

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
WORK SESSION AGENDA
MARCH 6, 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 OF AN AMENDMENT TO APPROVED APPLICATION, HPRB #19-02**, to consider an application for a Certificate of Appropriateness approving design revisions to the approved alterations, previously authorized through HPRB #17-15, to the commercial structure located at 765 / 767 Elden Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0078. Owner: Norman P. Horn, Horn Motors, Inc. Applicant: Ira S. Saul, Agent. ***Public hearing rescheduled from February 20, 2019, due to inclement weather.***
3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #19-04**, to consider an application for a Certificate of Appropriateness approving replacement of existing wood garage doors with metal garage doors on the single family residential structure located at 631 Oak Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0101. Owner: Ann Vayda Null. Applicant: Michael Wijdoogen, Agent. ***Public hearing rescheduled from February 20, 2019, due to inclement weather.***
4. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF NEW CONSTRUCTION, HPRB #19-05**, to consider an application for a Certificate of Appropriateness approving construction of new retaining walls around an existing mausoleum and new garden seat walls within the grounds of the Town of Herndon Chestnut Grove Cemetery located at 831 Dranesville Road, Herndon, Virginia and further identified as Fairfax County Tax Map 0104-02-0051. Owner: Town of Herndon. Applicant: Cynthia S. Roeder, Director, Herndon Parks and Recreation Department. ***Public hearing rescheduled from February 20, 2019, due to inclement weather.***
5. **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.

6. **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.
7. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF A WALL OR WINDOW SIGN, HPRB #19-09**, to consider an application for a Certificate of Appropriateness approving a new wall sign constructed on a street-facing facade the residential structure located at 700 Elden Street, Virginia and further identified as Fairfax County Tax Map 0162-51-0006. Owner: Thomas J. Gueting, III Applicant: Stephen DeFalco, Project Developer.

DISCUSSION

8. **Continuance of HPRB #18-31**, applicant requested continuance of HPRB #18-31, an application for a Certificate of Appropriateness for a two-story addition at 610 Spring Street, Herndon, VA, to allow additional time to update the design proposal in response to Board and staff comments.

COMMENTS

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

ADJOURNMENT



STAFF REPORT

Heritage Preservation Review Board

February 6, 2019

Title:

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN AMENDMENT TO AN APPROVED APPLICATION, HPRB #19-02.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider a Certificate of Appropriateness approving design revisions to the approved alterations, previously authorized through HPRB #17-15, to the commercial structure located at 765 / 767 Elden Street, Herndon (Attachment #1).

Location Factors:

Applicant:	Ira S. Saul, Agent
Owner:	Norman P. Horn, Horn Motors, Inc.
Location:	765 / 767 Elden Street
Tax Map Reference:	0162-02-0078
Zoning of Site:	CC, Central Commercial
Building Status:	Non-Contributing (Attachment #7)
Year Built:	circa 1946
Adjacent Zoning & Structure Status:	North: PD-TD, Planned Development – Traditional Downtown; Contributing South: CC, Central Commercial; Non-Contributing East: CC, Central Commercial; Non-Contributing West: CC, Central Commercial; Non-Contributing

Description:

The Aslin Beer Company, through a designated representative, has submitted updated/revised designs for the new Aslin Tasting Room to be located at 765 / 767 Elden Street (Attachments #2, #3, #4, and #5). In September 2017, the HPRB

approved HPRB #17-15 approving significant alterations to this non-contributing structure located within the Town's Heritage Preservation Overlay District. In the original application / approval, the applicant proposed a very modern design with modern forms, materials and construction methods. A portion of the previous design included a cantilevered deck area for patron seating on the second floor which inadvertently covered a storm water management easement (Attachment #6). The Town and the applicant are working collaboratively to resolve this issue and a revision to the previous HPRB approval is being required as a component of this effort.

The applicant has submitted a revised design that eliminates the cantilevered deck area on the second floor and removes an exterior stairway, internalizing access to the roof deck. In addition, the revised submission appears to have created a new second-floor walled enclosure and removed second-floor black wire mesh screens near the rear of the west elevation and on the south elevation of the building. New color elevations and perspectives have been provided, illustrating the changes to the proposed design.

While the removal of the cantilevered deck area and the exterior stairway are very straightforward responses to the site design issues, the submission material does not explain the reason for the installation of the walled enclosure and the removal of the black wire mesh screens along the west and south elevation. Furthermore, there appear to be discrepancies between the applicant's submittal letter and the accompanying graphics. Although staff believes that the design intent for the walled enclosure appears to serve as an enclosure to cover the re-positioned stairwell from the elements the applicant should provide explanation for these changes.

The original structure was a common commercial vernacular of the 1940's and 1950's time frame, with no extraordinary or unusual architectural design features or details.

Staff Recommendation:

Based upon the guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, staff recommends approval of HPRB #19-02 with the following conditions:

1. The applicant shall resolve the discrepancy of the Applicant Letter (Attachment #3) and the submitted building elevations with new drawings and/or formal description noting the following:
 - a. Identifying the second-floor walled enclosure with materials for the enclosure specified
 - b. Clarify the removal of the black wire mesh screen from the new elevation design(s)
 - c. Clarify the color variation of exterior building material between the original approval and the new design

2. The design and construction of the building alternations shall be completed and remain in substantial conformance with the application and supporting materials submitted January 14, 2019 and previously approved by this board through HPRB #17-15.

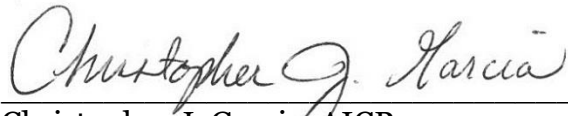
Staff Analysis

1. The previous staff review and HPRB approval for HPRB #17-15 relied on the Chapter 9 Rehabilitation Guidelines: Architectural Rehabilitation Design of Existing Buildings (pages 59-62) of the Heritage Preservation Handbook to develop the formal review of the proposed alterations. The Rehabilitation Guidelines for Building Materials (Chapters 16 through 19) was also consulted in determining the recommendations that ultimately formed the conditions of approval for HPRB #17-15. In this case, the revisions generally conform to the referenced design guidelines and are in keeping with the original form, architectural character, and composition of the original design approved by the HPRB. However, as noted in the staff recommendations and conditions for approval, the applicant should clarify and detail the differences between the revised design and the approved design through HPRB #17-15, specifically:
 - a. Identification and detailed information related to the new walled stairwell enclosure
 - b. Clarification and explanation of the removal of the black wire mesh from the second floor of the west and south elevations
 - c. Clarification of the color variation between the original design and the revised design. The new design material color of the rain screens appears lighter in the revised elevations and perspective renditions.
2. The original application was also evaluated using the Downtown Pattern Book. Although the Pattern Book was largely developed to guide new development in the downtown area, some regulations are applicable such as ground floor use of buildings, (page 18) and regulatory plans regarding building height, frontage, and articulation (Pages 36-59). The section on storefronts beginning on page 64, was also consulted regarding composition and materials. As noted in Item 1 above, the new design does not deviate substantially from the last approval and is in general keeping with the intent the Downtown Pattern Book.
3. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #8). Based on the evaluation of each criteria, staff finds the proposed building design revisions are in keeping with the Zoning Ordinance considerations, specific to the HPRB, for approval of HPRB #19-02.

Attachments:

1. Vicinity Map
2. Aerial Image
3. Applicant Letter
4. Applicant's Site Photos
5. Proposed Site Plan, Building Floor Plans, and Elevations
6. HPRB #17-15 Approved Elevations
7. 1987 Historic District Survey Form
8. Town's Zoning Ordinance, Section 78-60.3. (f)

Staff:



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



Lisa M. Gilleran
Director of Community Development



SITE LOCATION - VICINITY MAP

Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map
Viewer

LOCUST STREET

765 Elden St

765 ELDEN STREET

ELDEN STREET

60 ft

Google Earth

©2018 Google

SITE LOCATION – AERIAL PHOTO



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

LAW OFFICES
IRA S. SAUL, PLC
 4126 LEONARD DRIVE
 FAIRFAX, VIRGINIA 22030-5118

IRA S. SAUL
 email: ira@saulaw.com

 703.273.8840
 facsimile: 703.273.8842
<http://www.saulaw.com>

POST OFFICE BOX 3446
 FAIRFAX, VIRGINIA 22038-3446

January 14, 2019

BY HAND DELIVERY

Town of Herndon
 Department of Community Development
 777 Lynn Street
 Herndon, Virginia 20170-4602
 Attn: Christopher Garcia, AICP, Assoc. AIA
 Community Design Planner

***Re: Herndon Preservation Review Board,
 Application for an Amendment to an Approved Application
 Norman P. Horn, Owner
 Aslin Beer Company, Tenant
 Original Application – HPRB Application #17-15***

Dear Mr. Garcia:

Following up on the HPRB work session Kevin Murray and I attended, I am delivering eight (8) copies of quantity ten (10) - 11" by 17" drawings with this letter. Enclosed in black and white, with the details you requested, to confirm that the building is identical to the previously submitted plans (except for the changes referenced below), are a FIRST FLOOR PLAN, ROOF TERRACE PLAN, NORTH ELEVATION, WEST ELEVATION, and SOUTH ELEVATION. Enclosed in color, in three dimensions as requested, are a NORTH ELEVATION, WEST ELEVATION, NORTH-WEST PERSPECTIVE, and SOUTH-WEST PERSPECTIVE.

This letter will again confirm that the exterior building materials remain the same and the color palette remains the same. The only changes from the original approved HPRB application is the removal of the cantilever from the roof and placement of the exterior stairway on the inside of the building.

We have reviewed your email communications, including the Friday January 4, 2019 email which states, in part that the HPRB Application for an Amendment to an Approved Application is not accepted, until "1) All site plan/grading plan and permit issues are resolved with any guidance or instructions from the Department of Public (Works) and/or Town Attorney completed as they may have already required;..."

IRA S. SAUL, PLC

Town of Herndon
Department of Community Development
Attn: Christopher Garcia, AICP, Assoc. AIA
Community Design Planner
January 14, 2019
Page 2

Tri-Tek Engineering submitted the next Grading Plan package on January 11, 2019. There is no site plan required for the renovations at 771 Elden Street under Building Permit Number 17-481.

Aslin Beer Company submitted the Building Permit Revision on January 9, 2019. Mike Kappel on behalf of my client's general contractor has been in touch with John Orrison and has responded to Mr. Orrison's comments.

My understanding with Lesa Yeatts, Town Attorney, is that we are in a position to proceed with the HPRB application in tandem with the Building Permit Revision, so that construction can begin expeditiously.

My client is hopeful that the HPRB Application will now be accepted with all materials that have been submitted, to be heard at the February 20, 2019 HPRB meeting.

Very truly yours,



Ira S. Saul, Esq.

Counsel to Aslin Beer Company

ISS/cp

Enclosures as stated

cc: Lesa Yeatts, Town Attorney (*by electronic mail w/encl*)
Aslin Beer Company (*by electronic mail w/encl*)
David Feldman, Esq. (*by electronic mail w/encl*)
Kevin Murray, P.E. (*by electronic mail w/encl*)
Mike Kappel (*by electronic mail w/encl*)

ASLIN BEER
771 ELDEN STREET, HERNDON, VA 20170
HPRB SUBMISSION 09/13/2017

PROJECT TEAM

ARCHITECT
FORM DESIGN
ATTN: DARIO DAVIES
9990 FAIRFAX BLVD., SUITE 530
FAIRFAX, VA 22030
(703) 503-5185
ddavies@formdesign.net

OWNER/ LANDLORD
ASLIN BEER CO.
ATTN: ANDREW KELLEY
771 ELDEN STREET,
HERNDON, VA 20170
PHONE/ FAX:
E-MAIL:

M.E.P. ENGINEERING
GILL ENGINEERING GROUP PLC.
ATTN: HIRDAY GILL
9161 LIBERIA AVE. SUITE 204B
MANASSAS, VA. 20110
(703) 688-2049
hgill@gillengg.com

STRUCTURAL ENGINEERING
TOP LEVEL ENGINEERING, LLC
ATTN: KIRBY W. HARTLE
P.O. BOX 1391
ASHBURN, VA 20146
(703) 431-4104
khartle@toplevel.engineering

SYMBOLS

- EXISTING WALL / FLOOR CONSTRUCTION TO REMAIN
- NEW WALL. SEE WALL TYPES FOR MORE INFORMATION
- NEW CONCRETE WALL. SEE WALL TYPES FOR MORE INFORMATION
- NEW MASONRY WALL. SEE WALL TYPES FOR MORE INFORMATION
- WALL OR HORIZONTAL ASSEMBLY TYPE. SEE WALL SCHEDULE FOR MORE INFORMATION
- DETAIL NUMBER SHEET NUMBER INTERIOR ELEVATION - ARROW INDICATES DIRECTION OF VIEW
- DETAIL NUMBER SHEET NUMBER SECTION DETAIL - ARROW INDICATES DIRECTION OF VIEW
- DETAIL NUMBER SHEET NUMBER PLAN DETAIL - ARROW INDICATES DIRECTION OF VIEW
- NEW DOOR. SEE DOOR SCHEDULE
- EXISTING DOOR. SEE DOOR SCHEDULE
- DOOR NUMBER. SEE DOOR SCHEDULE
- ROOM NAME ROOM NAME AND NUMBER
- KEY NOTE
- FINISH/EQUIPMENT TAG. SEE SCHEDULES FOR MORE INFORMATION.
- AREA NOT IN SCOPE OF WORK

PROJECT NARRATIVE

WE PROPOSE RETAINING THE EXISTING STRUCTURE, MAINTAINING THE COMMERCIAL USE DETERMINED BY THE ADOPTED MASTER PLAN AND IDENTIFIED AS DEVELOPABLE LAND IN THE OPPORTUNITY SITES PLAN OF THE PATTERN BOOK. WE WILL PROVIDE A NEW VENUE WITH A MODERN LOOK AND FINISHES AS WELL AS A NEW ROOF DECK TO ENTERTAIN PATRONS.

THE CURRENT STATUS OF THE BUILDING IS "NON-CONTRIBUTING". WE WILL EMPLOY A RAIN SCREEN FACADE SYSTEM CONSISTENT WITH OUR MODERN APPROACH TO DESIGN WHICH WILL ENABLE OPTIMAL PRESERVATION OF THE EXISTING STRUCTURE. AT THE ROOF LEVEL WE WILL CONSTRUCT A TERRACE WITH ANOTHER FULL BAR AND ADJOINING RESTROOMS. THIS TERRACE WILL CANTILEVER INTO THE SPACE BETWEEN BUILDINGS AND FEATURE A BOCCIA COURT AND VIEWS OF DOWNTOWN HERNDON TO CREATE AN INSTANT APPEAL FOR PASSERS-BY. THE TERRACE WILL FEATURE ALUMINUM CABLE RAILINGS SO AS NOT TO RESTRICT SAID VIEWS AND PROVIDE THE STRUCTURE WITH A LIGHT AND AIRY FEEL. WE PLAN TO APPLY THE RAIN SCREEN FINISH ON THE BUILDING FACADE FACING THE PARKING LOT AND WILL APPLY A NEW COAT OF PAINT WITH COLORS MATCHING THE RAIN SCREEN. WE WILL DO THE SAME ON THE FACADE FACING THE ALLEY (EAST) AND THE NORTH.

DRAWING STANDARDS

- ALL DIMENSIONS ARE FROM FINISH TO FINISH, UNLESS OTHERWISE NOTED
- ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK
- T.O.D. (TO BE DETERMINED) INDICATES AN ITEM TO BE SELECTED BY THE APPROPRIATE PARTY AT A LATER DATE.
- V.I.F. (VERIFY IN FIELD) INDICATES AN ITEM OR DIMENSION THAT IS ASSUMED TO EXIST BUT REQUIRES VERIFICATION DURING CONSTRUCTION. CONSULT ARCHITECT IF DISCREPANCY EXISTS.
- D.I.F. (DETERMINE IN FIELD) INDICATES A DIMENSION WHICH IS DETERMINED BY OTHER CONDITIONS SPECIFIED ON THE DRAWINGS.
- A DIMENSION LABELED "CLR." INDICATES THAT THE SPECIFIED CRITICAL DIMENSION BE MAINTAINED.
- A DIMENSION LABELED "MIN." INDICATES THAT THE REQUIRED DIMENSION MAY NOT BE LESS THAN THE SPECIFIED DIMENSION.
- F.I. (FURNISH AND INSTALL)
- U.O.N. (UNLESS OTHERWISE NOTED)
- A.F.F. (ABOVE FINISH FLOOR) HEIGHT AS NOTED ABOVE FLOOR FINISH
- A DIMENSION LABELED "MAX" INDICATES THAT THE REQUIRED DIMENSION MAY NOT EXCEED THE SPECIFIED DIMENSION.
- C. (CENTER LINE)

DRAWING SHEET LIST

C.S.	COVERSHEET	
H 1.0	SITE PLAN	
H 2.1	GROUND FLOOR PLAN	
H 2.2	SECOND FLOOR PLAN	
H 2.3	ROOF PLAN	
H 3.1	NORTH ELEVATION	
H 3.2	WEST ELEVATION	
H 3.3	EAST ELEVATION	
H 3.4	SOUTH ELEVATION	
H 4.0	CONTEXT	
H 5.0	PROPOSED NORTH ELEVATION RENDERING	
H 5.1	PROPOSED SOUTH ELEVATION RENDERING	
H 5.2	PROPOSED WEST ELEVATION RENDERING	
H 6.0	MATERIAL BOARD	
H 7.0	PERSPECTIVE RENDERING	
H 7.1	PERSPECTIVE RENDERING	
H 7.2	PERSPECTIVE RENDERING	
H 7.3	PERSPECTIVE RENDERING	

OPPORTUNITY SITES PLAN:

PROJECT LOCATION:



SITE PLAN:

PROJECT LOCATION:



NOTE: NO SITE IMPROVEMENTS FOR THIS PROJECT

FORM

ARCHITECTS
INTERIORS

9990 Fairfax Blvd, Suite 530, Fairfax, VA 22030
(703) 503-5555 www.formdesign.net

THE SHAPE OF THINGS TO COME

Project Name:



771 ELDEN STREET
HERNDON, VA 20170

Project Number:

17-010

Issued:

No.	Date	Description
		HPRB

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SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Seal:

Sheet Title:

HPRB SUBMISSION

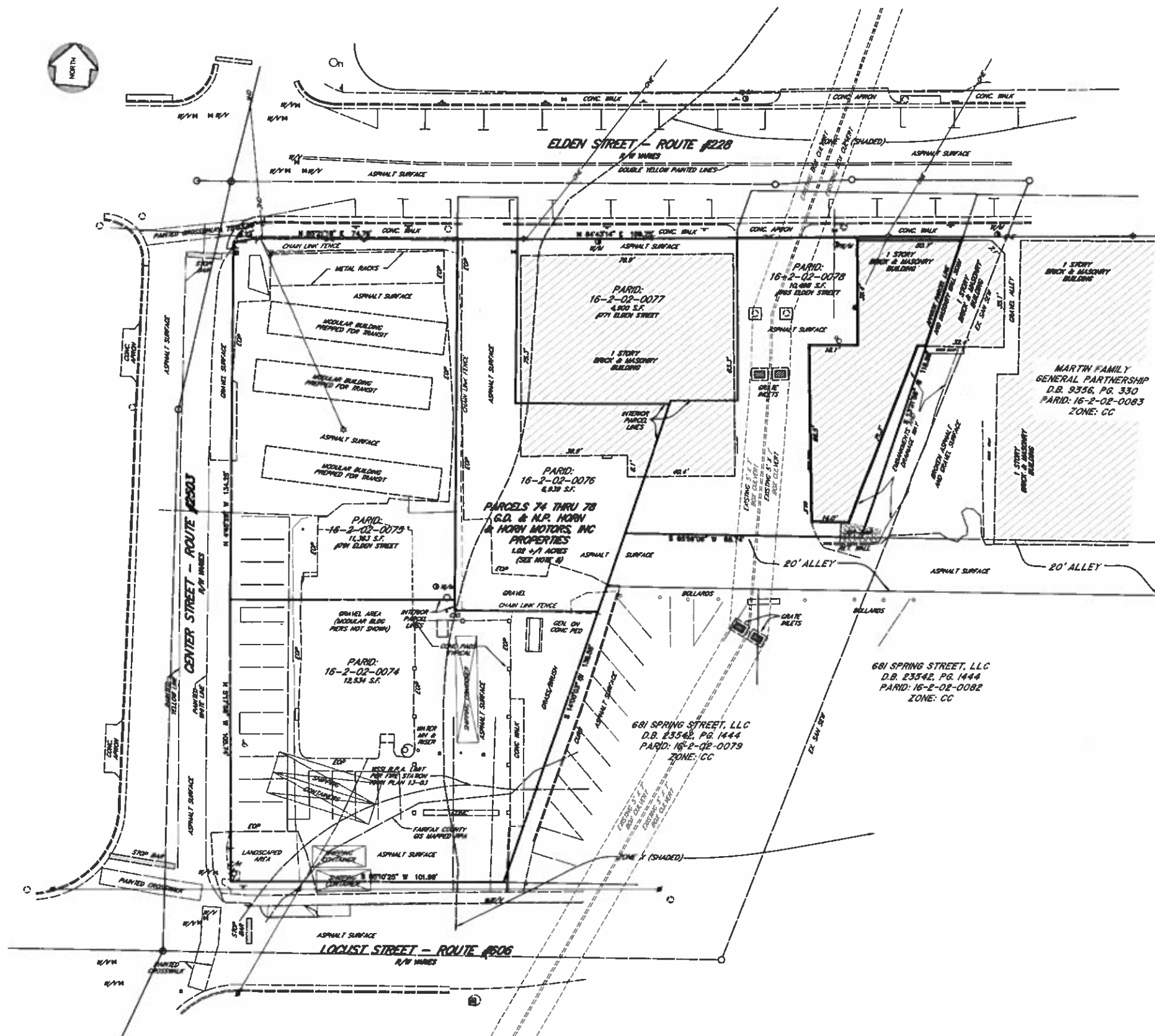
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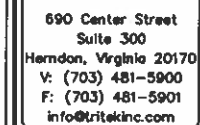
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C.S.

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B. THE APPROXIMATE TOTAL AREA OF THE PARCELS IS 1.02 ACRES BASED ON APPROXIMATED RIGHT OF WAY LINES ACROSS PARCELS 76, 77, AND 78 AND IS SUBJECT TO CHANGE UPON RECEIPT OF TITLE REPORTS, ANY DEDICATION DOCUMENTS AND FIELD VERIFICATION, PER NOTE 6.

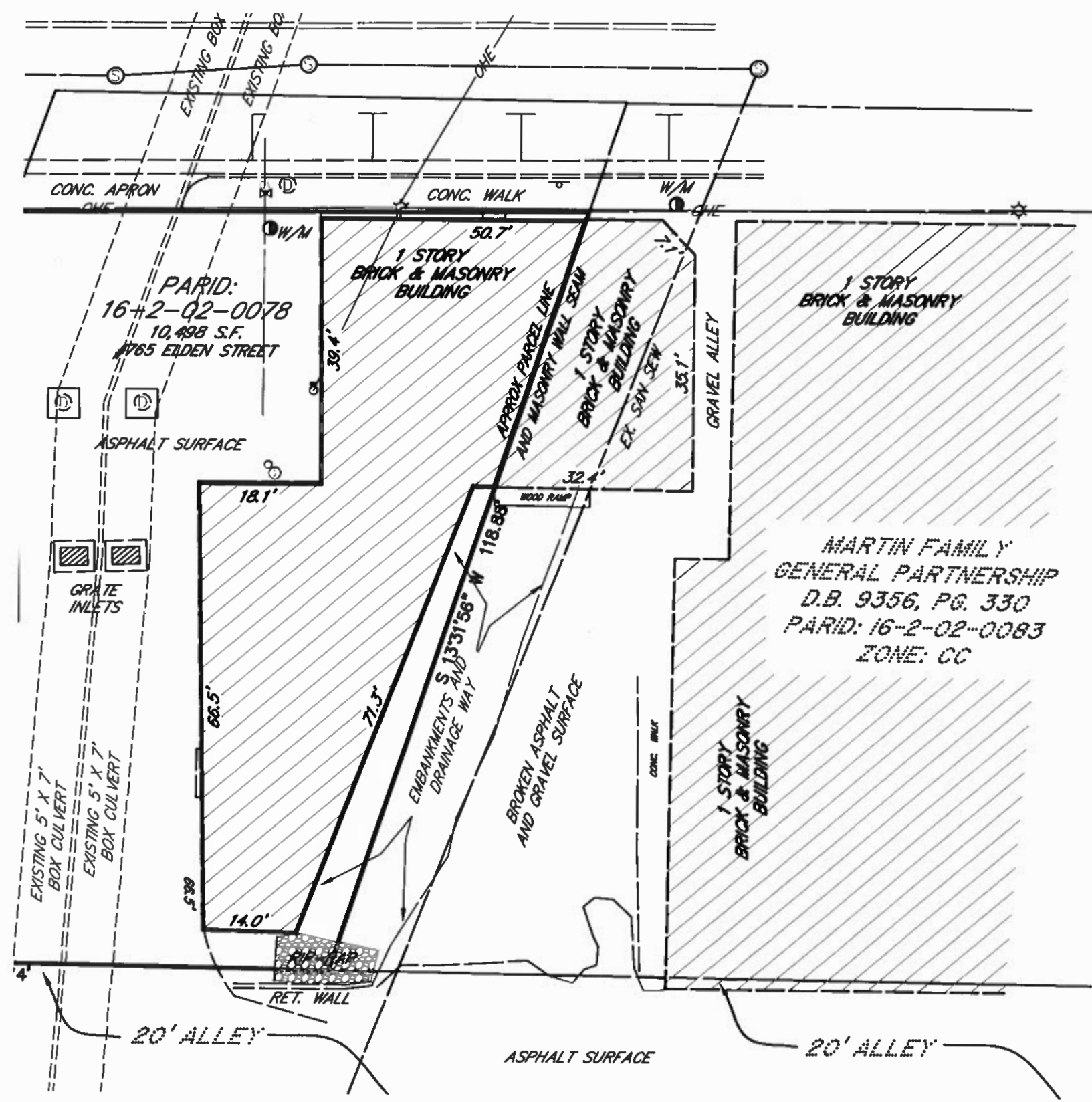


PROPERTIES OF
HORN MOTORS, INC.
AND
GORDON D. HORN & NORMAN P. HORN
TOWN OF HEDDON, MONTANA

PRELIMINARY BOUNDARY AND EXISTING CONDITIONS SURVEY

[illegible]

PM: DTC SCALE: 1"=20'
PE: XXX DATE: 6/13/2017
CO: DTC SHEET 1 OF 1



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SITE PLAN

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GROUND FLOOR PLAN

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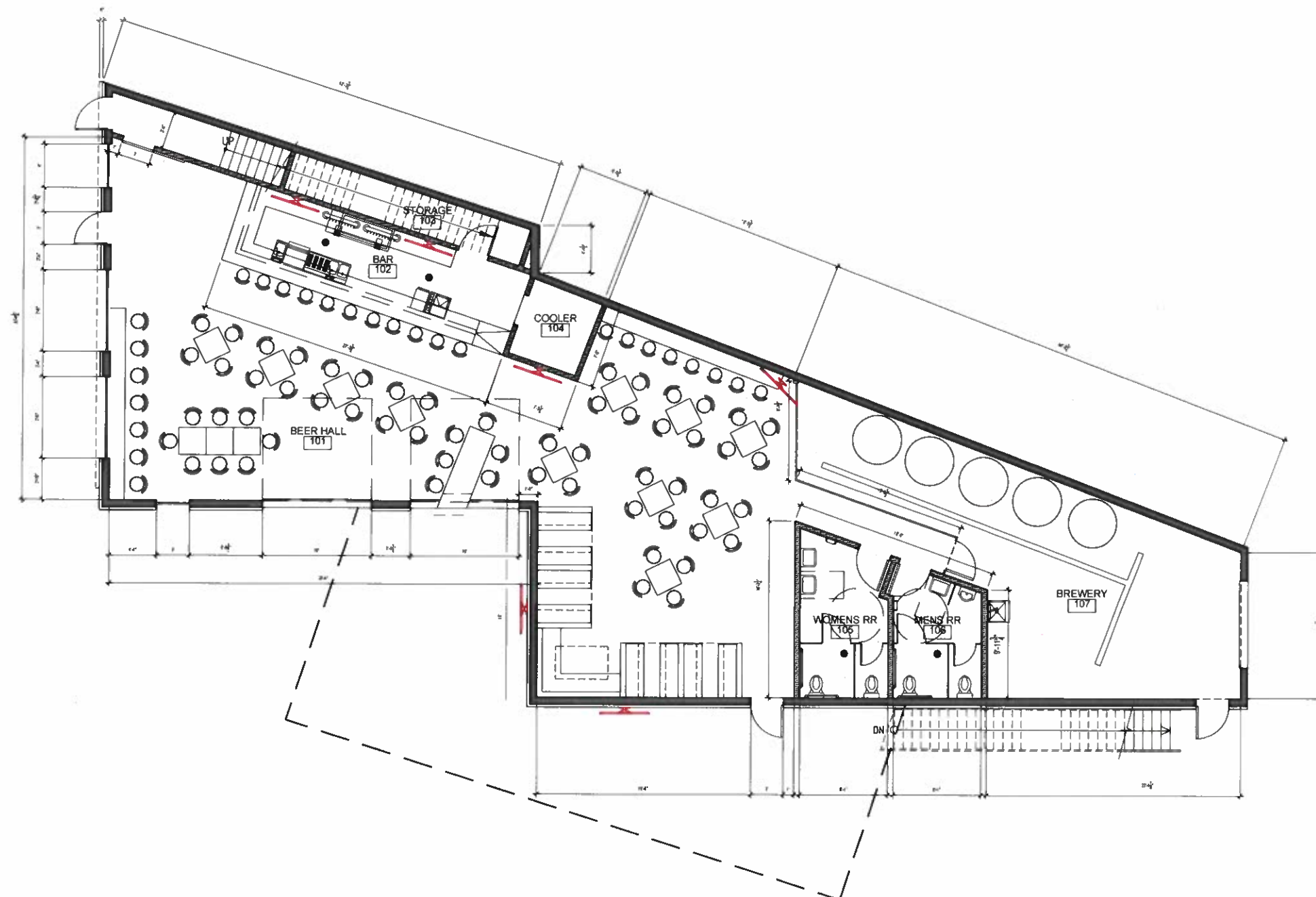
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1 GROUND FLOOR PLAN
3/16"=1'-0" NORTH

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SECOND FLOOR PLAN

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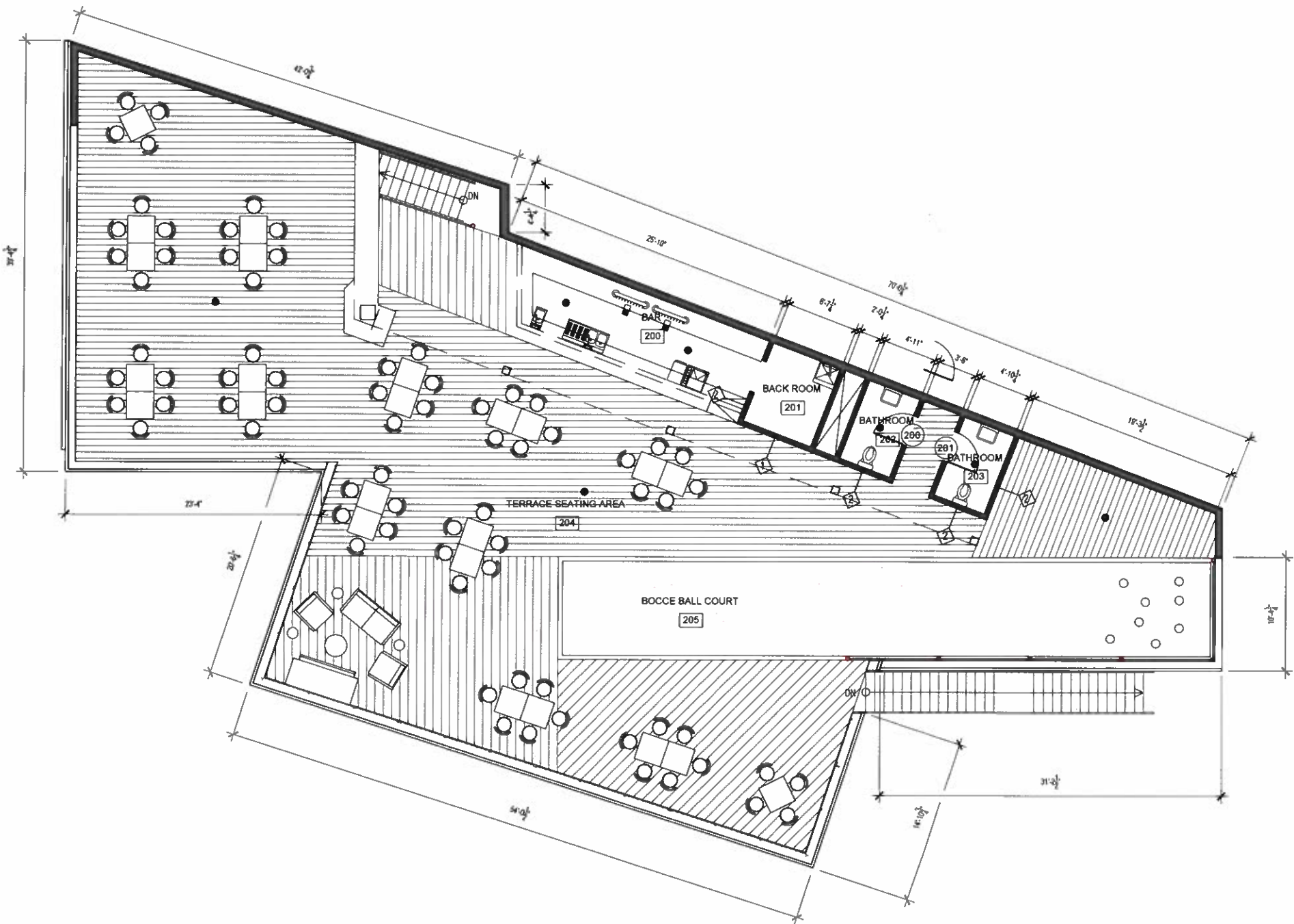
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1 SECOND FLOOR PLAN
3/16"=1'-0" NORTH

- ① TERRACE DECK BELOW
- ② ROOF OVER TERRACE BAR
- ③ HVAC SYSTEM ON TOP OF THE ROOF
- ④ WOOD PERGOLA
- ⑤ BOCCE BALL COURT

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Project Name:



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HERNDON, VA 20170

Project Number:

17-010

Insured:

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DATE: _____

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ROOF PLAN

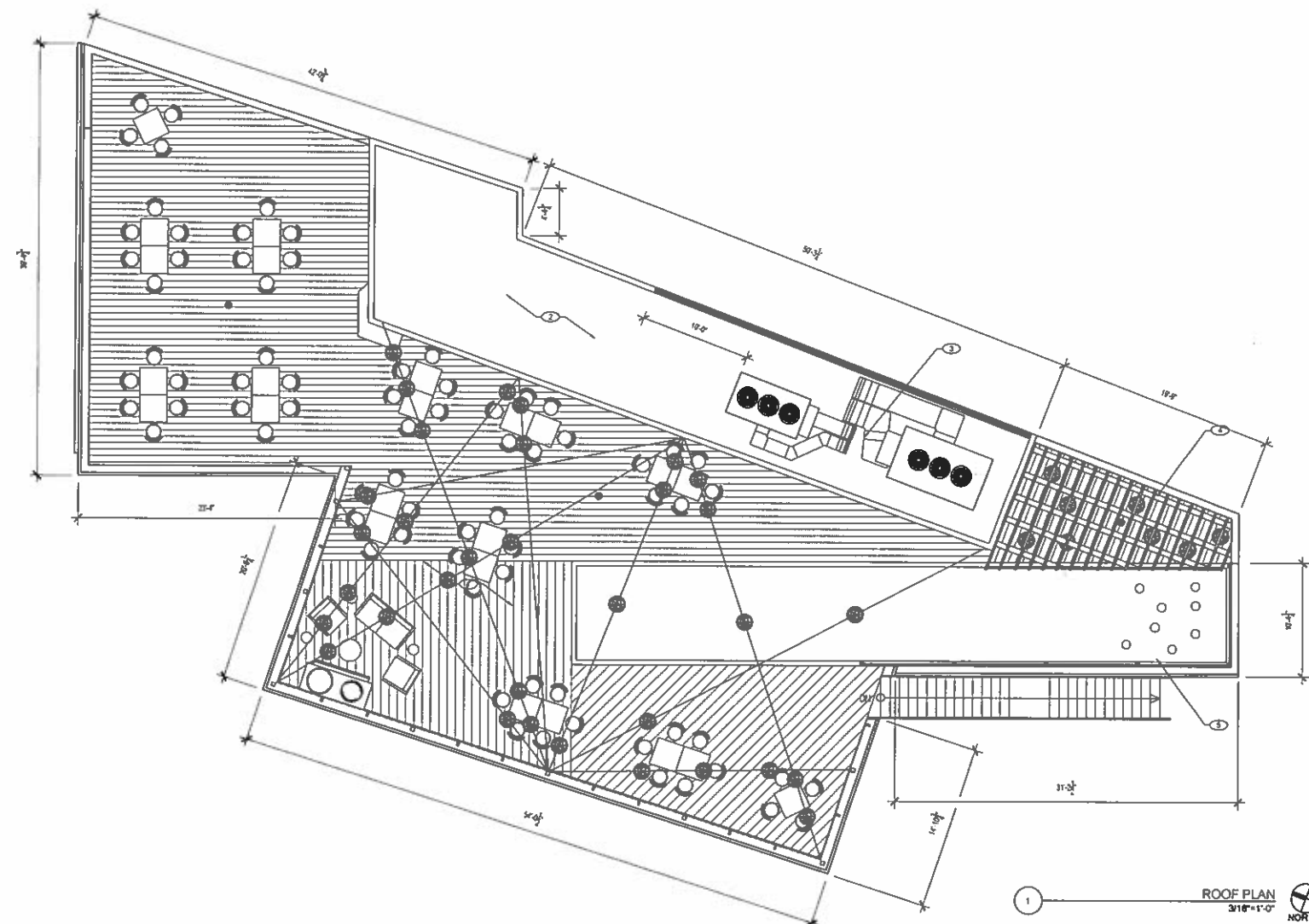
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NORTH ELEVATION

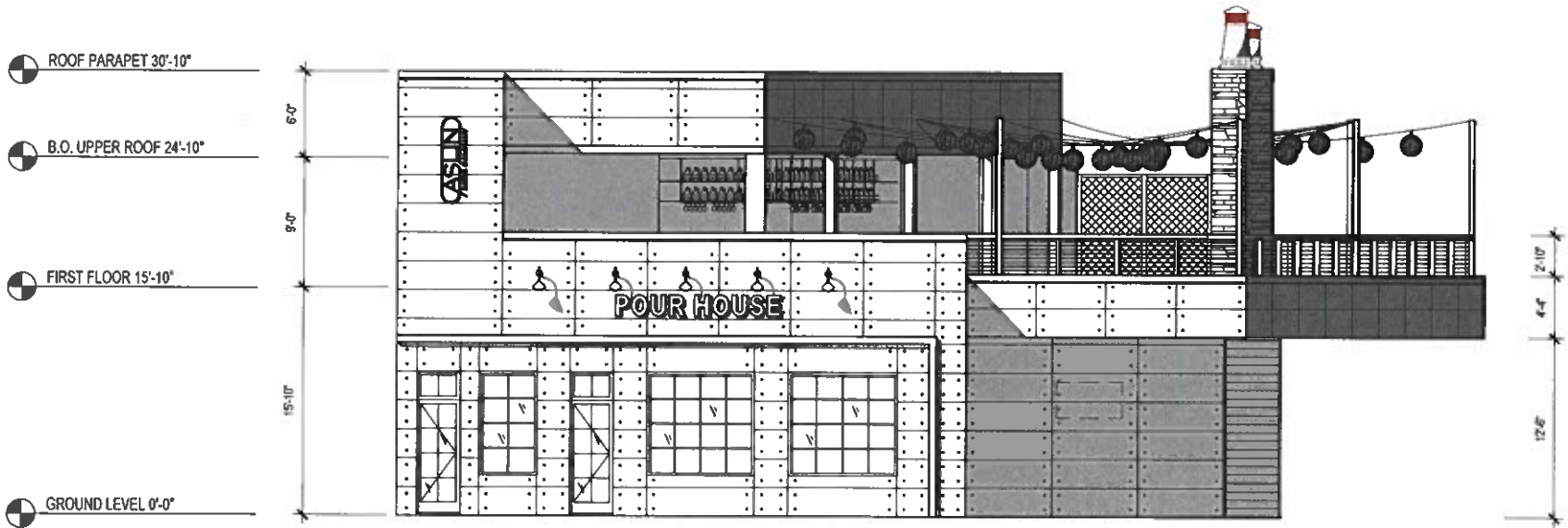
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1 NORTH ELEVATION
3/16"=1'-0"

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Project Name:



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Sheet Title

WEST ELEVATION

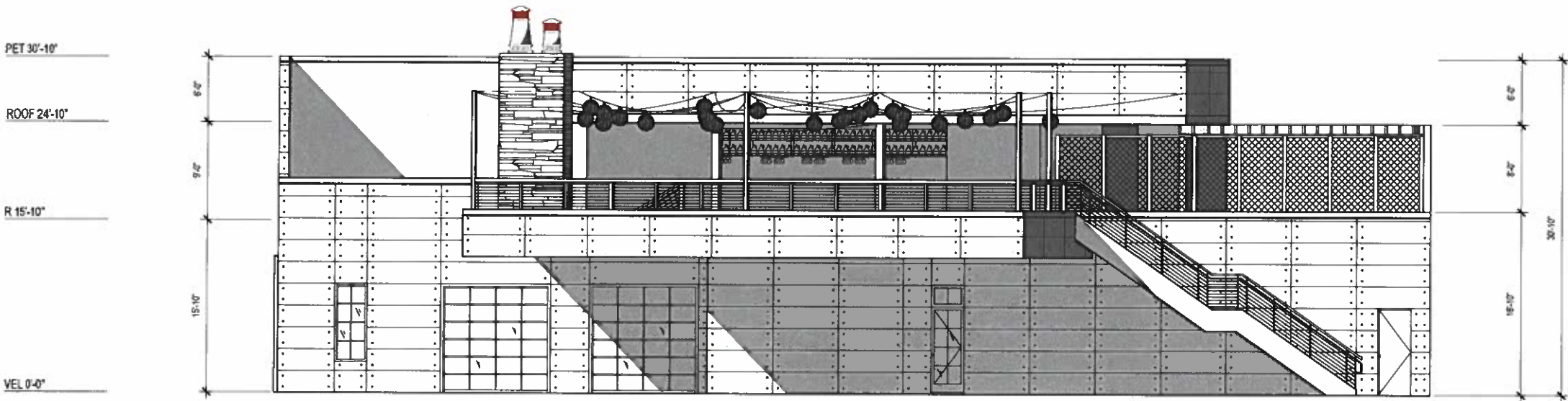
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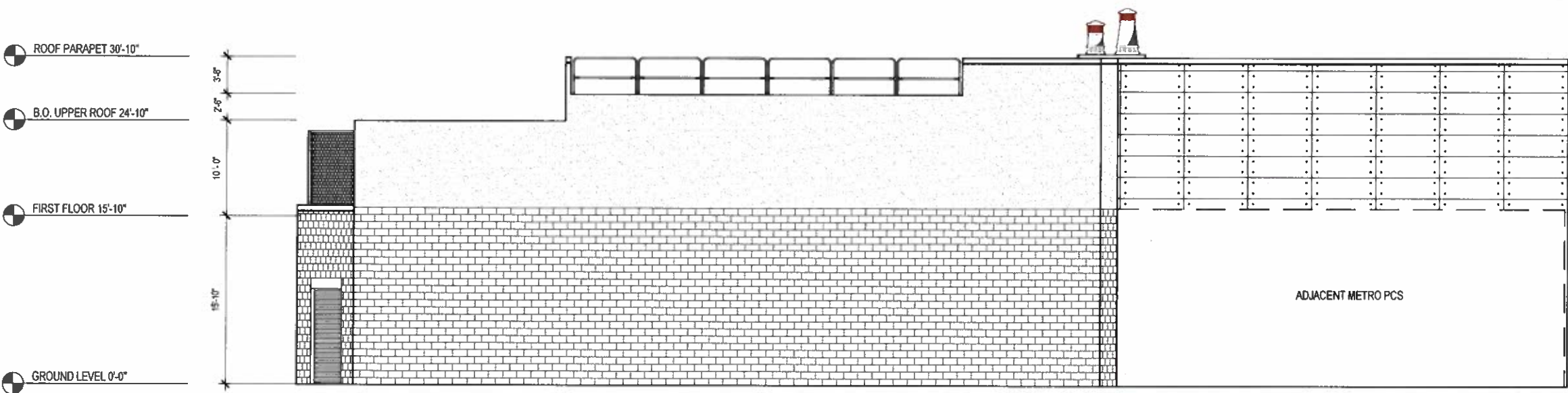
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1 WEST ELEVATION
3/16"=1'-0"



ROOF PARAPET 3'-0"

B.O. UPPER ROOF 2'-6"

FIRST FLOOR 10'-0"

GROUND LEVEL 18'-10"

1 EAST ELEVATION
3/16"=1'-0"

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THE SHAPE OF THINGS TO COME

Project Name:

ASLIN
BEER COMPANY

771 ELDEN STREET
HERNDON, VA 20170

Project Number: 17-010

Issued:

No.	Date	Description
		HPRB

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Seal

Sheet Title:

EAST ELEVATION

Drawn By: CG Checked By: FF/DD

Scale:

Sheet No.:

FORM

ARCHITECTS
INTERIORS

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THE SHAPE OF THINGS TO COME

Project Name:



771 ELDEN STREET
HERNDON, VA 20170

Project Number: 17-010

Issued		
No.	Date	Description
		HFRS

CLIENT APPROVAL
SIGNATURE OF AUTHORIZED REPRESENTATIVE
APPROVED BY: _____
DATE: _____

Seal:

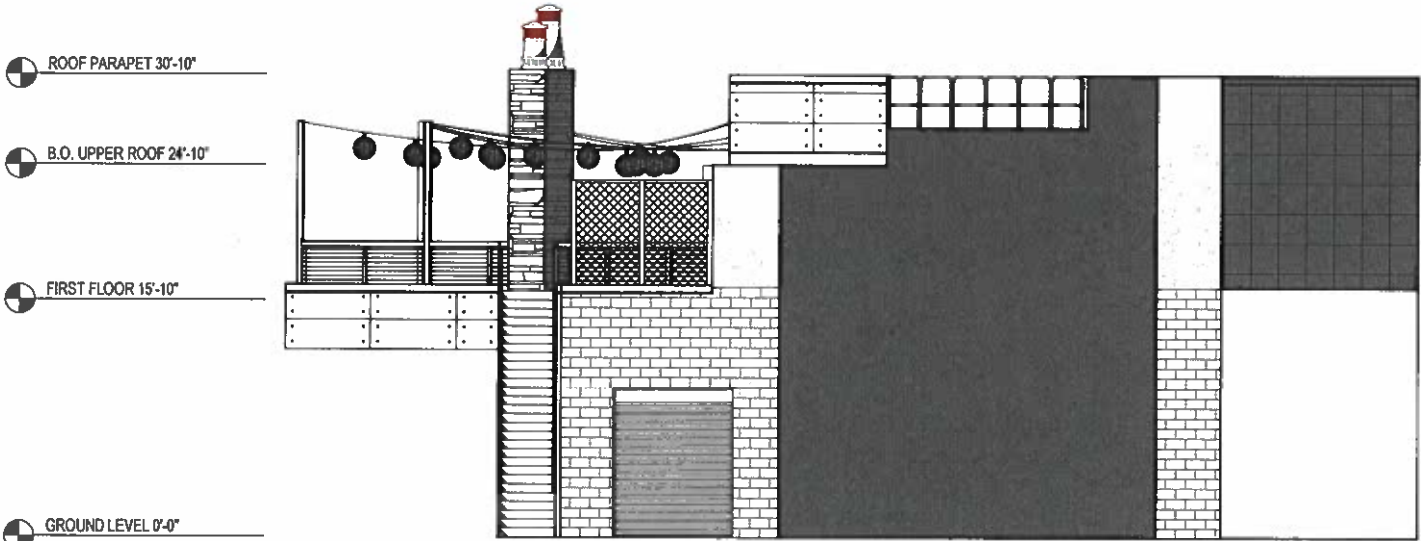
Sheet Title:

SOUTH ELEVATION

Drawn By: CG Checked By: FF/DD
Scale: _____
Sheet No: _____

H3.4

9/13/2017 5:24:40 PM



1 SOUTH ELEVATION
3/16"=1'-0"



1 EXISTING NORTH STREET ELEVATION
N.T.S



1 EXISTING SOUTH STREET ELEVATION
N.T.S



2 PROPOSED NORTH STREET ELEVATION
N.T.S

FORM

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THE SHAPE OF THINGS TO COME

Project Name:

CASLIN
BEER COMPANY

771 ELDEN STREET
HERNDON, VA 20170

Project Number:

17-010

Issued:

No.	Date	Description
		HPB

CLIENT APPROVAL

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APPROVED BY: _____
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Sheet Title:

CONTEXT

Drawn By: CG Checked By: FF/DD

Scale:

Sheet No:

H4.0

9/13/2017 5:24:40 PM



1 EXISTING NORTH ELEVATION
1/4" = 1' - 0"



2 PROPOSED NORTH ELEVATION
1/4" = 1' - 0"

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THE SHAPE OF THINGS TO COME

Project Name:



771 ELDEN STREET
HERNDON, VA 20170

Project Number:

17-010

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No.	Date	Description
		HPRB

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Seal:

Sheet Title:

PROPOSED NORTH
ELEVATION RENDERING

Drawn By: CG

Checked By: FF/DD

Scale:

