

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
WORK SESSION AGENDA
JULY 3, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION, HPRB #19-22**, to consider an application for a Certificate of Appropriateness for the construction of a new shed in the rear yard of the single-family residential property at 1026 Tyler Street, Herndon, Virginia, located south of the intersection of Third Street and Tyler Street, and further identified as Fairfax County Tax Map 0104-03110004. The properties are zoned R-15, Residential, Single-family, and consists of 20,000 total square feet of land. Owners/Applicants: Michael and Paula Romeo.
3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-23**, to consider an application for a Certificate of Appropriateness for the replacement of existing windows with new wood windows on a rear addition of the residential structure at 753 Grace Street, Herndon, Virginia, located north of the intersection of Grace Street and Vine Street; and further identified as Fairfax County Tax Map 0162-02-0005B. The property is zoned R-10, Residential, Single-family, and consists of approximately 12,947 total square feet of land area. Owner/Applicant: John L. Dudzinsky.
4. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-24**, to consider an application for a Certificate of Appropriateness for the replacement of an existing asphalt shingle roof with a new architectural shingle roof on the residential structure at 920 Vine Street, Herndon, Virginia, located at the intersection of Vine Street and Ferndale Avenue; and further identified as Fairfax County Tax Map 0162-02-0001. The property is zoned R-10, Residential, Single-family, and consists of approximately 126,581 total square feet of land area. Owner/Applicant: The Catholic Diocese of Arlington. Applicant's Representative: Peter J. Forella, Principal, Forella Group.
5. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL OR WINDOW SIGN, HPRB #19-25**, to consider an application for a

Certificate of Appropriateness for the installation of two new business signs on the commercial structure at 765/767 Elden Street, Herndon, Virginia, located east of the intersection of Center Street and Elden Street and west of the intersection of Spring Street and Elden Street; and further identified as Fairfax County Tax Map 0162-02-0078. The property is zoned CC, Central Commercial, and consists of approximately 9,080 total square feet of land area. Owner/Applicant: Norman P. Horn, Horn Motors, Inc. Applicant's Representative: Fabian Fernandez, Permit Consultant.

COMMENTS

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

ADJOURNMENT

Case Number & Type: HPRB #19-22; New construction
Case Summary: Construct new storage shed in the rear yard of a residential property
Case Location: 1026 Tyler Street, Van Vleck's Subdivision

Location Map



Property Information

Applicant/Owner:	Michael Romeo and Paula Halicek (Romeo)		
Agent:	N/A		
Business/Organization:	N/A		
Property Use:	Single-family residential		
Zoning District:	R-15, Residential, Single-family	HPOD Designation:	Non-contributing
Adjacent Zoning:	North: R-15, Residential, Single-family South: R-15, Residential, Single-family	East: R-15, Residential, Single-family West: R-15, Residential, Single-family	
Adjacent Property HPOD Designation:	North: Non-Contributing South: Non-Contributing	East: Contributing / Non-contributing West: Non-contributing	
Associated Cases:	HPRB #19-03		
Building Type(s):	Two-story residential	Date of Construction:	Circa 1985
Architectural Style(s):	New Dominion residential		

Exterior Material(s):	Primary material: Smooth Hardieplank® siding, stone veneer at foundation base, asphalt shingled roof, vinyl windows
Neighborhood Design Profile:	Single-family detached residential with a mix of Contributing and Non-contributing structures

Case Details

Case Description:

This application proposes to construct a new 8' X 12' shed in the rear yard of the subject property for use as lawn maintenance and outdoor patio equipment storage. The application proposes a traditional Quaker-styled shed with wood framed construction sheathed in T1-11 vertical siding with 3/8" deep scoring at 8" on center, painted an almond color to contrast with 1" X 3" engineered wood trim to be painted white. The south elevation of the shed will have two 18" X 27" aluminum windows, with two-over-two lite divisions on either side of 4' X 6' covered opening; which will have two operable doors constructed of the T1-11 siding and typical engineered wood trim, and a 4'-8" double door (full height) opening on the south elevation with doors to be constructed of wood framing, T1-11 siding and the engineered wood trim. The north elevation will have a 72" long X 11.5" wide transom window with 6 lite divisions and a standard 24" X 36" window, with two-over-two lite divisions, on the west elevation. The gabled roof will be clad with a 28-gauge ribbed, rolled metal roof. Centered on top of the roof, a 21" square, 23" high cupola with a stainless-steel metal top colored in a light grey will be placed with roof vents incorporated into the sidewalls of the cupola.

The structure will be constructed along the northern portion of the property, approximately 4' from the north (side) property line and 70' from the rear property line (Attachments #1, #2, #3, and #4).

The non-contributing primary structure (the house) is a common residential structure, which has been incrementally improved over time, within the Town's Heritage Preservation Overlay District and is frequently found mixed among contributing structures in this part of the district.

Case Background:

The property was subject of HPRB #13-30, which approved numerous alterations to the primary dwelling structure, and, more recently, HPRB #19-03, which approved minor alterations to the primary structure and landscape/hardscape improvements in the rear yard.

Applicable Design Guidelines & Criteria:

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

Staff Analysis

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

“Garages, Sheds and Other Structures

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

In this case, the applicant is proposing a new accessory structure or outbuilding that has limited visibility from the adjacent street; that has incorporated a gabled roof and window opening proportions similar to the primary dwelling structure; and taken design cues from other outbuilding designs in the area, as noted in the applicant’s submission. Staff finds that proposed addition is in keeping with the intent of the design guidelines of the Heritage Preservation Handbook due to the: (1) location of the new building in the rear yard with limited visibility from the street, (2) use of typical stylistic elements and materials of the primary residential building’s current architecture, and (3) use of common design features of other outbuildings near the subject property within the Heritage Preservation Overlay District.

While staff finds the design to be in keeping with character of the non-contributing primary structure and it will not detract from the character of the district, several pieces of information related proposed design/materials need to be provided for clarity, which include:

- a) Detailed information on the materials/specifications of the proposed windows,
- b) Detailed information of the design/function related to the doors or enclosure of the 4’ X 6’ opening noted on the east elevation,
- c) Detailed information for the side wall and vent construction materials of the cupolas,
- d) Overall height of the structure with the cupola, and
- e) Foundation type and any associated covering of the foundation at or just above grade, if any.

The Board may also wish to discuss these items and such details as the window muntins/grill design. This may include the appropriateness of the proposed grill between glass grill design versus simulated divided lights or the use of wood windows with true pane divisions to complement the traditional design and wood product/materials proposed.

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

3. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #5). Based on the evaluation of each criteria, staff finds the proposed addition will be in keeping with overall visual appearance and architecture of this contributing commercial structure, meeting the intent of the evaluation criteria in the reference section of the Town's Zoning Ordinance.

Staff Recommendation:

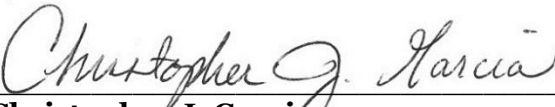
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	Motion for approval of HPRB #19-22, in accordance with Alternative #3, with the following conditions: 1. Applicant shall provide detailed information to staff for review and approval prior to review/issuance of a building permit, to include the following: a. Detailed information on the materials/specifications of the proposed windows, b. Detailed information of the design/function related to the doors or enclosure of the 4' X 6' opening noted on the east elevation, c. Detailed information for the side wall and vent construction materials of the cupolas, d. Overall height of the structure with the cupola, and e. Foundation type and any associated covering of the foundation at or just above grade, if any. 2. The proposed structure will be constructed and installed in substantial conformance with the application and supporting materials as submitted June 6, 2019, June 19, 2019 and any updated information submitted to Town staff meeting Condition #1.

Report Attachments

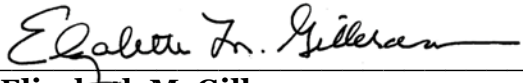
1.	Aerial Image
2.	Applicant Letter
3.	Site photos of Existing Conditions
4.	Proposed Site Plan, Elevations and Materials Information
5.	Town's Zoning Ordinance, Section 78-60.3.

Staff Contact

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



Christopher J. Garcia
Community Design Planner



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 © 2018

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

From:
Michael Romeo and Paula Halicek Romeo
1026 Tyler Street
Herndon, VA 20170
michaelgromeo@gmail.com / 703-579-7525
paulahalicek@gmail.com / 404-966-0724

June 6, 2019

**Re: Application for New Construction
1026 Tyler Street, Herndon, VA 20170
TM #0104 03110004 (the "Subject Property")**

Dear Members of the Heritage Preservation Review Board,

The above referenced Subject Property is the location of an existing single family detached home that was originally constructed in 1986 and renovated in 2014. The existing home is considered to be a non-contributing structure in the Van Vlecks Heritage Preservation District. We, the homeowners, are proposing to construct an 8' x 12' shed in the rear yard of the Subject Property.

The proposed shed would be located adjacent to the recently completed patio and approximately 4 feet from the side yard property boundary. The proposed shed will primarily serve as a storage facility for yard and patio equipment. The location of the proposed shed will enable it to serve as a bookend for one end of the patio. The recently approved swim spa and surrounding deck currently bookend the opposite end of the patio. The proposed shed location is intended to create a symmetrical relationship with the swim spa on the opposite end of the patio. Due to the elevation drop-off along the south side of the proposed shed facing the patio, the double doors that will be used to access the shed are included on the east side of the proposed shed where the grade is more gentle.

To help create continuity between the existing house and the proposed shed, the almond color of the proposed shed will complement the exterior color of the basement. The proposed shed will also be trimmed in white, which matches the trim color on the exterior of the house. In addition, we propose to use the same light fixtures (Delancy lantern style) on the shed as we currently have on the house.

The proposed shed design is a Quaker style. This style includes a slight overhang of approximately 15" on the eave side of the shed facing toward the patio. An example of a Quaker-style shed can be found in the Van Vlecks neighborhood. This shed is visible from Second Street, just south of its intersection with Grant Street. A picture of this Quaker-style shed is included in the enclosed materials.

Dimensions: The Subject Property is 100 feet wide by 200 feet long resulting in a total lot area of 20,000 square feet. The existing buildings and structures on the Subject Property consist of a home, garage, three covered decks, swim spa, and swim spa deck, all of which result in a total footprint of 3,914 square feet. The total footprint of the proposed shed is 96 square feet. The existing and proposed buildings and structures therefore have a total footprint of 4,010 square feet—this equates to a total lot coverage of 20% (this is less than the 25% lot coverage permitted in the R-15 district).

The total impervious surface area of the proposed shed is 96 square feet. The total footprint of the existing impervious surface on the Subject Property is 5,995 square feet. When the proposed shed is added to the existing

impervious surface of the Subject Property, the total impervious surface is 6,091 square feet—this equates to a total impervious surface of 30% (this is less than the 50% impervious surface permitted in the R-15 district).

In addition to this letter, we are submitting the following materials as part of the application:

- One (1) completed application form with required signatures;
- Application fee;
- Eight (8) copies of labeled photographs of the location of the proposed shed, the shed color samples, and an example of a Quaker-style shed in the Van Vlecks neighborhood;
- Nine (9) full-size sets of color elevation drawings of the proposed shed and a yard layout on 11" x 17" paper;
- Sample of building material – One (1) sample of T1-11 siding (a picture illustrating the contrast between the white and almond colors proposed for the shed is enclosed with this submission);
- Eight (8) copies of the manufacturer's spec sheets – (a) Shed construction description, (b) Metal roof, and (c) Delancy wall lantern; and
- One (1) email that includes electronic copies of drawings, photographs, and spec sheets.

The proposed shed will serve as the final piece of the puzzle, so to speak, for the backyard project we have undertaken. We regret to inform you that we will be out of town for the work session scheduled for July 3, 2019. However, we look forward to discussing our plans with you at the July 17, 2019 public hearing. If you have any questions or comments, please let us know. Thank you!

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Romeo" followed by "Paula Halicek Romeo". The signature is fluid and cursive.

Michael Romeo
Paula Halicek Romeo



South View
(from patio)



North View
(from fence)



West View
(from house/front yard)



East View
(from back yard)

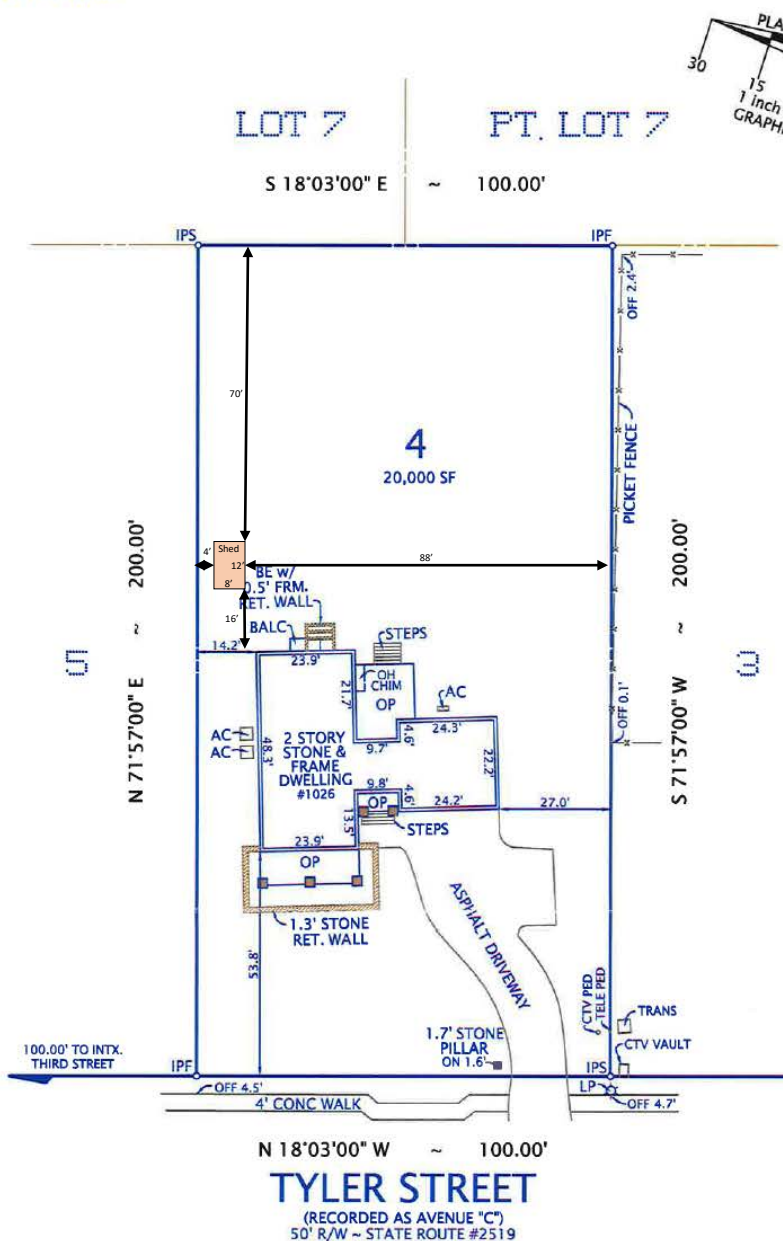


White and Almond
(trim and siding colors)



Quaker-style Shed
(located on Second Street in Van Vlecks)

- NOTES: 1. UTILITIES ARE UNDERGROUND.
 2. IPS DENOTES IRON PIPE SET.
 3. IPF DENOTES IRON PIPE FOUND.

