

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
WORK SESSION AGENDA
APRIL 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 AN ADDITION TO AN EXISTING STRUCTURE, HPRB #18-31**, to consider an application for a Certificate of Appropriateness approving the construction of a two-story rear addition with a screened porch at the single-family residential structure located at 610 Spring Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0140A. Owner: Robert C. Matthews. Applicant: O'Neil Architects. *Continued from January 16, 2019 HPRB public hearing.*
3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN AMENDMENT TO APPROVED APPLICATION, HPRB #19-07**, to consider an application for a Certificate of Appropriateness approving design revisions to the approved new construction, previously authorized through HPRB #15-20, to the mixed-use structure located at 700 Lynn Street, 702A, 704A, 708A and 710A Elden Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-51-0001, 0162-52-0010, 0162-52-0009, 0162-52-0007, and 0162-52-0006. Owner: Multiple Property Owners. Applicant: Stephen DeFalco, Owner / Project Developer. *Continued from March 20, 2019 HPRB public hearing.*
4. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-08**, to consider an application for a Certificate of Appropriateness approving an addition to the single-family residential structure located at 641 Nash Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0139. Owner/Applicant: Francis Kenney, Jr. *Continued from March 20, 2019 HPRB public hearing.*
5. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF NEW CONSTRUCTION, HPRB #19-10**, to consider an application for a Certificate of Appropriateness approving construction of a new deck, a new gazebo and various rear yard site improvements on the single-family residential property located at 719 Dranesville Road, Herndon, Virginia and further identified as Fairfax County Tax Map 0104-03040007A2. Owners: Robert J. Tollini, Patricia A. Tollini and Michael R. Tollini. Applicants: Robert and Patricia Tollini.

6. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF A FREE-STANDING SIGN, HPRB #19-11**, to consider an application for a Certificate of Appropriateness approving two (2) new free-standing business signs located at 800 Third Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0104-02-0045C. Owner/Applicant: Policy, Planning and Evaluation, Inc. c/o Jasbinder Singh.
7. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-12**, to consider an application for a Certificate of Appropriateness approving replacement of vinyl siding with new Hardieplank® siding and replace existing porch columns on the single-family residential structure located at 639 Nash Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0138. Owners / Applicants: Amelia Fine-Morrison and James Brew.

COMMENTS

8. Comments from the Staff Members
9. Comments from the Board Members

ADJOURNMENT



MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

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

Date: March 29, 2019

Subject: HPRB #18-31, 610 Spring Street, Addition – Updated Materials

The applicant for the above referenced case, which was continued by the Heritage Preservation Review Board at its public hearings on December 17, 2018 and January 16, 2019 has provided updates to staff in response to the Board's discussion and staff report comments initially presented at the HPRB Work Session held on December 12, 2018.

The revised application materials include:

- drawings that depict the existing building elevations for comparison to the new (revised) elevations;
- more detailed site and floor plans;
- perspective architectural rendering of the existing house with proposed addition;
- additional material information that address many of the missing information items; and
- diagrammatic depiction of the additions' total footprint of the addition.

Massing and Scale of the Addition

The revisions include several design changes that address the shear mass and scale of the previous design. The size of the second-floor has been reduced, which allowed for a reduction in the size of the gables; on the side elevations to be more in keeping with the size of the existing gables. Also, the roof form on the rear elevation has been broken up into a gable scaled to match the other gables and a hipped roof over the rear porch to reduce the mass and scale of the forms for improved compatibility with the existing house. The side entry porch has been reduced in size by reducing the gable form and no longer extends past the corner of the existing house. Staff believes that the proposed changes are more in keeping with the intent of the Heritage Preservation Handbook Design Guidelines; however, the Board should still focus its discussion and consideration of the appropriateness of the overall size and volume of the addition in contrast to the existing structure.

Detailing and Differentiation

The revision has clearly shown an effort to differentiate the old and new by specifying a different exterior Hardie plank ® cladding profile for the addition, which is a 6" reveal, that contrasts with existing 4" reveal of the aluminum siding. While the different exterior cladding of the addition does help with differentiation, the end gable that runs generally from front to rear, is consistent in height and material and gives the sense of one big form

along a long axis of this building as if it were one form originally. The perspective drawings show where this roof form breaks at the cross gable for the new addition (see graphic below). However, existing roof line is still extended to meet the ridge of the new cross gable. This roof extension enhances the mass of the roof and does not provide a clear visual break between existing and new, nor does it differentiate between the two per the intent of the guidelines. Options on how reduce the height of this extension should be explored to retain the existing gable end.



Further, the application is still missing information regarding the following items.

- Profile and dimensions of the existing corner, rake, and window trim boards;
- The width and seam dimensions and mean of crimping the seams of the standing seam metal roof; and
- Clarification on the finish of the proposed fiber cement siding; a smooth finish should be used instead of a wood grain finish. The smooth finish provides a more authentic appearance to wood.

Staff is recommending approval of HPRB #18-31 with the following conditions:

- 1) The gable roof extension of the existing house is reduced in height to allow a break in the roof line. The applicant shall revise the drawings to show this change and submit to staff for administrative approval prior to issuance of the COA;
- 2) Clarification of the details of existing corner, rake, and window trim boards, the finish of the proposed fiber cement siding, and the standing seam metal roof shall be provided to staff for administrative approval prior to issuance of the COA; and
- 3) The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted November 6, 2018, March 19, 2019, and any subsequent updates required by the Board in addition to Staff Recommendation Conditions #1 and #2.

Staff will also reserve additional comments and recommendations pending further discussion with the Board and applicant at the HPRB Work Session on April 3, 2019.

Thank you.

Attachments:

- 1) Applicant revision narrative
- 2) Revised site plan, elevations, and materials information

Items Addressed in Revision

610 Spring Street, Herndon, VA 20170

O'Neil Architects

03/03/2019

1. Concerns about size and massing:

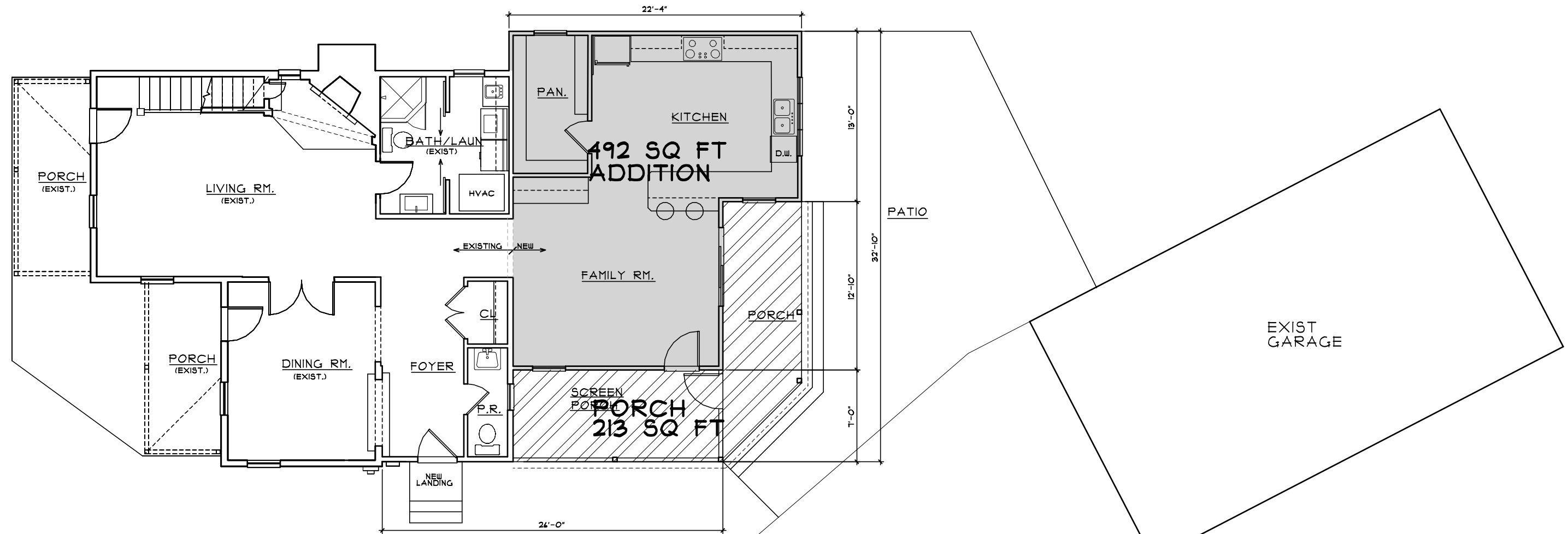
- Reduced the size of the second floor addition
- Removed the first floor covered entry porch on the right side elevation
- Reduced the size of the cross gable on the second floor of addition. It now matches the width of the south facing gable on front portion of house
- Added trim and the smaller gable to break up the massing on the left side (north) elevation
- Roof over second floor covered porch made into hipped roof to reduce profile and visual impact when viewed from street and backyard

2. Differentiating between old and new:

- Different siding exposure (old is 4", new is 6")
- Existing siding is aluminum, new siding is fiber cement
- Gutters are to be 6" aluminum half-round with white finish and 4" diameter round downspouts to match existing
- When the house was purchased in 1976 by a previous owner, it was in serious disrepair and was renovated by the new owners. Part of the renovation was to remove the asbestos shingled siding on the exterior of the house and the clapboard underneath that was there when the house was built. The clapboard was in such disrepair it was not salvageable. The current 4" exposure aluminum siding was put on the house at this time. The rolled roofing on the porch roofs were also replaced at this time with the standing seam tin which is currently there.
- The deck in the back of the house, brick chimney, and oval window on north side elevation were added in 1987.
- The concrete for the front porch was replaced in 2004 and the flagstones were added.
- The inexpensive aluminum frame windows in the south-east corner of the existing kitchen were also probably added with the 1970's or 1980's renovation.

3. Clearer depiction of scope:

- Added new and existing roof plans, existing elevations, and perspectives to better depict what is changing and what is staying the same
- Displayed on plans what part of the house is being affected
- Clearly stated how much square feet we are proposing to add compared to the existing
- Scale was added to plat of existing site
- Additional notes calling out trim details of porch have been included on elevations



FIRST FLOOR PLAN

1/8" = 1'-0"

O'NEIL ARCHITECTS
t.joneil@oneilarchitects.com

03/01/2019
703-711-5113

MATTHEWS RESIDENCE ADDITION

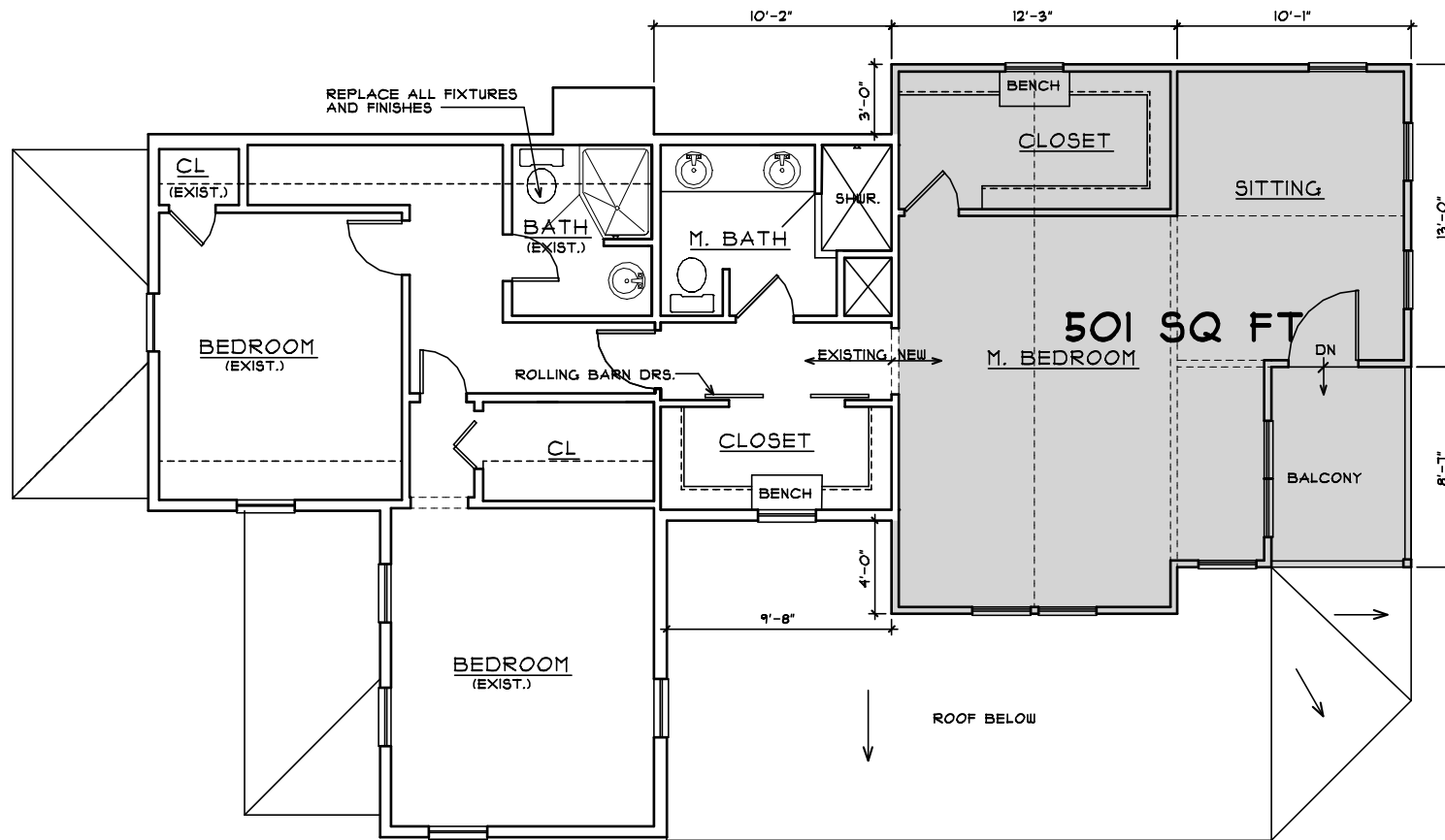
610 SPRING STREET, HERNDON, VA 20170

DRAWINGS NOT FOR CONSTRUCTION

EXISTING HOUSE
FOOTPRINT 1002 SQ FT

105 SQ FT TOTAL ADDITION (SHOWN SHADED)
(HOUSE & REAR PORCH)

DRIVEWAY



SECOND FLOOR PLAN

1/8"=1'-0"

MATTHEWS RESIDENCE ADDITION

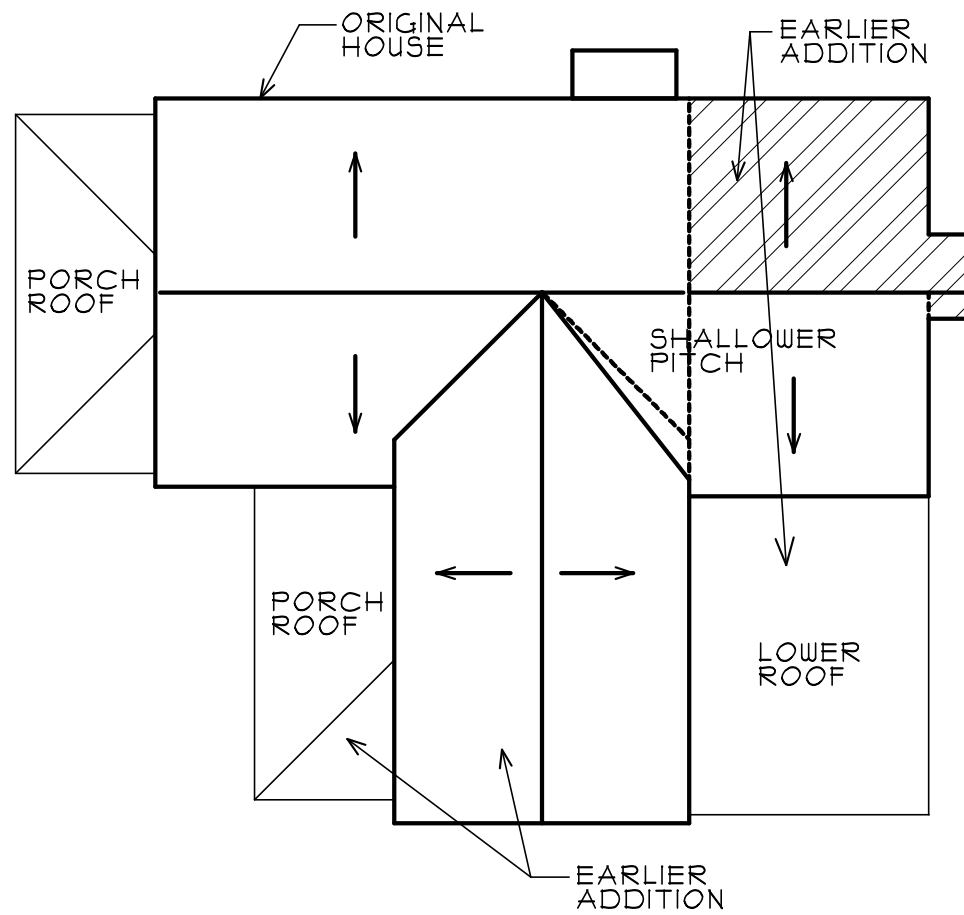
610 SPRING STREET, HERNDON, VA 20170

106 SQ. FT. EXIST HOUSE 501 SQ FT ADDITION (SHOWN SHADED)

O'NEIL ARCHITECTS
t.joneil@oneilarchitects.com

03/01/2019
703-777-5773

DRAWINGS NOT FOR CONSTRUCTION



EXISTING ROOF PLAN

1/8"=1'-0"

MATTHEWS RESIDENCE ADDITION

610 SPRING STREET, HERNDON, VA 20170

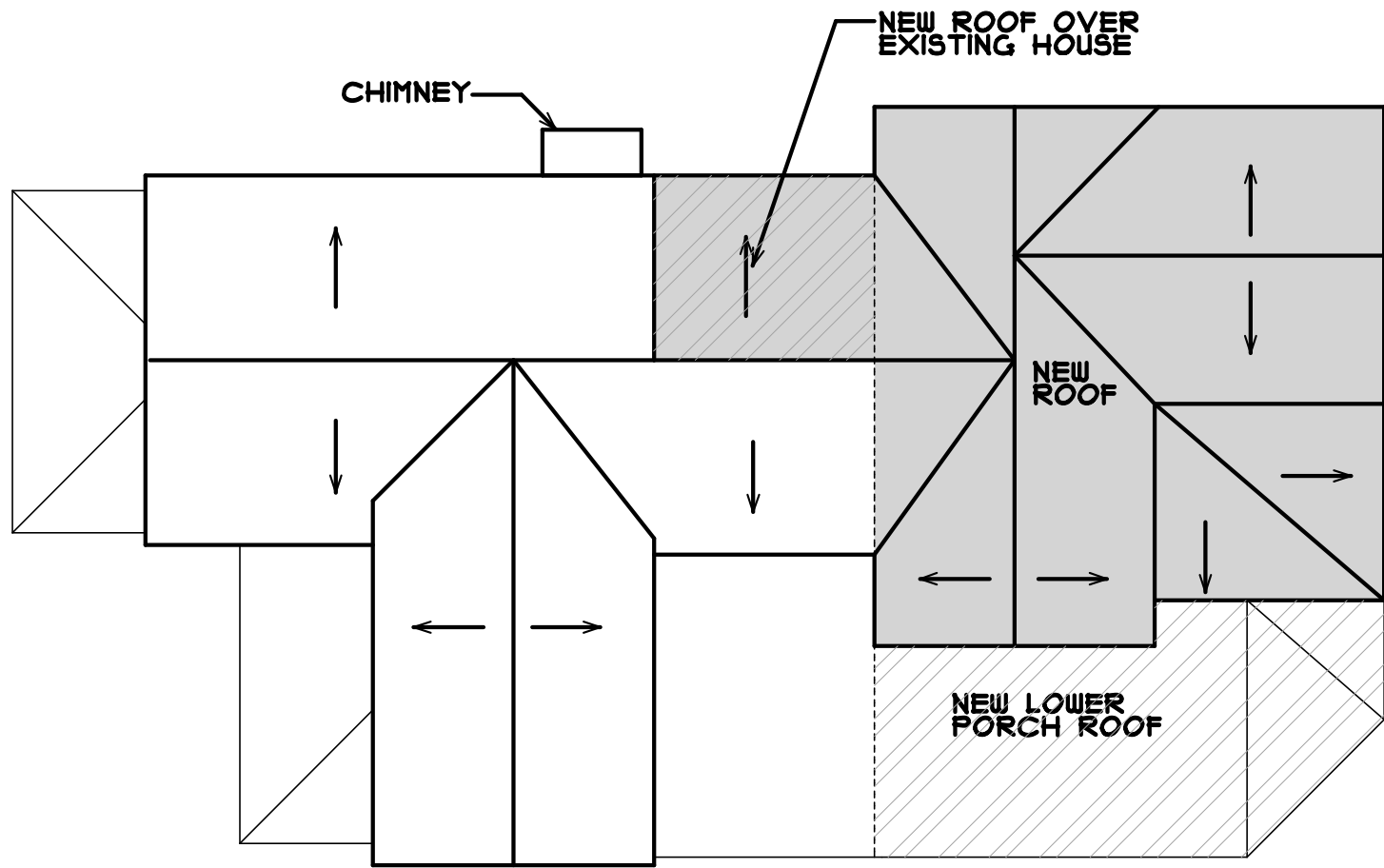
O'NEIL ARCHITECTS

tjoneil@oneilarchitects.com

03/01/2019

703-777-5773

DRAWINGS NOT FOR CONSTRUCTION



NEW ROOF PLAN

1/8"=1'-0"

MATTHEWS RESIDENCE ADDITION

610 SPRING STREET, HERNDON, VA 20170

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t.joneil@oneilarchitects.com

03/01/2019
703-777-5773

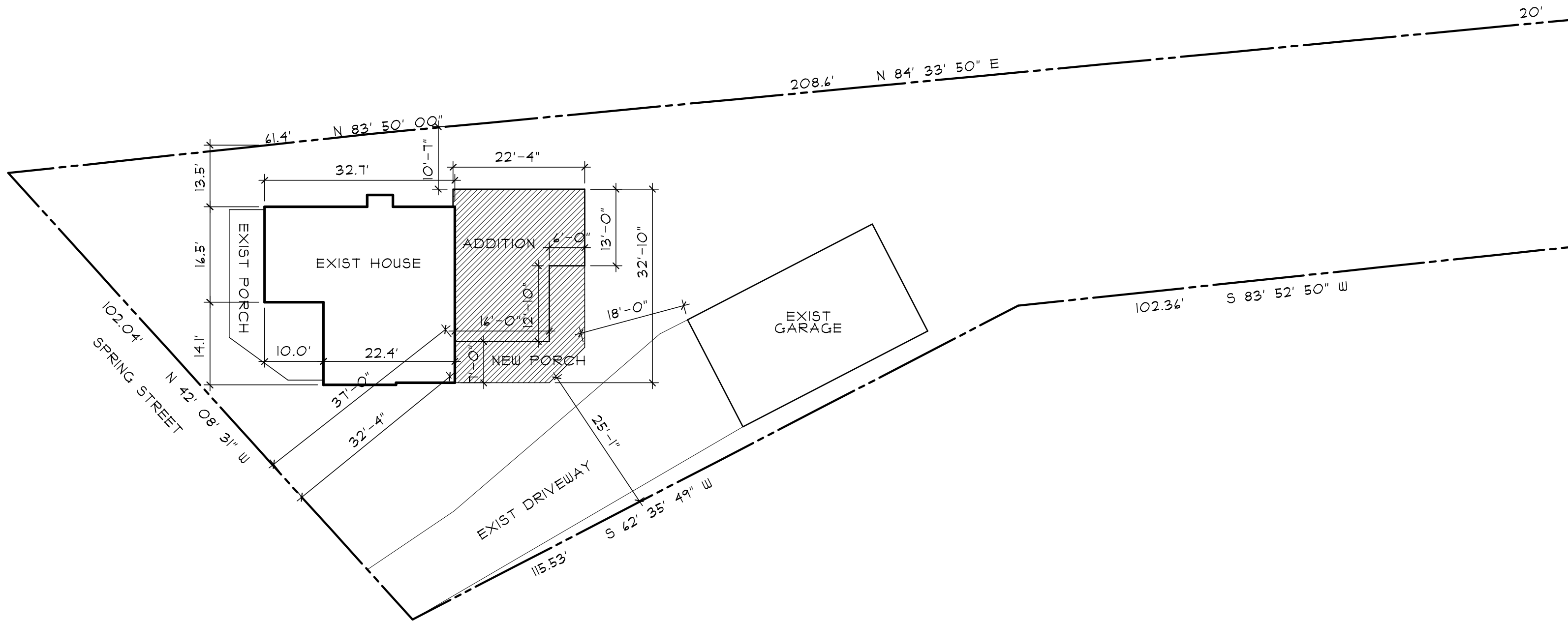
DRAWINGS NOT FOR CONSTRUCTION

ROUTE 675

4' WOOD FENCE

T, ETC

STREET (AVAILABLE WIDTH)



PROPOSED SITE PLAN

1/16"=1'-0"

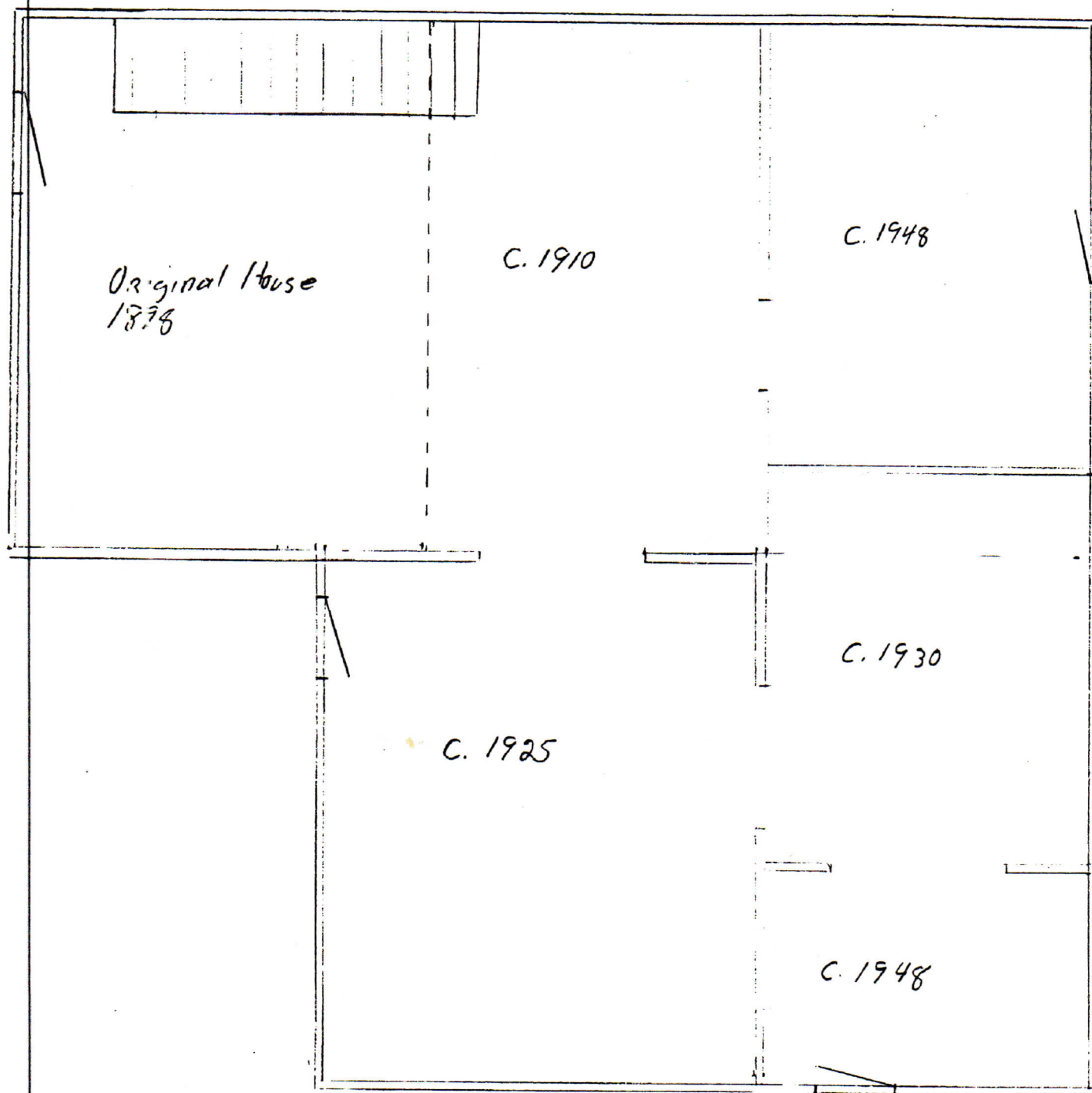
MATTHEWS RESIDENCE ADDITION
610 SPRING STREET, HERNDON, VA 20170

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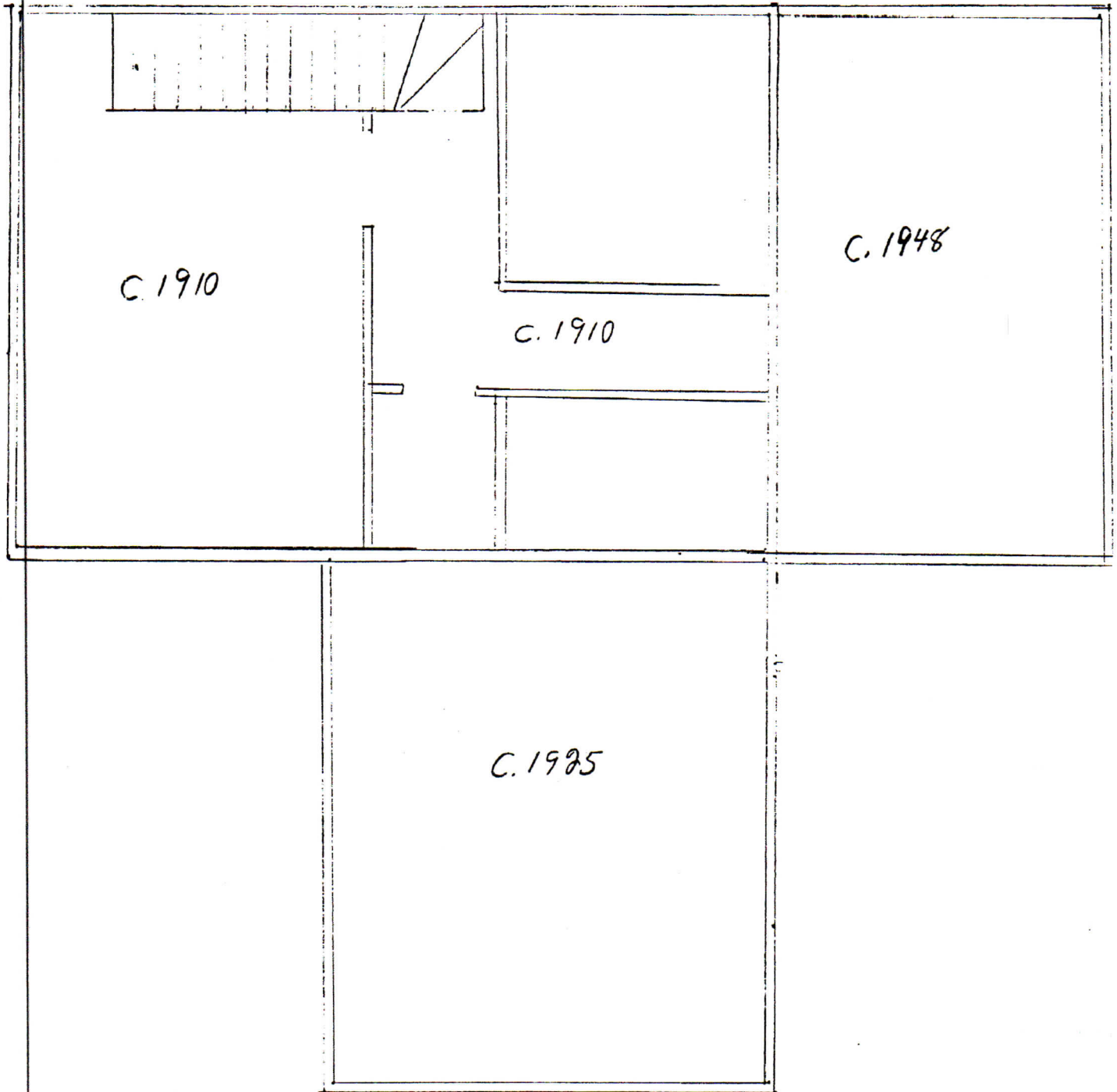
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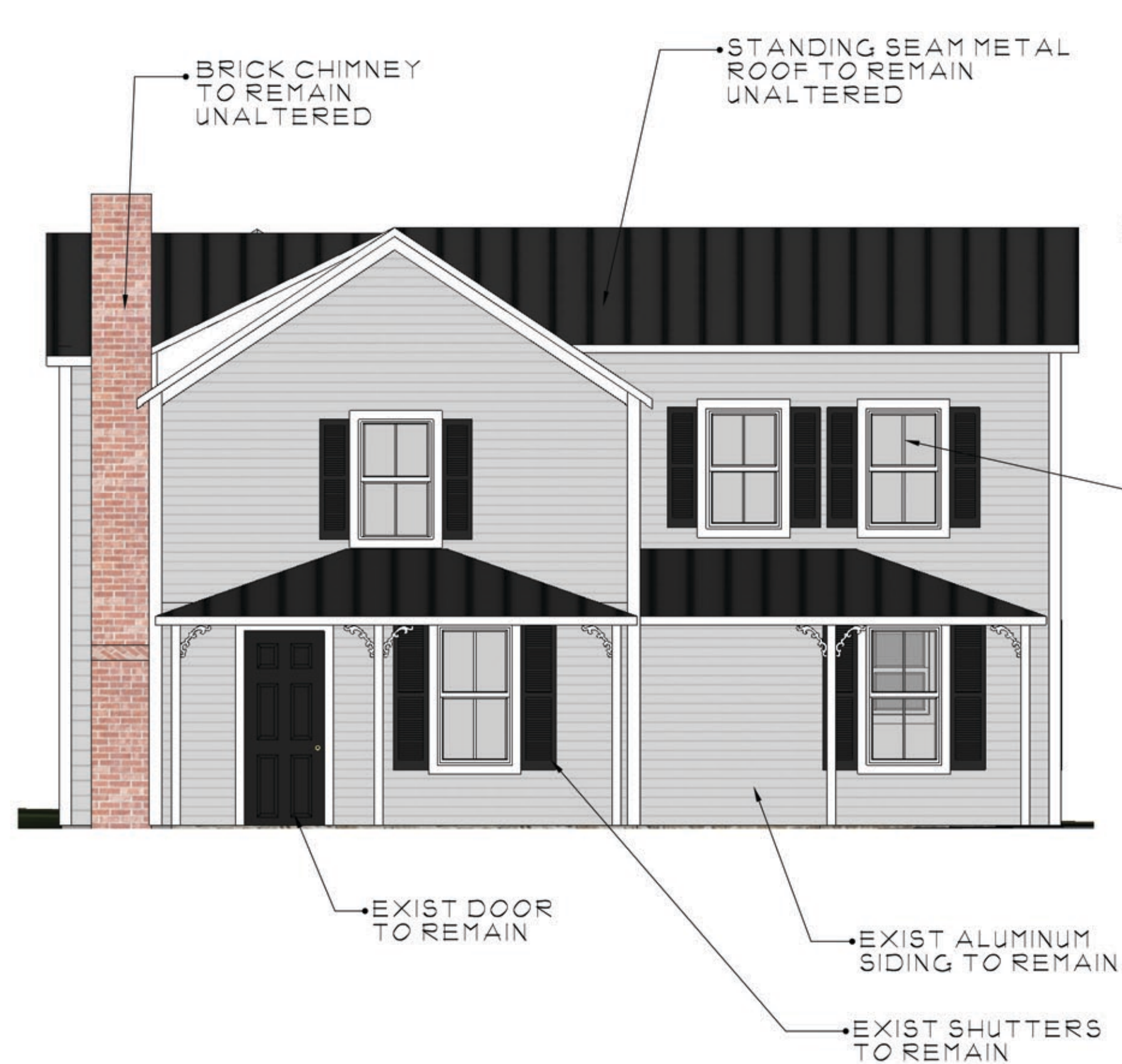
DRAWINGS NOT FOR CONSTRUCTION