Sheet No.:

H5.0

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THE SHAPE OF THINGS TO COME

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		HFRS

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SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Seal:

Sheet Title:

PROPOSED SOUTH
ELEVATION RENDERING

Drawn By: CG

Checked By: FF/DD

Scale:

Sheet No.:

H5.1

9/13/2017 5:24:40 PM



1 EXIST. SOUTH ELEVATION
N.T.S



2 PROPOSED SOUTH ELEVATION
1/4" = 1' - 0"

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		HPRB

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SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Seal:

Sheet Title

PROPOSED WEST
ELEVATION RENDERING

Drawn By: CG Checked By: FF/DO

Scale:

Sheet No.:

H5.2

9/13/2017 5:24:40 PM



1 EXIST. WEST ELEVATION
N.T.S.



2 NEW WEST ELEVATION
1/4" = 1' - 0"



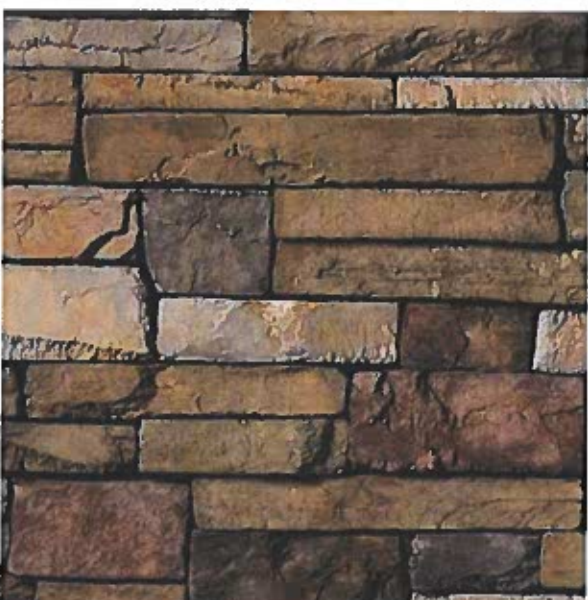
RS-1 Rain Screen - Wall - Sapphire 7060



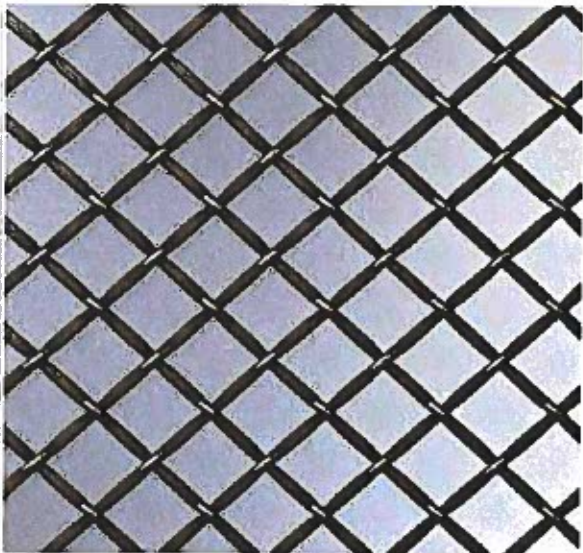
RS-2 Rain Screen - Wall - Black Opal 7021



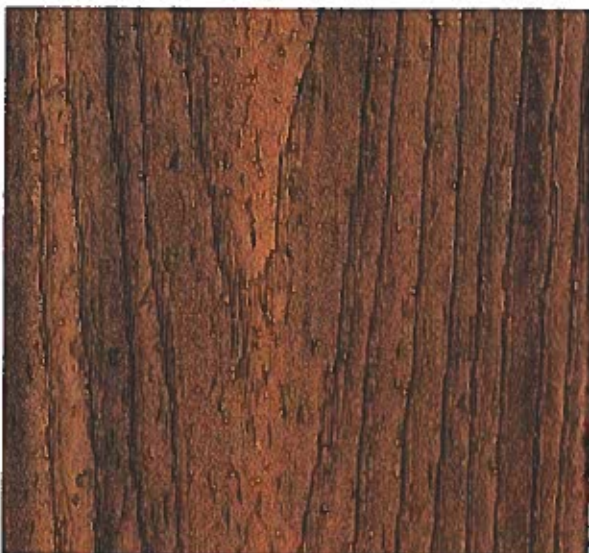
RS-3 Rain Screen - Wall - Azurite 7043



SV-1 Stone Veneer - Fire Place Bucks County



WM-1 Wire Mesh Screen



FL-1 Floor Decking - Patio Trex - Havana Gold



WD-1 Wood Pergola - Clove Brown



PT-1 Paint - Exterior wall - Leisure Blue

FORM

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Project Name:

ASLIN
BEER COMPANY

771 ELDEN STREET
HERNDON, VA 20170

Project Number: 17-010		
Issued		
No.	Date	Description
		HPRB

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Seal: _____

Sheet Title: _____

MATERIAL BOARD

Drawn By: CG Checked By: FFDD

Scale: _____

Sheet No.: _____



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771 ELDEN STREET
HERNDON, VA 20170

Project Number:

17-010

Issued:

No.	Date	Description
		HPRB

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Test

Sheet Title:

PERSPECTIVE RENDERING

Drawn By: CG

Checked By: FF/DD

Scale:

Sheet No:

1

PERSPECTIVE RENDERING
NTS

H7.0

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THE SHAPE OF THINGS TO COME

Project Name:

ASLIN
BEER COMPANY

771 ELDEN STREET
HERNDON, VA 20170

Project Number:

17-010

Issued:

No.	Date	Description
		HPRB

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Seal

Sheet Title:

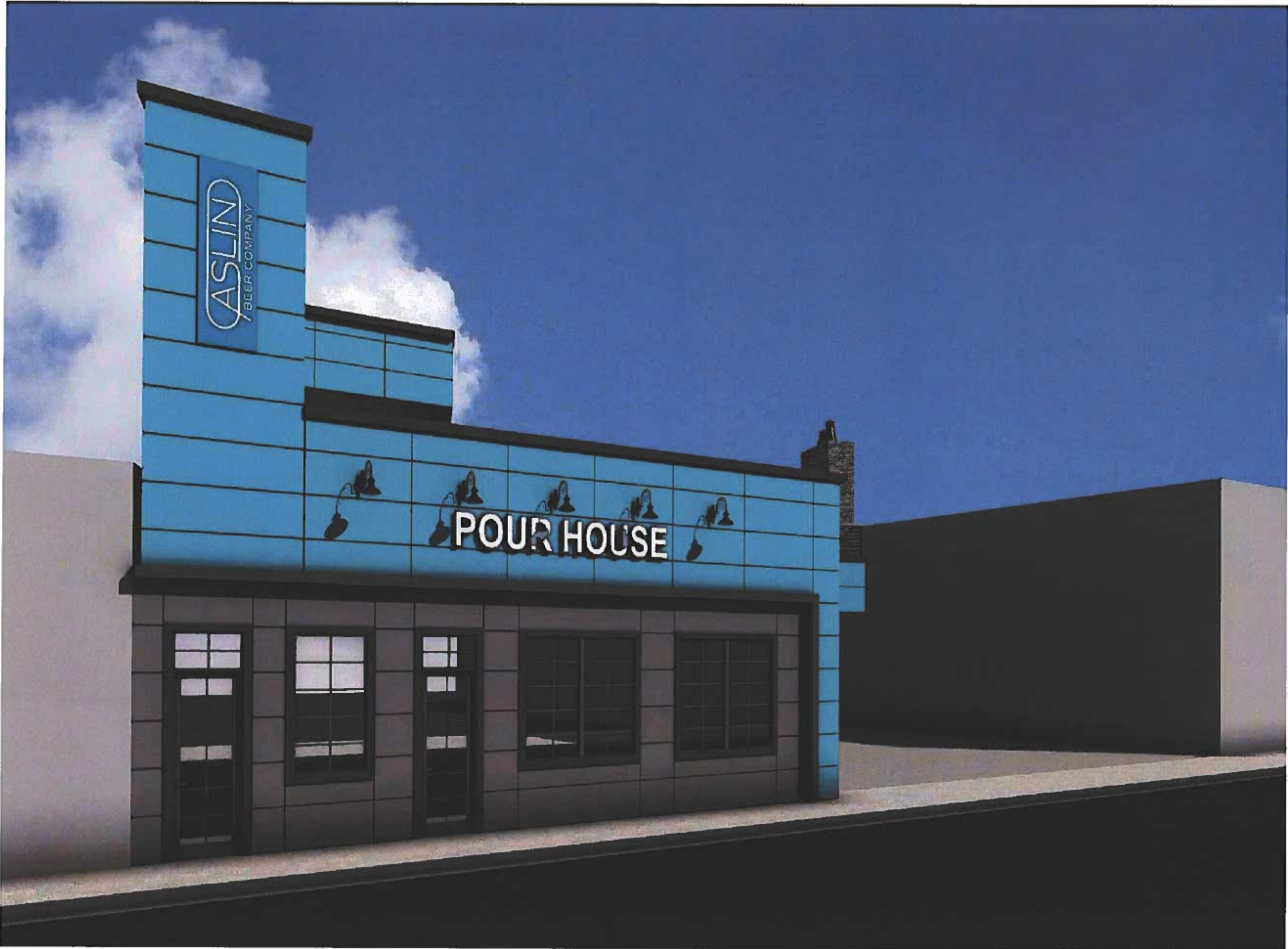
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Drawn By: CG

Checked By: FF/DD

Scale:

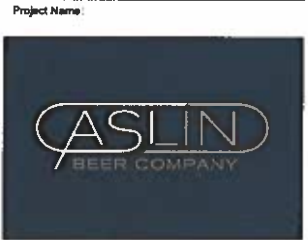
Sheet No.:



FORM

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INTERIORS

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THE SHAPE OF THINGS TO COME



771 ELDEN STREET
HERNDON, VA 20170

Project Number: 17-010

Issued:

No.	Date	Description
		HFRS

CLIENT APPROVAL
SIGNATURE OF AUTHORIZED REPRESENTATIVE
APPROVED BY: _____
DATE: _____

Seal

Sheet Title
PERSPECTIVE RENDERING

Drawn By: CG Checked By: FFRD
Scale: _____
Sheet No: _____

FORM

ARCHITECTS
INTERIORS

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THE SHAPE OF THINGS TO COME

Project Name:



771 ELDEN STREET
HERNDON, VA 20170

Project Number:

17-010

Issued:

No.	Date	Description
		VPRB

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Seal:

Sheet Title

PERSPECTIVE RENDERING

Drawn By: CG

Checked By: FF/DD

Scale:

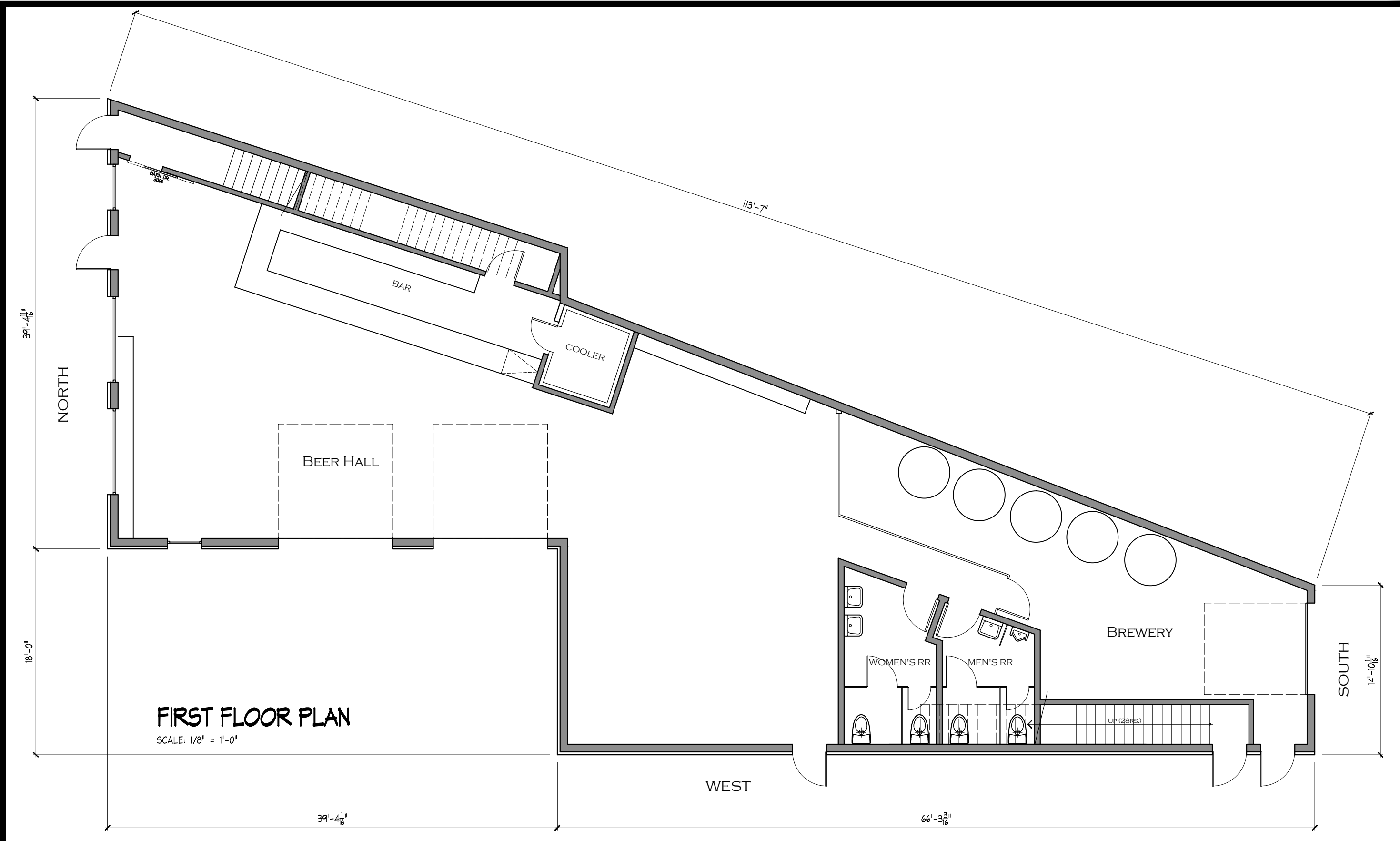
Sheet No.

1

PERSPECTIVE RENDERING
N.T.S.

H7.3

9/13/2017 5:24:40 PM



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

DRAWING HISTORY:		
#	DATE	BY
SD1	12/10/18	MTH
SD2	1/13/19	MTH

ASLIN BEER
COMPANY

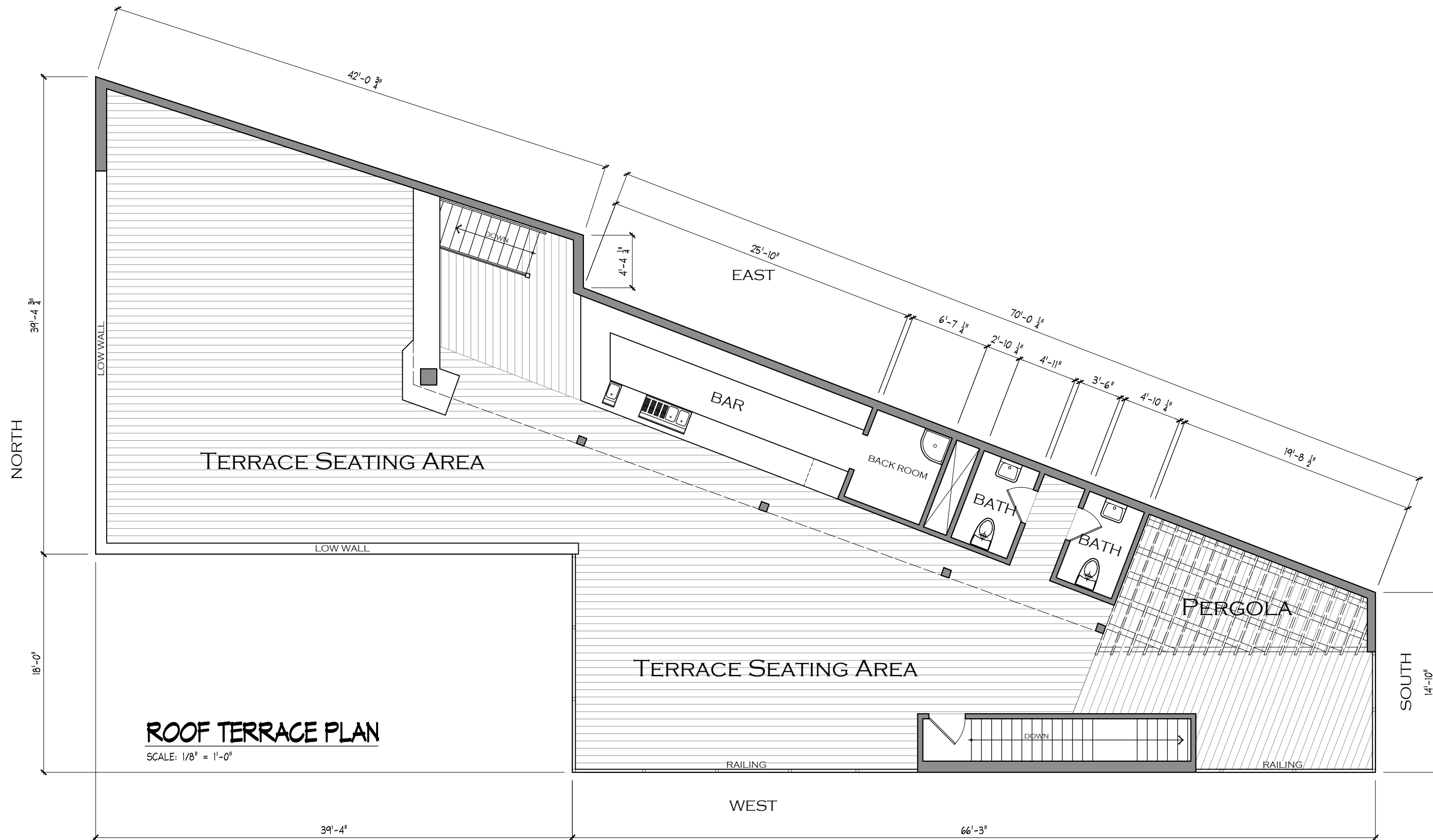
771 ELDEN
STREET,
HERNDON

FAIRFAX
COUNTY, VA.

A O.1

FLOOR
PLAN

2018-0801



DRAWING HISTORY:

#	DATE	BY
SD1	12/10/18	MTH
SD2	1/13/19	MTH

ASLIN BEER
COMPANY

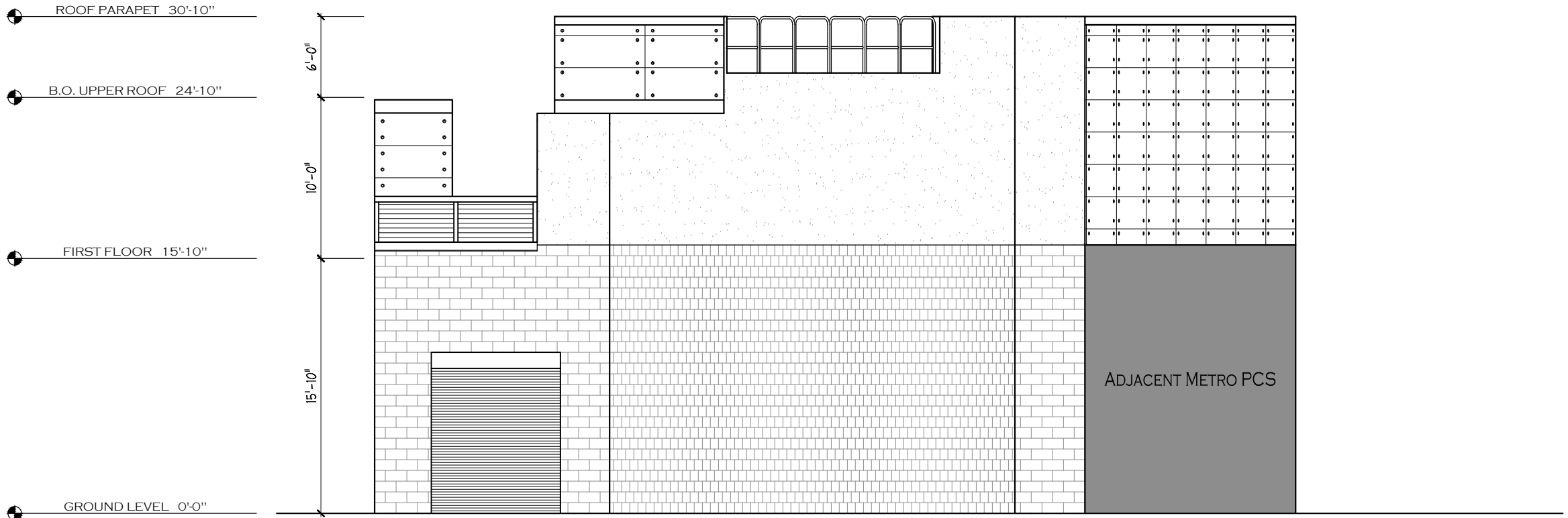
771 ELDEN
STREET,
HERNDON

FAIRFAX
COUNTY, VA.

A 0.2

ROOF
PLAN

2018-0801



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

DRAWING HISTORY:		
#	DATE	BY
SD1	12/10/18	MTH
SD2	1/13/19	MTH

ASLIN BEER
COMPANY

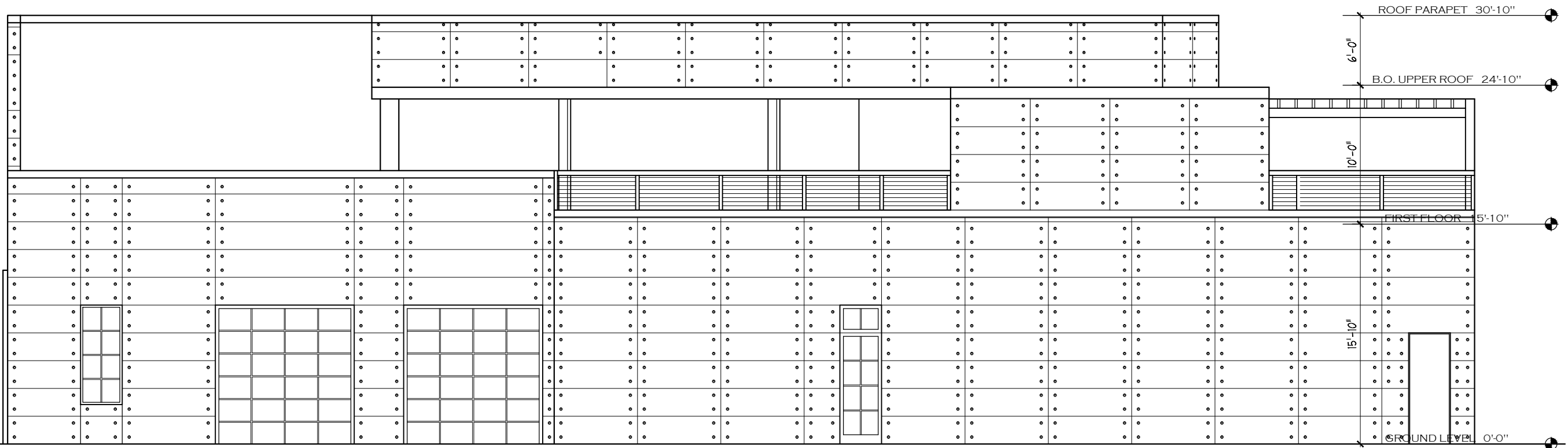
771 ELDEN
STREET,
HERNDON

FAIRFAX
COUNTY, VA.

A5.3

SOUTH
ELEVATION

2018-0801



WEST ELEVATION

SCALE: 1/8" = 1'-0"

DRAWING HISTORY:

#	DATE	BY
SD1	12/10/18	MTH
SD2	1/13/19	MTH

ASLIN BEER
COMPANY

771 ELDEN
STREET,
HERNDON

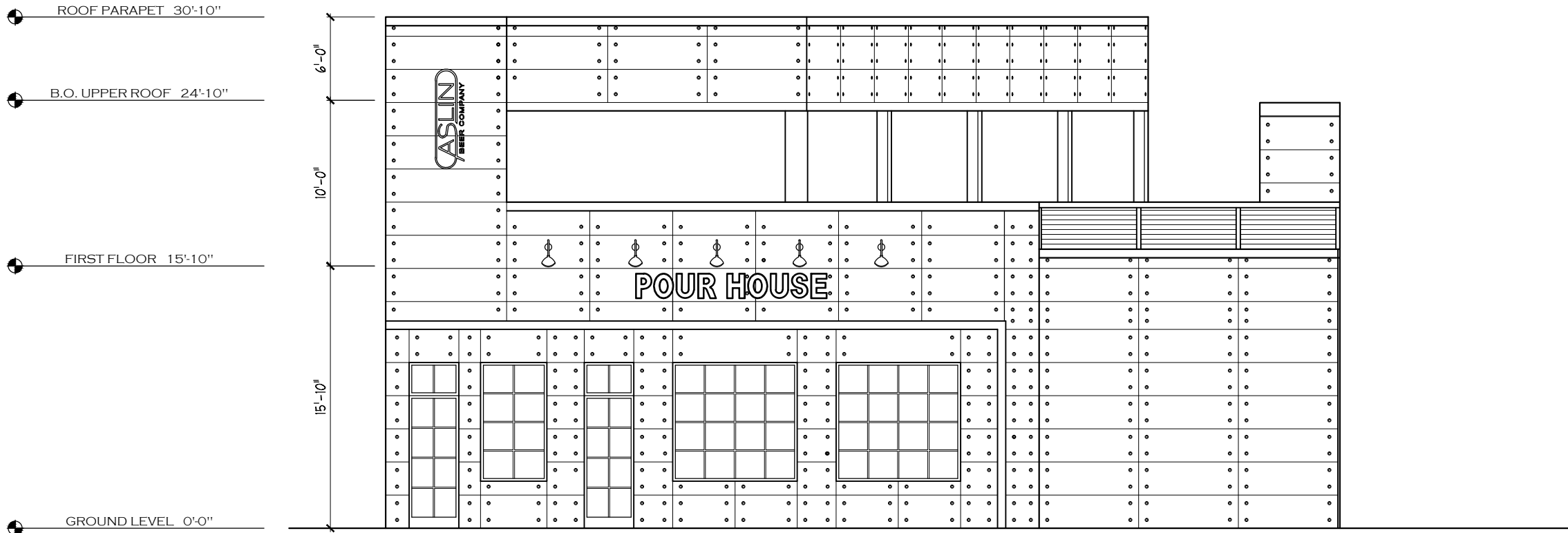
FAIRFAX
COUNTY, VA.

A5.2

WEST
ELEVATION

2018-0801

11"x17" - 1/8"=1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

DRAWING HISTORY:		
#	DATE	BY
SD1	12/10/18	MTH
SD2	1/13/19	MTH

ASLIN BEER
COMPANY

771 ELDEN
STREET,
HERNDON

FAIRFAX
COUNTY, VA.

A5.1

NORTH
ELEVATION

2018-0801



NORTH ELEVATION (COLORED)

SCALE: 1/8" = 1'-0"

DRAWING HISTORY:		
#	DATE	BY
SD1	12/10/18	MTH
SD2	1/13/19	MTH

ASLIN BEER
COMPANY

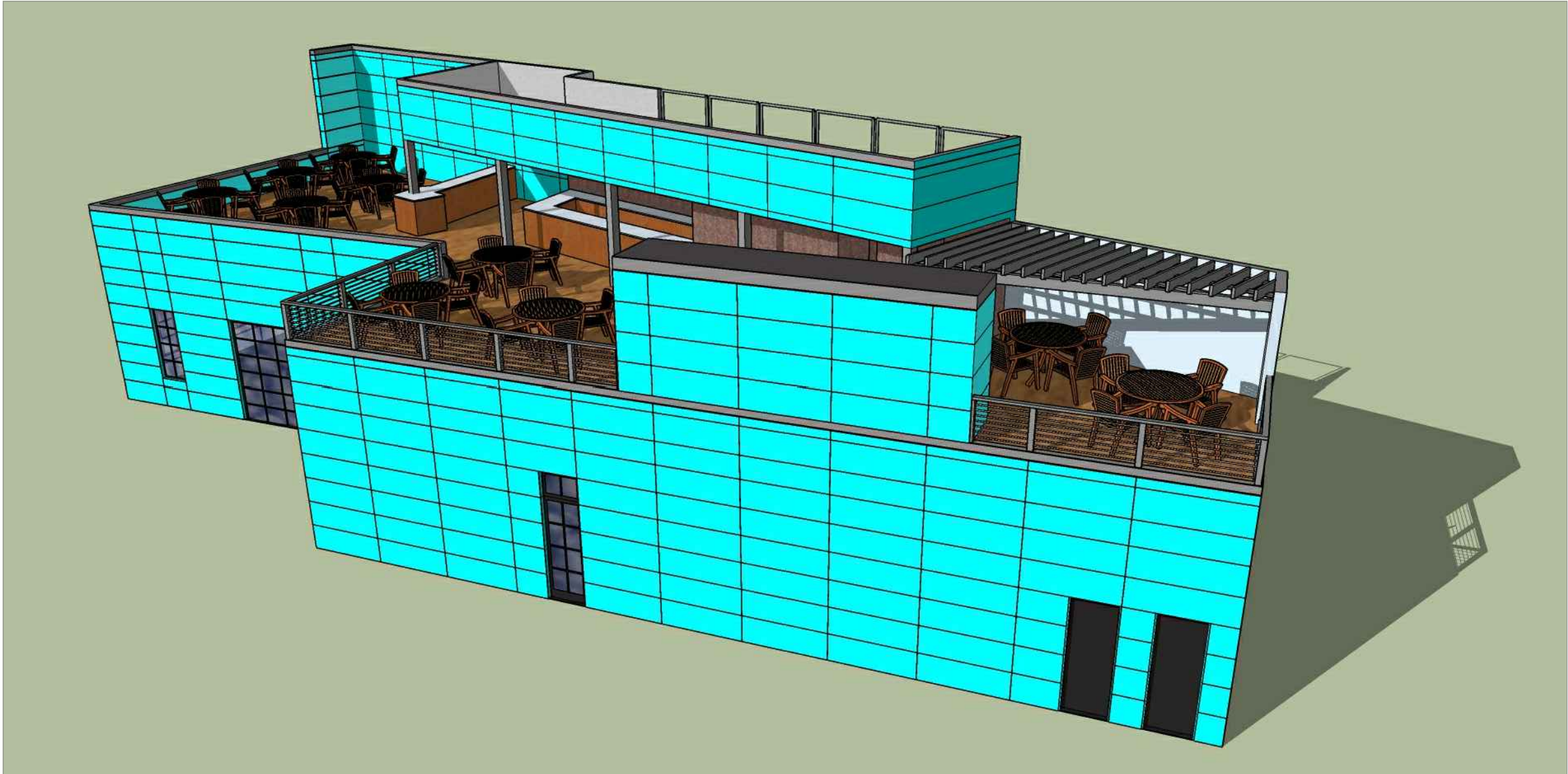
771 ELDEN
STREET,
HERNDON

FAIRFAX
COUNTY, VA.

A5.5

NORTH
ELEVATION

2018-0801



SOUTH-WEST PERSPECTIVE

SCALE: 1/8" = 1'-0"

DRAWING HISTORY:

#	DATE	BY
SD1	12/10/18	MTH
SD2	1/13/19	MTH

ASLIN BEER
COMPANY

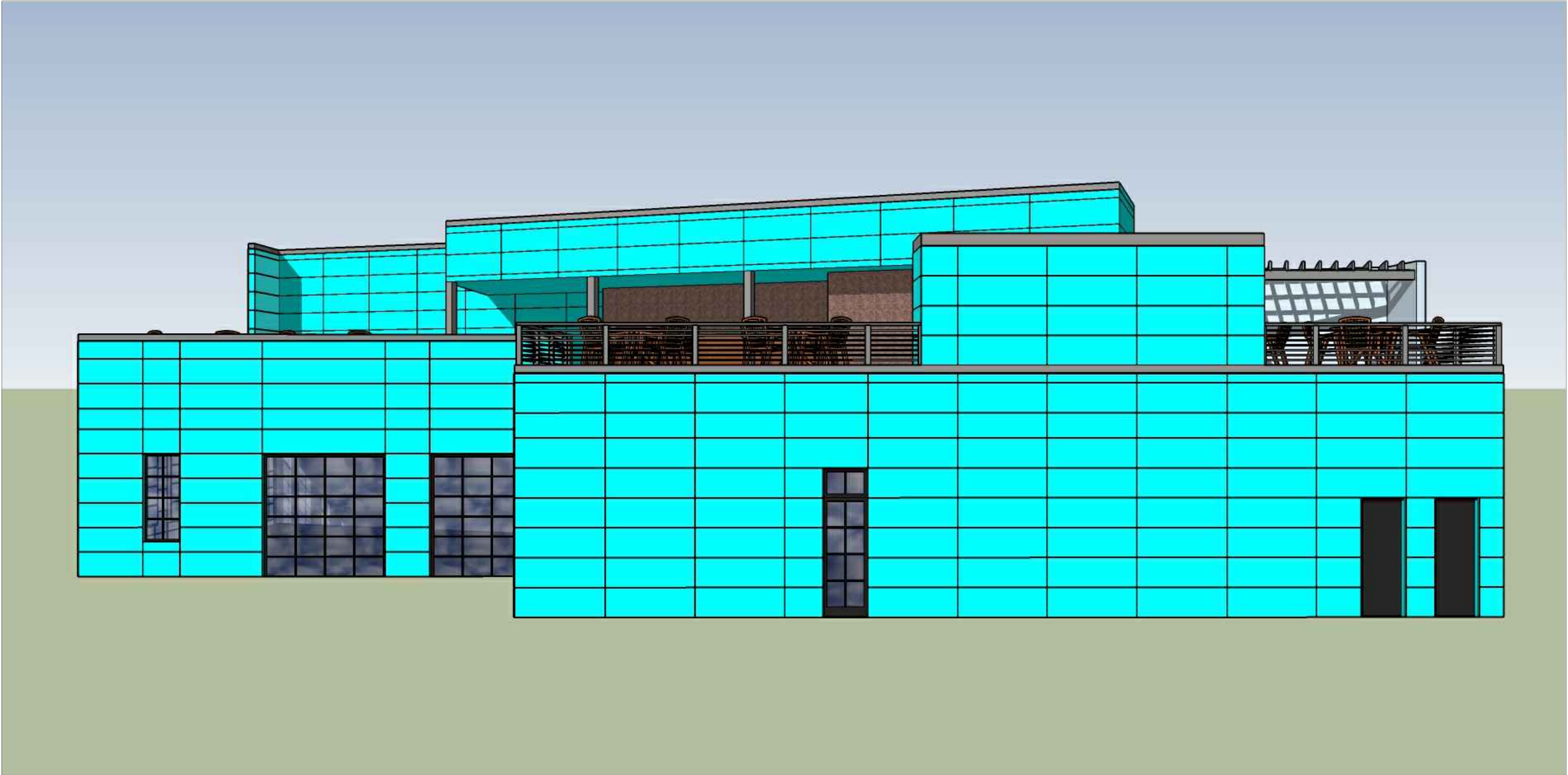
771 ELDEN
STREET,
HERNDON

FAIRFAX
COUNTY, VA.

A5.8

**SOUTH-WEST
PERSPECTIVE**

2018-0801



WEST ELEVATION (COLORED)

SCALE: 1/8" = 1'-0"

DRAWING HISTORY:		
#	DATE	BY
SD1	12/10/18	MTH
SD2	1/13/19	MTH

ASLIN BEER
COMPANY

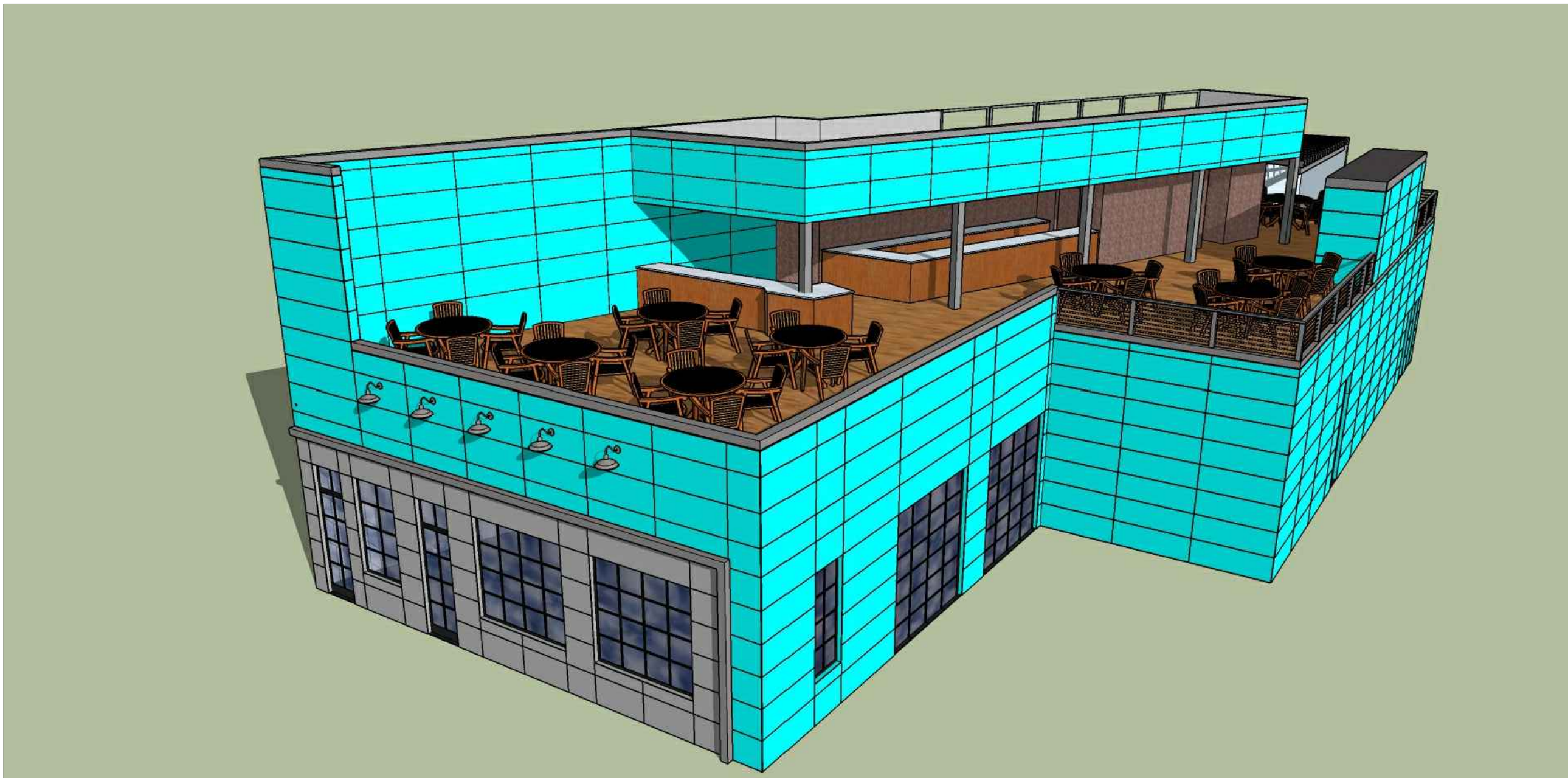
771 ELDEN
STREET,
HERNDON

FAIRFAX
COUNTY, VA.

A5.6

WEST
ELEVATION

2018-0801



NORTH-WEST PERSPECTIVE

SCALE: 1/8" = 1'-0"

DRAWING HISTORY:

#	DATE	BY
SD1	12/10/18	MTH
SD2	1/13/19	MTH

ASLIN BEER
COMPANY

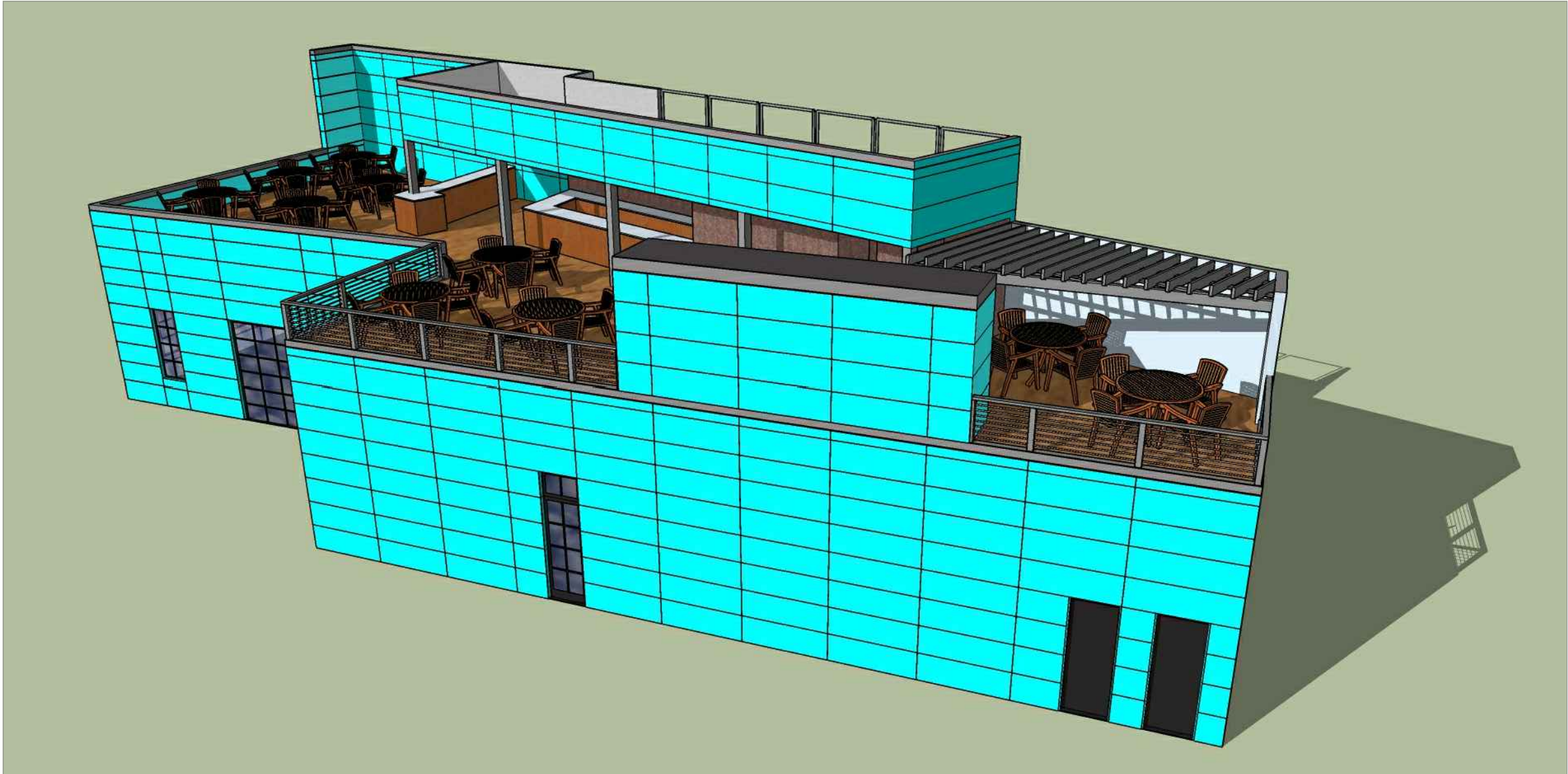
771 ELDEN
STREET,
HERNDON

FAIRFAX
COUNTY, VA.

A5.7

**NORTH-WEST
PERSPECTIVE**

2018-0801



SOUTH-WEST PERSPECTIVE

SCALE: 1/8" = 1'-0"

DRAWING HISTORY:

#	DATE	BY
SD1	12/10/18	MTH
SD2	1/13/19	MTH

ASLIN BEER
COMPANY

771 ELDEN
STREET,
HERNDON

FAIRFAX
COUNTY, VA.

A5.8

**SOUTH-WEST
PERSPECTIVE**

2018-0801

ASLIN BEER

771 ELDEN STREET, HERNDON, VA 20170
HPRB SUBMISSION 09/13/2017

PROJECT TEAM

ARCHITECT

FORM DESIGN
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9990 FAIRFAX BLVD., SUITE 530
FAIRFAX, VA 22030
(703) 503-5185
ddavies@formdesign.net

OWNER/ LANDLORD

ASLIN BEER CO.
ATTN: ANDREW KELLEY
771 ELDEN STREET,
HERNDON, VA 20170
PHONE/ FAX:
E-MAIL:

M.E.P. ENGINEERING

GILL ENGINEERING GROUP PLC.
ATTN: HIRDAY GILL
9161 LIBERIA AVE. SUITE 204B
MANASSAS, VA. 20110
(703) 688-2049
hgill@gillengg.com

STRUCTURAL ENGINEERING

TOP LEVEL ENGINEERING, LLC
ATTN: KIRBY W. HARTLE
P.O. BOX 1391
ASHBURN, VA 20146
(703) 431-4104
khartle@toplevel.engineering

SYMBOLS

- EXISTING WALL / FLOOR CONSTRUCTION TO REMAIN
NEW WALL. SEE WALL TYPES FOR MORE INFORMATION
NEW CONCRETE WALL. SEE WALL TYPES FOR MORE INFORMATION
NEW MASONRY WALL. SEE WALL TYPES FOR MORE INFORMATION
WALL OR HORIZONTAL ASSEMBLY TYPE. SEE WALL SCHEDULE FOR MORE INFORMATION
DETAIL NUMBER SHEET NUMBER INTERIOR ELEVATION - ARROW INDICATES DIRECTION OF VIEW
DETAIL NUMBER SHEET NUMBER SECTION DETAIL - ARROW INDICATES DIRECTION OF VIEW
DETAIL NUMBER SHEET NUMBER PLAN DETAIL - ARROW INDICATES DIRECTION OF VIEW
NEW DOOR. SEE DOOR SCHEDULE
EXISTING DOOR. SEE DOOR SCHEDULE
DOOR NUMBER. SEE DOOR SCHEDULE
ROOM NAME ROOM NAME AND NUMBER.
KEY NOTE
FINISH/EQUIPMENT TAG. SEE SCHEDULES FOR MORE INFORMATION.

AREA NOT IN SCOPE OF WORK

PROJECT NARRATIVE

WE PROPOSE RETAINING THE EXISTING STRUCTURE, MAINTAINING THE COMMERCIAL USE DETERMINED BY THE ADOPTED MASTER PLAN AND IDENTIFIED AS DEVELOPABLE LAND IN THE OPPORTUNITY SITES' PLAN OF THE PATTERN BOOK. WE WILL PROVIDE A NEW VENUE WITH A MODERN LOOK AND FINISHES AS WELL AS A NEW ROOF DECK TO ENTERTAIN PATRONS.

THE CURRENT STATUS OF THE BUILDING IS "NON-CONTRIBUTING". WE WILL EMPLOY A RAIN SCREEN FACADE SYSTEM CONSISTENT WITH OUR MODERN APPROACH TO DESIGN WHICH WILL ENABLE OPTIMAL PRESERVATION OF THE EXISTING STRUCTURE. AT THE ROOF LEVEL WE WILL CONSTRUCT A TERRACE WITH ANOTHER FULL BAR AND ADJOINING RESTROOMS. THIS TERRACE WILL CANTILEVER INTO THE SPACE BETWEEN BUILDINGS AND FEATURE A BOCCIA COURT AND VIEWS OF DOWNTOWN HERNDON TO CREATE AN INSTANT APPEAL FOR PASSERS-BY. THE TERRACE WILL FEATURE ALUMINUM CABLE RAILINGS SO AS NOT TO RESTRICT SAID VIEWS AND PROVIDE THE STRUCTURE WITH A LIGHT AND AIRY FEEL. WE PLAN TO APPLY THE RAIN SCREEN FINISH ON THE BUILDING FACADE FACING THE PARKING LOT AND WILL APPLY A NEW COAT OF PAINT WITH COLORS MATCHING THE RAIN SCREEN. WE WILL DO THE SAME ON THE FACADE FACING THE ALLEY (EAST) AND THE NORTH.