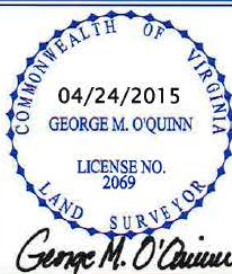


PLAT
 SHOWING HOUSE LOCATION ON
 LOT 4, BLOCK 11
**D. VAN VLECK'S ADDITION TO THE
 TOWN OF HERNDON**
 (LIBER V-5, PAGE 252)
TOWN OF HERNDON, VIRGINIA
 FAIRFAX COUNTY
 SCALE: 1" = 30' APRIL 24, 2015 (STAKED LOT)

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A CURRENT FIELD SURVEY AND UNLESS SHOWN THERE ARE NO VISIBLE ENCROACHMENTS AS OF THIS DATE:

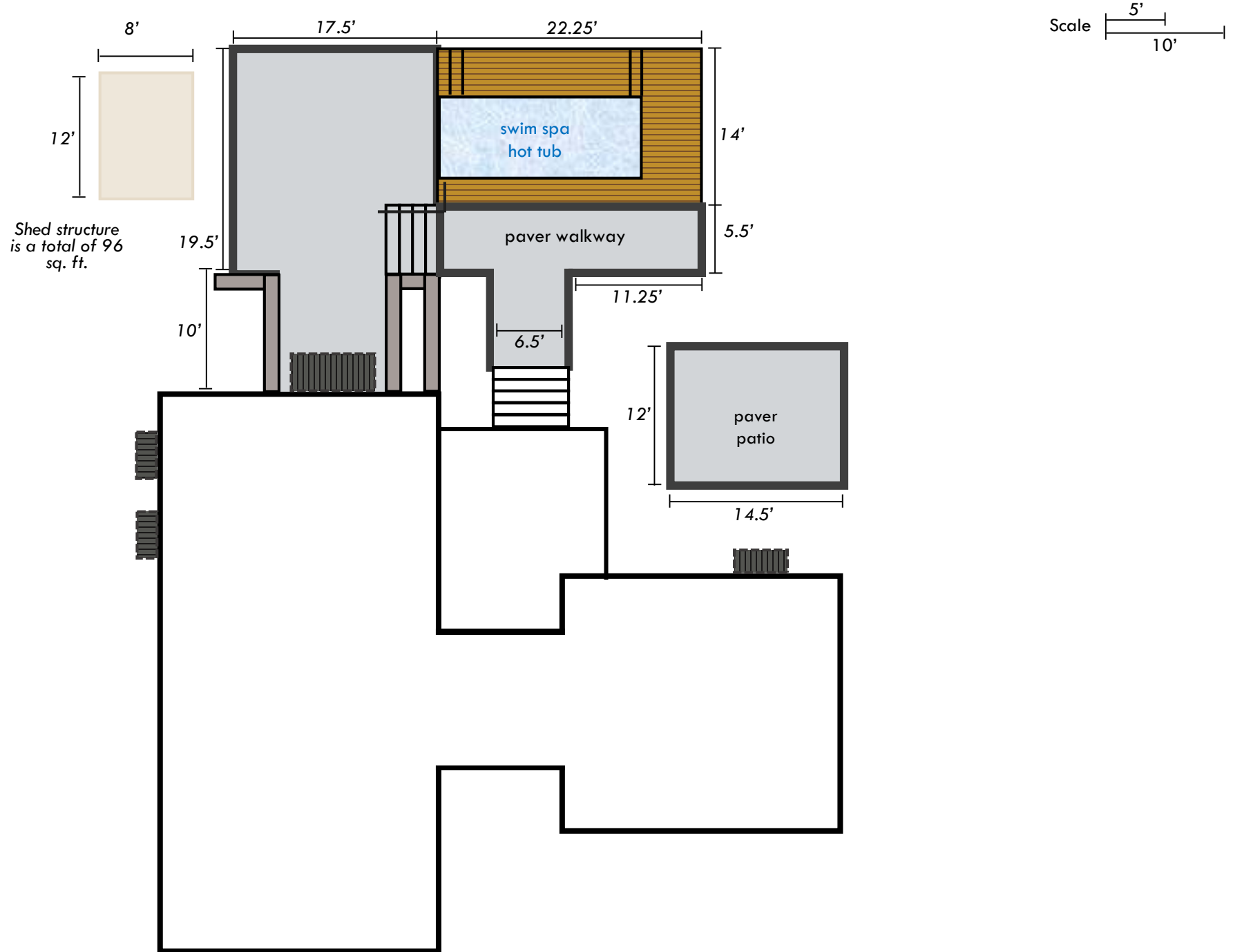
THIS PLAT IS SUBJECT TO RESTRICTIONS OF RECORD.

A TITLE REPORT WAS NOT FURNISHED.



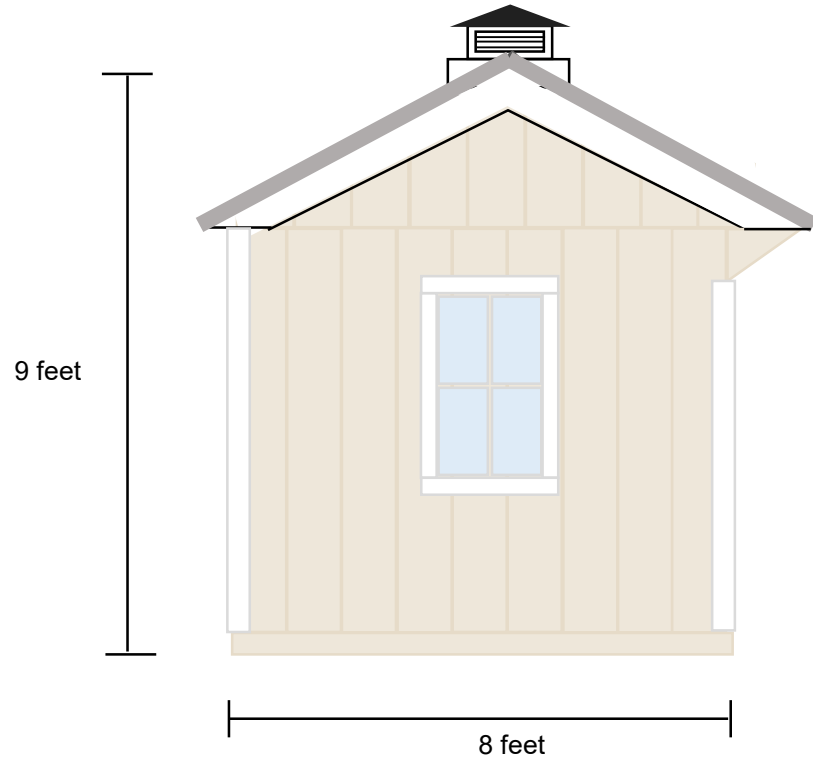
Ordered by:
Monarch
 TITLE, INC.
 205 Van Buren Street
 Suite 215
 Herndon, Virginia 20170
 703-890-0820

DOMINION Surveyors Inc.
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX: 703-799-6412

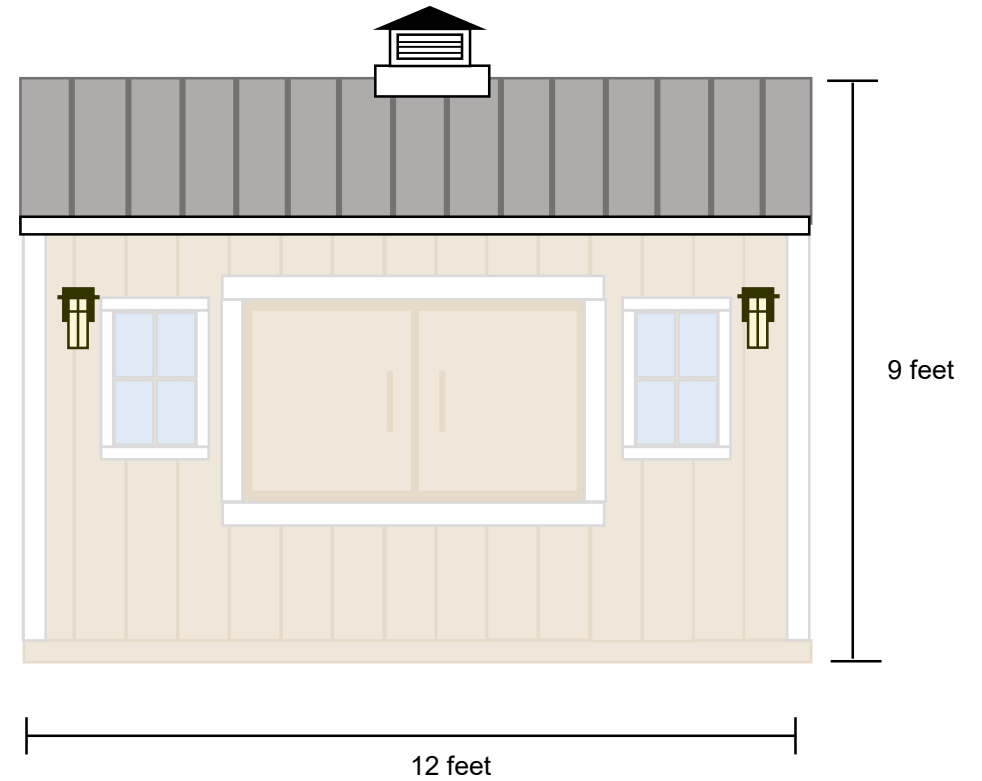


Materials:

- DuraTemp T1-11 Siding;
Almond color with White trim
- 28 Gauge Rolled Stainless Steel
Roofing; Light Gray color
- Shed cupola
- Delancy Wall Lantern



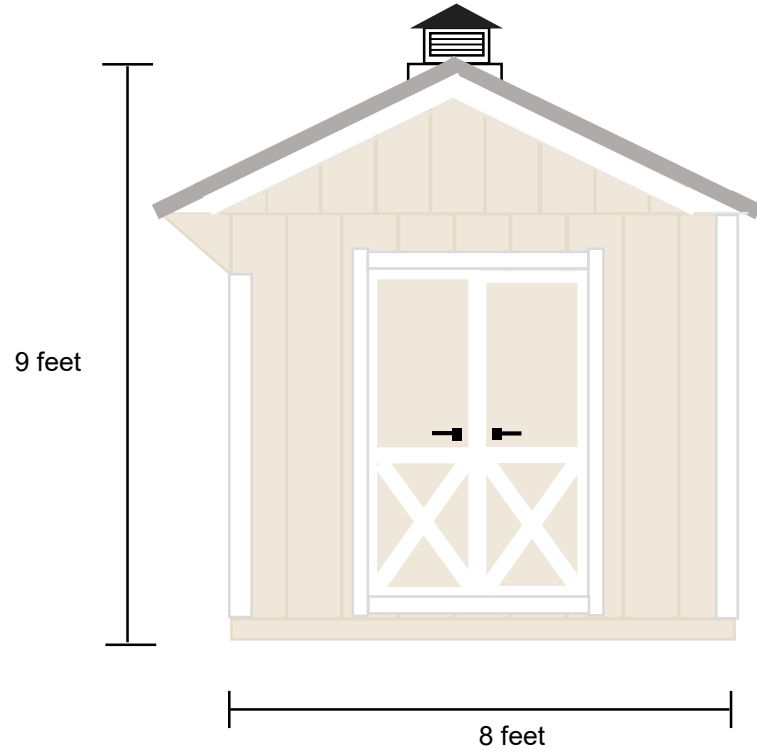
West Elevation



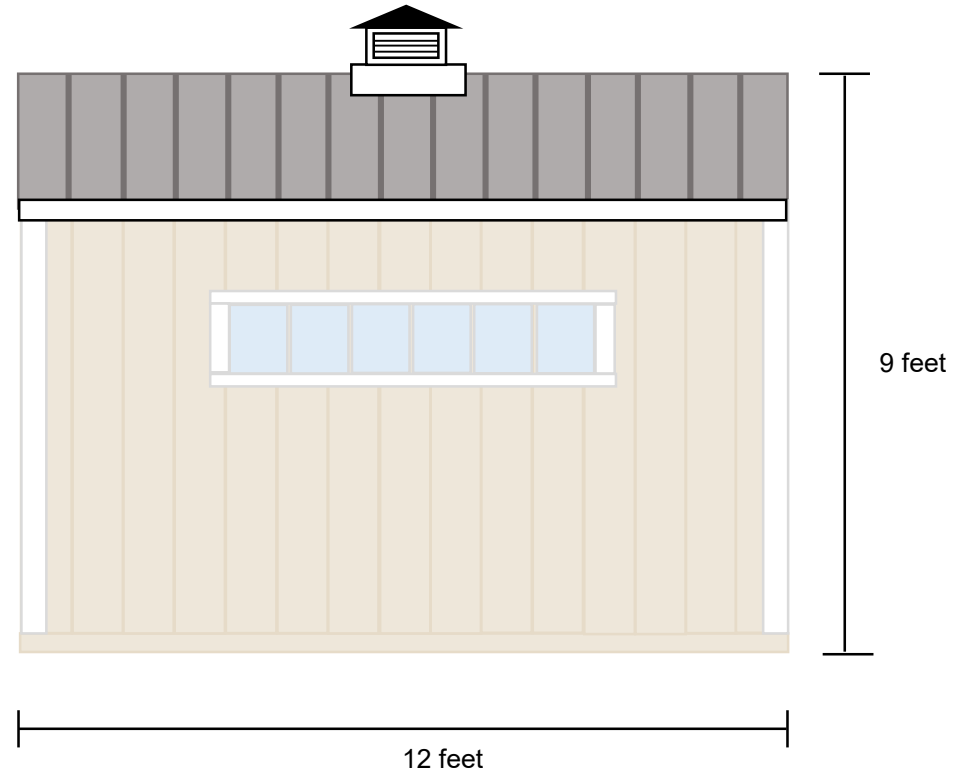
South Elevation

Materials:

- DuraTemp T1-11 Siding;
Almond color with White trim
- 28 Gauge Rolled Stainless Steel
Roofing; Light Gray color
- Shed cupola