FIRST FLOOR PLAN
SHOWING APPROXIMATE DATES OF ADDITIONS



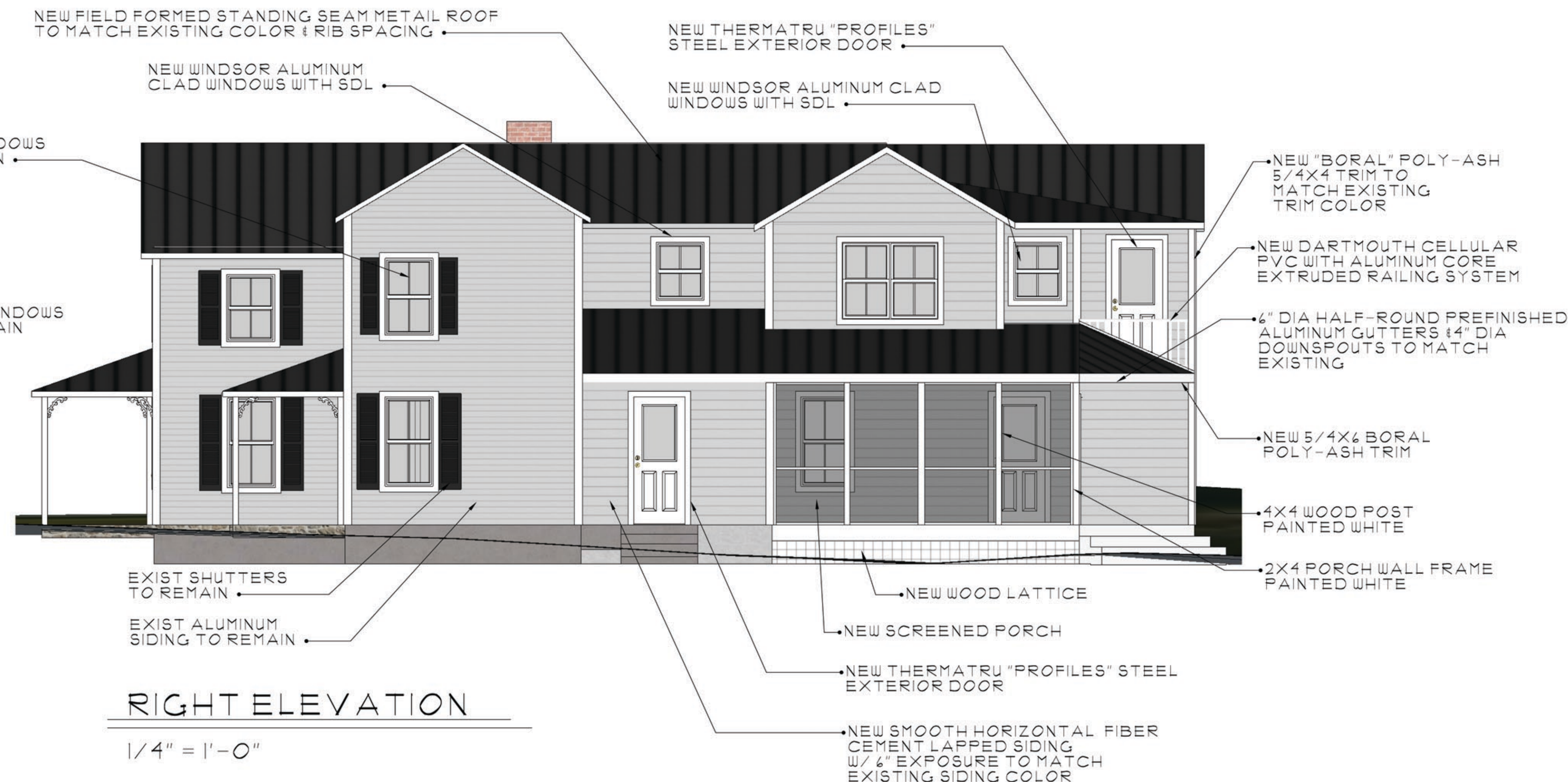
SECOND FLOOR PLAN
SHOWING APPROXIMATE DATES OF ADDITIONS





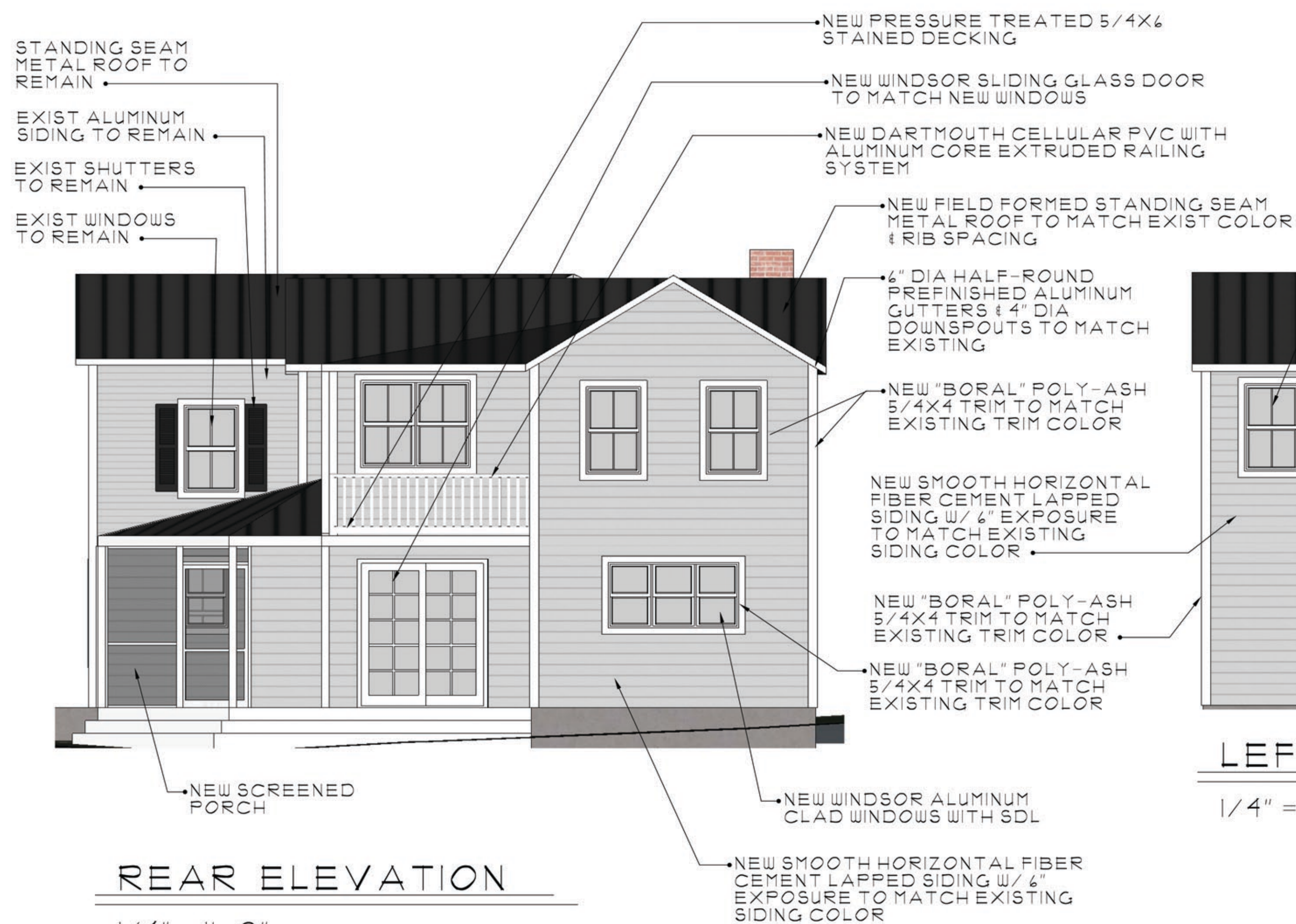
FRONT ELEVATION

1/4" = 1'-0"



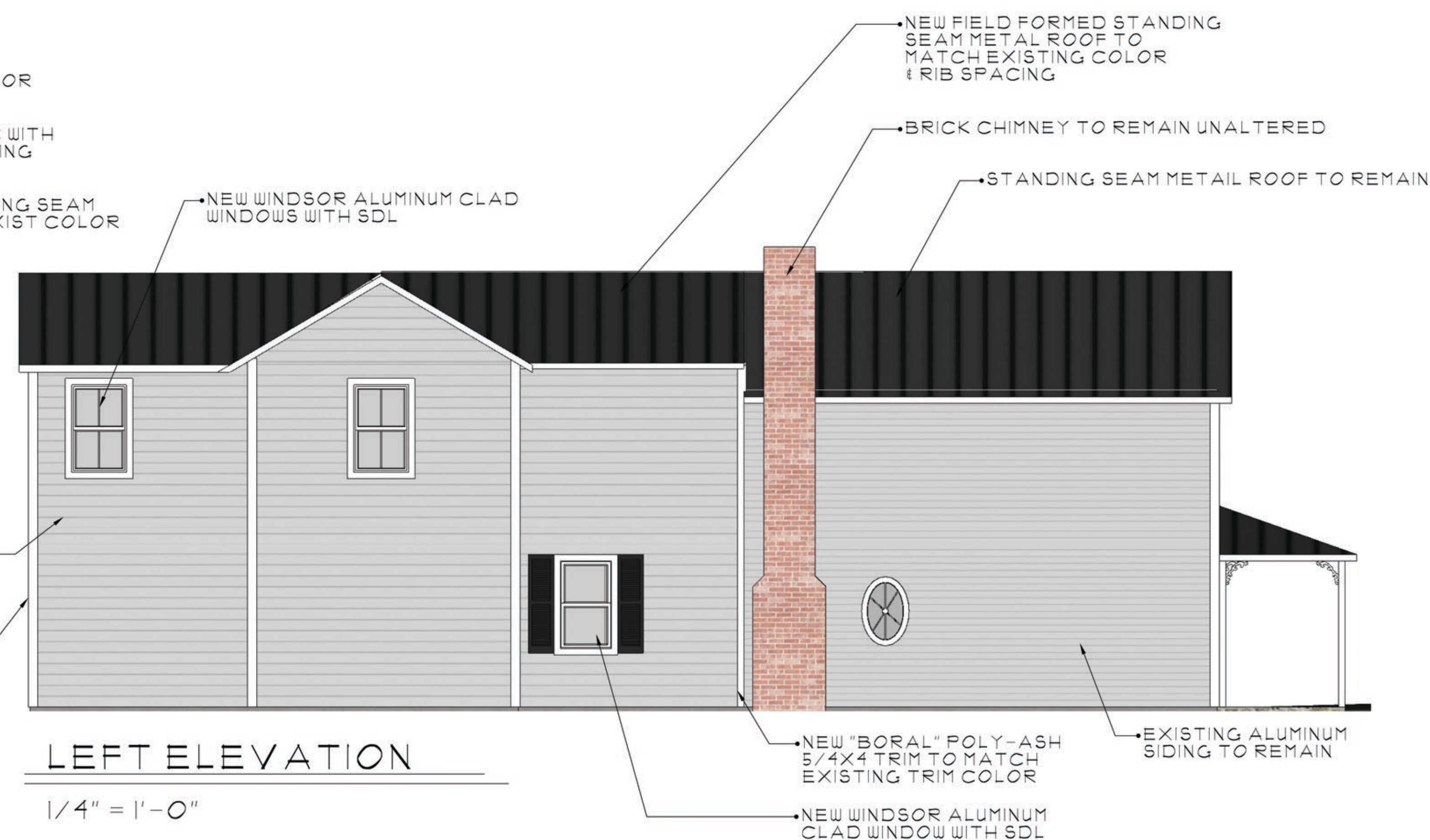
RIGHT ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



LEFT ELEVATION

1/4" = 1'-0"

MATTHEWS RESIDENCE ADDITION
610 SPRING STREET, HERNDON, VA 20170
ELEVATIONS

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ARCHITECTS



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fjoneil@ONeilArchitects.com
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Leesburg, VA 20175

A-1

Date: 03/01/2019

Job No. 1815
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MATTHEWS RESIDENCE ADDITION
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EXISTING ELEVATIONS

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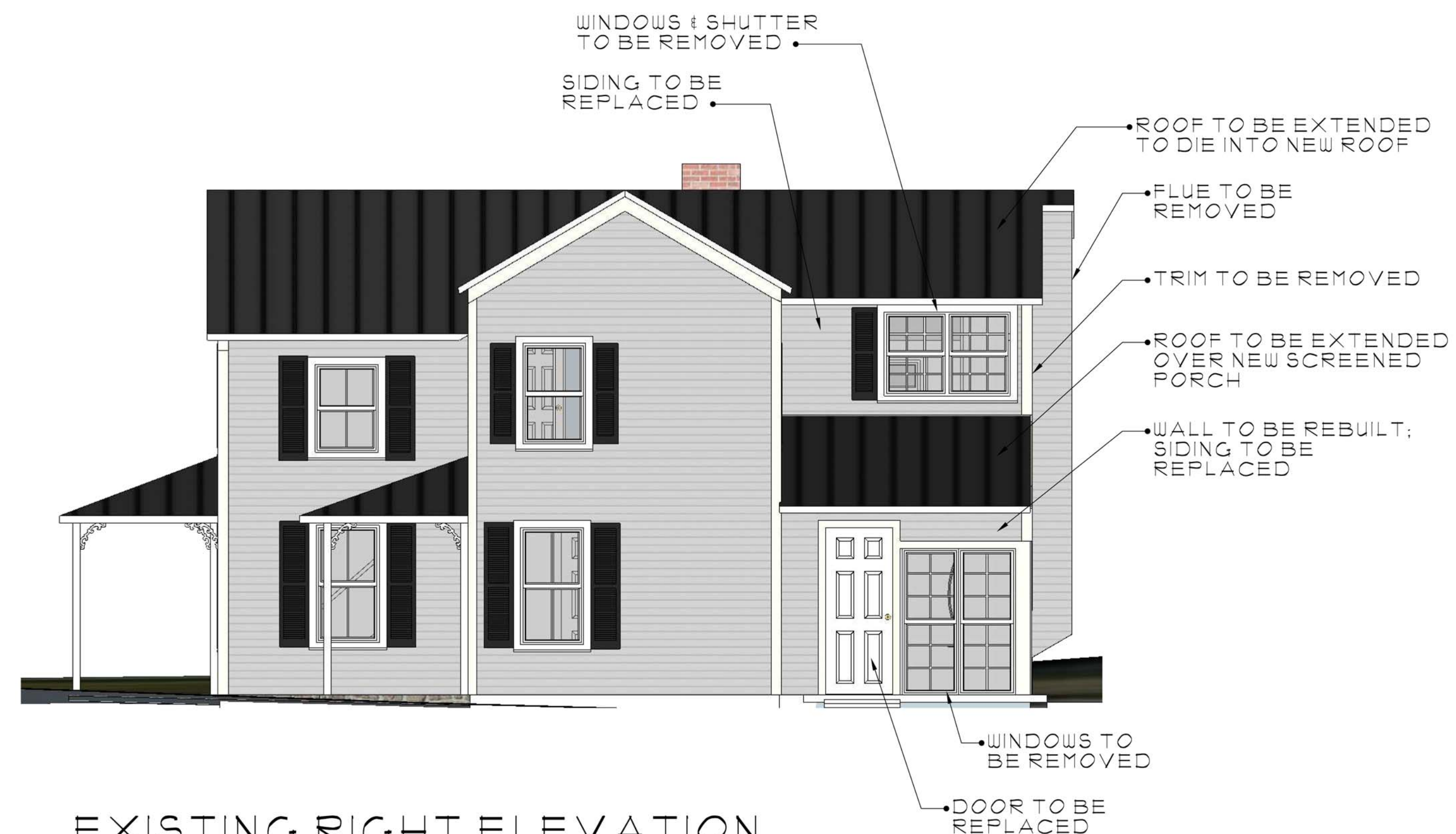
X-1



EXISTING FRONT ELEVATION

1/4" = 1'-0"

ALL BUILDING ELEMENTS (ROOF, WINDOWS, TRIM, ETC) TO REMAIN UNALTERED



EXISTING RIGHT ELEVATION

1/4" = 1'-0"



EXISTING REAR ELEVATION

1/4" = 1'-0"



EXISTING LEFT ELEVATION

1/4" = 1'-0"



PERSPECTIVE - FRONT LEFT



PERSPECTIVE - FRONT RIGHT



PERSPECTIVE - BACK RIGHT



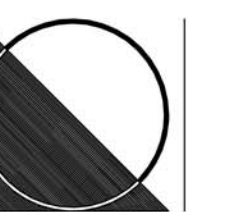
PERSPECTIVE - BACK LEFT

Date: 03/01/2019

Job No. 1815
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MATTHEWS RESIDENCE ADDITION
610 SPRING STREET, HERNDON, VA 20170
PERSPECTIVES

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P-1

Beads



Screen Bead
WM-138
 $\frac{5}{16} \times \frac{5}{8}$
A Grade



Plain Screen Bead
WM-142
 $\frac{1}{4} \times \frac{3}{4}$
A Grade



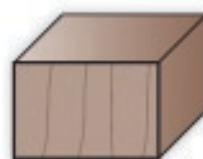
Beaded Screen Bead
WM-144
 $\frac{1}{4} \times \frac{3}{4}$
A Grade



Glass Bead
WM-147
 $\frac{1}{2} \times \frac{9}{16}$
A Grade

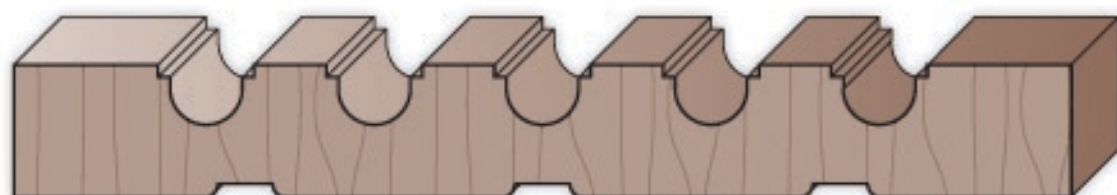


Glass Bead
WM-148
 $\frac{3}{8} \times \frac{5}{8}$
A Grade



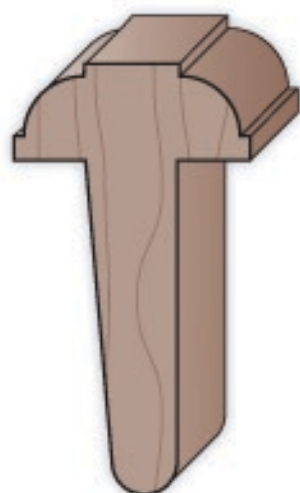
Parting Bead
WM-254
 $\frac{1}{2} \times \frac{5}{4}$
A Grade

Pilasters

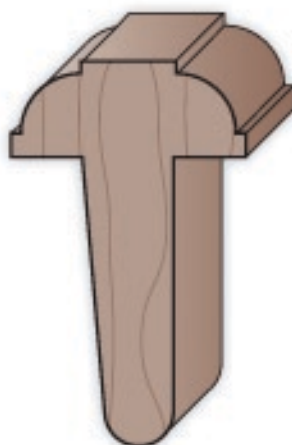


Fluted Pilaster • SM-85 • $\frac{11}{16} \times 5 \frac{1}{2}$
Primed Poplar FJ

Astragals



T-Astragal
WM-1300
 $1 \frac{1}{4} \times 2 \frac{1}{4} \times 8'$
for $1 \frac{3}{4}$ Door
A Grade Pine



T-Astragal
WM-1305
 $1 \frac{1}{4} \times 2 \times 8'$
for $1 \frac{3}{8}$ Door
A Grade Pine



Flat Astragal
WM-989 • $\frac{3}{8} \times 1 \frac{5}{8}$
A Grade Pine

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Forest Green	Pearl Grey	Linen	Royal Brown
Scotch Red	Traditional Blue	Tuxedo Grey	Terratone
Wicker	Antique Ivory	Cream	Musket Brown
Eggshell	30° White	80° White	

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Model # 6HRRT3W10 Internet #206341224



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Spectra Metals 

6 in. x 10 ft. Half Round Low Gloss White Aluminum Gutter

 (3) [Write a Review](#)

\$33⁵⁶

Color: **Low Gloss White**



Product Depth (in.): 6



Product Length (in.): 120



Model #: 6HRRT3W10**Internet #:** 206341224

The Spectra 6 in. Half Round Aluminum Gutter is made from professional grade aluminum and features a baked-on enamel finish. The gutter is used to control large amounts of roof water run-off and will help protect walls, foundations and landscaping. The gutter is convenient and is ideal for repairs, replacement and as an add-on to existing gutter systems.

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- Made from rust free, professional grade aluminum construction
- Protects walls, foundations and landscaping from water run-off
- Offered in a variety of custom colors to compliment your home
- Size: 6 in. width x 3.5 in. height
- Length: 10 ft.

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- [Instructions / Assembly](#)

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Item # 429248 Model #
127738

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96 Ratings



4.0 Average

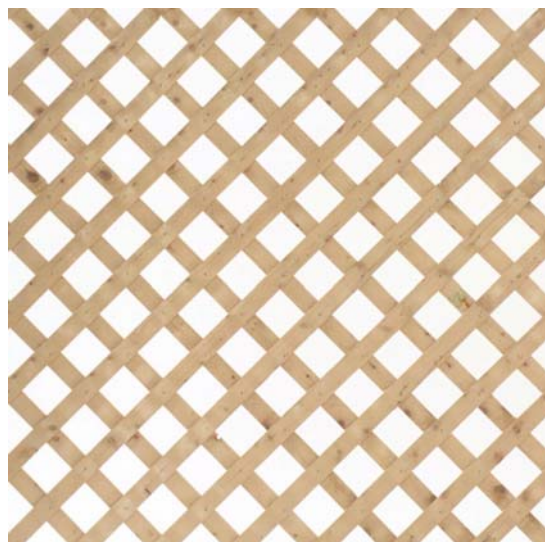
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Delivery



Delivery available

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CHAT WITH LOWE'S

Product Information



Description

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- Pressure treated to resist rot, decay and insect infestation
- Easy to install
- Useful for many yard and home projects
- Measures 1/2-in thick by 48-in tall by 8-ft wide

CA Residents: [Prop 65 WARNING\(S\)](#)



Specifications

Series Name	N/A	Manufacturer Color/Finish	N/A
Wood Species	Spruce	Warranty	1-year limited
Actual Thickness (Inches)	0.5	Fits Common Lattice Thickness	1/2-in
Actual Width (Inches)	48	Color/Finish Family	Brown
Actual Height (Feet)	8	Type	Lattice
Common Thickness (Inches)	1/2-in	Style	Traditional
Common Width (Inches)	48-in	Material	Wood
Common Height (Feet)	8-ft	CA Residents: Prop 65 Warning(s)	Yes
Grid Opening (Inches)	2-3/4-in	Pressure Treated	✓
Pressure Treatment Type	Micronized copper azole (MCA)		

Feedback

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CHAT WITH LOWE'S



MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

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

Date: March 29, 2019

Subject: HPRB #19-07, Junction Square Design Revisions

The applicant for the above referenced case, which was continued by the Heritage Preservation Review Board on March 20, 2019 at its public hearing, has not provided any updates to the Town's staff in response to the Board's comments and requests for information.

Staff will continue working with the applicant to seek updates and/or resolution of this case between now and the April 17, 2019 Public Hearing and does not have any updated information or comments for the Board in advance of the April 3, 2019 HPRB Work Session.

Thank you.



MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

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

Date: March 29, 2019

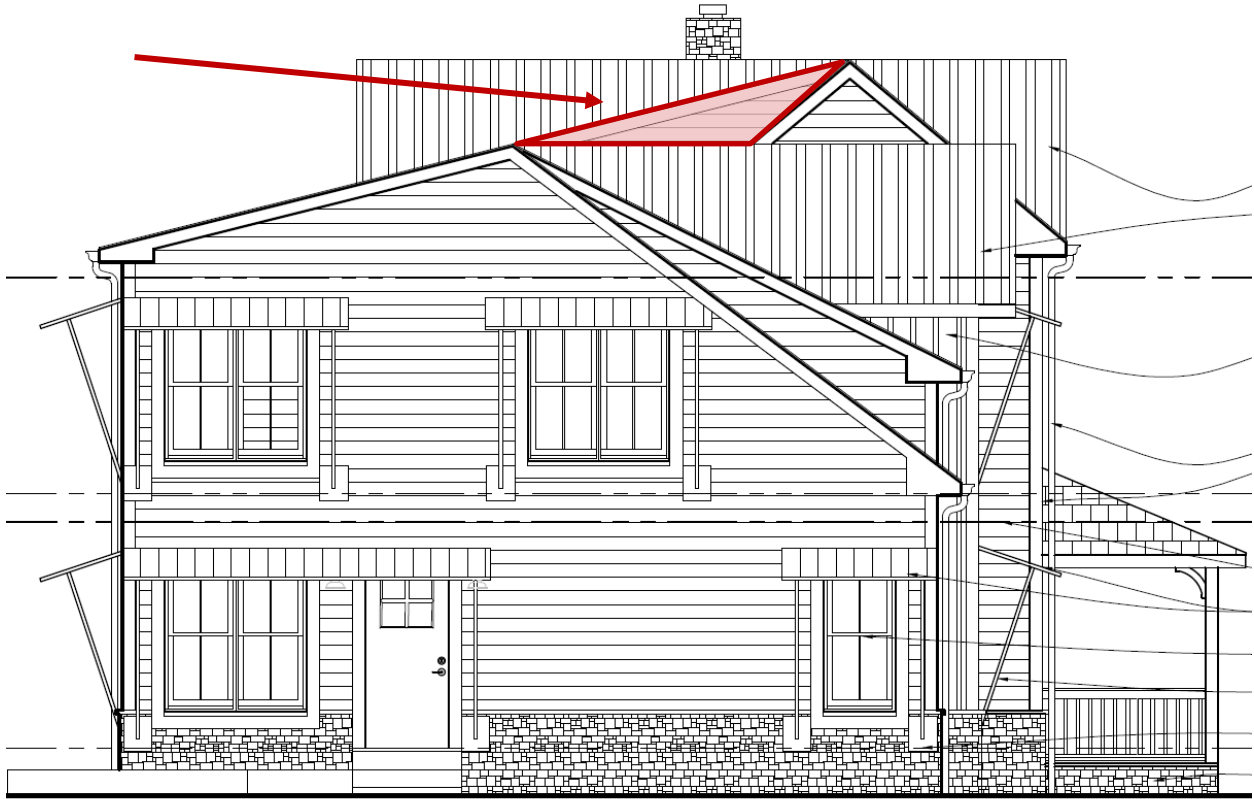
Subject: HPRB #19-08, 641 Nash Street, Addition – Updated Materials

The applicant for the above referenced case, which was continued by the Heritage Preservation Review Board on March 20, 2019 at its public hearing, has provided updates to the Town's staff in response to the Board's discussion and staff report comments initially presented at the HPRB work session held on March 6, 2019.

The applicant has provided updated drawings that depict the existing elevations in comparison to the new (revised) elevations, more detailed site and floor plans, and additional materials information that addresses many of the missing informational items. In addition, the applicant has provided diagrammatic depiction of the total footprint of the addition.

Alterations to the Existing Contributing House

The revisions show several design changes that address the impacts to the historic portions of the house. The two-story bay windows have been removed, the metal awnings have been removed, the porch design has been simplified, the stone veneer has been lowered to the foundation level, and the existing windows locations and sizes have been retained. Combined, these revisions help to preserve the historic appearance of the house however, staff continues to have concerns regarding the primary gable or roof form and the removal of the existing brick chimneys. The primary side gable roof of the house would be rebuilt with a significantly different slope and size (See graphic below).



The change changes a historic roof line, and altered the mass and design of an important historic portion of the house. The existing two-story addition was able to retain the original roof slope/design by using a low-pitched roof. Staff suggests a similar solution to the new addition. Changing the roof slope/design as proposed also confuses any distinction between the historic portions of the house and the addition as viewed from the rear elevation which faces a public right-of-way and creates a single large roof mass (See graphic below).



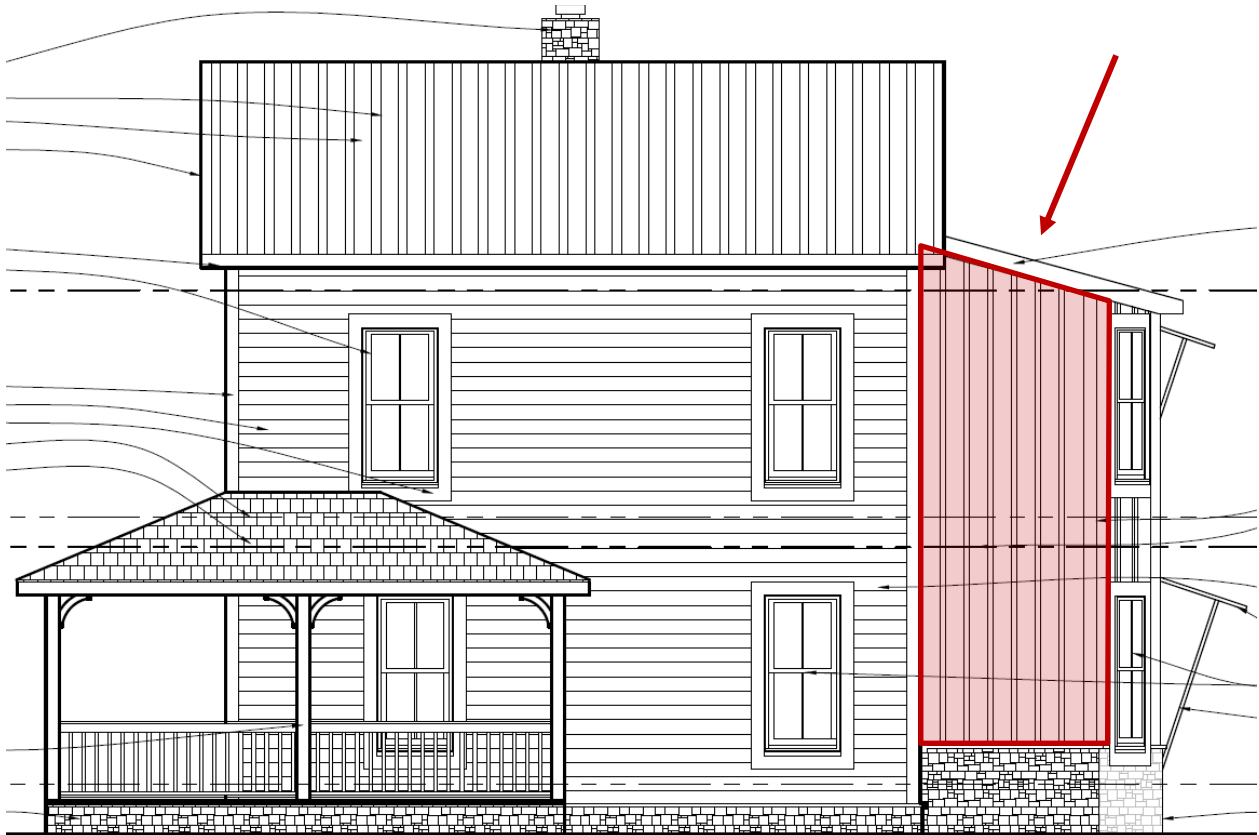
The existing brick chimneys are both an important architectural and historic element. They are comprised of original material, present a historic design, and are indicators of an historic layout and historic heating source. They should be repaired and retained at their existing locations and with their existing design and material. Photos of chimneys from Nash Street and Spring Street are below.



Detailing and Differentiation

The revision begins to show an effort to differentiate the old and new by retaining the majority of the original (as seen today) front (north) and west elevations. The additions have a stone veneer that extends to first floor window sill, contemporary metal awnings, and mostly paired versus single double hung windows, which are significantly different than the historic portion of the house.

Staff still has concerns about the appropriateness of several design components of the proposed additions and how they hinder distinction between the existing house and the additions. Board and batten siding, in addition to lap siding, are both used as primary cladding materials and the lap siding matches that of the existing house. To accentuate differentiation between the historic portions of the house and the addition, a different siding or the same siding with a different profile or size should be used. To prevent too much siding variation, the addition should have a clearly primary cladding material with an accent material possibility used in certain areas. The board and batten's use specifically on the two-story rear addition seems inappropriate. This addition immediately faces the street and its west side creates a single vertically-oriented mass/element that does not appear compatible with the scale of the house (See graphic below). The board should closely evaluate options for amending the cladding materials to ensure distinction between historic and new, as well as, manage compatibility to a vernacular Victorian architectural style.



The stone veneer on the rear elevation should be reduced to the foundation level on all portions of the existing housed that remains. That includes the small area at the SW corner of the house (See graphic below).



Staff continues to have concern over the level of demolition and removal of historic fabric from the historic portions of the house. As proposed, this project includes almost the complete demolition of the existing house (except studs on two facades). A more thorough explanation and exhibit explaining why the existing first and second floor joists and the roof cannot be preserved with repair and reinforcement should be provided. It should be noted that the application does not indicate that any roofing material, including the stamped metal shingles, are deteriorating or are in an otherwise poor enough condition to no longer be able to function as intended. It would also be beneficial to understand whether the original siding of the house is under the asbestos siding. Any new siding on the historic portions of the house should mimic the original siding. Given the significant impacts to the existing house, any COA for approval should be conditioned on the applicant providing historic building documentation (per HABS/HAER standards) to staff prior to the issuance of a building permit.