DRAWING STANDARDS

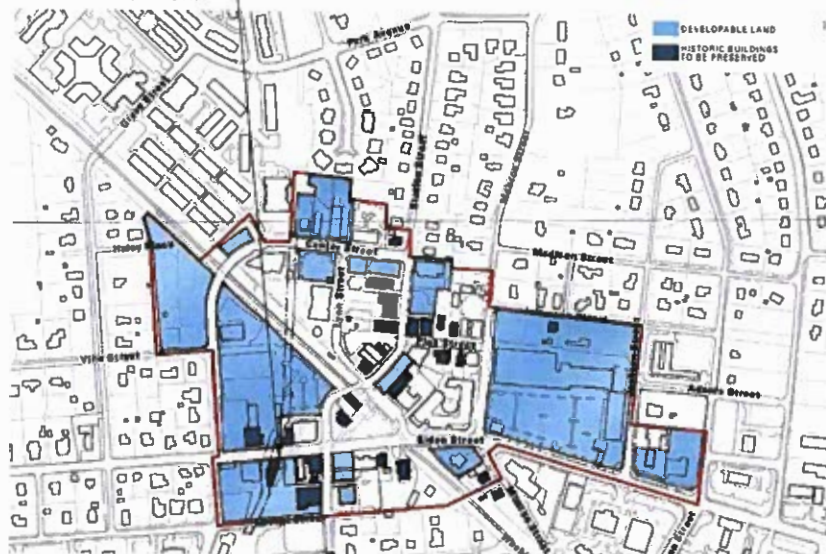
- ALL DIMENSIONS ARE FROM FINISH TO FINISH, UNLESS OTHERWISE NOTED
- ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK
- T.B.D. (TO BE DETERMINED) INDICATES AN ITEM TO BE SELECTED BY THE APPROPRIATE PARTY AT A LATER DATE
- V.I.F. (VERIFY IN FIELD) INDICATES AN ITEM OR DIMENSION THAT IS ASSUMED TO EXIST BUT REQUIRES VERIFICATION DURING CONSTRUCTION. CONSULT ARCHITECT IF DISCREPANCY EXISTS
- D.I.F. (DETERMINE IN FIELD) INDICATES A DIMENSION WHICH IS DETERMINED BY OTHER CONDITIONS SPECIFIED ON THE DRAWINGS.
- A DIMENSION LABELED "CLR." INDICATES THAT THE SPECIFIED CRITICAL DIMENSION BE MAINTAINED.
- A DIMENSION LABELED "MIN." INDICATES THAT THE REQUIRED DIMENSION MAY NOT BE LESS THAN THE SPECIFIED DIMENSION
- F&I (FURNISH AND INSTALL)
- U.O.N. (UNLESS OTHERWISE NOTED)
- A.B.F. (ABOVE FINISH FLOOR) HEIGHT AS NOTED ABOVE FLOOR FINISH
- A DIMENSION LABELED "MAX" INDICATES THAT THE REQUIRED DIMENSION MAY NOT EXCEED THE SPECIFIED DIMENSION
- C. (CENTER LINE)

DRAWING SHEET LIST

C.S.	COVERSHEET	●
H.1.0	SITE PLAN	●
H.2.1	GROUND FLOOR PLAN	●
H.2.2	SECOND FLOOR PLAN	●
H.2.3	ROOF PLAN	●
H.3.1	NORTH ELEVATION	●
H.3.2	WEST ELEVATION	●
H.3.3	EAST ELEVATION	●
H.3.4	SOUTH ELEVATION	●
H.4.0	CONTEXT	●
H.5.0	PROPOSED NORTH ELEVATION RENDERING	●
H.5.1	PROPOSED SOUTH ELEVATION RENDERING	●
H.5.2	PROPOSED WEST ELEVATION RENDERING	●
H.6.0	MATERIAL BOARD	●
H.7.0	PERSPECTIVE RENDERING	●
H.7.1	PERSPECTIVE RENDERING	●
H.7.2	PERSPECTIVE RENDERING	●
H.7.3	PERSPECTIVE RENDERING	●

OPPORTUNITY SITES PLAN:

PROJECT LOCATION:



SITE PLAN:

PROJECT LOCATION:



NOTE: NO SITE IMPROVEMENTS FOR THIS PROJECT

FORM

ARCHITECTS
INTERIORS

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THE SHAPE OF THINGS TO COME

Project Name:



771 ELDEN STREET
HERNDON, VA 20170

Project Number

17-010

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No.	Date	Description
		HPRB

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY

DATE:

Seal:

Sheet Title:

HPRB SUBMISSION

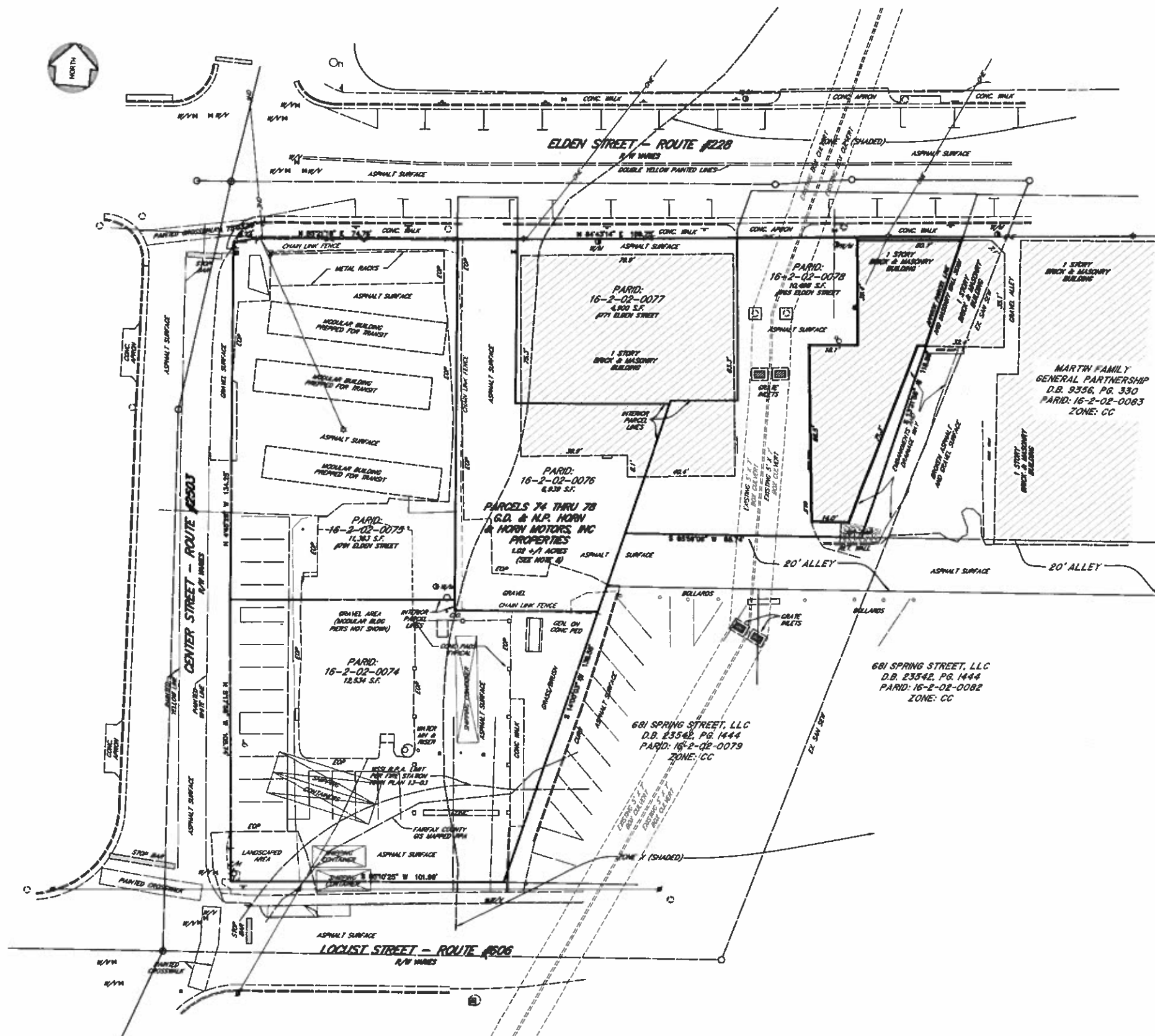
Drawn By: CG Checked By: FF/DD

Scale: AS NOTED

Sheet No:

C.S.

9/13/2017 5:24:40 PM



- NOTES:
1. PARC: 16-2-02-0074, 0075, 0076, 0077 & 0078.
 2. OWNER: HORN MOTORS, INC.
D.B. 3129, PG. 606 (16-2-02-0074)
D.B. 5388, PG. 434 (16-2-02-0075)
D.B. 3210, PG. 200 (16-2-02-0077)
D.B. 2676, PG. 692 (16-2-02-0078)
GORDON D. HORN AND NORMAN P. HORN
D.B. 1865, PG. 575 (16-2-02-0076)
 3. ZONE: CC (CENTRAL COMMERCIAL)
 4. NO TITLE REPORT PROVIDED.
 5. F.E.M.A. / F.I.R.M. FLOOD DATA: COMMUNITY NO: 51059C
H & I PANEL NO: 0110 E
FLOOD ZONE: X & X SHADED
EFFECTIVE: SEPTEMBER 17, 2010
 6. PARCEL BOUNDARIES AND AREAS SHOWN ARE BASED ON DEEDS OF RECORD. WITHOUT THE BENEFIT OF A TITLE REPORT, PORTIONS OF PARCELS THAT MAY HAVE BEEN DEDICATED TO PUBLIC STREETS MAY NOT BE REFLECTED HEREON. FIELD BOUNDARY LOCATION IS NOT COMPLETE AS OF THIS DATE. BOUNDARIES ARE SUBJECT TO CHANGE PENDING RECEIPT OF TITLE REPORT(S) AND ADDITIONAL FIELD SURVEYING.
 7. THIS DRAWING IS NOT INTENDED TO BE USED FOR TITLE CONVEYANCE, FINANCING, RECORDATION OR CONSTRUCTION PURPOSES.
 8. THE APPROXIMATE TOTAL AREA OF THE PARCELS IS 1.02 ACRES BASED ON APPROXIMATED RIGHT OF WAY LINES ACROSS PARCELS 76, 77, AND 78 AND IS SUBJECT TO CHANGE UPON RECEIPT OF TITLE REPORTS, ANY DEDICATION DOCUMENTS AND FIELD VERIFICATION. PER NOTE 6.



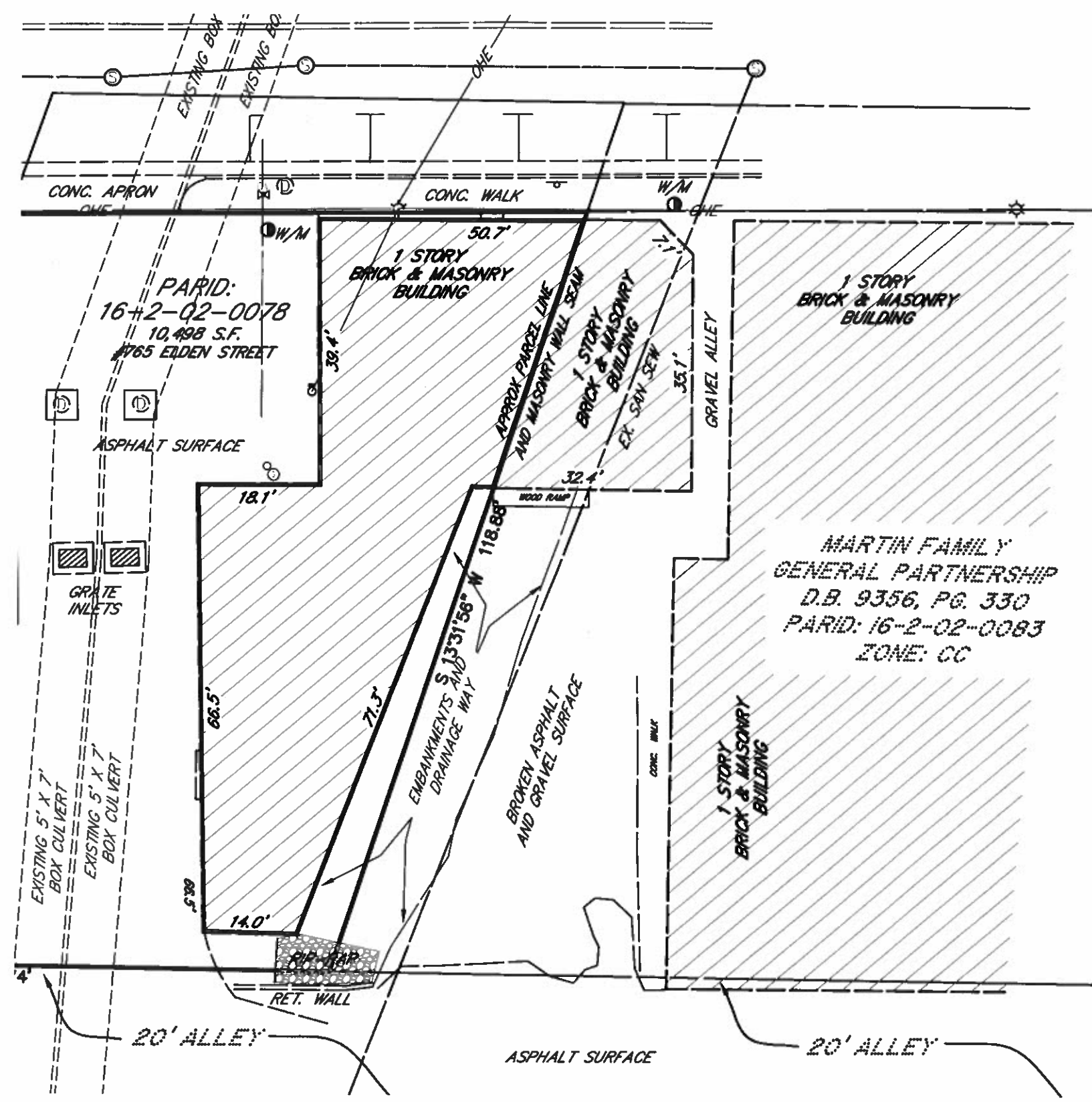
CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com

PROPERTIES OF
**HORN MOTORS, INC.
AND
GORDON D. HORN & NORMAN P. HORN**
TOWN OF HERNDON, VIRGINIA

**PRELIMINARY BOUNDARY
AND EXISTING CONDITIONS
SURVEY**

REVISION	
DATE	
PM: DTC SCALE: 1"=20'	
PE: JXX DATE: 6/13/2017	
CO: DTC SHEET 1 OF 1	



NO SITE IMPROVEMENTS FOR THIS PROJECT

1 SITE PLAN
1/8"=1'-0"
NORTH

FORM

ARCHITECTS
INTERIORS

9990 Fairfax Blvd, Suite 530, Fairfax, VA 22030
(703) 503-5555 www.formdesign.net

THE SHAPE OF THINGS TO COME

Project Name

CASLIN
BEER COMPANY

771 ELDEN STREET
HERNDON, VA 20170

Project Number: 17-010

Issued:

No.	Date	Description
		HPRB

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Seal: _____

Sheet Title:

SITE PLAN

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GROUND FLOOR PLAN

Drawn By: CG Checked By: FF/DD

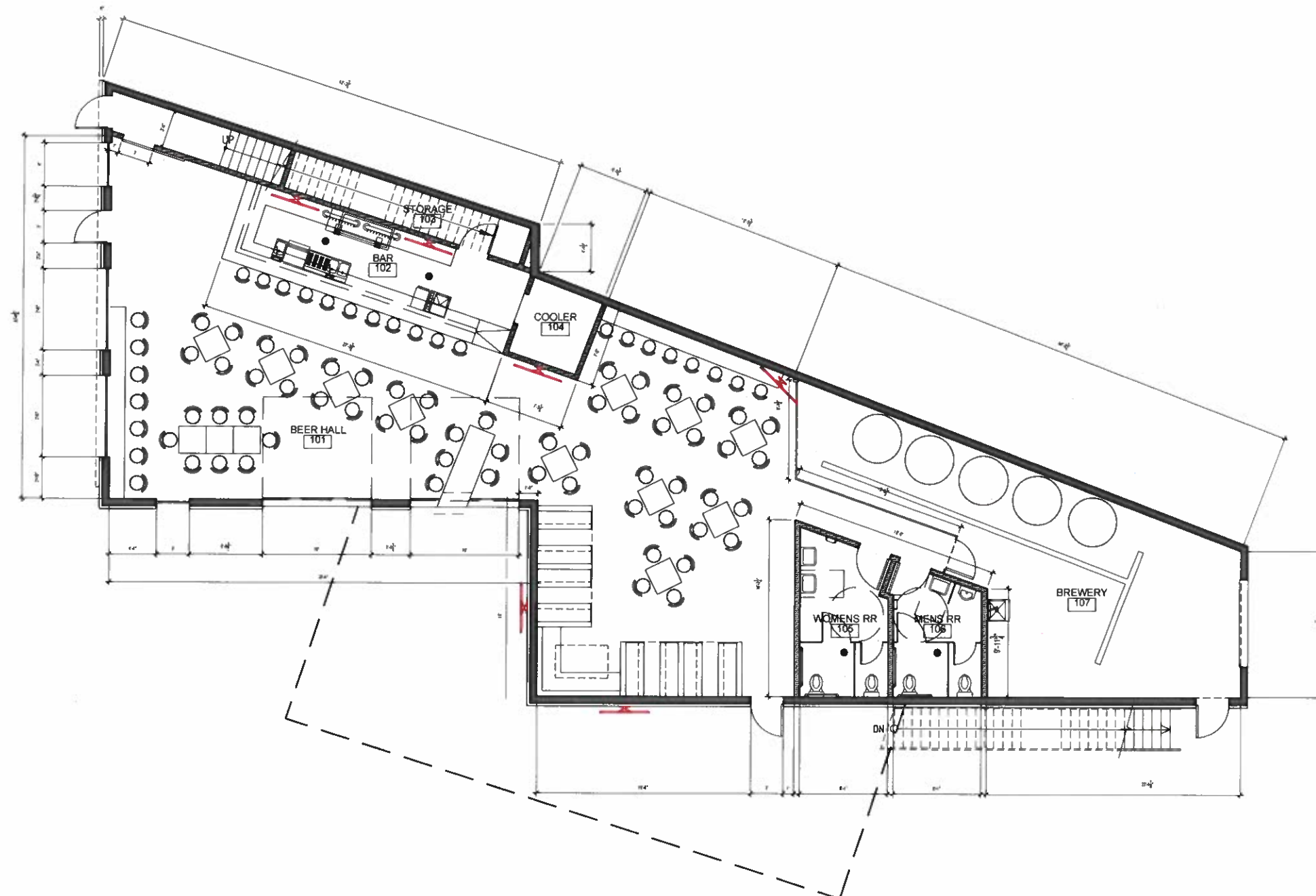
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NO SITE IMPROVEMENTS FOR THIS PROJECT



1 GROUND FLOOR PLAN
3/16"=1'-0" NORTH

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SECOND FLOOR PLAN

Drawn By: CG Checked By: FF/DD

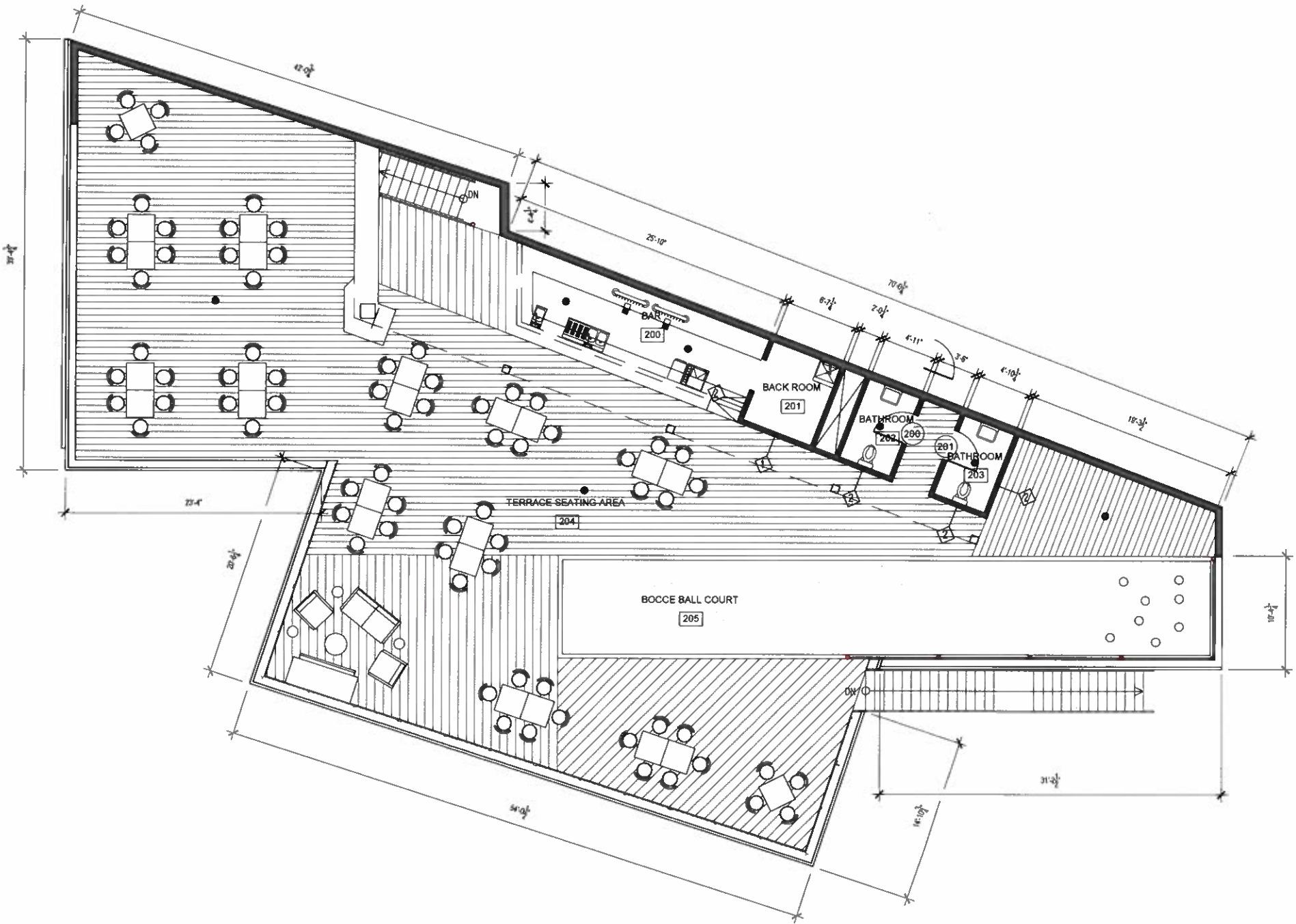
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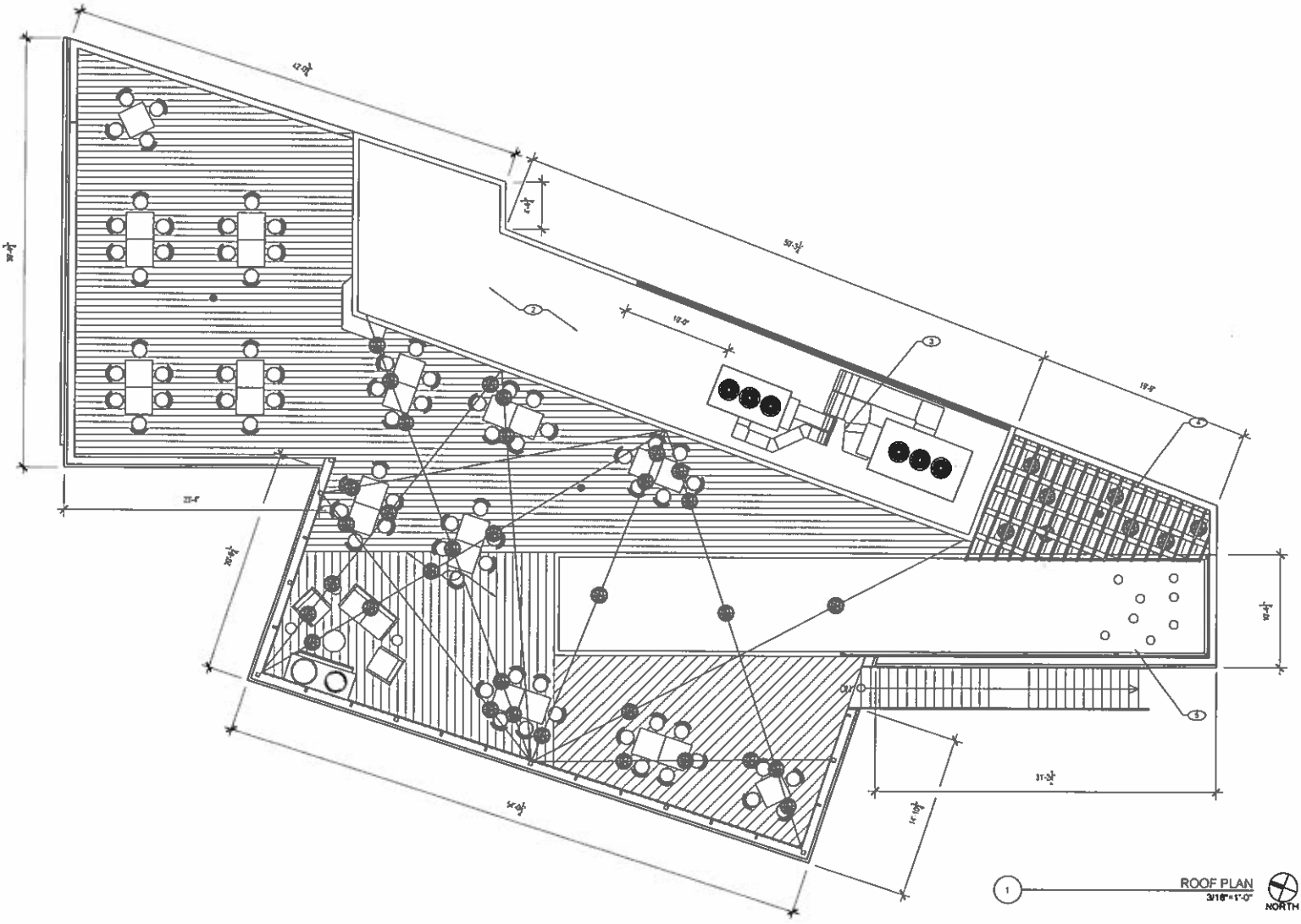
NO SITE IMPROVEMENTS FOR THIS PROJECT



1 SECOND FLOOR PLAN
3/16"=1'-0" NORTH

KEY NOTES

- 1 TERRACE DECK BELOW
- 2 ROOF OVER TERRACE BAR
- 3 HVAC SYSTEM ON TOP OF THE ROOF
- 4 WOOD PERGOLA
- 5 BOCCE BALL COURT



NO SITE IMPROVEMENTS FOR THIS PROJECT

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Sheet Title:
ROOF PLAN

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NORTH ELEVATION

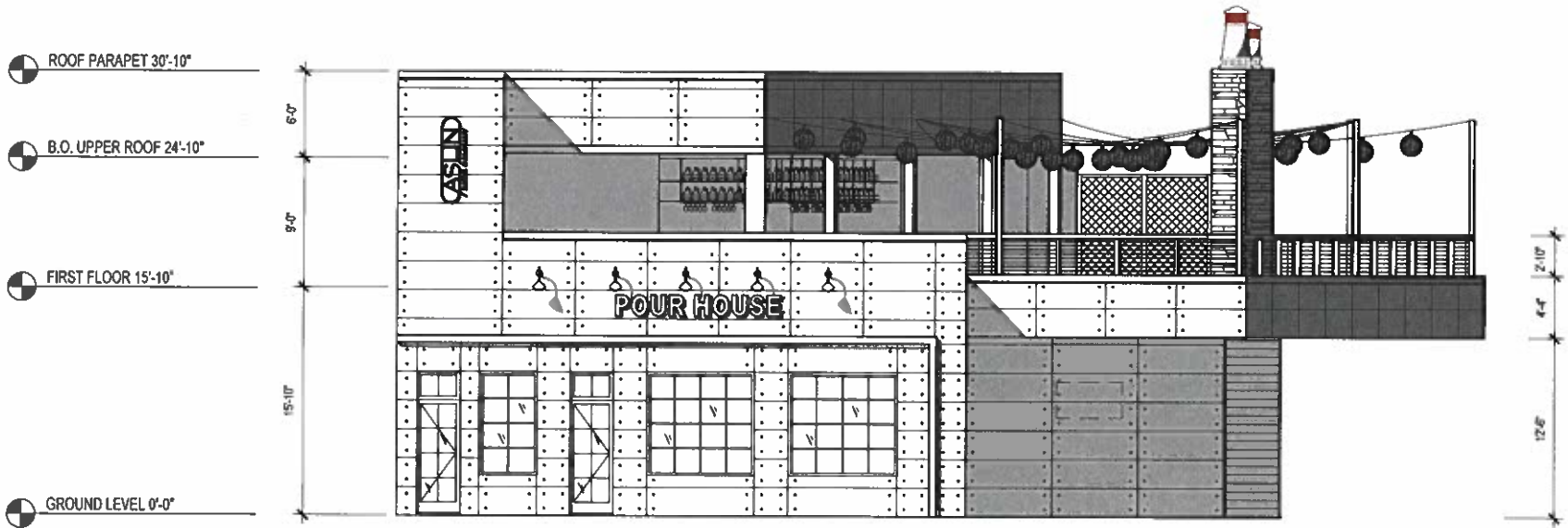
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1 NORTH ELEVATION
3/16"=1'-0"

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WEST ELEVATION

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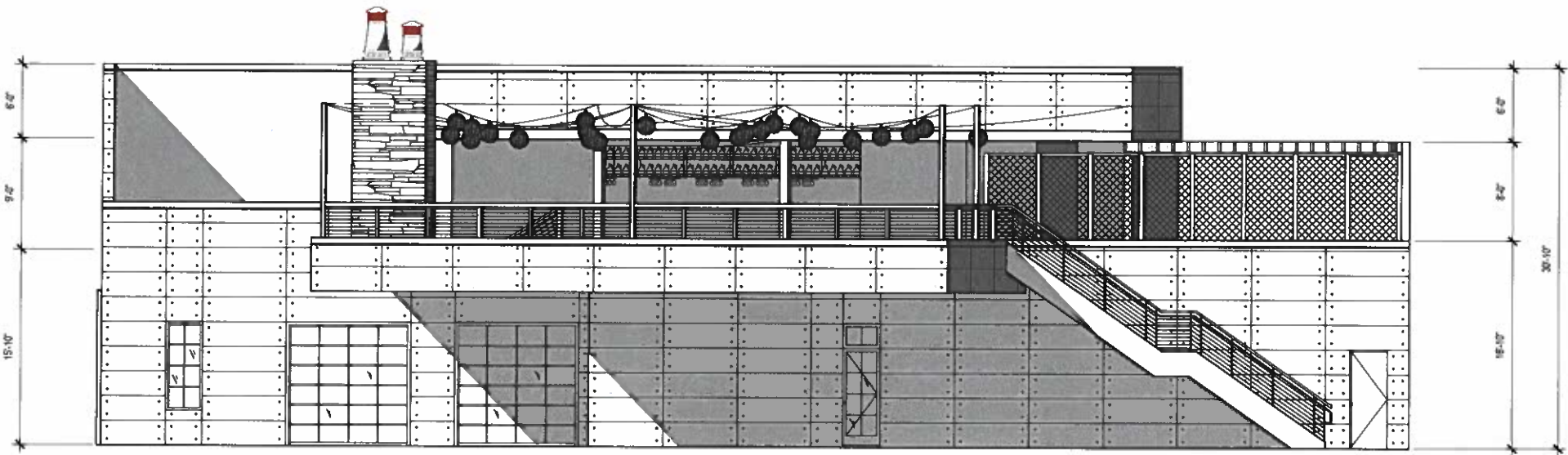
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PET 30'-10"

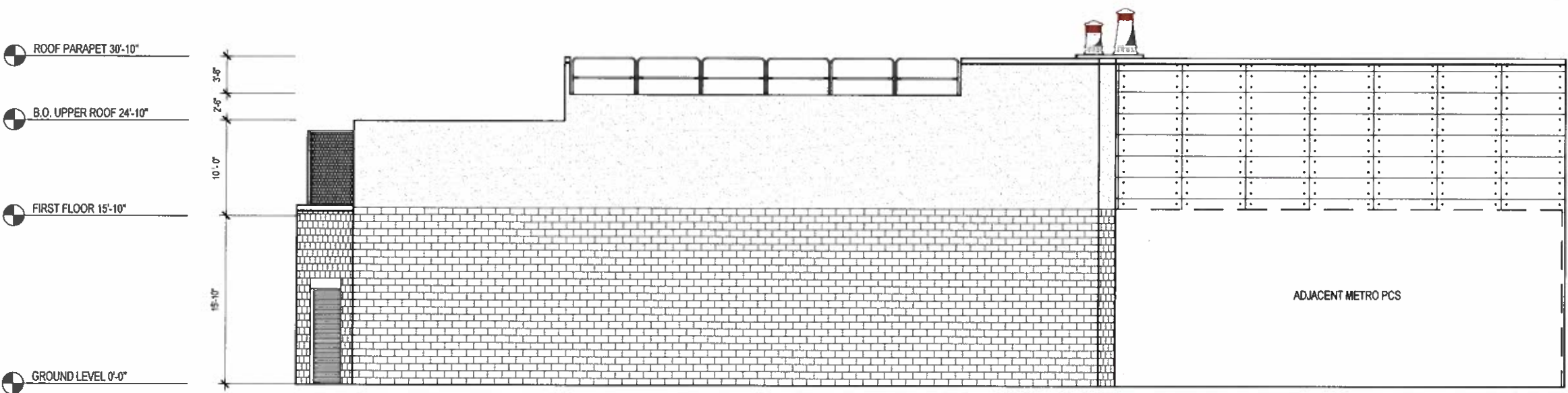
ROOF 24'-10"

R 15'-10"

VEL 0'-0"



1 WEST ELEVATION
3/16"=1'-0"



1 EAST ELEVATION
3/16"=1'-0"

FORM

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Sheet Title:

EAST ELEVATION

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SOUTH ELEVATION

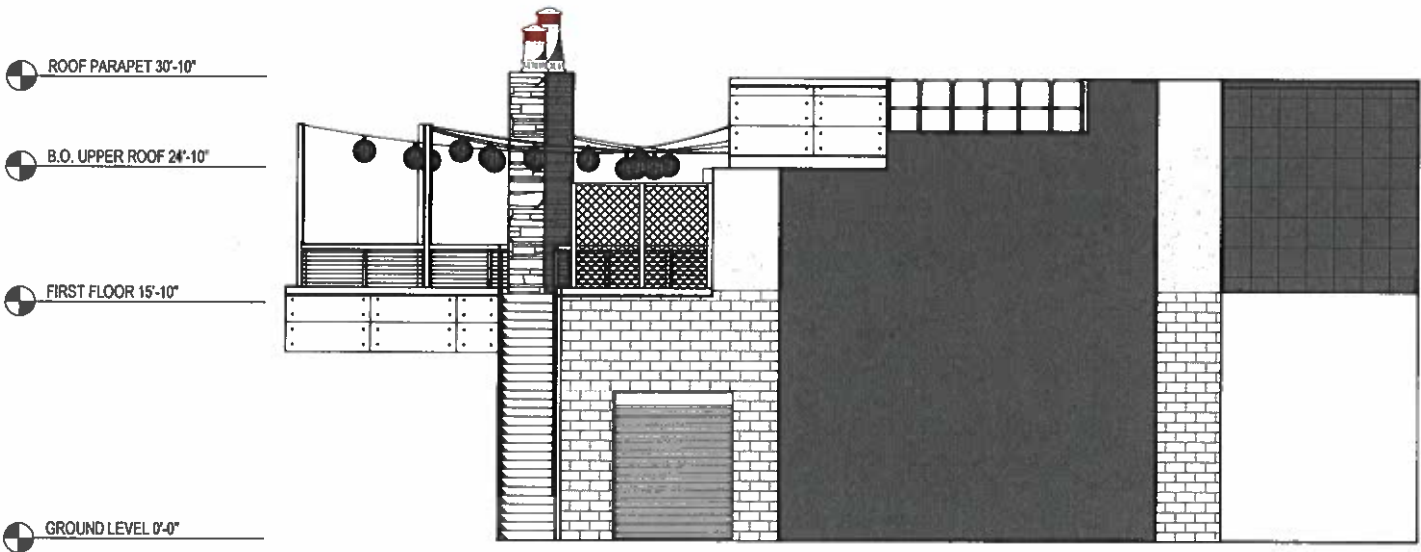
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1 SOUTH ELEVATION
3/16"=1'-0"



1 EXISTING NORTH STREET ELEVATION
N.T.S



1 EXISTING SOUTH STREET ELEVATION
N.T.S



2 PROPOSED NORTH STREET ELEVATION
N.T.S

FORM

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CONTEXT

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Sheet No: _____

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1 EXISTING NORTH ELEVATION
1/4" = 1' - 0"



2 PROPOSED NORTH ELEVATION
1/4" = 1' - 0"

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Project Number:

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PROPOSED NORTH
ELEVATION RENDERING

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Project Number

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PROPOSED SOUTH
ELEVATION RENDERING

Drawn By: CG

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1 EXIST. SOUTH ELEVATION
N.T.S



2 PROPOSED SOUTH ELEVATION
1/4" = 1' - 0"

FORM

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PROPOSED WEST
ELEVATION RENDERING

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1 EXIST. WEST ELEVATION
N.T.S.



2 NEW WEST ELEVATION
1/4" = 1' - 0"



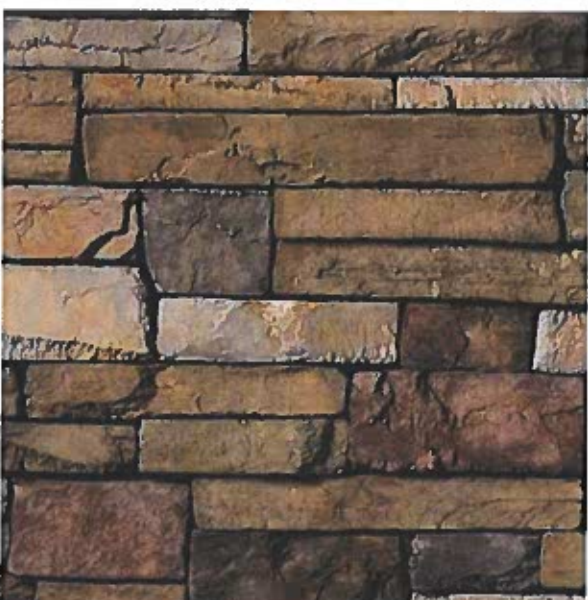
(RS-1) Rain Screen - Wall - Sapphire 7060



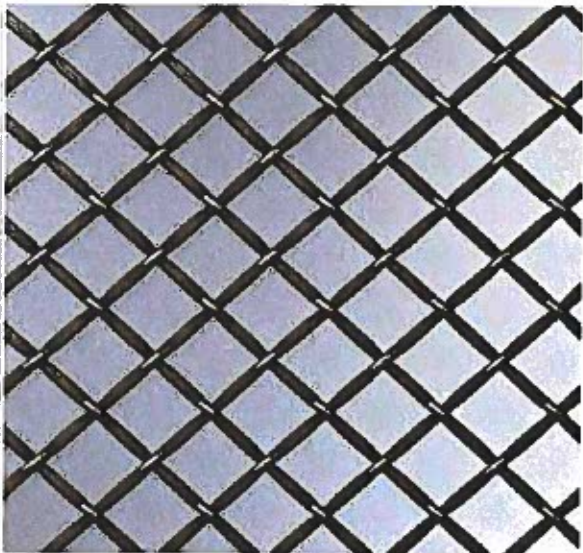
(RS-2) Rain Screen - Wall - Black Opal 7021



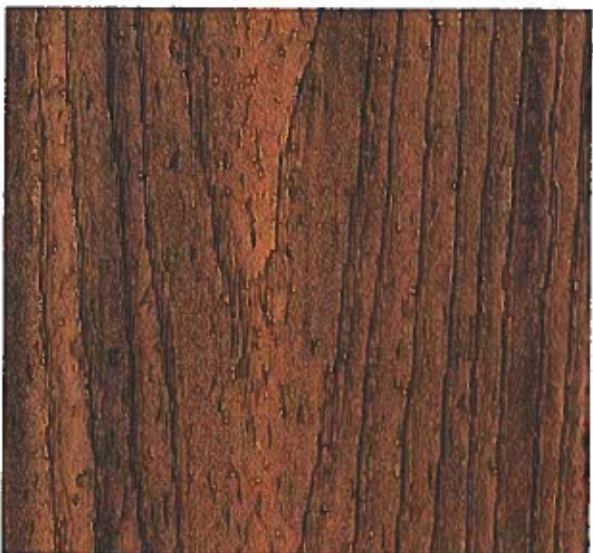
(RS-3) Rain Screen - Wall - Azurite 7043



(SV-1) Stone Veneer - Fire Place
Bucks County



(WM-1) Wire Mesh Screen



(FL-1) Floor Decking - Patio
Trex - Havana Gold



(WD-1) Wood Pergola - Clove Brown



(PT-1) Paint - Exterior wall - Leisure Blue

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Project Number: 17-010

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MATERIAL BOARD

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Sheet Title:

PERSPECTIVE RENDERING

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1 PERSPECTIVE RENDERING
NTS

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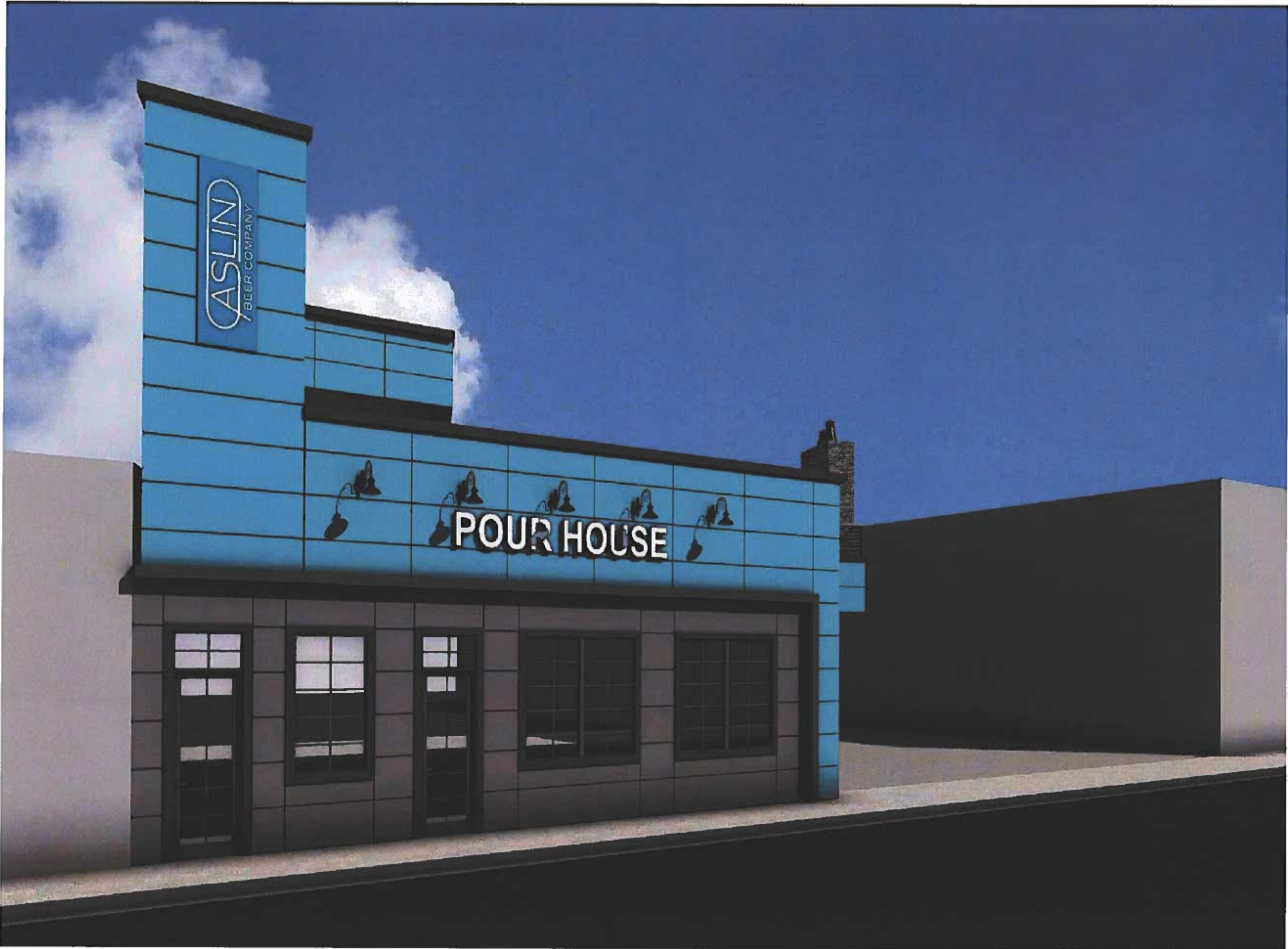
PERSPECTIVE RENDERING

Drawn By: CG

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		HFRS

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Project Number:

17-010

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		VPRB

CLIENT APPROVAL

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Sheet Title

PERSPECTIVE RENDERING

Drawn By: CG

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Sheet No.

1

PERSPECTIVE RENDERING
N.T.S.

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Attachment 7

VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

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

City/Town/Village/Hamlet Herndon
Street address or route number 767 Elden
Historic name

County Fairfax
U.S.G.S. Quad Herndon
Common name "Elden St. Cleaners"
Building Style Noncontributing, Commercial
Building Date(s) ca. 1950-1960

Present use commercial
Original use commercial

1. Construction Materials

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

2. Cladding Material

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

3. Stories (number) _____
☐ low basement ☐ raised basement

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

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

6. Roofing Material

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

7. Dormers (number): front _____ side _____
☐ gable ☐ pediment?
☐ shed
☐ hipped

8. Primary Porch

style _____
stories _____
levels _____ bays _____
materials _____
description and decorative details _____

9. General supplementary description and decoration:

10. Major additions and alterations:

11. Outbuildings:

12. Landscape Features:

13. Significance:

Noncontributing commercial structure



Surveyed by:

Polhill/Frazier

Date:

12/87

HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

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.



STAFF REPORT

Heritage Preservation Review Board

February 6, 2019

Title:

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN ALTERATION OF AN EXISTING STRUCTURE, HPRB #19-04.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider a Certificate of Appropriateness approving replacement of existing wood garage doors with metal garage doors on the single-family residential structure located at 631 Oak Street, Herndon (Attachment #1).

Location Factors:

Applicant:	Michael Wijdoogen, Agent
Owner:	Ann Vayda Null
Location:	631 Oak Street
Tax Map Reference:	0162-02-0101
Zoning of Site:	R-10, Residential Single-Family - 10
Building Status:	Contributing
Year Built:	circa 1910
Adjacent Zoning & Structure Status:	North: R-10, Residential Single-Family - 10; Contributing South: R-10, Residential Single-Family - 10; Non-Contributing East: R-10, Residential Single-Family - 10; Non-Contributing West: R-10, Residential Single-Family - 10; Contributing

Description:

The applicant has submitted an application to replace two garage doors on an accessory garage structure that was built (circa) 1986 and is a wood framed, 1 1/2 story building with an end gabled roof. The garage structure is attached to the primary dwelling through an enclosed breezeway. The garage is clad with cementitious fiber board, a standard asphalt shingle roof, and double hung vinyl windows with a six-over-one light division pattern. This outbuilding is classified as Non-contributing to the Town's Heritage Preservation Overlay District.

The applicant proposes to replace two wood garage doors of a non-descript design with new metal garage doors with a Craftsman-styled design. The proposed garage doors manufactured by Clopay are found in the manufacturer's Coachman® Collection, Carriage House Garage Doors design series with a two-panel design and three divided lights on the upper panel of each door. The garage doors are to be manufactured in the Clopay Standard White color to match the existing garage's color scheme. (Attachments #2, #3, #4, and #5).

The primary dwelling structure possesses features of the Bungalow, Arts and Crafts architectural style with influences of English vernacular cottage stylistic expressions. The primary dwelling structure is classified as a Contributing structure to the Town's Heritage Preservation Overlay District (Attachment #7).

Staff Recommendation:

Based upon the guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, staff recommends approval of HPRB #19-04 with the following conditions:

1. The design and installation of the garage doors shall be and remain in substantial conformance with the application and supporting materials submitted January 7, 2019.

Staff Analysis

1. Chapter 23 Design Guidelines: Building Site Improvements in the Town's Heritage Preservation Handbook states that garages, sheds and outbuildings "should be compatible with the design of the major buildings on site" and that "new (outbuilding) structures should take their design clues from these older buildings. The use of traditional roof slope and traditional materials are two important criteria". In this case, the selected garage door design appears to be more in keeping with Arts and Crafts styled design features than the existing doors and are also complementary to the existing windows on the accessory structure, though the design of the garage is distinctly different than the primary structure. While there are some design features of the garage that are reminiscent of the Craftsman architectural style, the garage is clearly constructed with modern materials such as cementitious fiber board, vinyl windows, and an asphalt roof. Thus, the use of a metal rendition of a more

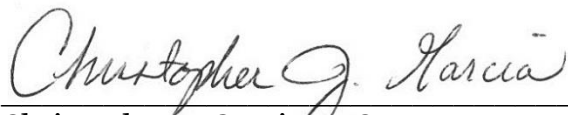
traditional garage door design will be in keeping with the referenced section of the Handbook, particularly given the age of the accessory structure (built 1986). Conversely, requiring a wood replacement would not necessarily achieve the intent of an in-kind material replacement given the clear evidence of modern materials covering the garage structure's exterior. Staff believes that the new proposed design, regardless of the new metal material, will sufficiently achieve the intent of the Handbook guidelines.

2. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #8). Based on the evaluation of each criteria, staff finds the proposed building alterations are in keeping with the HPRB considerations for approval of HPRB #19-04.