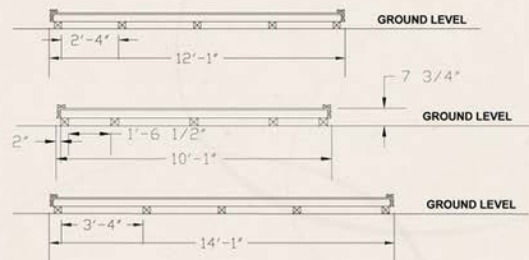
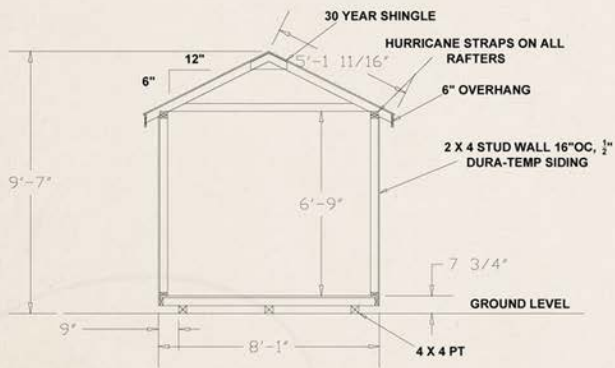
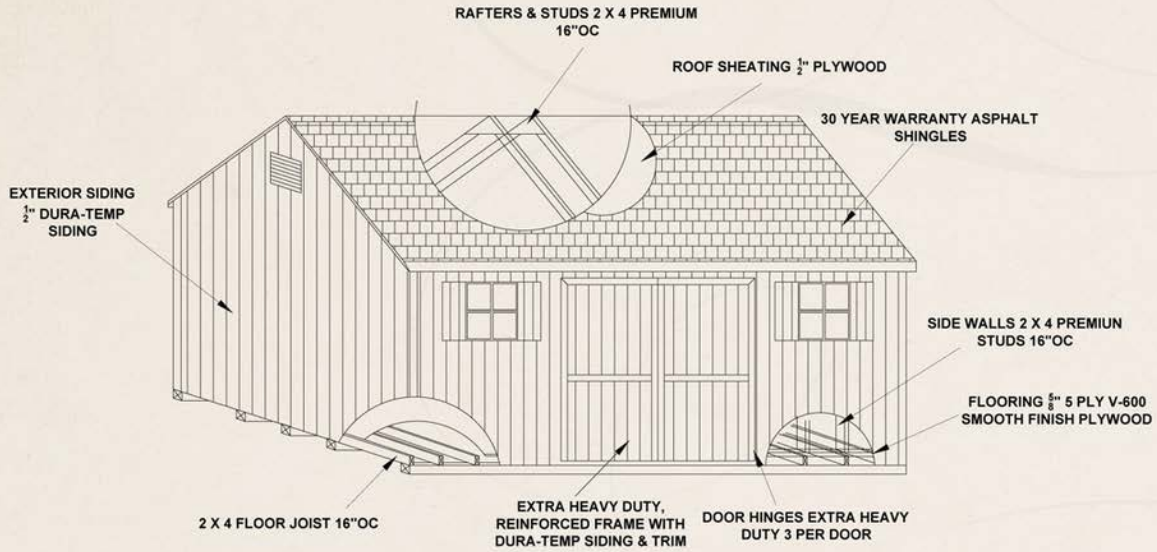


East Elevation



North Elevation

Shed Specs



Shed Cupola

28 Gauge Metal Roofing



Product Overview

Built for beauty, durability and value, Metal Sales Classic Rib is a hard-working roof panel that performs in all seasons. Ideal for a variety of structures including pole barns, equipment storage, stables, garages, sheds and houses, this lightweight metal panel is easy to install and protects your investment beautifully and affordably. Classic Rib has a low profile rib height of 3/4 in. and is designed for attachment to the roof substrate with fasteners that penetrate the face of the panel. Fastener heads feature a gasket that prevents leaking. Classic Rib also provides you with decades of worry-free service with low maintenance requirements.

- Great for barns, stables, sheds, garages and even houses
- Lightweight, all-season steel panel is easy to install
- Resists fire, high winds, mildew, rot, pests and other damage
- Environmentally responsible choice containing a minimum 30% recycled content and is 100% recyclable
- Virtually maintenance free and resistant to mildew, rot and pests; occasional cleaning will maintain its appearance
- Product available to ship to local The Home Depot Store, not available for residential or jobsite delivery
- For help with your project please refer to our Pre-installation and installation videos located next to product images above

Delancy 1-Light Outdoor Wall Lantern

See More from [Great Outdoors by Minka](#) Shop



Product Overview

At a Glance

 Wet Location

 Standard Voltage - Wired (120V)

Description

Features

- Delancy Collection

Product Details

- Power Source: Hardwired
- Dry, Damp or Wet Location Listed: Wet
- Fixture Material: Metal
- Shade Material: Glass
- Bulb Base: GU24/Twist and Lock

[Show Less](#)

Weights & Dimensions

Canopy Included

Height - Top to Bottom	9"
Width - Side to Side	5"
Depth - Front to Back	5"

Other Dimensions

Overall	12.25" H x 6" W x 8" D
Body	12.25" H x 6" W x 8" D
Overall Product Weight	3.33 lb.

From: [Romeo, Mike](#)
To: [Garcia, Christopher](#)
Cc: ["paulahalicek@gmail.com"; "michaelgromeo@gmail.com"](#)
Subject: RE: Romeo HPRB Shed Submission
Date: Tuesday, June 18, 2019 3:59:17 PM
Attachments: [HPRB Shed Site Plan \(Romeo\) 06-18-2019 \(L0258106\).pdf](#)

CAUTION: This email originated outside the Town of Herndon's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Chris,

In response to your inquiries, I offer the following answers to your questions:

1. The wall trim is LP SmartSide Trim – 1" x 3";
2. There's a 4' x 6' covered opening on the south eave side with two 18" x 27" small windows (4 lite divisions, 2 over 2) on either side of the opening; a 4'8" wooden double door on the east gable side; a 72" x 11 ½" transom window (6 lite divisions, 6 over 1) on the north eave side; and a 24" x 36" standard window (4 lite divisions, 2 over 2) on the west gable side;
3. The shed cupola has a 21" square base and a 23" height with a black metal top; the roof is 28 gauge rolled stainless steel in a light grey color; and the vent will be incorporated into the roofline;
4. The T1-11 Duratemp siding has a 3/8" scored surface spaced every 8" on center;
5. Regrettably, our builder does not have additional physical samples to provide for our submission, however, he can send me pictures of the LP Smartside Trim, a standard window, and a 28 gauge rolled stainless steel roof – if this would be helpful, just let me know and I'll request them from our builder; and
6. A site plan showing the proposed shed, its dimensions, the property boundaries, and the distances from our property lines is attached. The plat base image used for the attached site plan is from our refinancing in 2015 and it doesn't show the current conditions of the backyard project that we just completed. I'm hopeful that the site layout and pictures we provided with the original submission provide a good context illustrating how the shed serves as a symmetrical counterbalance to the swim spa on the opposite side of the lower patio. The area we're proposing for the shed has been reserved for this specific purpose since we began the design of this project in 2018.

If you would like paper copies, I can print 8 copies of the attached site plan and this email exchange and deliver these copies to the Department of Community Development tomorrow morning. Just let me know what you need.

Please let me know if you have any questions or comments.

Thank you.

Mike

From: Garcia, Christopher <christopher.garcia@herndon-va.gov>

Sent: Friday, June 14, 2019 11:08 AM

To: Romeo, Mike <mromeo@thelandlawyers.com>

Cc: 'paulahalicek@gmail.com' <paulahalicek@gmail.com>; 'michaelgromeo@gmail.com' <michaelgromeo@gmail.com>

Subject: RE: Romeo HPRB Shed Submission

Warning - External email; exercise caution.

Mike:

I have your materials and will be adding your case to the July 2019 HPRB agenda. However, we still are in need of some additional information:

- 1) Information on size, material, color of wall trim around windows and doors, fascia, etc., as applicable
- 2) Information on size, material, color of doors and windows (to include lite divisions, as applicable)
- 3) Information on size, materials, and color of the shed cupola, including the roof materials, any vent materials, etc.
- 4) Dimensional information of the T1-11 siding (i.e. width and frequency of scored surface
- 5) Additional materials samples you can get a hold for the above items
- 6) Site plan showing dimensions of the shed, property boundaries and distances from property lines. We are not requiring a building location survey, however, we do need to ensure we can check and show zoning compliance for this accessory structure.

I will need updated information in paper(with the appropriate number of copies) and electronic formats not later than 4pm on Thursday, June 18th. I will be out of the office however I will be working remotely on HPRB cases while I am out and will need these materials for my report. Please let me know if you have any questions regarding my information / documentation requests. Thanks!

Chris

Christopher J. Garcia AICP, Assoc. AIA

Community Design Planner

Department of Community Development

Town of Herndon, VA

www.herndon-va.gov

703.787.7380 - Office



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From: Romeo, Mike <mromeo@thelandlawyers.com>

Sent: Thursday, June 06, 2019 10:50 AM

To: Garcia, Christopher <christopher.garcia@herndon-va.gov>

Cc: 'paulahalicek@gmail.com' <paulahalicek@gmail.com>; 'michaelgromeo@gmail.com' <michaelgromeo@gmail.com>

Subject: Romeo HPRB Shed Submission

Importance: High

CAUTION: This email originated outside the Town of Herndon's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Chris,

Earlier this morning, hard copies of the attached HPRB materials were submitted to the Department of Community Development.

I informed Tami that we'll be out of town for the July 3rd HPRB work session, but we'll be in attendance for the July 17th public hearing. We'd certainly prefer to be in attendance during the work session to answer any questions from the HPRB. Hopefully, we'll be able to address any potential questions at, or before, the public hearing.

Please feel free to contact me if you have any questions or comments related to the submission materials.

Thank you.

Mike

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the most
in life AREN

EXIT

Made Here

**Standard
Window**
(24" x 36")



**Wood "Z"
Barn-Style
Shutters**





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.

Case Number & Type: HPRB #19-23; Alterations
Case Summary: Replace existing wood windows with new wood windows on a small rear addition/enclosure
Case Location: 753 Grace Street

Location Map



Property Information

Applicant/Owner:	John L. Dudzinsky		
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:	N/A		
Building Type(s):	Single family residential	Date of Construction:	circa 1910
Architectural Style(s):	Craftsman Bungalow		
Exterior Material(s):	Composite: stucco exterior with diamond-shaped wood shingle on upper side gables, side gable, asphalt shingle		

	roof with shed dormer, double hung wood windows with generally one-over-one glass panes (no divisions on upper or lower sash), brick chimney, three-bay front porch
Neighborhood Design Profile:	Semi-urban, traditional single family residential

Case Details

Case Description:

This application proposes to remove one, side-facing, static wood casement window with nine light divisions, and three rear-facing casement wood windows that have a mixture of four and nine light divisions, all located on the northwest corner of the residential structure. The application proposes to replace the side-facing wood window with a static, single sash wood window with new wood trim to be painted white to match existing windows. The rear-facing windows will be replaced with a tri-partite horizontal sliding wood window assembly and wood trim painted white to match the existing wood windows. The replacement windows will all maintain the same window opening sizes keeping the same window to wall proportions. White-trimmed aluminum screens will be placed over the two side sliding panes on the rear window only. There will not be any screens applied to the side-facing casement window or the static center pane of the rear-facing slider window assembly. The glass panes for all the windows will be undivided similar to the existing window panes found throughout this contributing structure(Attachments #1, #2 and #3).

Case Background:

The applicant was recently approved for an in-kind replacement of a side-facing wood door that accesses/encloses the same interior space as the proposed window subject of this case. In addition, the Board recently reviewed and approved a case, HPRB #19-15, for replacement of a door with an architecturally appropriate decorative window on a side elevation near the rear of the single-family residential structure located at 805 Monroe Street, Herndon.

Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #5)
- Town of Herndon Heritage Preservation Handbook, Chapter 10 Rehabilitation Guidelines for Residential Building Design (Pages 63-65)
- Town of Herndon Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines for Windows (Pages 72-75)
- Town of Herndon Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines for Entrances, Porches and Doors (Pages 76-79)

Staff Analysis

1. This residential structure is a good example of the Craftsman Bungalow architectural style/type found in Herndon. It has been well preserved and is a contributing structure to the Heritage Preservation Overlay District. Over the years, the building has retained its residential form and scale. Some of its original

exterior form and materials have been retained including the roof form, exterior cladding, windows, and porch elements which has preserved the home's historic character. The original architecture has been altered with an early rear porch enclosure and a more recent accessory garage structure added to the site (Attachment #4).

Within the Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines for Windows includes the rehabilitation guidelines for windows and states:

"... Windows should only be replaced when they are missing, or beyond maintenance and repair... Do not change the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening. Do not change the architectural appearance of windows by the use of inappropriate materials or finishes which radically change the sash, depth of reveal, muntin configuration, the reflective quality or color of the glazing, or the appearance of the frame..." (Page 75)

Chapter 10 of the Handbook lists the general rehabilitation guidelines for residential properties. These guidelines state:

"... Retain features and materials that are important for defining the overall historical character of the building such as...windows including functional and decorative elements such as frames, sash, muntins, glazing, sills, hood molds, paneled or decorated jambs and moldings... Repair rather than replace an element if it is damaged. Use similar materials that match the original in type, or substitute materials that are physically and chemically compatible and conveys the same appearance as the surviving part of the element... Do not remove or radically change elements such as windows, roof, or porches that are important in defining the overall historic and architectural character of the building..." (Page 64)

Heritage Preservation Handbook, Chapter 14 Rehabilitation Guidelines for Entrances, Porches and Doors (Page 79) has similar guidelines for doors and entrances.

In this case, the applicant is proposing to remove deteriorating wood windows that were added at some point but were not consistent with the original architecture of the existing structure. The variation of the light divisions between the different existing windows of this space are an indicator that little consideration for the appropriateness of the window design was given when originally installed. In this case, the applicant is retaining the existing openings and materials; and installing functional and aesthetically complementary windows that are not uncommon to the home's architectural style and period of significance, as evidenced in the application materials. Staff finds that proposed alterations are in keeping with the intent of the design guidelines of the Heritage Preservation Handbook due to the: (1) location of the windows/openings towards the rear of the side façade and rear facade, (2) use of typical stylistic window design elements of the building's original

architecture, and (3) use of very similar, if not identical, materials for the new window compared to that of the existing windows found throughout the residential structure.

2. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #5). Based on the evaluation of each criteria, staff finds the proposed alterations will be in keeping with overall visual appearance and architecture of this residential structure, meeting the intent of the evaluation criteria in the reference section of the Town's Zoning Ordinance.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	Motion for approval of HPRB #19-23, in accordance with Alternative #3, with the following conditions: 1. The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted June 10, 2019.

Report Attachments

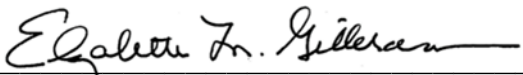
1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions and Materials Information
4.	1987 Historic District Survey Form
5.	Town's Zoning Ordinance, Section 78-60.3.

Staff Contact

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



Christopher J. Garcia
Community Design Planner



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 © 2018

June 10, 2019

John Dudzinsky
753 Grace Street
Herndon, VA 20170

Mr. Christopher Garcia
Development Planner
Town of Herndon
777 Lynn Street
Herndon, VA 20170

Dear Mr. Garcia,

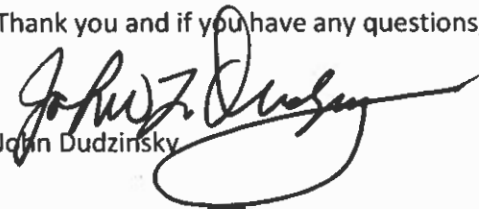
I am submitting an application to the Town HPRB to replace windows located at the right back portion of my Grace Street home. I am renovating the back mudroom addition and the windows need replacing.

I am proposing to replace the existing poor condition hodge podge of leftover windows with one new 3 panel sliding window and one solid window. There will be no panes in them. The no panes will match my existing windows that are located in all of the rear windows.

The color will match one of the existing colors of the house. Either dark gray or white.

Everything else on the outside will remain the same.

Thank you and if you have any questions, please let me know.