The following application materials have not yet been submitted for review:

- Clarification on the muntin type of the new windows. Exterior grilles should be used on all windows; and
- Samples of the stone veneer.

Staff is recommending a continuance of HPRB #19-08 to further refine the design of the additions, alterations, and demolition to address the comments expressed in this memo.

Staff will also reserve additional comments and recommendations pending further discussion with the Board and applicant at the HPRB Work Session on April 3, 2019.

Thank you.

Attachments:

- 1) Applicant revision narrative
- 2) Revised site plan, elevations, and materials information



17 March 2019

To: Chairman of the Town of Heritage Preservation Review Board (HPRB)
Town of Herndon, Community Development, PO BOX 427, Herndon, VA
20172

Subject: Application for Certificate of Appropriateness 641 Nash St. (HPRB #19-08)

Dear Mr. Robert B Walker,

Thank you for the opportunity to present our project to the HPRB. This letter is response the HPRB staff comments dated 6 March 2019 on application HPRB #19-08 for Mr. Francis Kenney Jr at 641 Nash St.. Following the meeting, my client and I meet with the Town Planner Mr. Garcia to discuss the comments from the board and from the staff comments. Based of the board comments and the staff comments, modifications were made to the proposed project to focuses on the Preservation / Rehabilitation of the original structure at 641 Nash St. to the greatest aspect possible.

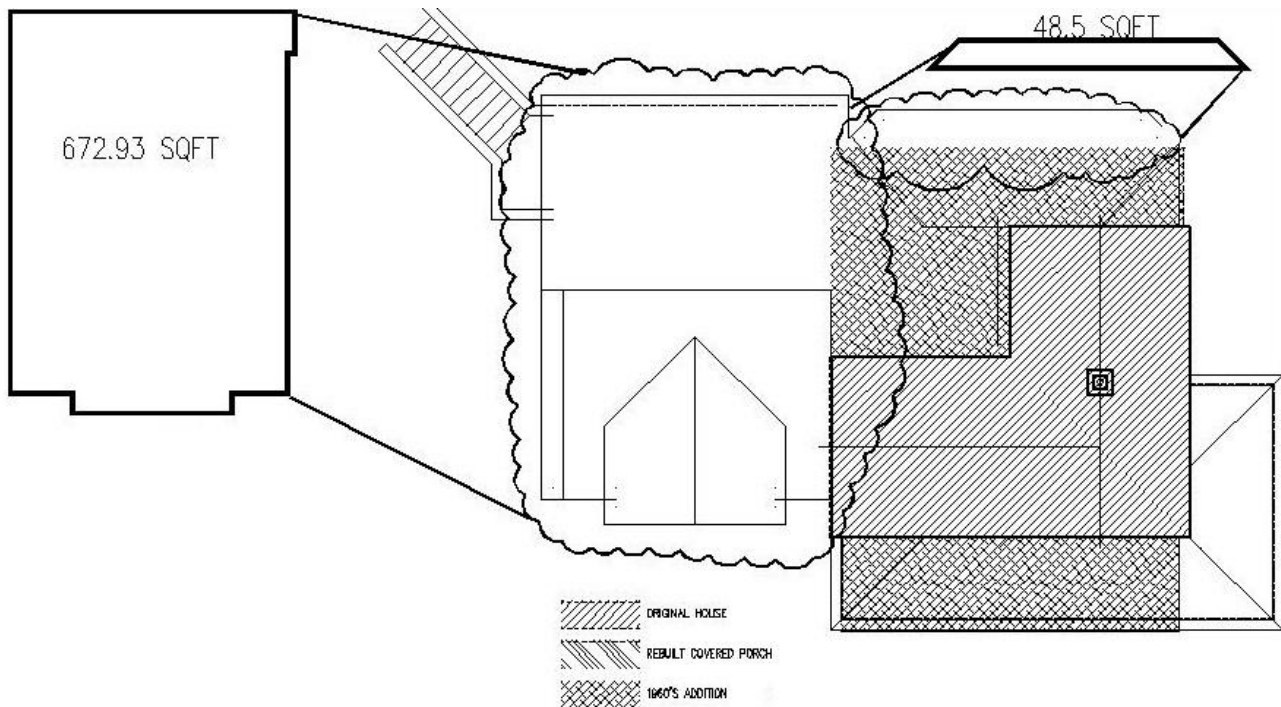
Based on the members comments, we made the following adjustments:

1. Removed the (2) multistory bump outs on the North western corned of the house.
2. Removed the additional window on the first elevation
3. Revised the existing front elevation proposal to proposal to replace the existing windows with new window that match the exist window size and mullions layout.
4. Revised front porch replacement to a simpler form.
5. Removed the modern sun shading devices that were previously proposed.

6. Simplified the existing front and west side elevation (Which are to remain) to compliment the 1900 Farm house style.

Response to 6 March 2019 HPRB #19-08 Staff Analysis:

1. The comment from the staff was that the mass of the addition was between 50-60% increases in the footprint. This calculation was incorrect. The existing footprint is 857.52 SQFT and the proposed additions total 721.43 SQFT. Which is 45.6% increases to the foot print and below the new construction guidelines of 750 SQFT.



2. The design for the addition was conducted in such a way to be differential from the existing structure. This was conducted through setting the existing back from the existing structure, lowering the ridge line of the addition, utilizing a modern shading technique, extended the stone to under the window ledge, utilizing vertical siding and to group the windows in pairs rather than in singles.

(i) Vertical Siding Detail:

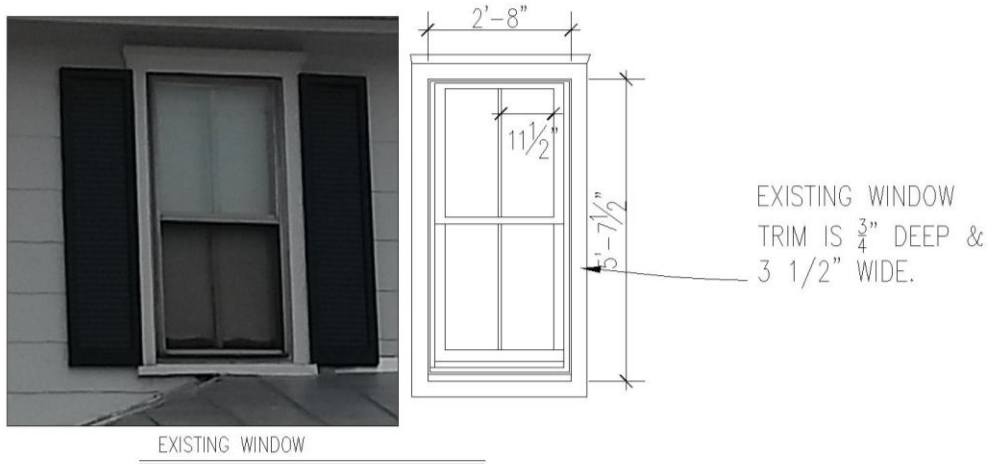


VERTICAL SIDING DETAIL

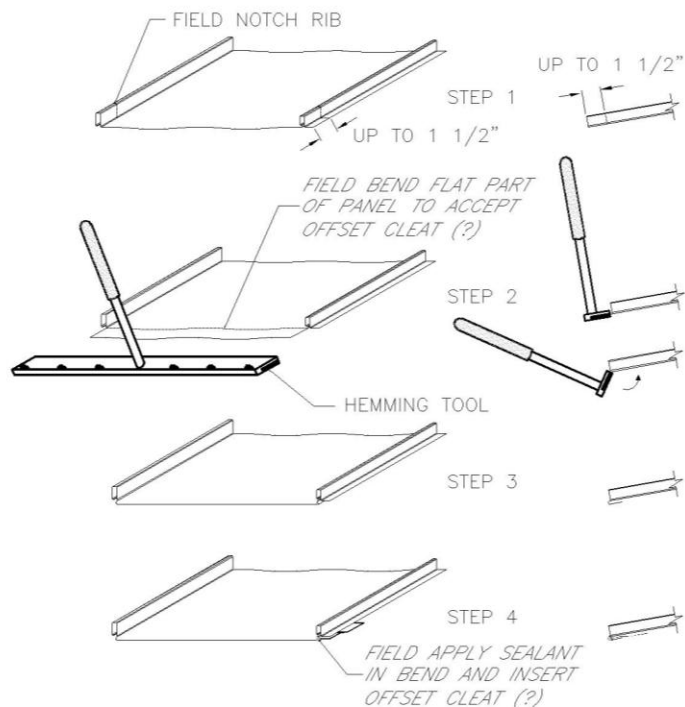
(ii) Existing Details:



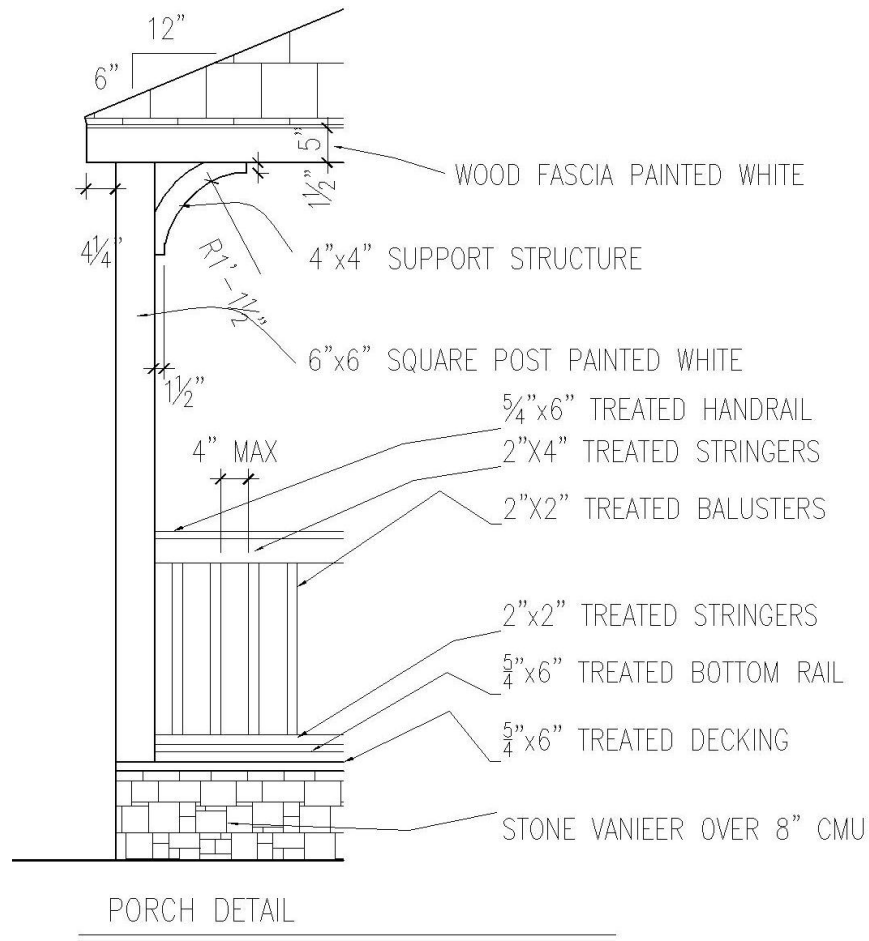
- (iii) Existing windows are wood with a center vertical mullion. The north elevation has 4 windows, of which 3 are original, all four windows are planned to be replaced with new wood windows that match the existing windows. The west elevation has 3 windows, an additional window is to be added to replace a window that was covered over with the 1960's siding project are planned to be replaced with new wood windows that match the existing windows. The windows that we installed in the 1960's addition would be replaced.



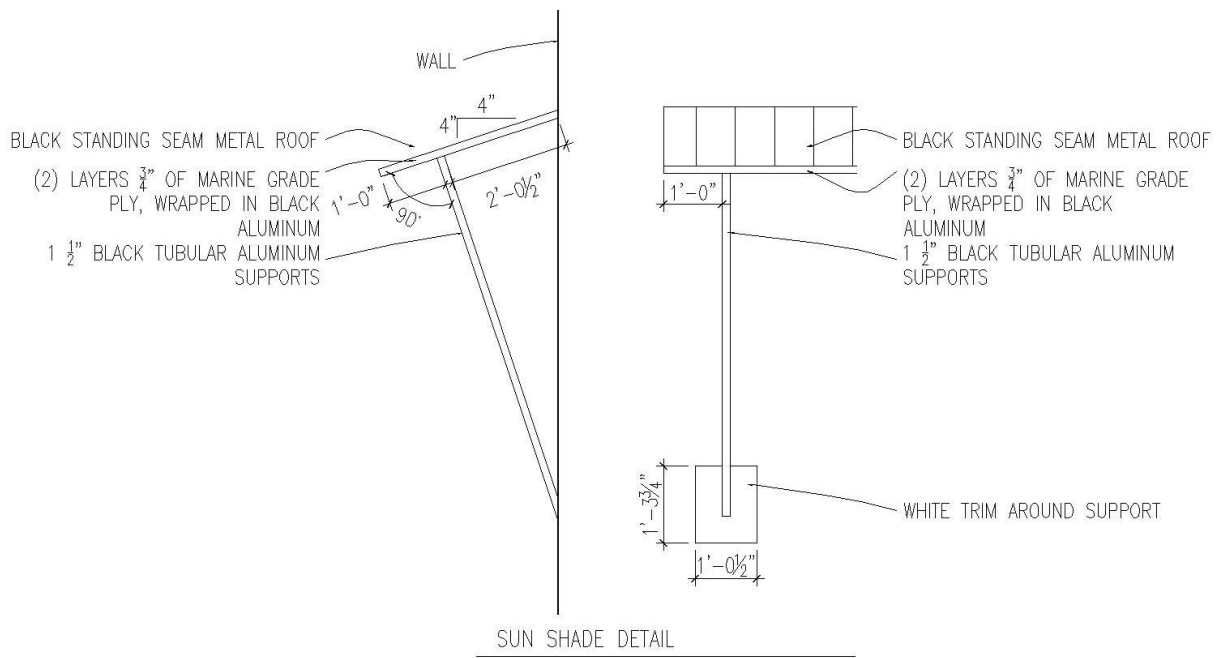
- (iv) The roofing types have been reduced to two. The main roofs and sun shades are standing seam metal roofs (Color: Black), and the roof over the porch is going to be the reclaimed stamped metal roof. No longer proposing the use of asphalt.
- (v) Standing Seam Roof panels, Image II™ is 16" wide with a 1" rib.



(vi) Proposed Porch Detail:



(vii) Sun Shading Supports:



(viii) The fascia is 5" wide x 3/4" thick painted white. The soffit is to be offset 3/4" up from the fascia and to be made from perforated 6" wide vinyl.

(ix) The Gutters are to be 6" silver with 6" tubular downspouts

3. Following the last meeting, we removed elements to focus on the rehabilitation of the existing structure.

(i) The original foundation is stone that was at one point covered with stucco. The proposed plan, is to have the stone on the existing portion only cover over the existing stucco areas and in the new portion to have the stone go up to under the new window sills. The difference is to distinguish the new from the old sections.

(ii) The sun screening has been removed from the existing structure and is on the new structure to provide the desired distinguishing difference.

(iii) Refer to the answer 2-D.

(iv) The pairing of the windows is designed to provide the desired distinguishing difference between the windows of the new and the existing fascies.

(v) The roof on the existing pouch has been simplified. The roof over the proposed portion is more complex to ensure that the ridge height is below the existing ridge.

(vi) There is not an economically achievable materials available to match the existing stamped roof. Due to the stamped roofs not being available, the proposed plan is to use standing seam and to repurpose the existing stamped metal roof over the porch.

(vii) All the window types are the same pattern and the doors are tying back to the spirit of the existing front door. The Glass door at the rear of the proposed addition has a mullion pattern to match the windows.

4. The proposed setbacks are within the allowable as per the chart below:

Item	Required	Existing	Proposed Addition
Lot Area (Min)	10,000 SQFT	10,194.73 SQFT	-
Front Yard (Min)	HP: 20 FT.	13.3 FT.	22.0 FT.
Rear Yard (Min)	25.0 FT.	125.3 FT.	116.60 FT.
East Side Yard (Min)	10.0 FT.	30.0 FT.	10.0 FT.
West Side Yard (Min)	10.0 FT.	9.0 FT.	10.0 FT.
Height (Max)	35.0 FT.	27 FT.	27 FT.
Impervious Surfaces (Max)	50%	15.5%	23.8%
Lot Coverage (Max)	25%	10.3%	18.0%
Addition Size	750 SQFT	-	721.43 SQFT

5. Refer to comments in HPRB staff comment number 1

6. The intent of the project is to remove the 1960's addition. The 1960's additions were constructed with a flat roof and with a floor planes that don't align on the second floor. The proposal is to keep the Front, East and the West elevations and to build the addition attached to the existing walls. The rear addition is to be attached to the rear of the existing elevation. The intent is to utilize the existing exterior walls when attached to the addition to become interior walls. The existing shed would be relocated to the rear of the lot and set on a 8" foundation wall to preserve the shed.

If you have any questions or concerns please feel free to contact me at 845-519-5264 or joenywv@yahoo.com.

Very truly yours,

Joseph Fassacesia, NCARB, Assoc. AIA

19651 OLYMPIC CLUB CT
ASHBURN, VA 20147
P 845-519-5264
E-mail: JOENYWV@YAHOO.COM

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“SCOPE OF WORK”

Phase 1 -PROJECT DESIGN DEVELOPMENT DEFINITION:

PRE-DESIGN portion of the Phase: I will assist you in gathering information we deem necessary to design the project.

- 1. Research of Codes:** During this step, I will review the Building code, Zoning and Planning Board related requirements.
- 2. Existing Conditions:** During this step, I will measure all the spaces of the house, and then draw the existing conditions in AUTOCAD.
- 3. Site analysis:** During this step, I will analyze any limitations on the site that will affect the project.

SCHEMATIC DESIGN & DEVELOPMENT PHASE: I will propose a schematic design or alternate solutions, for your review. We will adjust these schematics until the project scope and direction are defined and meet your approval i.e., finalize the layout and materials, etc.

Phase 2 - HERITAGE PRESERVATION, ARCHITECTURAL REVIEW AND OTHER MUNICIPAL BOARD'S DEFINITION:

Heritage Preservation boards: I will create a series of building elevations to support the proposed design for approval by the Heritage Preservation. Additionally, I will prepare drawings, text and pictures to demonstrate the assessment of the building not to have historic integrity. We will focus on the overall form of the building that has been changed through additions and that key materials from the original 1900's home (such as wood siding) do not exist and were replaced during the 1960's/70's with Asbestos siding.

Certificate of Appropriateness (COA): A Certificate of Appropriateness (COA) is required for any alteration, restoration, or reconstruction of an existing structure within a preservation district, regardless of whether the building is considered historic (contributing) or is more recent construction (noncontributing). Adding it is required for any proposed new construction.

Economic Hardship: As part of the COA packet I will demonstrate that the existing building poses an economic hardship based on the failing structural members and quantity of repairs needed. An economic hardship clause introduces a process to relieve restrictions on a historic property owner in the case of economic hardship.

Phase 3 - CONSTRUCTION BIDDABLE DOCUMENTS:

CONSTRUCTION DOCUMENT PHASE: Based on the approved design for the residence, we would progress to construction documents for each sub-project separately in the order that is selected by the client. I then would create the construction documents in order to achieve permit and bid. I will prepare Construction Documents, the drawings and specifications from which the Project will be bid and built. Not all subprojects will require the same level of information, below are possible drawing sheets which will include:

- 1) Cover Sheet with site information, Code compliance data, Energy Code compliance, Partial site plan.
- 2) Architectural Plans:
 - a. Drawing of the existing conditions,
 - b. First Floor Plan
 - c. Basement Plan
 - d. Roof Plan.
- 3) Architectural Elevations. (Only when making changes to the exterior of the house)
- 4) Architectural Sections. (Used to convey how a interior space will look)
- 5) Architectural details.
- 6) Architectural Schedules and diagrams.
- 7) Plumbing Diagrams.
- 8) Electrical Plans.
- 9) Specifications and notes.

ENGINEER STAMP: If needed, I would forward the drawings to a third party engineer. This engineer will review the structural stability of the drawings. The fee for an engineer is TBD based on the complexity of the design. The fees for the engineer review and stamp is a direct reimbursable based on the level of effort of the engineers review.

Phase 4 - PROJECT IMPLEMENTATION:

CONSTRUCTION PHASE: Based on the client's request, I can visit the construction site at intervals to become familiar with the progress and quality of the work and verify as far as visual inspections permit, to ensure that the work conforms to my design intent. If you desire, I would be available to review shop drawings, issue explanatory sketches and review the contractor's invoices when they have been submitted for payment.

COMPENSATION:

Charges after are due payable monthly.

Fees:

My services: Phase 1: \$3,000
 Phase 2: \$2,000
 Phase 3: \$8,000
 Phase 4 if needed: \$75 per/hr as requested by the client

Site Visits/Meetings Flat Rate \$150 per board and client meeting

Engineer Services: At the conclusion of the schematic design & development phase, we will have an idea of the engineering complexity. At that time, we will determine if an engineer is needed. If one is needed, we will send the drawings to a 3rd party engineer for a price estimate.

Reimbursement for prints, @ \$5.00 per sheet (24"x36") or \$3.00 per sheet (13"x19")

Additional Services: (not part of basic services)

The following services shall be provided only with your written approval and compensated at the hourly rates listed above.

1. **Landscape designs**
2. **Interior decorating services**
3. **Other special consulting you may request from me**

**Check should be made payable to Joseph Fassacesia and mailed to
19561 Olympic Club Ct.
Ashburn, VA 20147**

Very truly yours,

Joseph Fassacesia, NCARB, Assoc. AIA

I have read and understood, and I agree to, all of the terms and conditions contained in the above agreement.

Caitlin and Frank Kenney

Date



WEST ELEVATION



Caitlin and Frank Kenney
641 Nash St.
Herndon, VA 20170

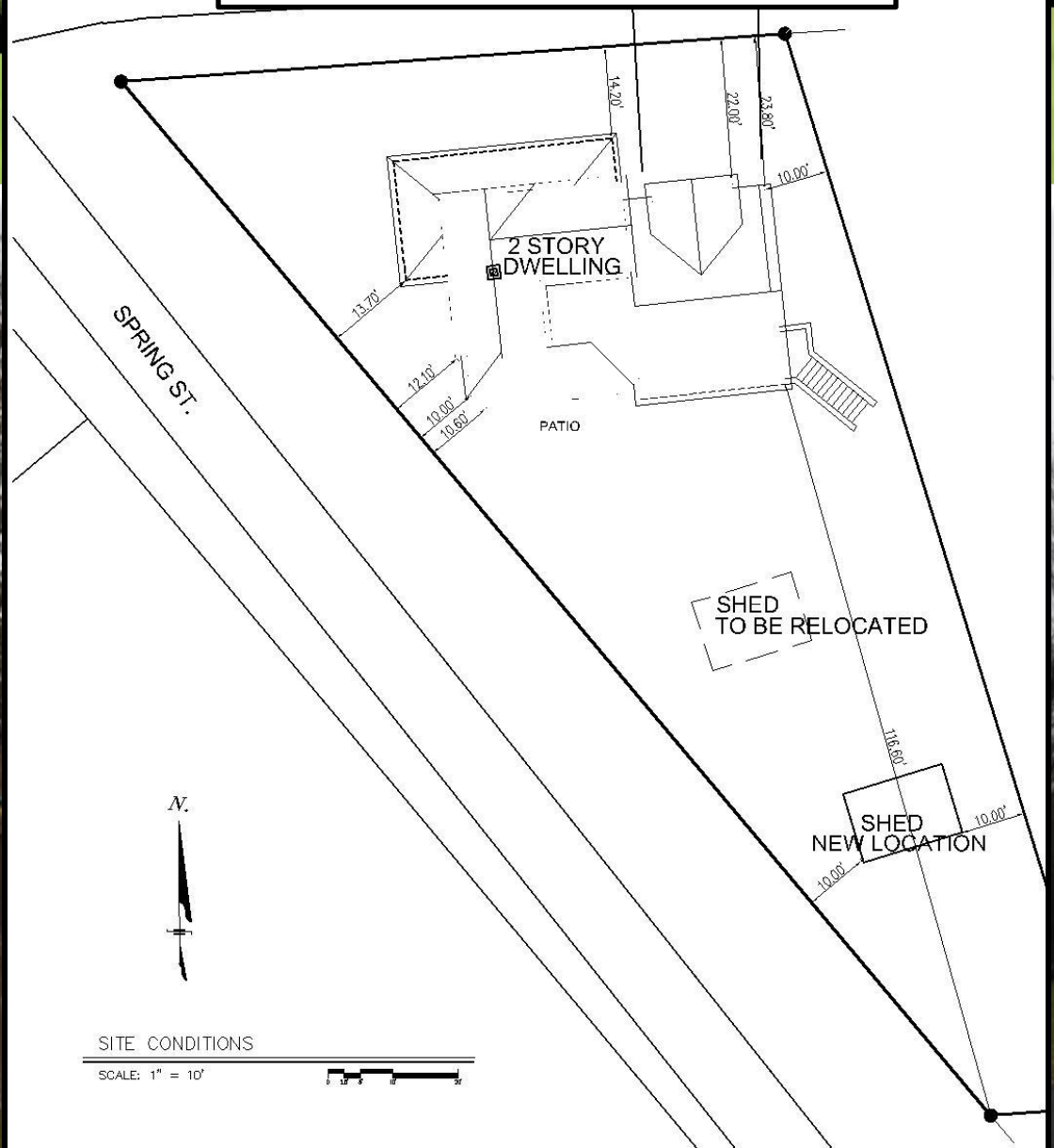


EAST ELEVATION



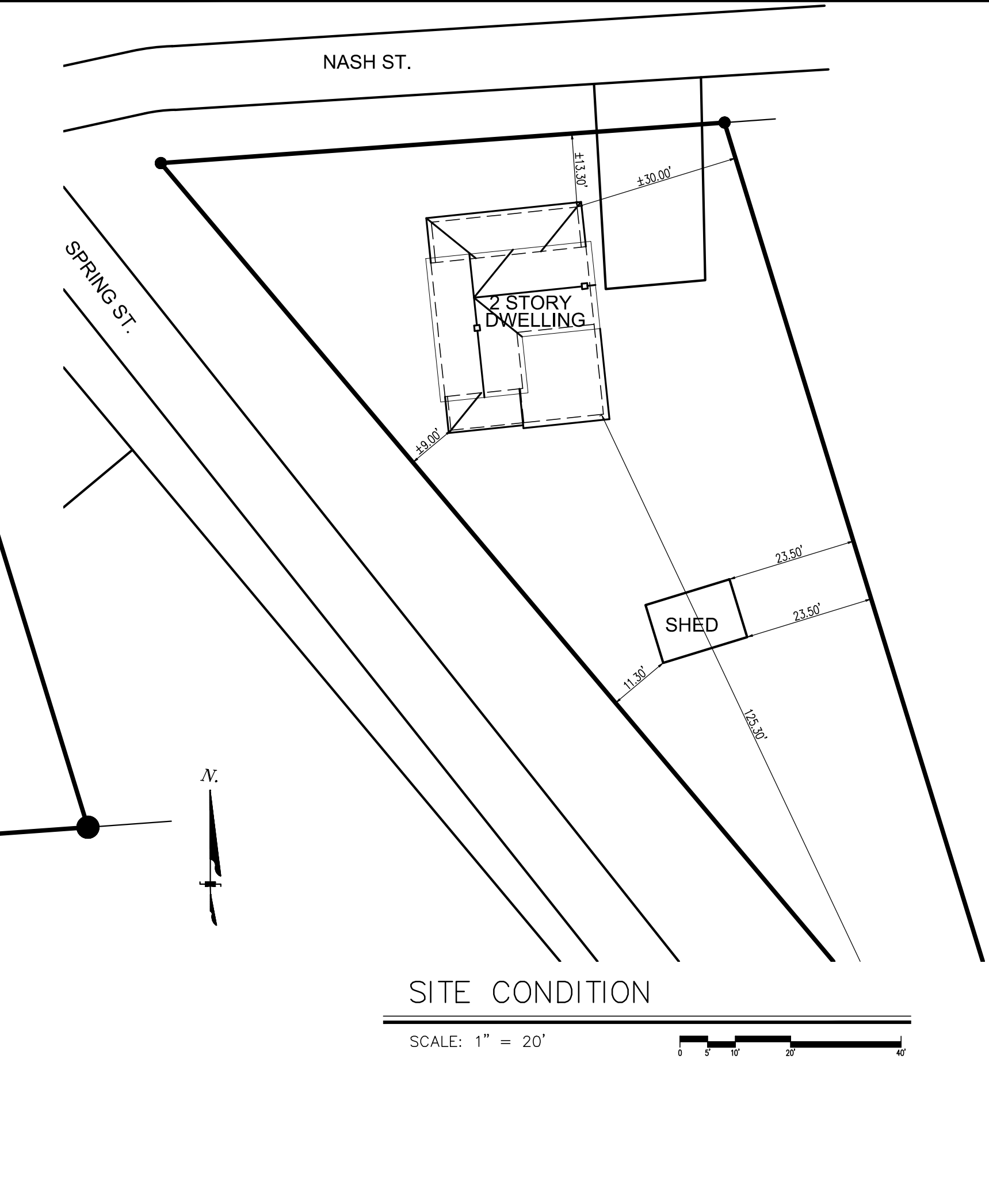
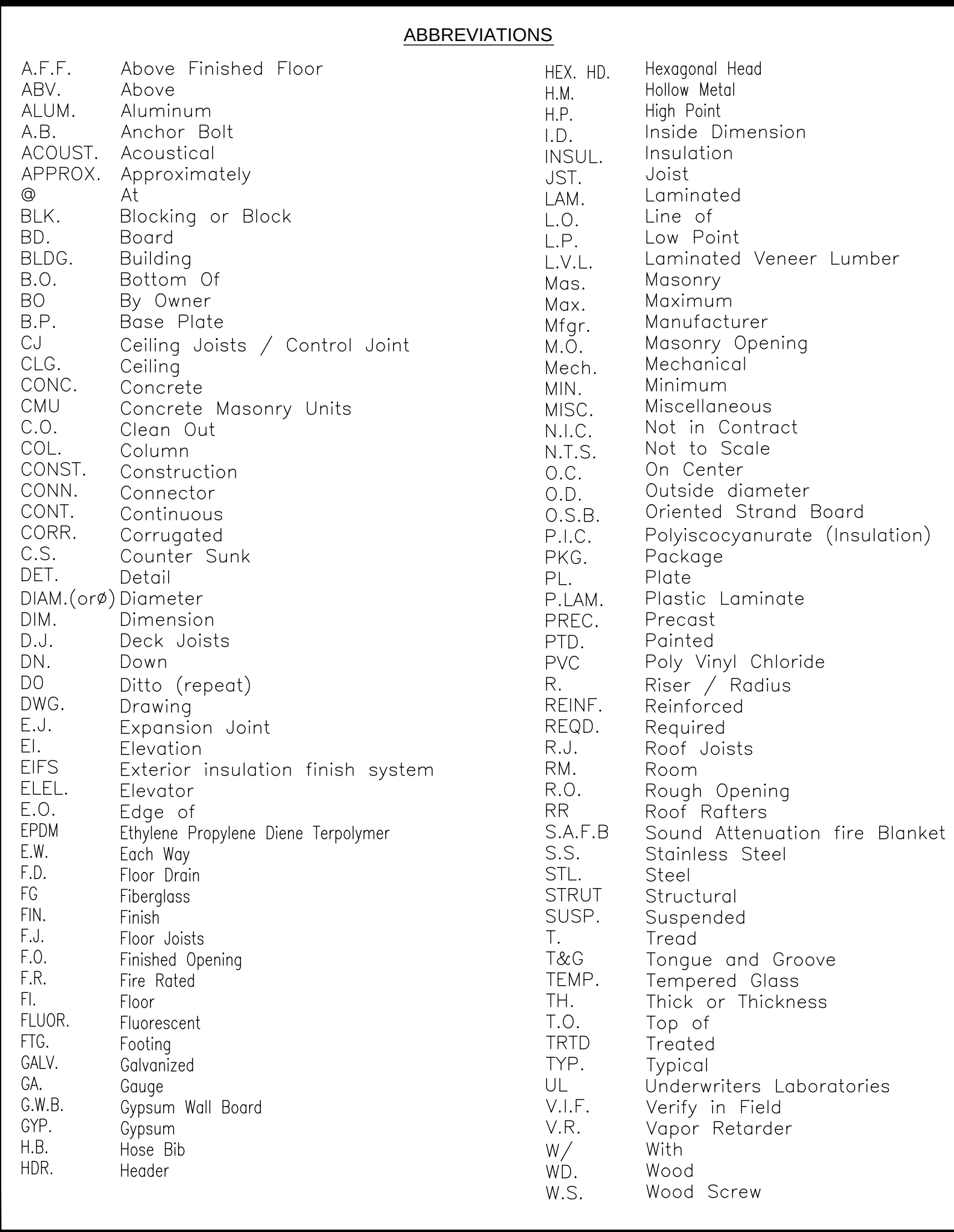
REAR ELEVATION

- MATERIALS: THE INTENT IS TO USE THE PRE-APPROVED COLOR PALLET:
- (1) SIDING: CONCRETE BOARD - PAINTED WHITE USING BENJAMIN MOORE HISTORICAL COLORS
 - (2) EXTERIOR TRIM: WOOD PLANKS - PAINTED WHITE USING BENJAMIN MOORE HISTORICAL COLORS
 - (3) WINDOW TRIM - PAINTED BENJAMIN MOORE BLACK HC-190
 - (4) STONE: GRAY DRY STACK LOOK STONE
 - (5) MAIN ROOF: BLACK METAL STANDING SEAM ROOF
 - (6) ROOF PROJECTIONS: STANDING SEAM IMAGE II, FINISHES: BAKED ON ENAMEL PAINT, COLOR: BLACK
 - (7) PORCH ROOF: BLACK METAL ROOF
 - (8) WINDOW TO BE ANDERSON WINDOWS 4 PANEL TILT WASH WINDOWS\ TRIM WHITE
 - (9) SHUTTERS - NONE
 - (10) GUTTERS - SILVER METAL GUTTERS



