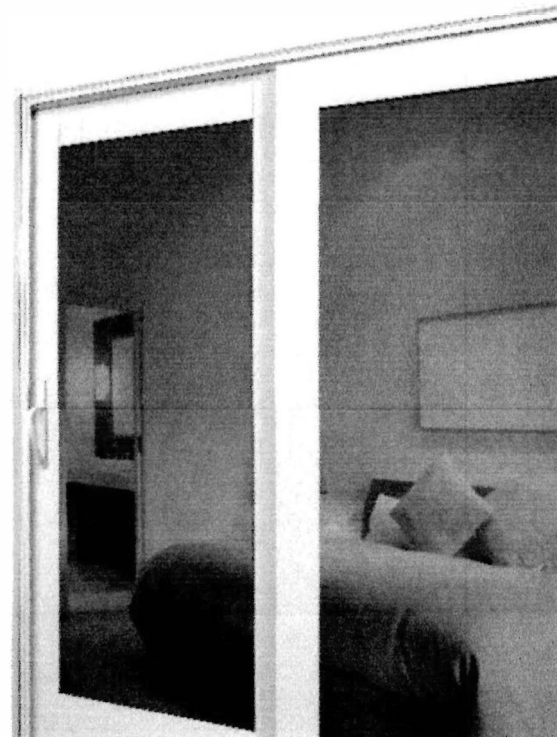
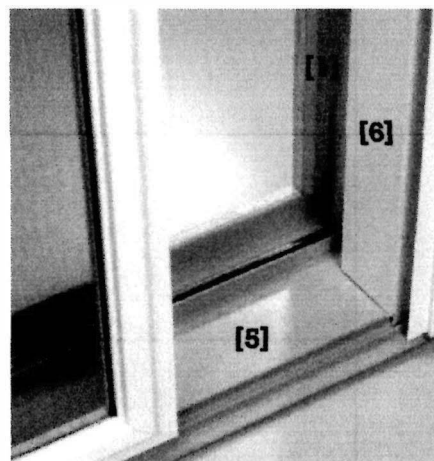
- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

Hardware

Contemporary or Euro handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, brass*, antique brass*, faux bronze, oil rubbed bronze and black
*Brass and antique brass Euro handle sets available late summer 2017

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar

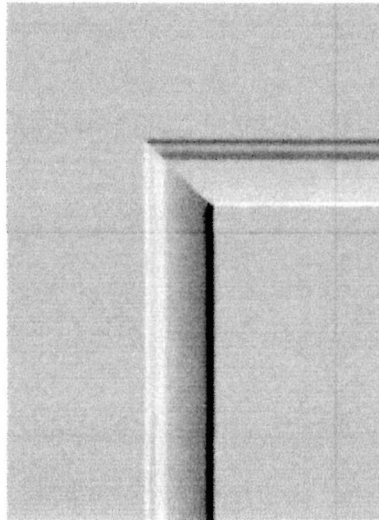
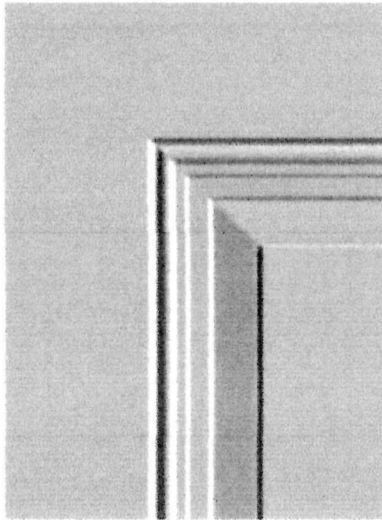


Profiles™ & Traditions Steel Doors

Find style at an affordable price point with options to match any home style and budget in Profiles and Traditions doors. Fire-rated options on 6'8" solid-panel doors make a perfect choice for house-to-garage.

- 1-¼" lock stiles.
- 12-½" lock blocks.
- No stile lines.
- Primed, ready-to-paint surface.

- Ⓜ **WBDR / HVHZ Options:** Look for this icon to find door styles that can be configured for WBDR or HVHZ.*
- 🔥 **20-Minute Fire-rated options** available on 6'8" solid-panel doors. See pages 230-235.



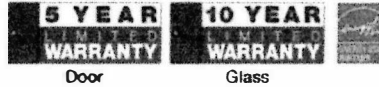
Profiles™ Steel

Features 24-gauge steel, smooth surface and triple-shadowed panel embossments for greater definition.