John Dudzinsky

753 GRACE STREET

Front
(East
side)



Side
(South
side)



John Dudzinsky

753 GRACE STREET

Back
(west
side)



side
(north
side)



John Dudzinsky

Prep By	Bid No	Rev	Job Reference
CEB	195	1	

Customer / Client Name	
venture/john	
Quote Date	Job / Site Name
5/23/2019	
Phone #	Fax #
Mobile Phone #	Email Address



Quality Craftsmanship Since 1947

LINCOLN WOOD PRODUCTS, INC.



Rough Opening Allowance = 1/2 Inch Masonry Opening Allowance = 1/4 Inch

Line # 1



R.O. 89" x 36"
U.D. 91-1/8" x 37-1/4"
M.O. 91-3/8" x 37-1/2"
O.A. Box Size 88-1/2x35-1/2"

- GLDR-TRIPLE; 20x29-3/8 39-1/8x29-3/8 20x29-3/8; Primed Wood Exterior; LoE-272
Custom Width
Custom Height
2 Half White Screen(s) Applied
BETTERVUE Mesh
Custom Screen
Preserve Glass (Flankers)
Silver Spacer
Preserve Glass (Center)
Silver Spacer
4-9/16" Jamb
Wood Brickmould/Sill Nosing
Must Be All Wood - No PVC
White Hardware
Primed Interior

Sash 1
U-Factor=0.3
SHGC=0.3
Visible Transmittance=0.52
PG=N/A

Line # 2



R.O. 28-1/2" x 34-1/2"
U.D. 30-5/8" x 35-3/4"
M.O. 30-7/8" x 36"
O.A. Box Size 28x34"

- DBLH-STUDIO-1; Primed Wood Exterior; LoE-272
Custom Width
Custom Height
Preserve Glass
Silver Spacer
Box Size: 28x34
4-9/16" Jamb
Wood Brickmould/Sill Nosing
Must Be All Wood - No PVC
Primed Interior
Wide Rail Double Hung Studio
(Glass Size:22-5/8x27-1/16)

Sash 1
U-Factor=0.28
SHGC=0.31
Visible Transmittance=0.54
PG=CW-PG35-FW
Single Unit Rating Only















VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

Attachment #4

File no. 235-174
Negative no(s) 9097710⁴

City/Town/Village/Hamlet Herndon
Street address or route number 753 Grace St.
Historic name

County Fairfax
U.S.G.S. Quad Herndon
Common name

Present use residence
Original use residence

Building Style Bungalow
Building Date(s) 1910-1925

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
☐ terra cotta
☐ steel frame
☒ other Brick foundation

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) 1½
☒ low basement ☐ raised basement

4. Bays (number): front 3 side (church) _____
☒ symmetrical ☐ asymmetrical

5. Roof Type
☐ shed ☐ hipped
☐ parapet? ☐ pyramidal?
☒ gable ☐ mansard
☐ pediment? ☐ false mansard
☐ parapet? ☐ gambrel
☐ clipped end? ☐ flat
☐ cross gable? ☐ parapet?
☐ central front gable? ☐ roof not visible
☐ other _____

6. Roofing Material

- ☒ shingle
☒ composition (asphalt, asbestos, etc.)
☐ wood
☐ metal
☐ standing seam
☐ corrugated
☐ pressed tin (simulated shingles)
☐ tile
☐ pantile ☐ flat ☐ glazed
☐ slate
☐ not visible

7. Dormers (number): front 1 side _____
☐ gable ☐ pediment?
☒ shed Three 2/2 casements
☐ hipped

8. Primary Porch
style 1 story, shed roof, extension of roof
stories 1
levels 1 bays 3
materials frame with shingle roof
description and decorative details
square, columns on pedestals. Metal rails.
Lattice work below

9. General supplementary description and decoration:
1/1 sash. Some diamond paned. Exposed rafters.
North bay. Projecting belt course.

10. Major additions and alterations:

Rear enclosed porch

11. Outbuildings:

None

12. Landscape Features:

Large corner lot with mature trees and shrubs.

13. Significance:

Appropriate style setback and scale for
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

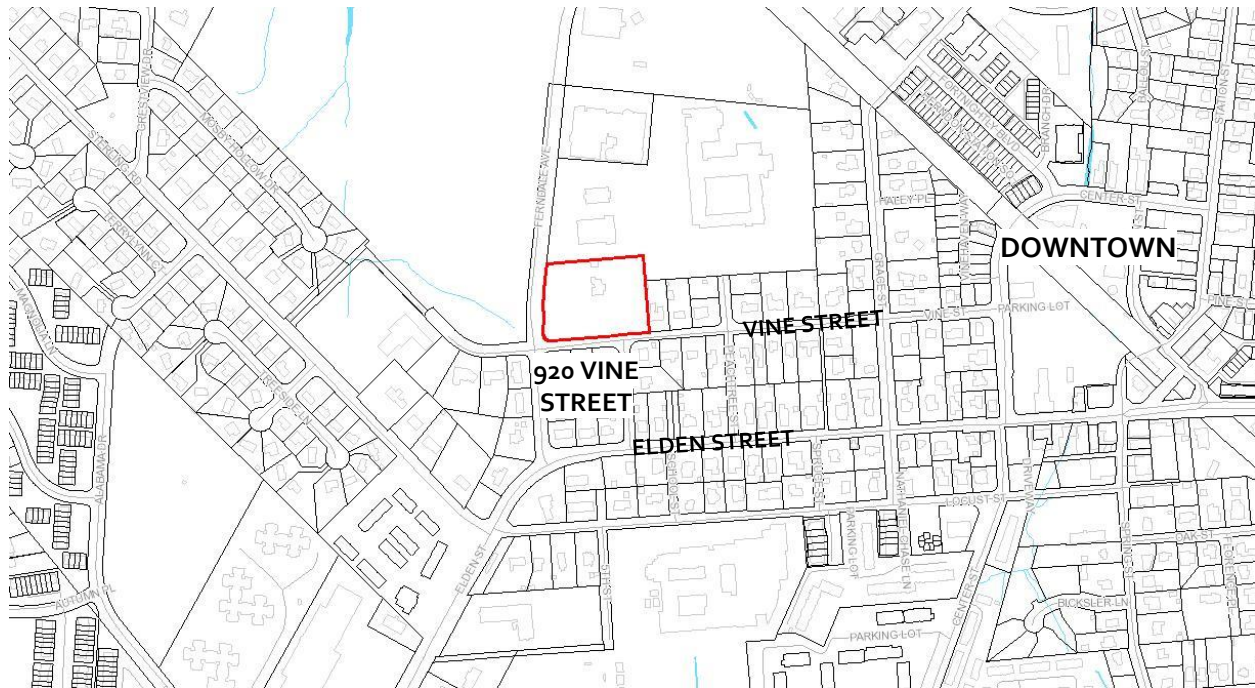
sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.

- 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.

Case Number & Type: HPRB #19-24; Alterations
Case Summary: Replace an existing three-tab asphalt shingle roof with a new architectural asphalt shingle roof on a single-family residential structure
Case Location: 920 Vine Street, St. Joseph's Catholic Church complex

Location Map



Property Information

Applicant/Owner:	The Catholic Diocese of Arlington		
Agent:	Peter Forella, Forella Group		
Business/Organization:	St. Joseph's Catholic Church		
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: Non-contributing South: Contributing / Non-contributing	East: Non-contributing West: Non-contributing	
Associated Cases:	N/A		
Building Type(s):	Single-family residential	Date of Construction:	Circa 1900
Architectural Style(s):	Victorian Vernacular		

Exterior Material(s):	Composite: stone and wood (windows, doors, portico), side-gable roof with three-tab asphalt shingles
Neighborhood Design Profile:	Suburban single family residential, adjacent religious/institutional uses

Case Details

Case Description:

This application proposes to replace the existing asphalt three-tab shingle roof with a new GAF Timberline High Definition (HD) Series architectural shingles in a Hickory (brown) color, similar to the existing roof shingle color (Attachments #1, #2, and #3).

This residential structure is a unique Victorian Vernacular house common to Northern Virginia historic areas but is clad with an uncommon (to Herndon) stone rubble pattern, and is a contributing structure to the Heritage Preservation Overlay District (Attachment #4). The house was the residence of and built by the Town's first mayor, Isaiah Bready. The roof replacement will be confined to the primary dwelling on this property and will not include any accessory structure on site or any adjacent structures with similar roof materials.

Case Background:

The Board has reviewed and approved multiple cases in the last 12 months that specifically relate to replacement of damaged or deteriorating exterior materials with new similar materials, or alternative materials such as HPRB #18-26, 880 Station Street in which a 3-tab shingle roof was replaced with a new architectural shingle roof. In this current case, the applicant is replacing a modern roof material with a higher quality material similar to previously approved cases.

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 11 Rehabilitation Guidelines: Roof Area (Pages 66-68)

Staff Analysis

1. The proposed alterations are in general conformance with the Heritage Preservation Handbook, Chapter 11 Rehabilitation Guidelines: Roof Area. The replacement of the 3-tab shingle roof with a similarly colored architectural shingle will add some texture to the roof, as well as add to the visual appeal of this single-family residential building. As noted previously, the Board has approved several roof replacement cases, for both contributing and non-contributing residential structures, in which 3-tab shingles are replaced with new architectural shingles, which have included the GAF Timberline High Definition (HD) Series architectural shingles as the replacement materials.
2. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #5). Based on the

evaluation of each criteria, staff finds the proposed alterations will improve the overall visual appearance of this residential structure meeting the intent of the evaluation criteria in the reference section of the Town's Zoning Ordinance.

Staff Recommendation:

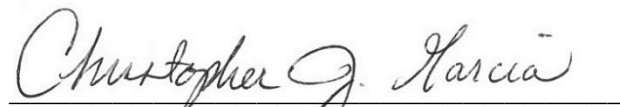
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	Motion for approval of HPRB #19-24, in accordance with Alternative #3, with the following conditions: 1. The proposed alteration shall be installed in substantial conformance with the application and supporting materials as submitted June 10, 2019.

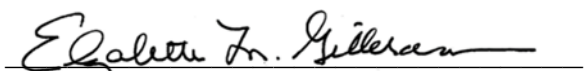
Report Attachments

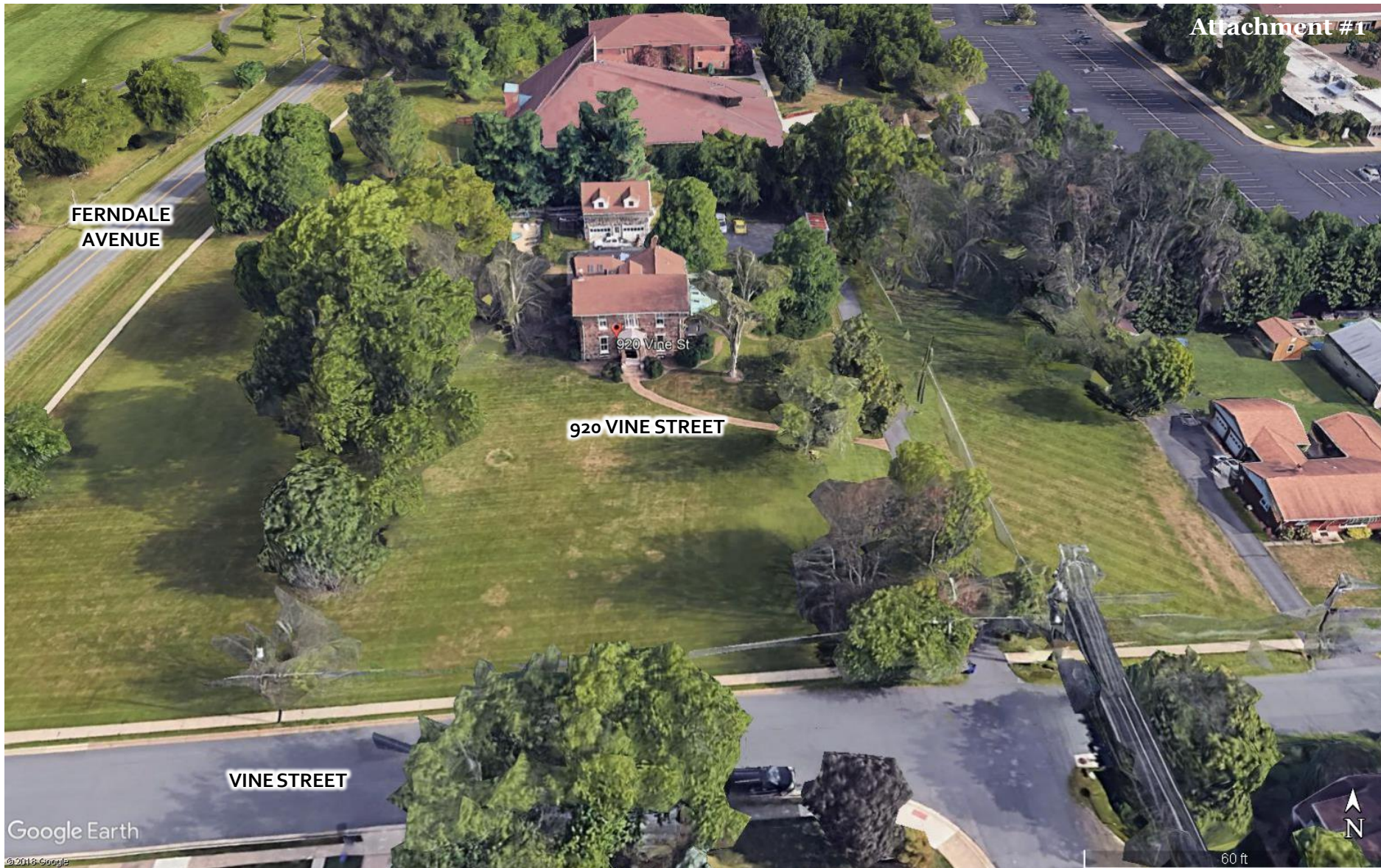
1.	Aerial Image
2.	Applicant Letter
3.	Site Photos, Existing Conditions and Materials Information
4.	1987 Historic District Survey Form
5.	Town's Zoning Ordinance, Section 78-60.3.

Staff Contact

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


Christopher J. Garcia
Community Design Planner


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 © 2018

5180 PARKSTONE DRIVE
SUITE 250
CHANTILLY, VIRGINIA
22151-3812



Main [703] 560-2200
Direct [703] 277-9585
Fax [703] 277-3473
Mobile [703] 531-9373

www.forellagroup.com

PROJECT MANAGEMENT
COST MANAGEMENT
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DIAGNOSTICS
DISPUTE RESOLUTION
PROCESS EXPERTS

TOWN OF HERNDON
777 Lynn Street
Herndon, VA 20170-4602

Attention: Christopher Garcia
Regarding: Roofing shingle Replacement at 920 Vine St., Herndon, VA 20170
Via: PDF
Date: 06/10/19

Dear Mr. Garcia:

We attach herewith the proposed replacement shingles: GAF Timberline HD Shingles (Hickory) to reasonably match the existing.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter J. Forella", is written over a faint, larger version of the same signature.

Peter J. Forella,
Principal
Registered Architect: VA; MD; DC

File:
CC:
Attachments:



Stone House at St. Joe's Catholic Church



TOP VIEW

East Side



West Side



North Side



South Side





Timberline HD® Shingles

Made to protect your
home. Your story. And
those of over 50 million of
your fellow Americans!