FRONT ELEVATION





ELECTRICAL SYMBOLS

	DUPLEX CONVENIENCE OUTLET		L.V. PIN SPOT (MR16)
	DEDICATED D.C.O.		SMOKE DETECTOR
	DOUBLE D.C.O.		CARBON MONOXIDE
	GROUND FAULT INTERRUPTER		MULTI TELEPHONE JACK - CAT. 5 WIRE
	WEATHER PROOF G.F.I.		75 OHM TV JACK
	OVER COUNTER D.C.O.		EXHAUST FAN
	HALF SWITCHED D.C.O.		CEILING FAN BOX
	220V OUTLET		CEILING FAN WITH BOX
	WALL TOGGLE SWITCH		FLUORESCENT FIXTURE
	DIMMER SWITCH		FLUORESCENT FIXTURE
	THREE POLE SWITCH		EXIT LIGHT W/ BATTERY BACK-UP
	FOUR POLE SWITCH		EXIT LIGHT W/ HARD WIRED EMERGENCY LIGHT W/ BATTERY BACK-UP
	RECESSED DOWN LIGHT FIXTURE		HARD WIRED EMERGENCY LIGHT W/ BATTERY BACK-UP
	RECESSED WALL WASHER		
	WALL MOUNTED LIGHT FIXTURE		
	LIGHT FIXTURE BY OWNER		

LEGEND OF SYMBOLS

	EXISTING CONSTRUCTION		SECTION DETAIL FLAG
	NEW FRAME CONSTRUCTION		SECTION NO.
	CASTING TO BE REMOVED		DIRECTION OF VIEW
	CMU CONSTRUCTION		SHEET NO. WHERE SECTION BREAKS AGAIN
	BRICK		
	CONCRETE		DETAIL FLAG
	BATT INSULATION		SECTION NO.
	RIGID INSULATION		DIRECTION OF VIEW
	POROUS FILL / GRAVEL		SHEET NO. WHERE SECTION BREAKS AGAIN
	CENTER LINE		
	HIDDEN LINE		DETAIL FLAG
	LINE ABOVE		SECTION NO.
	SINGLE STRUCTURAL MEMBER ABOVE (BEAM)		DIRECTION OF VIEW
	REPETITIVE STRUCTURAL MEMBER		SECTION NO.
	27/4" POST OR AS NOTED		DETAIL FLAG
	POST ABOVE		SECTION NO.
	MEMBRANE / P/PLM		DIRECTION OF VIEW

SITE DATA NOTES:		STRUCTURAL DESIGN LOADS	
1. OWNER:		DESIGN LOADS	
CAITLIN AND FRANK KENNEY		FLOOR LIVE LOAD:	40 psf
641 NASH ST		SNOW LOADING	
HERNDON VA 20170 5111		GROUND SNOW LOAD:	50 psf
2. ZONE:		WIND LOADING	
R-10		BASIC WIND SPEED:	110 mph
3. PROPOSED PROJECT USE:		WIND EXPOSURE CATEGORY: C	
TO PROVIDE A 745 SQFT ADDITION AND RENOVATE		SEISMIC DESIGN	
EXISTING HOUSE MAKING STRUCTURAL REPAIRS		SEISMIC DESIGN CATEGORY:	D1
4. TAX MAP / PIN NO.		SITE CLASS:	D
SECTION	0162	SEISMIC USE GROUP:	I
BLOCK	02		
LOT	0139		
5. WATER/ SEWER: MUNICIPAL WATER AND SEWER			
6. ZONING REQUIREMENTS			

ITEM	REQUIRED	EXISTING	PROPOSED ADDITION
LOT AREA, MINIMUM	10,000 SQFT	10,194.73 SQFT	
FRONT YARD (MIN)	HP- 20 FT.	13.3 FT.	22.0 FT.
REAR YARD (MIN)	25 FT.	125.3 FT.	116.60 FT.
EAST SIDE YARD (MIN)	10.0 FT.	30.0 FT.	10.0 FT.
WEST SIDE YARD (MIN)	10.0 FT.	9.0FT.	10.0FT.
HEIGHT (MAX)	35 FT.	27 FT.	27 FT.
IMPERVIOUS SURFACES (MAX)	50 %	15.5%	23.8%
LOT COVERAGE (MAX)	25%	10.3%	18.0%
ADDITION SIZE	750 SQFT	--	721.43 SQFT

<u>DRAWING SCHEDULE</u>		<u>CONSULTANTS</u>
C-100	PROJECT INFORMATION EXISTING SITE CONDITION PROPOSED SITE CONDITIONS	
A-100	EXISTING FLOOR PLANS PROPOSED RENOVATION PLAN	
A-101	FIRST FLOOR PLAN SECOND FLOOR PLAN	
A-102	BASEMENT PLAN ROOF PLAN	
A-201	FRONT ELEVATION WEST SIDE ELEVATION	
A-202	REAR ELEVATION EAST SIDE ELEVATION	



ASSAYONS DESIGNS

A VETERAN OWNED BUSINESS

19651 OLYMPIC CLUB CT
ASHBURN VA, 20147
JOENYWW@YAHOO.COM
845-519-5264

ADDITION FOR:
CAITLIN AND FRANK
KENNEY

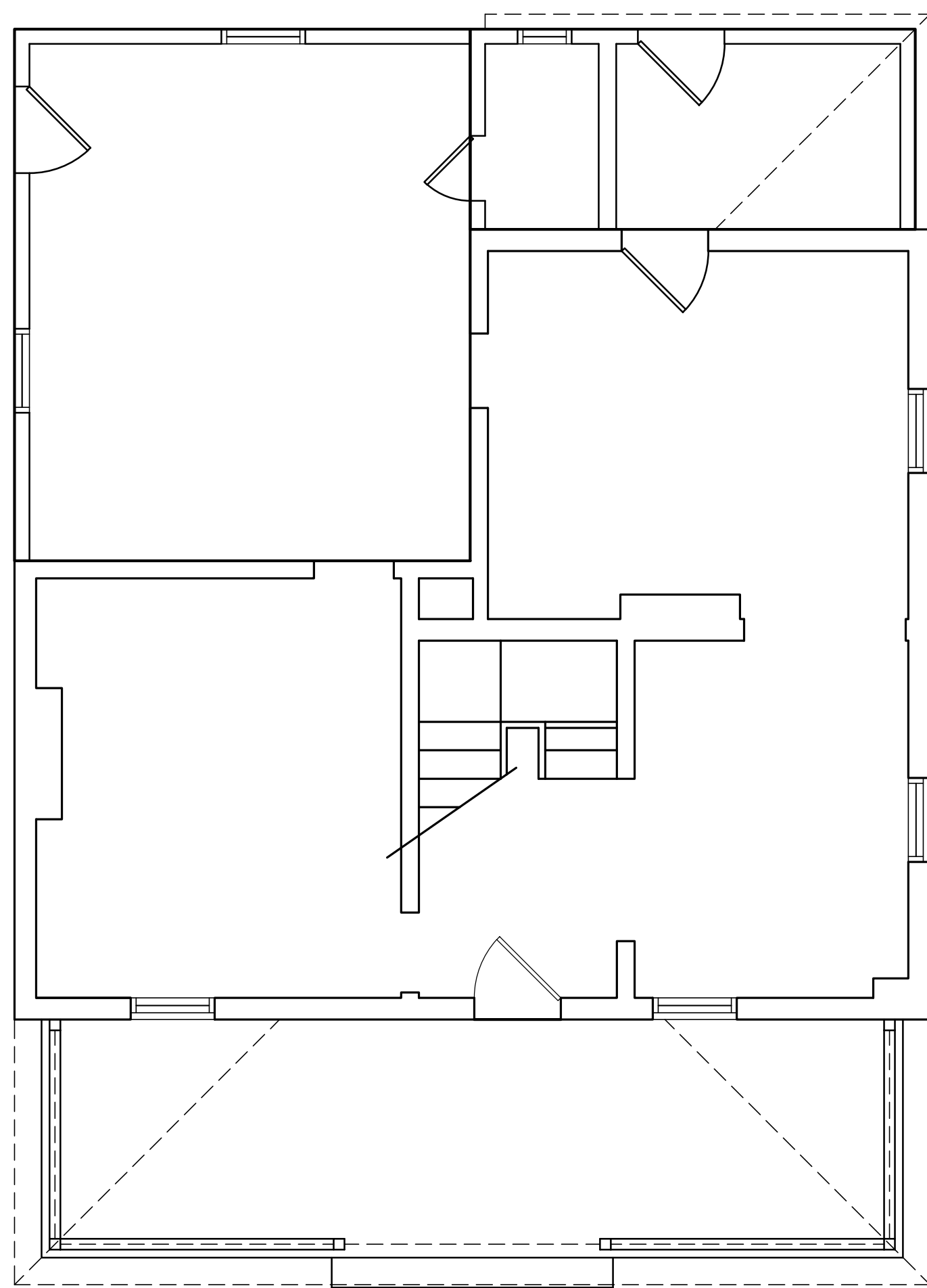
641 NASH ST
HERNDON VA 20170 5111
TAXMAP/PIN#0162-02-0139

PROJECT INFORMATION

ISSUANCE	
FOR HPRB	01-14-2019
	03-13-2019

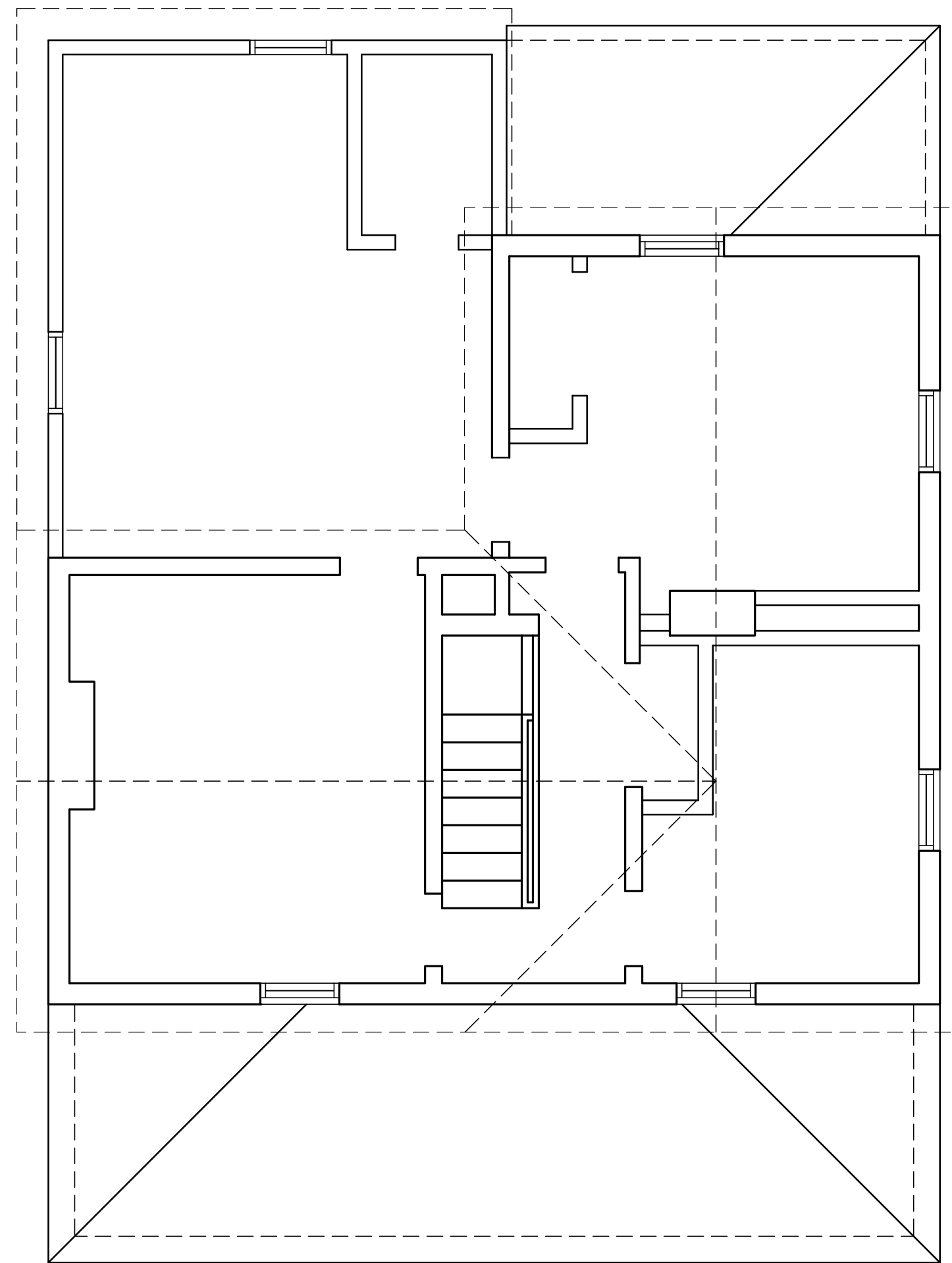
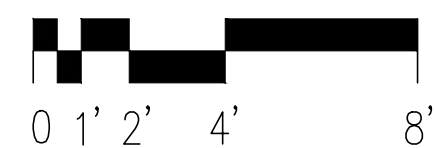
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DRAWN BY JF	
PROJECT NO. 2008-31-01	

C-100



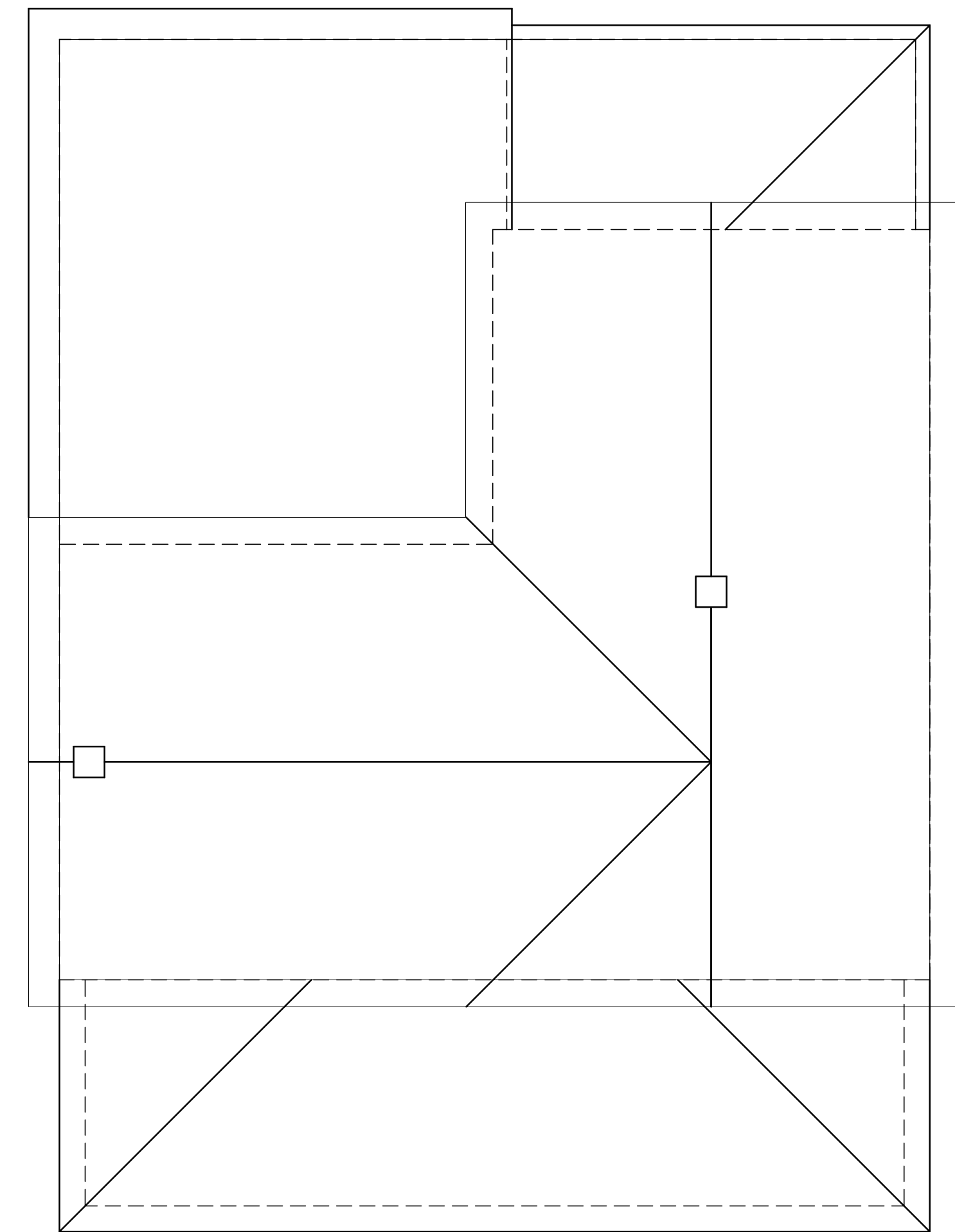
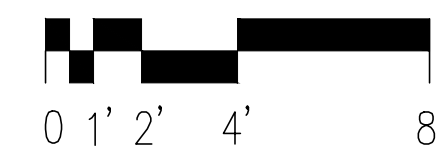
EXISTING FIRST FLOOR

SCALE: 1/4" = 1'-0"



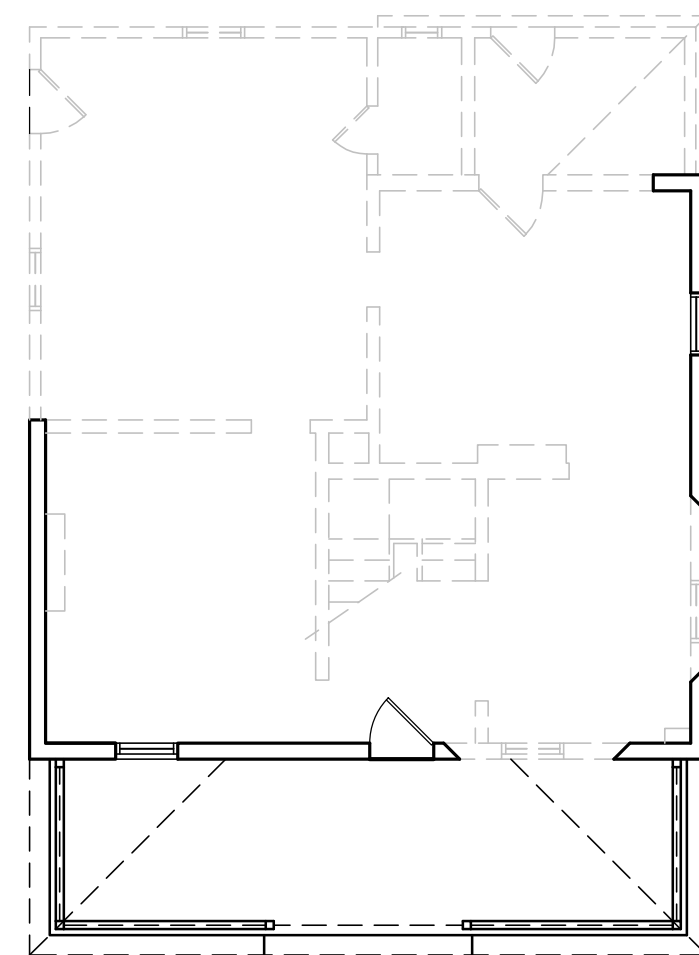
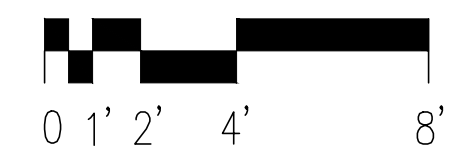
EXISTING SECOND FLOOR

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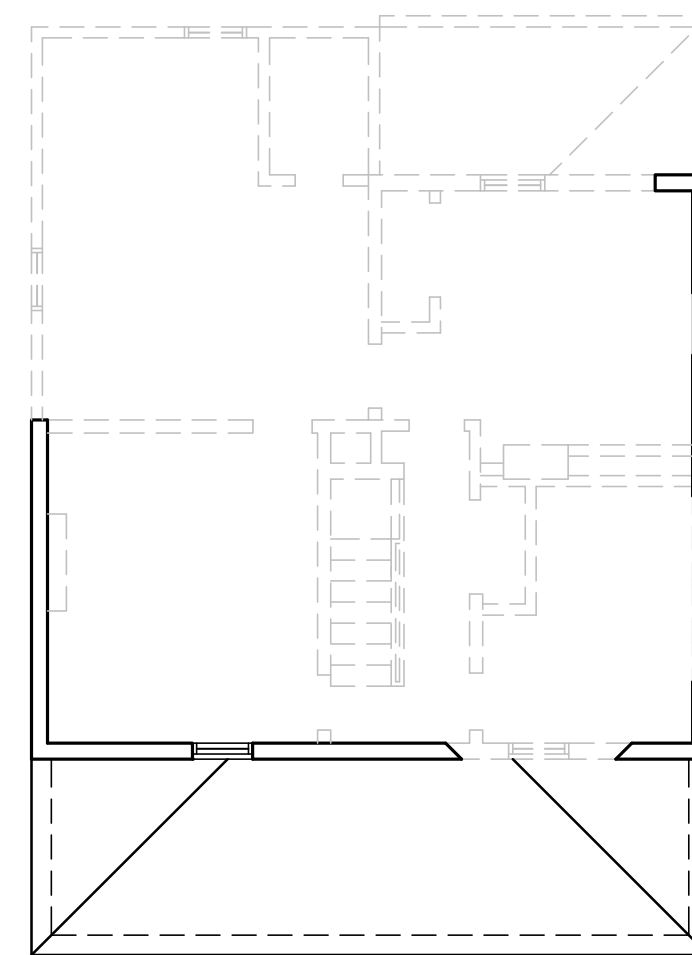


EXISTING ROOF PLAN

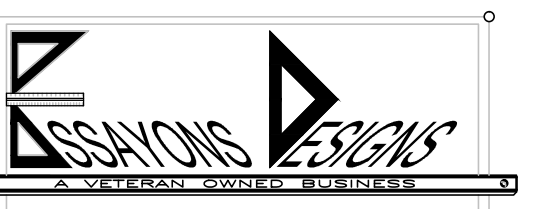
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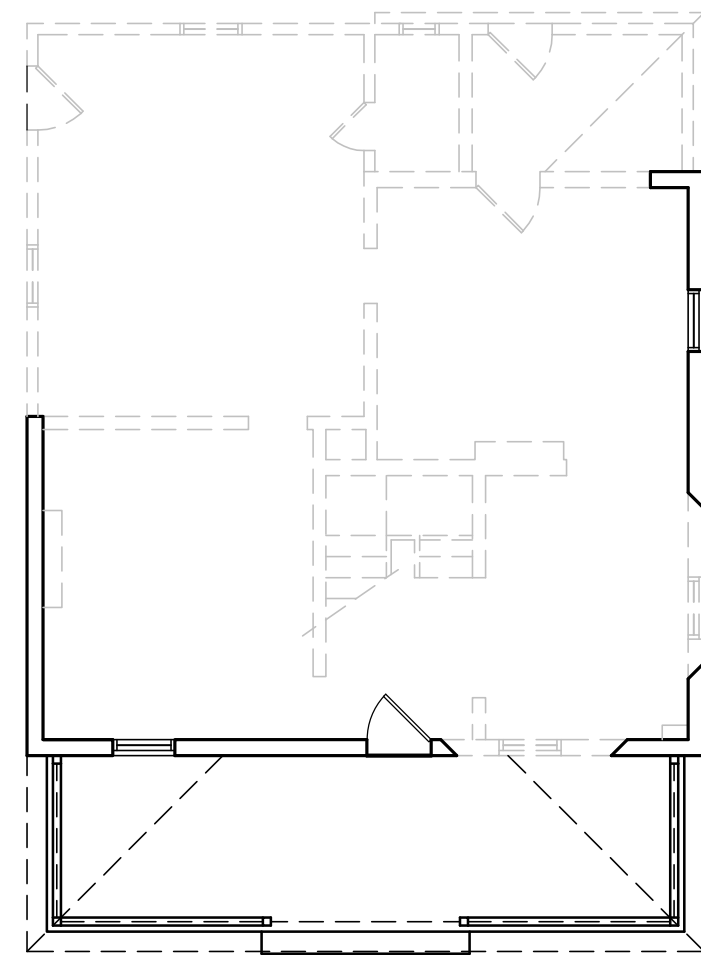


EXISTING FIRST FLOOR DEMO PLAN

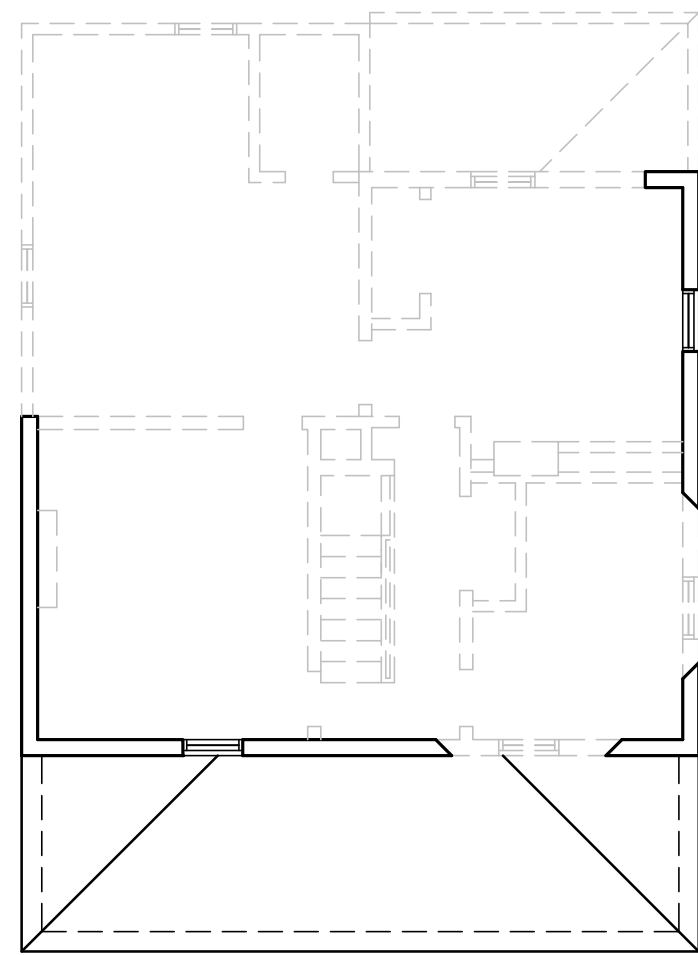


EXISTING SECOND FLOOR DEMO PLAN

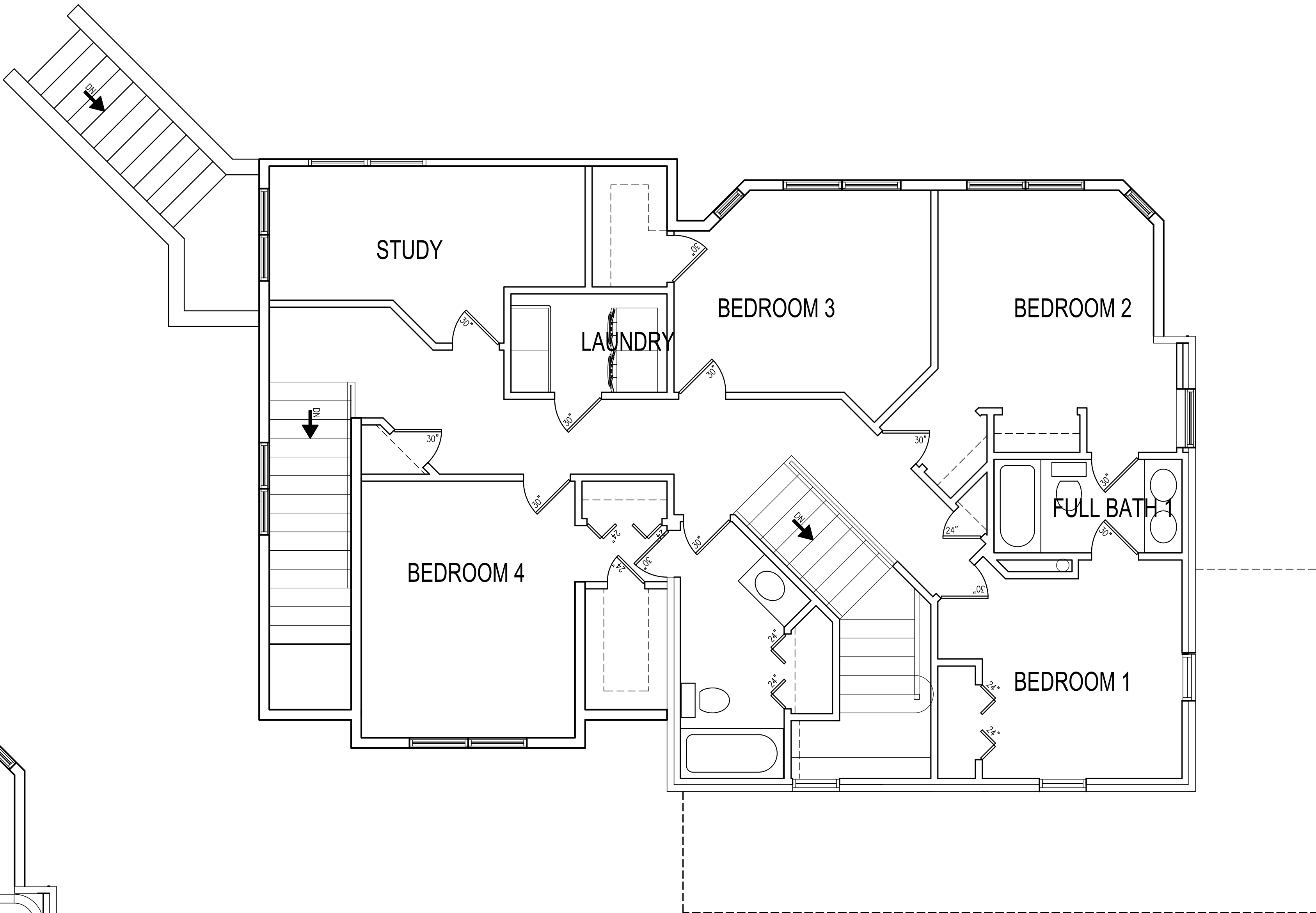
	
19851 OLYMPIC CLUB CT ASHBURN VA, 20147 JOENYVW@YAHOO.COM 845-519-5264	
ADDITION FOR: CAITLIN AND FRANK KENNEY	
641 NASH ST HERNDON VA 20170-5111 TAX MAP REF ID: 62420139	
EXISTING FLOOR PLANS PROPOSED RENOVATION PLAN	
ISSUANCE FOR HPRB	01-14-2019
SCALE AS NOTED DRAWN BY JF	PROJECT NO. 2018-11-01
A-100	



EXISTING FIRST FLOOR DEMO PLAN

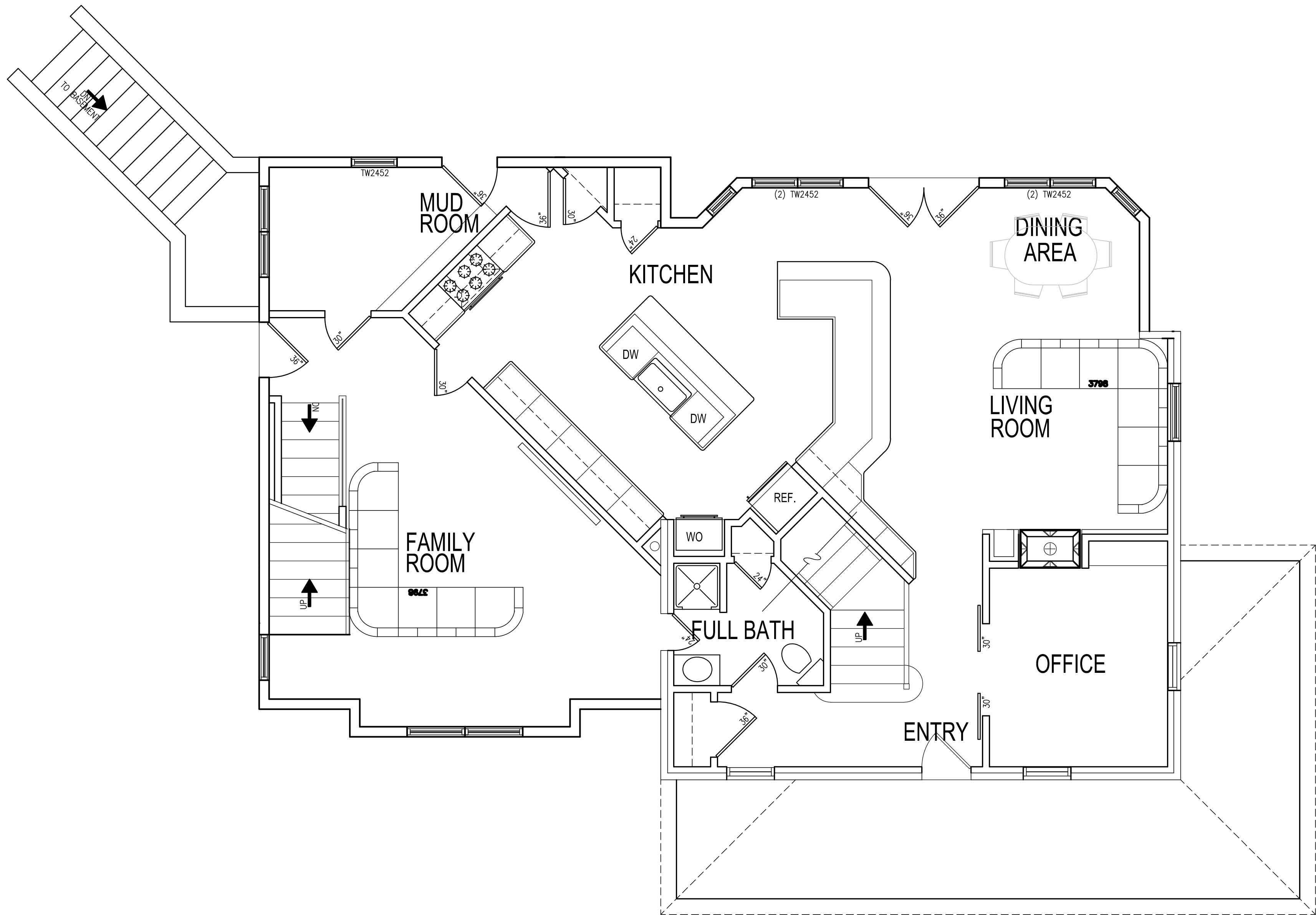
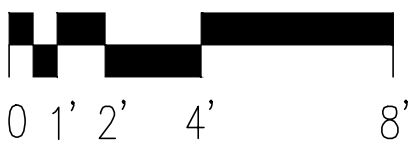


EXISTING SECOND FLOOR DEMO PLAN



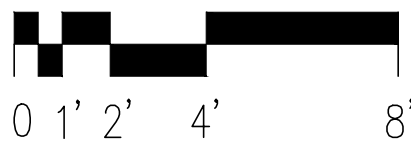
SECOND FLOOR

SCALE: 1/4" = 1'-0"



FIRST FLOOR

SCALE: 1/4" = 1'-0"