Traditions Steel

Features 25-gauge steel, standard embossed smooth surface. All 8'0" doors are 24-gauge steel with standard embossments.



| | Profiles™ | Traditions |
|--|-----------|------------|
| ■ = Available * = Not Applicable P = Paint | | |
| Door Widths | | |
| 2'0" | ■ | ■ |
| 2'4" | ■ | ■ |
| 2'6" | ■ | ■ |
| 2'8" | ■ | ■ |
| 2'10" | ■ | ■ |
| 3'0" | ■ | ■ |
| 3'6" | ■ | ■ |
| Door Heights | | |
| 6'6" | ■ | ■ |
| 6'8" | ■ | ■ |
| 7'0" | ■ | * |
| 8'0" | * | ■ |
| Glass Options | | |
| Decorative | 15 | 15 |
| Privacy & Textured | 6 | 6 |
| Internal Blinds | ■ | ■ |
| Screen Vented Lites | ■ | ■ |
| Simulated Divided Lites | ■ | ■ |
| Grilles Between Glass | ■ | ■ |
| Removable Wood Grilles | ■ | ■ |
| Fixed Grilles | ■ | ■ |
| Low-E | ■ | ■ |
| Clear | ■ | ■ |
| Additional Options | | |
| Finish | P | P |

Retrofit Hinged Patio Doors

Replacing common slider sizes? Find hinged patio door options in this section. For more about our patio door systems, see pages 250-252.

- 5'0" Patio Opening = (2) 2'4" Doors
- 6'0" Patio Opening = (2) 2'10" Doors

*Please verify that there is a Therma-Tru Impact-rated product approval for the configuration before buying.
 **Decorative glass designs are shown in Profiles only.

Note: Finish colors may vary from an actual application due to fluctuations in finishing or printing. Glass privacy ratings may be more or less than indicated, based on glass design and size of glass. Glass designs may differ from depiction due to size and hand craftsmanship of glass. See your Therma-Tru seller or visit www.thermatru.com for details on glass privacy ratings and designs, limited warranties and exclusions, ENERGY STAR qualified products and product approvals.

Profiles™ Steel



204

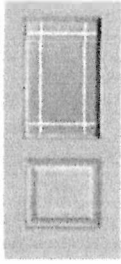
Versatile, affordable options.



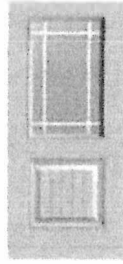
Coupling distinctive styling with affordability, Profiles steel doors offer versatile front entry and house-to-garage options. Designed to suit multiple home styles, these doors feature triple-shadowed panel embossments for greater detail.

Top: Profiles, Frosted Images Glass, Door – 205EHD, Sidelite – 289ESLHD
Bottom: Profiles, Texas Star Glass, Door – 1035HD, Sidelites – 1032SLHD

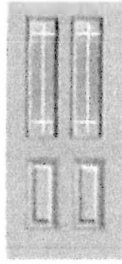
Clear Glass with Divided Lites *Continued*



1405HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



1406HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



1411HD
 2'6" x 6'8" ‡
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



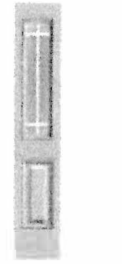
704HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



198SL
 10" x 6'8"
 12" x 6'8" ‡
 14" x 6'8" ‡



1400SLHD
 12" x 6'8"
 14" x 6'8"



1405SLHD
 12" x 6'8" ‡
 14" x 6'8" ‡



19020T
 3'0" door + (2) 12" sidelites
 Continuous Sill Systems Only
 3'0" door + (2) 14" sidelites
 Continuous / Boxed Sill Systems
 Grille Sticks Applied

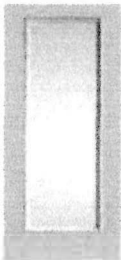


19220T
 3'0" door + (2) 12" sidelites
 3'0" door + (2) 14" sidelites
 Continuous / Boxed Sill Systems
 Grille Sticks Applied

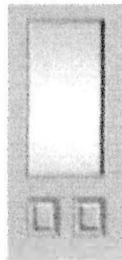


19200T
 3'0" Door Only
 Grille Sticks Applied

Clear Glass



118
 2'0" x 6'8" ¶
 2'4" x 6'8" †
 2'6" x 6'8" † ‡
 2'8" x 6'8" † ‡
 2'10" x 6'8" † ‡
 3'0" x 6'8" † ‡
 3'6" x 6'8" † ‡



959HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



208HD
 2'6" x 6'8" ‡
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



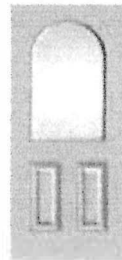
990HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



1101HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



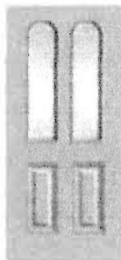
104
 2'6" x 6'8" ‡
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



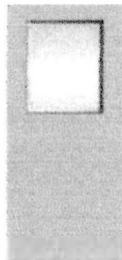
150HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



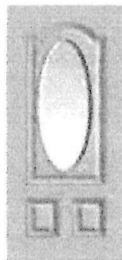
209HD
 2'6" x 6'8" ‡
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



153HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



105
 2'6" x 6'8" ‡
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



1020HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



708HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



258HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



296HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡

*Not recommended for use behind storm doors or to be painted dark colors, if exposed to direct sunlight.