TIMBERLINE HD®
LIFETIME HIGH DEFINITION SHINGLES

Timberline HD® Shingles Provide These Unique Benefits:

Great Value

Architecturally stylish but
practically priced

Dimensional Look

Features GAF proprietary
color blends and enhanced
shadow effect for a genuine
wood-shake look

Highest Roofing Fire Rating

UL Class A, Listed to ANSI/UL 790

High Performance

Designed with Advanced Protection®
Shingle Technology, which reduces the
use of natural resources while providing
excellent protection for your home
(visit gaf.com/APS/ to learn more)

Stays in Place

Dura Grip™ Adhesive seals each
shingle tightly and reduces the risk of
shingle blow-off. Shingles warranted
to withstand winds up to 130 mph
(209 km/h)¹

StainGuard® Protection

Helps ensure the beauty of your roof
against unsightly blue-green algae²

Peace of Mind

Lifetime Ltd. transferable warranty with
Smart Choice® Protection (non-prorated
material and installation labor coverage)
for the first ten years³

Perfect Finishing Touch

For the best look, use Timbertex®
Premium Ridge Cap Shingles or
Ridglass® Premium Ridge Cap Shingles⁴

¹This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

²StainGuard® Protection applies only to shingles with StainGuard®-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

³See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

⁴These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

Colors & Availability

Regional Availability

Northeast, Southeast, Southwest,
West, and Central Areas

Copper Canyon

Patriot Red

Driftwood

Pewter Gray

Fox Hollow Gray

Shakewood

Barkwood

Golden Amber

Slate

Birchwood

Hickory

Sunset Brick

Biscayne Blue

Hunter Green

Weathered Wood

Canadian Driftwood

sold in Canada only

Mission Brown

White

Charcoal

Oyster Gray

Williamsburg Slate

Applicable Standards & Protocols

- UL Listed to ANSI/UL 790 Class A
- Miami-Dade County Product Control approved
- State of Florida approved
- UL 997 modified to 110 mph
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462¹
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267

- Texas Department of Insurance listed
- CSA A123.5²
- ENERGY STAR® Certified (White Only) (U.S. Only)
- Rated by the CRRC
- Can be used to comply with Title 24 cool roof requirements
- Meets the cool roof requirements of the Los Angeles Green Building Code (Birchwood, Copper Canyon, Golden Amber, and White Only)

Product/System Specifics³

- Fiberglass Asphalt Construction
- Dimensions (approx.): 13 1/4" x 39 3/8" (337 x 1,000 mm)

- Exposure: 5 5/8" (143 mm)
- Bundles/Square: 3
- Pieces/Square: 64
- StainGuard® Protection: Yes⁴
- Hip/Ridge: Timbertex®; Seal-A-Ridge®; Z® Ridge; Ridglass®
- Starter: Pro-Start® & WeatherBlocker™

Installation

Detailed installation instructions are provided on the inside of each bundle wrapper of Timberline HD® Shingles. Installation instructions may also be obtained at gaf.com.

¹Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

²Refers to shingles sold in Canada only.

³Refer to complete published installation instructions.

⁴StainGuard® Protection applies only to shingles with StainGuard®-labeled packaging. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

GAF Timberline® High Definition Shingles Brochure

(RESTL100HD)

Updated: 5/18



*Quality You Can Trust...From
North America's Largest Roofing Manufacturer!™*

gaf.com



Quality You Can
Trust...From
North America's
Largest Roofing
Manufacturer!™

TIMBERLINE®

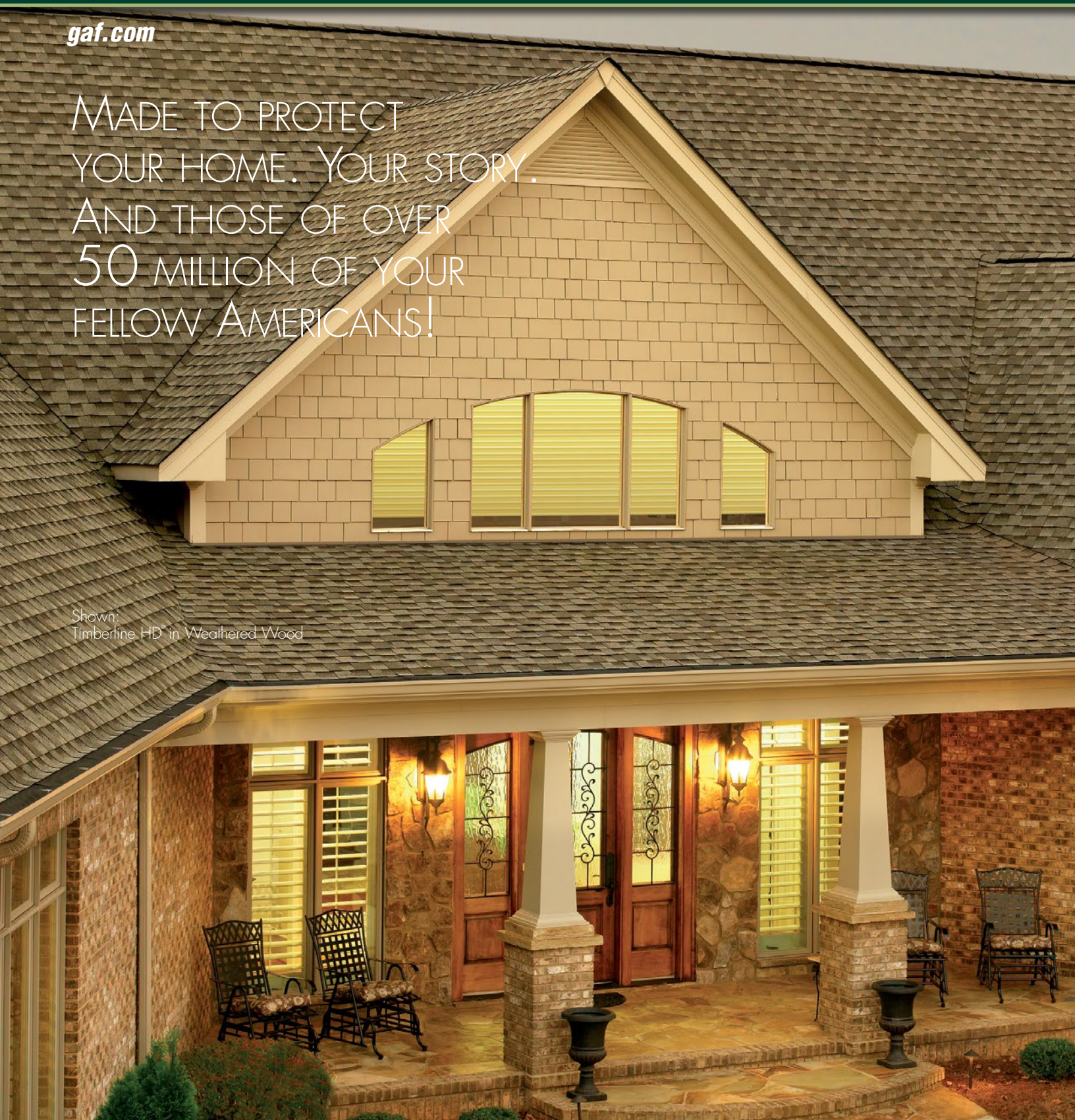
LIFETIME HIGH DEFINITION® SHINGLES

AMERICA'S #1-SELLING ROOF

gaf.com

MADE TO PROTECT
YOUR HOME. YOUR STORY.
AND THOSE OF OVER
50 MILLION OF YOUR
FELLOW AMERICANS!

Shown:
Timberline HD in Weathered Wood



Install Peace Of Mind



Whether you install the ultra-dimensional Timberline Ultra HD® Shingles or the ever-popular Timberline HD® Shingles, you'll be getting all the benefits that only a genuine Timberline® roof can provide!



Weathered Wood

Install To Protect.

When you install GAF Timberline® High Definition® Shingles with **Advanced Protection®** Shingle Technology, you're getting the very best combination of weight and performance that modern manufacturing technology can deliver. In fact, you won't find a shingle that surpasses Timberline® on:

- ✓ Toughness
- ✓ Wind uplift resistance
- ✓ Flexibility
- ✓ Fire resistance



That's why every Timberline® High Definition® Shingle comes with a GAF transferable Lifetime® Ltd. warranty* — for your peace of mind! — plus the backing of the Good Housekeeping Seal.**



Install To Invest.

Your roof can represent up to 40% of your home's "curb appeal." Timberline® High Definition® Shingles not only protect your most valuable asset but also beautify your home for years to come — and add to its resale value.

An independent research firm surveyed U.S. homeowners about the brand of architectural shingles they preferred based on appearance. The result: **more homeowners preferred the look of Timberline® High Definition® Shingles** to the other leading brands.¹

In fact, according to a survey conducted by the National Association of REALTORS®, you can increase the value of your home by an average of 5% with a new Timberline® roof!²

So why settle for anything less than a genuine Timberline® roof?

Install To Impress.

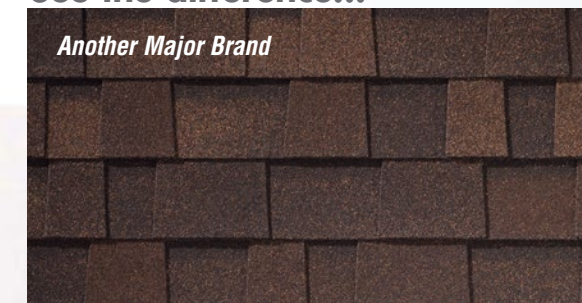
Timberline® High Definition® Shingles are unlike any others, thanks to our proprietary shadow bands. Each shadow band is applied using a sophisticated, computer-controlled "feathering" technique. When combined with our randomly blended top layer, it results in a shingle with exceptional depth and dimension — **and a striking look unmatched by any other brand.**

But don't just take our word for it. See for yourself. When you compare Timberline® High Definition® Shingles to typical architectural shingles, it's easy to see why they'll look sharper and more beautiful on your roof — while enhancing the resale value of your home.

Whatever you're looking for, there's a Timberline® Shingle to fit your taste and your budget.

See the difference...

Another Major Brand



Timberline® High Definition® Shingles



The color blends on Timberline® High Definition® Shingles are sharp and well defined — to give your roof maximum dimensionality and depth. Color shown: Hickory

*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

**Timberline® High Definition® Shingles have earned the prestigious Good Housekeeping Seal (applicable in U.S. only).

¹Based on a 2014 survey of U.S. homeowners commissioned by GAF comparing the appearance of two popular Timberline® High Definition® Shingle colors to the comparable colors of other leading brands.

²2013 National Association of REALTORS® survey commissioned by GAF of REALTOR® Appraisers and Non-Appraisers in the U.S.; response based on REALTOR® Appraisers that have had professional experience buying or selling a home with Timberline® Shingles in the three years preceding the survey and felt they could provide an estimated value increase for a home with a Timberline® roof as compared to a home with a basic three-tab shingle roof.

NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Here's What Female Homeowners Have To Say...

GAF recently received the Women's Choice Award for being the brand that is a "gold standard when it comes to meeting high standards of quality and service," as rated by female homeowners in the U.S.



Timberline Ultra HD® Shingles



Shown: Timberline Ultra HD®
in Slate

Your best investment for an ultra-dimensional wood-shake look

Timberline Ultra HD® Shingles will cost you just pennies-a-day more than standard architectural shingles.* In return, you can enjoy a thicker, ultra-dimensional wood-shake look for your roof.

Extra-thick layers make Timberline Ultra HD® Shingles up to 53% thicker than standard architectural shingles* for a natural dimensional beauty you'll notice and appreciate.

(Not to mention they can increase the resale value of your home!)

*Comparison refers to Timberline HD® Shingles. Thickness varies by plant; see actual shingles for comparison.

NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

NEW!



Introducing StainGuard Plus™ Time-Release Technology

Our Timberline Ultra HD® Shingles feature patent-pending StainGuard Plus™ Time-Release Technology, a revolution in the fight against blue-green algae. Specially engineered capsules are infused throughout with

thousands of copper microsites, which release copper efficiently, over time, for long-lasting algae-fighting power. It's algae resistance so powerful, it comes with a 25-year ltd. warranty against blue-green algae discoloration.*

*StainGuard Plus™ Time-Release Technology and 25-year ltd. warranty against blue-green algae discoloration available only on Timberline Ultra HD® Shingles sold in packages bearing the StainGuard Plus™ logo. Does not apply to Timberline Ultra HD® Reflector Series™ Shingles. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

Timberline HD® Shingles



Timberline Ultra HD® and Timberline HD® Shingles Provide These Unique Benefits

- **Beautiful Look...** Features GAF proprietary color blends and enhanced shadow effect for a genuine wood-shake look.
- **Highest Roofing Fire Rating...** UL Class A, Listed to ANSI/UL 790.
- **Advanced Algae Resistance...** New StainGuard Plus™ Time-Release Technology provides long-lasting protection against blue-green algae stains (applies to Timberline Ultra HD® Shingles only).¹
- **High Performance...** Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more).
- **Stays In Place...** Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles are warranted to withstand winds up to 130 mph (209 km/h).²
- **Peace Of Mind...** Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years.³
- **Perfect Finishing Touch...** Use Timbertex® Premium Ridge Cap Shingles or Ridglass® Premium Ridge Cap Shingles.⁴

¹ StainGuard Plus™ Time-Release Technology and 25-year limited warranty against blue-green algae discoloration available only on Timberline Ultra HD® Shingles sold in packages bearing the StainGuard Plus™ logo. Does not apply to Timberline Ultra HD® Reflector Series™ Shingles. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

² This wind speed coverage requires special installation; see GAF Shingle & Accessory Ltd. Warranty for details.

³ See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

⁴ These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Shown: Timberline HD®
in Mission Brown
(Regional color)

Timberline® HD:
North America's
#1-selling shingle

More homeowners in North America rely on **Timberline HD®** Shingles than any other brand. They offer just the right combination of beauty, performance, and reliability — and are the best value in roofing today.

When you install Timberline HD® Shingles, you'll be installing the brand that professional installers rely on for its rugged, dependable performance — thanks to **Advanced Protection® Shingle Technology**. And you'll be getting your own genuine Timberline® roof!

TIMBERLINE HD®
LIFETIME HIGH DEFINITION® SHINGLES



HICKORY

Hickory is an inviting brown shade that has the added element of a red undertone, giving it a rich look. It's an excellent companion to both brick and stone homes that have shades of red or terra cotta. You'll also love how this color looks on homes with warm neutrals of brown and beige as well as with yellows and golds.

"It looks GREAT! My wife loves the color, and I love the Lifetime ltd. warranty."