ASSAYONS DESIGN
A VISIONARY DESIGN FIRM

19851 OLYMPIC CLUB CT
ASHBURN VA, 20147
JOENYVW@YAHOO.COM
845-519-5264

ADDITION FOR:
CAITLIN AND FRANK
KENNEY

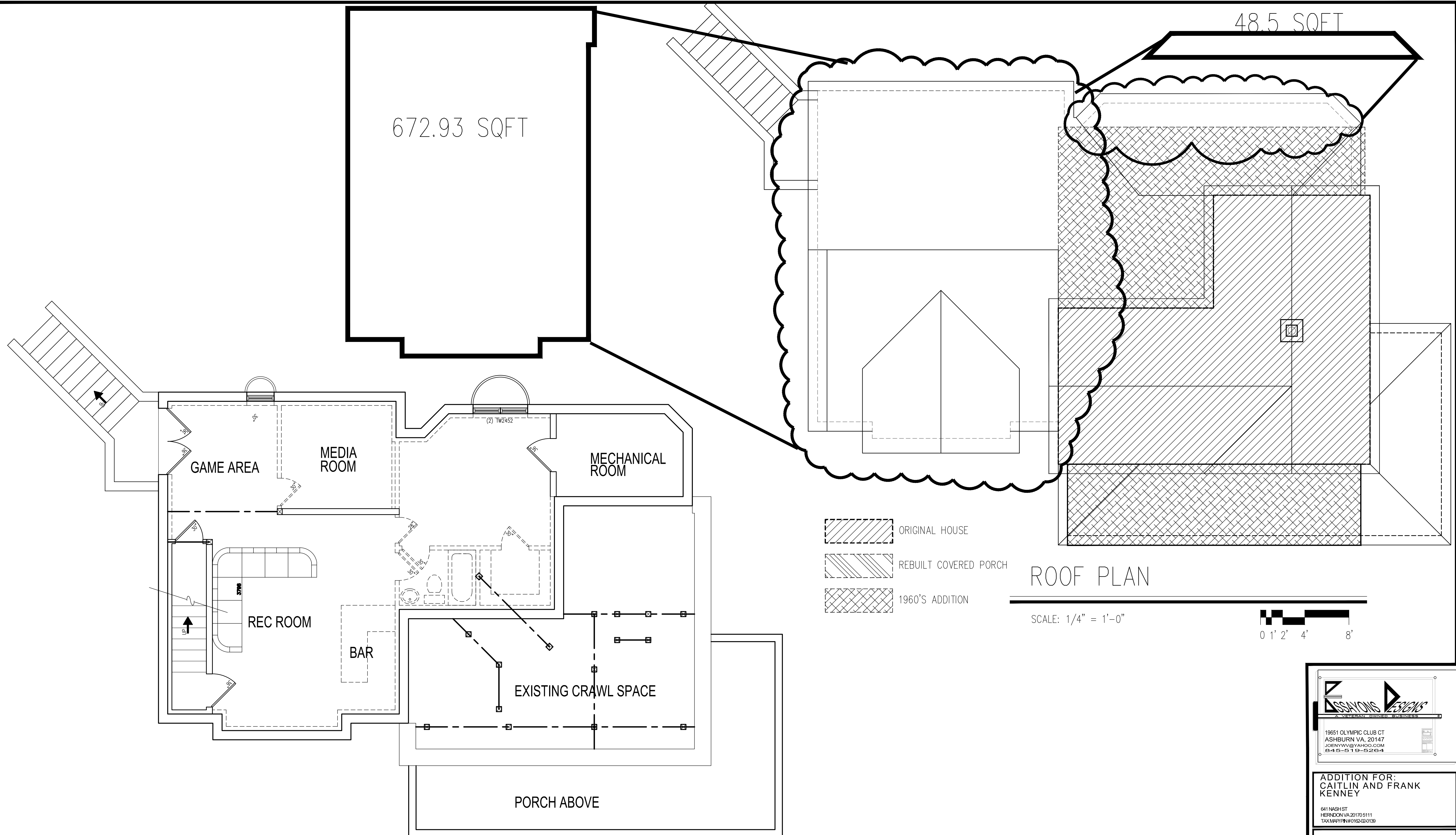
641 NASH ST
HERNDON VA 20170-5111
TAXMAP#F0162420139

FIRST FLOOR PLAN
SECOND FLOOR PLAN

ISSUANCE
FOR HPRB 01-14-2019
03-13-2019

SCALE
AS NOTED
DRAWN BY
JF
PROJECT NO.
2018-11-01

A-101



ASSAYONS DESIGN
A VINEYARD POWER BUSINESS

19851 OLYMPIC CLUB CT
ASHBURN VA, 20147
JOENYVW@YAHOO.COM
845-519-5264

ADDITION FOR:
CAITLIN AND FRANK
KENNEY

641 NASH ST
HERNDON VA, 20170-5111
TAXMAP#F0162420139

BASEMENT PLAN
ROOF PLAN

ISSUANCE

FOR HPRB	01-14-2019
	03-13-2019

SCALE
AS NOTED

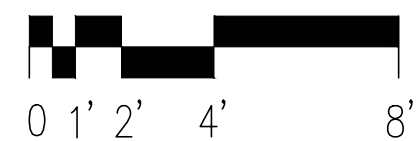
DRAWN BY
JF

PROJECT NO.
2018-11-01



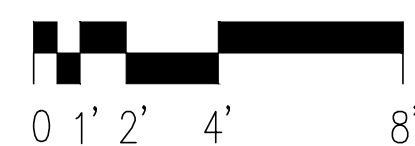
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

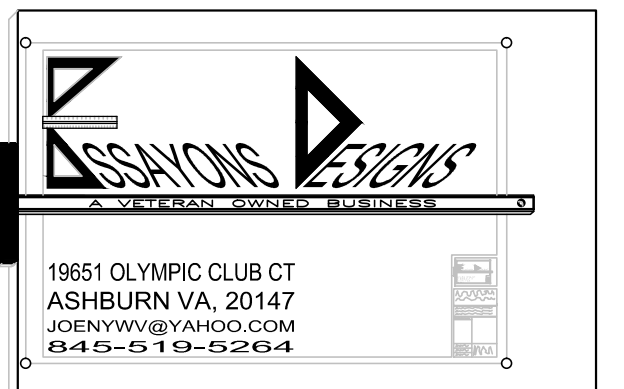


WEST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



- MATERIALS: THE INTENT IS TO USE THE PRE-APPROVED COLOR PALLET.
- (1) SIDING: CONCRETE BOARD - PAINTED WHITE USING BENJAMIN MOORE HISTORICAL COLORS
 - (2) EXTERIOR TRIM: WOOD PLANKS - PAINTED WHITE USING BENJAMIN MOORE HISTORICAL COLORS
 - (3) WINDOW TRIM - PAINTED BENJAMIN MOORE BLACK HC-190
 - (4) STONE: GRAY DRY STACK LOOK STONE
 - (5) MAIN ROOF: BLACK METAL STANDING SEAM ROOF
 - (6) ROOF PROJECTIONS: STANDING SEAM IMAGE II, FINISHES: BAKED ON ENAMEL PAINT, COLOR: BLACK
 - (7) PORCH ROOF: BLACK METAL ROOF
 - (8) WINDOW TO BE ANDERSON WINDOWS 4 PANEL TILT WASH WINDOWS\ TRIM WHITE
 - (9) SHUTTERS - NONE
 - (10) GUTTERS - SILVER METAL GUTTERS



ADDITION FOR:
CAITLIN AND FRANK
KENNEY

641 NASH ST
HERNDON VA 20170-5111
TAX MAP PIN# 0162-02039

FRONT ELEVATION
WEST SIDE ELEVATION

ISSUANCE
FOR: 10/08 01-14-2019
03-13-2019

SCALE
AS NOTED

DRAWN BY
J

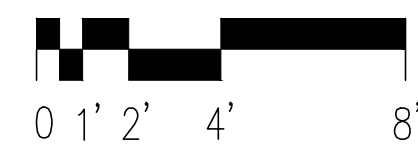
PROJECT NO.
2018-11-01

A-201



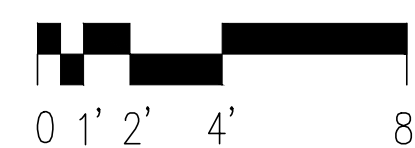
REAR ELEVATION

SCALE: 1/4" = 1'-0"

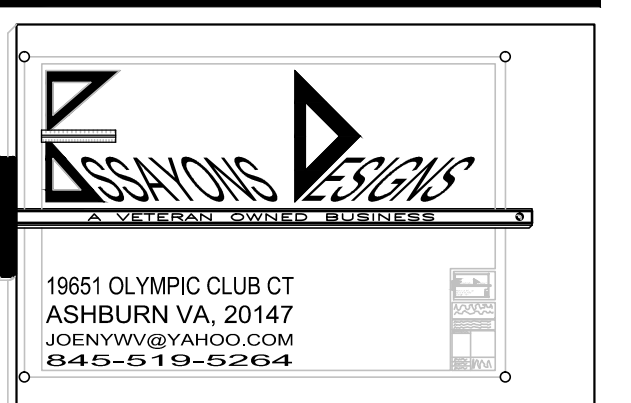


EAST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



- MATERIALS: THE INTENT IS TO USE THE PRE-APPROVED COLOR PALLET.
- (1) SIDING: CONCRETE BOARD - PAINTED WHITE USING BENJAMIN MOORE HISTORICAL COLORS
 - (2) EXTERIOR TRIM: WOOD PLANKS - PAINTED WHITE USING BENJAMIN MOORE HISTORICAL COLORS
 - (3) WINDOW TRIM - PAINTED BENJAMIN MOORE BLACK HC-190
 - (4) STONE: GRAY DRY STACK LOOK STONE
 - (5) MAIN ROOF: BLACK METAL STANDING SEAM ROOF
 - (6) ROOF PROJECTIONS: STANDING SEAM IMAGE II, FINISHES: BAKED ON ENAMEL PAINT, COLOR: BLACK
 - (7) PORCH ROOF: BLACK METAL ROOF
 - (8) WINDOW TO BE ANDERSON WINDOWS 4 PANEL TILT WASH WINDOWS\ TRIM WHITE
 - (9) SHUTTERS - NONE
 - (10) GUTTERS - SILVER METAL GUTTERS



ADDITION FOR:
CAITLIN AND FRANK
KENNEY

641 NASH ST
HERNDON VA 20170-5111
TAX MAP PIN # 0162420139

REAR ELEVATION
EAST SIDE ELEVATION

ISSUANCE
FOR HP106 01-14-2019
03-12-2019

SCALE
AS NOTED

DRAWN BY
JF

PROJECT NO.
2018-11-01

A-202

METAL STANDING SEAM ROOF: SEE NOTE 5
NEW SLOPED ROOF PROJECTION: SEE NOTE 6
TOP OF PLATE
ELEVATION: 17'-3 1/2"
TOP OF FLOOR
ELEVATION: 9'-4"
TOP OF PLATE
ELEVATION: 8'-8 1/2"
HORIZONTAL SIDING: SEE NOTE 1
NEW SLOPED ROOF PROJECTION: SEE NOTE 6
ANDERSON WINDOWS TO MATCH STYLE OF EXISTING: SEE NOTE 8
OVERHANG SUPPORT STRUCTURE: SEE NOTE 3
SUPPORT STRUCTURE BOX TRIM: SEE NOTE 3
NEW FOUNDATION FOR ADDITION WITH STONE VANNER: SEE NOTE 4



NEW STONE CHIMNEY: SEE NOTE 4
EXISTING ROOF, TO BE STRUCTURALLY REPAIRED
METAL STANDING SEAM ROOF: SEE NOTE 5
6" FASCIA: SEE NOTE 2
HORIZONTAL SIDING: SEE NOTE 1

6" GUTTERS: SEE NOTE 10
ANDERSON WINDOWS TO MATCH STYLE OF EXISTING: SEE NOTE 8

6" CORNER TRIM: SEE NOTE 2

WINDOW TRIM: SEE NOTE 3

PORCH ADDITION

REUSE OF EXISTING STAMPED METAL

ROOF SHINGLES: SEE NOTE 7

NEW EXTERIOR LIGHTS

REPLACEMENT FRONT DOOR TO MATCH 1900

PERIOD STYLE: SEE NOTE 3

REPLACEMENT PORCH POSTS: SEE NOTE 2

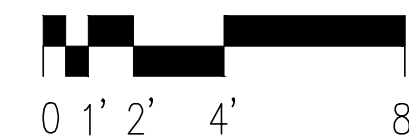
REPLACEMENT RAILING: SEE NOTE 2

NEW/REPLACEMENT STONE FOUNDATION

FOR PORCH: SEE NOTE 4

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



NEW STONE CHIMNEY: SEE NOTE 4
EXISTING ROOF, TO BE STRUCTURALLY REPAIRED
METAL STANDING SEAM ROOF: SEE NOTE 5
6" FASCIA: SEE NOTE 2
6" GUTTERS: SEE NOTE 10
ANDERSON WINDOWS TO MATCH STYLE OF EXISTING: SEE NOTE 8
6" CORNER TRIM: SEE NOTE 2
HORIZONTAL SIDING: SEE NOTE 1
WINDOW TRIM: SEE NOTE 3
PORCH ADDITION
REUSE OF EXISTING STAMPED METAL
ROOF SHINGLES: SEE NOTE 7
TOP OF PLATE
ELEVATION: 17'-3 1/2"
TOP OF FLOOR
ELEVATION: 9'-4"
TOP OF PLATE
ELEVATION: 8'-8 1/2"
REPLACEMENT PORCH POSTS: SEE NOTE 2
REPLACEMENT RAILING: SEE NOTE 2
NEW/REPLACEMENT STONE FOUNDATION FOR PORCH: SEE NOTE 4
TOP OF FLOOR
ELEVATION: 0"



NEW SLOPED ROOF PROJECTION: SEE NOTE 6

6" CORNER TRIM: SEE NOTE 2
VERTICAL SIDING: SEE NOTE 1

HORIZONTAL SIDING: SEE NOTE 1

NEW SLOPED ROOF PROJECTION: SEE NOTE 6

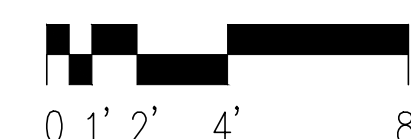
ANDERSON WINDOWS TO MATCH STYLE OF EXISTING: SEE NOTE 8

OVERHANG SUPPORT STRUCTURE: SEE NOTE 3

NEW FOUNDATION FOR ADDITION WITH STONE VANNER: SEE NOTE 4

WEST SIDE ELEVATION

SCALE: 1/4" = 1'-0"



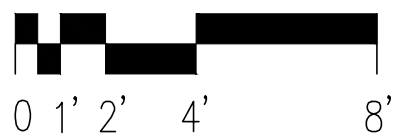
- MATERIALS: THE INTENT IS TO USE THE PRE-APPROVED COLOR PALLET.
- (1) SIDING: CONCRETE BOARD - PAINTED WHITE USING BENJAMIN MOORE HISTORICAL COLORS
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 - (9) SHUTTERS - NONE
 - (10) GUTTERS - SILVER METAL GUTTERS

19651 OLYMPIC CLUB CT ASHBURN VA, 20147 JWYBY@JWYBYARCH.COM 845-519-5264	
ADDITION FOR: CAITLIN AND FRANK KENNEY	
641 NASH ST HERNDON VA 20170-5111 TAX MAP PIN# 0162020139	
-RENDERED FRONT ELEVATION -RENDERED WEST SIDE ELEVATION	
ISSUANCE	01-14-2019 FOR PERMITS 03-13-2019
SCALE AS NOTED	A-601
DRAWN BY JF	
PROJECT NO. 2018-11-01	



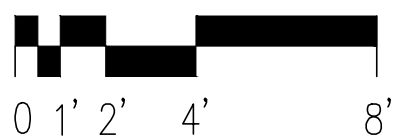
REAR ELEVATION

SCALE: 1/4" = 1'-0"



EAST SIDE ELEVATION

SCALE: 1/4" = 1'-0"

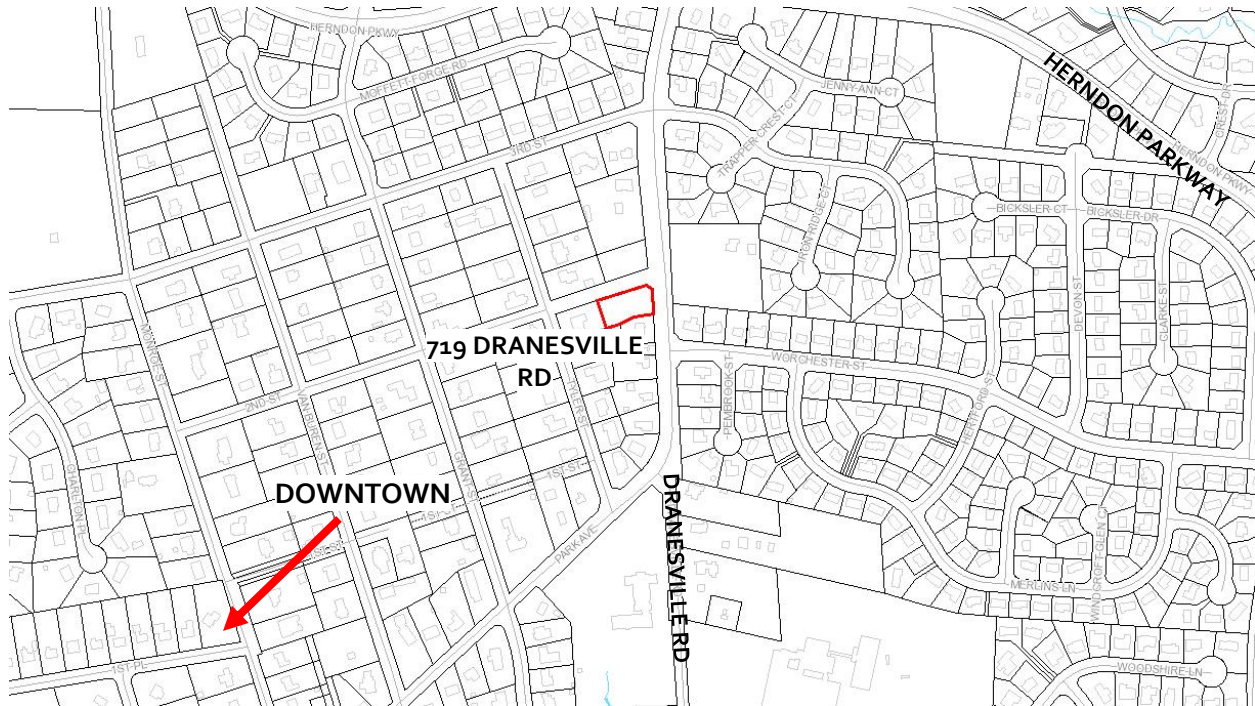


- MATERIALS: THE INTENT IS TO USE THE PRE-APPROVED COLOR PALLET.
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 - (2) EXTERIOR TRIM: WOOD PLANKS - PAINTED WHITE USING BENJAMIN MOORE HISTORICAL COLORS
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 - (10) GUTTERS - SILVER METAL GUTTERS

19651 OLYMPIC CLUB CT ASHBURN VA, 20147 JOENY@KENNEDYDESIGN.COM 845-519-5264	
ADDITION FOR: CAITLIN AND FRANK KENNEY	
641 NASH ST HERNDON VA 20170-5111 TAX MAP PIN# 0162020139	
-RENDERED REAR ELEVATION -RENDERED EAST SIDE ELEVATION	
ISSUANCE	01-14-2019 FOR HPB 03-13-2019
SCALE AS NOTED	A-602
DRAWN BY JF	
PROJECT NO. 2018-11-01	

Case Number & Type: HPRB #19-10; Alteration
Case Summary: Construction of new rear yard deck, gazebo, seat wall and various site features
Case Location: 719 Dranesville Road, D. Van Vleck's Addition

Location Map



Property Information

Applicant/Owner:	Applicants: Robert and Patricia Tollini / Robert J. Tollini, Patricia A. Tollini and Michael R. Tollini		
Agent:	N/A		
Business/Organization:	N/A		
Property Use:	Single family residential		
Zoning District:	R-10, Residential Single Family	HPOD Designation:	Non-Contributing
Adjacent Zoning:	North: R-15, 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	East: Contributing West: Non-contributing	
Associated Cases:	N/A		
Building Type(s):	Single family residential	Date of Construction:	2018
Architectural Style(s):	New Dominion (Virginia) Transitional		

Exterior Material(s):	Composite: masonry brick veneer, cementitious fiber board, asphalt shingle
Neighborhood Design Profile:	Suburban single family residential

Case Details

Case Description:

This application proposes to construct new site features on the subject property that include:

- 1) A new freestanding 9 1/2' X 13' deck to be constructed of Trex ® composite decking members, Trex ® railings with a floor height of 3' above grade. The deck will generally not be visible from the Dranesville Road;
- 2) A new 18" tall, 22-foot-long seat wall constructed of a concrete footer, 8" CMU blocks, a stone veneer and a 1" bluestone cap as surround for a new paver patio; and
- 3) A new octagonal cedar gazebo with a 12' diameter and an overall height of 14 feet covering approximately 140 square feet.

Additional site features, such as, a new patio, as noted, landscaping and a decorative pond are to be installed with the above vertical features but are not subject to the Board's review of this case (Attachments #1, 2, 3, and 4).

Case Background:

This recently built single family residential structure is one of several modern, non-contributing homes built as a part of the D. Van Vleck's Addition(s) site planning and land development effort in this area. All the planned site improvements are to be located in the rear yard of the single-family residential property and are generally not visible from the adjacent street, Dranesville Road.

Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance, Section 78-30.2 - R-10 - Residential single-family district
- Town Zoning Ordinance, Section 78-115. - Walls, fencing and hedge standards
- Town Zoning Ordinance, 78-21. - General provisions for all zoning districts
- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #5)
- Town of Herndon Heritage Preservation Handbook, Chapter 23 Guidelines for Building Site Improvements (Pages 107-109)

Staff Analysis

1. The proposed deck, seat wall and gazebo comply with the Towns Zoning Ordinance Sections Section 78-30.2 - R-10 - Residential single-family district, 78-115. - Walls, fencing and hedge standards and 78-21. - General provisions for all zoning districts regarding accessory structures in residential zoning districts, accessory structures that may encroach into the rear yard setbacks of properties in residential zoning districts and the design of walls within the Town's jurisdiction.

2. The proposed site improvements generally conform to the guidelines of the Herndon Heritage Preservation Handbook, Chapter 23 Guidelines for Building Site Improvements specifically related to garages, sheds and other structures; paving materials; walls and fences; ground surface materials and landscaping (Pages 108-109).
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 site improvements will improve the overall visual appeal and function of the rear yard of the subject property, will be mostly obscured from view from the adjacent street, Dranesville Road, and are in keeping with the referenced Zoning Ordinance considerations.

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 #19-10, in accordance with Alternative #3, with the following condition: 1. The proposed site improvements shall be installed in substantial conformance with the application and supporting materials as submitted March 08, 2019.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Photos
4.	Site Plan, Landscaping Plan, Site Improvement Detail Drawings and Product Information
5.	Town's Zoning Ordinance, Section 78-60.3. (f)

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



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



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

Robert Tollini and Patricia Tollini
719 Dranesville Road
Herndon VA 20170

March 11, 2019 Application

Bob.tollini@gmail.com 317.490.4480 Pat.tollini@yahoo.com 317.490.4484

Physical Materials submitted:

Pavers for Patio, Trex Deck, Stack Stone for Boulder Wall, Brick for Patio edging,

Files submitted:

Site Plan 11" by 17" entire house plus deck, patio, pond and boulder wall

Site Plan 11" by 17" backyard deck, patio, pond and boulder wall

Site Plan 8 ½" by 11" color entire house plus deck, patio, pond and boulder wall

Site Plan 8 ½" by 14" entire lot and house plus in color - deck, patio, pond, gazebo and boulder wall - house location survey

Boulder Wall 8 ½" by 11" – two views – cross section and head on

Deck 8 ½" by 11" – two views – from the sky and head on

Gazebo 8 ½" by 11" – specifications of 12" Octagon Bayside

Gazebo color picture 8 ½" by 11"

Six color pictures/photos 4" by 6" of all sides of the house

We moved into our new house on 719 Dranesville Road 12-1-2018. This spring we want to improve our lot. We hired Meadow Farms to design these improvements. They include a deck and a patio and a boulder wall and a pond and a gazebo.

Concerning the deck: It is 9 1/2 feet by 13 feet or 124 square feet, The height is the same as our first floor which is about 3 feet from the ground. It is made with Trex Material (SAMPLE SUPPLIED). It has five steps to the ground and has three feet railings. It is not attached to the house. The deck is freestanding and supported by 6" by 6" posts set in concrete footers. The deck is not visible from the street.

Concerning the patio: It is irregularly shaped. It is approximately 216 square feet. There is six inches of sand base and the material is manufactured Rustico pavers (SAMPLE SUPPLIED). There is a separate smaller brick edge (SAMPLE SUPPLIED).

Concerning the pond: It is irregular and approximately 129 square feet. It has a rubber liner, a pump, a waterfall and a skimmer. There are natural stone decorating the edge. The pond is less than 24 inches deep.

Concerning the boulder wall: The masonry wall is curved and approximately 22 feet long. It is 18" above grade. It has an 8" concrete block core with a concrete footer. The vertical has a chocolate grey stack stone veneer (SAMPLE SUPPLIED) and a 1 inch bluestone cap.

Concerning the gazebo: It is an octagon. It is made from cedar. It is twelve feet across and is on crushed stone and anchored to the ground with permanent augers. It is approximately 14 feet high and 140 square feet.



719 Dranesville Road West side of the house looking West



719 Dranesville Road Northeast side of house



719 Dranesville Road Northwest side of house



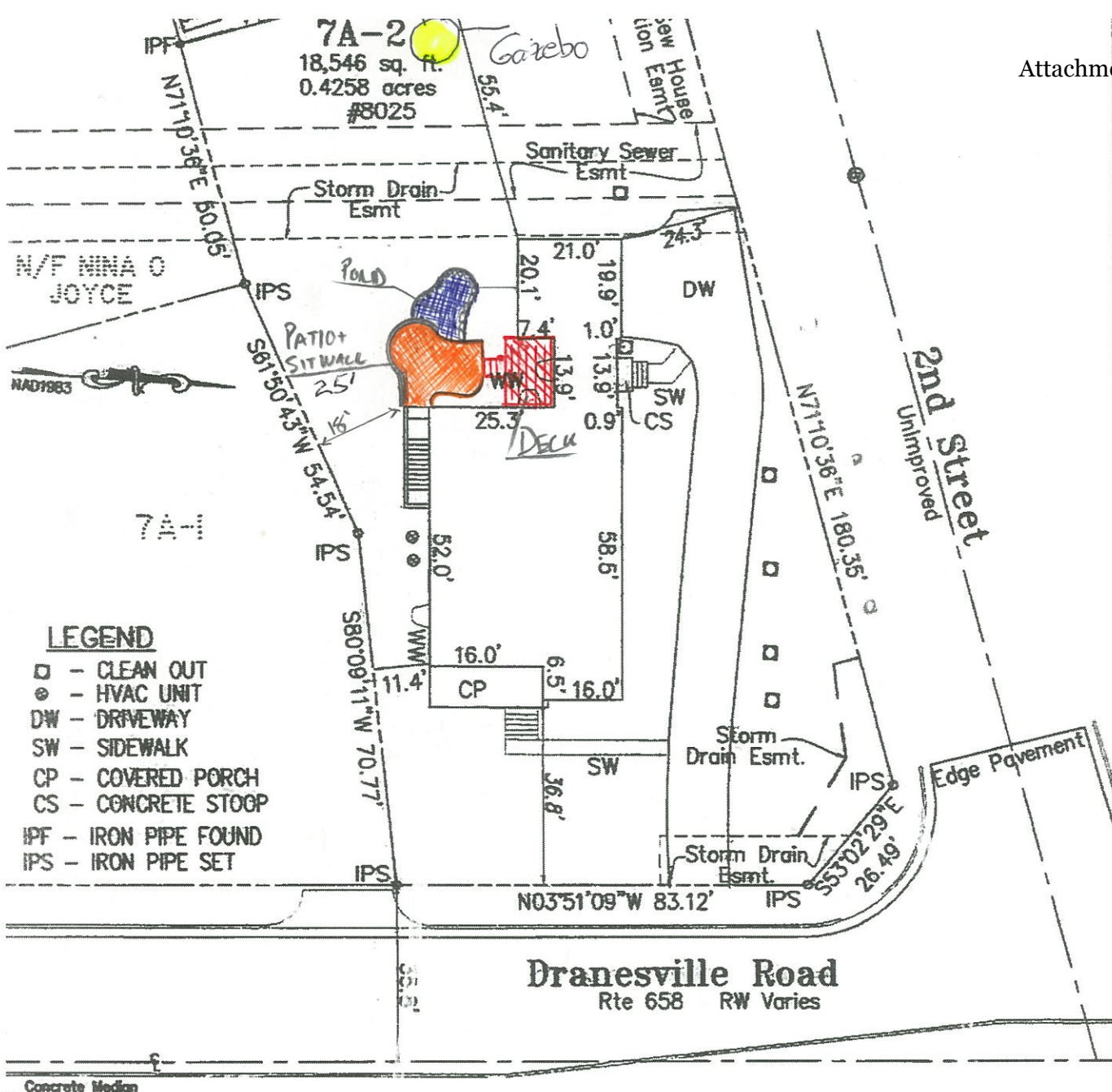
719 Dranesville Road South side of house



719 Dranesville Road Southeast side of house



719 Dranesville Road West side of the house



I HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE X (UNSHADED) AN AREA DETERMINED TO BE OUTSIDE THE .2% ANNUAL CHANCE FLOOD, PER FIRM 51059C 0110 E DATED SEPTEMBER 17, 2010.

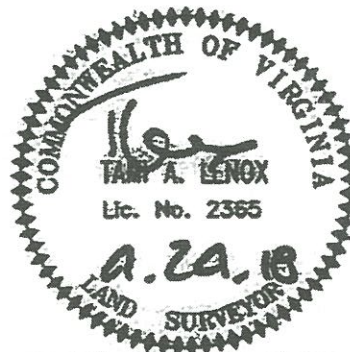
HOUSE LOCATION SURVEY

Lot 7A-2

D. VAN VLECK'S ADDITION TO THE TOWN OF HERNDON

Liber V No. 5 Pg 252 & Db 6372 Pg 1586
Db 25153 Pg 1214

DRANESVILLE MAGISTERIAL DISTRICT
TOWN OF HERNDON, VIRGINIA



ATCS, P.L.C.

ENGINEERING • PLANNING • SURVEYING
2553 Dulles View Drive, Suite 300
Herndon, VA 20171
703-430-7500 • Fax 703-430-0889

SCALE : 1"=30'
DATE : 1-19-18
DATE : 9-19-18

DRN : JL
CKD : TL
CKD :
CKD :

THIS HOUSE LOCATION SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, THEREFORE, ALL ENCUMBRANCES MAY NOT BE SHOWN.



10000 Lakeside Highway
Channahon, IL 61018
815-267-4000

Scale:
1" = 10'-0"

POND PLANTINGS

- 1 CRABE MYRTLE
- 3 PEROVSKIA
- 5 NERITA
- 3 IRIS
- 1 WATERLILY
- 3 GRASSES

3 ARBORVITAE 'GREEN GIGANT'
(NOT DRAWN - TO BE FLAGGED)

3 NORWAY SPRUCE
(NOT DRAWN - TO BE FLAGGED)

BOARDER WALL

TOLUCCI

DRIVEWAY

1 FOTHERGILLA

3 SPIRCA

1 BACCHARIS

1 HYDRANGEA TREE

PAPER PATIO
w/ SIT WALL

TREA DECK

1 PIERIS 'KATOWA'

7 GOLDTHREAD CYPRESS (TRU)

1 DOGWOOD 'KOWA'

8 HELLERORE

2 BAPTISIA

3 KALIDINA DOM

1 VIBURNUM
'BLUE MUFFIN'

23 LINDSE GREEN

COVERED
PORCH

calc WW

ORIENTAL

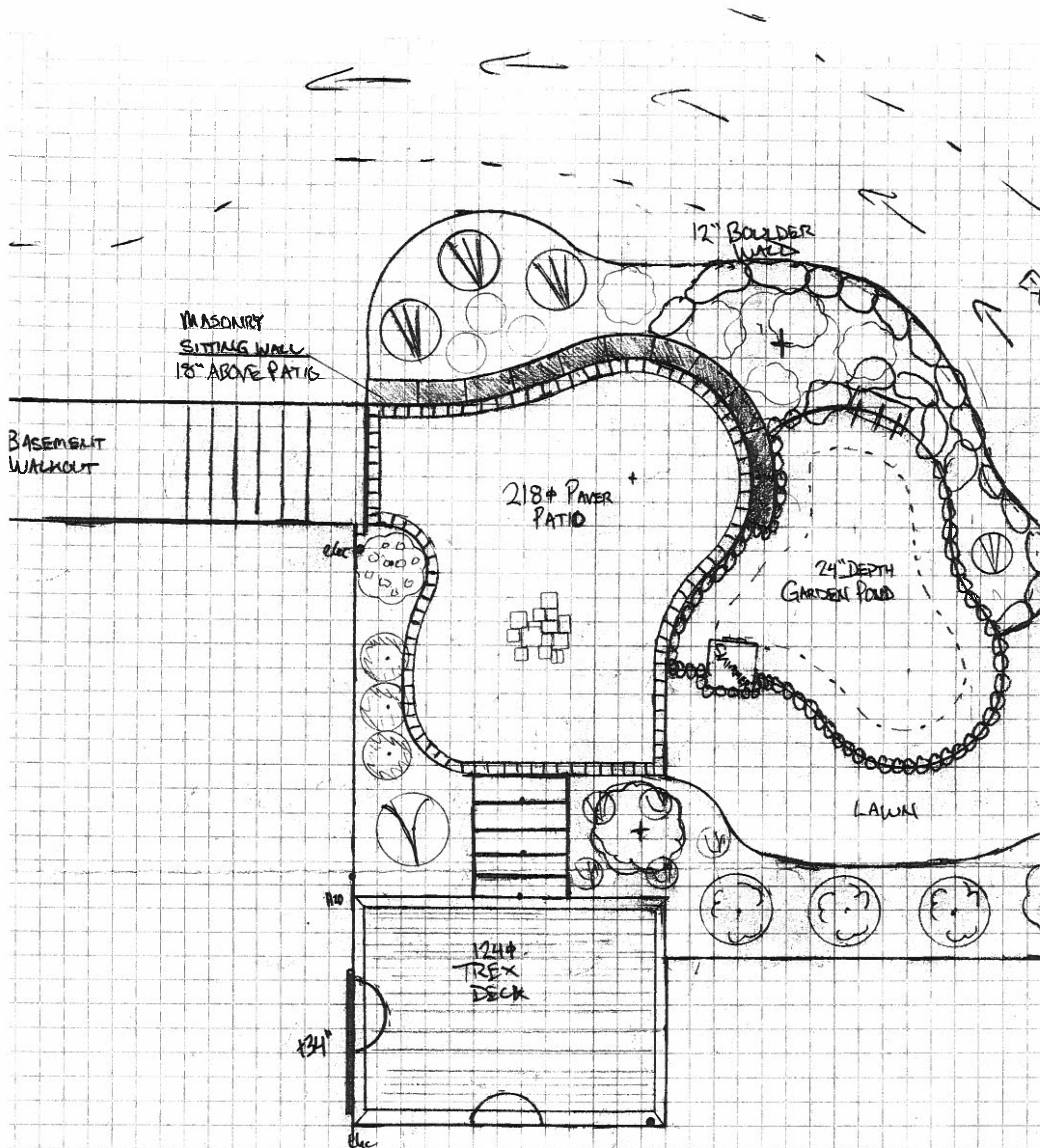
10000 Lakeside Highway
Channahon, IL 61018
815-267-4000

Designed By
DAKE
1-25-19

This drawing is the property of Meadows Farms, Inc.