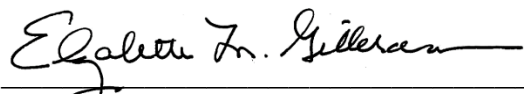
Attachments:

1. Vicinity Map
2. Aerial Image
3. Applicant Letter
4. Applicant's Site Photos
5. Proposed Door Elevations and Materials Information
6. 1987 Historic District Survey Form
7. Town's Zoning Ordinance, Section 78-60.3. (f)

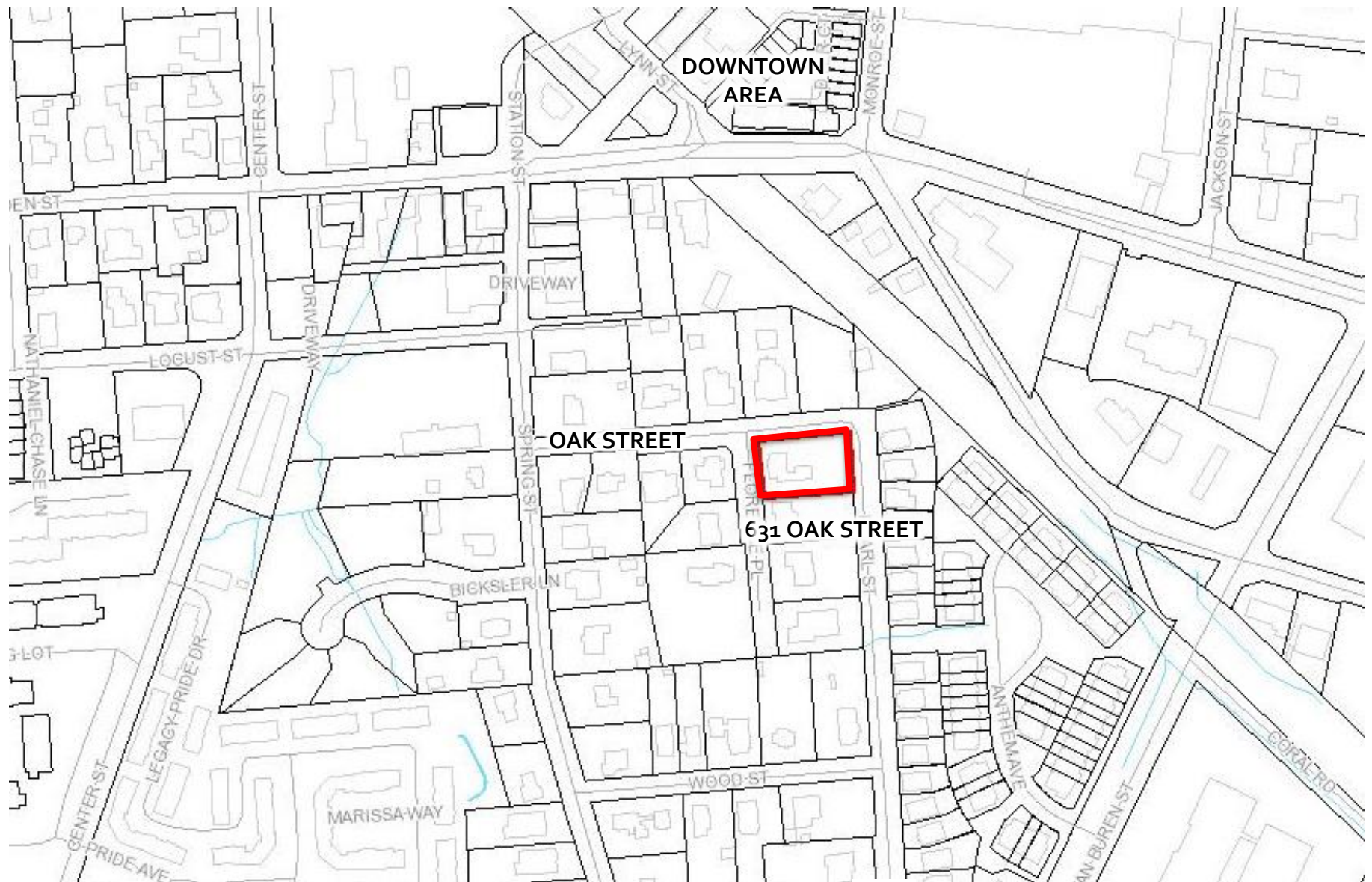
Staff:



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



Lisa M. Gilleran
Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map
Viewer



SITE LOCATION – AERIAL PHOTO



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



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

Re: 631 Oak Street Application for Alteration for review by the Heritage Preservation Review Board

Dear Board Members,

Please accept this letter as the formal request to change the two garage doors on an existing detached garage at 631 Oak Street. The scope of work is the replacement of an existing standard garage door to a metal insulated garage door with a craftsman style design.

The existing garage doors are white with an undescriptive design style. The proposed garage doors are "Clopay" metal insulated doors from the Coachman collection. Both doors will be standard white with glass with three dividers. Attached to this application you will find copies of the colors and cut sheets of the proposed doors.

We feel that the garage doors will complement the existing garage at 631 Oak Street and will add to the current aesthetics and value of the neighborhood. We would like to request that the Heritage Preservation Review Board review this application and approve this modest change to the existing garage. Please feel free to contact me at 703.819.9461 if there are any questions or if there might be an item that maybe omitted from this application.

Sincerely,

Michael Wijdoogen, AIA, LEED BD+C
 Architect

Enclosures:

- (1) Application with fee
- (8) Photographs existing home and neighboring houses
- (8) Material cut sheets
- Material Cut Sheets
 - "Clopay" Coachman Collection Cut Sheet
 - "Clopay" Coachman elevation
 - "Clopay" Color Chart



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

Re: 631 Oak Street Pictures



Front of house



Right side of house

Vayda Residence
HPRB Submission
01/07/2019



Garage front elevation. (note existing garage doors)



Existing Garage Door



750 Florence Place



745 Florence Place



630 Oak Street



636 Oak Street



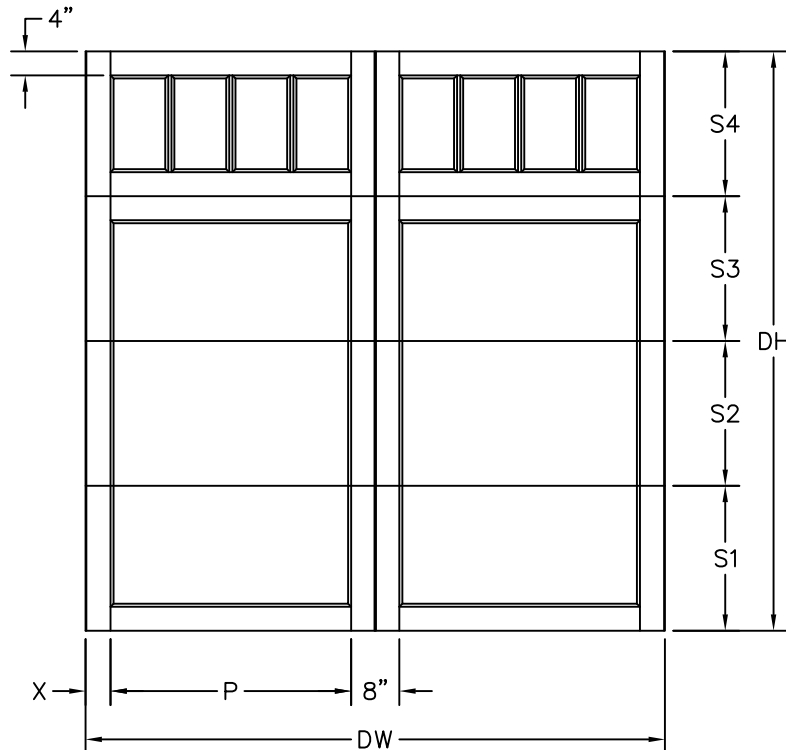
637 Oak Street

REVISIONS		
REV. No.	DATE	DESCRIPTION
00	03/13/13	RELEASED
01	07/30/13	UPDATED NOTES

NOTES:

- 1.) CUSTOMER TO SELECT TRACK AND COUNTERBALANCE OPTIONS WHEN PLACING ORDER.
- 2.) STANDARD DOOR CONFIGURATION INCLUDES ONE SLIDE LOCK. OTHER LOCK OPTIONS ARE AVAILABLE.

TOP SECTION OPTION: REC14



DW	X	P
6'-2"	4.144"	28.856"
6'-4"	5.144"	28.856"
7'-2"	SEE SHEET 2	
7'-6"	4.144"	36.856"
7'-8"	5.144"	36.856"
8'-0"	4.144"	39.856"
8'-2"	5.144"	39.856"
8'-6"	SEE SHEET 2	
9'-0"	4.144"	45.856"
9'-2"	5.144"	45.856"
10'-0"	SEE SHEET 2	

DH	S1	S2	S3	S4
6'-3"	NOT AVAILABLE			
6'-6"	18"	18"	18"	24"
6'-9"	18"	21"	18"	24"
7'-0"	18"	24"	18"	24"
7'-3"	21"	21"	21"	24"
7'-6"	24"	18"	24"	24"
7'-9"	24"	21"	24"	24"
8'-0"	24"	24"	24"	24"

Clopay®
Building Products Company

FRONT ELEVATION
VIEW DRAWING

IMPORTANTE: This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!

NOTICE: Confidential/Proprietary information of CLOPAY BUILDING PRODUCTS CO. is contained herein and may not be disclosed, used, duplicated, made available, or distributed without its prior consent. Failure to observe this notice may result in liability for any damages and losses resulting therefrom.

DRAWN BY: SQB

DATE: 03/13/13

APPROVAL SIGNATURE:

APPROVAL DATE:

CUSTOMER: COACHMAN SERIES

JOB: FRONT ELEVATION

CSR/DC: TROY, OHIO

DRAWING NUMBER:
C4K-2P-4S-11 - REC14

REV. 01

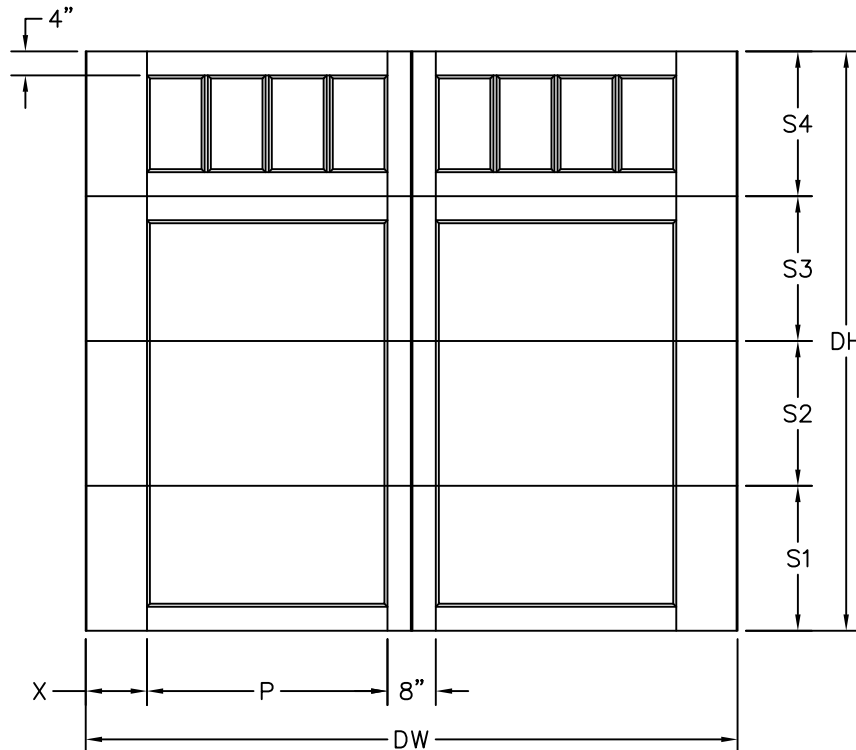
SHEET: 1 of 2

REVISIONS		
REV. No.	DATE	DESCRIPTION
00	03/13/13	RELEASED
01	07/30/13	UPDATED NOTES

NOTES:

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DRAWN BY: SQB

DATE: 03/13/13

APPROVAL SIGNATURE:

APPROVAL DATE:

CUSTOMER: COACHMAN SERIES

JOB: FRONT ELEVATION

CSR/DC: TROY, OHIO

DRAWING NUMBER:
C4K-2P-4S-11 - REC14

REV. 01

SHEET: 2 of 2

WHERE TO BUY ▾

LIVE CHAT

MY IDEA BOOK

DOOR IMAGINATION SY:

GARAGE DOORS

COMMERCIAL DOORS

ENTRY DOORS

PHOTOS

BUYING GUIDE

SERVICE & SUPPORT

CANYON RIDGE

COACHMAN

GRAND HARBOR

GALLERY

CLASSIC

MODERN STEEL

AVANTE

RESERVE

CLASSIC WOOD

[HOME](#) / [RESIDENTIAL GARAGE DOORS](#) / [COACHMAN COLLECTION](#)

CARRIAGE HOUSE GARAGE DOORS



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COACHMAN® COLLECTION



4.6 (19)

[Write a review](#)

authentic looking insulated steel and composite carriage house garage doors.



Intellicore®



Color Blast®



WindCode®

The perfect blend of beauty and practicality, these carriage house doors look like wood, but they are actually crafted of multiple layers of durable, low-maintenance steel and insulation topped with a woodgrain textured composite overlay.

[WHERE TO BUY](#)

[SEE ON MY HOUSE](#)

[ADD TO IDEA BOOK](#)

[OVERVIEW](#)

[DESIGN OPTIONS](#)

[CONSTRUCTION](#)

[BROCHURE](#)

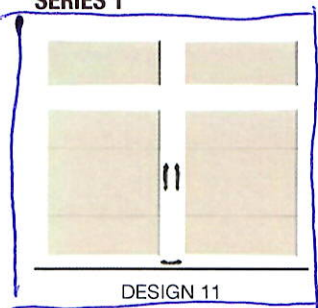
[INSTALLATION & CARE](#)



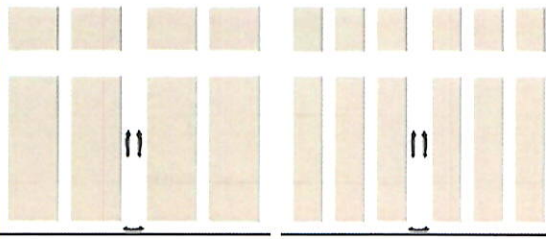
⬆ Matching Colors - or - Mix-and-Match ⬆

DOOR DESIGNS

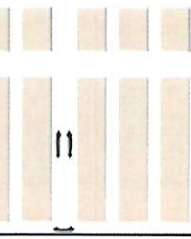
SERIES 1



DESIGN 11



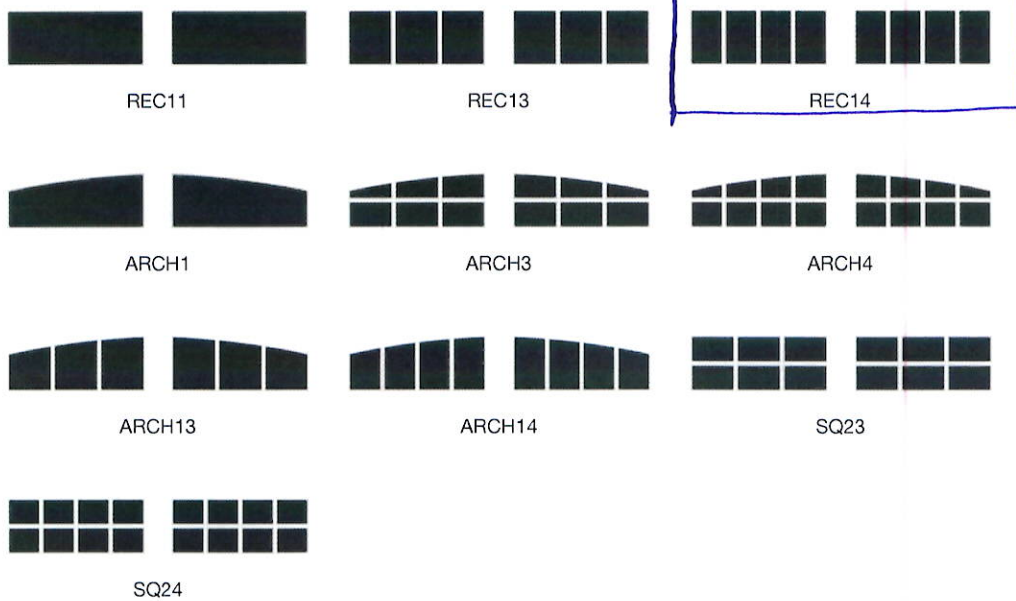
DESIGN 12



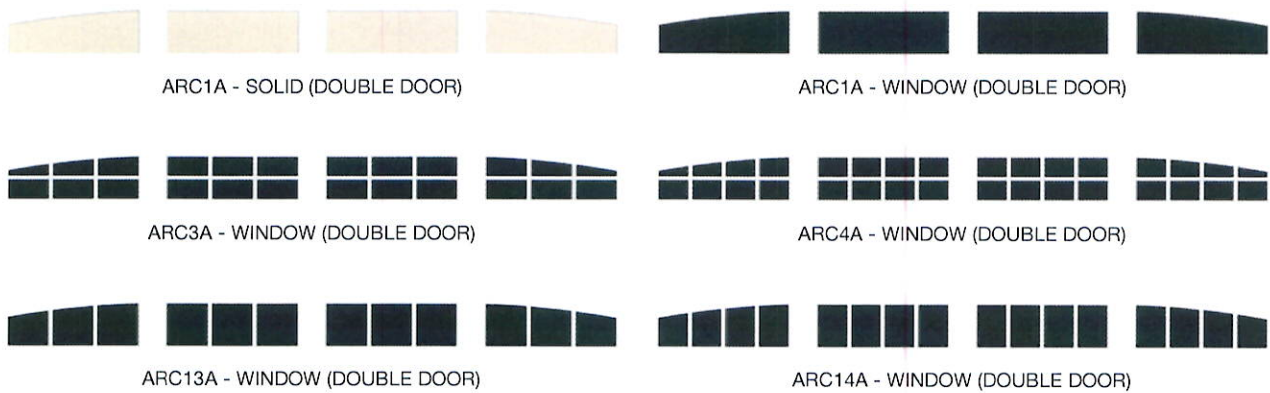
DESIGN 13

SERIES 2

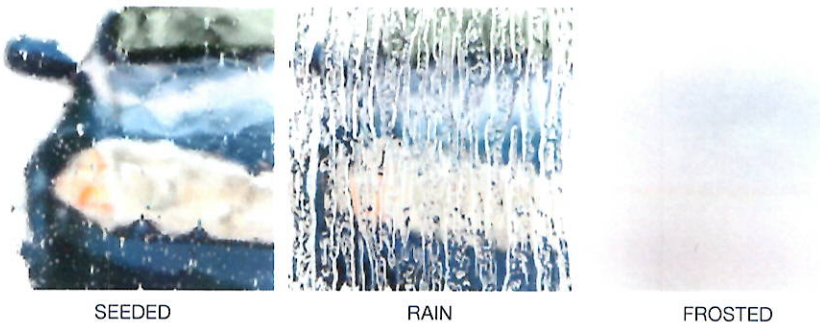
W. / REC 14



DOUBLE TOP SECTIONS



SPECIALTY GLASS OPTIONS



COLORS





America's Favorite Garage Doors®

SHERWIN-WILLIAMS® COLOR CODES

PRODUCT NAME	EXTERIOR SUPERPAINT® SATIN BASE	BLEND-A-COLOR	GALLON			
			Full oz.	1/32 oz.	1/64 oz.	1/128 oz.
★ Clopay Standard White	Extra White A89W1151	Blue		1		1
		Raw Umber		7		1
		New Red			1	1
Clopay Glacier White*	Extra White A89W1151	New Green		1	1	1
		Raw Umber			1	
		Magenta		1	1	
Clopay Almond	Extra White A89W1151	Blue		1	1	1
		Maroon		1	1	1
		Deep Gold		13	1	
Clopay Desert Tan	Extra White A89W1151	Raw Umber	2	43	1	1
		Magenta		1	1	
		Deep Gold		7		1
		New Green		1		
Clopay Sandtone	Deep A89W153	White	2	22		1
		Blue		19	1	1
		Maroon		15		1
		Deep Gold		27		
		New Green		1	1	
Clopay Bronze*	Deep A89W153	White		59	1	
		Blue	4	25	1	
		Maroon	2	18		1
		Deep Gold	2	36		1
Clopay Chocolate*	Ultradeep A89T154	White		20	1	
		Blue	6	21		
		Maroon	2	24	1	1
		Deep Gold		56	1	
Clopay Mocha Brown*	Ultradeep A89T154	White		16		1
		Blue	6	21		
		Maroon	2	2		
		Deep Gold	2	4	1	1
Clopay Black*	Ultradeep A89T154	Blue	10	16		
		Maroon		47		1
		Deep Gold		13		
Clopay Hunter Green*	Ultradeep A89T154	Blue	6	26		1
		New Red		51		
		Deep Gold	2	52	1	
Clopay Gray	Extra White A89W1151	Black		34		1
		Maroon		1	1	1
		Deep Gold		7		
Clopay Walnut Finish*	Ultradeep A89T154	Blue	2	26	1	
		Maroon	4	6	1	
		Deep Gold	2	23		
Clopay Dark Finish*	Ultradeep A89T154	Blue	2	7		
		Maroon	2	30	1	1
		Deep Gold	4	23		1
Clopay Medium Finish*	Ultradeep A89T154	Blue		25		1
		Maroon		55		1
		Deep Gold	8	47		1
Clopay Cherry Finish*	Ultradeep A89T154	White		5	1	1
		Blue	2	58		
		Maroon	2	32		
		Magenta	2	31	1	1

*Formulation created with Sherwin-Williams® VinylSafe® Color Technology

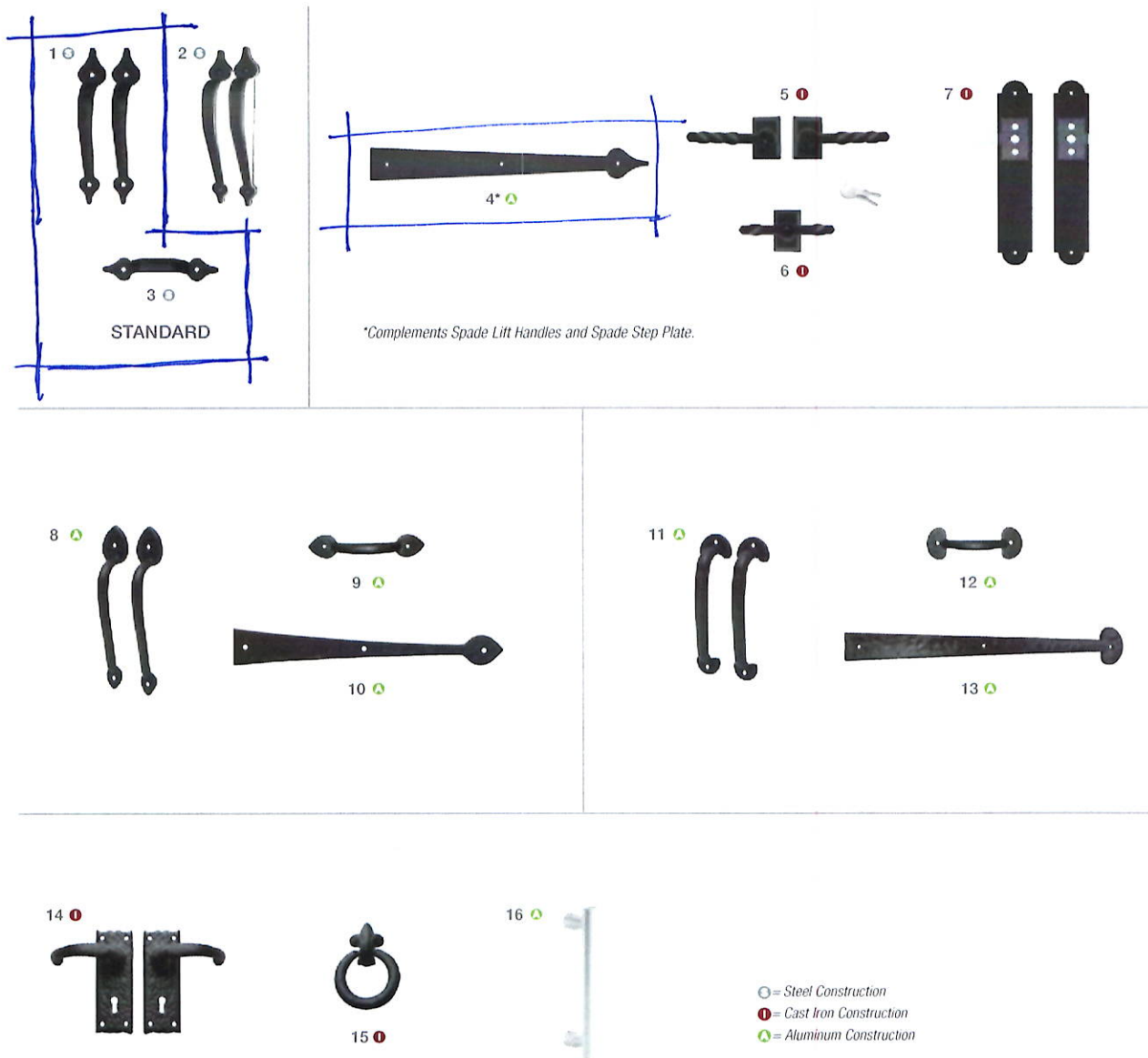


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RSDR-SWCOLOROPTSS-12_REV0215

decorative HARDWARE

Attractive black powder coated handles and step plates come standard on select Clopay garage doors. To further enhance the design of your door, optional decorative hardware – including handles, operable L-keylocks and strap hinges – is available.





VIRGINIA

DIVISION OF HISTORIC LANDMARKS

HISTORIC DISTRICT/BRIEF SURVEY FORM

File no. 235-190

Negative no(s). 9095/6

City Town Village Hamlet Herndon
 Street address or route number 639 Oak St.
 Historic name _____

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

Present use residence
 Original use residence

Building Style Bungalow, Arts & Crafts
 Building Date(s) ca. 1910-1925

1. Construction Materials

☐ wood frame
☒ brick

bond: ☐ English
☐ Flemish
☐ _____ course American
☒ stretcher
☐ other _____

☐ stone
☐ random rubble
☐ coursed rubble
☐ ashlar ☐ dressed
☐ rock-faced

☐ log:
☐ squared ☐ unsquared
 notching:
☐ V-notch ☐ half dovetail
☐ saddle ☐ full dovetail
☐ square ☐ diamond

☐ concrete block
☐ terra cotta
☐ steel frame
☐ other _____

2. Cladding Material

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

3. Stories (number) 2

☐ low basement ☐ raised basement

4. Bays (number): front 3 side (church) _____

☐ symmetrical ☒ asymmetrical

5. Roof Type

☐ shed ☐ hipped
☐ parapet? ☐ pyramidal?
☐ gable ☐ mansard
☐ pediment? ☐ false mansard
☐ parapet? ☐ gambrel
☐ clipped end? ☐ flat
☐ cross gable? ☐ parapet?
☐ central front gable? ☐ roof not visible
☒ other Unusual modified hipped roof.

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 2

☐ gable ☐ pediment?
☐ shed
☐ hipped 1 West and 1 East dormer

8. Primary Porch

style shed roof
 stories 1
 levels 1 bays 3
 materials wood with metal posts.

description and decorative details
Doric columns. Plain cornice.

9. General supplementary description and decoration: Exposed, shaped rafters. 1/1 sash with stone sills. Odd hipped roof is cut away in front and rear for full size windows. Eyebrow side windows.

10. Major additions and alterations:

Recent 2 car garage and glass hyphen joining wing to main block.

11. Outbuildings:

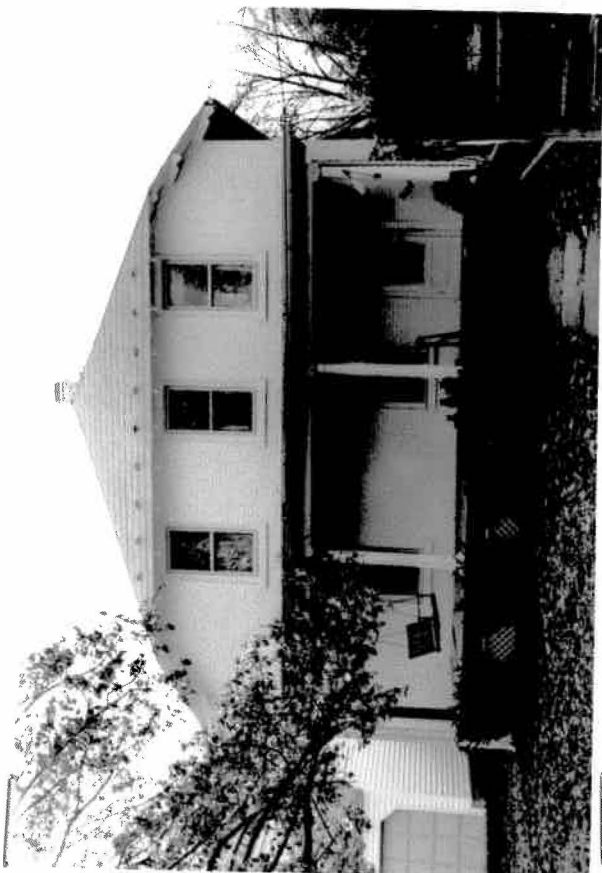
None

12. Landscape Features:

Mature trees and shrubs.

13. Significance:

Reflects the influence of the English vernacular cottage style on the Arts and Crafts movement.



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.



STAFF REPORT

Heritage Preservation Review Board

February 6, 2019

Title:

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION, HPRB #19-05.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application for a Certificate of Appropriateness to consider the construction of new retaining walls around an existing mausoleum and new seat walls within the grounds of the Town of Herndon Chestnut Grove Cemetery located at 831 Dranesville Road, Herndon (Attachment #1).

Location Factors:

Applicant:	Cynthia S. Roeder, Director, Herndon Parks and Recreation Department
Owner:	Town of Herndon
Location:	831 Dranesville Road
Tax Map Reference:	0104-02-0051
Zoning of Site:	R-10, Residential Single-Family
Building Status:	Contributing
Year Built:	circa 1872 – establishment of the cemetery
Adjacent Zoning & Structure Status:	North: Out of Town's Jurisdiction, Fairfax County; Non-Contributing South: R-10, Residential Single-Family - 10; Non-Contributing East: R-15, Residential Single-Family - 15; Non-Contributing West: R-10, Residential Single-Family - 10; Non-Contributing

Description:

The applicant is proposing to install a retaining wall around Mausoleum #2 to mitigate erosion, drainage, and resultant aesthetic issues at this location on the grounds of the Chestnut Grove Cemetery, which is owned and operated by the Town of Herndon. The proposed project consists of a retaining wall with an iron top rail and will be constructed according to Fairfax County's Typical Retaining Walls Details based on the 2012 Residential Building code by the proposed contractor, Newkirk Services, Inc. The wall will be four feet at its highest point, sloping downward to 12" above grade. The masonry wall will be clad with a Weather Face Fieldstone veneer selected to match the existing columns in the cemetery's perimeter fencing. A black aluminum fence atop the wall with a top rail, instead of the ornamental pickets and finials on the border fence, will also be constructed for safety reasons. There will not be a top capstone, as found on the perimeter fence columns, on the proposed wall.

In addition, 98 linear feet of a 24" high seating wall (garden wall) will be constructed in three separate segments on the cemetery grounds. These wall segments will be constructed with a concrete footer, CMU blocks with vertical reinforcing rebar, and clad with a Maryland Blend Thin Stone, similar in finish to the existing Weather Face Fieldstone veneer, with a two-inch gray concrete capstone (Attachment #2, #3, #4, and #5)

Staff Recommendation:

Based upon the guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, staff recommends approval of HPRB #19-05 with the following conditions:

1. The design and installation of the retaining wall and seat wall segments shall be and remain in substantial conformance with the application and supporting materials submitted January 14, 2019.

Staff Analysis

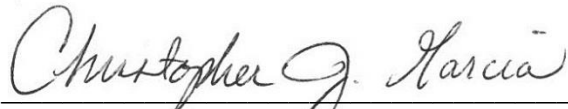
1. Chapter 23 Design Guidelines: Building Site Improvements in the Town's Heritage Preservation Handbook states that "walls and fences are important elements in marking property lines and defining outdoor spaces. Existing materials such as stone walls, hedges, wooden picket fences and wrought iron fences should be maintained and not replaced with more modern materials." As noted in the application materials, the design intent is to replicate materials and design of the retaining wall and garden walls as closely to the existing perimeter fence designs as possible to keep the thematic design of the cemetery grounds as consistent as possible. Thus, staff believes that the proposed features will be in keeping with the intent of the Handbook design guidelines and the landscape design of the Town's cemetery.

2. 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 are in keeping with the HPRB considerations for approval of HPRB #19-04.

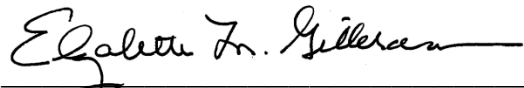
Attachments:

1. Vicinity Map
2. Aerial Image
3. Applicant Letter
4. Applicant's Site Photos
5. Proposed Wall Examples, Wall Section and Materials Information
6. Town's Zoning Ordinance, Section 78-60.3 (f)

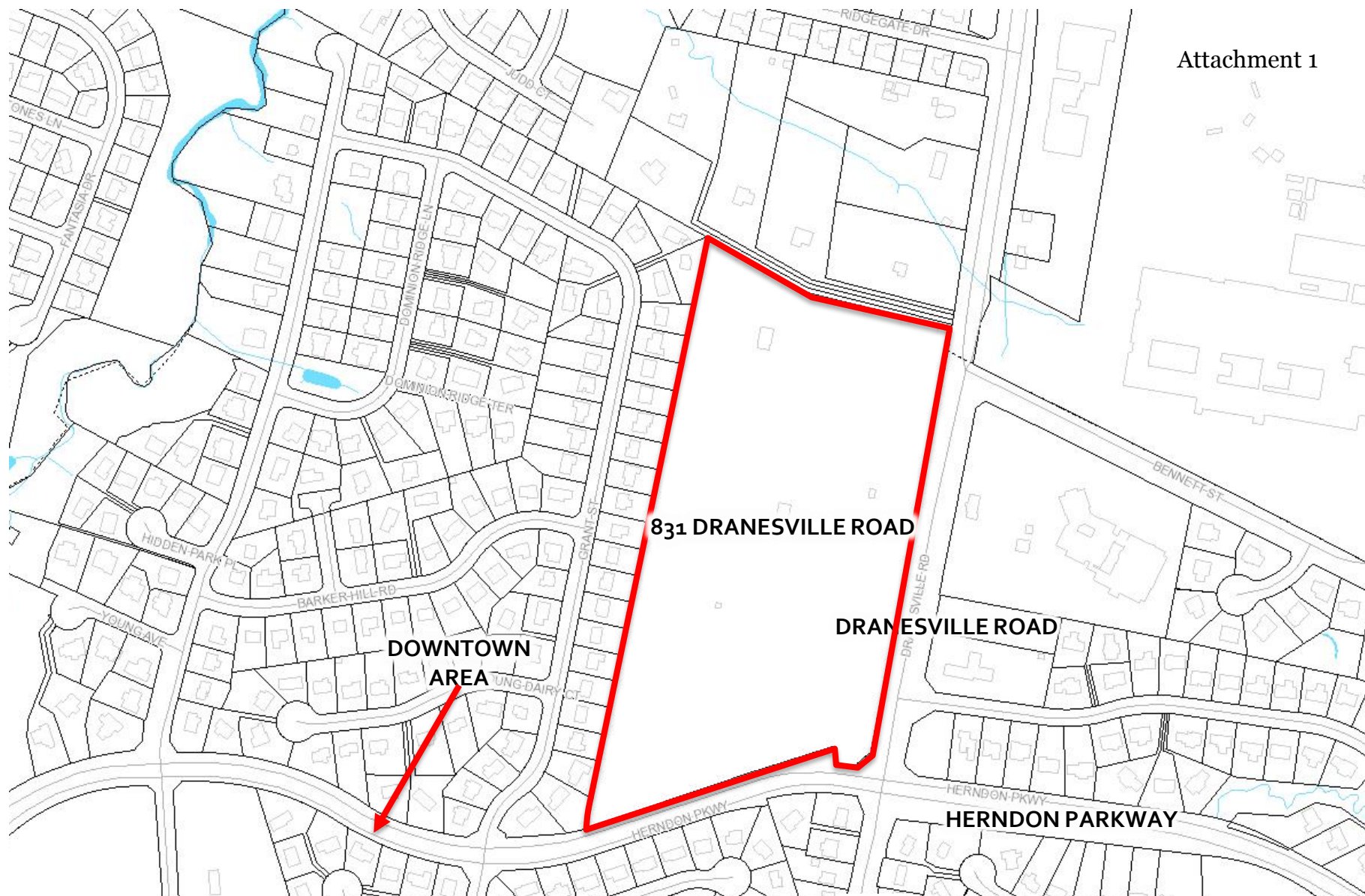
Staff:



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

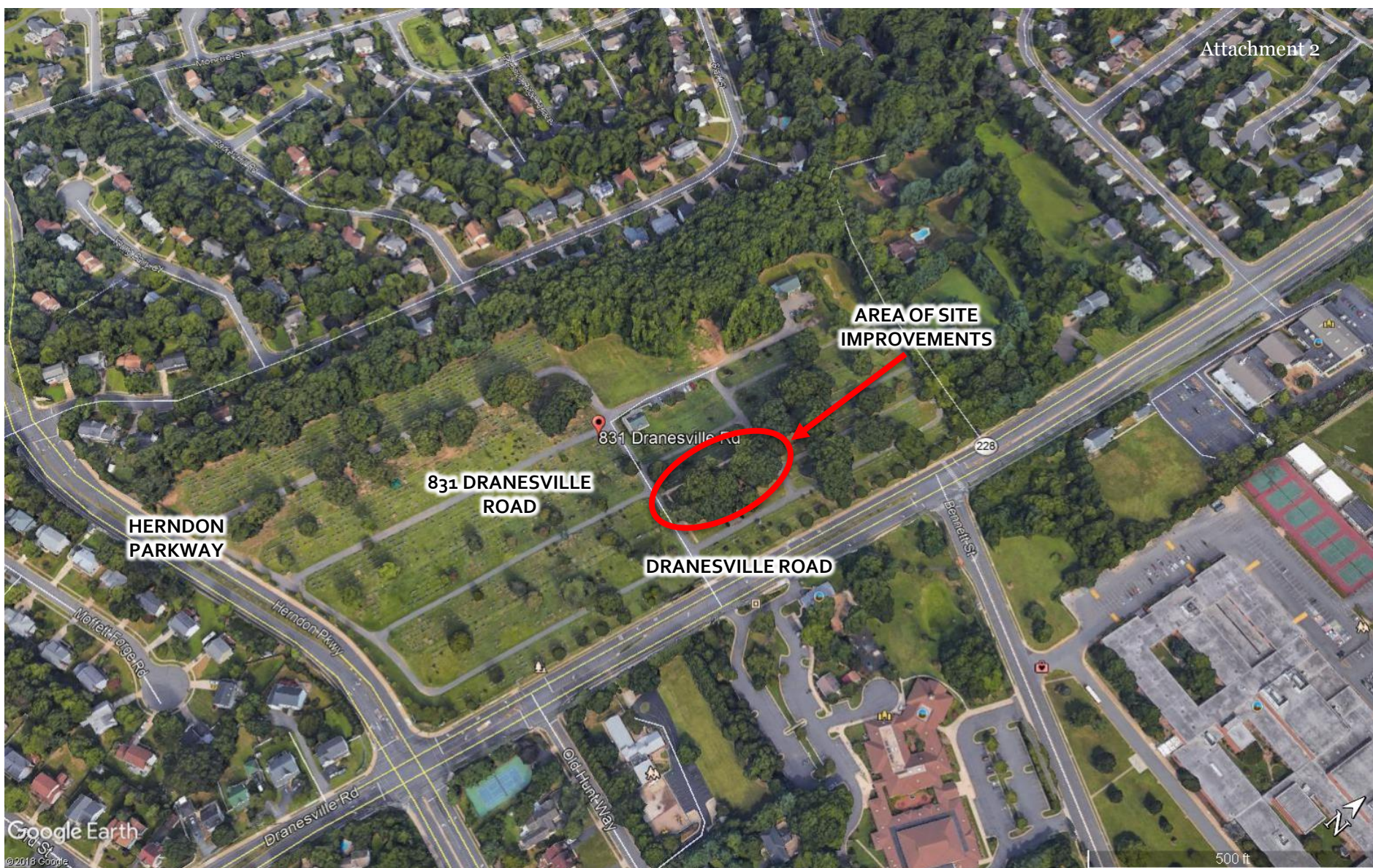


Lisa M. Gilleran
Director of Community Development



SITE LOCATION - VICINITY MAP

Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map
Viewer



SITE LOCATION – AERIAL PHOTO



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



Parks and Recreation
T (703)787-7300
F (703)318-8652
parksandrec@herndon-va.gov

TOWN COUNCIL
Lisa C. Merkel, Mayor
Sheila A. Olem, Vice Mayor
Jennifer K. Baker
Cesar del Aguila
Pradip Dhakal
Signe Friedrichs
Bill McKenna

January 14, 2019

Robert B. Walker, Chairman
Heritage Preservation Review Board
777 Lynn Street
Herndon, VA 20170



Dear Mr. Walker:

On behalf of the Town of Herndon's Chestnut Grove Cemetery, please accept the enclosed application for consideration by the Heritage Preservation Review Board (HPRB). This application seeks to install a retaining wall with an iron top rail, in the cemetery's park area on the north side of mausoleum #2, to address an on-going erosion and drainage issue. The area, as illustrated in the attached photographs, has not only become unsightly, but is deteriorating to the degree to cause maintenance issues.

The proposed masonry wall will be constructed according to Fairfax County's *Typical Retaining Walls Details* based on the 2012 Residential Building code by the proposed contractor, Newkirk Services, Inc. The wall will be four feet at its highest point, sloping downward to 12" above grade at its low. The weather face fieldstone veneer will be selected to match the existing columns in the cemetery's perimeter fencing. (The stone varies in product name by supplier, thus the contractor will make the selection to achieve the best match at the time of construction.) There is not a capstone on top of the proposed wall, however, for safety and security, Long Fence will construct a black aluminum fence atop the wall with a top rail instead of the ornamental points on the border fence.

More details and illustration of the area within the cemetery are provided with this application. Should you have any further questions, please do not hesitate to contact David Roscoe, Cemetery Manager or myself at your convenience.

Respectfully,

Director

Herndon Parks and Recreation Department

cc: Chris Garcia, Community Development
David Roscoe, Cemetery Manager













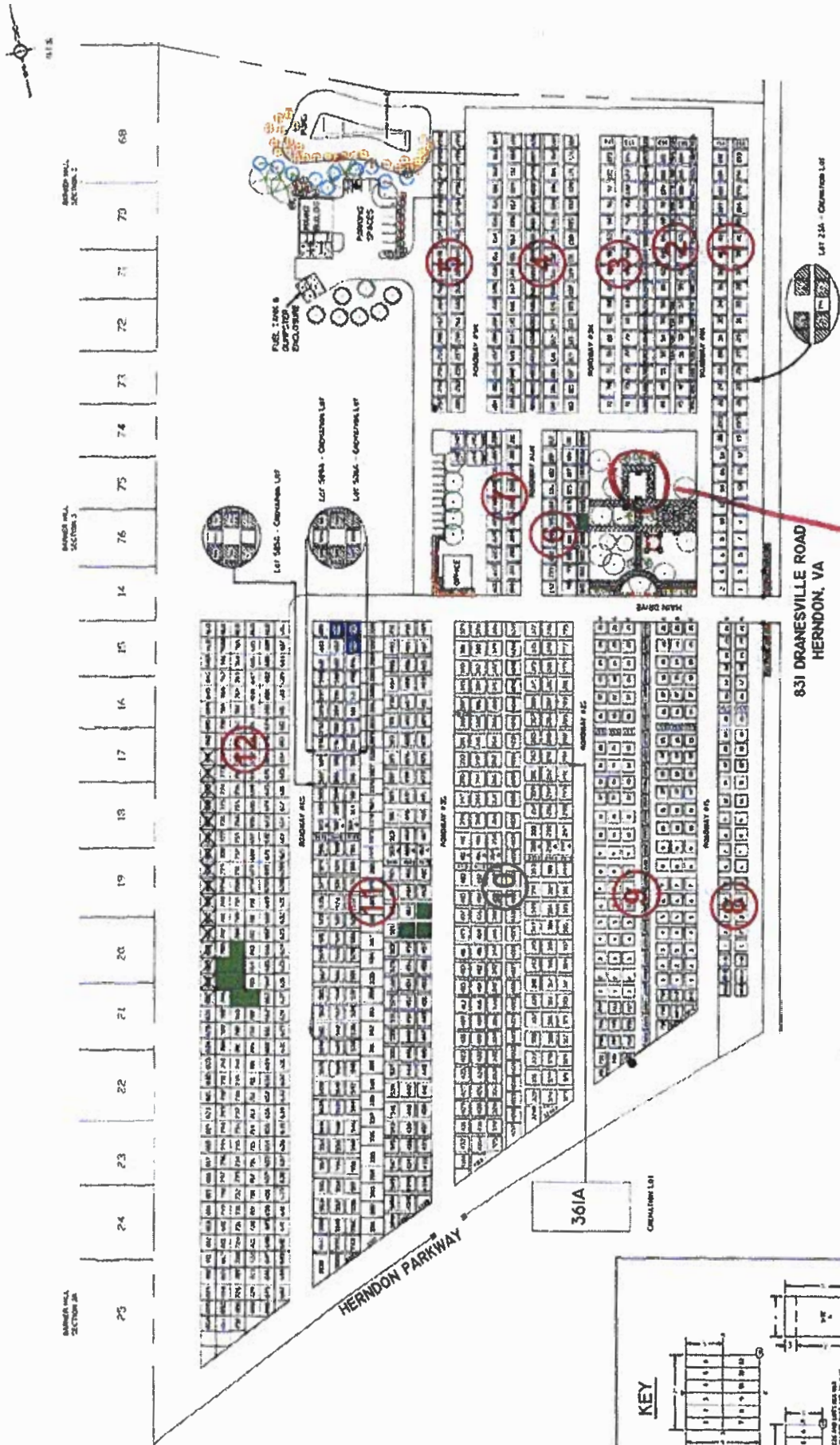


JOHN P. LEONHARDT
BORN OCT. 16, 1852
DIED JAN. 19, 1901









CHESTNUT GROVE CEMETERY

SCALE: NTS
REVISED: JUNE 22, 2017

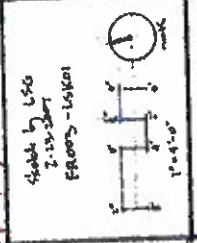
NOTE: MAP IS FOR REFERENCE PURPOSES ONLY

LOCATION OF RETAINING WALL PROJECT

48" @ Highest Point

FENCE TO MATCH EXISTING FENCE ON PROPERTY AND INSTALLED TO TOWN'S SPECIFICATIONS

ENDS SLOPE AND FINISH 12" ABOVE GRADE



From survey by Laidman on February 9, 2007

PROJECT

Critical Road Zone Protection Area

Install per clearance corner, top set top flush with grade

6" dia. corrugated non-perf. pipe

6" dia. corrugated non-perf. pipe

Turn 4154h dip 1'-2in 8x8" drain (814) 4155-0721

Grading beyond mausoleum area to be determined in field under supervision of Town representative based on existing elevations

Care shall be taken to avoid impact to all remaining trees

Contour locations from here to be determined by existing conditions

MAUSOLEUM

Contractor to ensure positive drainage along line

Daylight Stabilize with 5-7 pieces of 1'-4x6" inch matching mausoleum

Contour location from here to be determined by existing conditions

12" over 20' 5% max slope all walks

Ex. grade not provided

REVISED GRADING AT MAUSOLEUM

FR003 - LSK01

Tree 4 - PROTECT

Mausoleum # 2 North side
Proposed retaining wall site.



Mausoleum # 2 West side.



Mausoleum #2 East side.



Retaining wall face material and rail to match existing aesthetic.



Fairfax County, Virginia

Typical Retaining Wall Details

Based on the 2012 International Residential Code

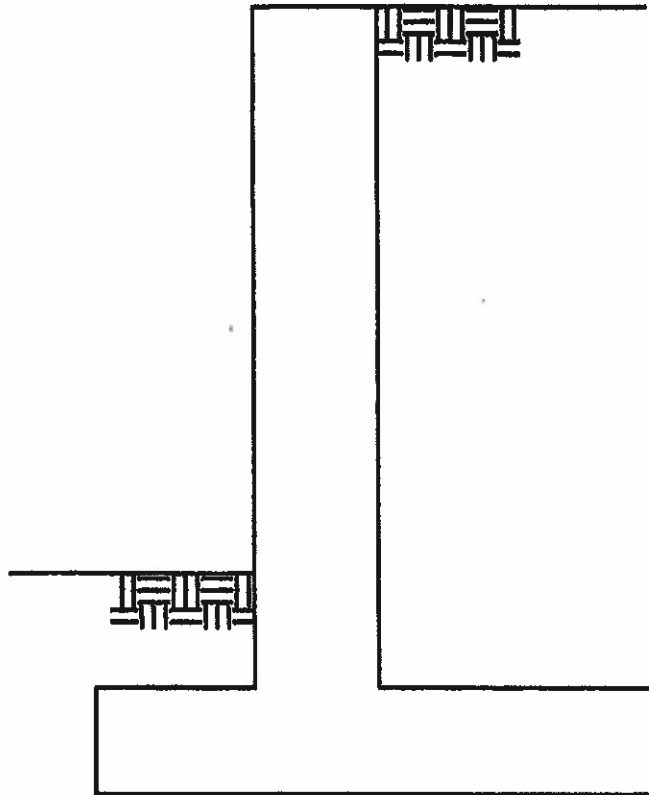


This design document applies to residential, non-tiered, non-stacked retaining walls with level backfill and no surcharge loading that retains no more than 4 feet of earth. Retaining walls must be constructed in conformance with the details herein. A copy of these details is required to be on the job site and available to the inspector during each required inspection.



Fairfax County, Virginia
Typical Retaining Wall Details

CONTENTS



Section	Page
1 General Notes	3
2 Timber Wall Construction.....	3
3 Masonry Wall Construction	4
4 Concrete Wall Construction	5
5 Vertical Joints.....	5
6 Backfill and Drainage.....	6

Fairfax County is committed to a policy of nondiscrimination in all county programs, services and activities. To request this information in an alternative format call 703-222-0801, TTY 711 or write the Customer and Technical Support Center at 12055 Government Center Parkway, Suite 216, Fairfax, VA 22035-5504. Please allow seven working days for preparation of material.