—Kevin McGrath, Dawsonville, GA

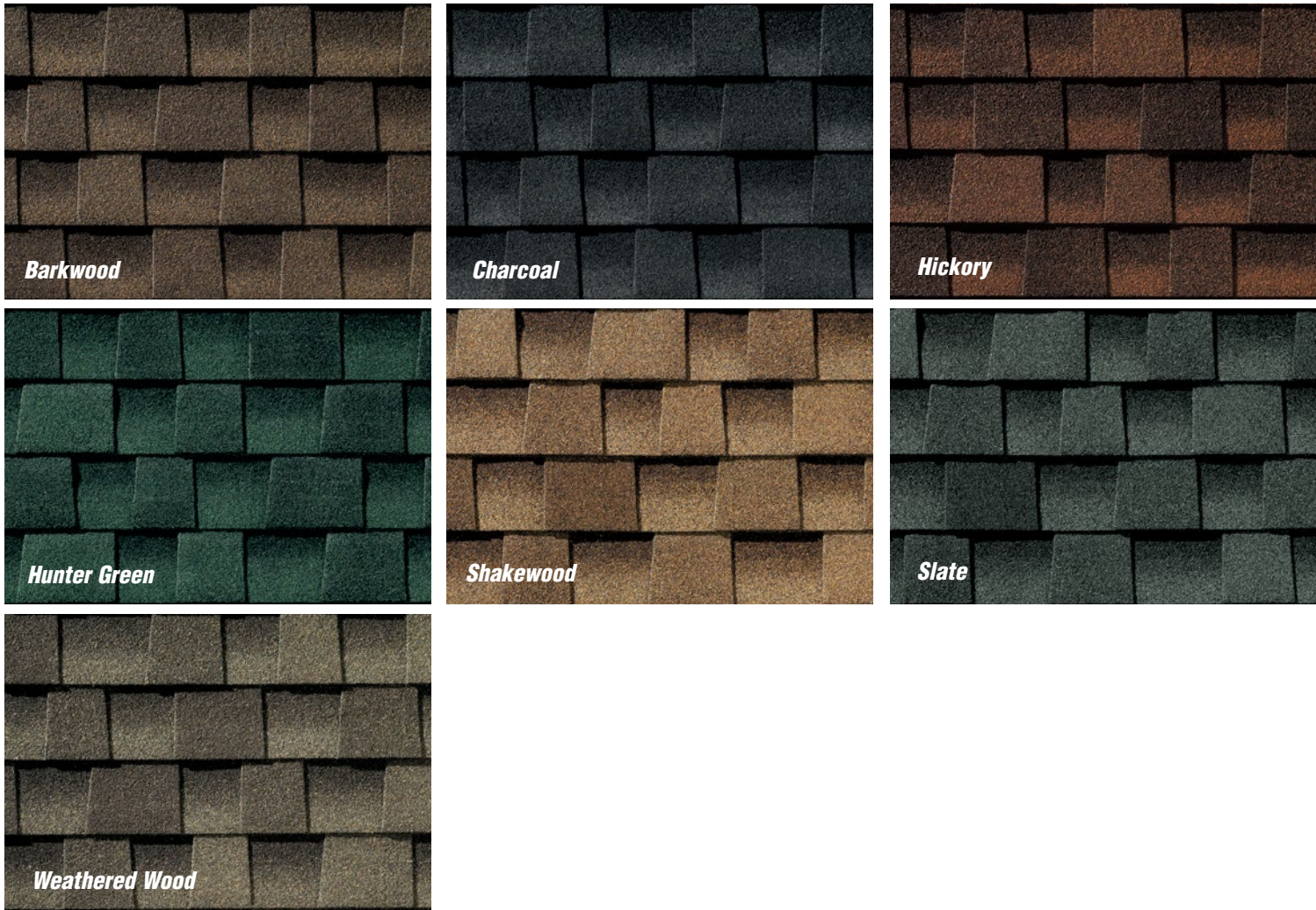


GAF

NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Color Availability

Most Popular

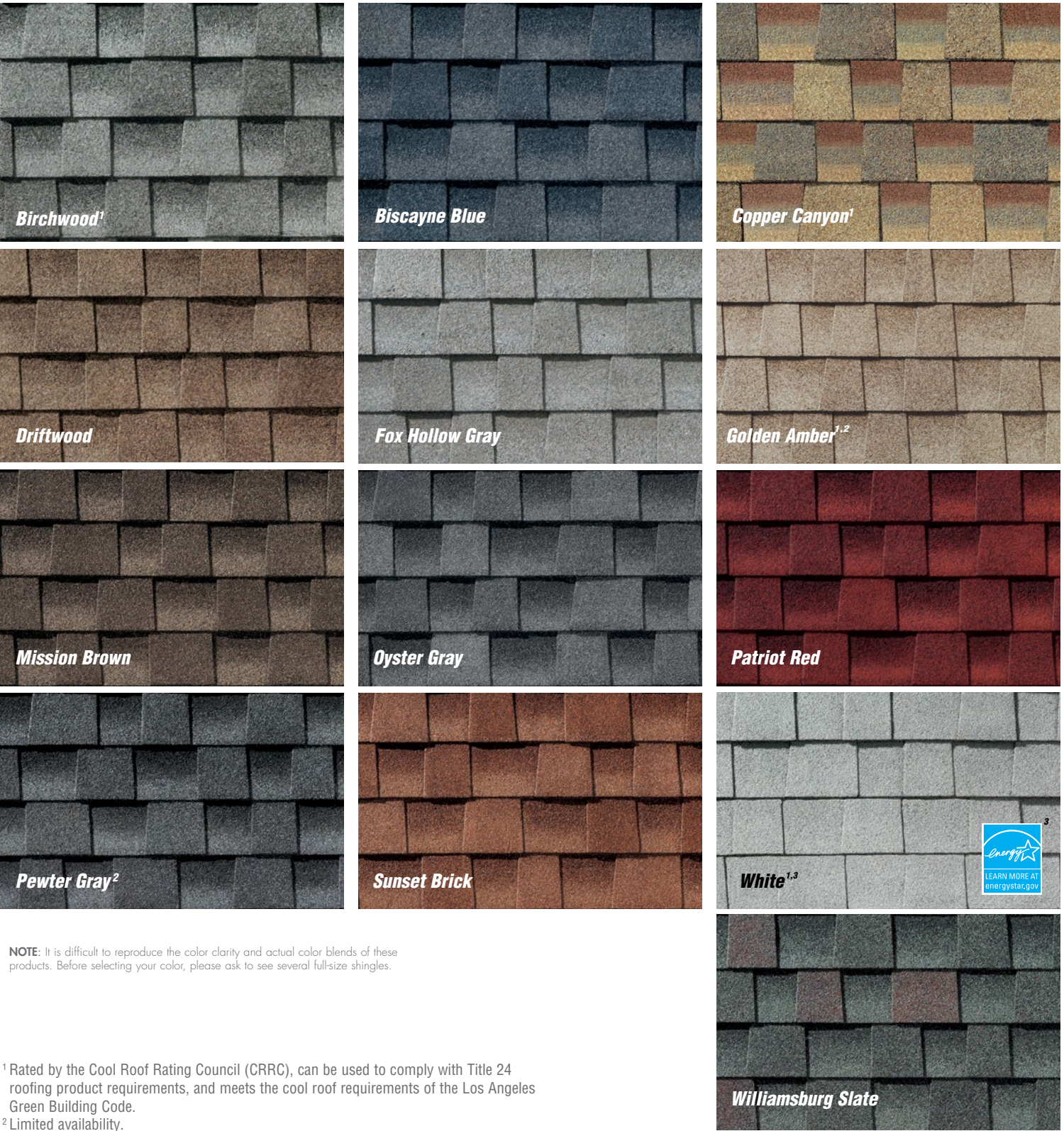


We can help you choose the right shingle for your roof!

Try GAF's Virtual Home Remodeler at gaf.com. Visualize GAF Shingles on a house like yours—or upload and decorate your own house. Try different siding, trim, and brick colors. It's fun!



Regional (See Color Availability Chart On Next Page For Details)

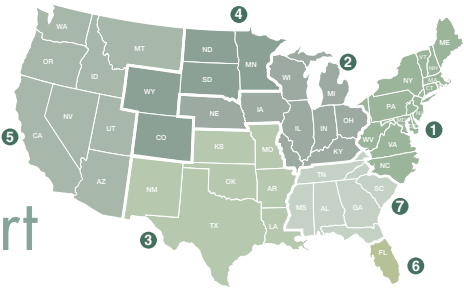


¹ Rated by the Cool Roof Rating Council (CRR), can be used to comply with Title 24 roofing product requirements, and meets the cool roof requirements of the Los Angeles Green Building Code.

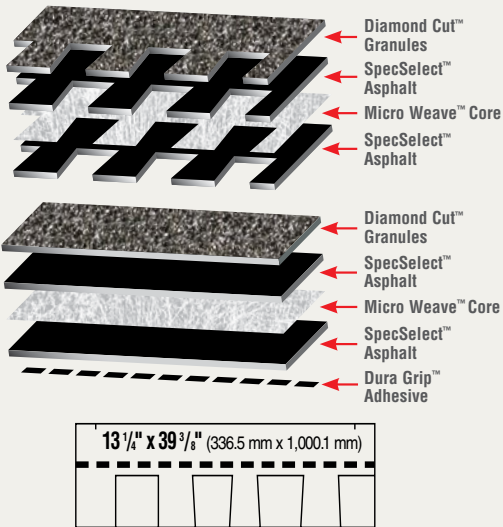
² Limited availability.

³ Timberline HD® White is ENERGY STAR® certified (U.S. only).

Color Availability Chart



The many protective layers of a **Timberline®** High Definition® Shingle



- Fiberglass asphalt shingle
- Lifetime ltd. transferable warranty¹
- Smart Choice® Protection for the first 10 years¹
- 130 mph ltd. wind coverage²
- UL Listed to ANSI/UL 790 Class A
- Passes ASTM D7158, Class H
- ASTM D3161, Type 1, Class F
- StainGuard® algae protection³
- StainGuard Plus™ algae protection⁴
- ENERGY STAR® certified (White only)⁵
- CSA A123.5⁶
- ASTM D3018, Type 1
- ASTM D3462⁷
- Miami-Dade County Product Control approved⁸
- State of Florida approved
- Texas Department of Insurance listed⁸
- ICC approved⁸
- Classified in accordance with ICC-ES AC438
- Approximately 64 Pieces/Square
- Approximately 3 Bundles/Square (Timberline HD®)
- Approximately 4 Bundles/Square (Timberline Ultra HD®)
- Approximately 256 Nails/Square
- 5 5/8" (142.88 mm) exposure

¹ See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the *GAF Shingle & Accessory Ltd. Warranty* and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

² Requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

³ StainGuard® algae protection and 10-year limited warranty against blue-green algae discoloration available only on shingles sold in packages bearing the StainGuard® logo. See *GAF Shingle and Accessory Ltd. Warranty* for complete coverage and restrictions.

⁴ StainGuard Plus™ Time-Release Technology and 25-year limited warranty against blue-green algae discoloration available only on Timberline Ultra HD® Shingles sold in packages bearing the StainGuard Plus™ logo. Does not apply to Timberline Ultra HD® Reflector Series™ Shingles. See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions.

⁵ ENERGY STAR® certified in U.S. only.

⁶ Refers to shingles sold in Canada only.

⁷ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁸ Applies to some plants.



Exploring Shingle Styles and Colors with Nancy Fire

Nancy Fire, Co-Founder and Creative Director of Design Works International, has defined an exciting trend — taking the Inside Out.

Nancy states, "As homeowners spend more time outside of their homes, they want to extend their interior style and sensibility — whether that be elegant, traditional, or more contemporary — to their outdoor living spaces that include the yard, the deck, and the roof."

"Your roof is a decision with a long-term impact. So make shingle, roofing style, and color choices that will complement your home and your personal style, providing you with years of comfort and satisfaction."

The color and style of your shingle are important! They go hand in hand when considering what shingle to use on your roof. After all, your roof represents up to 40% of your home's curb appeal, so it will always have a big impact on your home's overall look.

Choosing colors for your home's exterior is fun and exciting — and it's also a very significant decision. Remember, the color palette you select won't change with the seasons; it's going to be part of your home for the long term. So whether you like bolder colors that make a statement or you prefer more subtle, softer tones, you want to be sure that the palette you choose today is one that you'll still enjoy on your home years from now.

- Consider how much of your roof is visible from the street. Many times, larger roofs look more inviting using neutral tones while smaller roofs can be a bit more colorful, with more unique patterns.
- For a more traditional color palette, use tones of a color to incorporate a more subdued style into the exterior of your home. A neutral roof color creates the perfect backdrop for other colors.

- For a more contemporary design statement, try bringing attention to the top of your home (such as, using a red roof on a gray house) while coordinating trees and shrubs in the yard that will extend your roof color to your outdoor space (in this instance, like the Red Leaf Maple).

When it comes to choosing the style of your roof shingle, there's no such thing as right and wrong — there's only what works best for you and for your home. Certain elements, such as the size and pitch of your roof, can help determine what shingle style will better complement your home's exterior. Today, there are many types of shingle profiles and patterns available to help you differentiate your roof. Decide the statement you want to make, and embrace it!

- Color and texture add dimension to any home. In choosing your exterior shingle style, remember the importance of curb appeal in making these choices.
- The architectural style of your home is a key component when choosing a shingle style. A Colonial house, for example, might look best with a shingle that features a cleaner, more defined line, while a Victorian home could use a shingle with a more intense hue or a more elaborate and detailed design.
- A large roof surface is much like a blank canvas, giving you almost limitless possibilities for making a dramatic change in the look of your home's exterior. But smaller roofs or roofs with more variations in pitch also offer great opportunities, allowing the incorporation of more unique designs or patterns.

Above all, choose the shingle color and shingle style that make you feel the most comfortable. It's your home, your personality, your lifestyle. The final decision should reflect that — and do so beautifully!

¹Rated by the Cool Roof Rating Council (CRR), can be used to comply with Title 24 roofing product requirements, and meets the cool roof requirements of the Los Angeles Green Building Code.

²Limited availability.

³Timberline HD® White is ENERGY STAR® certified (U.S. only).

For complete product specifications, visit gaf.com.

³



LEARN MORE AT energystar.gov

U.S. only

GAF **TIMBERLINE**® American Harvest®
LIFETIME SHINGLES
(Only available in the U.S.)

Saddlewood Ranch

Nantucket Morning

Cedar Falls

Appalachian Sky

Golden Harvest

Midnight Blush¹

Amber Wheat²

Color Shown:
Saddlewood
Ranch



The American Harvest® Collection: Surprising Colors That Reflect the Beauty of America's Heartland

Designed to complement your home's exterior color scheme, the American Harvest® Collection will give you that modern architectural style you want, at a price you can afford!

The Timberline® American Harvest® line has been enhanced for maximum appeal, adding greater dimensionality and beauty with higher contrast and on-trend colors.

*StainGuard® algae protection and 10-year limited warranty against blue-green algae discoloration available only on shingles sold in packages bearing the StainGuard® logo. See GAF Shingle and Accessory Ltd. Warranty for complete coverage and restrictions.

**See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

¹Available only in the Northeast and Central Areas of the U.S.

²Available only in the Southeastern, Southwestern, and Western Areas of the U.S.

NOTE: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.



VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-213
Negative no(s). 9091/23

Attachment #4

City/Town/Village/Hamlet Herndon
Street address or route number 920 Vine St.
Historic name Bready House
Present use residence
Original use residence

County Fairfax
U.S.G.S. Quad Herndon
Common name Geo. Price House
Building Style Vernacular Victorian
Building Date(s) ca. 1875-1900

I. Construction Materials

- ☐ wood frame
☐ brick
bond: ☐ English
☐ Flemish
☐ _____-course American
☐ stretcher
☐ other _____
- ☒ stone
☐ random rubble
☒ coursed rubble
☐ ashlar ☐ dressed
☐ rock-faced
- ☐ log:
☐ squared ☐ unsquared
notching:
☐ V-notch ☐ half dovetail
☐ saddle ☐ full dovetail
☐ square ☐ diamond
- ☐ concrete block
☐ terra cotta
☐ steel frame
☐ other _____

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) 2
☒ low basement ☐ raised basement

4. Bays (number): front 3 side (church) _____
☒ symmetrical ☐ asymmetrical

5. Roof Type
☐ shed ☐ hipped
☐ parapet? ☐ pyramidal?
☒ gable ☐ mansard
☐ pediment? ☐ false mansard
☐ parapet? ☐ gambrel
☐ clipped end? ☐ flat
☐ cross gable? ☐ parapet?
☐ central front gable? ☐ roof not visible
☐ other _____

6. Roofing Material

- ☒ shingle
☐ composition (asphalt, asbestos, etc.)
☐ wood
☐ metal
☐ standing seam
☐ corrugated
☐ pressed tin (simulated shingles)
☐ tile
☐ pantile ☐ flat ☐ glazed
☐ slate
☐ not visible

7. Dormers (number): front _____ side _____
☐ gable ☐ pediment?
☐ shed
☐ hipped None

8. Primary Porch
style Vernacular
stories 1
levels 1 bays 1
materials stone and wood
description and decorative details
Probably an addition ca. 1900-1925. Stone posts support gable. Plain cornice and gable. Only shelters front entrance.

9. General supplementary description and decoration:
2/2 sash. Paneled door with side lights. 2nd level, central window with sidelights. Stone probably quarried locally.

10. Major additions and alterations:
East, 1 story, glass addition. Rear ell. 1½ story rear frame addition and deck.

11. Outbuildings:
Herndon's only residential water tower located behind the main structure.

12. Landscape Features:
Expansive front lawn with mature trees and shrubs.

13. Significance:
A well, maintained, prominently sited dwelling set within an expansive lawn. Atypical in size and scale from the usual Herndon dwelling.



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

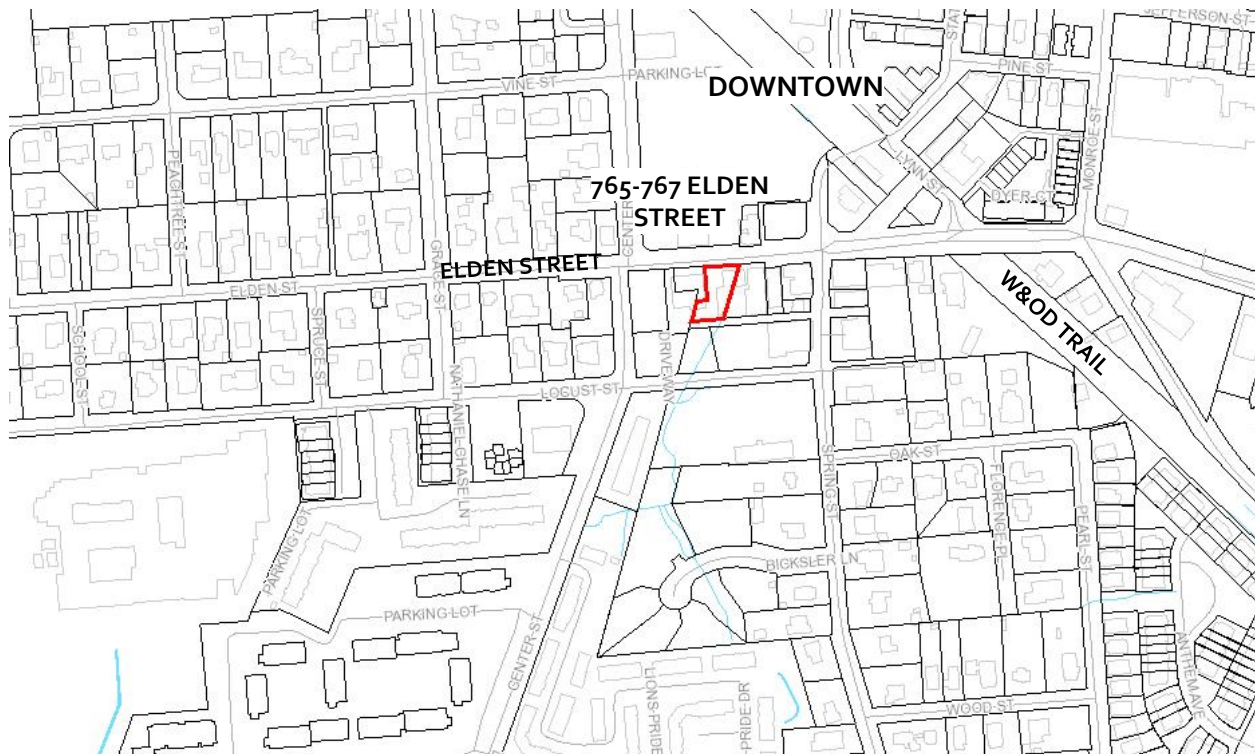
sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.

- 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.

Case Number & Type: HPRB #19-25; Wall Signs
Case Summary: Construct and install new business signs on two elevations on a commercial structure
Case Location: 765-767 Elden St., Aslin Beer Company

Location Map



Property Information

Applicant/Owner:	Norman P. Horn, Horn Motors, Inc.		
Agent:	Fabian Fernandez, Permit Consultant		
Business/Organization:	Aslin Beer Company		
Property Use:	Vacant, commercial		
Zoning District:	CC, Central Commercial	HPOD Designation:	Non-contributing
Adjacent Zoning:	North: PD-TD, Planned Development – Traditional Downtown South: CC, Central Commercial East: CC, Central Commercial West: CC, Central Commercial		
Adjacent Property HPOD Designation:	North: Contributing South: Non-contributing East: Non-contributing West: Non-contributing		
Associated Cases:	HPRB #17-15, HPRB #19-02		
Building Type(s):	Single story commercial /light industrial	Date of Construction:	Circa 1946
Architectural Style(s):	Regional Commercial Vernacular		

Exterior Material(s):	Partially deconstructed/reconstructed; CMU block walls with planned architectural rainscreen wall system consisting of cementitious fiberboard panels, architectural door and window systems on front and side elevations; and parapet-typed roof with rooftop use area
Neighborhood Design Profile:	Urban commercial / mixed use

Case Details

Case Description:

This application proposes to install two business signs, one on the north (front) elevation and one on the west (side) elevation to identify a new planned business in Downtown Herndon. The front elevation sign will consist of the words “*Aslin Beer*” constructed of lower-case, white aluminum channel letters with 3” returns. The aluminum letters have a horizontal brushed finish with a white acrylic backing and will be stud mounted to the rainscreen wall system with 1.5” spacers to allow for internally-mounted blue LED lights that will provide a halo-lit effect at night. This sign will be approximately 2’-4” in height and 12’-4” in length and will be placed on the right side of the nearest street-facing facade and 16’ high on the façade on along Elden Street.

The second sign on the west elevation will be a unique business brand symbol constructed, mounted and lit using the same materials and configuration as the sign on the north elevation. This design is not clear in the applicant’s submission, however at the time of this report, staff has been working with the applicant’s representative to clarify this design in detail, and will expect to update the Board with additional design materials for review and discussion. This sign will be 3’-0” in height and 4’-6” in length and will be centered above a modular window system, 16’-6” above ground level, and approximately 21’-6” from the northwest corner of the building.

Using the method for calculating the wall sign area(s) in the Town’s Zoning Ordinance, the north elevation sign will cover 28.72 square feet of surface area and the west elevation sign will cover 13.5 square feet of surface area on the building (Attachment #1, #2 and #3).

Staff has noted that additional goose neck lights may have been added on the north elevation along Elden Street as shown in the elevations within the HPRB #19-25 submission materials, which are different from the Board’s previous approvals. These potential deviations from the approved elevations shall be excluded from any approval of the proposed signage subject of this case.

Case Background:

The Aslin Beer Company, through a designated representative, recently submitted updated/revised designs for the new Aslin Beer Company taproom to be located at 765/767 Elden Street. In September 2017, the HPRB approved HPRB #17-15 approving significant alterations to this non-contributing structure located within the Town’s Heritage Preservation Overlay District. In the original application/approval, the applicant

proposed a very modern design with modern forms, materials and construction methods. A portion of the previous design included a cantilevered deck area for patron seating on the second floor which inadvertently covered a storm water management easement. The Town and the applicant worked collaboratively to resolve this issue and a revision to the previous HPRB approval culminated in the approval of Certificate of Appropriateness for HPRB #19-02. This current case is a follow-on case, and review requirement to address signage within the Heritage Preservation Overlay District, similar to other cases recently heard by the Board.

The original structure was a common commercial vernacular of the 1940's and 1950's time frame, with no extraordinary or unusual architectural design features or details (Attachment #4). The approved modifications to this building will reconstruct portions of the structural components of the original footprint and exterior walls, however new modern materials, window and door systems, in addition to the new rooftop deck use area will substantially alter the original utilitarian architecture to a new modern commercial design.

Applicable Design Guidelines & Criteria:

- Town of Herndon Heritage Preservation Handbook, Chapter 21 Design Guidelines: Signs
- Town Zoning Ordinance Section 78-141.6. - Sign standards for downtown mixed-use districts
- Town Zoning Ordinance, Section 78-140.6. - General standards for all signs
- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District)(Attachment #4)

Staff Analysis

1. The application proposes a total of 28.72 along frontage on Elden Street and 13.5 square feet on the side elevation. The sign regulations in Section 78-141, Tables 78-141.6 (a) of the Zoning Ordinance state that the sign area is determined by a standard square foot maximum in the Central Commercial (CC) zoning district. The total permitted area for commercial signs for this tenant space is up to 48 square feet for up to two (2) wall signs and 24 square feet maximum per sign. Thus, the proposed sign on the north elevation does not meet size standards of the referenced zoning ordinance section. To meet zoning requirements, the sign must be reduced to 24 square feet or less in surface area. However, the west elevation sign, at 13.5 square feet in area, meets the location, size, and number (of permitted signs) standards of the referenced zoning ordinance section for the CC zoning district.

If the applicant can revise the north elevation sign design to comply with the referenced zoning ordinance section before the July 17, 2019 Public Hearing, the Board may act on this case. As of the date of this staff report, the applicant's representative has stated that a revised design will be submitted to comply with the zoning ordinance for Board review and consideration.

2. The proposed signs meet the Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs regarding, the sign types, design, placement, and illumination.
3. In review of Chapter 21 Design Guidelines: Signs, the proposed commercial signs do not conform to the guidelines for general sign design and placement on commercial building (pages 99 – 100). The sign lettering exceeds the overall dimensional heights of 18” as the tallest letters are 28” in height and the remaining letters are all just above the recommended letter heights at 18.75” in height. The signs’ highest points on the building are both approximately 16’ above ground level, which also exceeds the recommended sign heights (above ground level) guideline of 15’ or less in the Heritage Preservation Handbook. The respective sign areas proposed with this sign application are well under the 50 square foot maximum noted in the guidelines. The proposed signs partially conform to the referenced design guidelines for commercial buildings and are generally in keeping with the modern form, architectural character, and composition of the proposed design and recent design revisions approved by the HPRB.

Staff is recommending that the north elevation sign be lowered to 15’ or less on the building, in keeping with the Handbook guideline, and the sign area be reduced to meet the size standards of the referenced zoning ordinance, yet may exceed the letter height in the Handbook guideline. Staff also recommends that the west elevation sign be lowered to no higher than 15’ and in line with the height of the north elevation sign to conform to the Handbook guideline.

Staff finds the reduction of sign area to meet the zoning ordinance would reduce the lettering size on the north elevation that would result in appropriate proportions of the overall sign area to the building façade area and achieve the purpose of the business sign. Staff believes this reduction in size would be sufficient to meet the intent of the design guidelines in the Town’s Heritage Preservation Handbook to manage sign sizes on building facades, though exceeding the recommended lettering height in this case. Staff’s opinion is that strict adherence to the sign letter height guideline would result in a disproportionately small sign on the primary elevation along Elden Street. However, staff also recommends that both signs be lowered to a maximum height of 15’ or less on both elevations to be more in keeping with intent of maintaining the pedestrian nature of Herndon’s Downtown.

4. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #5). Based on the evaluation of each criteria, staff finds the proposed signs, with the staff recommended design changes, and necessary changes to meet zoning regulations, will improve the overall visual appearance of this commercial structure and meet the intent of the evaluation criteria in the reference section of the Town’s Zoning Ordinance.

Staff Recommendation:

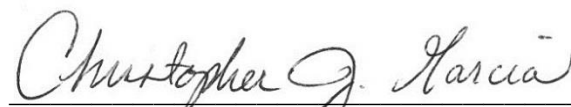
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	Motion for approval of HPRB #19-25, in accordance with Alternative #3, with the following conditions: 1. The proposed signs on the north and west elevations shall be lowered to 15' or less on the respective elevations; 2. All design modifications required as conditions for approval shall be submitted to staff for approval prior to issuance of a Certificate of Appropriateness and/or issuance of building permit; 3. Additional goose neck lights on the north elevation are specifically excluded from any approval of HPRB #19-25; and 4. The proposed signs shall be installed in substantial conformance with updated supporting materials submitted on June 10, 2019, submitted updates to meet the zoning ordinance requirements noted in the staff report, and any subsequent updates required by the Board to meet Conditions #1, #2, and #3.

Report Attachments

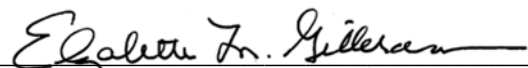
1.	Aerial Image
2.	Applicant Letter
3.	Site Photos, Existing Conditions, Sign Elevations and Materials Information
4.	1987 Historic District Survey Form
5.	Town's Zoning Ordinance, Section 78-60.3.