Planting Schedule

Planting Schedule
10000 Lakeside Highway
Channahon, IL 61018
815-267-4000



3 ARBOREVITAE (GREEN GIANT)
(NOT DRAWN - TO BE FLAGGED)

ADD 3 SCHIP
ADD CONDUIT

POND PLANTINGS

- 1 CRAPE MYRTLE
- 3 PEROVSKIA
- 5 NERITA
- 3 IRIS
- 1 WATERLILY
- 3 GRASSES

BOULDER WALL

TOLUNEI

PAVER PATIO
w/ SIT WALL

TREA DECK

1 FOTHERGILLA

3 SPIREA

18 AUCUBA

1 HYDRANGEA TREE

1 BUDDLEIA

1 CLEMATIS

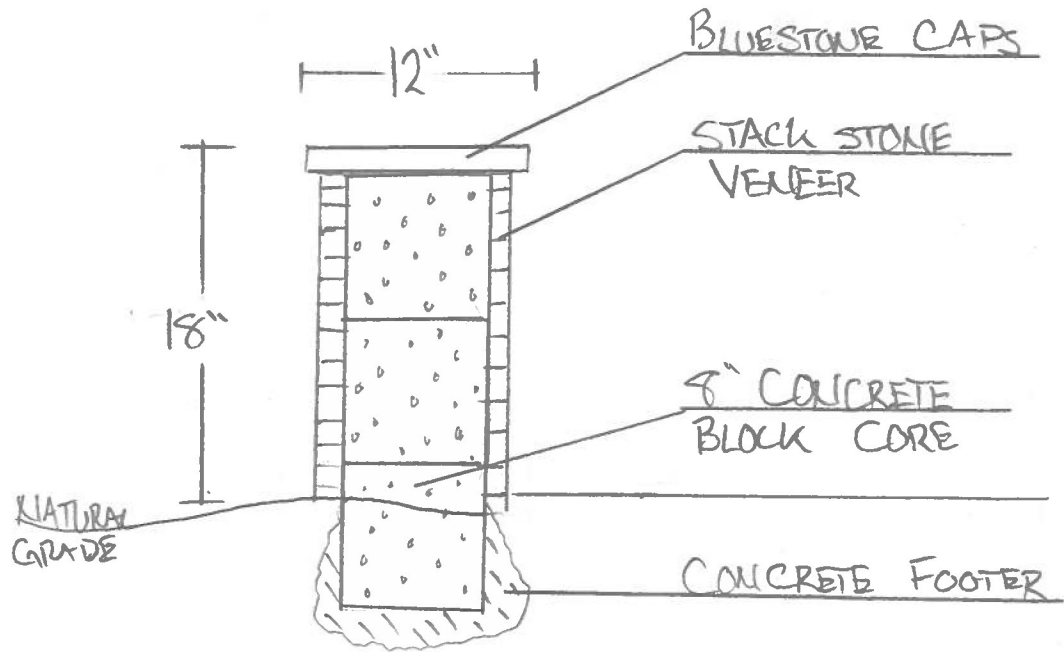
3 ALANDINA ORSESSON

1 HYDRANGEA EDLESS

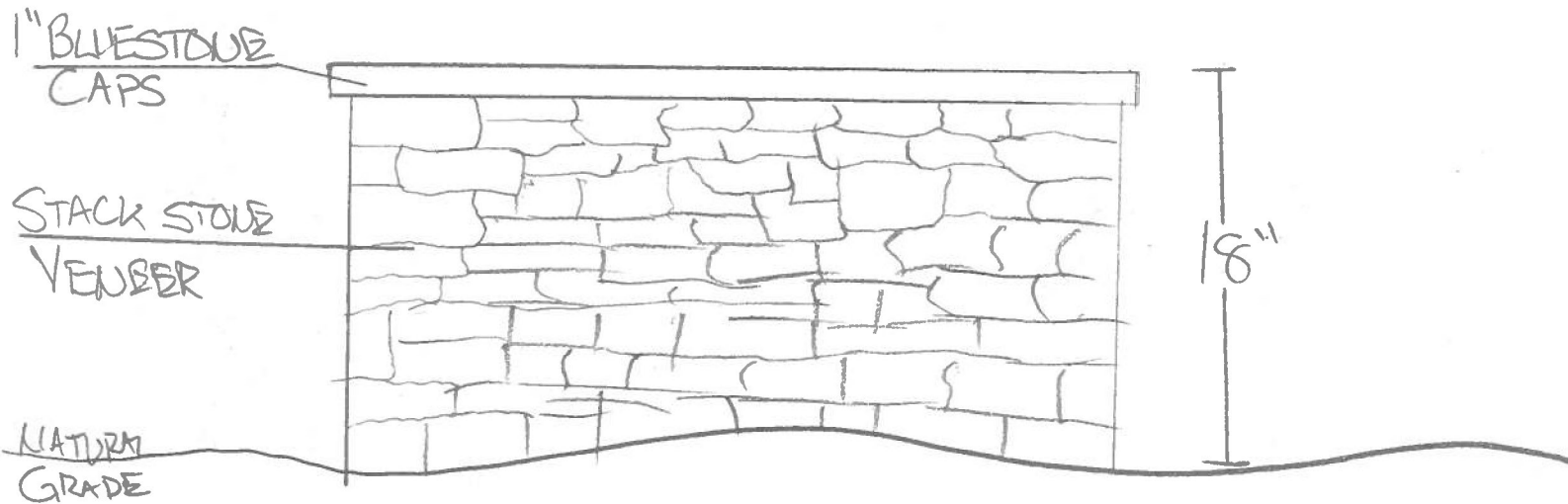
9 CAREX

DAVE
1-25-19

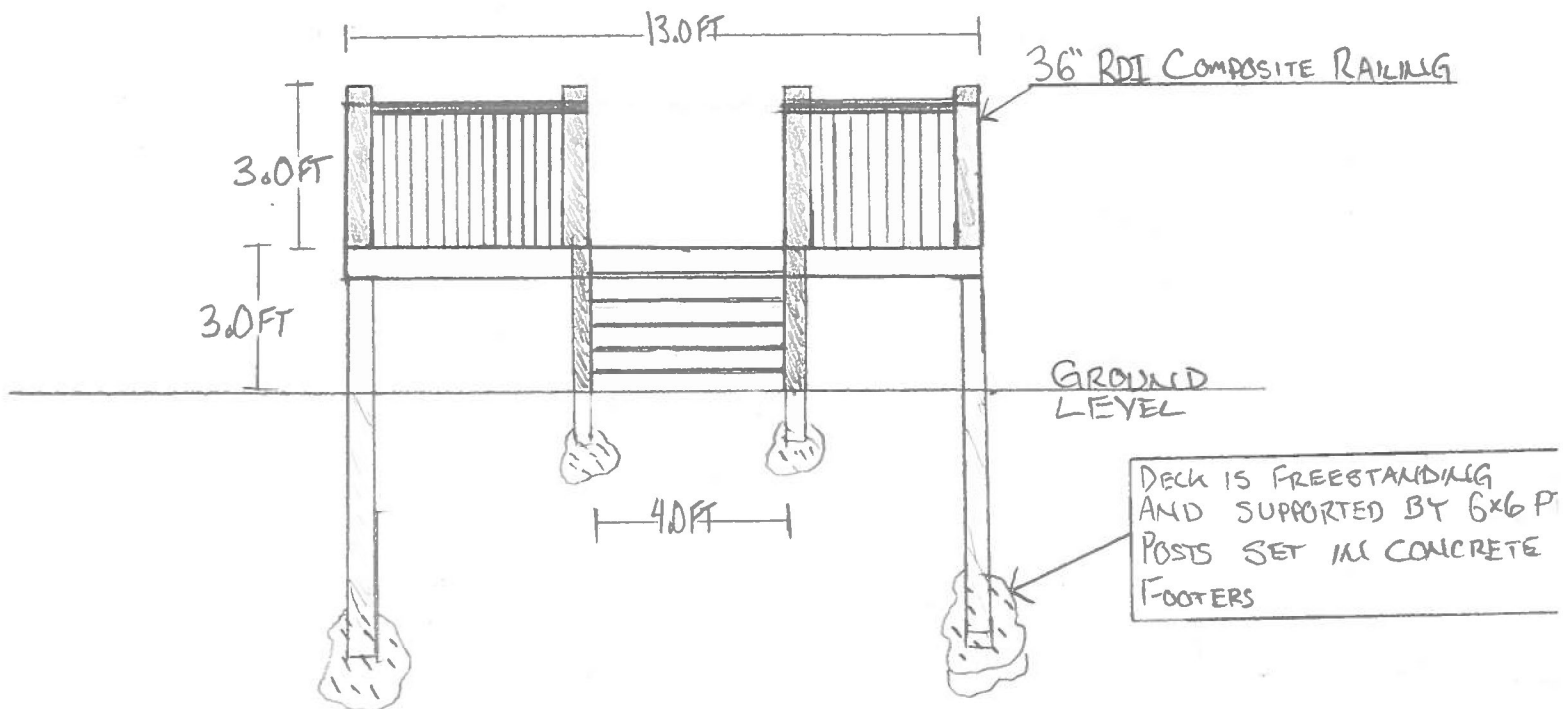
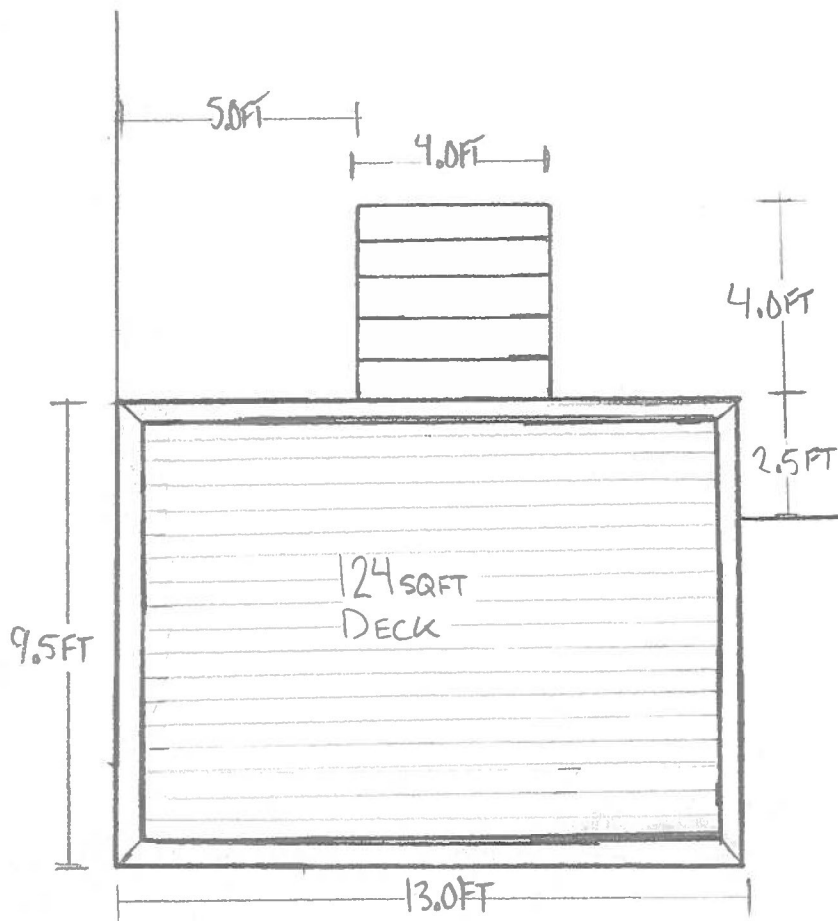
MASONRY WALL DETAIL



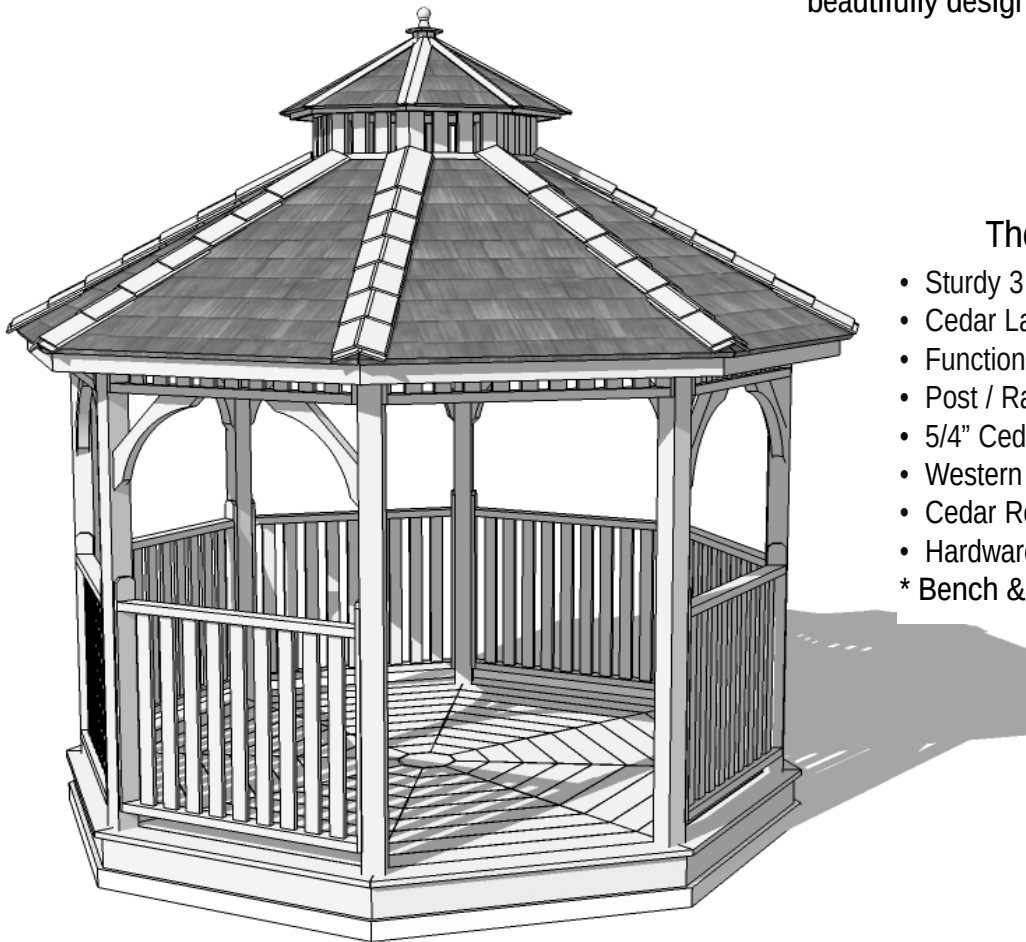
MASONRY WALL FACE VIEW



RESIDENCE



The Bayside Gazebo is the perfect gazebo marriage - beautifully designed and well crafted.



The 12' Octagon Kit Includes:

- Sturdy 3 1/2" x 3 1/2" Post and Rafter Construction
- Cedar Lap Sided Ceiling
- Functional Cupola Included
- Post / Rafter / Joists- Carriage Bolted
- 5/4" Cedar Deck Floor
- Western Red Cedar Construction
- Cedar Roof with Shingles Already Attached
- Hardware Included (carriage bolts, screws and nails).
- * Bench & Screen Options Available.

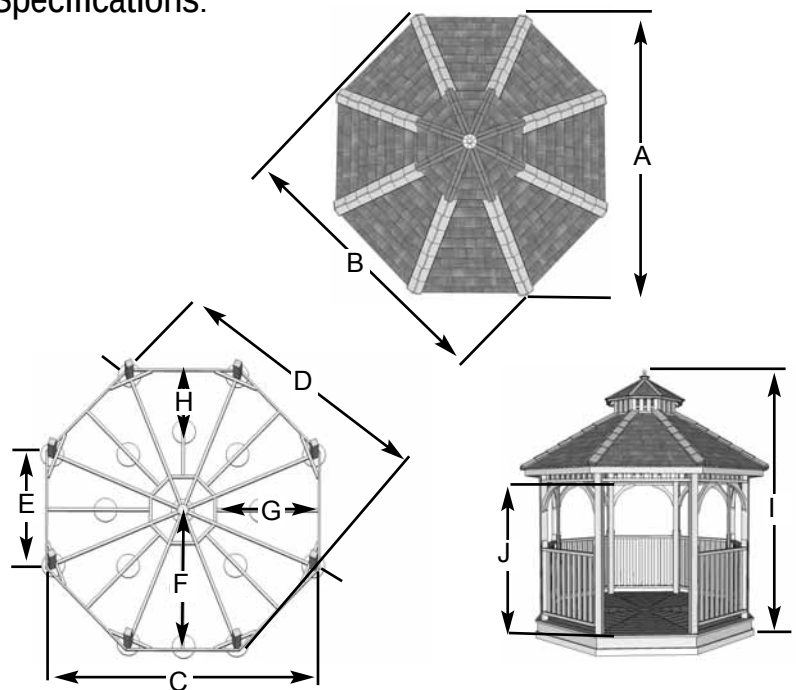
Dimensions:

- A: Side to Side Outside Roof Dimension = 159 1/4"
- B: Diagonal Outside Roof Dimension = 175"
- C: Side to Side Outside Post Dimension = 144 "
- D: Diagonal Outside Post Dimension = 156"
- E: Outside Rim Joist (longest) = 59 5/8"
- F: Outside Sidewall to Sidewall Radius = 72"
- G: Outside to Inside Rim Joist = 55 3/4"
- H: Outside to Center Pier Block = 31 3/4 "
- I: Overall Outside Height = 164"
- J: Height from Floor to Bottom of Top Rail = 72"

Materials List: 3 1/2" x 3 1/2" Posts and Rafters.
1 1/2" x 5 1/2" Floor Joists. 5/4"x 5 1/2" Decking.

Shipping Pkg#1	Size: 88"w x 52"d x 34"h
Shipping Pkg#2	Size: 96"w x 48"d x 21"h
Shipping Weight: = 1400 lbs	

Specifications:





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

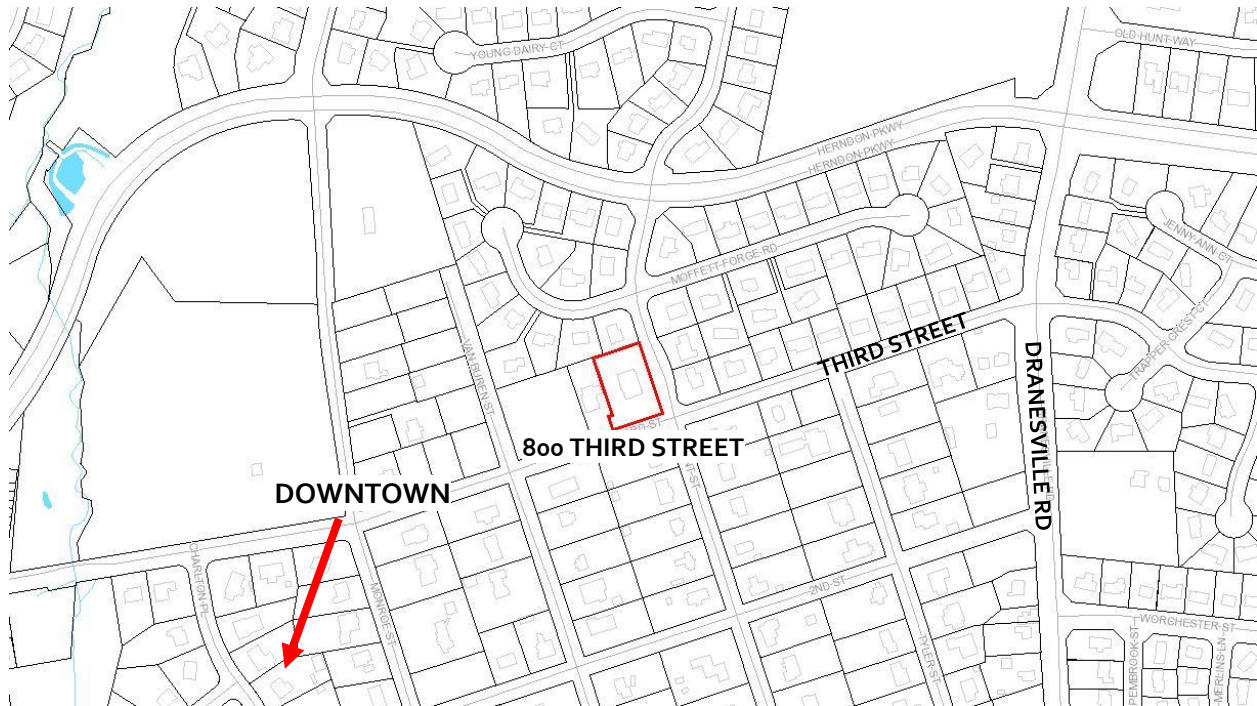
sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.

- 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 #19-11; Freestanding Signs
Case Summary: Construction two new freestanding business signs in the front and side yards
Case Location: 800 Third Street, D. Van Vleck's Addition

Location Map



Property Information

Applicant/Owner:	Policy, Planning and Evaluation, Inc. c/o Jasbinder Singh		
Agent:	N/A		
Business/Organization:	N/A		
Property Use:	Commercial Office		
Zoning District:	R-10, Residential Single Family	HPOD Designation:	Contributing
Adjacent Zoning:	North: R-10, Residential Single Family South: R-15, Residential Single Family	East: R-10, Residential Single Family West: R-10, Residential Single Family	
Adjacent Property HPOD Designation:	North: Non-contributing South: Non-contributing	East: Non-contributing West: Non-contributing	
Associated Cases:	HPRB #18-24		
Building Type(s):	Single family residential	Date of Construction:	Circa 1900
Architectural Style(s):	Colonial Revival, American Four-Square		

Exterior Material(s):	Composite: concrete block veneer, stucco, asphalt shingle roof, vinyl windows
Neighborhood Design Profile:	Suburban single family residential

Case Details

Case Description:

This application proposes to remove an existing freestanding business sign and construct two (2) new freestanding signs advertising the business name and address. The signs are to be identical and constructed of two (2) 6" X 6" cedar posts with a 1'-7" X 5'-6" of plywood board with the business name and address carved into the wood panel(s). The wood panels and posts are to be painted a barn red color (Sherwin Williams SW #6601 Tanager) and the carved block letters would be painted a gold color (Sherwin Williams SW #7700 *Olde World Gold*). The applicant is also proposing a small 6" X 6" graphic what would be placed at the lower corners of each sign. The application is not clear as to how this feature will be attached or generated on the sign panel. The overall height of the signs will be 2'-9" with an overall sign area of 8.8 square feet. Each freestanding sign will have a landscaped planting bed of a 4' radius around each sign. One sign is to be centrally placed along the frontage of Third Street approximately 10 feet from the property line and the second placed is shown to be placed on the property line near the east vehicle entrance along Grant Street (Attachments #1, 2, 3 and 4).

Case Background:

This site was the subject of a recent HPRB case, HPRB #18-24, which approved a new half-height wall and fence between the subject property and 804 Third Street and a new refuse dumpster enclosure to support the business use, as well as comply with a previously approved site plan.

Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance, Section 78-141.3. - Sign standards for nonresidential uses in residential districts
- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District)
- Town of Herndon Heritage Preservation Handbook, Chapter 21 Guidelines for Signs (Pages 98-103) (Attachment #5)

Staff Analysis

1. The proposed signs will generally comply with Town Zoning Ordinance, Section 78-141.3 except for the Grant Street sign's placement which would be located less than the required 5' from the property line (Attachment #4).
2. The proposed sign does not conform to the guidelines of the Herndon Heritage Preservation Handbook, Chapter 21 Guidelines for Signs specifically related to the number of signs, sign area, and sign color (pages 102 -103). The guidelines specifically state that "*for residential buildings with a commercial use and located in a neighborhood, the maximum number of signs per dwelling should be a maximum of one. The total sign area should be a maximum of two square feet*

and a maximum of four-inch-high letters and symbols is recommended.” In addition, the sign color should relate to and complement the materials and color scheme of the building, including accent highlights and trim colors. In this case, the proposed signage exceeds the overall number of signs, exceeds the maximum area, and has highly contrasting colors and overall design in comparison to the primary structure.

While there is an excess number of signs proposed based on the Handbook Guidelines, staff is inclined to support two signs, one at each vehicle entrance in accordance with the zoning ordinance. However, the proposed signs appear to have excessive blank space on the sign panel that serve little purpose but to add to visual clutter along a primarily residential street. Staff recommends that the applicant and the Board consider a reduction in sign area for each sign to 4 or 5 square feet, as a rough estimate or starting point. A refined design with a reduction in sign area would serve several purposes, such as allowing the applicant to adequately demark the business and the associated address as is being requested, and create an appropriate scale for the signage in relation to the primary residential structure and the surrounding neighborhood.

3. Staff has several questions related to the materials and finishes of the proposed signs. The application is not entirely clear as to the wood material of the sign panel. The application has a general note that indicates the sign will be made of cedar, however, the materials sample is made of plywood, which will likely not accept engraving or carving very well if that is the proposed sign panel material. Staff would not recommend usage of this type of material due to its lack of durability and quality of material. This will need to be clarified with details prior to further staff comment on this component and before Board action. In addition, the application states that the sign will be painted, which will represent a maintenance problem sooner, opposed to using other finishes such as staining. Staff is also recommending that alternative finishes be explored prior to acting on this case.
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 signage installation may improve the overall visual recognition of the business at this location, however the design as proposed does not meet Section 78-60.3(f)(2) related to the compatibility of the new construction of the signs, and quality of proposed materials.

Staff Recommendation:

Motion	1. Motion to deny the application.
Alternatives:	2. Motion to approve the application as submitted.
	3. Motion to approve with condition(s).

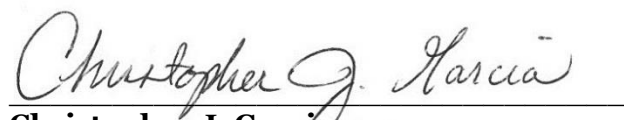
	4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for continuance of HPRB #19-11, in accordance with Alternative #4, with the following intent and requirements for the applicant: 1. Work with Staff to reduce the proposed sign area to a reasonable area meeting the intent of the cited Preservation Handbook Guidelines noted in the Staff Analysis. 2. Work with staff to select a more appropriate sign color and finish to complement the color scheme of the existing structure on site and ensure durability of the proposed sign. 3. Clarify the specific type of wood material to be used for the sign panel, specify the thickness of the panel and the depth of relief of the carved/engraved sign letters. 4. Clarify the design and material of the small sign graphics located at the bottom corners of the sign elevations to include the method of attachment and weatherization / protection from the elements to be provided for the graphic pieces. 5. Revise the submitted application and site plan to comply with applicable zoning ordinance requirements.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Photos
4.	Site Plan, Landscaping Plan, and Sign Detail Drawings
5.	Town's Zoning Ordinance, Section 78-60.3. (f)
6.	1987 Historic District Survey Form

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


Bryce A. Perry
 Deputy Director



SITE LOCATION – AERIAL PHOTO



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



POLICY PLANNING & EVALUATION, INC.

800 Third Street, Herndon, VA 20170
Tel: (703) 709-0888 Fax: (703) 709-7650
Email: ppe@pipeline.com

March 5, 2019

Christopher Garcia
Dept. of Community Development
Town of Herndon, VA 20170

Ref. An application for yard signs for the 800 Third Street property

Dear Mr. Garcia,

Pursuant to our previous conversations, please find the following:

- A plat of the 800 Third Street property
- A formal application for approval of the proposed signs
- Elevations and Plans of the proposed signs, and
- A material sample showing the paints that we propose to use. Notice that these paints are identical to those that have been used by Fairfax County on its signs (see the sample).

The following paragraphs explain the features of the application.

1. **Removal of the Existing Sign:** A long standing sign located at the corner of Third and Grant Streets would be removed and replaced with two new and more architecturally appropriate signs (see the attached photograph).
2. **Locations of the Signs on the Site Plan:** As shown on the site plan, the first sign will be located in the front yard of the property at the intersection of a line that traverses through the center of the 800 Third Street building in the north-south direction and another line that transverses 20 ft from the edge of Third Street in the east-west direction. This location has been designated Location #1 on the site plan. The second sign would be placed at the end of the green fence along Grant Street about 10' from the rear entrance of the property. This location has been designated Location # 2 on the site plan).
3. **Design and Elevations:** This application contains two drawings of the proposed signs. The two signs would be identical in all respects except for the following differences:
 - a. The sign in the front yard would have identical wording on both sides. That means people traveling on Third street in either direction would be able to read the sign with ease. The rear sign

will have the same wording only on one side – the north side. Thus, people traveling south on Grant Street would be able to locate the building readily.

- b. The ground elevation around the front yard sign would be raised at least 4" above the existing elevation to allow the rain water to flow away from the sign quickly. In addition, the area surrounding the front yard sign would be set aside for planting small plants. Given the existing topography, the ground elevation around the rear sign does not need to be raised.

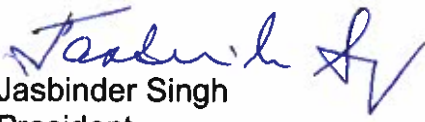
4. Color Scheme: We propose to use two colors to paint the signs (see the sample provided). The proposed colors generally conform to the color scheme of the 800 Third Street building:

- a. **Lettering** – Gold - SW Paint # 7700 – OLDE WORLD GOLD
- b. **Background Color of the Boards** – Barn Red – SW Paint # 6601 -TANAGER
- c. **Posts** – Barn Red – SW Paint # 6601 -TANAGER

Note that the proposed lettering would be engraved in the wood as show in the sample.

5. Anchoring the Posts: As we discussed in our previous application for the Fence design, utilities regularly use "expanding" foams to secure utility poles to the ground. In this method, two liquids provided by a vendor are mixed at the site and poured into the gaps around a pole. Within minutes, the liquid turns into rapidly expanding foam. As it expands, it enters into the voids in the soil (and/or gravel) and forms a very tight and strong bond and holds the posts in place. We believe the current application provides a perfect opportunity to demonstrate the use of the technology and that is what we propose to use to anchor the two signs in the ground.

If you have any further questions, please free to contact me at any time before and after the work session. Thank you for your kind consideration.


Jasbinder Singh
President

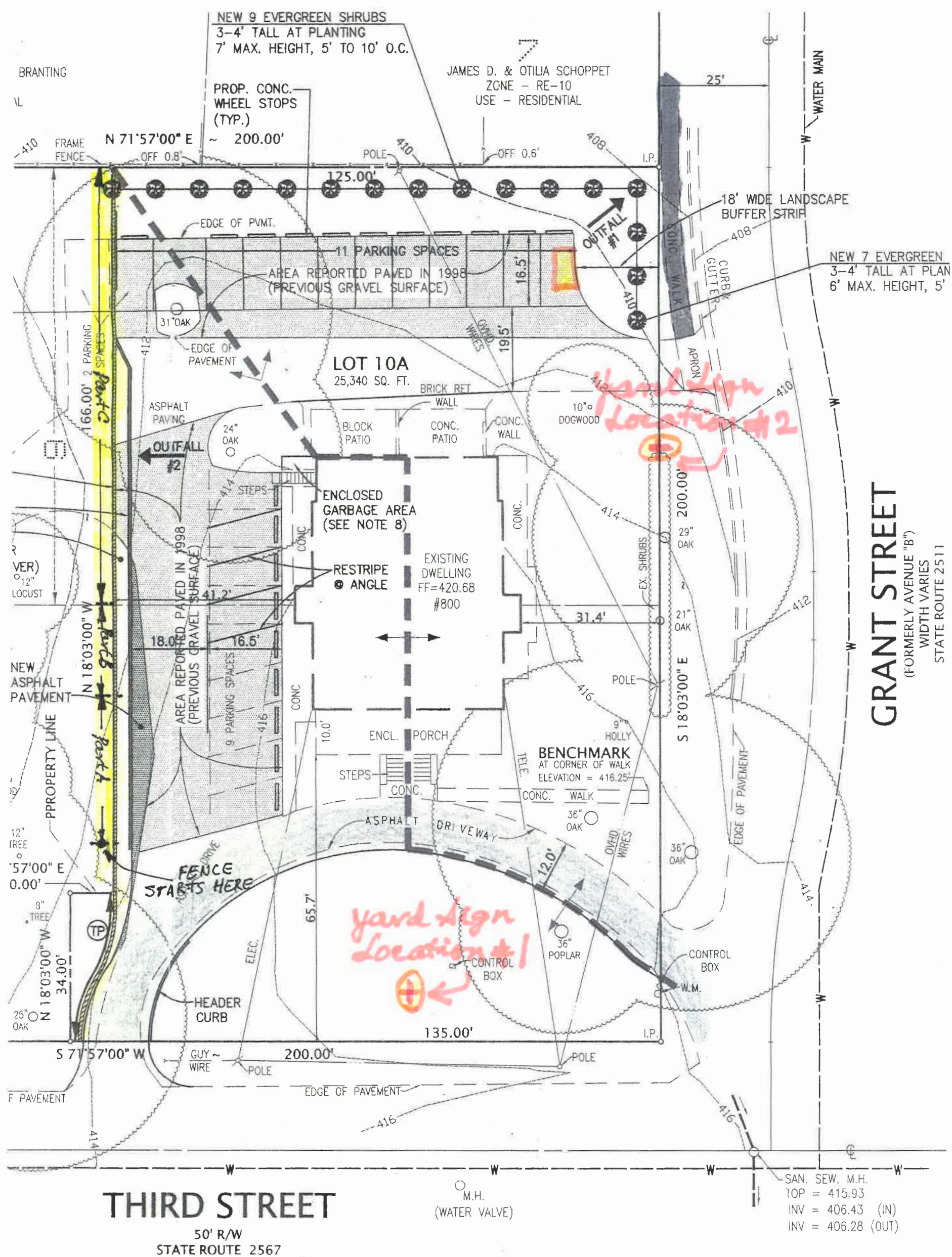


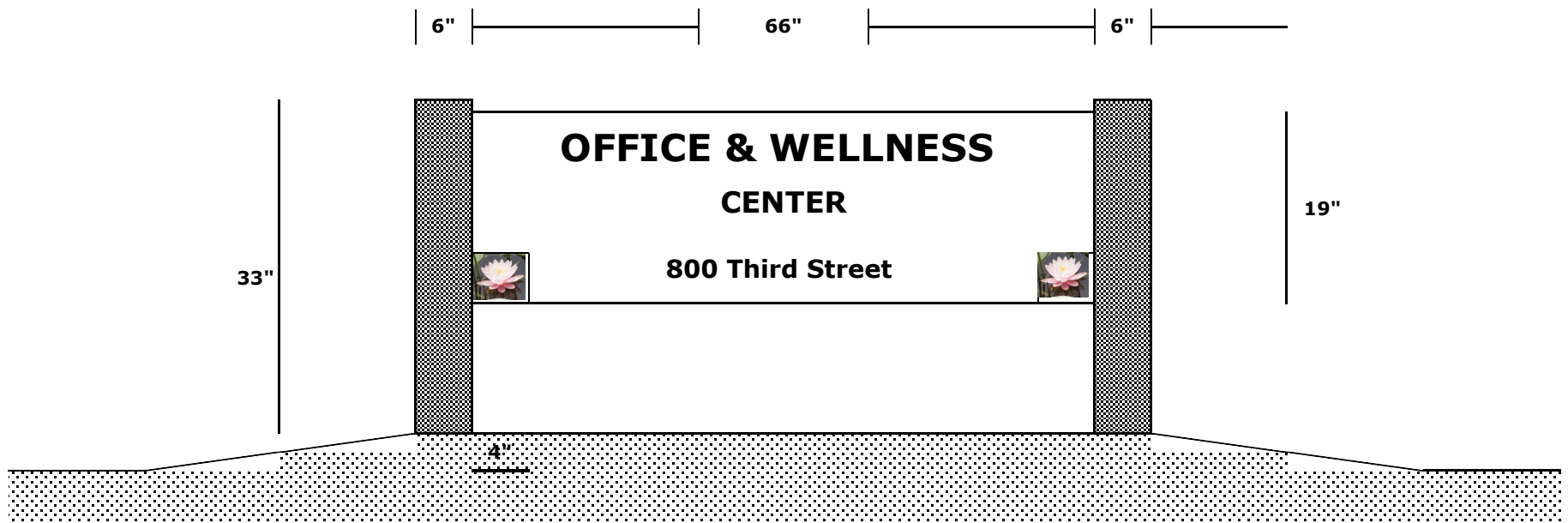


Classic Offices
600 Third Street
← LEASE



Classic Offices
800 Third Street
LEASING





The Sign would be made of Cedar Wood



DOG PARK



FIELDS
1 & 5



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.



VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-202
Negative no(s). 9098/19

Attachment #6

City/Town/Village/Hamlet Herndon
Street address or route number 800 Third St.
Historic name

County Fairfax
U.S.G.S. Quad Herndon
Common name "Reston-Herndon Med. Ctr."

Present use medical offices
Original use residence

Building Style American four-square
Building Date(s) ca. 1900-1915

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 -molded foundation
☐ terra cotta
☐ steel frame
☐ other Stuccoed walls

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
☐ brick/tex
☐ 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 1 side _____
☐ gable ☐ pediment?
☐ shed w/palladian windows, leaded
☐ hipped arched light, and Keystone

8. Primary Porch

style 1 story, hipped roof
stories 1
levels 1 bays 3
materials molded, dressed concrete block, metal roof,
description and decorative details wood floors & jalousies.
Molded block posts. Plain, molded cornice w/ wide
overhang. Central entry with beveled fan light &
sidelights.

9. General supplementary description and decoration:

Paired 1/1 sash. Wood shutters. Some de-
corative leaded sash, second level, Project-
ing east and west bays.

10. Major additions and alterations:

1 story rear hipped roof porch
1 bay enclosed with jalousie windows.

11. Outbuildings:

None

12. Landscape Features:

Mature trees and shrubs

13. Significance:

Nicely detailed example of a Colonial Revival
American Four square house.



Surveyed by:

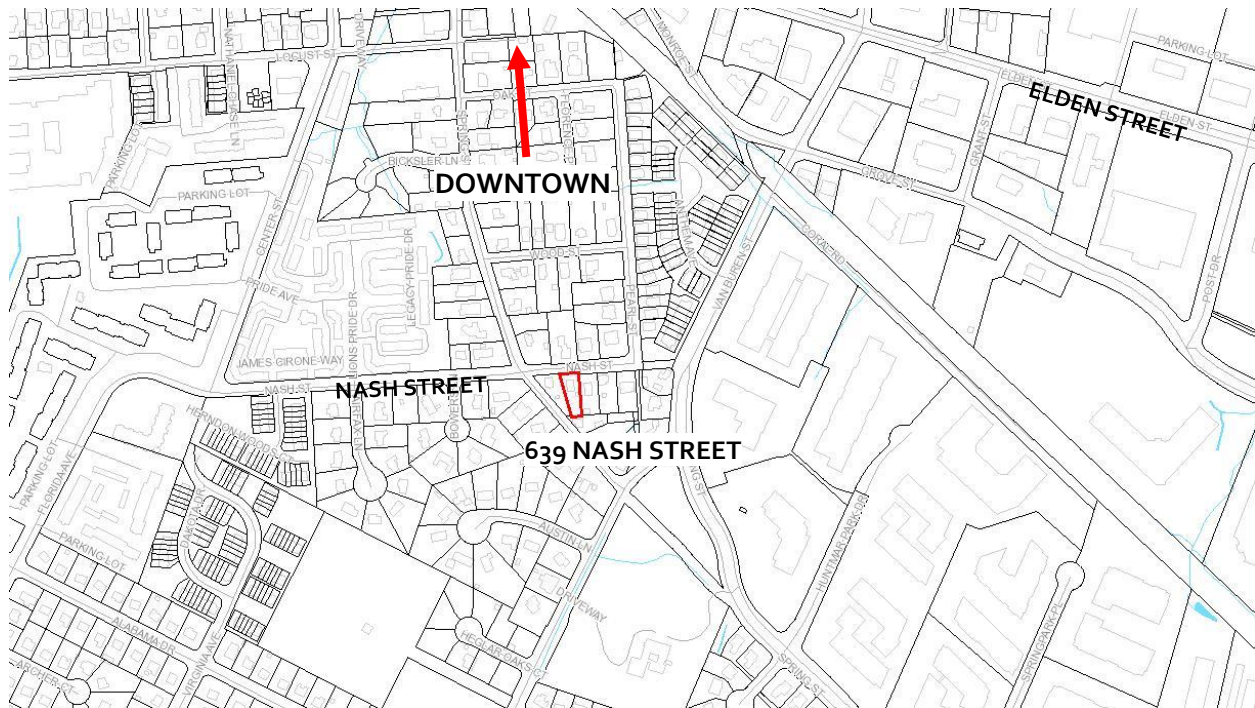
Polhill/Frazier

Date:

12/87

Case Number & Type: HPRB #19-12; Alterations
Case Summary: Replace existing vinyl siding and existing columns with new cementitious fiber board siding and new PVC wrapped columns
Case Location: 639 Nash Street, Dranesville Subdivision

Location Map



Property Information

Applicant/Owner:	Amelia Fine-Morrison and James Brew		
Agent:	N/A		
Business/Organization:	N/A		
Property Use:	Single Family Residential		
Zoning District:	R-10, Residential Single Family	HPOD Designation:	Non-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: Contributing	
Associated Cases:	N/A		
Building Type(s):	Single family residential	Date of Construction:	Circa 1951
Architectural Style(s):	English Colonial Revival, Cottage		

Exterior Material(s):	Composite: vinyl siding, vinyl windows, wood porch, asphalt shingled roof
Neighborhood Design Profile:	Suburban single family residential

Case Details

Case Description:

This application proposes to remove all of the existing deteriorating vinyl siding and replace with new Hardieplank ® *Cedarmill* 6” lap siding in a Light Mist color. The proposed finish color most closely resembles the Benjamin Moore *Cliffside Gray* HC-180 as found within the Town’s pre-approved color selections for structures within the Town’s Heritage Preservation Overlay District.

In addition, the applicant will replace four deteriorating round wood columns on the front elevation (porch area) with new, presumably, 4” X 4” wood posts wrapped with 6 5/8” square formed Polyvinyl chloride (PVC) columns to remain white in color(Attachments #1, 2, 3, and 4).

This residential structure is a non-descript cottage styled home common to the 1950’s and 1960’s and is a non-contributing structure to the Heritage Preservation Overlay District due to the numerous alterations over time as well as being outside of the district’s period of significance. As noted this English Colonial Revival Cottage is reminiscent of a time where homes were significantly smaller and more utilitarian than present day. The structure is clad in vinyl siding, and possesses vinyl windows that have been altered over time. In addition various doors have been added or changed, as well as, a shingled roof which has also seen alterations over the past decades (Attachment #5).

Case Background:

Staff has nothing significant to report regarding background of this case.

Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #6)
- Town of Herndon Heritage Preservation Handbook, Chapter 19 Guidelines for Synthetic Siding (Pages 93-94)
- Town of Herndon Heritage Preservation Handbook, Chapter 10 Guidelines for Residential Building Rehabilitation Design (Pages 63-65)

Staff Analysis

1. The proposed alterations are in general conformance with the Heritage Preservation Handbook, Chapter 19 Guidelines for Synthetic Siding. While the asbestos siding that pre-dates the current vinyl siding that is on the structure today may have been original to the structure, replacement of that potentially original siding is not possible and the replacement of the vinyl siding not original to the house is also not a preferred solution. Thus, the introduction of cementitious fiber

board is preferable to either of the previous materials that can be readily identified historically. While the 6” inch reveal of the proposed Hardieplank® may not match the profile and texture of either of the previous exterior wall materials, the proposed lap siding is likely a happy medium that maintains the overall character of the structure.

However, the *Cedarmill* Hardieplank® profile and texture tends to over-state or over-accentuate wood grain texture that appears contrived and less in keeping with traditional wood plank siding which appears smoother in texture. Staff recommend that the applicant and the Board consider the selection of the Smooth or Colonial Smooth profiles within the Hardieplank® Lap Siding Series (Attachment #4).

2. As documented in the 1987 Historic District Survey Form (Attachment #5) for this property, square columns are visible on the front porch at the time of the survey. There is no empirical evidence that these square posts were original to this structure; however, during the time period of the historic district survey indicates the turned posts and square columns were common front porch/entry features of similarly styled homes along Nash Street, though Doric (round) columns do appear elsewhere in the district as well. Thus, the return to a square column is an appropriate design solution at this location and is similar to other homes as noted in the application materials.

Staff also has some concerns about the smooth texture of the Fypcon® PVC wrap being proposed that may resemble a “plastic” finish when installed. Staff recommends consideration of fiberglass or cellular PVC that offer texture options and paint-ability that would resemble the wood of the previous column design(s) when finished. In addition, a properly designed, installed and maintained wood column would be an appropriate design to solution that can have the same durability as many synthetic products. Staff believes these design alternatives offer a higher quality solution to express an important character-defining feature of this residential structure.

3. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #6). 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. However, staff has concerns regarding the proposed materials and details as they relate to alteration, restoration or reconstruction criteria, specifically Section 78-60.3(f)(1) (c), (d), and (j).

Staff Recommendation:

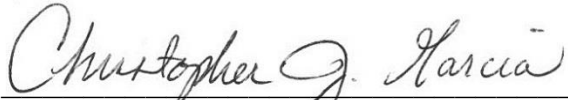
Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	Motion for approval of HPRB #19-12, in accordance with Alternative #3, with the following conditions: 1. Selection of a smoother, textured siding profile that does not overaccentuate the wood texture to be submitted to staff prior to issuance of a Certificate of Appropriateness; 2. Selection of an alternative column wrap or column material to more closely resemble a traditional wood column to be submitted to staff prior to issuance of a Certificate of Appropriateness; and 3. The proposed alterations shall be installed in substantial conformance with the application and supporting materials as submitted March 11, 2019 and subsequent updates required by the Board.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Site Photos and Existing Conditions
4.	Materials Information
5.	1987 Historic District Survey Form (f)
6.	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



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



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

639 Nash Street | Herndon, VA 20170

James Brew & Amelia Fine-Morrison

Date: February 11, 2019

Town of Herndon

Historic Preservation Review Board

HPRB Existing Structure Alteration Request:

In attempt to improve the historic integrity and exterior quality of our non-contributing structure, 1950's home at 639 Nash Street, we would like to replace the existing 1980's installed white vinyl siding. The vinyl will be replaced with James Hardie 6" lap siding in Light Mist. Where needed the trim will be replaced with in-kind white trim.

The siding color selection matches most closely to Benjamin Moore's historical color Cliffside Gray HC - 180.

At the same time, the aging and improperly installed front porch columns will also be replaced to traditional square, matching neighbor's style. The proposed columns would remain white, and replaced with white Fypcon plain, 6" 5/8" Non-Tapered Columns.

The goal in this upgrade is to replace the brittle and damaged existing material with a protecting and esthetically attractive material, in keeping with the home and the neighborhood.

Sincerely,

James Brew & Amelia Fine-Morrison

639 Nash Street

HPRB Siding Alternation Request



Front, Nash St. Facing



Left Side



Left Side



Back



Right side, neighboring lot (641 Nash St. /
Spring Street) facing



Rear



Current brittle damaged siding

Column Replacement Overview



Current tapered columns



Proposed square replacement columns

Neighboring homes with similar color and material treatment



Neighboring homes with similar color and material treatment



HardiePlank®

HardiePlank® Lap Siding Product Description

HardiePlank lap siding is factory-primed fiber-cement lap siding available in a variety of styles and textures. Please see your local James Hardie® product dealer for product availability. HardiePlank® lap siding comes in 12-ft. lengths. Nominal widths from 5 1/4 in. to 12 in. create a range of exposures from 4 in. to 10 3/4 in.

HardiePlank lap siding is also available with ColorPlus® Technology as one of James Hardie's prefinished products. ColorPlus Technology is a factory applied, oven-baked finish available on a variety of James Hardie siding and trim products. See your local dealer for details and availability of products, colors and accessories.



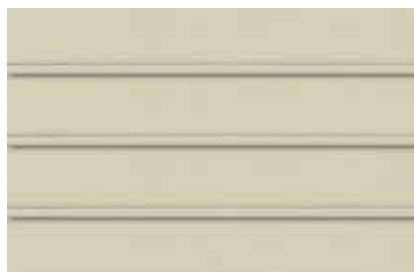
Cedarmill®



Smooth



Beaded Cedarmill®



Beaded Smooth



Colonial Roughsawn



Colonial Smooth



General
Product
Information

Working
Safety

Tools for
Cutting and
Fastening

General
Installation
Requirements

General
Faster
Requirements

Finishing and
Maintenance

HardieWrap®
Weather Barrier

HardieTrim®
Boards/Battens

HardieSoffit®
Panels

HardiePlank®
Lap Siding

HardieShingle®
Siding

HardiePanel®
Vertical Siding

Appendix/
Glossary

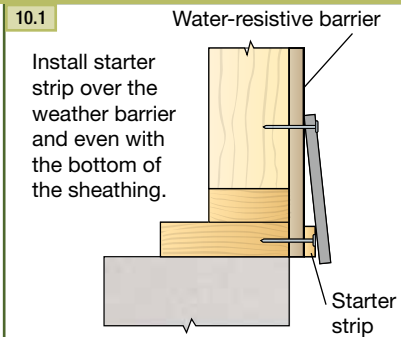
ESR-1844 &
2290 Report

Installation of HardiePlank® Lap Siding

INSTALL A STARTER STRIP

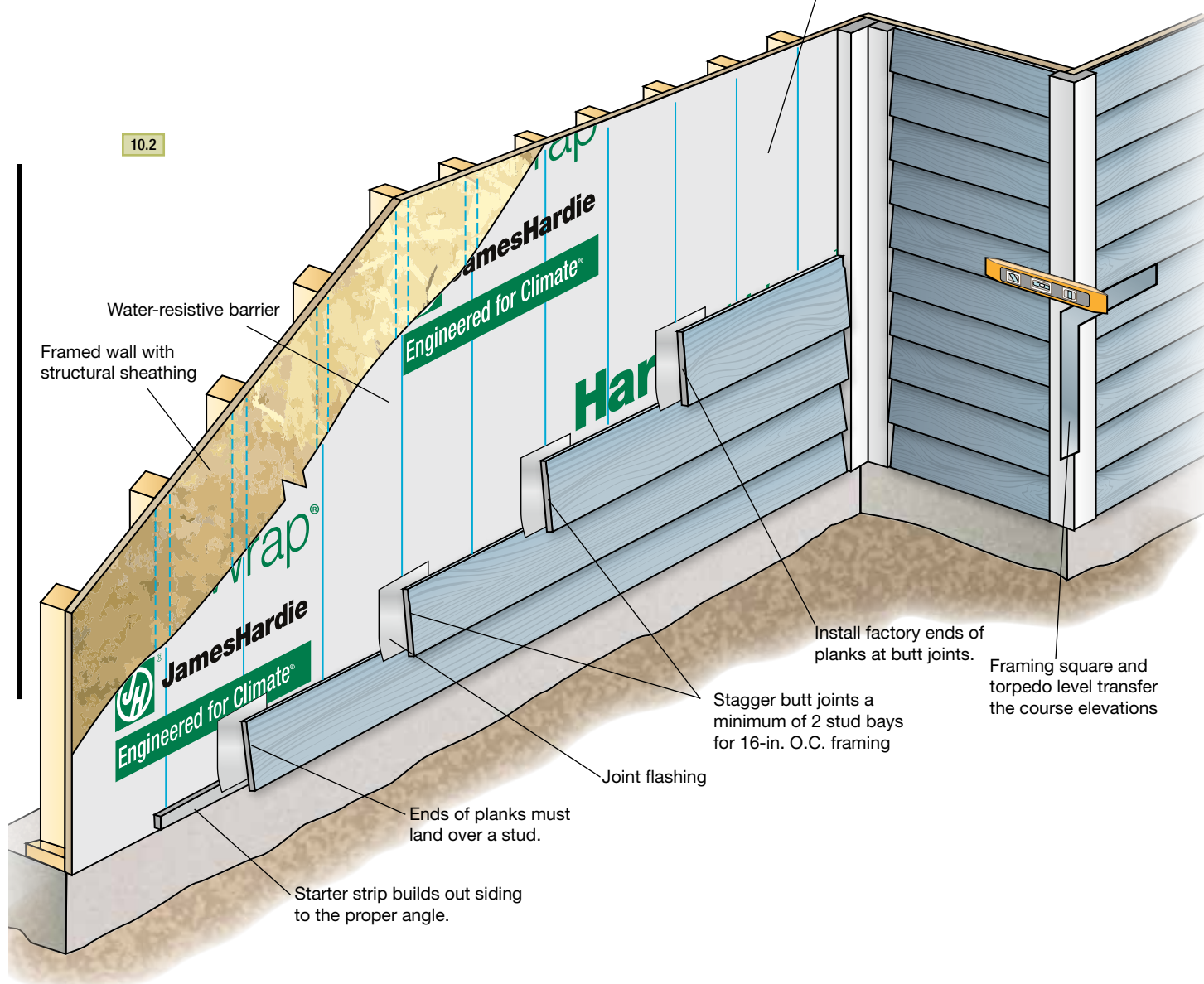
HardiePlank® lap siding requires a starter strip beneath the first course to set it on the proper angle and to create a proper drip edge at the bottom of the siding. Starter strips are easily made by ripping $1\frac{1}{4}$ -in. pieces of HardiePlank siding from full or partial planks.

The bottom of the starter strip should be installed even with the bottom of the mudsill or the bottom edge of the sheathing. The strip must be installed over the water-resistive barrier, but occasional gaps should be left in the starter strip to allow any accumulated moisture behind the siding to drain away safely.



OVERVIEW OF HARDIEPLANK LAP SIDING

TIP: For accurate fastening, snap vertical chalk lines on the water-resistive barrier at the center of every stud location.



INSTALLING THE PLANKS

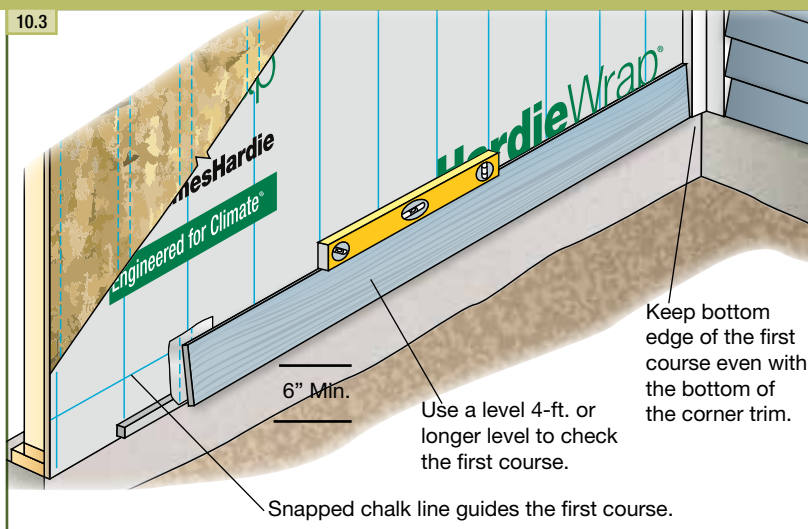
The first course of HardiePlank® siding is critical to the proper installation of the plank on the rest of the building. The first course should start at the lowest point of the house and within required clearances. Special attention should be made to ensure that it's straight and level. Attention should also be paid to staggering any butt joints in the planks so that the installation is attractive while making efficient use of material.

- 1) Use a level (4-ft. or longer) or chalked level line to be sure that the first course is level.

As installation proceeds up the wall, periodically check the level and straightness of the courses. When correcting for flatness over products such as exterior insulation, use drywall shims. It is good practice to snap a chalk line every 3 to 5 courses to keep the planks straight and level.

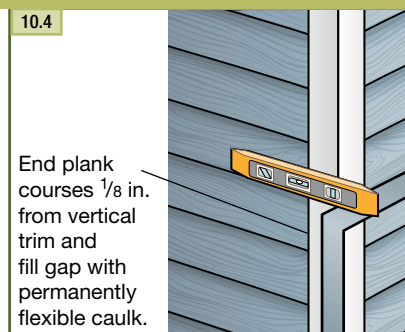
- 2) Position the bottom edge of the first course of siding a minimum 1/4-in. below the edge of the starter strip (maintain required clearances) and secure.
- 3) Run the siding to the HardieTrim® board leaving a 1/8-in. gap between the siding and trim.

The bottom of the siding should be kept even with the bottom of the trim, or if desired, the trim may extend below the bottom of the siding. But the siding should never hang below the trim. ***When installing the first course make sure ground clearances are in accordance with James Hardie requirements and those of local codes.**



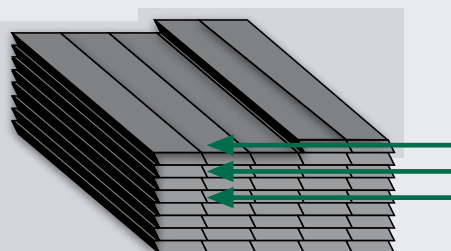
PLANK ALIGNMENT AT CORNERS

For the best looking installation, make sure that the heights of the plank courses match on both sides of a corner. Use a framing square, speed square or a level to match up the plank heights. Check every few courses to make sure proper heights are being maintained.



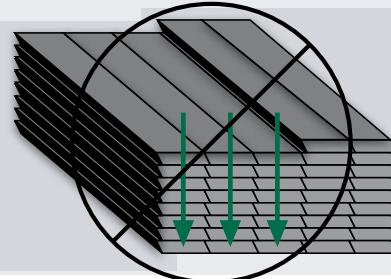
Pull from across the stack

Pull from across the stack



Do not go down the stack

Do not go down the stack



TIP: When taking planks from the pallet installation, avoid repeating the texture pattern by working across the pallet. Two to four planks can be removed from a stack at one time. But then material should be taken from adjacent stacks, again working across the pallet. Texture repeat is typically a concern on large walls with few breaks such as windows or doors.

Installation of HardiePlank® Lap Siding (continued)

BLIND NAILING (nailing through top of plank)

Blind nailing is recommended for installing any type of HardiePlank® lap siding including ColorPlus® siding. With blind nailing, each course covers the fasteners on the course below, which provides a better looking installation.

For blind nailing HardiePlank lap siding, James Hardie recommends driving

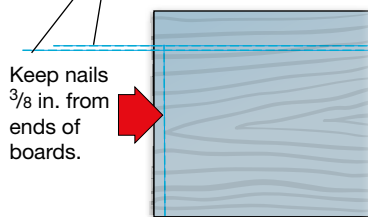
fasteners 1" from the top edge of the plank. Additionally fasteners should be placed no closer than $\frac{3}{8}$ in. from the ends of the plank.

Avoid placing fasteners near the top edge of the plank. This practice, called "high nailing", may lead to loose planks, unwanted gaps or rattling. **Pinning of butt joints with a finish nail may be done for aesthetic purposes only. The finish nail should be nailed flush to the surface (not countersunk), must be fully corrosion resistant (e.g. galvanized or stainless) and does not provide any structural support.**

10.5 Blind nailing measurements

Nails for blind nailing shall be between $\frac{3}{4}$ " and 1" from the top of the board.

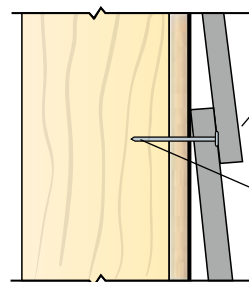
Keep nails $\frac{3}{8}$ in. from ends of boards.



10.6 Blind nailing

Fasteners are hidden by the course above.

Nails are driven through the sheathing into the studs.



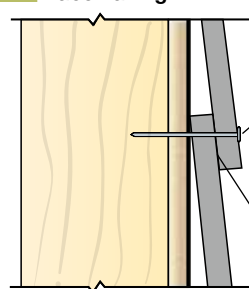
FACE NAILING (nailing through the overlap at the bottom of the plank)

Although blind nailing is recommended by James Hardie, face nailing may be required for certain installations including: installations in high wind areas, fastening into OSB or equivalent sheathing without penetrating a stud, or when dictated by specific building codes. Refer to Appendix D for related code matters.

10.7 Face nailing

Exposed fasteners are driven through the face of the boards.

Drive fasteners only where planks overlap



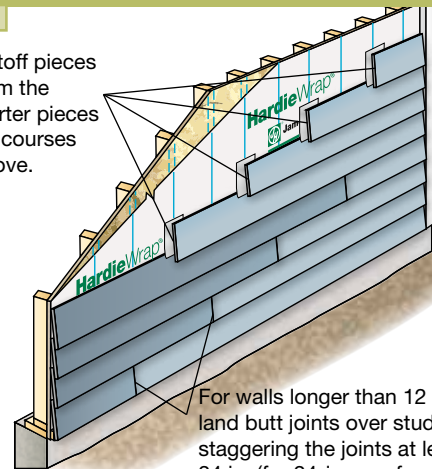
STAGGERING THE BUTT JOINTS

For walls longer than 12 ft., it is necessary to butt joint additional lengths of HardiePlank siding. These butt joints should be staggered to avoid noticeable patterns, which is determined by the placement of the first course. Butt joints between consecutive courses should be spaced apart by at least two stud bays for 16-in. o.c. framing or one bay for 24-in. o.c. framing.

While random placement of the planks is usually the most aesthetically pleasing, a progressive stagger pattern can make the job easier and faster without the pattern becoming too noticeable. With this strategy, the cut off piece for one course becomes the starter piece for a course above, making efficient use of materials and ensuring that all butt joints land on studs. The pattern can be modified for different stud placement.

10.8

Cutoff pieces form the starter pieces for courses above.



For walls longer than 12 ft. land butt joints over studs, staggering the joints at least 24 in. (for 24-in. o.c. framing) or 32 in. (two stud bays for 16-in. o.c. framing).

JOINT FLASHING

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.3.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover

Flashing behind butt joints provides an extra level of protection against the entry of water at the joint. James Hardie recommends 6-in. wide flashing that overlaps the course below by 1 in. Some local building codes may require different size flashing.

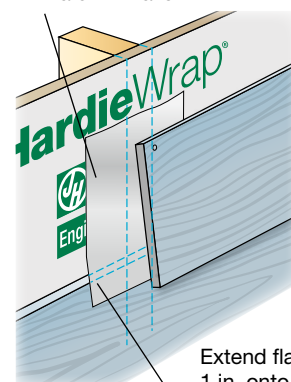
Joint-flashing material must be durable, waterproof materials that do not react with cement products. Examples of suitable material include finished coil stock and code compliant water-resistive barriers. Other products may also be suitable.

TIP: Joint flashing can be quickly and easily made by cutting a 6-in. wide section off a roll of housewrap. Tape the roll tightly at the cut mark and cut the section off using a miter saw with a carbide blade. Individual sheets then can be cut to length with a utility knife.

TIP: Use light-colored joint flashing when using light-colored ColorPlus lap siding or other siding with a light-colored finish. Dark-color joint flashings should be used on siding with dark finishes.

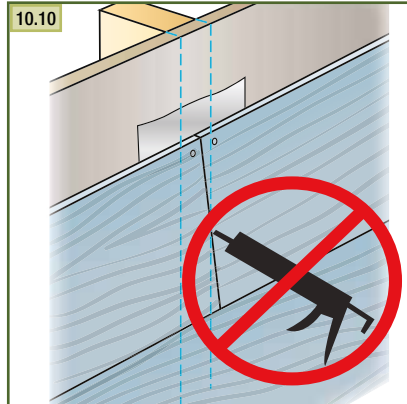
10.9

Flashing behind to add an additional layer of protection from water infiltration



Extend flashing
1 in. onto the
course below

10.10



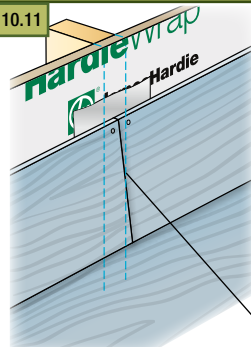
Caulking at HardiePlank lap siding butt joints is not recommended for ColorPlus for aesthetic reasons as the caulking and ColorPlus will weather differently. For the same reason, do not caulk exposed nail heads. Refer to the ColorPlus touch-up section for details

JOINT PLACEMENT AND TREATMENT

Butt joints in HardiePlank lap siding should always land on a stud. Butt joints between studs are not recommended and should be avoided. Whenever possible, factory-finished ends should be used at butt joints.

Place cut ends where the siding meets a corner, door, window trim, or other break in the wall where the joint is to be caulked. If cut ends are used in a butt joint between planks, James Hardie requires sealing cut ends for all products. For ColorPlus products, use the color-matched edge coater to seal the cut end.

10.11



Butt planks with
moderate edge
contact

COLORPLUS® TIP: When installing HardiePlank lap siding with ColorPlus Technology, position the plank in the immediate area where the plank is to be fastened. Do not place the plank on the course below and slide into position. Doing so may scuff or scratch the ColorPlus finish on the installed piece.

Installation of HardiePlank® Lap Siding (continued)

CONTINUING THE INSTALLATION

Once the initial course of HardiePlank® siding is fastened to the wall, continue installing successive courses with full 12-ft. pieces (follow the stagger pattern for longer walls), or until a window, door or other opening interrupts the course (fig 10.12). Notch planks as needed to fit around windows and doors. Again, be sure to seal all cut edges. Avoid placing butt joints directly above or below windows or above doors. Separate the joint from the opening by at least one course of siding.

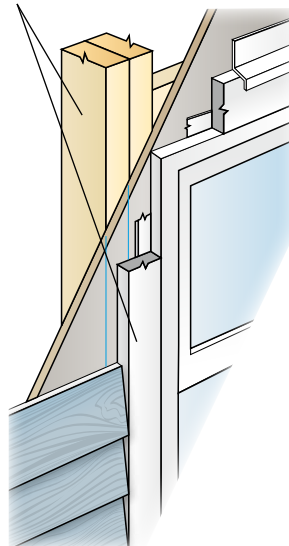
Where butt joints land on a stud, make sure there is enough stud space for plank on both sides of the joint to land properly. Optimally both sides of a butt joint should land in the middle of a stud with $\frac{3}{4}$ in. landing space for each side. The minimum stud space for a plank to land is $\frac{3}{8}$ in.

Pay special attention to window, doors, and corners that have been trimmed before the siding goes on. Vertical trim boards may cover the king studs beside windows or doors, or they may cover up corner studs leaving no room for nailing the siding. In these places add extra studs as needed.

If corners are trimmed with HardieTrim® 5/4, 4/4 boards, it may be necessary to measure and cut the first pieces of siding to make sure the butt joints land on studs.

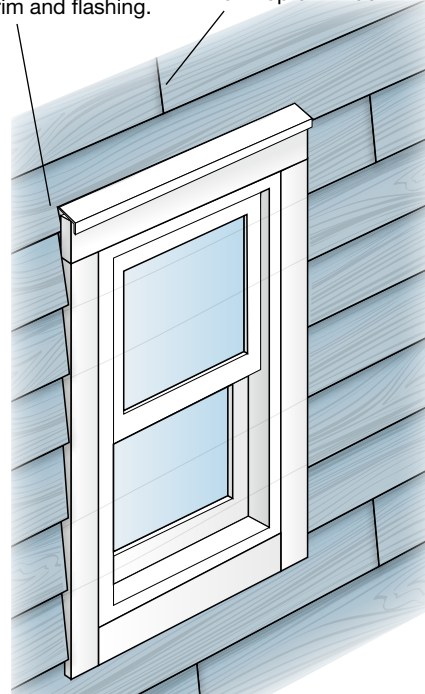
10.12 Plancking around windows

Add an extra stud if necessary for nailing the ends of the planks.



Notch plank around window trim and flashing.

Keep butt joints more than one course away from top of window.



COLORPLUS TIP: HardiePlank lap siding with ColorPlus Technology is shipped with a protective laminate slip sheet, which should be left in place during cutting and fastening to reduce marring and scratching. The sheet should be removed immediately after each plank is installed.



INSTALLING HARDIEPLANK® SIDING ON GABLE WALLS

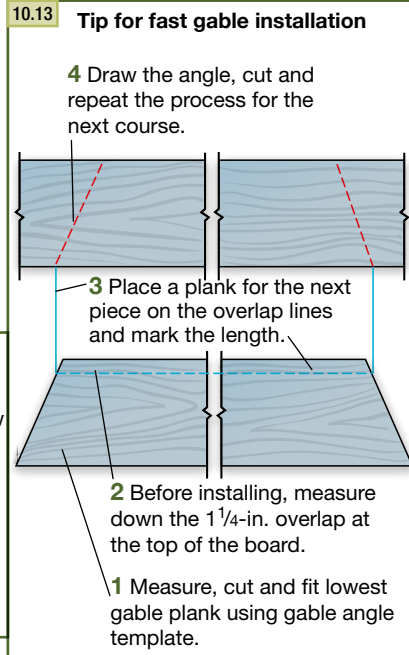
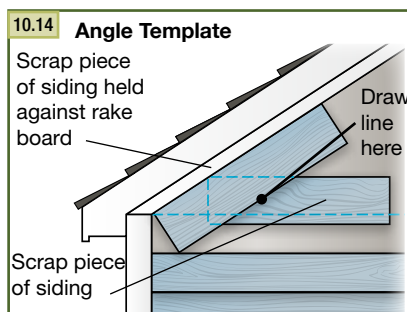
Siding gable walls can be challenging, and some of the keys to siding gable walls efficiently are determining the angle or pitch of the roof, properly staging materials, and ensuring that the plank lengths are measured accurately.