SECTION 1: GENERAL NOTES

1. Timber retaining walls shall be constructed in accordance with the following:
 - Lumber shall be 6x6, southern pine, grade #2 or better and preservative-treated in accordance with American Wood Preservers' Association standards for ground contact.
 - All spikes shall be 60d or equivalent, hot-dipped galvanized or stainless steel and driven into pre-drilled holes. Spikes shall be of sufficient length to penetrate the base member a minimum of 2 inches.
2. The minimum concrete compressive strength at 28 days shall be 3,500 psi and shall comply with ACI 318.
3. Reinforcing steel shall comply with ASTM A615 and shall have a yield strength of 60,000 psi.
4. Lap all reinforcing steel a minimum of 20 inches.
5. Masonry retaining walls shall be constructed in accordance with the following:
 - Concrete masonry blocks shall comply with ASTM C90.
 - All joint reinforcement, ties and other accessories shall be resistant to corrosion.
 - All head and bed joints shall be $\frac{3}{8}$ -inch thick.
 - Bed joints of the starting course over the concrete foundation may be between $\frac{1}{4}$ -inch and $\frac{3}{4}$ -inch.
 - Mortar shall conform to ASTM C270.

SECTION 2: TIMBER WALL CONSTRUCTION

Wall construction. The construction of a timber retaining wall shall conform to the requirements shown in FIGURE 1. Deadmen shall be placed at 8 feet on center. Deadmen and cross plates shall be constructed as shown in FIGURE 2. Deadmen are not required in the top course or bottom course below grade.

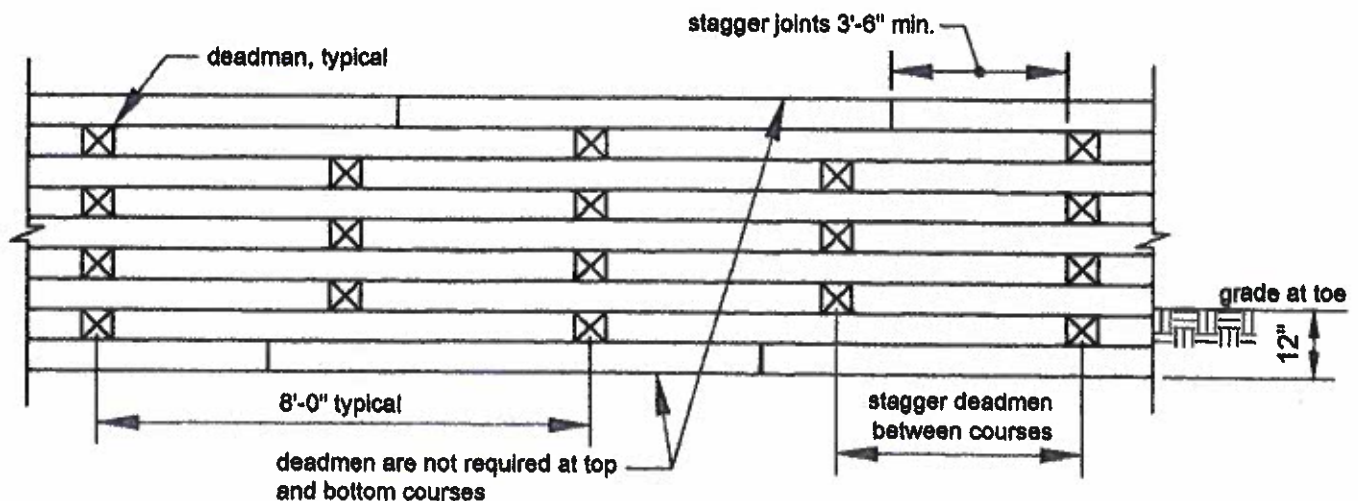


FIGURE 1: TYPICAL TIMBER WALL ELEVATION

Fasteners and connections. Each 6x6 member shall be secured at each end with 2-60d spikes driven vertically into the member below. Corners shall be secured with 2-60d spikes and driven horizontally. See FIGURE 2 for more information.

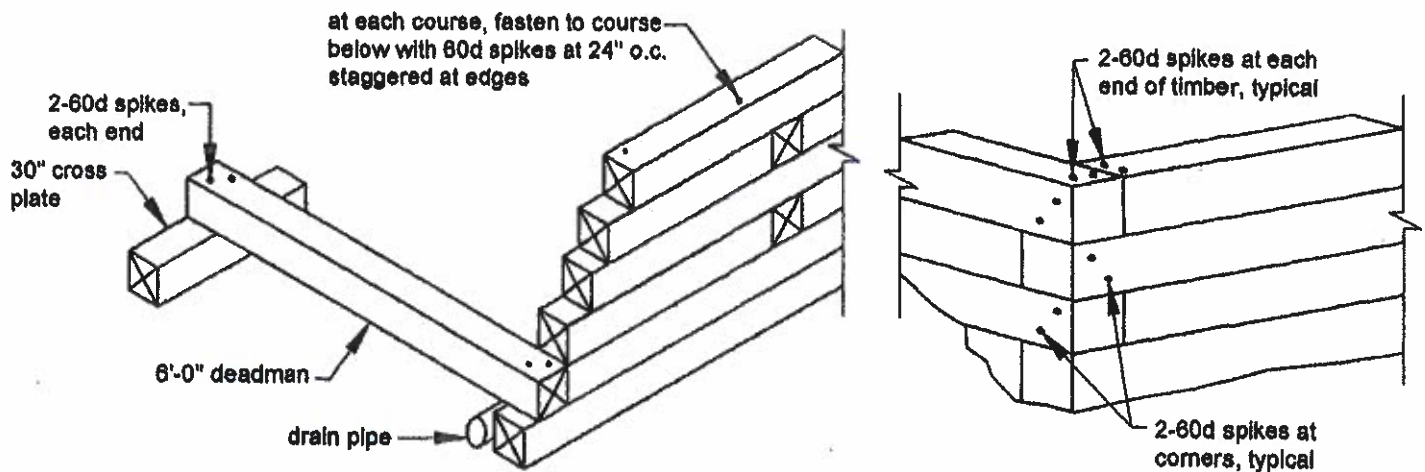


FIGURE 2: TYPICAL FASTENERS FOR TIMBER RETAINING WALLS

SECTION 3: MASONRY WALL CONSTRUCTION

Wall construction. The construction of a concrete masonry retaining wall shall conform to the dimensions and reinforcing steel requirements shown in FIGURE 3 and TABLE 1. O-bars and corresponding dowels may be substituted with a single, full-height bar of equal size and spacing.

TABLE 1: MASONRY WALL REQUIREMENTS

H	W	O-bars/dowels	P-bars
24"	39"	#4@56"	#4@48"
36"	48"	#4@32"	#4@48"
48"	63"	#4@16"	#4@30"

Bond beam and reinforcement. A bond beam shall be provided at the top course and at intermediate courses below as shown in FIGURE 3. Bond beams shall be constructed using the block types shown in FIGURE 4. Vertical and horizontal steel placement shall be in accordance with FIGURES 5 and 6.

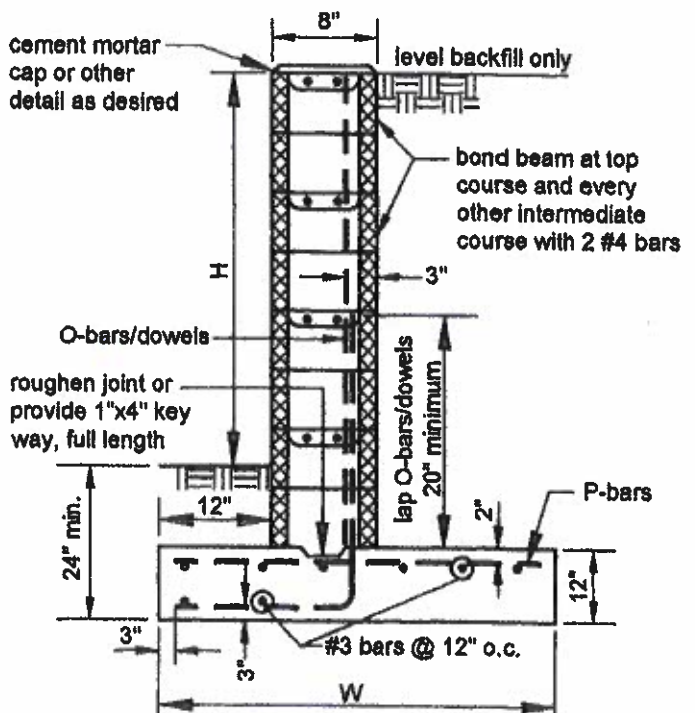


FIGURE 3: TYPICAL MASONRY WALL SECTION

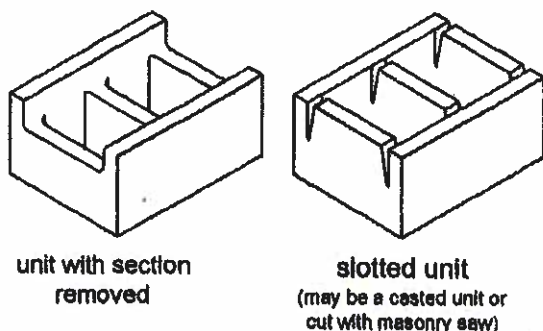


FIGURE 4: BOND BEAM BLOCK TYPES

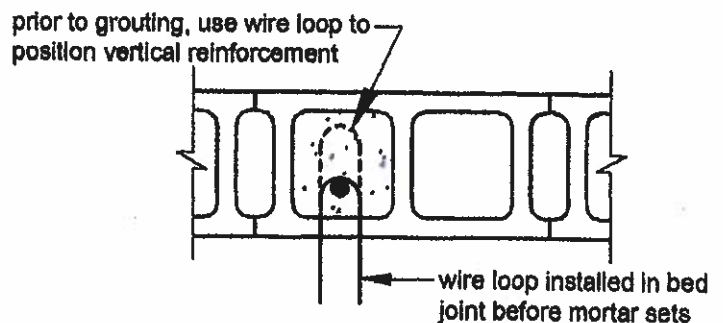


FIGURE 5: VERTICAL REINFORCEMENT TIE-HOLD DETAIL

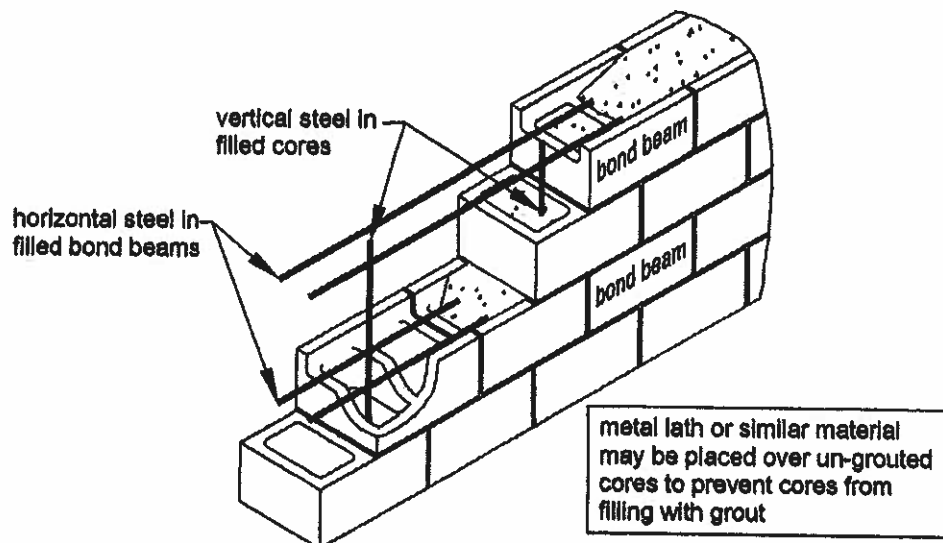


FIGURE 6: TYPICAL WALL REINFORCEMENT DETAIL

SECTION 4: CONCRETE WALL CONSTRUCTION

Wall construction. The construction of a concrete retaining wall shall conform to the dimensions and reinforcing steel requirements shown in FIGURE 7 and TABLE 2. O-bars and corresponding dowels may be substituted with a single, full-height bar of equal size and spacing.

TABLE 2: CONCRETE WALL REQUIREMENTS¹

H	W	O-bars/dowels	P-bars
24"	39"	#4@13"	#4@8"
36"	48"	#4@13"	#4@8"
48"	60"	#4@13"	#4@8"

¹Reference: Concrete Reinforcing Steel Institute

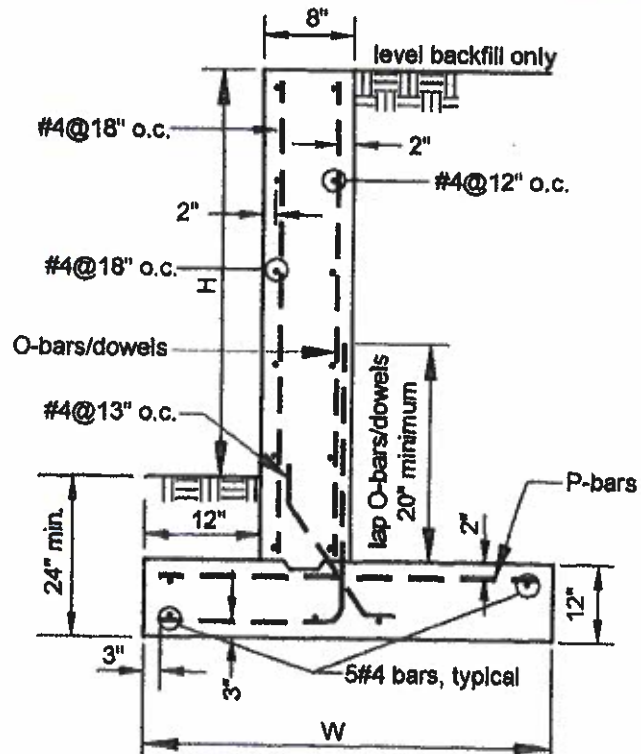


FIGURE 7: TYPICAL CONCRETE WALL SECTION

SECTION 5: VERTICAL JOINTS

Vertical joints. Control joints, constructed per FIGURE 8 for masonry and FIGURE 10 for concrete, shall be placed no more than 20 feet on center. Expansion joints, constructed per FIGURE 9 for masonry and FIGURE 11 for concrete, shall be placed at every fourth control joint.

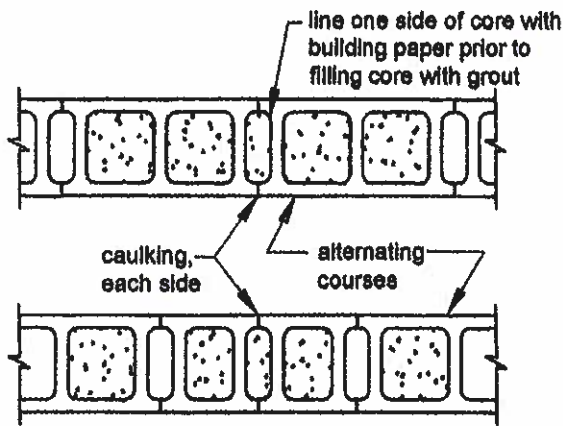


FIGURE 8: MASONRY CONTROL JOINT DETAIL

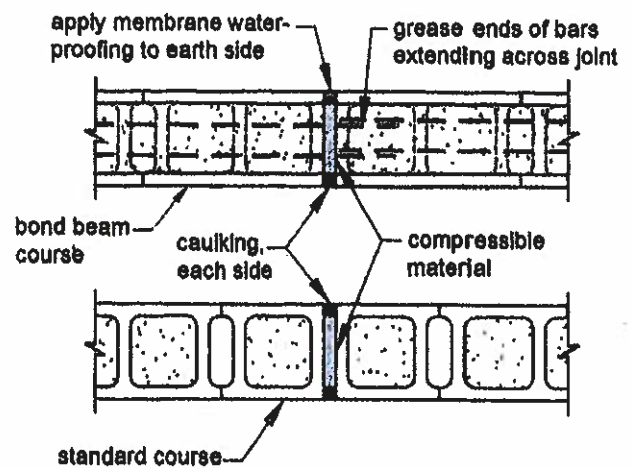


FIGURE 9: MASONRY EXPANSION JOINT DETAIL

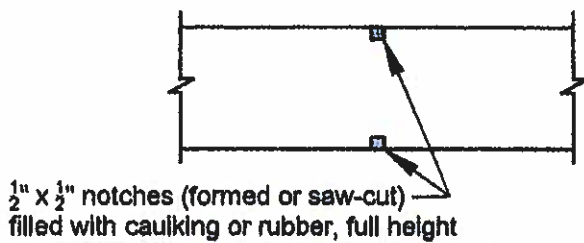


FIGURE 10: CONCRETE CONTROL JOINT DETAIL

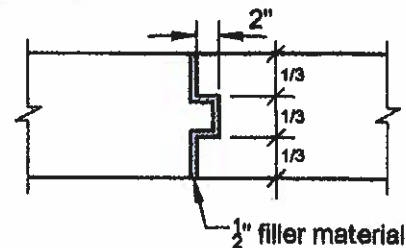


FIGURE 11: CONCRETE EXPANSION JOINT DETAIL

SECTION 6: BACKFILL AND DRAINAGE

Backfill and drainage: Backfill and drainage requirements shall be in accordance with FIGURE 12 for timber retaining walls and FIGURE 13 for masonry and concrete retaining walls. Backfilling against masonry or concrete retaining walls shall not be permitted until at least seven days after placing concrete or grout. Heavy equipment shall maintain a distance away from the wall equal to the wall's height. Care shall be taken to avoid exerting large impact forces on the wall.

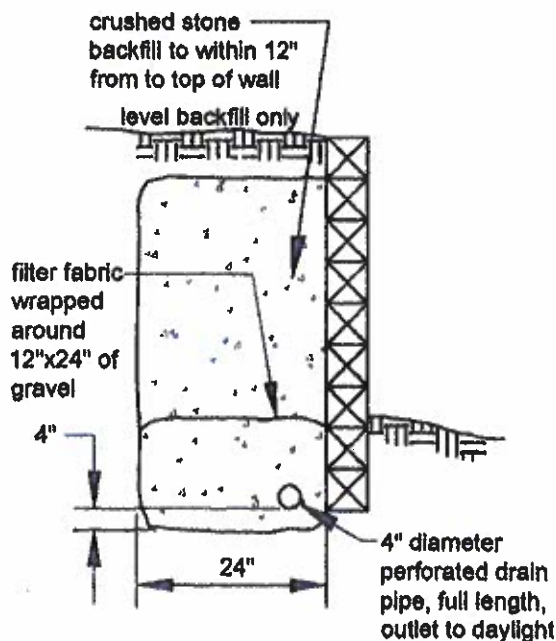


FIGURE 12: TIMBER WALL BACKFILL AND DRAINAGE

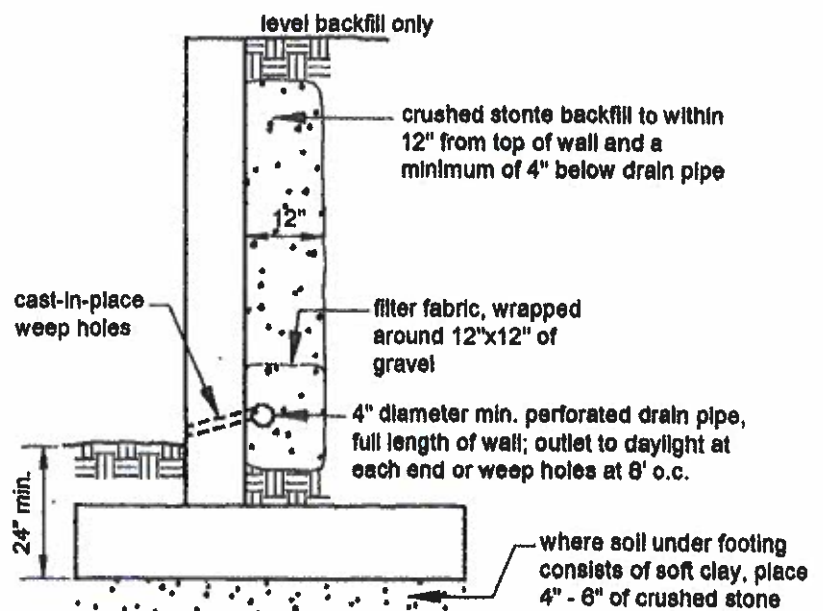


FIGURE 13: MASONRY, CONCRETE WALL BACKFILL AND DRAINAGE

CONSTRUCTION CONTRACT AGREEMENT

This Construction Contract Agreement (this "Agreement") is made as of the 15th day of November, 2018 by and between Chestnut Grove Cemetary, located at 831 Drainsville Road Herndon, Virginia 20170 David Roscoe ("Manager") and Newkirk Services, Inc. a Virginia corporation located at 7608 Bull Run Drive, Centreville, VA 20121 ("Contractor"). Manager and Contractor may each be referred to in this Agreement individually as a "Party" and collectively as the "Parties."

WHEREAS, Contractor is a duly licensed general contractor in the Commonwealth of Virginia, in good standing, with contractor's license number 2705 089249; and

WHEREAS, Manager Manages the property located at 831 Drainsville Road Herndon, Virginia 20170 (the "Property") and desires to have certain work performed by Contractor at the Property.

NOW THEREFORE, in consideration of the mutual promises and for other good and valuable consideration exchanged by the Parties as set forth in this Agreement, the Parties, intending to be legally bound, hereby mutually agrees as follows:

1. Description of Work. Contractor shall perform the following described work (the "Work"), in accordance with Owner's contract plans and specifications, this Agreement and any Change Order, as defined herein, (collectively, the "Contract Documents") at the Property: 90 feet of wall to a height of 48 inches at the highest point. Wall will be sloping down and finishing above grade by one foot on each end. A footer will be poured to Herndon specifications. We will follow the Towns specifications for the wall and have all of the inspections done. Material will match existing stone on the property. Fence behind the wall will be of the same design as existing fence on the property..

2. Contract Price and Payments. Manager agrees to pay Contractor for the Work the total amount of \$25800.00 USD (the "Contract Price"). Payment of this amount is subject to additions or deductions in accordance with any mutually agreed to changes and/or modifications in the Work, and the other documents to which this Agreement is subject. Payment for the Work will be by check, according to the following schedule: Net 45 days after completion.

3. Certificate of Completion. Upon completion of the Work, Contractor shall notify Manager that the Work is ready for final inspection and acceptance. When Manager finds the Work acceptable and this Agreement fully performed, Contractor shall issue Manager a "Certificate of Completion" stating that the Work has been completed in accordance with the Contract Documents and the entire balance of the Contract Price is due and payable. Manager shall make the final payment within Upon Completion days after receiving a Certificate of Completion. Manager by making final payment waives all claims except those rising out of: (a) any faulty Work appearing after completion; (b) any Work that does not comply with the Contract Documents; and (c) outstanding claims or liens. Contractor, by accepting final payment, waives all claims except those previously made in writing, and which remain unsettled at the time of acceptance.

Contract Documents require or permit otherwise. Contractor may substitute materials only with the prior written approval of Manager.

5. Starting and Completion Dates. The Work under this Agreement shall begin on December 17th, 2018, and shall be completed by January 14th, 2019.

6. Instructions. Manager shall give all instructions to Contractor, and shall furnish all necessary surveys for the Work. Unless otherwise provided in the Contract Documents, Manager shall secure and pay for all necessary easements, assessments or other approvals necessary for permanent structures or permanent changes in existing structures or facilities which are necessary to complete the Work.

7. Licenses and Permits. Contractor shall obtain all licenses necessary for proper completion of the Work. Contractor is not responsible for the cost of any necessary permits or licenses.

8. Laws and Regulations. Contractor shall perform the Work in a workmanlike manner. Contractor shall comply with all applicable federal, state, and local laws, regulations and ordinances, and any safety requirements of Manager (the "Applicable Laws") in the performance of the Work. Contractor shall promptly notify Manager upon discovery of any variance between the Applicable Laws and the Construction Documents.

9. Supervision of Construction. Contractor shall be solely responsible for and shall supervise and direct all construction under this Agreement. Contractor shall provide competent and suitable personnel to perform the Work and shall at all times maintain good discipline and order at the Property. Contractor will at all times take all reasonable precautions for the safety of its employees and the public at the Property. Contractor agrees to assume full responsibility for the acts, negligence, and/or omissions of its employees and any subcontractors and their employees.

10. Record Documents. Contractor shall maintain in a safe place at the Property one record copy of all drawings, specifications, addenda, written amendments, and the like in good order and annotated to show all changes made during construction, which will be delivered to Manager upon completion of the Work.

11. Utilities. Contractor will not pay for all permanent electric, water, phone, cable, sewer and gas service as needed to perform the Work. Contractor will not pay for the installation, connection and removal of all temporary utilities on the Property during the performance of the Work. All temporary utilities shall conform and adhere to the Applicable Laws.

12. Hazardous Materials. Except as otherwise provided in the Contract Documents, Contractor shall be responsible for all Hazardous Materials brought to the Property by Contractor. Hazardous Materials shall include radioactive materials, asbestos, polychlorinated biphenyls, petroleum products, crude oil, flammable materials, chemicals or solvents known to cause cancer or reproductive toxicity, pollutants, contaminants and toxic substances which are restricted, prohibited or regulated by any agency of government in its manufacture, use, maintenance, storage, ownership or handling. If Contractor discovers any Hazardous Materials on the Property, Contractor shall immediately notify Owner and may cease working until the material or substance has been rendered harmless. Owner shall defend, indemnify and hold harmless Contractor, any subcontractors, and their respective agents and employees from and against all claims, damages, losses and expenses, including attorney's fees, arising out of or resulting from contact with the Hazardous Substance in performance of the Work resulting in bodily injury, illness

or death, or injury or property damage, *provided* such claim, damage, loss or expense is not the result of any negligent act or omission by the party seeking such indemnity.

13. Warranty. Contractor warrants that the Work shall be in accordance with the Contract Documents and free from material structural defects. Contractor shall redo or repair any Work not in accordance with the Contract Documents or any defects caused by faulty materials, equipment or workmanship for a period of 1 year(s) from the date of completion of the Work.

14. Condition of the Property. Contractor agrees to keep the Property and adjoining driveways free and clear of waste material and rubbish. Contractor shall confine the storage of materials and equipment and the operations of employees to the Property, and shall not unreasonably encumber the Property with materials or equipment. Contractor shall be fully responsible for any damage to the Property or areas contiguous thereto resulting from the performance of the Work. At the completion of the Work, Contractor shall remove all waste materials, rubbish and debris from and about the Property as well as all tools, appliances, construction equipment and machinery, and surplus materials, and shall leave the Property clean and ready for occupancy by Owner.

15. Inspection. Manager shall have a right to inspect the Work at any time and request that Contractor promptly correct any Work that is defective or does not conform to the Contract Documents. If required, the Work shall be inspected and certified by the appropriate state or local agency or health officer at each necessary stage.

16. Right to Stop Work. If Contractor fails to correct any defective Work or repeatedly fails to perform the Work in accordance with the Contract Documents, Manager shall have the right to order Contractor to stop performing the Work, or any portion thereof, until the cause for such order is eliminated.

17. Subcontracts. Contractor shall furnish to Manager a list of names of subcontractors proposed to perform principal portions of the Work. Contractor shall not employ any subcontractor to whom Manager reasonably objects. A subcontractor, for the purposes of this Agreement, shall be a person with whom Contractor has a direct contract for work at the Property. All contracts between Contractor and subcontractor shall be in accordance with the terms of this Agreement and the Contract Documents.

18. Work Changes. Manager reserves the right to order changes to the Work in the nature of additions, deletions or modifications, without invalidating this Agreement, and agrees to make corresponding adjustments in the Contract Price and time of termination if applicable. All changes will be authorized in a written "Change Order" signed by Manager and Contractor, which shall be incorporated by reference herein.

19. Other Contractors. Manager reserves the right to enter into other contracts in connection with the Work. Contractor shall cooperate with all other contractors so that their work shall not be impeded, and shall give them access to the Property as necessary to perform their contracts.

20. Indemnification. Contractor agrees to defend, indemnify and hold harmless Manager and its agents and employees, from and against all claims, actions, liabilities, suits, demands, injuries, obligations, damages, losses, settlements, judgments, fines, penalties, costs and expenses, including reasonable attorneys' fees, arising out of any negligent act or omission by Contractor, a subcontractor or anyone directly or indirectly employed by them in the performance of the Work resulting in bodily injury, illness or death, or for property damage, including loss of use, unless caused by the sole negligence or willful misconduct of Manager.

21. Contractor's Insurance. Contractor agrees to maintain at its own expense during the entire period of construction at the Property:

A. General Liability Insurance. Such general liability insurance as will protect Contractor from claims for property damage and bodily injury, with limits of liability not less than \$1,000,000.00 for each occurrence.

B. Workers' Compensation Insurance. Such workers' compensation and employee insurance as required by law.

Except for the workers' compensation insurance, Contractor shall name Manager as an additional insured. Proof of such insurance shall be filed by Contractor with Manager within a reasonable time after execution of this Agreement.

22. Waiver of Subrogation. Manager and Contractor each waive any and all claims or rights to recovery against the other Party for any loss or damage to the extent such loss or damage is covered by insurance or would be covered by any insurance required under this Agreement. Manager and Contractor shall cause each insurance policy carried by Manager or Contractor relating to the Property to include or allow a full waiver of any subrogation claims.

23. Time of Essence. All times stated in this Agreement or in the Contract Documents are of the essence. Contractor agrees that such times are reasonable for performing and completing the Work.

24. Extension of Time. The times stated in this Agreement may be extended for such reasonable time as Contractor may determine when performance of the Work by Contractor is delayed by a Change Order, labor disputes, fire, unusual delay in deliveries, abnormal adverse weather conditions, unavoidable casualties, or other causes beyond Contractor's control or which justify the delay.

25. Early Termination for Breach of Contract.

A. Contractor's Termination. Contractor may, on 20 days' written notice to Manager, terminate this Agreement before the completion of the Work when for a period of 20 days after a progress payment is due, through no fault of Contractor, Manager fails to make the payment. On such termination Contractor may recover from Manager payment for all Work completed and for any loss sustained by Contractor for materials, equipment, tools or machinery to the extent of actual loss thereon, plus loss of a reasonable profit.

B. Owner's Termination. Manager may, on 20 days' notice to Contractor, terminate this Agreement before the completion of the Work, and without prejudice to any other remedy Manager may have when Contractor defaults in the performance of any provision of this Agreement, or fails to carry out performance of the Work in accordance with the provisions of the Contract Documents. If the expense of finishing the Work exceeds the unpaid balance of the Contract Price at the time of termination, Contractor shall pay the difference to Manager.

26. Disputes. Any dispute arising from this Agreement shall be resolved in the courts of the Commonwealth of Virginia.

27. Attorneys' Fees. If either Party brings legal action to enforce its rights under this Agreement, the prevailing party will be entitled to recover from the other Party its expenses (including reasonable attorneys' fees and costs) incurred in connection with the action and any appeal.

28. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which together, shall constitute one and the same document.

29. Headings. The section headings herein are for reference purposes only and shall not otherwise affect the meaning, construction or interpretation of any provision of this Agreement.

30. Notices. Any notice or communication given or made to any Party under this Agreement shall be in writing and delivered by hand, sent by overnight courier service or sent by certified or registered mail, return receipt requested, to the address stated above or to another address as that Party may subsequently designate by notice and shall be deemed given on the date of delivery.

31. Assignment. No Party hereto shall have the right to assign its rights or delegate its duties hereunder without the written consent of the other Party, which consent shall not be unreasonably withheld.

32. Binding Effect. This Agreement shall be binding and enure to the benefit of the Parties and their respective legal representatives, heirs, administrators, executors, successors and permitted assigns.

33. Governing Law. This Agreement and the rights and obligations of the Parties hereto shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, without regard to its conflicts of laws provisions.

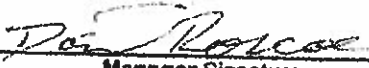
34. Severability. If any provision of this Agreement is held to be invalid, illegal or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal and enforceable as though the invalid, illegal or unenforceable part had not been included in this Agreement.

35. Entire Agreement. This Agreement contains the entire agreement between the Parties hereto with respect to the subject matter hereof, and supersedes all prior negotiations, understandings and agreements.

36. Amendments. This Agreement may not be amended or modified except by a written agreement signed by the all of the Parties.

37. Waiver. No Party shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing. Waiver by any Party of a breach or violation of any provision of this Agreement shall not constitute a waiver of any other subsequent breach or violation.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.



Manager Signature

David Roscoe
Manager Full Name

Newkirk Services,
Inc.

Contractor Full Name



Contractor Representative
Signature

Jamie Newkirk
president

Contractor Representative Name and Title

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.


Manager Signature

David Roscoe
Manager Full Name

Newkirk Services,
Inc.
Contractor Full Name

Contractor Representative
Signature

Jamie Newkirk
president
Contractor Representative Name and Title

Country Masonry
PO Box 671
Gainesville, VA 20155
(540) 905-6105
countryboybrick@yahoo.com



PROJECT:

Chesnut Grove Cemetery
Drainesville Road
Herndon VA 20170

DETAILS/DESCRIPTION

Area 2- Stone Wall Details

We will install 98 LF (total length) x 24" High seat walls. Wall 1 = 8 LF, Wall 2 = 40 LF & Wall 3 = 50 LF. We will be using 8" Regular CMU & Maryland Blend Thin Stone on sides & ends, then cap with matching Grey Concrete Cap (14" x 24" x 2").

We will excavate the dirt out of each wall area, then prep & pour concrete footers (6" Deep x 24" Wide) using 21A Gravel as a base with 2 pieces of #4 Rebar laying horizontally the entire length of each wall, then pour the concrete. Once concrete is set, we will then install the 8" CMU over top & #4 Rebar vertically every 24" OC & filling cmu cells solid with Grout. The stone will be installed over the CMU & capped with a 2" Bluestone Cap.

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DEPARTMENT OF COMMUNITY DEVELOPMENT

Images A and B are reference photos showing the placement of an ornamental safety rail mounted above the stone retaining walls. A similar rail will be used above the field stone veneer retaining wall on the north side of mausoleum #2 to prevent any potential injury due to a falling hazard.

IMAGE A



IMAGE B



Images C and D represent the standard design of a field stone garden seat wall. This style wall will be installed along the main roadway south of the cremation garden area. Its purpose is to create a physical boundary between the road and section allowing for the development of cremation estates within the existing garden.

IMAGE C



IMAGE D



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.



STAFF REPORT

Heritage Preservation Review Board

March 6, 2019

Title:

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN AMENDMENT TO AN APPROVED APPLICATION, HPRB #19-07.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider design revisions to the approved Certificate of Appropriateness for HPRB #15-20, for new construction of the mixed use building at Junction Square located at 700 Lynn Street, and 702A, 704A, 708A and 710A Elden Street, Herndon (Attachment #1).

Location Factors:

Applicant:	Stephen DeFalco, Owner / Project Developer
Owners:	Multiple Parcel Owners; 700 Lynn LLC
Location:	700 Lynn Street, and 702A, 704A, 708A and 710A Elden Street
Tax Map Reference:	0162-51-0001, 0162-52-0010, 0162-52-0009, 0162-52-0007, and 0162-52-0006
Zoning of Site:	PD-TD, Planned Development – Traditional Downtown
Building Status:	Non-Contributing
Year Built:	2018/19
Adjacent Zoning & Structure Status:	North: PD-TD, Planned Development – Traditional Downtown; Non-Contributing South: CS, Commercial Services; Contributing East: CS, Commercial Services; Non-Contributing West: CC, Central Commercial; Non-Contributing

Description:

In previous applications on these properties, the applicant proposed to demolish two non-contributing commercial buildings and redevelop the site. The redeveloped property includes five mixed use units, 15 townhouses and approximately 5,000 square feet of commercial/retail space. The project is near final completion. The Heritage Preservation Review Board approved the designs for this new development through case HPRB #15-20. During the construction process, design modifications were made, which are as follows (Attachment #3, #4 and #5):

- 1) The window and door openings at the 700 Lynn Street commercial building elevator lobby on Elden Street (Sheet A816, Attachment #4) show different door and window configurations, and a different downspout configuration than the approved elevations.
- 2) The color of the double hung windows installed at the second floor of 700 Lynn Street were approved to be a tan color, but were installed in a dark brown color (Sheet A412, Attachment #4), matching the windows on the third floor which are recessed from the lower floor facades.
- 3) To meet building code, flood lights have been added above the doors of the five Elden Street storefront commercial units, as well above the doors to the Lynn Street commercial building (Sheet E201, Attachment #4).
- 4) The base at the storefront of the 708A & 710A Elden Street commercial units does not match the approved HPRB drawing set (Sheet A401, Attachment #4). The depth of the base appears substantially deeper than the approved elevations.
- 5) Louvers have been added above the storefront windows at the 702A & 704A Elden Street commercial units in place of a split brown Hardie-panel® above the storefront windows (Sheet A401, Attachment #4).

While the vast majority of the construction conforms to the approval of HPRB #15-20, these noted items did necessitate the application to amend the previous approval, as determined by staff. The applicant is requesting approval of these design deviations as constructed.

Staff Recommendation:

Based upon the previous approval of HPRB #15-20, guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, staff recommends approval of HPRB #19-07 with the following conditions:

1. The design modifications remain in substantial conformance with the application and supporting materials submitted February 8, 2019 and previously approved by this board with HPRB #15-20.

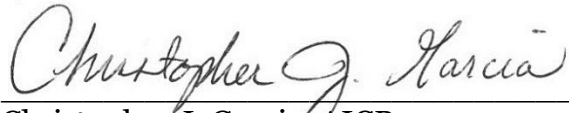
Staff Analysis

1. The previous staff report and HPRB approval for HPRB #15-20 relied on the Chapter 6 and 7, Guidelines for New Commercial and Residential Construction: Building Guidelines (pages 31-55) of the Heritage Preservation Handbook to develop the formal review of the proposed new construction. In this case, the design revisions and applicant explanations generally conform to the referenced design guidelines and are in keeping with the original form, architectural character, and composition of the original design approved by the HPRB.
2. The original application was also evaluated using the Downtown Pattern Book. Although the Pattern Book was largely developed to guide new development in the downtown area, some regulations are applicable, such as ground floor use of buildings (page 18) as well as regulatory plans regarding building height, frontage, and articulation (pages 36-59). The section on storefronts, beginning on page 64, was also consulted regarding composition and materials. As noted in Item 1 above, the design modifications do not deviate significantly from the last approval and are in general keeping with the intent the Downtown Pattern Book.
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 building design revisions are in keeping with the Zoning Ordinance considerations, specific to the HPRB, for approval of HPRB #19-07.
4. One additional design difference shown between the approved drawings and the existing conditions is the awning along the façade of the commercial building and awning on one of the Elden Street storefronts. The applicant indicated to staff that the awnings would be installed, however, this has not yet occurred. Clarification should be sought on whether the awnings will be installed and when. If the applicant intends to change the design to no longer include the awnings, approval by the HPRB would be necessary. Staff would not support that change, if proposed.

Attachments:

1. Vicinity Map
2. Aerial Image
3. Applicant Letter
4. Revised Building Elevations, and Details
5. Revised Materials and Product Information Sheets
6. Town's Zoning Ordinance, Section 78-60.3. (f)

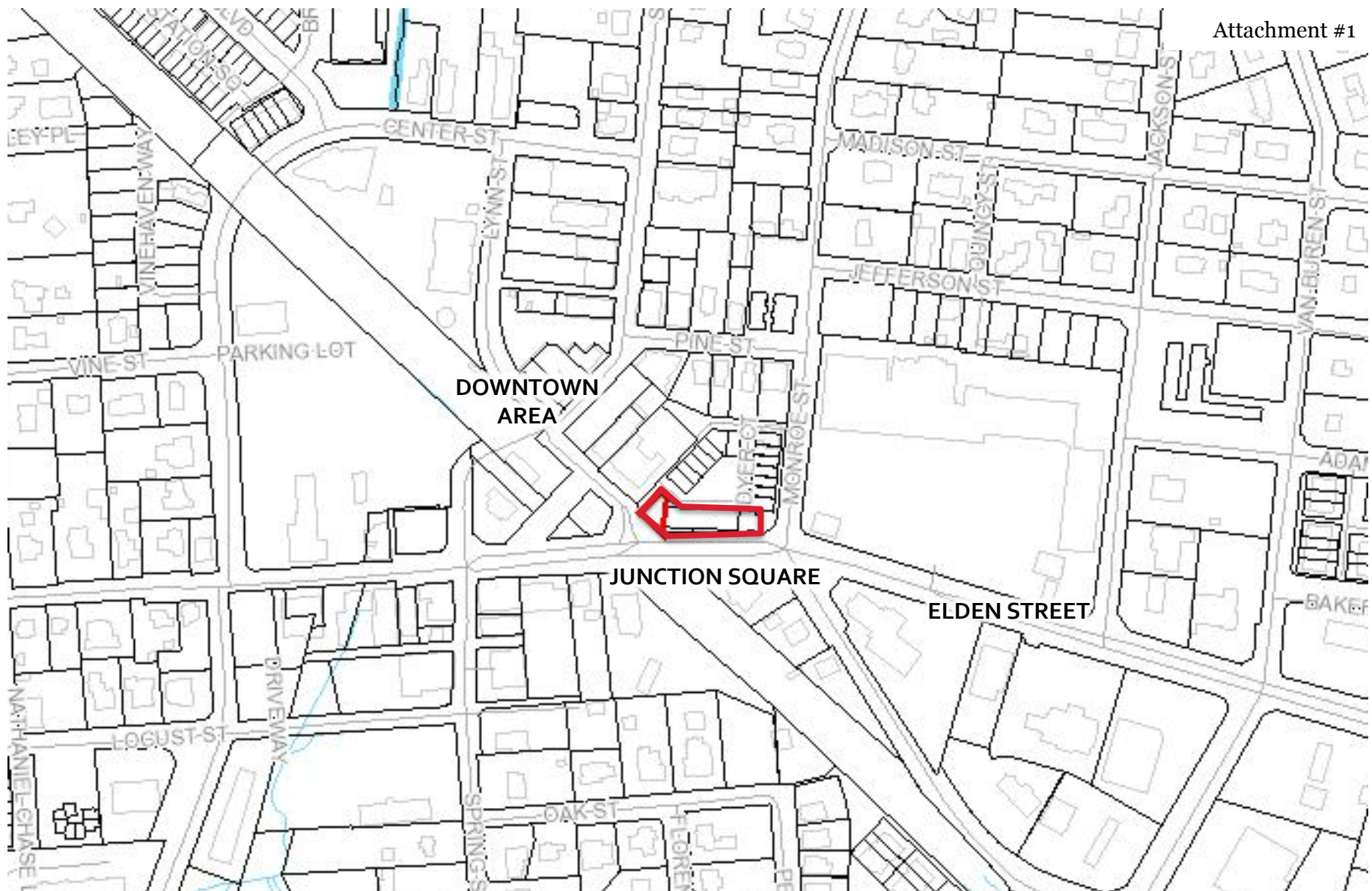
Staff:

A handwritten signature in black ink that reads "Christopher J. Garcia". The signature is written in a cursive style with a large initial 'C'.

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

A handwritten signature in blue ink that reads "Bryce Andrew Perry". The signature is written in a cursive style with a large initial 'B'.

Bryce Andrew Perry
Deputy Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map
Viewer



SITE LOCATION – AERIAL PHOTO



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



January 28, 2019

Department of Community Development
777 Lynn Street
Herndon, Virginia 20170

RE: Junction Square – HPRB Application for Amendment to an Approved Application

Dear Board Members,

This letter details requested amendments to the approved Junction Square HPRB Certificate of Appropriateness, dated June 18, 2015. These requests are in response to comments made by Town staff on September 24, 2018 regarding the as-built project. Please refer to the included drawings for additional information.

1. **Comment: The window and door openings at the 700 Lynn Street commercial building elevator lobbies do not match the approved design.**
 - a. Response: The original HPRB schematic drawings and the approved construction drawings incorrectly represented the floor elevations inside the building. The actual floor framing as constructed precluded the original design, and so was modified to install the tallest window and door units that would fit. We request that the window and door openings as installed be approved.
2. **Comment: The color of the double-hung windows installed at the second floor of 700 Lynn Street do not match the approved HPRB schematic plans.**
 - a. Response: The approved HPRB schematic plans call for Tan aluminum clad windows. The approved construction drawings call for vinyl windows, no color specified. Vinyl windows were purchased and delivered for 700 Lynn Street per the approved plans. At the request of Herndon town staff, these vinyl windows were discarded and replaced with aluminum clad units. These installed aluminum clad units were mistakenly ordered to match the windows at the third floor of 700 Lynn Street instead of Tan. We request that the Brown window color as installed be approved.
3. **Comment: Flood lights have been added above the doors of the five Elden Street storefront commercial units, as well as above the doors to the Lynn Street commercial building.**
 - a. Response: These additional flood lights are required by building code, however they were not shown on the approved construction drawings. Town building officials had the ability to waive the code requirement during construction, but did not. The lights have been installed per code, and per the direction of Town building officials. We request that the additional flood lights be approved as installed.

4. Comment: The base at the storefront of 708A & 710A Elden Street commercial units does not match the approved HPRB schematic drawings.

- a. Response: The design of the storefront for the Elden Street commercial units was based upon an incomplete civil engineering design, and needed to be adjusted for actual site conditions during construction. A revised design was submitted, and approved, by Town staff. The storefronts as built conform to the approved revisions to the construction drawings. We request that these storefronts be approved as constructed.

5. Comment: Louvers have been added above the storefront windows at the 702A & 704A Elden Street commercial units.

- a. Response: The design of the storefront for the Elden Street commercial units was based upon an incomplete civil engineering design, and needed to be adjusted for actual site conditions during construction. A revised design was submitted, and approved, by Town staff. As a result of this revision, an extra section of storefront was added between the glazed area and the painted panel above. The added section was inadvertently ordered with louvered panels instead of spandrel panel. Because the installed louvers match the color of the intended spandrel panel, and horizontal louvers are not entirely consistent with Art Deco style, we request that the storefront be approved as built.

Sincerely,



Stephen DeFalco
Tradition Homes, LLC

Encl: supporting drawings and documentation

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SEAL

HERNDON, VA



W08
INGES
NTRY LEVER LOCKSET
ASKET
HRESHOLD
DOOR SWEEP
ANIC HARDWARE

C15-17

Mark	Description	Width	Height	Thickness...	Fire Rating
T01	GARAGE	3'-0"	6'-8"	1 3/4"	45 MIN.
T01a	GARAGE	3'-0"	6'-8"	1 3/4"	
T02	ELEVATOR	3'-0"	6'-8"	1 3/4"	
T03	COAT CLOSET	2'-10"	6'-8"	1 3/4"	
T04	POWDER ROOM	2'-10"	6'-8"	1 3/4"	
T05	PANTRY	2'-10"	6'-8"	1 3/4"	
T06	BEDROOM	2'-10"	6'-8"	1 3/4"	
T07	BATHROOM	2'-10"	6'-8"	1 3/4"	
T08	SHOWER	2'-6"	6'-10"	1 3/4"	
T09	CLOSET	2'-10"	6'-8"	1 3/4"	
T10	CLOSET	5'-0"	6'-8"	1 3/4"	
T11	LAUNDRY	2'-10"	6'-8"	1 3/4"	
T12	COAT CLOSET	2'-10"	6'-8"	1 3/4"	
T13	LAUNDRY	6'-0"	6'-8"	1 3/4"	
T14	POWDER ROOM	2'-6"	6'-8"	1 3/4"	
T15	BEDROOM	2'-6"	6'-8"	1 3/4"	
T16	BATHROOM	2'-6"	6'-8"	1 3/4"	
T17	LINEN	2'-6"	6'-8"	1 3/4"	
T18	CLOSET	2'-6"	6'-8"	1 3/4"	
T19	LINEN	2'-0"	6'-8"	1 3/4"	
T20	BONUS ROOM	2'-6"	6'-8"	1 3/4"	
T21	CLOSET	4'-0"	6'-8"	1 3/4"	
T22	PANTRY	2'-6"	6'-8"	1 3/4"	
T24	MECH. CLOSET	6'-0"	6'-8"	1 3/4"	
T25	MECH. CLOSET	2'-10"	6'-8"	1 3/4"	
T26	MECH. CLOSET	4'-0"	6'-8"	1 3/4"	
T27	MECH. CLOSET	6'-0"	6'-8"	1 3/4"	
					45 MIN.