Staff Contact

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



Christopher J. Garcia
Community Design Planner



Elizabeth M. Gilleran
Director of Community Development

LOCUST STREET

765 Elden St

765 / 767 ELDEN
STREET

ELDEN STREET

60 ft

Google Earth

©2018 Google

SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018



Via hand delivery

June 3th, 2019

Heritage Preservation Review Board
City of Herndon
Attn: Mr. Christopher Garcia
777 Lynn Street
Herndon, Virginia 20170

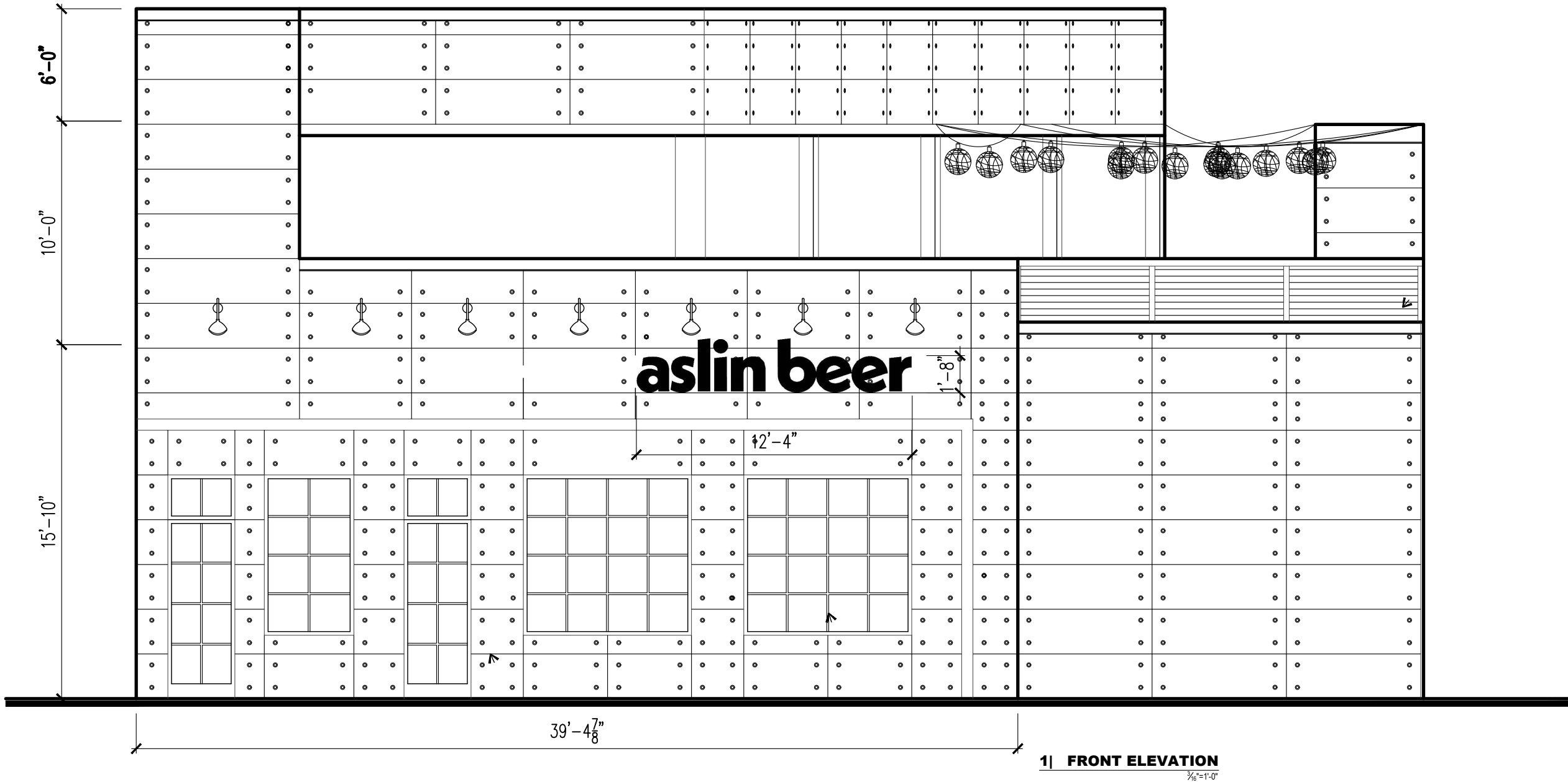
RE: Aslin Beer. Wall or Window Sign Permit Application

To the HPRB,

The proposed sign for this project will read: "Aslin Beer". Lettering is 24" high for lower case, 36" for extended letters. The material is metal painted white secured by a bracket.

Sincerely,

Aslin Beer Company,



aslin beer

2| DETAILS
N.T.S.

Project Name:



765 ELDEN STREET
HERNDON, VA 20170

Project Number: 10-001

Issued:

No.	Date	Description

ASLIN BEER HPRB SUBMISSION

771 ELDEN STREET
HERNDON, VA 20170

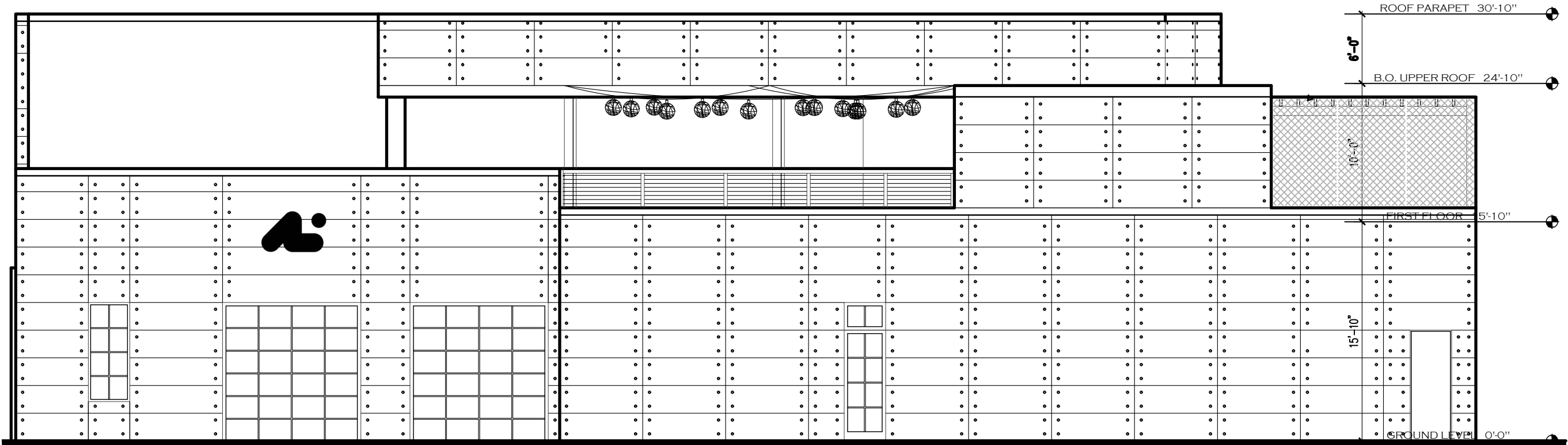
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HPRB SIGN ELEVATION

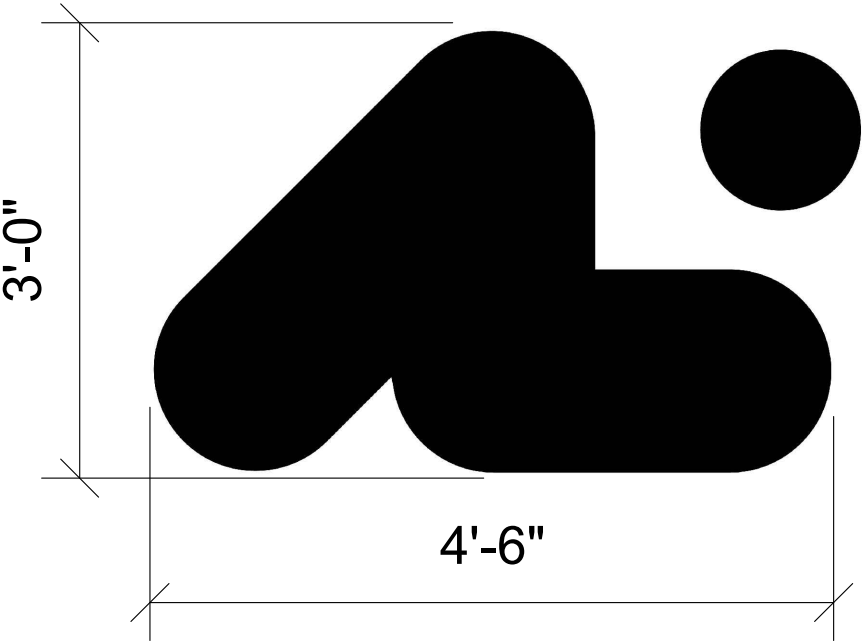
Drawn By: _____ Checked By: _____

Scale: _____

Sheet No.: _____



1| SIDE ELEVATION
7/8"=1'-0"



2| DETAILS
N.T.S.

Project Name:

ASLIN
BEER COMPANY

765 ELDEN STREET
HERNDON, VA 20170

Project Number: 10-001

Issued:

No.	Date	Description

ASLIN BEER HPRB SUBMISSION

Sheet Title:

HPRB SIGN SIDE ELEVATION

Drawn By: Checked By:

Scale:

Sheet No.:



Project Name:



765 ELDEN STREET
HERNDON, VA 20170

Project Number: 10-001

Issued:

No.	Date	Description

ASLIN BEER HPRB SUBMISSION

771 ELDEN STREET
HERNDON, VA 20170

Sheet Title:

HPRB SIGN RENDERINGS

Drawn By: Checked By:

Scale:

Sheet No.:



1| EXISTING STREET ELEVATION
N.T.S.

Project Name:



765 ELDEN STREET
HERNDON, VA 20170



2| PROPOSED STREET ELEVATION
N.T.S.

Project Number:

10-001

Issued:

No.	Date	Description

ASLIN BEER HPRB SUBMISSION

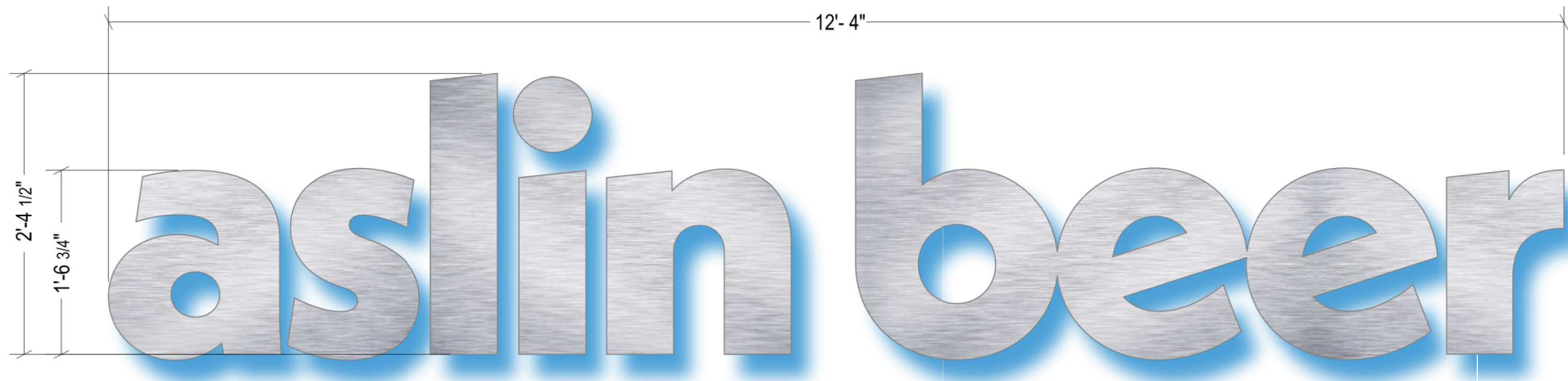
Sheet Title:

HPRB SIGN DETAILS

Drawn By: Checked By:

Scale:

Sheet No.:

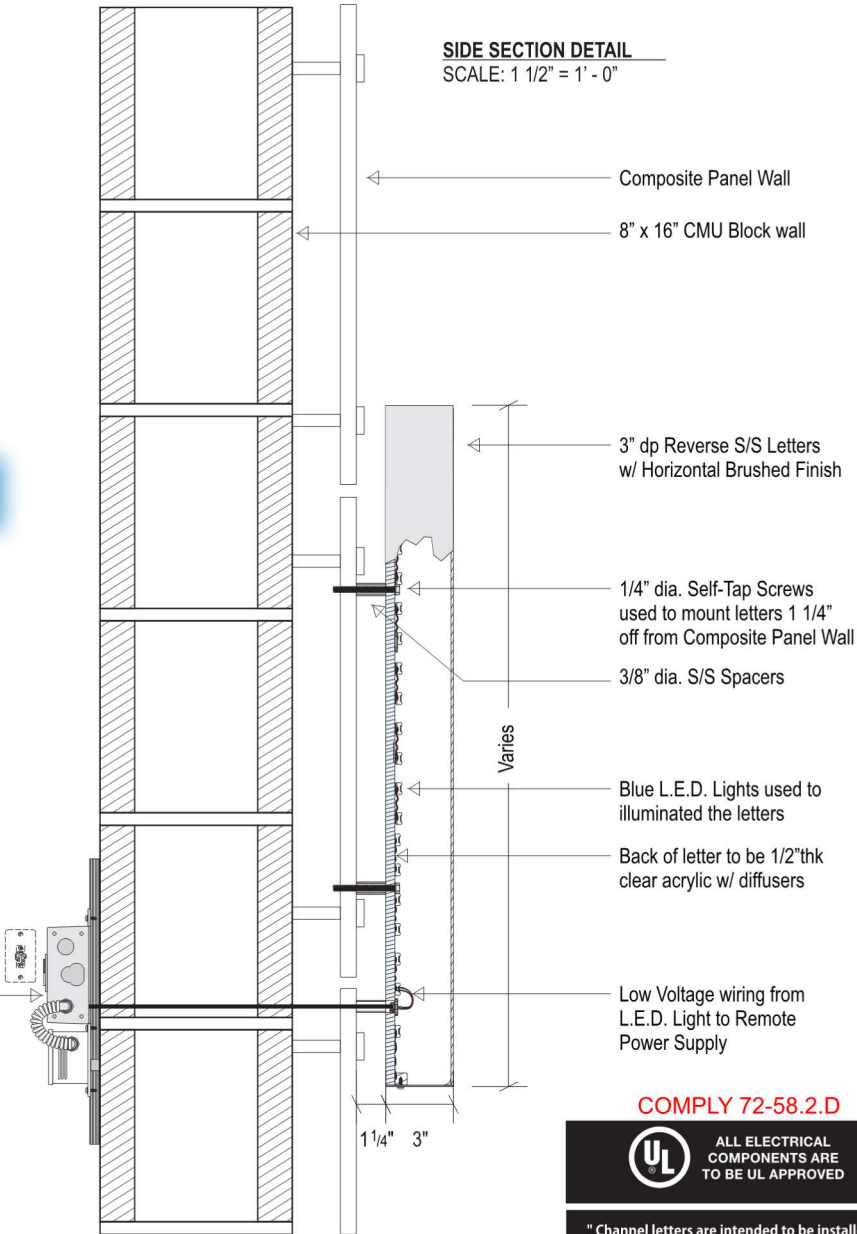


A REVERSE - HALO-LIT CHANNEL LETTERS
SCALE: 3/4" = 1' - 0"

ONE SET OF REVERS WHITE ACRYLIC LETTERS w/ BRUSHED FINISH. (HORIZONTAL)
LETTERS TO BE STUD MOUNTED 1 1/2" OF FROM BUILDING FACADE.
BLUE L.E.D LIGHTS USED TO ILLUMINATED THE LETTER TO GIVE A HALO EFFECT AT NIGHT

Remote Power Supply
w/ Disconnect Switch

NOTE:
Electrical Feed w/ (120V) must
be brought to within 1'-0" to sign
area by others



COMPLY 72-58.2.D

 ALL ELECTRICAL
COMPONENTS ARE
TO BE UL APPROVED

" Channel letters are intended to be installed in
accordance w/ the requirements of Article
600 of the National Electrical Code and/or
other applicable local codes, including proper
grounding and bonding of the entire sign"



VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-219
Negative no(s). 9092/24

Attachment #4

City/Town/Village/Hamlet	Herndon	County	Fairfax
Street address or route number	767 Elden	U.S.G.S. Quad	Herndon
Historic name		Common name	"Elden St. Cleaners"
Present use	commercial	Building Style	Noncontributing, Commercial
Original use	commercial	Building Date(s)	ca. 1950-1960

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
☐ 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) _____
☐ low basement ☐ raised basement

4. Bays (number): front _____ 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
☐ hipped

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

9. General supplementary description and decoration: _____

10. Major additions and alterations: _____

11. Outbuildings: _____

12. Landscape Features: _____

13. Significance:
Noncontributing commercial structure



Surveyed by: Polhill/Frazier Date: 12/87

HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

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- 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.
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 - 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
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- 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.