To estimate the amount of siding needed to complete a gable end, use the estimating tools located in Appendix C.

Stage enough material on the pump jacks or scaffolding to complete the gable end, but take care not to overload the staging. When possible, a cut table should be located on the pump jacks or scaffolding, which frees up crew members to work on other walls.

To cut planks for the gable:

- 1) Tack up a small scrap piece of siding where the first gable course is going.
- 2) Hold a second small piece of siding against the eave or rake board.
- 3) Trace the angle onto the scrap.
- 4) Cut that line and label the scrap as the template for the gable angle. The template can then be used to transfer the angle onto the larger pieces for cutting and installation.
- 5) Periodically check the angle as you progress up the wall.

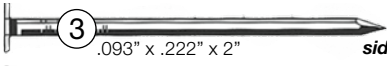
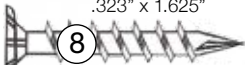
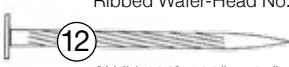
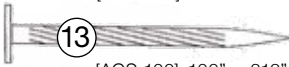
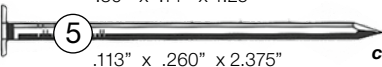
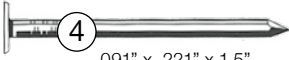


The quickest way to measure and cut consecutive courses of siding for a gable is to work off the previous piece.

- 1) Cut and fit the lowest course of siding.
- 2) Before installing, lay it flat and measure down 1 1/4-in. from the top edge of the plank for the course overlap. Make a mark on both ends.
- 3) Set a piece of uncut siding on top of the first piece, aligning the bottom edge with the overlap marks. Transfer the length directly to the uncut piece.
- 4) Draw the gable angle with the template, cut the angle and then repeat the process for the next course.

HARDIEPLANK® SIDING FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastener Substrate			Approved Fastener	Fastener Type
wood studs	blind nail	16" o.c.		 ② .113" x .267" x 2" — 6D common
		24" o.c.	③ ⑨ ⑬	 ③ .093" x .222" x 2" 6D siding nail
	face nail	16" o.c.	② ⑤	 ⑨ No 11ga 1.25" long — roofing nail
		24" o.c.	② ⑤	 ⑦ Ribbed Bugle-Head No. 8 .323" x 1.625" — screws
steel studs*	blind nail	16" o.c.		 ⑧ Ribbed Wafer-Head No. 8 (.375" x 1.25")
		24" o.c.	⑧ ⑬	 ⑫ [AKN-100] .100" x .25" x 1.5" — ET&F
	face nail	16" o.c.		 ⑬ [AGS-100] .100" x .313" x 1.5"
		24" o.c.	⑦ ⑫	 ⑭ [ASTM C-90] ASM-144-125 (P/C) .30" x .14" x 1.25" — masonry nail
Direct to Masonry			⑭	 ⑤ .113" x .260" x 2.375" — 8D common
7/16" OSB or equivalent (face nailed)			④	 ⑯ No 11ga 1.75" long — roofing nail
				 ④ .091" x .221" x 1.5" — 4D siding nail

*When blind fastening 9.5" or wider product onto steel studs, use screws.

● indicates recommended fasteners

TIP: Stainless steel fasteners are recommended when installing James Hardie® products.

HardiePlank® **HZ10** Lap Siding



EFFECTIVE SEPTEMBER 2013

Visit www.jameshardie.com for the most recent version.

INSTALLATION REQUIREMENTS - PRIMED & COLORPLUS® PRODUCTS

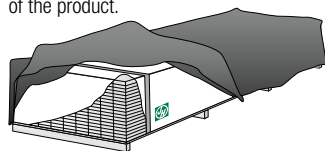
**SELECT CEDARMILL® • SMOOTH • CUSTOM COLONIAL™ SMOOTH • CUSTOM COLONIAL™ ROUGHSAWN
CUSTOM BEADED CEDARMILL® • CUSTOM BEADED SMOOTH • STRAIGHT-EDGE SHINGLE PLANK**

IMPORTANT: FAILURE TO INSTALL AND FINISH THIS PRODUCT IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND JAMES HARDIE WRITTEN APPLICATION INSTRUCTIONS MAY LEAD TO PERSONAL INJURY, AFFECT SYSTEM PERFORMANCE, VIOLATE LOCAL BUILDING CODES, AND VOID THE PRODUCT ONLY WARRANTY. BEFORE INSTALLATION, CONFIRM THAT YOU ARE USING THE CORRECT HARDIEZONE™ PRODUCT INSTRUCTIONS.

INSTALLATION OF HZ10® PRODUCTS OUTSIDE AN HZ10® LOCATION WILL VOID YOUR WARRANTY. TO DETERMINE WHICH HARDIEZONE™ APPLIES TO YOUR LOCATION, VISIT WWW.HARDIEZONE.COM OR CALL 1-866-942-7343 (866 9HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that wind will blow dust away from user and others in working area.
2. Use one of the following methods:
 - a. Best:
 - i. Score and snap
 - ii. Shears (manual, electric or pneumatic)
 - b. Better:
 - i. Dust reducing circular saw equipped with a HardieBlade® saw blade and HEPA vacuum extraction
 - c. Good:
 - i. Dust reducing circular saw with a HardieBlade saw blade (only use for low to moderate cutting)

INDOORS

1. Cut only using score and snap, or shears (manual, electric or pneumatic).
2. Position cutting station in well-ventilated area

- NEVER use a power saw indoors
- NEVER use a circular saw blade that does not carry the HardieBlade saw blade trademark
- NEVER dry sweep – Use wet suppression or HEPA Vacuum

Important Note: For maximum protection (lowest respirable dust production), James Hardie recommends always using "Best"-level cutting methods where feasible.

NIOSH-approved respirators can be used in conjunction with above cutting practices to further reduce dust exposures. Additional exposure information is available at www.jameshardie.com to help you determine the most appropriate cutting method for your job requirements. If concern still exists about exposure levels or you do not comply with the above practices, you should always consult a qualified industrial hygienist or contact James Hardie for further information.

SD083105

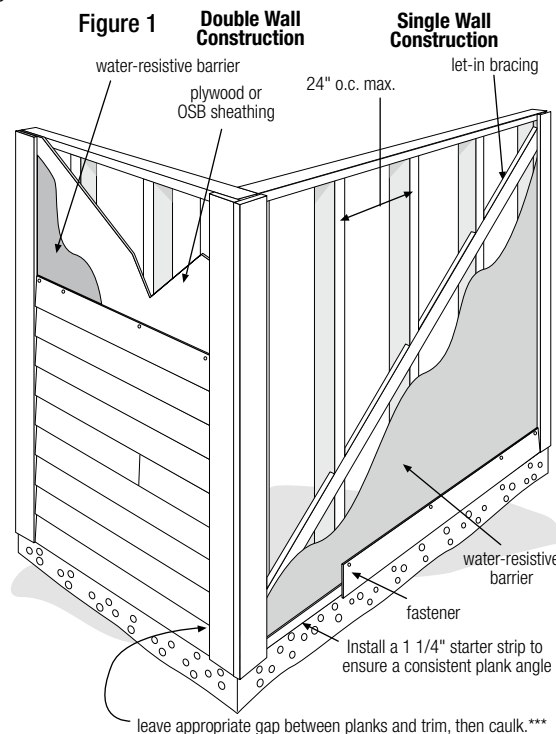
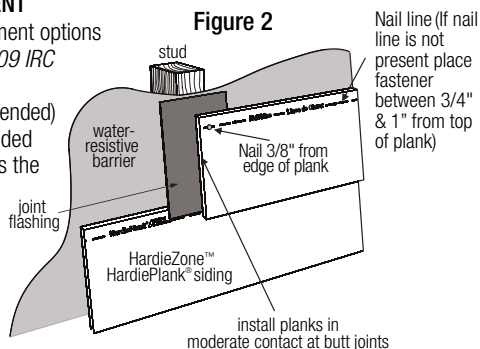
GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs spaced a maximum of 24" o.c. or directly to minimum 7/16" thick OSB sheathing. See general fastening requirements. Irregularities in framing and sheathing can mirror through the finished application.
- Information on installing James Hardie products over foam can be located in **JH Tech Bulletin 19** at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6" in the first 10'.
- Do not use HardiePlank lap siding in fascia or trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.JamesHardie.com.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.

INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.3.2)

- A. Joint Flashing (James Hardie recommended)
- B. Caulking* (Caulking is not recommended for ColorPlus for aesthetic reasons as the Caulking and ColorPlus will weather differently. For the same reason, do not caulk nail heads on ColorPlus products.)
- C. "H" jointer cover



Note: Field painting over caulking may produce a sheen difference when compared to the field painted PrimePlus. *Refer to Caulking section in these instructions.

¹ For additional information on HardieWrap® Weather Barrier, consult James Hardie at 1-866-4Hardie or www.hardiewrap.com

WARNING: AVOID BREATHING SILICA DUST

James Hardie® products contain respirable crystalline silica, which is known to the State of California to cause cancer and is considered by IARC and NIOSH to be a cause of cancer from some occupational sources. Breathing excessive amounts of respirable silica dust can also cause a disabling and potentially fatal lung disease called silicosis, and has been linked with other diseases. Some studies suggest smoking may increase these risks. During installation or handling: (1) work in outdoor areas with ample ventilation; (2) use fiber cement shears for cutting or, where not feasible, use a HardieBlade® saw blade and dust-reducing circular saw attached to a HEPA vacuum; (3) warn others in the immediate area; (4) wear a properly-fitted, NIOSH-approved dust mask or respirator (e.g. N-95) in accordance with applicable government regulations and manufacturer instructions to further limit respirable silica exposures. During clean-up, use HEPA vacuums or wet cleanup methods - never dry sweep. For further information, refer to our installation instructions and Material Safety Data Sheet available at www.jameshardie.com or by calling 1-800-9HARDIE (1-800-942-7343). FAILURE TO ADHERE TO OUR WARNINGS, MSDS, AND INSTALLATION INSTRUCTIONS MAY LEAD TO SERIOUS PERSONAL INJURY OR DEATH.

SD050905

CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

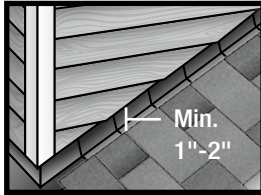


Figure 4
Horizontal Flashing

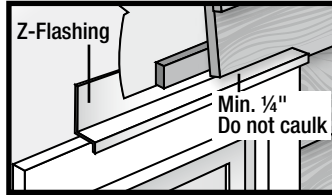


Figure 5
Kickout Flashing

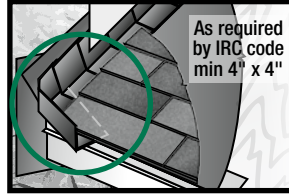


Figure 6
Slabs, Path, Steps to Siding

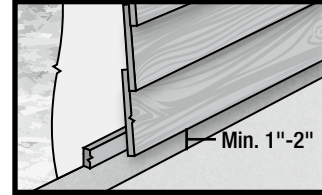


Figure 7
Deck to Wall

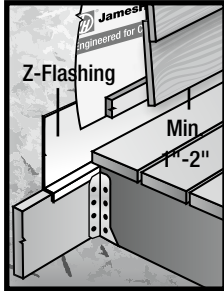


Figure 8
Ground to Siding

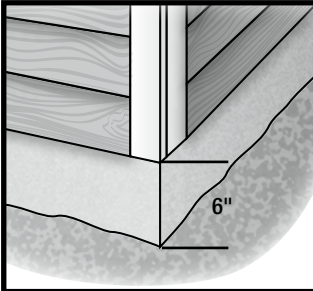


Figure 9
Gutter to Siding

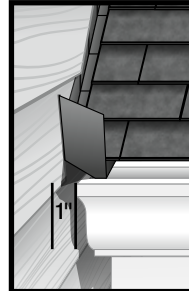


Figure 10
Sheltered Areas

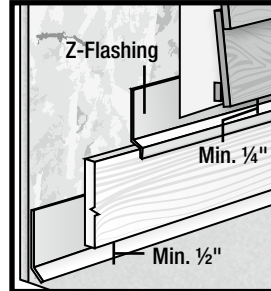


Figure 11
Mortar/Masonry

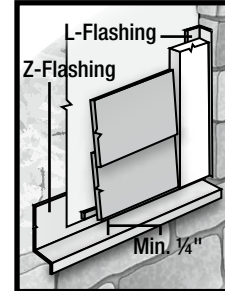


Figure 12
Drip Edge

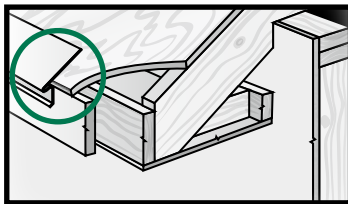


Figure 13
Block Penetration
(Recommended in HZ10)

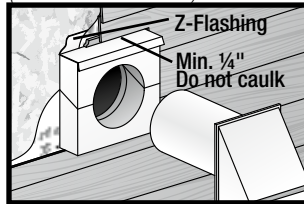
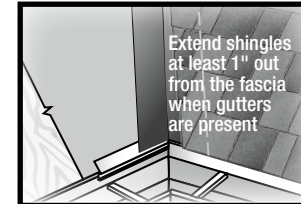


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS **

Blind Nailing is the preferred method of installation for HardiePlank® lap siding products. Face nailing should only be used where required by code for high wind areas and must not be used in conjunction with Blind nailing (Please see JH Tech bulletin 17 for exemption when doing a repair). **Pin-backed corners may be done for aesthetic purposes Only. Pin-backs shall be done with finish nails only, and are not a substitute for blind or face nailing.**

BLIND NAILING

Nails - Wood Framing

- Siding nail (0.09" shank x 0.221" HD x 2" long)
- 11ga. roofing nail (0.121" shank x 0.371" HD x 1.25" long)

Screws - Steel Framing

- Ribbed Wafer-head or equivalent (No. 8 x 1 1/4" long x 0.375" HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F Panelfast® nails or equivalent (0.10" shank x 0.313" HD x 1-1/2" long)
- Nails must penetrate minimum 1/4" into metal framing.

OSB minimum 7/16"

- 11ga. roofing nail (0.121" shank x 0.371" HD x 1.75" long)
- Ribbed Wafer-head or equivalent (No. 8 x 1 5/8" long x 0.375" HD).

FACE NAILING

Nails - Wood Framing

- 6d (0.113" shank x 0.267" HD x 2" long)
- Siding nail (0.09" shank x 0.221" HD x 2" long)

Screws - Steel Framing

- Ribbed Bugle-head or equivalent (No. 8-18 x 1-5/8" long x 0.323" HD) Screws must penetrate 3 threads into metal framing.

Nails - Steel Framing

- ET & F pin or equivalent (0.10" shank x 0.25" HD x 1-1/2" long)
- Nails must penetrate minimum 1/4" into metal framing.

OSB minimum 7/16"

- Siding nail (0.09" shank x 0.221" HD x 1-1/2" long)*

Figure 15

Minimum overlap
for Both Face
and Blind Nailing

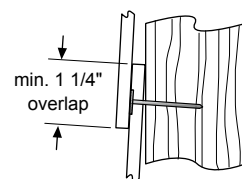
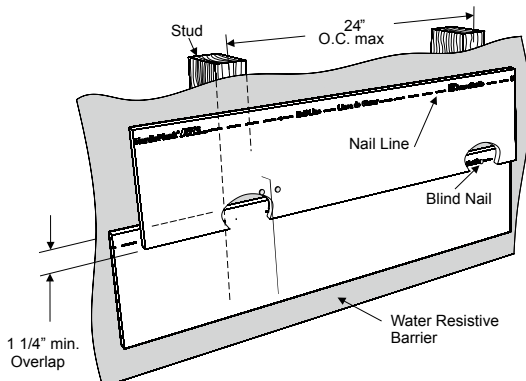
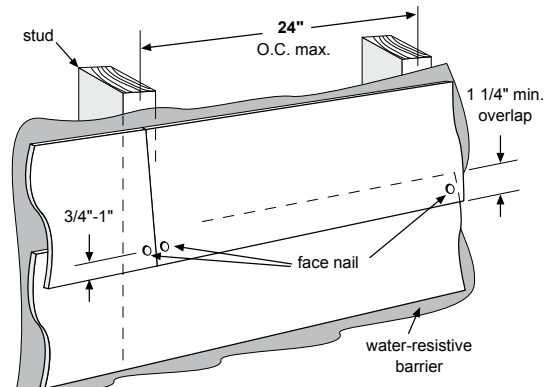


Figure 16



Laminate sheet to be removed immediately after installation of each course for ColorPlus® products.

* When face nailing to OSB, planks must be no greater than 9 1/4" wide and fasteners must be 12" o.c. or less.

** Also see General Fastening Requirements; and when considering alternative fastening options refer to James Hardie's Technical Bulletin USTB 17 - Fastening Tips for HardiePlank® Lap Siding.

GENERAL FASTENING REQUIREMENTS

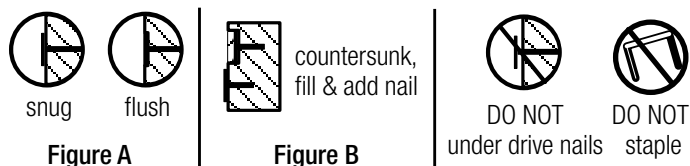
Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie® products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5.

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space). (fig. A)
- Do not over-drive nail heads or drive nails at an angle.
- If nail is countersunk, fill nail hole and add a nail. (fig. B)
- For wood framing, under driven nails should be hit flush to the plank with a hammer (For steel framing, remove and replace nail).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.
- **Do not use aluminum fasteners, staples, or clipped head nails.**

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the siding. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions. **Note: OSI Quad as well as some other caulking manufacturers do not allow tooling.**

COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE® SIDING AND TRIM PRODUCTS WITH COLORPLUS® TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

COVERAGE CHART/ESTIMATING GUIDE

Number of 12' planks, does not include waste

COVERAGE AREA LESS OPENINGS

HARDIEPLANK® LAP SIDING WIDTH

SQ (1 SQ = 100 sq.ft.)	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63	63	47
6		150	120	100	96	89	86	75	75	56
7		175	140	117	112	104	100	88	88	65
8		200	160	133	128	119	114	100	100	74
9		225	180	150	144	133	129	113	113	84
10		250	200	167	160	148	143	125	125	93
11		275	220	183	176	163	157	138	138	102
12		300	240	200	192	178	171	150	150	112
13		325	260	217	208	193	186	163	163	121
14		350	280	233	224	207	200	175	175	130
15		375	300	250	240	222	214	188	188	140
16		400	320	267	256	237	229	200	200	149
17		425	340	283	272	252	243	213	213	158
18		450	360	300	288	267	257	225	225	167
19		475	380	317	304	281	271	238	238	177
20		500	400	333	320	296	286	250	250	186

This coverage chart is meant as a guide. Actual usage is subject to variables such as building design. James Hardie does not assume responsibility for over or under ordering of product.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in: the 2006, 2009, & 2012 International Residential Code for One- and Two-Family Dwellings, and the 2006, 2009, & 2012 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida listing FL#889, Dade County, Florida NOA No. 02-0729.02, U.S. Dept. of HUD Materials Release 1263c, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

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James Hardie Technology Limited.  is a registered trademark
of James Hardie Technology Limited.

Panelfast is a registered trademark of ET&F Fastening Systems, Inc.

Additional Installation Information,
Warranties, and Warnings are available at
www.jameshardie.com



JamesHardie

3/8" Non-Tapered
Column Wraps8

5/8" Non-Tapered
Column Wraps9

Tapered Column
Wraps10

Alternate Cap
& Base Styles11

Coverage with Character

PVC Column Wraps

Once you've met the structural requirements of your project, Fypon® PVC column wraps can add an elegant finishing touch. Designed to install easily around an existing structural support, Fypon column wraps allow you to add the sophistication of traditional columns near the end of your project. So whether you need to add character to a new job or cover an outdated design, our column wraps offer many options for creating curb appeal.

How to Use This Section

For ease of use, the product groupings in this section of the catalog are organized by size, from smallest to largest. Where applicable, special order options are referenced with the product. Each product chart includes product images, dimensional data and part numbers to help specify, source and sell Fypon® PVC column wraps.

How to Order

PVC Column Wraps

PVC column wraps are non-structural and simply wrap around an existing 4"x4" treated wood post or other structural support. Column wraps come in a complete kit that includes the shaft, cap, base, installation cleats, hardware, installation instructions and a tube of adhesive. Choose between various tapered and non-tapered styles with a height that meets or exceeds your height requirement. Plain column wraps can be trimmed to any height, and all other styles are trimmable from the bottom of the shaft up to 3".

PVC Column Wrap Accessories

Non-tapered column wraps come with the box cap and base. Tapered column wraps come with the Craftsman cap and base. Eight additional cap and base styles are available and can be special ordered separately. Simply choose a style and specify the type (tapered or non-tapered) and the nominal size of the column wrap you are matching. Most of the caps and bases are constructed of PVC and ship in four separate pieces with pre-mitered corners, unless otherwise noted.

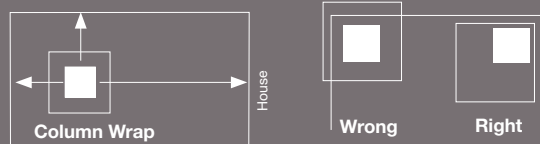
Special Order Products

Some products shown in this catalog include special order options. This means the product is available in additional sizes or with additional accessories. Throughout this section, special order part numbers are marked with an asterisk (*). Where applicable, additional special order options are listed with the product.

Flexible Positioning PVC Column Wraps

Fypon column wraps allow for flexibility in positioning. The design features installation cleats on the exterior of the shaft, providing ample room around the support post. This allows for positioning adjustments to align several columns in a row or to allow for positioning close to the porch edge. Also, because the column wrap does not come in contact with the structural post, the integrity of the wrap is not dependent on the support. If the structural post starts to twist or warp, the column wrap will not be affected.

Before you order, you'll want to measure to make sure you have enough clear distance from the support post to the edge of the porch. The needed space is dependent on the style of column. You will need more space for tapered columns than non-tapered due to the larger base.



Allow adequate distance when choosing wrap width

3/8" Non-Tapered Column Wraps

Semi-Assembled Economy Plain with Box Cap & Base

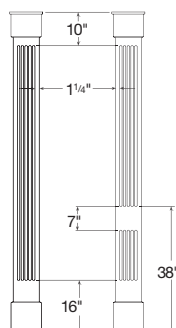


Shaft Width	Height	Semi-Assembled Economy Plain
6" (5 3/4" Actual) 3 1/2" Actual Inside Width	6' (72")	CWKT86063*
	8' (96")	CWKT86000
	9' (108")	CWKT86001
	10' (120")	CWKT86002
	12' (144")	CWKT86064*
8" (7 3/4" Actual) 5 1/2" Actual Inside Width	6' (72")	CWKT86065*
	8' (96")	CWKT86003
	9' (108")	CWKT86008
	10' (120")	CWKT86013
	12' (144")	CWKT86066*
10" (9 3/4" Actual) 7 1/2" Actual Inside Width	6' (72")	CWKT86067
	8' (96")	CWKT86017
	9' (108")	CWKT86021
	10' (120")	CWKT86025
	12' (144")	CWKT86068*
12" (11 3/4" Actual) 9 1/2" Actual Inside Width	6' (72")	CWKT86069*
	8' (96")	CWKT86029
	9' (108")	CWKT86032
	10' (120")	CWKT86034
	12' (144")	CWKT86070*

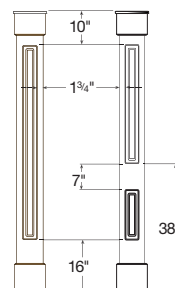
* Part numbers marked with an asterisk (*) are special order.

5/8" Non-Tapered Column Wraps

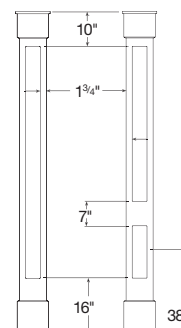
Semi-Assembled with Box Cap & Base



Flutes are 3/4" wide and 3/8" deep. Number and spacing of flutes varies by width of shaft.



Route is 1 11/32" wide by 3/8" deep.



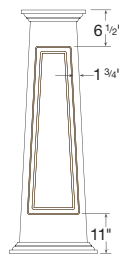
Recess is 5/8" deep and corners are 1/4" rounded.



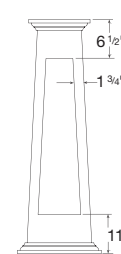
Shaft Width	Height	Plain	Fluted	Double Fluted	Raised Panel	Double Raised Panel	Recessed	Double Recessed
6" (5 3/4" Actual)	6' (72")	CWKT86058*	CWKT86071*	CWKT86089*	—	—	—	—
	8' (96")	CWKT86046	CWKT86072	CWKT86090*	—	—	—	—
	9' (108")	CWKT86047*	CWKT86073*	CWKT86091*	—	—	—	—
	10' (120")	CWKT86048*	CWKT86074*	CWKT86092*	—	—	—	—
	12' (144")	CWKT86059*	CWKT86075*	CWKT86093*	—	—	—	—
4 1/2" Actual Inside Width								
8" (7 3/4" Actual)	6' (72")	CWKT86060*	CWKT86076*	CWKT86094*	CWKT86109*	CWKT86118*	CWKT86219*	CWKT86144*
	8' (96")	CWKT86004	CWKT86077	CWKT86095*	CWKT86005	CWKT86006	CWKT86131	CWKT86007
	9' (108")	CWKT86009	CWKT86078	CWKT86096*	CWKT86010	CWKT86011	CWKT86012*	CWKT86145*
	10' (120")	CWKT86014	CWKT86079*	CWKT86097*	CWKT86110*	CWKT86119*	CWKT86132*	CWKT86146*
	12' (144")	CWKT86015	CWKT86080*	CWKT86098*	CWKT86016*	CWKT86120*	CWKT86133*	CWKT86147*
6 1/2" Actual Inside Width							5 3/4" Actual Inside Width	
10" (9 3/4" Actual)	6' (72")	CWKT86061*	CWKT86081*	CWKT86099*	CWKT86111*	CWKT86121*	CWKT86134*	CWKT86148*
	8' (96")	CWKT86018	CWKT86020*	CWKT86100*	CWKT86019	CWKT86122*	CWKT86135*	CWKT86149*
	9' (108")	CWKT86022	CWKT86024*	CWKT86101*	CWKT86023	CWKT86123*	CWKT86136*	CWKT86150*
	10' (120")	CWKT86026	CWKT86082*	CWKT86102*	CWKT86027*	CWKT86124*	CWKT86137*	CWKT86151*
	12' (144")	CWKT86028	CWKT86083*	CWKT86103*	CWKT86112*	CWKT86125*	CWKT86138*	CWKT86152*
8 1/2" Actual Inside Width							7 3/4" Actual Inside Width	
12" (11 3/4" Actual)	6' (72")	CWKT86062*	CWKT86084*	CWKT86104*	CWKT86113*	CWKT86126*	CWKT86139*	CWKT86153*
	8' (96")	CWKT86030	CWKT86085*	CWKT86105*	CWKT86114*	CWKT86127*	CWKT86140*	CWKT86031*
	9' (108")	CWKT86033	CWKT86086*	CWKT86106*	CWKT86115*	CWKT86128*	CWKT86141*	CWKT86154*
	10' (120")	CWKT86035	CWKT86087*	CWKT86107*	CWKT86116*	CWKT86129*	CWKT86142*	CWKT86155*
	12' (144")	CWKT86036	CWKT86088*	CWKT86108*	CWKT86117*	CWKT86130*	CWKT86143*	CWKT86156*
10 1/2" Actual Inside Width							9 3/4" Actual Inside Width	

Tapered Column Wraps

Semi-Assembled with Craftsman Cap & Base



Route is 1 11/32" wide by 3/8" deep.



Recess is 5/8" deep and corners are 1/4" rounded.



Shaft Width	Height	Plain	Raised Panel	Recessed Panel
8" Top 7 3/4" Actual	4' (48")	CWKT86037	CWKT86172*	CWKT86195*
	4 1/2' (54")	CWKT86038	CWKT86173*	CWKT86196*
	5' (60")	CWKT86039	CWKT86174*	CWKT86197*
12" Bottom 11 3/4" Actual	5 1/2' (66")	CWKT86040	CWKT86175*	CWKT86198*
	6' (72")	CWKT86041	CWKT86176*	CWKT86199
	8' (96")	CWKT86042	CWKT86177*	CWKT86200
11" Top 10 3/4" Actual	4' (48")	CWKT86157*	CWKT86178*	CWKT86201*
	4 1/2' (54")	CWKT86158*	CWKT86179*	CWKT86202*
	5' (60")	CWKT86043	CWKT86180*	CWKT86203*
16" Bottom 15 3/4" Actual	5 1/2' (66")	CWKT86044	CWKT86181*	CWKT86204*
	6' (72")	CWKT86045	CWKT86182*	CWKT86205
	8' (96")	CWKT86159*	CWKT86183*	CWKT86206*
13" Top 12 3/4" Actual	4' (48")	CWKT86160*	CWKT86184*	CWKT86207*
	4 1/2' (54")	CWKT86161*	CWKT86185*	CWKT86208*
	5' (60")	CWKT86162*	CWKT86186*	CWKT86209*
20" Bottom 19 3/4" Actual	5 1/2' (66")	CWKT86163*	CWKT86220	CWKT86210*
	6' (72")	CWKT86164*	CWKT86187*	CWKT86211
	8' (96")	CWKT86165*	CWKT86188*	CWKT86212*
16" Top 15 3/4" Actual	4' (48")	CWKT86166*	CWKT86189*	CWKT86213*
	4 1/2' (54")	CWKT86167*	CWKT86190*	CWKT86214*
	5' (60")	CWKT86168*	CWKT86191*	CWKT86215*
24" Bottom 23 3/4" Actual	5 1/2' (66")	CWKT86169*	CWKT86192*	CWKT86216*
	6' (72")	CWKT86170*	CWKT86193*	CWKT86217*
	8' (96")	CWKT86171*	CWKT86194*	CWKT86218*

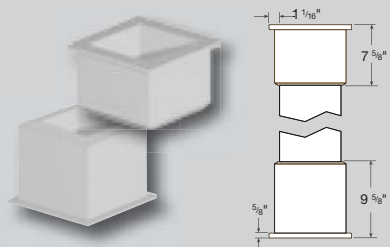
* Part numbers marked with an asterisk (*) are special order.

Alternate Cap & Base Styles

For PVC Column Wraps

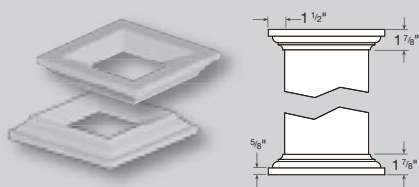
Although each column wrap kit ships with a standard cap and base, these additional styles may be special ordered separately. Simply choose a style and specify the type (tapered or non-tapered) and the nominal size of the column wrap you are matching.

Box Cap & Base



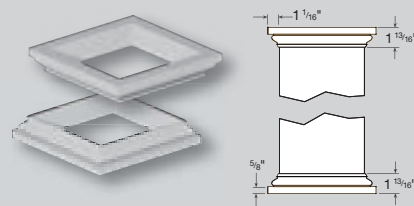
Ships standard with all non-tapered column wrap kits. Cannot be used with tapered column wraps. Ships in two L-shaped halves.

Craftsman Cap & Base

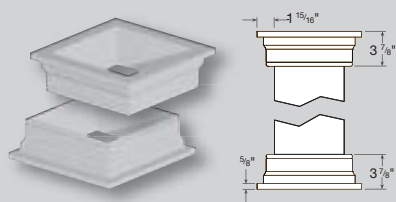


Ships standard with all tapered column wrap kits.

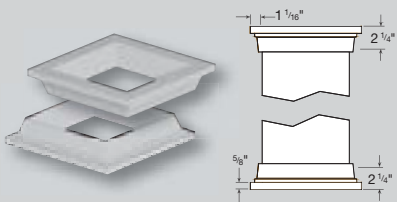
Greek Cap & Base



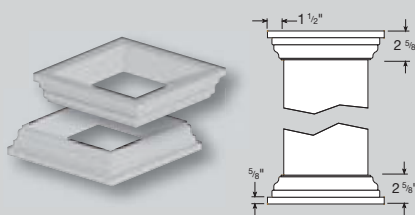
Italian Cap & Base



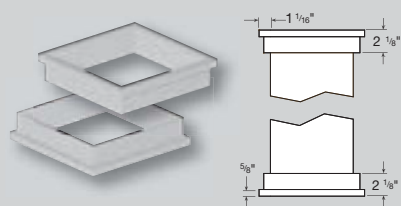
Mission Cap & Base



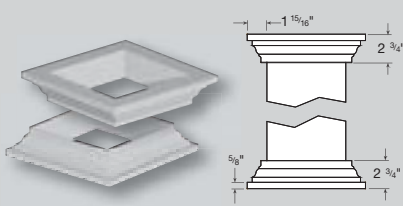
Modern Cap & Base



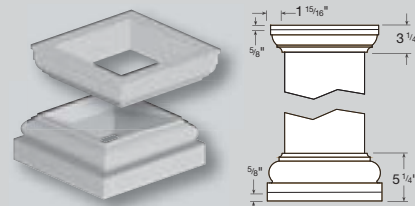
Prairie Cap & Base



Roman Cap & Base

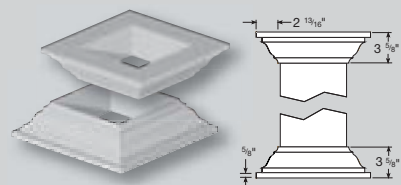


Tuscan Cap & Base

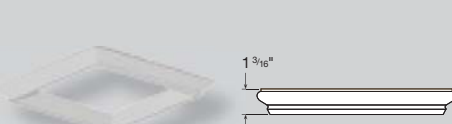


Tuscan Cap & Base are high-density polyurethane.

Victorian Cap & Base



Neck Mould Accessory





VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-90
Negative no(s). 9094/17

City/Town/Village/Hamlet Herndon
Street address or route number 639 Nash St.
Historic name

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

Present use residence
Original use residence

Building Style Vernacular Cottage
Building Date(s) ca. 1950-1965

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:
 ☐ wood ☐ cast iron
 ☐ asbestos ☐ sheet metal
 ☐ asphalt ☐ enameled metal
 ☐ 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:

1½ story Asbestos shingled bungalow over concrete block foundation. A. 1950-1965.

10. Major additions and alterations:

11. Outbuildings:

12. Landscape Features:

13. Significance:

Non-contributing one story residence.

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.