NOTE: DOOR TYPE T26 TO BE MOUNTED 24" ABOVE FLOOR
LEVEL TO ACCOMMODATE RETURN AIR GRILL BELOW

JUNCTION SQUARE - WINDOW SCHEDULE					
Type Mark	Width	Height	Model	Material	Comments
A	3'-5"	6'-5"	DH WINDOW - 6/6 SDL	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
B	3'-5"	6'-5"	DH WINDOW - 6/6 SDL	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
C	2'-8"	6'-5"	DH WINDOW - 6/6 SDL	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
D	3'-5"	6'-0"	DH WINDOW - 6/6 SDL	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
E	3'-0"	6'-0"	DH WINDOW - 6/6 SDL	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
F	2'-8"	6'-0"	DH WINDOW - 6/6 SDL	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
G	2'-8"	5'-0"	DH WINDOW - 6/6 SDL	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
H	6'-0"	6'-5"	PAIRED DH WINDOW - 2/2 SDL	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
I	6'-0"	6'-0"	PAIRED DH WINDOW - 2/2 SDL	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
J	3'-0"	6'-0"	DH WINDOW - 2/2 SDL	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
K	6'-0"	6'-5"	PAIRED DH WINDOW - 1/1	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
L	6'-0"	6'-0"	PAIRED DH WINDOW - 1/1	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
M	6'-0"	6'-0"	PAIRED DH WINDOW - 1/1 W/ ROUND-TOP TRANSOM	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
N	3'-5"	6'-5"	DH WINDOW - 1/1	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
O	3'-0"	6'-0"	DH WINDOW - 1/1	ALUMINUM-CLAD WOOD	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
P	10'-8"	6'-0"	QUAD DH WINDOW - 1/1	VINYL	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
Q	8'-0"	6'-0"	TRIPLE DH WINDOW - 1/1	VINYL	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
R	6'-0"	6'-0"	PAIRED DH WINDOW - 1/1	VINYL	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
S	5'-0"	6'-0"	PAIRED DH WINDOW - 1/1	VINYL	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
T	3'-0"	6'-0"	DH WINDOW - 1/1	VINYL	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
U	3'-0"	6'-0"	FIXED	VINYL	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
V	4'-0"	4'-0"	FIXED - 2/2 SDL	VINYL	
W	3'-0"	4'-0"	FIXED	VINYL	
WW	3'-0"	6'-0"	CASEMENT	VINYL	PROVIDE OPENING CONTROL DEVICE COMPLIANT WITH ASTM F 2090 SO AS TO LIMIT THE WINDOW OPENING TO LESS THAN 4"
X	2'-0"	6'-0"	FIXED	VINYL	
Y	5'-0"	2'-0"	FIXED	VINYL	
YY	5'-0"	3'-4"	FIXED	VINYL	
Z	2'-0"	4'-0"	FIXED	VINYL	
ZZ	2'-0"	4'-0"	FIXED	VINYL	

WINDOW ELEVATIONS

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HERNDON, VA

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PROJECT NUMBER	15006
PRINT DATE	2016-05-23

SCHEDULES

SHEET NUMBER

A101

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JUNCTION SQUARE

HERNDON, VA

TRADITION HOMES

[illegible]PROJECT NUMBER **15006**

ISSUE DATE **2015-05-15**

SHEET TITLE

ELEVATION - COMMERCIAL BUILDING

SHEET NUMBER

A412

SCHEMATIC DESIGN

© 2015 HEEFNER ARCHITECTS PC



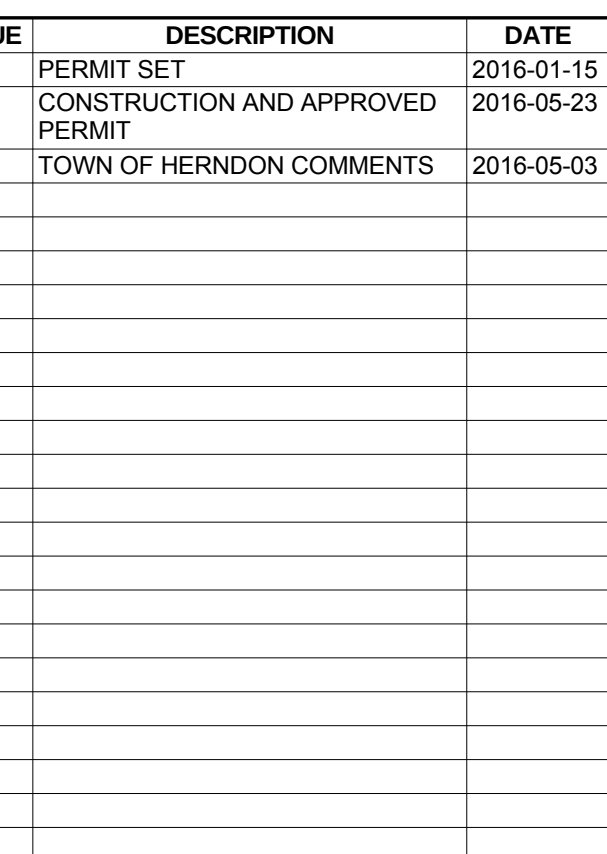
604 MONTGOMERY STREET
ALEXANDRIA, VIRGINIA 22314
(703) 549-7766 PH • (703) 684-6212 FAX

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L

FUNCTION
QUARE

ERNDON, VA



PROJECT NUMBER	15006
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NT DATE 2016-05-23

ET TITLE

BUILDING
ELEVATIONS

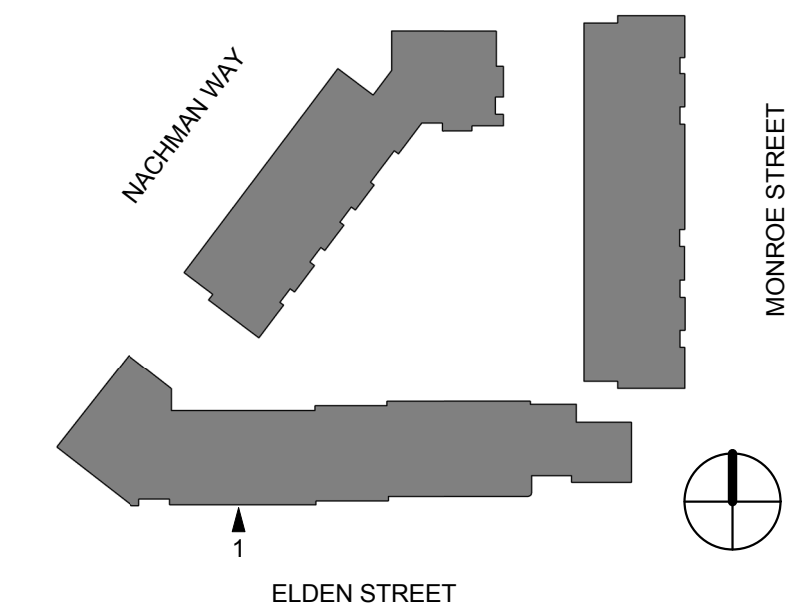
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CONSTRUCTION AND APPROVED PERMIT SET

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JUNCTION SQUARE

HERNDON, VA[illegible]

PROJECT NUMBER	15006
ISSUE DATE	2015-05-15

SHEET TITLE

ELEVATION - UNITS

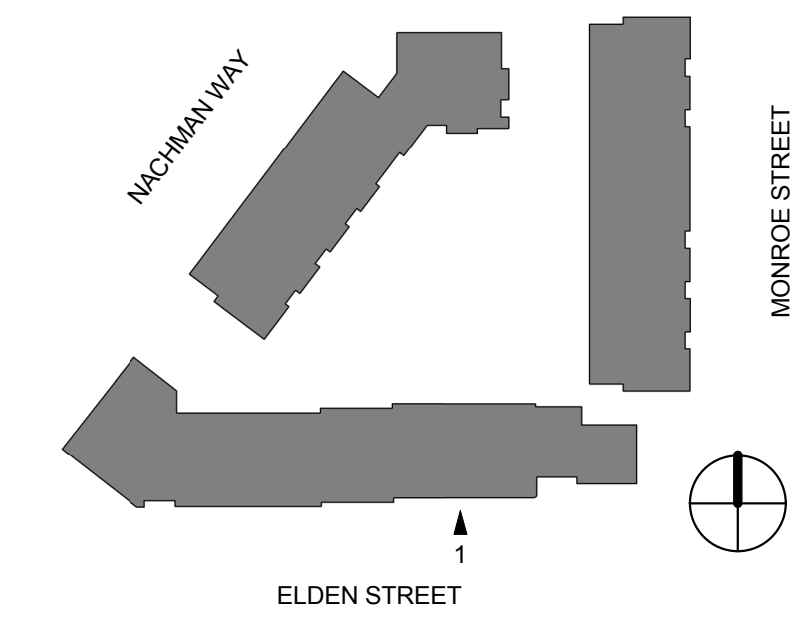
SHEET NUMBER

A401

SCHEMATIC DESIGN
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COLOR SCHEME 1



HEFFNER
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SEAL

JUNCTION SQUARE

HERNDON, VA[illegible]

PROJECT NUMBER	15006
ISSUE DATE	2015-05-15

SHEET TITLE

ELEVATION - UNITS
04/05

SHEET NUMBER

A403

SCHEMATIC DESIGN
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HARDIE REVEAL PANEL IN TIMBER BARK

PELLA 250 FIXED —
WINDOW IN ALMOND

SOLDIER COURSE

PELLA 450 SERIES -
WINDOW IN BROWN

SOLDIER COURSE

ALTERNATING 1/2" OFFSET BANDING

FIXED WINDOW

PALMETTO WHITESTONE —
BRICK W/ MATCHING GROUT

CANOPY WITH ALUMINUM BANDING

PROGRESS LIGHTING P5899-108
PENFIELD LIGHT FIXTURE

KAWNEER STOREFRONT IN DOVE GRAY —

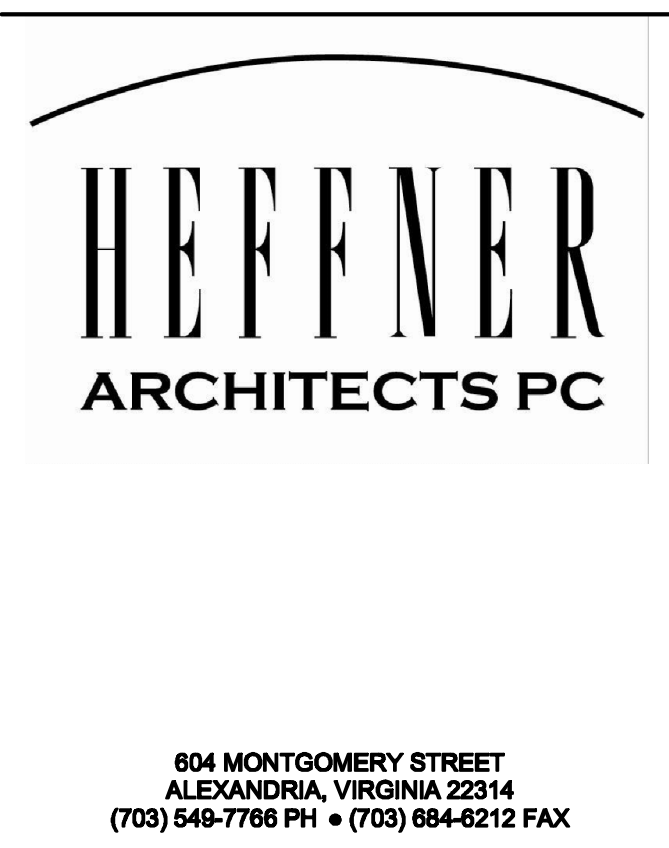
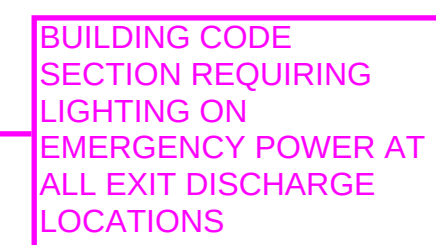
HARDIE REVEAL PANEL IN TIMBER BARK —



1

$$\frac{1}{4}'' = 1'-0''$$

COLOR SCHEME 3



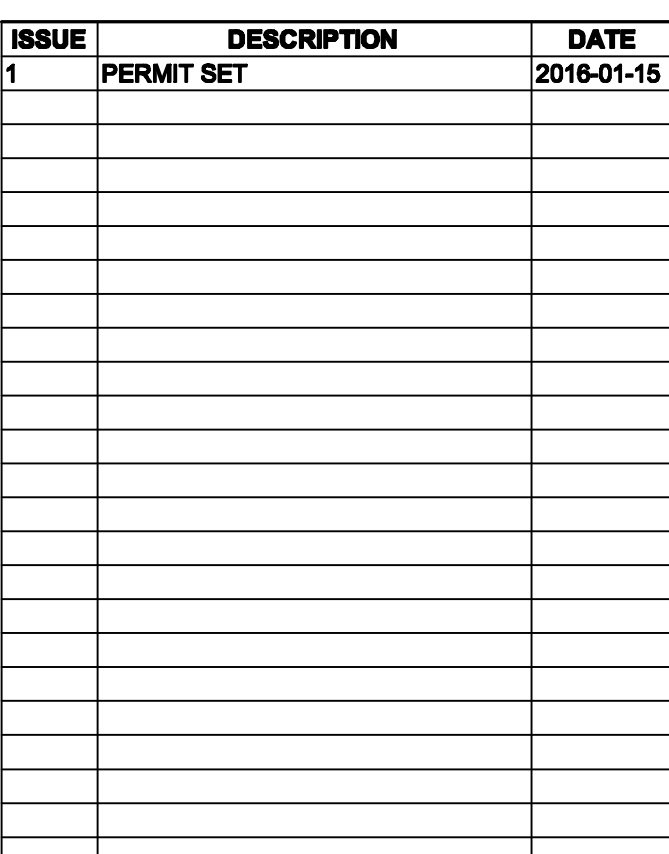
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JUNCTION SQUARE

HERNDON, VA

1200 W. SR 434
SUITE 301
LONGWOOD, FL 32750
PH: 407.636.7999
.....
PROJECT #: 15032



PROJECT NUMBER	15006
PRINT DATE	2016-01-15
SHEET TITLE	UNITS 1-6 BUILDING ELECTRICAL PLANS

SHEET NUMBER

E201

PERMIT SET

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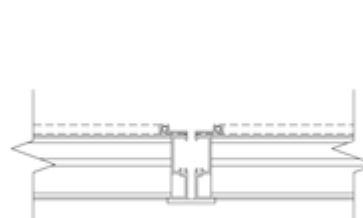
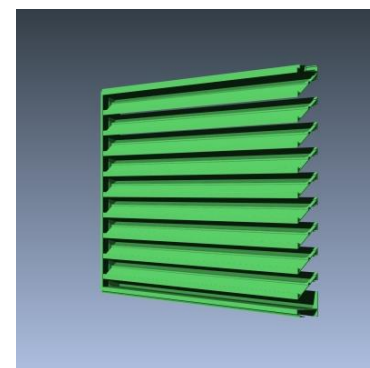
MODEL 258

STANDARD CONSTRUCTION

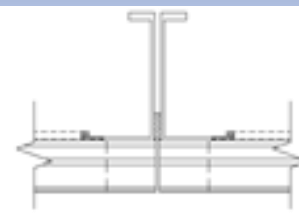
- Material: Extruded Aluminum 6063-T6
- Frame: 2" (51mm) deep, .063" (1.6mm) nominal wall thickness
- Blades: 2" (51mm) deep, .063" (1.6mm) nominal wall thickness
- Blade Spacing: 2" (51mm) on center
- Screen: 1/2" x .063" flattened expanded bird screen and/or 18 x 14 mesh charcoal insect screen.
- Finish: Mill

OPTIONAL ACCESSORIES

- Extended Sill Flashing
- Insulated and Non-insulated Blank-off Panels
- Flanged & Glazing Frames of various sizes
- Hinged Access Panels
- Sub-frames
- Visible Mullions
- Invisible Mullions for continuous blade appearance



Visible Vertical Mullion



Invisible Vertical Mullion

FINISHES

- 2 coat Fluoropolymer: Kynar® 500 / Hylar® 5000 custom colors available in 70% PVDF (AAMA 2605) or 50% PVDF (AAMA 2604) formulas.
- 3 coat Fluoropolymer: Kynar 500 / Hylar 5000 custom colors available in 70% PVDF (AAMA 2605) formulas.
- Anodic finishes: Class I and Class II in Clear, Light/Medium/Dark Bronze, Champagne, and Black.
- Prime coat
- Mill



Vertical Section



Plan View

Qty.	Size: Actual ☐ M.O. ☐		Mullion Type	No. of Sections	Notes
	Width	Height			
☐	Sill flashing:		Project:		
☐	Screen:		Location:		
☐	Finish:		Architect:		
	Color:		Representative:		
☐	Other:		Date:	Job #:	





TYPE XC
WET LOCATION EBU



AST-EU-3R-MR
WET LOCATION EMERGENCY UNIT
FINISH: WHITE
DIMENSIONS : 15" WIDTH, 6" HEIGHT



MODEL 258

SUGGESTED SPECIFICATIONS

General: Furnish and install where indicated on drawings 2" (102mm) Thinline Louver Model 258 as manufactured by Industrial Louvers, Inc., Delano, MN.

Material: Extruded aluminum frames and blades shall be one piece 6063-T6 alloy, designed to collect and drain water to the exterior at the sill by means of integral gutters in the blades and jamb frames. Frame shall have a material thickness of .063" (1.6mm). Fixed blades shall have a material thickness of .063" (1.6mm). Frames and blades shall be joined by stainless steel mechanical fastener, and frame will be caulked to prevent water penetration to interior wall construction.

Performance

- Free area (4' x 4' louver) = 9.04 sq. ft. (56.5%)
- Free area velocity at point of beginning water penetration (.01 oz/sq. ft.) = 736.2 fpm
- Pressure drop @ 1029.5 FPM velocity = .15" water
- Air volume @ 1029.5 FPM free area velocity = 9,275.80 CFM

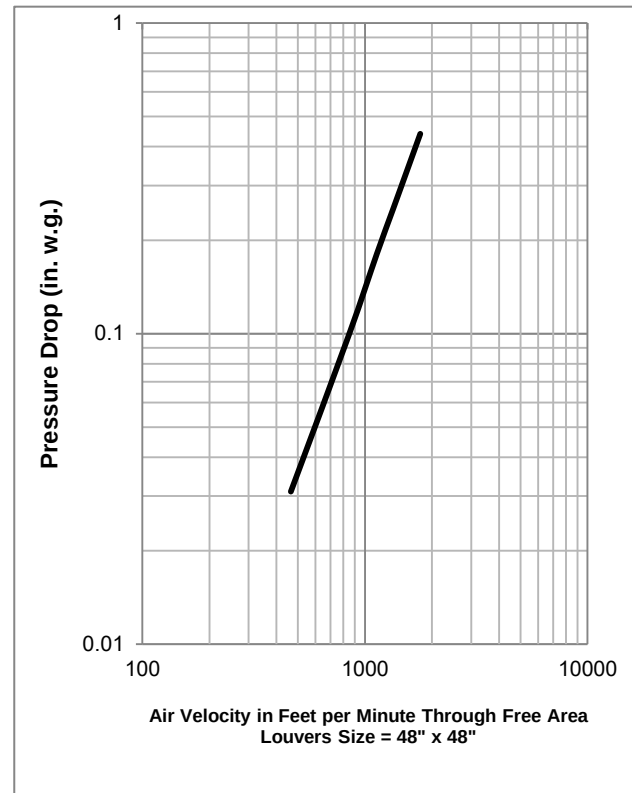
Free Area

Square Feet (Square Meters)						
Free Area AMCA Licensed for openings up to 72" x 120"						
For free area data for larger openings, contact factory.						
3048.0	0.48	1.05	1.62	2.19	2.76	3.33
120	5.13	11.28	17.43	23.58	29.73	35.88
2743.2	0.43	0.94	1.45	1.97	2.48	2.99
108	4.60	10.12	15.64	21.16	26.68	32.19
2438.4	0.38	0.83	1.29	1.74	2.19	2.65
96	4.07	8.96	13.85	18.73	23.62	28.51
2133.6	0.33	0.72	1.12	1.52	1.91	2.31
84	3.55	7.80	12.06	16.31	20.57	24.82
1828.8	0.28	0.62	0.95	1.29	1.63	1.96
72	3.02	6.64	10.27	13.89	17.51	21.13
1524	0.23	0.51	0.79	1.07	1.34	1.62
60	2.49	5.48	8.47	11.47	14.46	17.45
1219.2	0.18	0.40	0.62	0.84	1.06	1.28
48	1.97	4.32	6.68	9.04	11.40	13.76
914.4	0.13	0.29	0.45	0.62	0.78	0.94
36	1.44	3.17	4.89	6.62	8.35	10.07
609.6	0.08	0.19	0.29	0.39	0.49	0.59
24	0.91	2.01	3.10	4.20	5.29	6.39
304.8	0.04	0.08	0.12	0.16	0.21	0.25
12	0.39	0.85	1.31	1.77	2.24	2.70
H/W	304.8	609.6	914.4	1219	1524	1829
	12	24	36	48	60	72



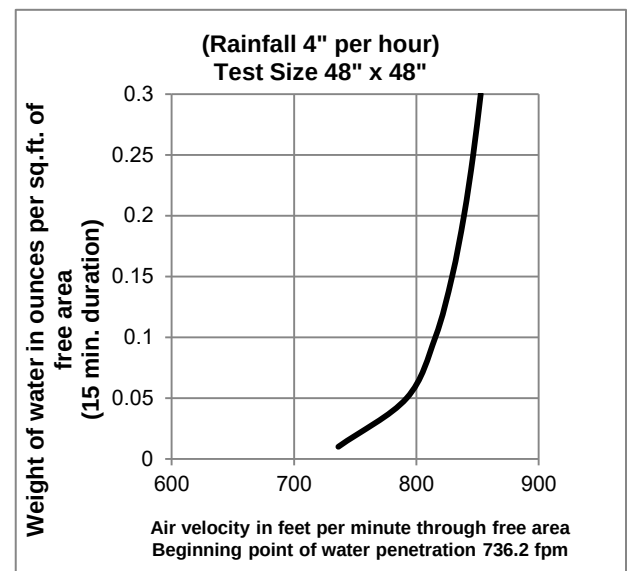
Industrial Louvers, Inc. certifies that Model 258 shown hereon is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Program. The AMCA Certified Ratings Seal applies to air performance ratings and water penetration ratings.
Hylar® and Kynar® are registered trademark of Solvay Solexix, Inc.
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Air Performance Chart



The AMCA Certified Ratings Seal applies to Air Capacities in the intake model only

Water Penetration Chart



CATALOG NO. 258

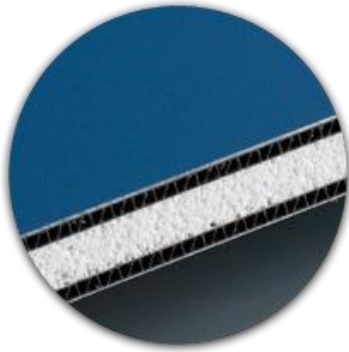
Rev: FEB 2015



www.industriallouvers.com
info@industriallouvers.com

511 South 7th Street, Delano MN 55328
Tel: +1.763.972.2981 • Fax: +1.763.972.2911

Thermolite™



Thermolite panels are constructed with an insulating foam core sandwiched between two corrugated, stabilizers and finished aluminum sheets.

Available in smooth or stucco-embossed finishes in a variety of durable colors, Thermolite panels add a highly decorative and durable surface with excellent insulating properties.

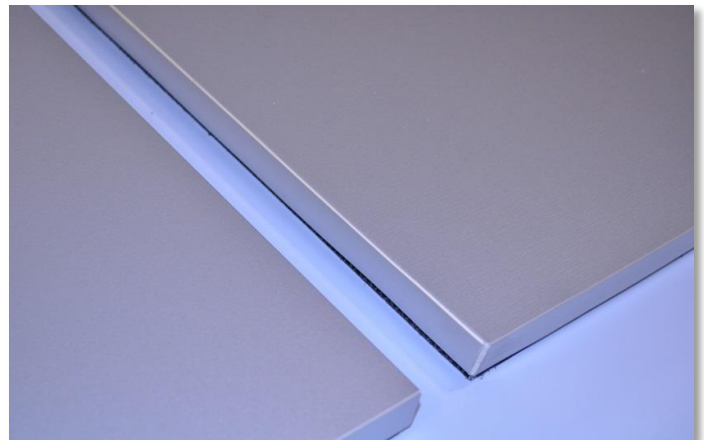
Thermolite panels are lightweight, easy to handle, and quick to install. This is the perfect solution for fitting into 1-inch insulating glass curtain walls and storefront extruded molding systems. Panels can be fabricated on-site using standard carpentry tools or factory-cut to meet your exact specifications.



Recommended Applications:

- Curtain walls
- Opaque glazing
- Storefronts
- In-fill panels
- Schools
- Spandrels
- Soffits
- Partitions
- Sunrooms

The photos below show one of our panned edge panels. These panels are required in installations where insulated panels must be butt-glazed. The metal wrapped edges provide metal to metal adhesion for proper sealing.



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.



STAFF REPORT

Heritage Preservation Review Board

March 6, 2019

Title:

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF AN ADDITION TO AN EXISTING STRUCTURE, HPRB #19-08.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider a Certificate of Appropriateness for additions to and several alterations of the single-family residential structure located at 641 Nash Street, Herndon (Attachment #1).

Location Factors:

Applicant/Owner:	Francis Kenney, Jr.
Location:	641 Nash Street
Tax Map Reference:	0162-02-0139
Zoning of Site:	R-10, Residential Single Family
Building Status:	Contributing
Year Built:	circa 1890
Adjacent Zoning & Structure Status:	North: R-10, Residential Single Family; Contributing South: R-10, Residential Single Family; Contributing East: R-10, Residential Single Family; Non-Contributing West: R-10, Residential Single Family; Non-Contributing

Description:

The project as proposed would add substantial two-story additions to the sides and rear of the existing contributing house and wholly change all existing exterior

materials and many existing fenestrations of the house, such as window and door openings and chimney(s).

Additions

The principal two-story addition would be attached to the east side of the existing house. This addition would be approximately 21' wide and 31' long and include a wide side gable roof form with various slopes and front cross gable form. Its primary cladding materials include horizontal cementitious lap siding, architectural shingles on the primary roof, standing seam metal on the cross gable roof, wood trim, and a dry stack stone veneer wainscot along the base approximately 2.5' above the ground. It would have several single and paired double hung windows on each elevation and doors on the south (rear) and east (side) elevation.

Another two-story addition, approximately 8' wide by 23' long would be built attached to the south (rear) elevation of the existing house. This addition would have a shed roof covered in standing seam metal and its principal cladding material appears to be cementitious board and batten. The façade of this addition is characterized by several single and double hung windows to match the other addition, a set of double full-light doors centered on the first floor and the same dry stack stone veneer as the other addition.

All of the window and door openings on the principal addition and the first floor window and door openings on the smaller addition are covered by contemporary metal awnings secured by large diagonal bracing.

Alterations

Staff is uncertain of the full extent of the alterations but believes the following list should include most:

1. Replacement of the asbestos siding with cementitious lap siding.
2. Replacement of all existing trim.
3. Removal of the entire existing roofs, inclusion of the existing stamped metal shingles and replacement with new roofs covered with architectural shingles.
4. Removal of both brick chimneys.
5. Addition of an attic vent.
6. Addition of a new chimney with a stone finish.
7. Addition of the dry stack stone wainscot-type base.
8. Removal of standing seam metal of existing porch.
9. Changing (moving, covering, altering and creating new) most window openings on all elevations.
10. Adding two-story bay windows on the front elevation and side elevation, covered with a shed standing seam metal roof and clad in vertical siding with three double hung windows on each floor.
11. Removing and rebuilding the existing porch with a new design to include decorative brackets, replacing turned posts with square posts and replacing the lattice with the dry stack stone veneer.

12. Addition of a wrap-around porch to match the design of the altered existing porch.
13. Removing the existing shutters.
14. Replacing all existing windows and doors.
15. Adding contemporary metal awning over second floor windows on front elevation.
16. Changing the slope of the existing rear gable roof.

Demolitions and Relocation

This project would require substantial demolition of the existing house and relocation of an existing contributing shed. The largest impacts would be the complete removal of the existing two story and one story rear 1960s additions, but the historic portions of the existing house are also indicated to require substantial demolition. Clarity from the applicant will be sought to better understand the extent of the proposed demolition.

Please see Attachments #3, #4, #5, and #6 for more information.

Background Information

The primary dwelling structure has an original L-shaped floor plan with three bays constructed in three initial phases and possess features of a Vernacular, Folk Victorian architecture. A rear addition and concrete porch patio that appeared prior to 1987, presumably in the 1960's, is most prominent on the existing rear elevation. The exterior cladding, asbestos siding, likely appeared within the same timeframes of the construction of the rear two-story addition.

The applicant has documented substantive structural issues with the foundation, likely settling that has impact both other structural members and interior finish materials within the house. Stabilization of portions of the foundation will be required as a component of this project. This residential structure is classified as a Contributing structure to the Town's Heritage Preservation Overlay District (Attachment #7).

Staff Recommendation:

Staff recommends a continuance of HPRB #19-08 to the April 2019 HPRB Work Session and Public Hearing to provide the applicant, staff and Board additional time to address the issues raised in the staff analysis.

If the applicant is able to submit revised materials addressing the issues outlined in the staff analysis prior to March 13, 2019; staff may be able to provide a recommendation for a legislative action by the HPRB at its April 2019 public hearing.

Staff Analysis

1. The Town of Herndon Heritage Preservation Handbook offers applicable design guidance for additions in Chapter 7 New Construction Guidelines: New Residential Construction and Additions on pages 54–55. Guideline 2, in this section, states that new additions should “limit the size of the addition so it does not visually over-power the existing building”. Based on the evaluation of this Chapter, staff finds that the proposed addition is proposing a 50% - 60% increase in the footprint of the existing residential structure. The addition also appears to envelope the original/existing architecture of the residential structure as seen today. Mass is also increased with the proposed design by continuing the awkward two-story bay window features and the irregular or Dutch gable roof forms. This is particularly emphasized on the side (east) elevation. Staff acknowledges the need for homeowners to increase living space in historic houses and specific to this case, supports the proposed addition’s rear location and attempt to limit expansion above and beyond the existing roof line and wall planes, which is very prominent on the east elevation. However, as expressed above, the addition does greatly increase the mass of the house, especially volume added on every elevation. Generally, mass and scale are very important design characteristics that should be closely evaluated in relation to the house, in relation to the adjacent houses in the district and the surrounding neighborhood.
2. Chapter 7 New Construction Guidelines: New Residential Construction and Additions, Design Guidelines 4 and 5 state that “new work should be differentiated from the old and should compatible with massing, size, scale and architectural features,” and that “a new addition should not be an exact copy of the design of the historic building”. Further Design Guideline 6 states that “the new design should not use the same wall plane, roof line, cornice height and materials that make the addition appear original to the historic building. Based on the submitted materials, it appears the applicant has begun to address this guidance; however, more information is required before staff is able to verify to what degree adherence is met in this regard. The wall planes, as proposed, break between the addition and existing structure; however, the design also covers significant portions of the original architecture that make the new and the old virtually indistinguishable. The intent seems to match some exterior materials in design and materials such as the roof forms and use of metal; and match some exterior materials in design only such as the windows and siding. Other exterior materials, as proposed, do not seem to match including the use of a stone wainscot, the use of asphalt shingles on the main roof while using metal on others, and the use of paired/composite windows versus the single windows found throughout the existing structure. In several instances it’s unclear to what degree the materials between the addition and the existing structure may match or differ. To understand this, the following information is required:
 - Profile reveal and dimensions of the vertically oriented siding;

- Profile and dimensions of the existing corner, rake, and window trim boards;
- The design and material of the existing windows and numbers of windows to be replaced;
- The rationale for using three different roof materials, one of which may not have appeared on this structure in the past; and
- The width and seam dimension and method(s) of crimping the seams of the standing seam metal roof.

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

- Materials, dimensions, design of the porch including posts, fascia, and any visible framing supports;
- Clarification on material, dimensions and design of the awning supports
- The material of the roof fascia and soffit; and
- clarification on the type and size of downspouts.

The Board should focus its initial discussion broadly on whether the new addition appears differentiated enough to meet the Handbook guidelines, or if the existing architecture of the original structure, as we see it today, is lost due to the application of new design features on every elevation. The potential design solutions to consider that address concerns regarding replication of style and clear distinction between the historic portions of the house and the later addition(s) are: (1) using a siding dimension that more greatly diverges on the existing walls versus the addition and (2) considering whether the bay window features and new porch design overpower the north and west elevations. With additional information provided by the applicant, staff will be able to further evaluate and provide recommendations regarding compatibility and differentiation of the original architecture and the new.

As proposed, this design is a completely new architectural style marked by contemporary forms, and some details (ex. Craftsman style door) that change the original farmhouse Victorian style of the house.

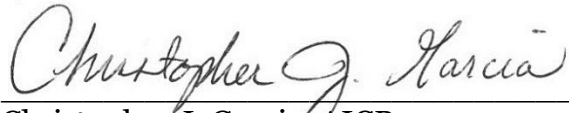
3. Chapters 10 Rehabilitation Guidelines: Residential Rehabilitation Guidelines, Chapter 11 Rehabilitation Guidelines: Roof Area and Chapter 13 Rehabilitation Guidelines: Windows, among others, need to be consulted by the applicant. In several cases, the original architecture is proposed to be altered significantly to include, but not limited to:
 - Introduction of stone veneer on all elevations;
 - Designing and placing awnings where none historically ever existed nor are a feature of the original architectural style;
 - Altering/changing window openings or eliminating them altogether;
 - introducing paired/composite/twin windows where they never previously existed;

- Creating complex roof forms where less complex roof forms currently exist;
 - Introducing roof materials not previously found on the structure; and
 - Introducing a very modern window and door types.
4. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #8). Based on the need for additional information, staff is unable to evaluate this case based on that criteria. Staff recommends further Board discussion of whether the design criteria for Section 78-60.3(f) (1) a., b., j. and k. have been met with the submitted application.
 5. The submitted drawings indicate that the addition will be 745 square feet. Staff's calculation of the addition's total size, including the new porch extending beyond the elevation, exceeds 750 square feet. The applicant will need to verify more clearly with graphics and dimensions, as to the size of the addition and how their 745 square foot addition figure was calculated. If it exceeds 750 square feet, a Single Lot Development Plan will be required and this application for a COA would need to be withdrawn until the plan is approved.
 6. The possibility of substantial demolition of the existing house along with the loss in historic fabric and integrity may necessitate the need to document the house per the HABS guidelines. However, Clarification on exactly what alterations are occurring to the existing house should be made before this condition is considered. In better understanding the impact to the historic portions of the house, details such as whether the existing siding is underneath the asbestos siding should be discussed. Documentation should be done prior to the relocation of the shed in case the shed is damaged in the move.
 7. A number of sample materials must be submitted for evaluation, including the dry stack stone veneer and asphalt shingles. Clarification on the proposed window specification is also necessary; it is uncertain what material the windows are and how the light division is handled.

Attachments:

1. Vicinity Map
2. Aerial Image
3. Applicant Letter / Narrative
4. Site Photos and Existing Conditions
5. Building Elevations, and Details
6. Building Materials and Product Information Sheets
7. 1987 Historic District Survey Form
8. Town's Zoning Ordinance, Section 78-60.3. (f)

Staff:

A handwritten signature in black ink that reads "Christopher J. Garcia". The signature is written in a cursive style with a large initial 'C'.

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

A handwritten signature in blue ink that reads "Bryce Andrew Perry". The signature is written in a cursive style with a large initial 'B'.

Bryce Andrew Perry
Deputy Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map
Viewer



**SITE LOCATION – AERIAL
PHOTO**



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



Heritage Preservation Review Board

Narrative

**For:
Caitlin and Frank Kenney**

**641 Nash St.
Herndon, VA 20170**

Map # 0162-02-0139

04 Feb 2019

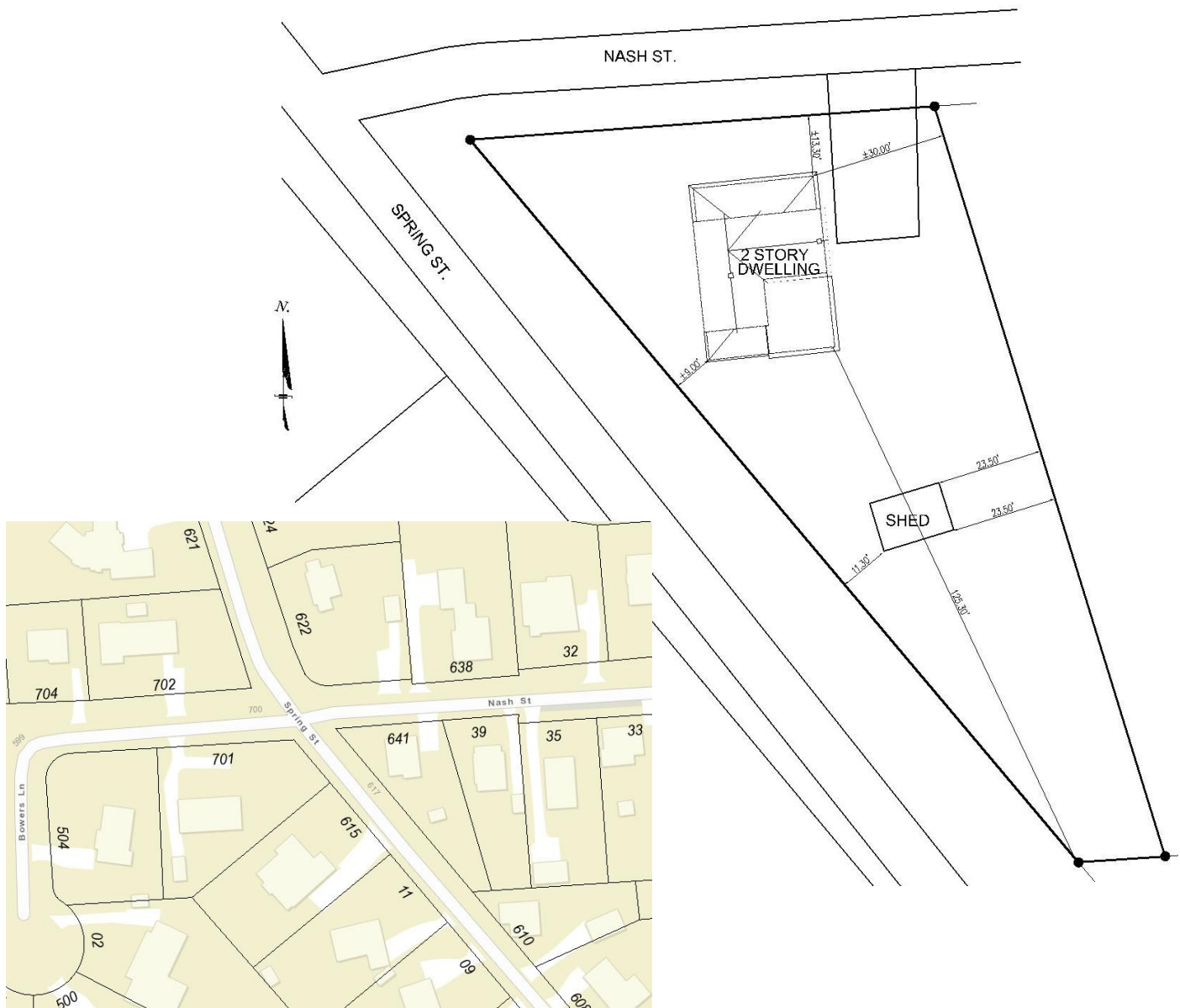
Heritage Preservation Review Board Narrative
641 Nash St. Herndon, VA 20170
Map # 0162-02-0139

1) Background of existing house :

a) Existing Site:

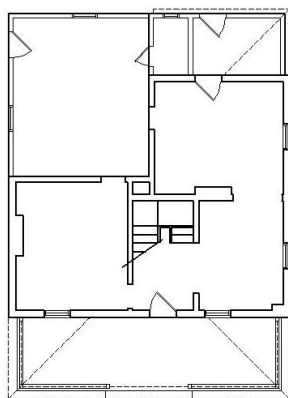
i) Zoning: R-10

- (1) Existing Front Yard Setback: +/- 13.30'
- (2) Existing East Side Yard Setback: +/- 30.00'
- (3) Existing West Side Yard Setback: +/- 9.00'
- (4) Existing Rear Yard Setback: +/- 125.30'

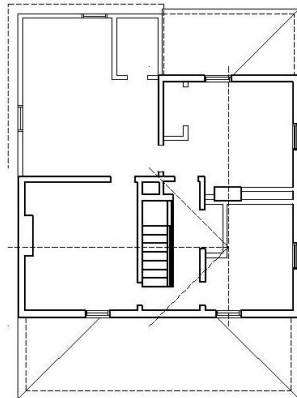


Heritage Preservation Review Board Narrative
641 Nash St. Herndon, VA 20170
Map # 0162-02-0139

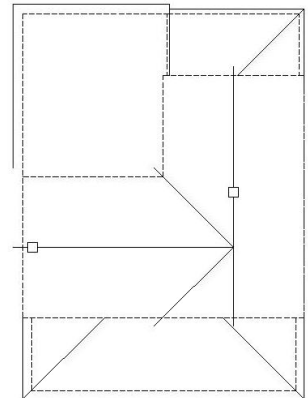
- b) 641 Nash Street was originally constructed in approximately 1900, and has a multitude of additions and modifications in the years.



EXISTING FIRST FLOOR

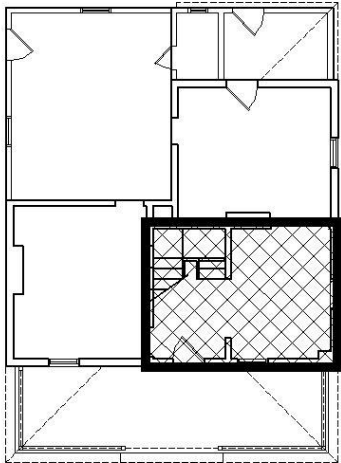


EXISTING SECOND FLOOR



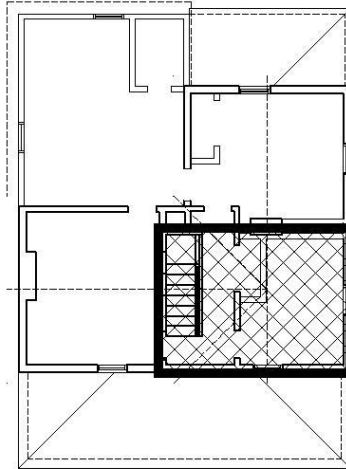
EXISTING ROOF

- i) The first phase of the home's construction consisted of a rectangle two-story structure of 400 SQFT. The first phase of the home is only visible while in the crawl space and attic.



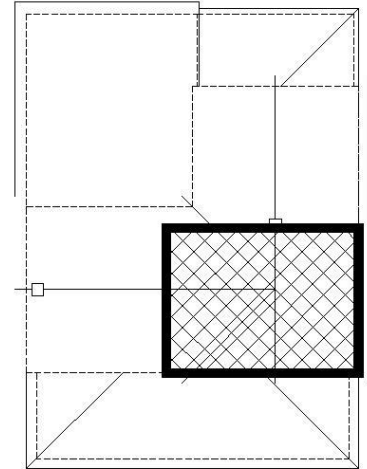
EXISTING FIRST FLOOR

PHASE 1



EXISTING SECOND FLOOR

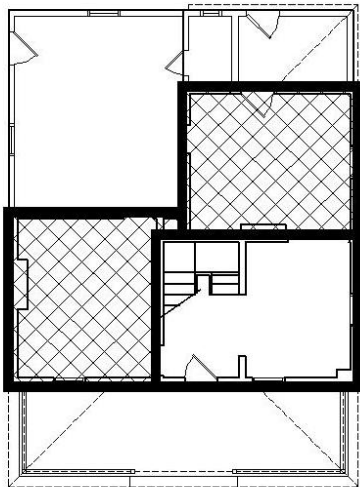
PHASE 1



EXISTING ROOF

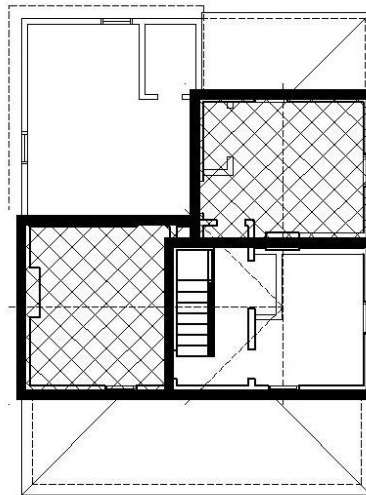
PHASE 1

- ii) The second phase of the construction of this house consisted of two additions. These additions consisted of one at 344 SQFT and the other at 340 SQFT. There is not a clear determination of what year or years these additions took place.



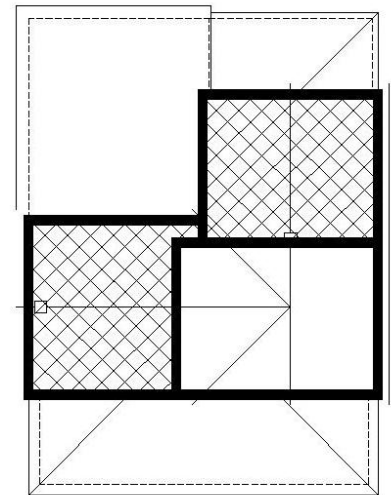
EXISTING FIRST FLOOR

PHASE 2



EXISTING SECOND FLOOR

PHASE 2

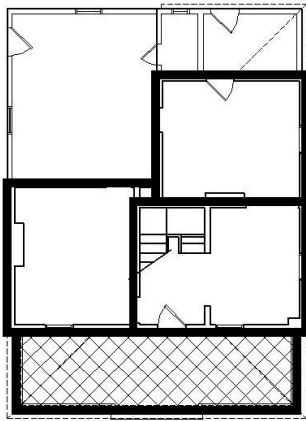


EXISTING ROOF

PHASE 2

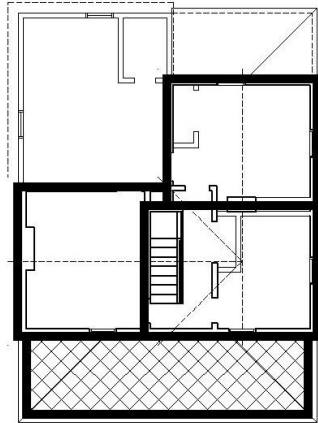
Heritage Preservation Review Board Narrative
641 Nash St. Herndon, VA 20170
Map # 0162-02-0139

- iii) The third phase of the construction of this house consisted of a front porch addition. There is not a clear determination of what year this addition took place. The porch had been replaced multiple times from its original construction.



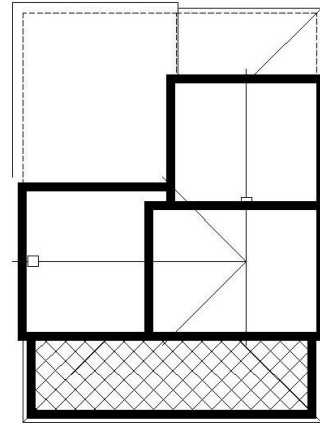
EXISTING FIRST FLOOR

PHASE 3



EXISTING SECOND FLOOR

PHASE 3

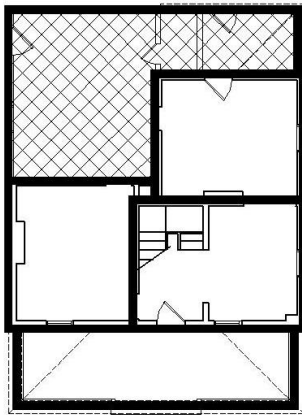


EXISTING ROOF

PHASE 3

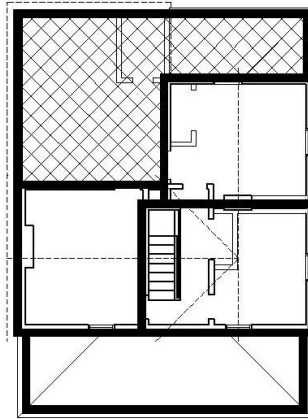


- iv) The fourth phase of the construction of this house consisted of a two-story addition w/ a flat roof and a 1-story laundry room. Fairfax County record indicates that the addition was constructed in 1964.



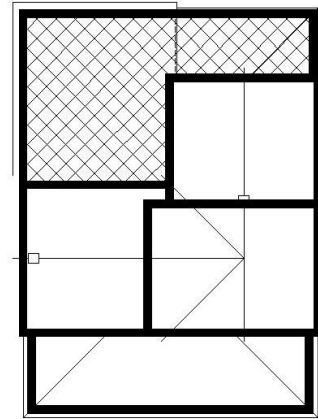
EXISTING FIRST FLOOR

PHASE 4



EXISTING SECOND FLOOR

PHASE 4



EXISTING ROOF

PHASE 4



2) Existing Material:

- a) Existing Siding: In 1964 the siding was replaced with an asbestos shingle.
- b) Existing Windows: The Phase 1 and 2 portions of the house have 4 panel single pane windows
- c) Existing Roof: The existing roof is a stamped metal roof that was originally black and was painted multiple times over the years.
- d) Original Exterior Trim: Was removed in 1964.

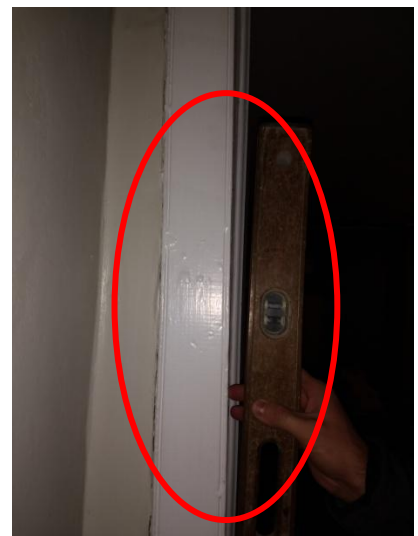
3) Structural analysis of existing house:

- a) **Foundation:** The foundation to the original house (Phase 1 & 2) is constructed of fieldstone, with only a minimal amount of mortar remaining. Evidence of current failure in the west wall of the foundation. It appears that there is root intrusion from the tree next to the west side elevation due to a shallow foundation/ footing.



b) Joists:

- i) The first floor joists for the house are running from east to west on the first floor. There is evidence that there is structural settling at the eastern connection between the Phase 1 and phase 2 constructions.



- ii) The second floor joists appear that the stair opening on the second floor was not framed properly, and that the floor joist on the second floor are running in an east-west direction. As such the landing at the top of second floor stairs has deflected a substantial amount. The picture to the right shows the amount of deflection (1.5" over 4'). The movement in the joist keeps causing the floor tile to crack.



Lines Depict locations of cracks



- iii) Chimneys: both chimneys are none operational. There are obvious missing bricks and missing mortar joints.



- iv) Roof: The roof structure is constructed of 2"x4"'s with no ridge board and no collar ties at a spacing of 24" oc. There is evidence that roof has begun to deflect in the middle.



- v) Front Porch: The existing porch is not resting on a footing, as such, the porch is sinking and in danger of pulling away from the house.



Heritage Preservation Review Board Narrative
641 Nash St. Herndon, VA 20170
Map # 0162-02-0139

4) Proposed Action:

a) Restoration:

- i) Restoration of the existing foundation; will involve structural repairs and reinforcement to the existing foundation walls. The original fieldstone foundation will require additional supports to ensure that the load can be transferred to a solid footing. The foundation walls that were built in phase three additions would be removed and rebuilt in the new configuration.
- ii) Restoration of the existing joists; due to the settling of the existing foundation and the lack structurally correct original construction (with the failing box beam around the stair opening), the original joist will have to be repaired or replaced. These repairs will be accomplished in a way in order to keep the existing facade on Nash and Spring ST.
- iii) Restoration of the existing roof; the existing roof system is in a failing status and need to be replaced while keeping the original pitch and roof line to match the original house.
- iv) Restoration of the existing front porch; the front porch is structurally failing and would need to be reconstructed to current code standards. The pitch on the replacement-covered porch would match those original slopes.