Note: See page 275 for important product details that may help with your purchase decision.

Right Page Left: Profiles, Door - 205HD

Right Page Right: Profiles, Door - 203HD



VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-177
 Negative no(s). 9097/7

Attachment #5

| | | | |
|--------------------------------|---------------|------------------|----------------------|
| City/Town/Village/Hamlet | Herndon | County | Fairfax |
| Street address or route number | 761 Grace St. | U.S.G.S. Quad | Herndon |
| Historic name | | Common name | |
| Present use | residence | Building Style | Bungalow |
| Original use | residence | Building Date(s) | ca. 1920-1940 (1926) |

1. 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 ? foundation
 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 _____

3. Stories (number) 1
 low basement raised basement

4. Bays (number): front 5 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 ~~Shed~~ Porch roofed bungalow
 style _____
 stories 1
 levels 1 bays 3
 materials Frame
 description and decorative details
Doric columns on white brick pedestals.
Lattice work below

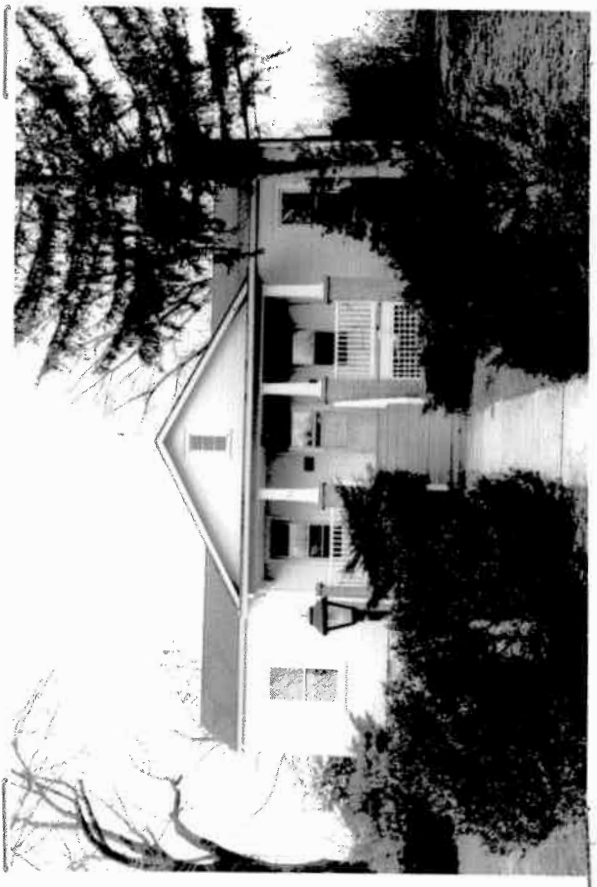
9. General supplementary description and decoration:
6/1 sash. Brick end chimney. Some 3/1 lights.

10. Major additions and alterations:
Rear addition, possibly original

11. Outbuildings:
Gable roofed garage. Same vintage as house.

12. Landscape Features:
Mature trees and shrubs. Large lot.

13. Significance:
Appropriate style but smaller scale than most neighboring houses on Grace Street.



Surveyed by: Polhill/Frazier Date: 12/87

HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

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

Sec. 78-60.3. - Heritage Preservation Overlay District (HP District).