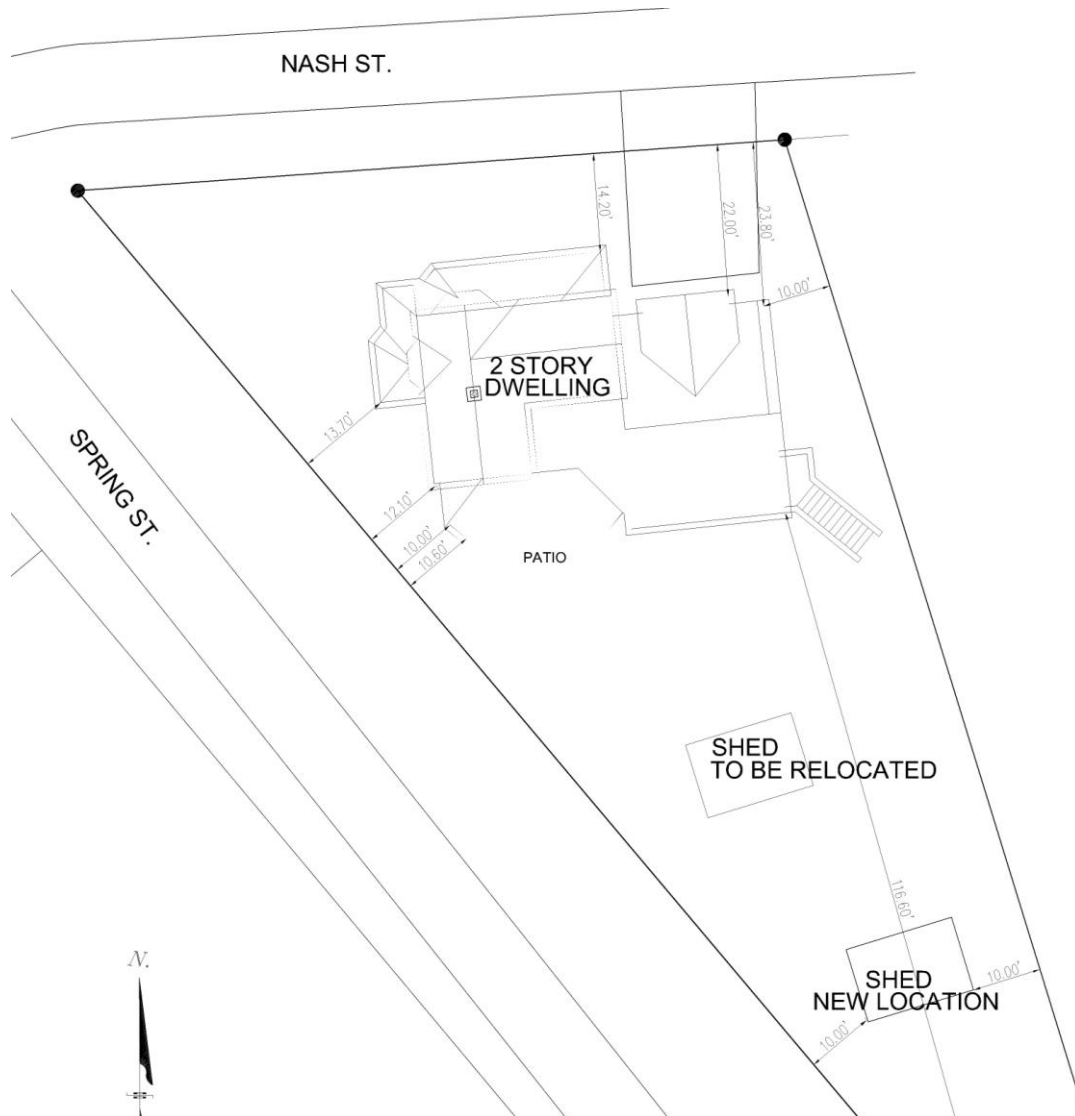
b) Addition:

- i) The proposed addition will be 745 SQFT beyond the footprint of the original house.
- ii) Proposed addition setbacks:

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	-	745 SQFT

Heritage Preservation Review Board Narrative
641 Nash St. Herndon, VA 20170
Map # 0162-02-0139

iii) Proposed site conditions:



Heritage Preservation Review Board Narrative
641 Nash St. Herndon, VA 20170
Map # 0162-02-0139

- iv) 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: Timberline HD Charcoal Lifetime Architectural Shingles, Color/Finish: Charcoal
 - (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

v) Front Elevation



vi) West Elevation



vii) East Elevation



viii) Rear Elevation





Front



Front Street View



East Side/ Left Side

Back Left Corner





Back Left Corner



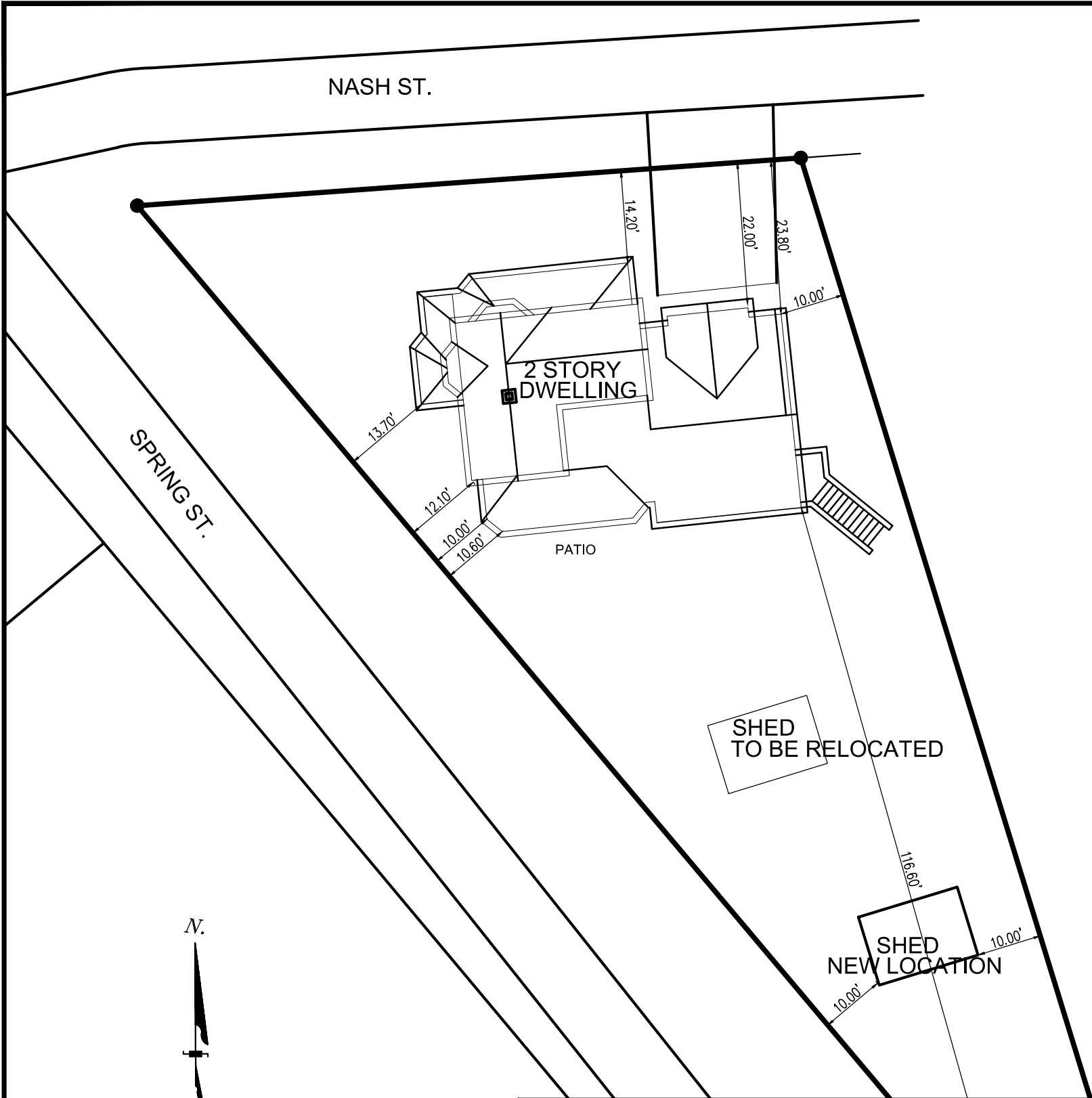
Rear Porch



Rear North Side



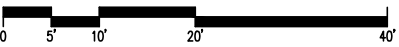
West Side/ Right Side



SITE DATA NOTES:		STRUCTURAL DESIGN LOADS	
1. OWNER: CAITLIN AND FRANK KENNEY 41 NASH ST HERNDON VA 20170 5111		DESIGN LOADS	
2. CODE: R-10		FLOOR LIVE LOAD:	40 psf
3. PROPOSED PROJECT USE: TO PROVIDE A 745 SQFT ADDITION AND RENOVATE EXISTING HOUSE MAKING STRUCTURAL REPAIRS		SNOW LOADING	
4. TAX MAP / PIN NO.		GROUNDED SNOW LOAD:	50 psf
SECTION 0102 BLOCK 02 LOT 0139		WIND LOADING	
5. WATER/ SEWER: MUNICIPAL WATER AND SEWER		BASIC WIND SPEED:	110 mph
6. COORDINATING REQUIREMENTS		WIND EXPOSURE CATEGORY:	I
		SEISMIC DESIGN	
		SEISMIC DESIGN CATEGORY:	D1
		SITE CLASS:	D
		SEISMIC USE GROUP:	I
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.	110.0 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	--	745 SQFT

SITE CONDITION

SCALE: 1" = 20'



ADDITION FOR:
CAITLIN AND FRANK KENNEY
641 NASH ST HERNDON VA 20170 5111
TAX MAP/PIN# 0162-02-0139

SITE CONDITIONS

ISSUANCE
FOR DS REVIEW
02DEC2018
09DEC2018
28DEC2018
08JAN2019

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

-100A



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.

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- (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



19651 OLYMPIC CLUB CT
ASHBURN VA, 20147
JOENYWWWBYFANCO.COM
845-519-5264

ADDITION FOR:
CAITLIN AND FRANK
KENNEY

641 NASH ST
HERNDON VA 20170-5111
TAX MAP PIN# 0162020139

ELEVATIONS

ISSUED
FOR 16198 01-14-2019

SCALE
AS NOTED

DRAWN BY
JF

PROJECT CO.
2018-11-01

A-201

A-202

ROOF SHINGLES: SEE NOTE 5
NEW SLOPED ROOF PROJECTION: SEE NOTE 6

TOP OF PLATE
ELEVATION: 17'-3 1/2"

ROOF SHINGLES: SEE NOTE 5
6" GUTTERS AND DOWN SPOUTS: SEE NOTE 10
6" CORNER TRIM: SEE NOTE 2
VERTICAL SIDING: SEE NOTE 1

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 2
NEW FOUNDATION FOR ADDITION WITH STONE VANNER: SEE NOTE 4

TOP OF FLOOR
ELEVATION: 0"



NEW STONE CHIMNEY: SEE NOTE 4
EXISTING ROOF, TO BE STRUCTURALLY REPAIRED
ROOF SHINGLES: SEE NOTE 5
6" FASCIA: SEE NOTE 2
HORIZONTAL SIDING: SEE NOTE 1
NEW SLOPED ROOF PROJECTION: SEE NOTE 6
VERTICAL SIDING: SEE NOTE 1
6" GUTTERS: SEE NOTE 10
ANDERSON WINDOWS TO MATCH STYLE OF EXISTING: SEE NOTE 8

NEW SLOPED ROOF PROJECTION: SEE NOTE 6
NEW PROJECTION ADDITION
6" CORNER TRIM: SEE NOTE 2
WINDOW TRIM: SEE NOTE 3
PORCH ADDITION
REUSE OF EXISTING STAMPED METAL ROOF SHINGLES: SEE NOTE 7

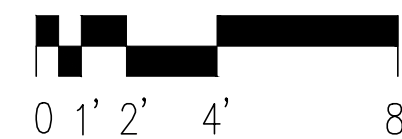
NEW EXTERIOR LIGHTS

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

17'-3 1/2"
8'-4"
6'-3 1/2"

FRONT ELEVATION

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



NEW STONE CHIMNEY: SEE NOTE 4
EXISTING ROOF, TO BE STRUCTURALLY REPAIRED
ROOF SHINGLES: SEE NOTE 5
6" FASCIA: SEE NOTE 2

NEW SLOPED ROOF PROJECTION: SEE NOTE 6
VERTICAL SIDING: SEE NOTE 1
6" GUTTERS: SEE NOTE 10
ANDERSON WINDOWS TO MATCH STYLE OF EXISTING: SEE NOTE 8

TOP OF PLATE
ELEVATION: 17'-3 1/2"

NEW PROJECTION ADDITION
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 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

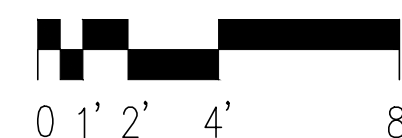
6" CORNER TRIM: SEE NOTE 2
VERTICAL SIDING: SEE NOTE 1

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.

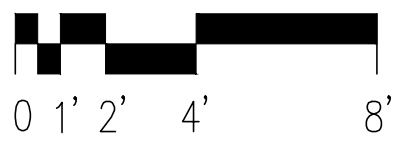
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- (10) Gutters - Silver metal gutters

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	
ELEVATIONS	
ISSUED FOR 1978	01-14-2019
SCALE AS NOTED	A-601
DRAWN BY JF	
PROJECT NO. 2018-11-01	



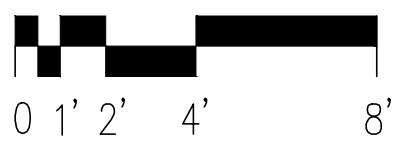
REAR ELEVATION

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

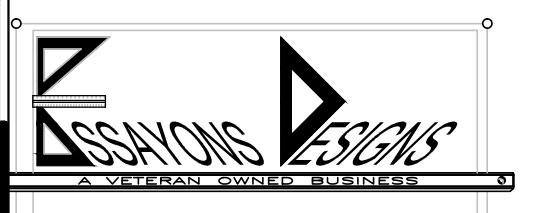


SIDE ELEVATION

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

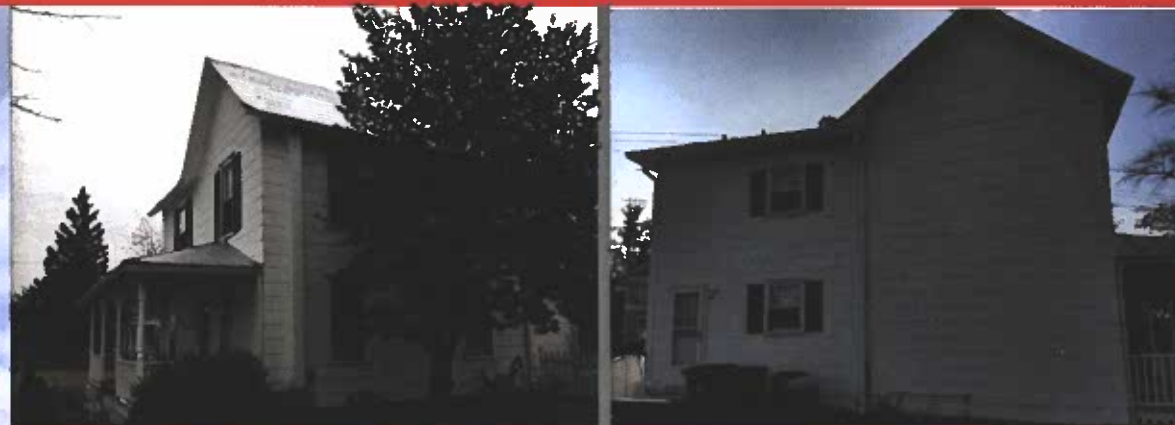


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 19651 OLYMPIC CLUB CT ASHBURN VA, 20147 JOENYWWWBYFANCO.COM 845-519-5264	
ADDITION FOR: CAITLIN AND FRANK KENNEY	
641 NASH ST HERNDON VA 20170-5111 TAX MAP PIN# 0162020139	
ELEVATIONS	
ISSUED FOR 1978	01-14-2019
SCALE AS NOTED	A-601
DRAWN BY JF	
PROJECT NO. 2018-11-01	



WEST ELEVATION



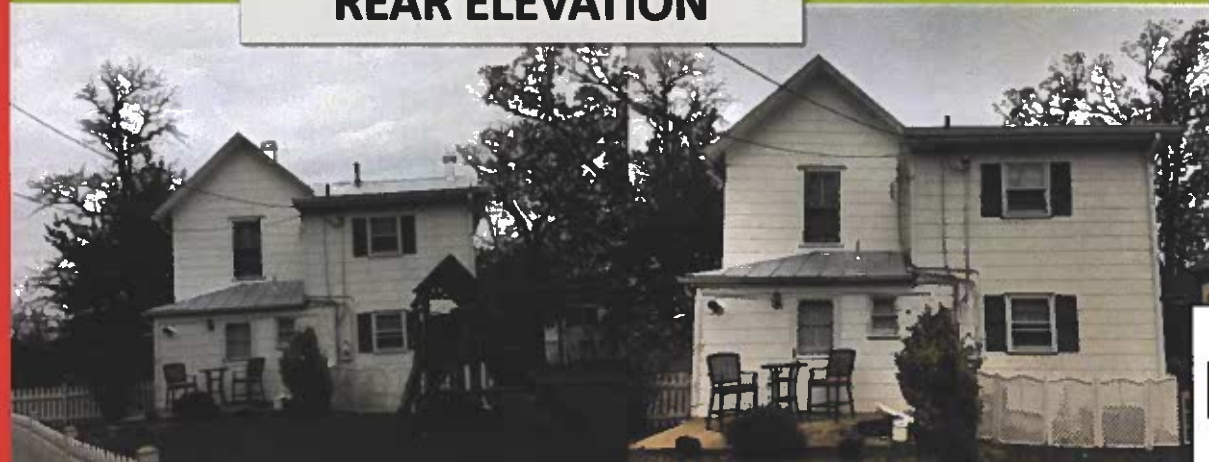
Caitlin and Frank Kenney
641 Nash St.
Herndon, VA 20170



EAST ELEVATION



REAR ELEVATION



Materials: The intent is to use the pre-approved color pallet.

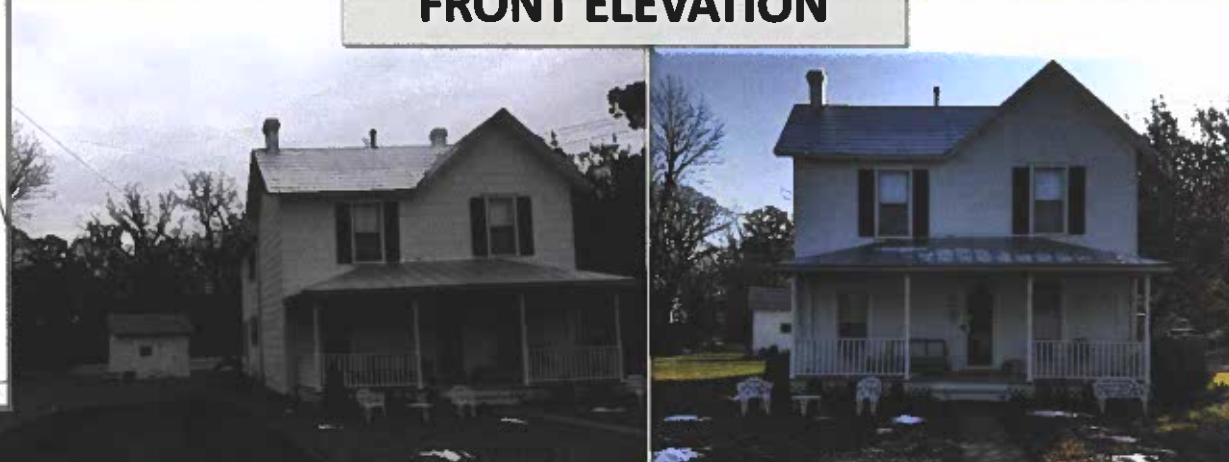
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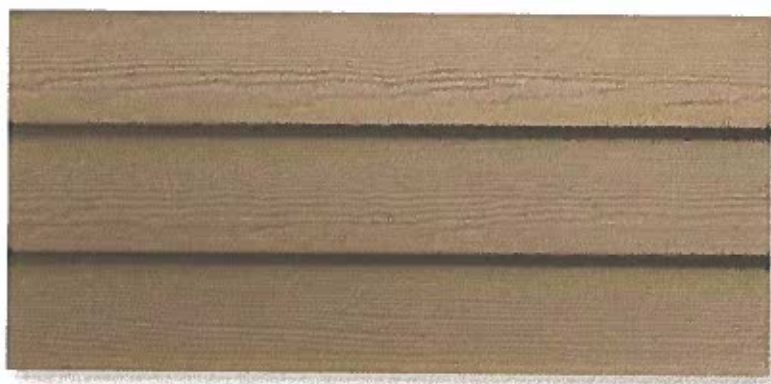


ESSAYONS
 19651 OLYMPIC CLUB CT
 ASHBURN, VA 20147
 P 845-519-5264
 E-mail: JOE@ESSAYONS.COM
 A VETERAN OWNED
 BUSINESS



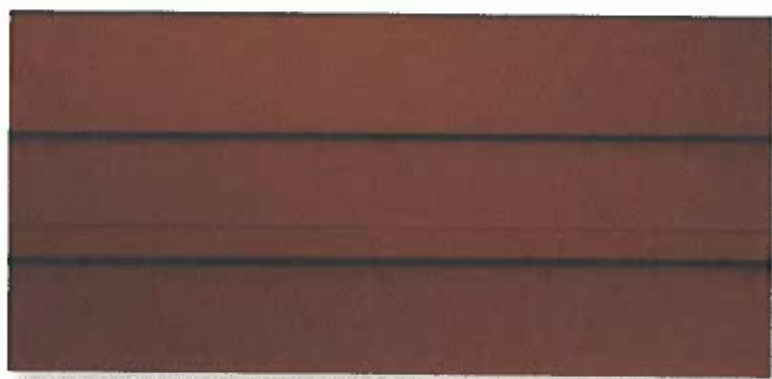
FRONT ELEVATION





SELECT CEDARMILL®

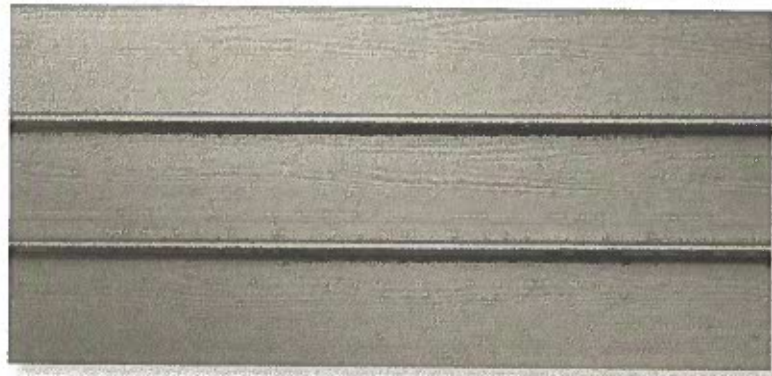
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Length	12 ft. planks			
Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3



SMOOTH

Countrylane Red

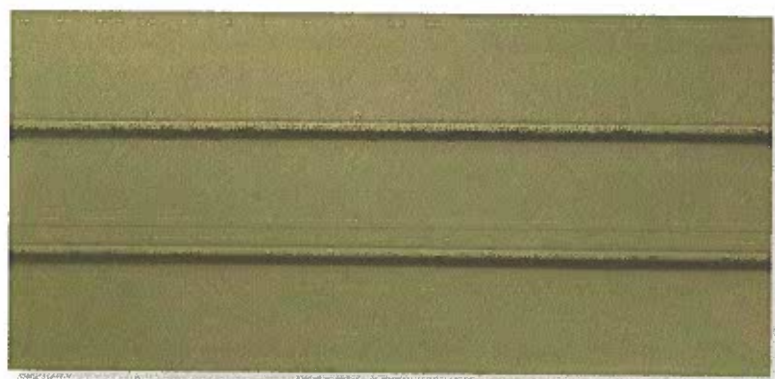
Thickness	5/16 in.			
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Width	5.25 in.	6.25 in.	7.25 in.	8.25 in.
Exposure	4 in.	5 in.	6 in.	7 in.
ColorPlus Pcs./Pallet	324	280	252	210
Prime Pcs./Pallet	360	308	252	230
Pcs./Sq.	25.0	20.0	16.7	14.3



BEADED CEDARMILL**

Light Mist

Thickness	5/16 in.			
Length	12 ft. planks			
Width	8.25 in.			
Exposure	7 in.			
ColorPlus Pcs./Pallet	210			
Prime Pcs./Pallet	240			
Pcs./Sq.	14.3			



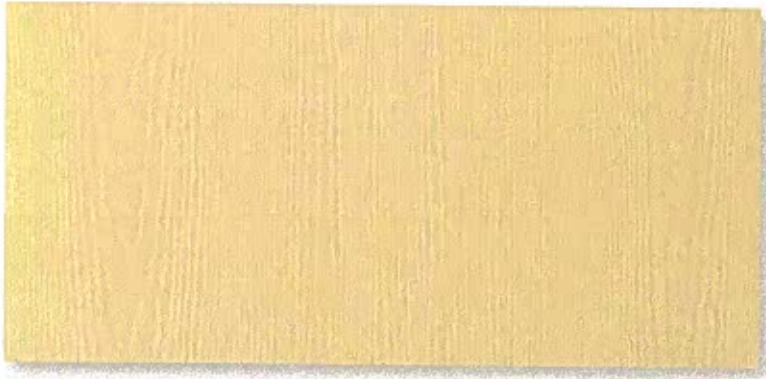
BEADED SMOOTH*

Heathered Moss

Thickness	5/16 in.			
Length	12 ft. planks			
Width	8.25 in.			
Exposure	7 in.			
ColorPlus Pcs./Pallet	210			
Prime Pcs./Pallet	240			
Pcs./Sq.	14.3			

*Beaded CedarMill® and Beaded Smooth are available exclusively with ColorPlus Technology in Pittsburgh, Philadelphia and New England districts.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardiepros.com



SELECT CEDARMILL®

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



SMOOTH

Evening Blue

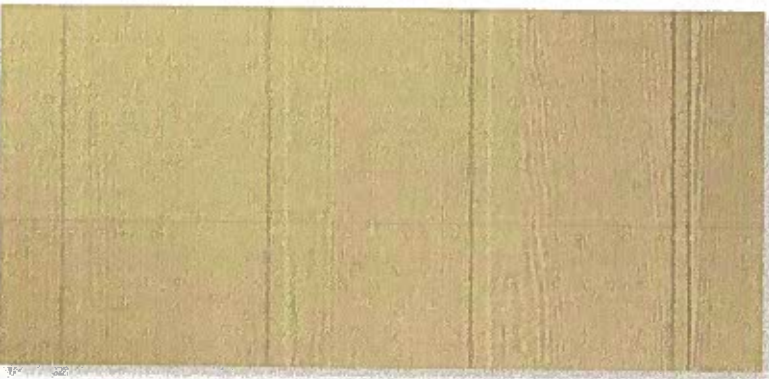
Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



STUCCO

Navajo Beige

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5



SIERRA 8

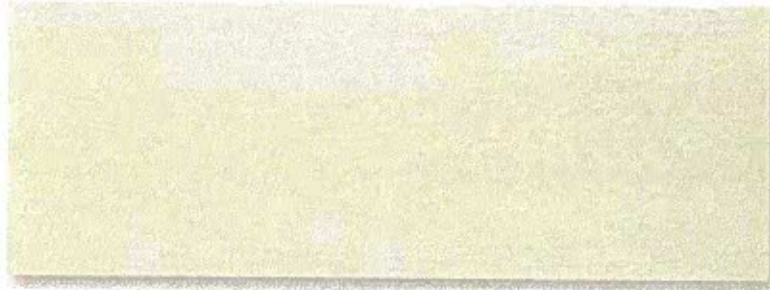
Not available with ColorPlus Technology

Thickness	5/16 in.		
Size	4 ft. x 8 ft.	4 ft. x 9 ft.*	4 ft. x 10 ft.
Pcs./Pallet	50	50	50
Pcs./Sq.	3.2	2.8	2.5

*4 ft. x 9 ft. HardiePanel vertical siding only available primed and exclusively in DC/Baltimore and Virginia districts.

Products are available primed or with ColorPlus Technology finishes. For more details, visit jameshardiepros.com

HARDIETRIM® BOARDS



4/4 NT3® SMOOTH

Arctic White

Thickness	.75 in.				
Length	12 ft. boards				
Width	3.5 in.	5.5 in.	7.25 in.	9.25 in.	11.25 in.
Pcs./Pallet	312	208	156	104	104



5/4 NT3® SMOOTH

Arctic White

Thickness	1 in.				
Length	12 ft. boards				
Width	3.5 in.	4.5 in.	5.5 in.	7.25 in.	9.25 in. 11.25 in.
Pcs./Pallet	240	200	160	120	80 80



CROWN MOULDING

Arctic White

Thickness	.75 in.	
Length	12 ft. boards	
Width	3.25 in.	5.25 in.
Pcs./Pallet	50	48

HARDIETRIM® BATTEN BOARDS



RUSTIC GRAIN®

Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437



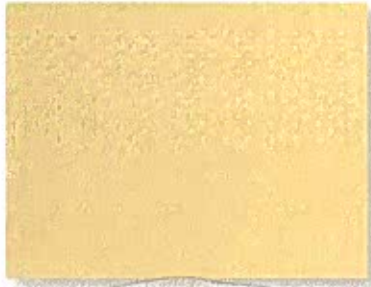
SMOOTH

Arctic White

Thickness	.75 in.
Length	12 ft. boards
Width	2.5 in.
Pcs./Pallet	437

HardieTrim Boards are available primed or with ColorPlus Technology in DC, Baltimore and Virginia districts. For other districts, HardieTrim Boards are exclusively available with ColorPlus Technology. HardieTrim Batten Boards are available primed or with ColorPlus Technology. HardieTrim Crown Mouldings are available exclusively in ColorPlus Technology.

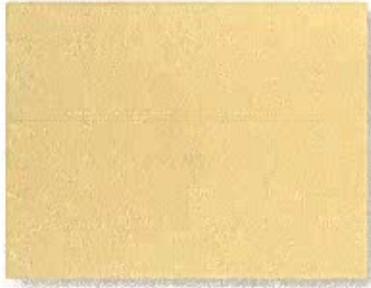
For more details, visit jameshardiepros.com



VENTED SMOOTH & CEDARMILL™

Sail Cloth

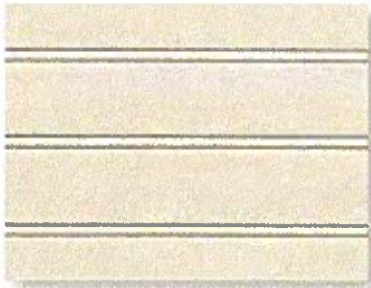
Thickness	1/4 in.		
Length	12 ft.	12 ft.	8 ft.
Width	12 in.	16 in.	24 in.
ColorPlus Pcs./Pallet	216	156	108
Prime Pcs./Pallet	200	150	100



NON-VENTED SMOOTH & CEDARMILL™

Sail Cloth

Thickness	1/4 in.			
Length	12 ft.	12 ft.	8 ft.	8 ft.**
Width	12 in.	16 in.	24 in.	48 in.
ColorPlus Pcs./Pallet	216	156	108	
Prime Pcs./Pallet	200	150	100	50



BEADED PORCH PANEL

Available exclusively in Arctic White

Thickness	1/4 in.
Length	8 ft.
Width	48 in.
Pcs./Pallet	50

Using the proper amount of vented HardieSoffit panels is crucial to a building's ventilation performance. James Hardie has taken the guess work out of soffit ventilation by providing the table below illustrating the minimum amount of vented HardieSoffit panels recommended for your attic space.***

ATTIC SQ. FT.	LINEAR FT. OF VENTED SOFFIT
200	10
300	14
400	19
500	24
600	29
700	34
800	38
900	43
1000	48
1100	53
1200	58
1300	62
1400	67
1500	72
1600	77
1700	82
1800	86
1900	91
2000	96
2100	101
2200	106
2300	110
2400	115
2500	120
2600	125
2700	130
2800	134
2900	139
3000	144
3100	149

*Vented Cedarmill and Non-Vented Cedarmill are available exclusively with ColorPlus Technology in Philadelphia and New England districts.

**These 48 in. x 8 ft. panels only available primed

***Linear Feet of Vented Soffit calculation is based on 2012 International Residential Code (IRC) Section 806.2, Exception 2 with a 50% upper attic and 50% lower attic split of required ventilation, using soffit with a net free ventilation of 5 square inches per linear foot. This Exception is also approved in 2015 IRC Section 806.2. Always consult a building design professional to confirm attic ventilation meets local building code requirements.

Express the true nature of a home's character with
ColorPlus® Technology

PLANK, PANEL, BATTEN AND SHINGLE COLORS

				
ARCTIC WHITE	NAVAJO BEIGE	COBBLE STONE	PEARL GRAY	LIGHT MIST
				
SAIL CLOTH	SANDSTONE BEIGE	MONTEREY TAUPE	GRAY SLATE	BOOTHBAY BLUE
				
WOODLAND CREAM	AUTUMN TAN	WOODSTOCK BROWN	AGED PEWTER	EVENING BLUE
				
HEATHERED MOSS	KHAKI BROWN	TIMBER BARK	NIGHT GRAY	IRON GRAY
				
MOUNTAIN SAGE	CHESTNUT BROWN	COUNTRYLANE RED	RICH ESPRESSO	DEEP OCEAN

Color Selection

TRIM AND SOFFIT COLORS



ARCTIC WHITE



NAVAJO BEIGE



COBBLE STONE



SAIL CLOTH



SANDSTONE BEIGE



MONTEREY TAUPE



AUTUMN TAN



WOODSTOCK BROWN



KHAKI BROWN



TIMBER BARK

Explore our color palettes and differentiate your homes with stunning curb appeal. These distinctive tones are drawn from natural environments, complementing your design with the look of America's idyllic neighborhoods.



Selecting a color? Request a product sample at jameshardiepros.com/samples

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

Model # M4410_36CT_4ILH Internet #302700691



Live Chat

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Steves & Sons
36 in. x 80 in. Farmhouse Ashville Left-Hand Inswing Mahogany Stained Wood Prehung Front Door

★★★★★ (1) [Write a Review](#) [Questions & Answers \(7\)](#)

\$1238⁰⁰

Color/Finish: **Chestnut**



Door Size (WxH) in.: **36 x 80**

32 x 80

36 x 80

Door Hanging: **Left-Hand/Inswing**

Left-Hand/Inswing

Right-Hand/Inswing

Quantity

-

1

+

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Expect it February 12 - February 19

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Product Overview

Experience the warmth of wood with this Ashville stained mahogany 4 lite wood entry door. This door comes pre-hung in fully weather-stripped jamb with applied brickmold and interior casing making installation a breeze. Door has double 2-3/8 in. bore for easy lockset and deadbolt installation.

- Engineered stiles, rails and panels prevent warping and splitting
- High performance bronze weather stripping and adjustable black sill provides a tight seal against drafts
- True divided 4 lite door adds classic style and brightens your entryway
- Energy efficient insulated clear glass allows for maximum light and visibility
- Bronze ball bearing hinges provide ease of operation
- Mahogany door with stained hardwood frame adds style and elegance to your front door
- Matching applied brickmold and interior casing for easy installation

- Doubled bored with 2-3/8 in. backset for standard lockset and deadbolt installation
- Prehung in 4-9/16 in. pre-finished frame for easy installation with 2 in. x 4 in. wall construction
- Requires rough opening of 37-1/2 in. x 82 in., actual unit size 4-9/16 in. x 35-1/2 in. x 79-1/2 in.
- Facing outside of home door opens to inside with hinges on left and lockset on right side of door

Info & Guides

- [Installation Guide](#)
- [Instructions / Assembly](#)
- [Use and Care Manual](#)
- [Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.



Specifications

Dimensions

Door Height (in.)
80
Door Thickness (in.)
1.75 in
Door Width (in.)
36
Jamb Size (in.)
4-9/16"
Rough Opening Height (In.)
82 in
Rough Opening Width (In.)
37.5 in

Details

Bore Type
Double Bore
Color Family

Medium Brown Wood

Color/Finish

Chestnut

Door Configuration

Single Door

Door Glass Insulation

Double-Glazed

Door Handing

Left-Hand/Inswing

Door Style

Carriage,Classic,Farmhouse

Door Type

Exterior Prehung

Features

Brickmold,Interior Casing,Lockset Bore (Double Bore),Tamper-Proof Hinges,Weatherstripping

Finish Type

Stained

Frame Material

Wood

Glass Caming Finish

No caming

Glass Style

Clear

Glass Type

4 Lite

Hinge Finish

Bronze

Hinge Type



Ball Bearing

Included

No Additional Items Included

Material

Wood

Number of Hinges

3

Panel Type

1 Panel

Product Weight (lb.)

210 lb

Returnable

90-Day

Suggested Application

Front

 Live Chat

Warranty / Certifications

Energy Star Qualified

Not Qualified

Manufacturer Warranty

1 Year Warranty

How can we improve our product information? Provide feedback.

Recently Viewed Items



Standing Seam Image II

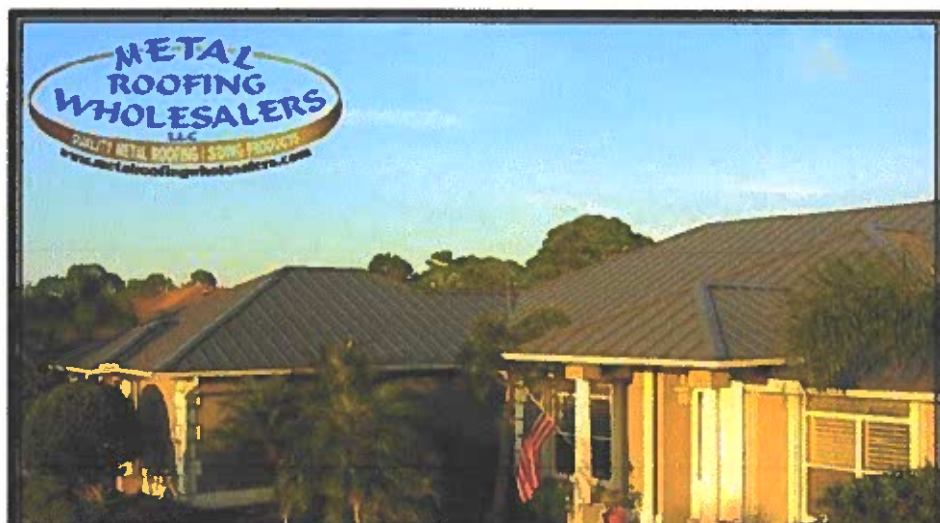
Our most popular standing seam roofing system, Image II Stand hidden interlocking fastener system, hiding screws on both the p The screws are fastened into a sidelap which is then hidden by panel. No clips are required, which saves time and money. we c panels to the inch up to 40' long.

Specifications

- 16" wide coverage
- 1" high ribs spaced 16" apart
- Concealed fastened architectural panel
- Can be installed over decking/plywood
- Gauges: 26ga and 24ga
- Finishes: Baked on enamel Paint or bare Galvalume®
- Warranty: Painted - 40 years, Galvalume® - 25 years
- Minimum Recommended [roof slope](#) 3:12
- [Energy Star](#)® rated

Testing & Certifications

Dade County NOA #06-1002.15 compliant Click here to see NC
Florida Building Code Approval view files
Texas Department of Insurance Approval #118
UL 790 Fire Resistance Class A
UL 2218 Impact Resistance Class 4
UL 580 Uplift UL Class 90 Construction #529



Request Image II Pricing or in

Name: *

First & Last Name

Email: *

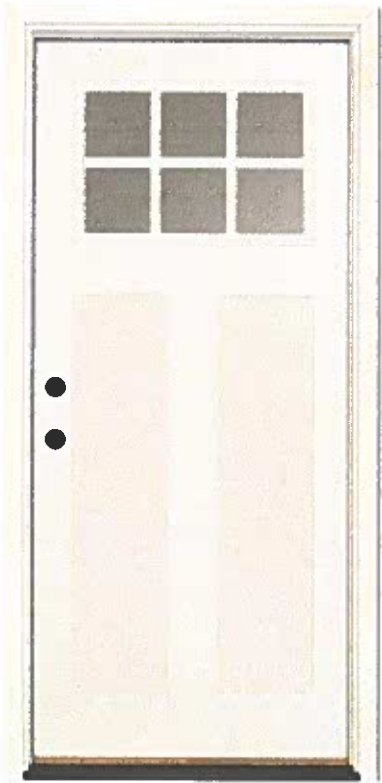
Enter email address

Address or Zip *

Enter address or Zip

Phone " optional"

Model # GK3191 Internet #204487447 Store SKU #1000021887 Store SO SKU #806449



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Feather River Doors
36 in. x 80 in. 6 Lite Clear Craftsman Unfinished Smooth Right-Hand Inswing Fiberglass Prehung Front Door

★★★★★ (69) [Write a Review](#) [Questions & Answers \(46\)](#)

- Offers the look and feel of wood with fiberglass durability
- Unfinished and ready for painting to match your home's exterior
- Available with right- or left-hand inswing

\$279⁰⁰

Color/Finish: **Smooth White: Ready to Paint**



Door Size (WxH) in.: **38 x 82**

[34 x 82](#) **38 x 82**

Door Hanging: **Right-Hand/Inswing**

[Left-Hand/Inswing](#) **Right-Hand/Inswing**

Quantity

-

1

+

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Aisle 12, Bay 004 [Text to Me](#)

3

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[Store Details & Services](#)

Product Overview

Feather River Doors 6 Lite External Grille Clear Glass Craftsman is a Smooth Fiberglass Door Ready to Paint any color to match your home's decor. This classic design will provide instant curb appeal to any opening and has the true Craftsman look. The rich 2-Panel design with square profile is patterned off a true wood door design to give the door the warmth and feel of wood with the long lasting benefits of fiberglass. This door is true elegance. This door has all the long lasting benefits associated with fiberglass doors, a great look, along with a load of features and benefits usually viewed as upgrades with other doors plus energy efficient and ENERGY STAR qualified. Door specification: 36 in. x 80 in. prehung door, 4-9/16 in. primed jamb, right-hand inswing, fits rough opening of 38-1/4 in. x 82-1/8 in.

- Fiberglass construction resists denting, rusting and rotting for durability in the elements
- Polyurethane foam core provides energy-efficient insulation
- Composite adjustable threshold and compression weather-strip help to prevent air and water infiltration
- Sill-to-jamb kit and bottom door rail provide resistance to exterior jamb and door rot
- Matching sill and hinge finish add a stylish accent
- 6 lite external grille is double-pane glass is insulated and tempered for energy efficiency and security
- 2-panel embossment with traditional-panel design for that wood door look
- Ball-bearing hinges offer smooth operation and help to prevent door sagging and hinge wear
- Requires a 38-1/4 in. x 82-1/8 in. rough opening for a secure fit
- ENERGY STAR qualified to meet or exceed federal guidelines for energy efficiency for year-round energy and money savings
- From outside, open towards the inside of the home with the hinges on the right
- Limited lifetime warranty
- Includes brickmold
- [Click here to check out our project guide on installing an entry door](#)
- [Click here to learn more about buying exterior doors](#)
- California residents [see Prop 65 WARNINGS](#)

Info & Guides

- [Energy Guide](#)
- [Installation Guide](#)
- [Instructions / Assembly](#)
- [Product Brochure](#)
- [Use and Care Manual](#)
- [Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

Specifications

Dimensions

Door Height (in.)

81.625

Door Thickness (in.)

1.75 in

Door Width (in.)

37.5

Jamb Size (in.)

4-9/16"

Rough Opening Height (In.)

82.125 in

Rough Opening Width (In.)

38.25 in

Details

Bore Type

Double Bore

Color Family

White

Color/Finish

Smooth White: Ready to Paint

Door Configuration

Single Door

Door Glass Insulation

Dual Pane, Flush Glazed, Tempered

Door Handing

Right-Hand/Inswing

Door Style

Beach Style, Carriage, Classic, Craftsman, Farmhouse

Door Type

Exterior Prehung

Features

Brickmold, Lockset Bore (Double Bore), Weatherstripping

Finish Type

Unfinished

Frame Material

Wood

Glass Caming Finish

No caming

Glass Style

Clear

Glass Type

6 Lite

Hinge Finish

Patina

Hinge Type

Ball Bearing

Included

No Additional Items Included

Material

Fiberglass

Number of Hinges

3

Panel Type

2 Panel

Product Weight (lb.)

87lb

Suggested Application

Back,Basement Entry,Front,Garage Entry,Side

Warranty / Certifications

Energy Star Qualified

North-Central,Northern,South-Central,Southern

Similar Options to Consider

[See All](#)



GAF Timberline
Charcoal Hip and
Ridge Shingles (20
(32)

\$54⁹⁵ /bundle



GAF Royal
Sovereign
Charcoal 25-Year
(103)

\$31⁰⁰ /bundle



GAF Timberline
Natural Shadow
Charcoal Lifetime
(82)

\$32⁰⁰ /bundle



GAF Timberline
HD Weathered
Wood Lifetime
(58)

\$34⁰⁰ /bundle



GAF Timberline
HD Pewter Gray
Lifetime
(45)

\$34⁰⁰ /bundle



GAF Pro-Start
Eave and Rake
Starter Strip
(24)

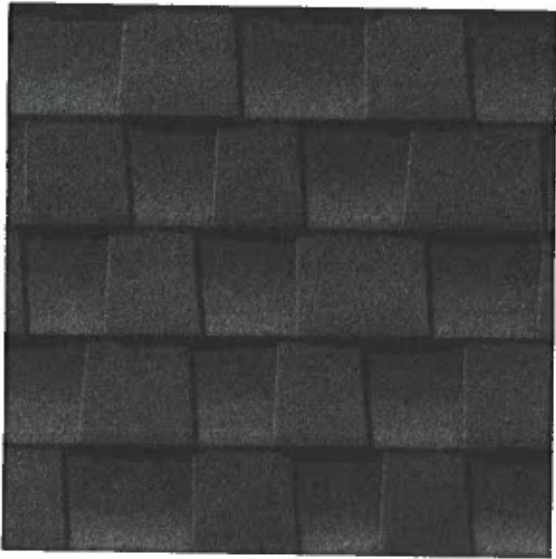
\$39⁹⁷ /bundle



Warrior Roofing
#15 Felt Roof
Protection
(5)

\$19⁴⁵ /roll

Model # 0670180 Internet #202052356 Store SKU #504398



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GAF
Timberline HD Charcoal Lifetime Architectural Shingles (33.3 sq. ft. per Bundle)

★★★★★ (51) [Write a Review](#) [Questions & Answers \(35\)](#)

- Architectural asphalt shingles covered by Lifetime Ltd. Warranty
- Enhanced shadow effect for a genuine wood shake look
- Class A fire rating & 130 mph wind warranty provide peace of mind

\$34⁰⁰ /bundle
Buy 36 or more \$27.20 /bundle

Color/Finish: Charcoal



Quantity

Pick Up In Store Today

Aisle 13, Bay 001 [Text to Me](#)
139 in stock at Sterling Park

[Add to Cart](#)

Specifications

Dimensions

Product Length (in.)
39.375
Product Thickness (in.)
2.4
Product Width (in.)
13.25

Details

Color Family
Black
Color/Finish
Charcoal
Features
Algae Resistant,High Wind Resistant,Stainguard Protection
Fire Rating (UL 790)
Class A
Material
Asphalt
Number of bundles per 100 sq. ft. (Square)
3
Number of pieces per bundle
21
Requirements
Attic Ventilation,Underlayment
Roofing Product Type
Architectural Shingle
Shingle Exposure (in.)
5.625
Warranty
Lifetime Limited Warranty
Weight Per Bundle (lb.)
70

How can we improve our product information? Provide feedback.

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on the day of your convenience

Get it as soon as tomorrow

Express Delivery

Your local store: Sterling Park
[Store Details & Services](#)

Product Overview

Your roof can represent up to 40% of your home's curb appeal. Now, you can improve its resale value with Timberline High Definition Shingles from GAF. Professional installers have long preferred the rugged, dependable performance that only a Timberline roof can offer. But great performance is only half the story. Timberline HD Shingles will not only protect your most valuable asset but also beautify your home for years to come.

- Home Depot supplies full roofing jobs – Get your complete project checklist [here!](#)
- #1-selling shingles in North America; lifetime limited warranty (See GAF shingle and accessory ltd. warranty for complete coverage and restrictions, the word lifetime refers to the length of coverage provided by the GAF shingle and accessory ltd. warranty and means as long as the original individual owner(s) of a single-family detached residence [or the second owner(s) in certain circumstances] owns the property where the shingles are installed, for owners/structures not meeting the above criteria, lifetime coverage is not applicable)
- Made with Dura-Grip adhesive to seal each shingle tightly and reduce the risk of shingle blow-off
- Diamond cut granules add dimension and depth to the shingle with their multifaceted design and construction
- UV blocker (granules) helps protect against damaging sunlight for durability and long life
- Color lock ceramic firing (granules) helps maintain the true shingle color
- SpecSelect grading system (asphalt) offers fine-quality asphalt to help improve weathering in harsh conditions
- Micro weave core offers a strong foundation that helps resist cracking and splitting
- FiberTech components (core) incorporates fibers that are non-combustible, helping to provide a UL class A fire rating - the highest roofing fire rating possible
- FiberTech components (core) incorporates fibers that are non-combustible, helping to provide a UL class A fire rating - the highest roofing fire rating
- Note: it is difficult to reproduce the color clarity and actual color blends of these products before selecting your color, please ask to see several full-size shingles
- Request a quote for installation.
-

GAF

HOME DEPOT SUPPLIES FULL ROOFING JOBS

Got Your Complete Project Checklist ✓

[Get Checklist ✓](#)

- California residents [see Prop 65 WARNINGS](#)

Info & Guides

- [Instructions / Assembly](#)
- [Pre-Delivery/Install Checklist](#)
- [Product Brochure](#)
- [Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

Model # EW10139BK Internet #302598235



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Hampton Bay Black Barn Light Outdoor Wall Mount Sconce

★★★★★ (111) [Write a Review](#) [Questions & Answers \(24\)](#)

- 11 in. Outdoor Wall-Mount Sconce that complements exterior décor
- Black Finish with Metal construction and Weather Resistant
- Compatible with (1)A19 60-watt Light Bulb (not included)

\$39⁹⁷

Fixture Color/Finish: **Black**



Product Width (in.): **9 in**

9 in

Quantity

Product Weight (lb.)