- (a) *Purpose and intent.* The heritage preservation overlay district (HP district) is intended to provide for the establishment of historic landmarks and preservation districts as a means of preserving the historical, cultural, and architectural heritage of the town and protecting designated historic resources and is adopted pursuant to the authority granted to localities by Virginia Code § 15.2-2306.
- (b) *Applicability.* No building, structure, or sign located in the HP district shall be erected, reconstructed, altered, demolished, moved, expanded or restored except in accordance with the provisions of section 78-60.3(g), certificate of appropriateness in the heritage preservation overlay district.
- (c) *District boundaries and maps.* The boundaries of the HP district shall be shown on the town's official zoning map and on the appropriate comprehensive plan maps after action by the planning commission and town council.....
- (f) *Development within the heritage preservation overlay district.* Development located within a preservation district shall be completed in accordance with the Herndon Heritage Preservation Handbook, and the following standards:
 - (1) *Alteration, restoration or reconstruction.* A certificate of appropriateness for altering, restoring, or reconstruction of a building or structure shall be approved only after considering the following standards, as well as other appropriate matters:
 - a. Whether or not reasonable effort shall be made to alter the site, building, or structure, and its environment to the minimal extent practicable.
 - b. Whether or not alteration of the original distinguishing qualities or character of a site, building, or structure and its environment and the removal or alteration of any historic material or distinctive architectural features shall be avoided to the greatest extent practicable.
 - c. Whether all sites, buildings and structures shall be recognized as products of their own time, with alterations and reconstruction to existing buildings and structures to be consistent with the original style of such buildings and structures.
 - d. Whether or not distinctive stylistic features or examples of skilled craftsmanship that characterize a building or structure or site shall be retained and restored to the greatest extent practicable.
 - e. Whether or not deteriorated architectural features shall be repaired, rather than replaced, wherever reasonably possible, and, if replacement is necessary, whether or not new materials shall match the material being replaced in composition, design, color, texture and other visual qualities to the greatest extent practicable.
 - f. Whether or not repair or replacement of missing architectural features shall, to the greatest extent possible, be based on accurate duplications of the original features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
 - g. Whether or not the surface cleaning of buildings and structures constituting historic landmarks shall be undertaken with the gentlest means practicable; provided, however, that

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

- h. Whether or not partial demolition of buildings or structures within preservation districts may be approved when one or more of the existing facades are retained for the purpose of integrating new construction into existing historic buildings or structures when such is appropriate and in accordance with the intent of this article. The town does not advocate this procedure, as it goes against the Secretary of the Interior's guidelines for rehabilitation and credits would not be allowed in such projects.
 - i. Whether or not, to the greatest extent practicable, every effort shall be made to protect and preserve archeological resources within or adjacent to the heritage preservation overlay district.
 - j. Whether or not contemporary design for alterations and additions to existing buildings and structures is compatible with the size, scale, color, material, and character of the building and structures within preservation districts, and whether or not such alterations and additions would destroy significant historical, architectural, or cultural material.
 - k. Whether or not the proposed additions or alterations to existing buildings and structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would be unimpaired. Whenever possible, new additions or alterations to existing buildings and structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would be unimpaired.
- (2) *New construction.* A certificate of appropriateness for new construction of a building or structure may be approved only after considering the following standards, as well as other appropriate matters:
- a. Whether or not the design will be architecturally compatible with the historic landmarks, buildings, and structures in the heritage preservation overlay district in terms of size, scale, color, material, and character.
 - b. No specific architectural style shall be adopted or imposed in the administration of this section.
- (3) *Moving or relocating a building .* A certificate of appropriateness to move or relocate a building or structure may be approved only after considering the following, as well as other appropriate matters:
- a. Whether or not the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;
 - b. Whether or not the proposed relocation would have a negative or positive effect on other historic landmarks or on other sites, buildings or structures located within the heritage preservation overlay district;
 - c. Whether or not the proposed relocation would provide new surroundings that would be compatible with the architectural aspect of the building or structure;
 - d. Whether or not the proposed relocation is the only practicable means of saving the structure from demolition; and
 - e. Whether or not the building or structure will be relocated to another site within the corporate limits of the town or to another adjacent site that is subject to preservation control.

- (4) *Demolition.* A certificate of appropriateness to demolish a building or structure may be approved, only after reviewing and considering the circumstances and conditions of the structure or building or the part proposed for demolition, and considering the following factors as well as all other appropriate matters:
- a. Whether or not the building or structure is an historic landmark or is a building within the heritage preservation overlay district that contributes to the character of the heritage preservation overlay district;
 - b. Whether or not the building or structure is of such interest or significance that it would qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register;
 - c. Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense;
 - d. Whether or not historic events occurred in the building or structure;
 - e. Whether or not the building or structure is structurally unsound and to what extent;
 - f. Whether or not a relocation of the building or structure or a portion thereof would be to any extent practicable as a preferable alternative to demolition;
 - g. Whether or not the proposed demolition could potentially adversely affect other historic landmarks located within a preservation district or adversely affect the character of a preservation district;
 - h. If a building is damaged by a fire or other natural hazard, the building inspector shall determine if a building is structurally sound and is in imminent danger to public safety and should be demolished;
 - i. The reason for demolishing the building or structure and whether or not any alternatives to demolition exist;
 - j. Whether or not there has been a professional, economic, and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.