1.74lb

Recommended Light Bulb Shape Code

A19

Returnable

90-Day

Style

Farmhouse

Style

Classic

Warranty / Certifications

Certifications and Listings

4-UL Certified

Manufacturer Warranty

1-Year Limited Warranty

Recently Viewed Items



Hampton Bay
Black Barn Light
Outdoor Wall

(110)



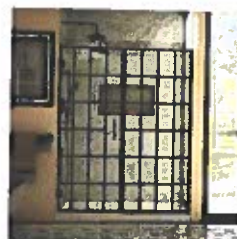
Hampton Bay
Galvanized
Outdoor Barn Light

(110)



Feather River
Doors 36 in. x 80
in. 6 Lite Clear

(69)



DreamLine
Unidoor Toulon 58-
58 1/2 in. W x 72

(6)



Steves & Sons 36
in. x 80 in.
Farmhouse

(1)



Stev
in. x
Farr

Product Width (in.)

9 in

Details

Exterior Lighting Product Type

Outdoor Sconces

Fixture Color/Finish

Black

Fixture Material

Metal

Glass/Lens Type

No Glass/Lens

Included

Hardware Included

Light Bulb Base Code

E26

Light Bulb Type Included

No Bulbs Included

Maximum Bulb Wattage

60 W

Maximum Wattage (watts)

60

Number of Bulbs Required

1

Outdoor Lighting Features

Dark Sky,Rust Resistant,Weather Resistant

Power Type

Hardwired

[Add To Cart](#)[Add To Cart](#)[Add To Cart](#)[Add To Cart](#)[Add To Cart](#)[Add To Cart](#)

Product Overview

The Hampton Bay Outdoor Black Barn Light Wall Sconce is designed with a beautiful Black finish that will enrich your home's appearance with a days gone by look. Painted in rich deep Black, the wall light offers illuminating ambiance and appearance to any given outdoor area. Uses 1-60-Watt MAX standard medium base bulb or CFL equivalent (not included). Compatible with Vintage Edison or LED bulbs.

- All weather metal construction
- Long lasting powder coated black finish
- Uses (1) 60-Watt MAX standard medium based bulb or CFL equivalent (sold separately)
- Compatible with medium based vintage Edison or LED bulbs
- Can be used with a standard incandescent style wall dimmer switch (verify bulbs are dimmable)
- Installation hardware included
- Rated for damp or wet locations
- UL certified for quality and safety

Info & Guides

- [Installation Guide](#)
- [Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. [Download](#) a free copy from the Adobe Web site.

Specifications

Dimensions

Product Depth (in.)

12 in

Product Height (in.)

11 in

Product Length (in.)

12 in



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

SHOWN AT NET PRICE

Line # 1



R.O. 31-7/8" x 61"
U.D. 34" x 62-1/4"
M.O. 34-1/4" x 62-1/2"
O.A. Box Size 31-3/8x60-1/2"

FRAME

out to out of BM

- DBLH-1; Primed Wood Exterior;
LoE-272
Box Size: 31-3/8x60-1/2
1 Full Black Screen(s) Applied
BETTERVUE Mesh
Preserve Glass (Top)
Silver Spacer
7/8" SDL (Top) (2W1H) Profiled
Interior - With Mill Finish Internal
Grids
Preserve Glass (Bottom)
Silver Spacer
7/8" SDL (Bottom) (2W1H)
Profiled Interior - With Mill Finish
Internal Grids
6-9/16" Jamb Extension Applied
Primed Interior Jamb Extension
PVC Sill Nosing
PVC Brickmould
Black Hardware
Beige Concealed Jambliners With
White Jambliner Metal
Primed Interior
Divided Lite Primed Interior
Wide Rail Double Hung (Glass
Size:26x26)

Sash 1
U-Factor=0.31
SHGC=0.27
Visible Transmittance=0.46
PG=LC-PG35-H
Single Unit Rating Only

4 Each @ \$609.28 \$2,437.12

Line # 2



R.O. 31-7/8" x 61"
U.D. 31-3/8" x 60-1/2"
M.O. 31-5/8" x 60-3/4"
O.A. Box Size 31-3/8x60-1/2"

- DBLH-1; Black Alum Clad
AAMA.2605; LoE-272
Box Size: 31-3/8x60-1/2
1 Full Black Screen(s) Applied
BETTERVUE Mesh
Preserve Glass (Top)
Silver Spacer
7/8" SDL (Top) (2W1H) Profiled
Interior - With Mill Finish Internal
Grids
Preserve Glass (Bottom)
Silver Spacer
7/8" SDL (Bottom) (2W1H)
Profiled Interior - With Mill Finish
Internal Grids
6-9/16" Jamb Extension Applied
Pre-Finished Black Interior Jamb
Extension
Black Hardware
Beige Concealed Jambliners With
Black Jambliner Metal
Pre-Finished Black Interior

(Continued On Next Page)



DOUBLE HUNG WINDOW

LINCOLN WINDOWS & PATIO DOORS

Frame Features



Aluminum Clad Exterior,
Lifestyle Sash

Feature	Benefit
Common clad double hung frame	Aluminum clad frames utilize .050 thick extruded material
Inverted Block and Tackle balance	Recessed balance system compensates for heavy sash weights with no visible weatherstrips when in closed position
Concealed Jambliner Option	Color matched exterior cover hides vinyl tracking while the wood interior highlights stainable wood species appeal
Recessed Jambliner	Available in two colors, white or beige
Integral screen channel	Screen track groove allows easy location of top pegs and screen plungers for aluminum clad and vinyl clad product
8° sill angle	Sloped sill evacuates water quickly with traditional double hung appearance
AAMA 2605 paint	Superior performing exterior paint specification on aluminum substrate
Full 4-9/16" Jamb	Foundational frame depth lends itself to both new construction and remodeling jamb depths
Wood parting stop	Improved interior looks with a full wood parting stop with one piece head jamb

Sash Features



Hybrid Exterior,
Standard Sash and
White Jambliners

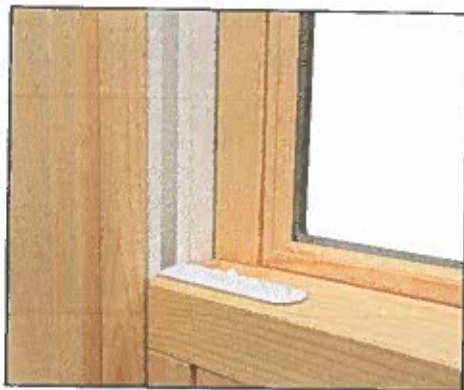
Feature	Benefit
Mortise and Tenon joinery	Historically accurate sash joints are very precise, neat and strong
Putty glazed exterior appearance	Double hung sash include wet glazed exterior, interior bead and have time-honored sloped glazing characteristics
Quick tilting	Both top and bottom sash tilt latches pull easily for simple quick glass cleaning
Standard Sash Option	Larger 2-11/16" top and bottom rail height appeals to traditionalist projects seeking a more robust appearance
Lifestyle Sash Option	Common style and rails are sleeker, measuring 1-11/16", for the perfect mix with Lifestyle door panels
Interlocking checkrail	Sash intersections positively lock in closed position to resist warping for years of quality performance
Multiple weatherstrips	Sash weatherstripping, including the checkrail location, lowers air infiltration tendencies
Seven (7) hardware colors	Large array of hardware options help designers match interior décor and enjoy long lasting operation



Low Profile Lock & Keeper



Lifestyle Sash Option, Concealed Jambliner and integral screen channel



Standard Recessed Jambliner
White Tilt Latch



Wood Parting Stop, Concealed Jambliner

Transom Features

Feature	Benefit
Matching vertical sightlines	Double hung specific transom designed to carry sightlines to matching units below
Glass in outboard plane	Transom sash in the proper plane with an operating double hung top sash
Multiple configurations	1, 2 and 3 wide units provide significant sizing options for homes looking for maximum glass area

Studio Features

Feature	Benefit
Matching horizontal sightlines	Double hung specific studio units have great horizontal glass lines when mulled with a new double hung unit
Glass on inboard plane	Studio sash is inset to line up with an operating double hung bottom sash
Abundant sizing	Pick from 141 standard sizes or choose custom built studios made to an exacting 1/16"

Glass Features

Feature	Benefit
Insulated 1 1/16" glass	Double strength sheet glass resists stress cracking and seal failure (Studio/Transom glass is 7/8")
20 year warranty	Lincoln warranty coverage is reassurance this important building component protects your client
Four (4) spacer colors	Increasing demand for finite design details lead to white, black, bronze or standard mill finish
Preserve glass	Polyethylene film protects glass from jobsite dust and scratches during long buildouts revealing ultra clean glass when removed
366/Neat glass	Neat is a permanent exterior coating which smooths the surface creating fast sheeting action with less cleaning effort for longer intervals. Cardinal 366 features 3 coats of LoE for superior solar shading properties and great U-Value's.
Multiple grille choices	Simulated divided light (SDL), Lincoln true Divided Lite (LDL) grilles-between-glass (GBG) and interior removable wood grilles
Geographical Low E	Choice of: Cardinal 180, 272, 366/Neat, Dual Low E, Dual Low E366/Neat for addressing specific jobsite needs



Lincoln Wood Products, Inc.

1400 W. Taylor Street • P.O. Box 375

Merrill, Wisconsin 54452-1355

800-967-2461 • Fax: 715-536-7090

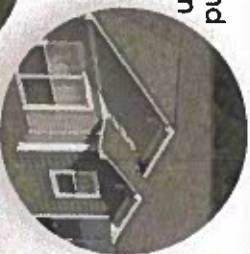
www.lincolnwindows.com

CertainTeed products are designed to work together and complement each other in color and style to give your home a beautiful finished look.

Polymer Shakes and Shingles



Roofing and Ventilation



Fence



Decking and Railing



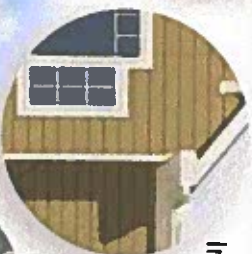
Soffit



PVC Exterior Trim and Beadboard



Insulated Siding



Vinyl Siding



Housewrap



Vinyl Carpentry Trim



STO
Architectural



FOLLOW US
facebook.com/certainteedlivingspaces

WATCH OUR VIDEOS
youtube.com/ctlivingspaces



Adirondack Snowfall

Weathered Blend
Glacier Blend
Charcoal Gray
Granite Gray
Sterling Gray
Oxford Blue
Silver Ash
Herringbone
Sandstone Beige
Snow
Colonial White



Pocono Autumn

Frontier Blend
Timber Blend
Canyon Blend
Autumn Red
Terra Cotta
Mountain Cedar
Hearthstone
Suede
Spruce
Forest
Ivy Green
Pacific Blue
Granite Gray
Sterling Gray
Linen
Silver Ash
Herringbone
Sandstone Beige
Desert Tan



Appalachian



STONEfaçade™

Beauty That's Set in Stone

SECTION 07466

Manufactured Stone Veneer Siding

CertainTeed STONEfaçade manufactured stone veneer is a cement cast product designed for residential and commercial, exterior and interior use. Mechanically fastened, this product is installed without the use of mortar and lath. It is screwed directly into the exterior sheathing over the water resistive barrier. Molded from natural, hand-picked stone, STONEfaçade blends the rugged beauty of the popular ledgerstone style with modern performance features to ensure long lasting beauty. The fully integrated rain screen offers a full 3/8" offset to provide the highest level of moisture management to protect the exterior wall sheathing.

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Manufactured Stone Veneer panels.

1.2 REFERENCES – Insert

- A. ASTM C39 – *Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens.*
- B. ASTM C567 – *Standard Test Method for Determining Density of Structural Lightweight Concrete*
- C. ASTM C140 – *Test Methods for Sampling and Testing Concrete Masonry Units and Related Units*
- D. ASTM C348 – *Standard Test Method for Flexural Strength of Hydraulic-Cement Mortars*
- E. ASTM C190 – *Standard Test Method for Tensile Strength of Hydraulic Cement Mortars*
- F. ASTM C426 - *Standard Test Method for Linear Drying Shrinkage of Concrete Masonry Units*
- G. ASTM C666 – *Standard Test Method for Resistance of Concrete to Rapid Freezing and Thawing*
- H. ASTM G155 – *Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials.*
- I. ASTM E330 – *Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference*
- J. ASTM D1037 – *Standard Test Method for Evaluating Properties of Wood-Base Fiber and Particle Panel Materials*
- K. ASTM E331 - *Standard Test Method for Water Penetration of Exterior Windows, Skylights, Doors, and Curtain Walls by Uniform Static Air Pressure*

- L. ASTM E84 – Standard Test Method for Surface Burning Characteristics of Building Materials
- M. ASTM E136 – Standard Test Method for Behavior of Materials in a Vertical Tube Furnace at 750°C
- N. ICC-ES Acceptance Criteria AC51 – Acceptance Criteria for Precast Stone Veneer

1.3 SUBMITTALS

- A. Make submittals under provisions of Section 01300.
- B. Product Data: Manufacturer's data sheets on product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods, including nailing patterns.
 - 4. Applicable model code authority evaluation report (CCRR, ICC, CCMC, etc.)
- A. Panel manufacturer's requirements for water resistive barrier to be installed by others.
- C. Maintenance and periodic inspection recommendations.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Refer to manufacturer's installation instructions for storage and handling.

1.5 WARRANTY

- A. Provide with a 20 year limited lifetime warranty.
- B. Register manufacturer's warranty, made out in Owner's name, with copy to Owner.

PART 2 PRODUCT

2.1 MANUFACTURER

- A. CertainTeed Corporation, Siding Products Group, 20 Moores Road, Malvern, Pennsylvania 19355. ASD. Tel: (800) 233-8990 (professional) or (800) 782-8777 (consumer). www.certainteed.com.

2.2 PANELS

- A. STONEfaçade Architectural Stone Cladding System - General: CertainTeed STONEfaçade panels consist of lightweight concrete and stainless steel
 - 1. Surface Burning Characteristics: Flame Spread Classification: A, when tested in accordance with ASTM E 84.
 - 2. Noncombustibility: Noncombustible Classification, when tested in accordance with ASTM E136.

3. Transverse Load Resistance (Wind-load): Allowable Design Pressure = 47 psf, per Section 4.7 of AC51, when tested in accordance with ASTM E330.
4. Water Infiltration - Resistance of water penetration into the wall assembly: Passed, when tested in accordance with ASTM E331.
5. Water Absorption: Tested in accordance with ASTM C140.
6. Freeze / Thaw Resistance: No cracking, checking, crazing, erosion, delamination or other distress, when tested in accordance with Section 4.2 of ICC-ES AC51.
7. Accelerated Weathering: No cracking, checking, crazing, erosion, delamination or other distress, when tested in accordance with ASTM G155.
8. Compressive Strength: Testing in accordance with ASTM C39
9. Flexural Strength: Tested in accordance with Section 4.4 of AC51 (C348).
10. Density: Tested in accordance with Section 3.1.1 of AC51 (C567).
11.
 - a. Height: 8-inches (203 mm) wide.
 - b. Widths: 10-inches (254 mm), 14-inches (355.6 mm), 24-inches (609.6 mm)

PART 3 EXECUTION

3.1 EXAMINATION

- A. Prior to commencing installation, verify governing dimensions of building and condition of substrate.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. Examine, clean, and repair as necessary any substrate conditions that would be detrimental to proper installation.
- B. Do not begin installation until unacceptable conditions have been corrected.

3.3 INSTALLATION

- A. Install in accordance with manufacturer's installation instructions
 1. Read warranty and comply with all terms necessary to maintain warranty coverage.
- B. Over Structural Wood and Wood-Composite Sheathing: STONEfaçade shall be installed over ½" thick plywood or 7/16" OSB. #8 Stainless steel screws are the required fastener and they should be a minimum of 1 ½" inches in length. (Refer to the STONEfaçade Installation Guidelines for specific details)
- C. Over brick, poured concrete or concrete masonry units:
(Refer to the STONEfaçade Installation instructions for specific information.)
- D. Do not install siding less than 4 inches (102 mm) from finished grade nor closer than 2 inch (51 mm) to roofs, patios, porches, and other surfaces where water may collect.

3.4 CLEANING

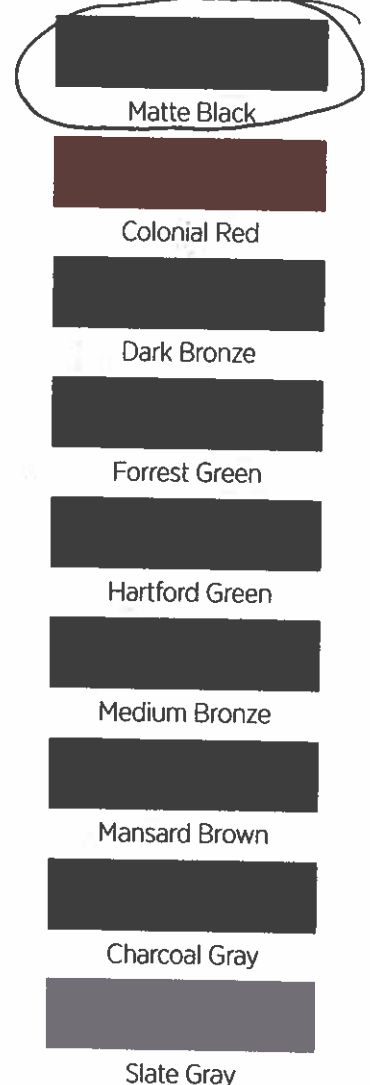
- A. At completion of work, remove debris caused by siding installation from project site.**
- B. Repair or replace damaged products before Substantial Completion.**

END OF SECTION



Powder Coated Snow Guard

The Powder Coated Snow Guard Program allows for availability of our top profiles with a high quality powder coated finish, stocked in our nine most popular colors.



DESCRIPTION

ROOF TYPES / SIZES / NOTES

DESCRIPTION	Aluminum	Coat Aluminum	Copper	Polished Bronze	Coat Bronze	Galvalume Steel	Hot Dipped Galvalume Steel	Soft Malleable Iron	Clear Polycarbonate	ROOF TYPES / SIZES / NOTES
1 RT Snow Guard	•									For metal roofs and seams up to 9/32" (0.281") thick & 1" high
2 AP Snow Guard	•									For metal roofs and seams up to 1/2" (0.516") thick & 1-1/2" high
3 SM Snow Guard	•									For flat metal roof surfaces
4 RTCLSM Clear Snow Guard - Surface Mount									•	For flat metal roof surfaces
5 RTCLSR Clear Snow Guard - Structural Rib									•	For ribbed metal roofs with ribs 3/4" wide & 3/16" high
6 RTMINI Clear Snow Guard									•	For flat metal roof surfaces
7 SG-1 Snow Melster Snow Guard	•		•							For metal roofs and seams up to .25" thick & 1" high
8 SL-1 Snow Melster Snow Guard	•									For metal roofs and T seams up to .575" thick & 1" high
9 Pro 100 Heavy Duty Snow Guard Assembly			•		•					For slate, asphalt shingle, and cedar shake roofs
10 No. 100 Snow Guard Assembly					•					For slate, asphalt shingle, and cedar shake roofs
11 Modified No. 100 Snow Guard Assembly										For asphalt shingle roofs
12 No. 100 Snow Guard Shoe			•		•					For flat metal roof surfaces
13 No. 95 Heavy Duty Snow Guard Assembly	•				•			•		For slate, asphalt shingle, and cedar shake roofs
14 No. 2 Heavy Duty Snow Guard Assembly					•			•		For slate, asphalt shingle, and cedar shake roofs
15 No. 20 Snow Guard					•			•		For metal corrugated roof surfaces
16 Loop The Loop Snow Guard			•							For slate, asphalt shingle, and cedar shake roofs
17 F-Rail™, E-Rail™ & S-Rail™ Snow Retention Systems		•								For standing seam metal roofs, fits up to 4 rails of protection
18 SB-180 Surebond Everseal Caulk										High strength construction adhesive caulk

Everlast Metals

www.everlastmetals.com



Almond



Stone White



Bone White



Sandstone



Sierra Tan



Slate Gray



Cityscape



Dark Gray



Charcoal



Slate Blue



Gallery Blue



Matte Black



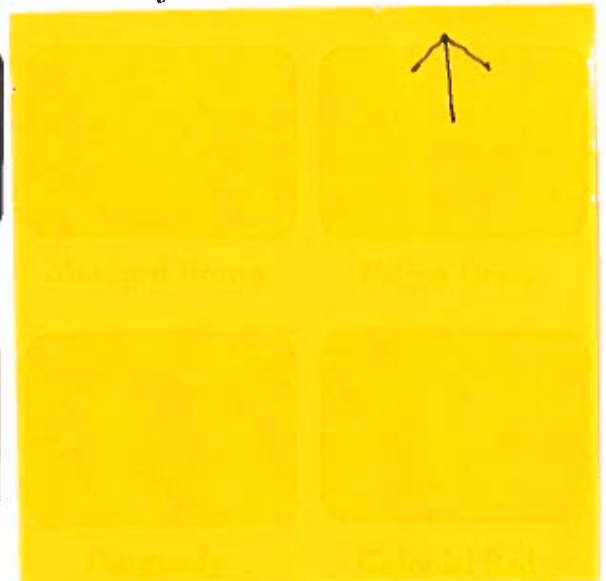
Classic Bronze



Dark Bronze



Burnished Slate



Forest Green



Hartford Green



Terra Cotta



Regal Red



◆ Metallic Silver

◆ Everlast Metals
Premium Colors



◆ Metallic Copper



◆ Metallic Champagne

FEB 08 2019

DEPARTMENT OF

COMMUNITY DEVELOPMENT

PLEASE NOTE: The colors listed on this color chart are as close to the actual painted metal as possible. Actual color swatches are available upon request. Trinar® pre-finished galvalume steel and aluminum containing Kynar 500® and Hylar 5000®

Everlast Metals

Toll Free: 1.800.418.5057

Local: 717.389.0234

www.everlastmetals.com

Trinar Paint System	Steel		Aluminum		Technical Data							
Standard Finish - 35 Year Warranty	26 Ga.	24 Ga.	0.032	0.040	Energy Star®	LEED®	Initial TSR	Initial TE	Initial SRI	3 Year TSR	3 Year TE	3 Year SRI
Almond	•	•	•		•	•	0.56	0.83	65	0.65	0.83	77
Bone White	•	•	•	•	•	•	0.67	0.87	81	0.64	0.87	77
Burgundy	•	•	•		•		0.26	0.87	25	0.26	0.87	25
Burnished Slate	•	•	•	•	•	•	0.31	0.87	32	0.32	0.87	33
Charcoal	•	•	•	•	•		0.27	0.87	27	0.28	0.87	27
Cityscape	•	•	•	•	•	•	0.38	0.87	42	0.39	0.87	30
Classic Bronze		•	•	•			0.11	0.83	4.1	0.25	0.83	22
Colonial Red	•	•	•	•	•	•	0.29	0.88	30	0.29	0.88	30
Dark Bronze	•	•	•		•	•	0.29	0.88	30	0.30	0.88	30
Dark Gray	•	•	•	•	•	•	0.34	0.88	36	0.34	0.88	36
Forest Green	•	•	•	•	•	•	0.32	0.87	33	0.32	0.87	33
Gallery Blue	•	•	•	•	•	•	0.30	0.87	31	0.30	0.87	31
Hartford Green	•	•	•	•	•	•	0.29	0.88	30	0.29	0.88	30
Mansard Brown	•	•	•	•	•	•	0.28	0.89	29	0.29	0.89	30
Matte Black	•	•	•	•	•		0.26	0.87	25	0.26	0.87	25
Patina Green	•	•	•	•	•	•	0.28	0.89	29	0.28	0.89	29
Sandstone	•	•	•	•	•	•	0.40	0.87	44	0.40	0.87	44
Sierra Tan		•	•	•	•	•	0.54	0.87	63	0.53	0.87	62
Slate Blue	•	•			•	•	0.52	0.87	60	0.51	0.87	59
Slate Gray	•	•	•	•	•	•	0.34	0.88	36	0.34	0.88	36
Stone White		•			•	•	0.43	0.87	48	0.43	0.87	48
Terra Cotta		•			•	•	0.62	0.88	74	0.59	0.88	70
Galvanized G90 Acrylic Coated	•	•										
Galvalume® AZ55 Acrylic Coated	•	•										
Mill Finish			•	•								
Premium Finish - 35 Year Warranty												
Regal Red	•	•	•		•	•	0.49	0.88	56	0.49	0.88	56
Metallic Champagne		•			•	•	0.41	0.87	46	0.38	0.91	43
Metallic Copper		•	•		•	•	0.37	0.87	41	0.43	0.90	50
Metallic Silver		•	•		•	•	0.54	0.87	64	0.46	0.91	53

Polyester Paint System	Steel		Aluminum	
Standard Finish- 10 Year Warranty	26 Ga.	24 Ga.	0.032	0.040
Bronze/White			•	
Medium Bronze/Bronze			•	
Black/White			•	
White/White			•	

LEED 2.2 Requirements

Solar Reflectance Index (SRI)

Steep Slope Roofs = ≥ 29

Low Slope Roofs = ≥ 78

ENERGY STAR Requirements

Initial Solar Reflectivity

Steep Slope Roofs ($>2:12$) ≥ 0.25

Low Slope Roofs ($\leq 2:12$) ≥ 0.65

3 Year Solar Reflectivity

Steep Slope Roofs ($>2:12$) ≥ 0.15

Low Slope Roofs ($\leq 2:12$) ≥ 0.50

- Oil canning is not a cause for rejection.
- Protective film must be removed immediately after installation.
- For a true color representation, please call or write for actual metal sample(s).
- Contact your local sales representative for specific stocking information and special requests.



VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

Attachment #7
File no. 235-91
Negative no(s). 9094/19

City/Town/Village/Hamlet	Herndon	County	Fairfax
Street address or route number	641 Nash St.	U.S.G.S. Quad	Herndon
Historic name		Common name	
Present use	residence	Building Style	Vernacular Victorian
Original use	residence	Building Date(s)	ca. 1890-1915

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 stuccoed foundation

2. Cladding Material

☐ weatherboard ☐ composition siding
☐ vertical siding ☐ stucco
☐ board & batten ☐ aluminum or vinyl siding
☐ shingle: ☐ cast iron
 ☐ wood ☐ sheet metal
 ☐ asbestos ☐ enameled metal
 ☐ asphalt ☐ glass
☐ bricktex
☐ other over weatherboards (?)



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

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

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

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

7. Dormers (number): front _____ side _____
☐ gable ☐ pediment?
☐ shed
☐ hipped

8. Primary Porch
style Vernacular, hipped roof
stories 1
levels 1 bays 3
materials wood with standing seam roof
description and decorative details
Probably rebuilt 20-30 years ago. Plain posts simple balusters. Rear posts against house retain decorative brackets.

9. General supplementary description and decoration:
Asbestos shingles cover much of the original fabric. 2/2 lights with simple molded cornice and aluminum shutters.

10. Major additions and alterations:
2 story rear addition, ca. 20th century. Part of what appears to have been a 1 story porch now enclosed, part was enveloped in rear addition. Ca. 1950 rear porch with

11. Outbuildings: decorative metal posts also added.
1 story gable roof shed with exposed rafters and German siding. Ca. 1900-1915.

12. Landscape Features:
Mature trees and shrubs

13. Significance:
Appropriate style, scale and setback for neighborhood.

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.



STAFF REPORT

Heritage Preservation Review Board

March 6, 2019

Title:

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF A WALL OR WINDOW SIGN, HPRB #19-09.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to consider a Certificate of Appropriateness for an existing wall sign located at 700 Elden Street, Herndon (Attachment #1).

Location Factors:

Applicant:	Stephen DeFalco, Owner / Project Developer
Owner:	Thomas J. Gueting, III; 700 Lynn Street LLC
Location:	700 Elden Street
Tax Map Reference:	0162-51-0006
Zoning of Site:	PD-TD, Planned Development – Traditional Downtown
Building Status:	Non-Contributing
Year Built:	2018/19
Adjacent Zoning &	North: PD-TD, Planned Development – Traditional Downtown; Non-Contributing
Structure Status:	South: CS, Commercial Services; Contributing East: CS, Commercial Services; Non-Contributing West: CC, Central Commercial; Non-Contributing

Description:

The wall sign consists of a natural stone panel with the development name, *Junction Square*, etched into the stone panel. Using an appropriate calculation found in the Town's Zoning Ordinance for measuring the sign area, the constructed sign measures approximately 24 square feet. It is located on the precast block wall abutting the sidewalk facing Elden Street.

Staff Recommendation:

Based upon the guidelines in the Heritage Preservation Handbook, Zoning Ordinance Section 78-141.6, and the criteria for design review in the Zoning Ordinance, staff recommends approval of HPRB #19-09 with the following conditions:

1. The design modifications remain in substantial conformance with the application and supporting materials submitted February 12, 2019 and previously approved by this board through HPRB #15-20.

Staff Analysis

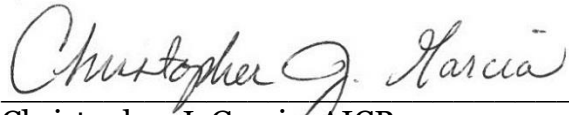
1. In review of Chapter 21 Design Guidelines: Signs, the constructed sign does conform the general sign guidelines and placement of commercial building signs (pages 99 – 100). The sign lettering does exceed the overall dimensional height of eighteen (18) inches as the tallest letter, “J”, is nineteen (19) inches in height and the remaining letters are all fifteen (15) inches in height, a nominal and negligible excess. In this case, the constructed sign generally conforms to the referenced design guidelines and are in keeping with the form, architectural character, and composition of the original design approved by the HPRB.
2. This application was also evaluated using the Downtown Pattern Book. The section on storefronts (beginning on page 64) and mixed-use building signage (page 68-69), were also consulted regarding sign composition, message, and materials. As noted in item one above, the constructed signage is complementary to the approved HPRB building design and is in general keeping with the intent of the Downtown Pattern Book.
3. The sign regulations in Section 78-141, Tables 78-141.6 (a) of the Zoning Ordinance state that the sign area is determined by a standard square foot maximum in the Planned Development - Traditional Downtown (PD-TD) zoning district. The total permitted area for this commercial sign is up to 48 square feet for up to two (2) wall signs and 24 square feet maximum per sign. The installed wall sign will meet the noted zoning standards in the PD-TD Zoning District.
4. 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 signage are in keeping with these Zoning Ordinance considerations.

Attachments:

1. Vicinity Map
2. Aerial Image
3. Applicant Letter
4. Photographs of Existing Site Conditions

5. HPRB Approved Building Elevations and Details
6. Town's Zoning Ordinance, Section 78-60.3. (f)

Staff:



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



Bryce Andrew Perry
Deputy Director of Community Development



SITE LOCATION - VICINITY MAP



Map prepared by Town of Herndon Department of
Community Development
Image source: Fairfax County Property Tax Map
Viewer



SITE LOCATION – AERIAL PHOTO



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

RECEIVED ON

FEB 12 2019

Tradition  DEPARTMENT OF
COMMUNITY DEVELOPMENT
www.builtbytradition.com

February 12, 2019

Department of Community Development
777 Lynn Street
Herndon, Virginia 20170

RE: Junction Square – HPRB Application for a Wall or Window Sign Application

Dear Board Members,

This letter is to serve as notice to the already existing monument signage which is currently constructed in place. This was shown on the approved HPRB drawings for Junction Square.

The monument signage is made from entirely from natural stone and consists of a horizontal "subway" patterns broken up by section of uniform non-jointed area where the name Junction Square sits proud of the stone and provides a slight reveal. It was constructed in keeping with the schematics as shown in the HPRB approval.

We are seeking approval of the sign as currently constructed as it meets the intent and schematic approvals granted by HPRB previously.

Sincerely,



Stephen DeFalco
Tradition Homes, LLC

Encl: supporting drawings and documentation

HPRB #19-09 700 Elden St. Wall Sign – Photographs of Existing Conditions



© HEFFNER ARCHITECTS, PC.

This drawing and the design of all components shown are the sole property of HEFFNER ARCHITECTS, PC and are intended for this project specifically. The reproduction, copying or use of this drawing or any of its components is strictly prohibited without the written consent of HEFFNER ARCHITECTS, PC. Any infringement of this copyright will be subject to strict legal action.

JUNCTION SQUARE


**TRADITION
HOMES**

PROJECT NUMBER	15006
ISSUE DATE	2015-05-15

SHEET NUMBER

SCHEMATIC DESIGN
2015 HEFFNER ARCHITECTS PC



— CERTAINTEE ASPHALT —
SHINGLE ROOF
(SHADOW BLACK)
— FYPON BKT36X36 BRACKET
COPING —————

— CAST STC

HARDIE REVEAL PANEL
IN MONTEREY TAUPE

— PALMETTO RED BRICK —
WITH BUFF GROUT

PELLA 250 SERIES —
WINDOW IN ALMOND

— PELLA 450 SERIES —
WINDOW IN BROWN

HARDIE LAP SIDING IN TIMBER BARK

PALMETTO CHOCOLATE BRICK WITH
MATCHING GROUT DOOR SURROUND

PROGRESS LIGHTING P5985-31WB —
ROMAN COACH LIGHT FIXTURE

THERMA TRU SMOOTH STAR SINGLE-PANE GLASS FRONT DOOR IN BROWN PALMETTO CHOCOLATE BRICK WITH MATCHING GROUT

— CAST STONE WATERTABLE
PAINTED STEEL HANDRAIL —

— CAST STONE

PALMETTO CHOCOLATE BRICK —
WITH MATCHING GROUT

COLOR SCHEME 2

Junction Square Materials Guide

Prepared for the Town of Herndon on June 15, 2015 by Heffner Architects

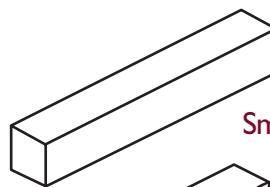


Material	Manufacturer	Product	Finish	Color
Cementitious Siding	Hardie	Reveal Panel	Smooth	Cobble Stone
				Monterey Taupe
				Timber Bark
		4" Lap Siding	Smooth	Timber Bark
		6" Lap Siding	Smooth	Cobblestone
Brick	Palmetto	Ivortystone	Wirecut	Cream
		Red	Wirecut	Red
		Red	Smooth	Red
		Chocolate	Wirecut	Brown
		Whitestone	Smooth	White
		Flashed	Smooth	Red/Brown Blend
	Glen-Gery	Blus Mist	Wirecut	Pink
		Havervord	Smooth	Burgundy
	Hanson	Dark Gray	Smooth	Dark Gray
Windows	Pella	450	Tan	Tan
			Brown	Brown
		250	Almond	Almond
Storefront	Kawneer	Trifab 451	Dove Gray	Gray
			Classic Bronze	Dark Brown
			Java Brown	Brown
Cast Stone	Rockcast	Sill/Band	Pebble	Natural/Buff
			Bone	Natural/Buff
			Wheatstone	Natural/Buff
			Brindle	Natural/Buff
Door	Therma Tru	Smooth Star	Entry A	Tall divided light over paired panel in cream
			ENTRY B	Six-Panel in dark brown
			ENTRY C	Four-Panel in dark brown
			ENTRY D	Single large light in frame in brown or cream
			REAR	Short divided light over paired panel in black
Garage Door	Wayne Dalton	8300	Contemporary	Black
Decking/Privacy Screen	Trex Decking	Transcend Series	Vintage Lantern	Dark Brown
Roofing	Certainteed	Patriot Series	Shadow Black	Black

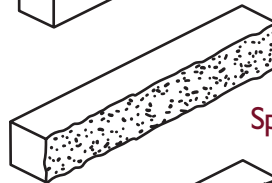
ARCHITECTURAL MASONRY VENEER SERIES

RockCast Architectural Masonry Veneer Series is available in Solid colors: Arctic White, Barley, Bone, Brownstone, Buckskin, Buffstone, Caramel, Crème Buff, Crystal White, Grain, Gray Whip, Marigold, Pebble, Pewter, Santa Fe, Southern Rose, Taupe, Terra Cotta; and Blended colors: Brindle, Commonwealth, Moss, Sandstone, Slate, Wheatstone, Canyon Gray, Eastern Mountain, Old Ohio and Savannah. Custom color matches are available on a job-by-job basis when the quantity of the **RockCast** exceeds 7,500 sq. ft. on the project.

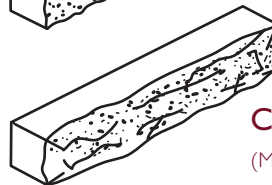
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Smooth ST004



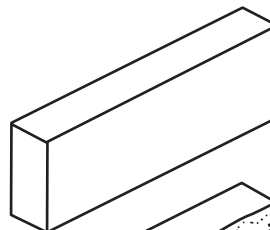
Split ST304



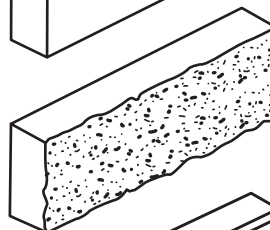
Chiseled ST204

(Mortar bed depth $3\frac{3}{8}"$, total depth $4\frac{1}{2}"$)

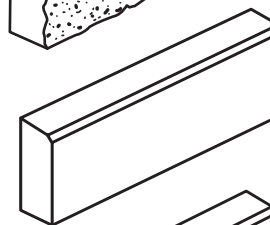
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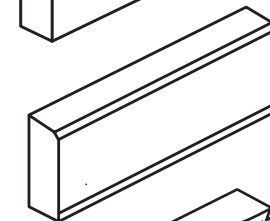
Smooth ST005



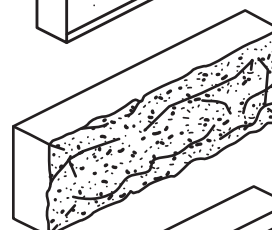
Split ST305



Chamfered ST5054

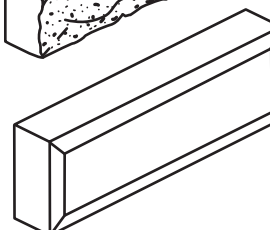


Chamfered ST6054



Chiseled ST205

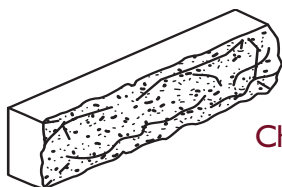
(Mortar bed depth $3\frac{3}{8}"$, total depth $4\frac{1}{2}"$)



Chamfered ST405

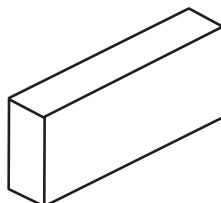
(Mortar bed depth $3\frac{3}{8}"$, total depth $4\frac{1}{2}"$)

(D) $3\frac{5}{8}"$ × (H) $5\frac{5}{8}"$ × (L) $23\frac{5}{8}"$

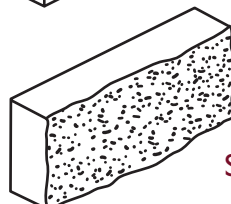


Chiseled ST202

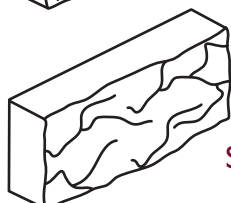
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Smooth ST015



Split ST315

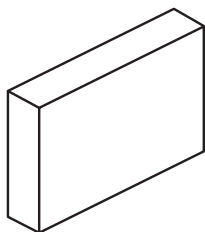


Slate STI15

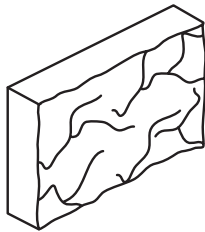


ARCHITECTURAL MASONRY VENEER SERIES

(D) $3\frac{5}{8}"$ × (H) $11\frac{5}{8}"$ × (L) $15\frac{5}{8}"$

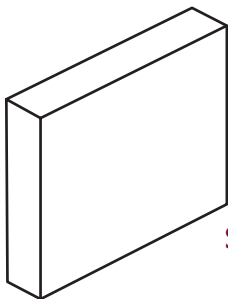


Smooth ST013



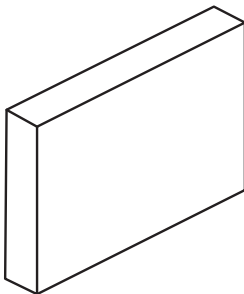
Slate ST113

(D) $3\frac{5}{8}"$ × (H) $15\frac{5}{8}"$ × (L) $17\frac{5}{8}"$



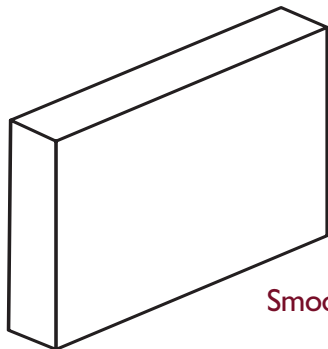
Smooth ST1618

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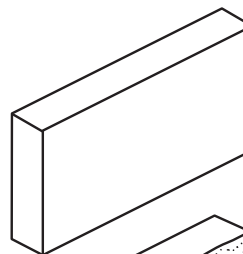
Smooth ST001

(D) $3\frac{5}{8}"$ × (H) $23\frac{5}{8}"$ × (L) $35\frac{5}{8}"$

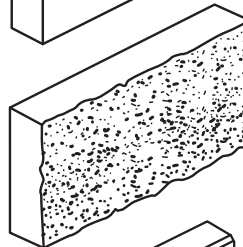


Smooth ST2436

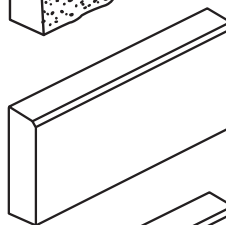
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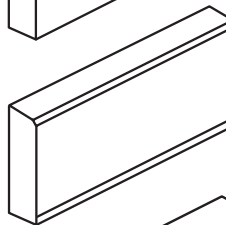
Smooth ST003



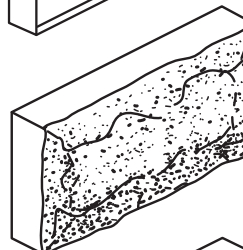
Split ST303



Chamfered ST5034

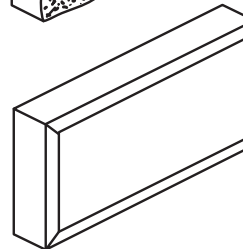


Chamfered ST6034



Chiseled ST203

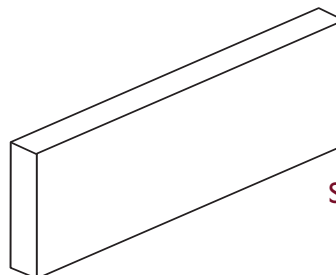
(Mortar bed depth $3\frac{3}{8}"$, total depth $4\frac{1}{2}"$)



Chamfered ST403

(Mortar bed depth $3\frac{3}{8}"$, total depth $4\frac{5}{8}"$)

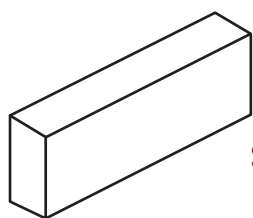
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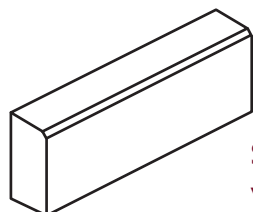
Smooth ST1648

ARCHITECTURAL MASONRY VENEER SERIES

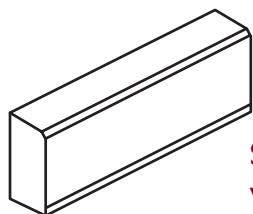
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Smooth ST025

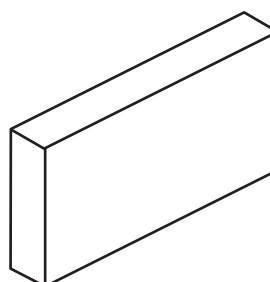


Smooth ST525
with 1" × 1" single
sided chamfer

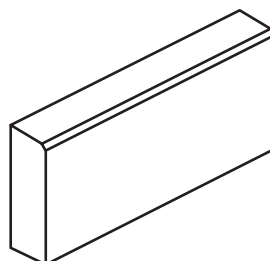


Smooth ST625
with 1" × 1" double
sided chamfer

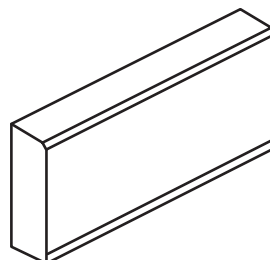
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Smooth ST023



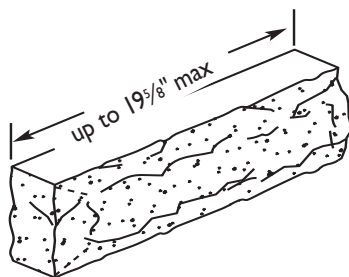
Smooth ST523
with 1" × 1" single
sided chamfer



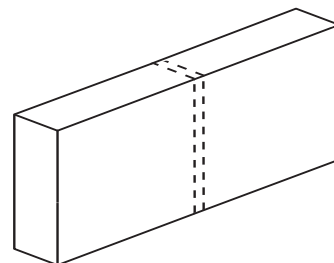
Smooth ST623
with 1" × 1" double
sided chamfer

ARCHITECTURAL MASONRY VENEER SERIES

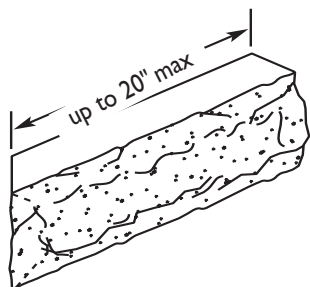
FITTING AND CUT OPTIONS



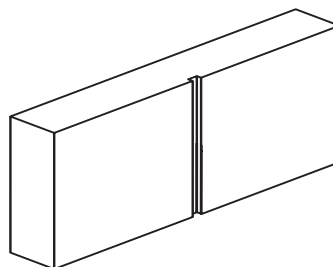
I Face, I End



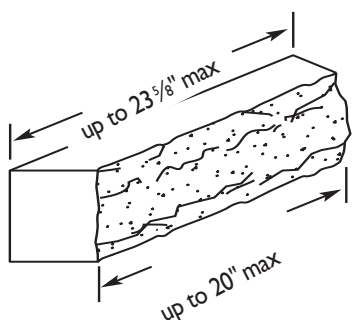
Saw Cut (either direction)



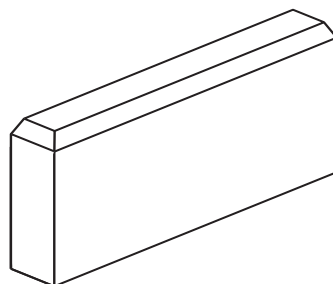
I Face, Outside Corner Mitre



1/4" Score Accent (either direction)



I Face, Inside Corner Mitre



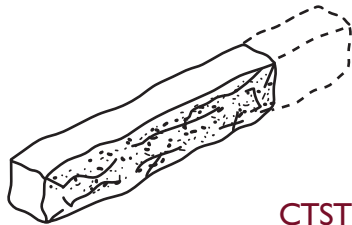
Chamfer Cut*

*With optional return (left-hand shown)

ASHLAR SERIES

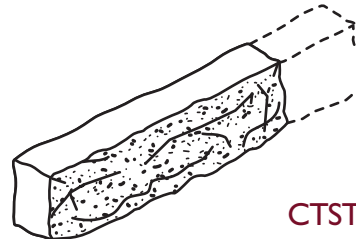
RockCast Cantera Stone is available in Blended colors: Brindle, Sandstone, Old Ohio and Stone Creek (colors vary from the Architectural Masonry Veneer Series). Muro Stone is available in Slate, Gray Whisp, Buffstone, Old Ohio, Moss and Commonwealth with a 3 week lead time all other 22 RockCast standard colors with a 5-6 week lead time. Cantera Stone in Old Ohio is a stock item to start your project. Brindle, Sandstone and Stone Creek are available with a 5-6 week lead time. Other colors are available on a job-by-job basis depending on the size of the project. Cantera Stone and Muro Stone are available in 4 heights and shipped in random lengths. They are sold separately by the height and in full cube quantities. Patterns can vary depending on the heights purchased and desired look. Please consult the Ashlar Series product guide for additional information.

(D) $3\frac{5}{8}"$ × (H) $3\frac{5}{8}"$ × Random Length



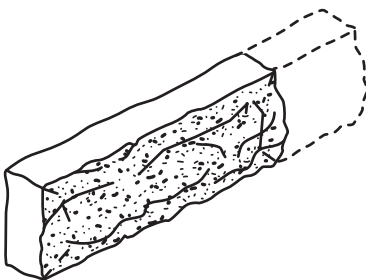
CTST-204

(D) $3\frac{5}{8}"$ × (H) $5\frac{5}{8}"$ × Random Length



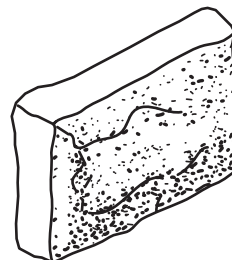
CTST-206

(D) $3\frac{5}{8}"$ × (H) $7\frac{5}{8}"$ × Random Length



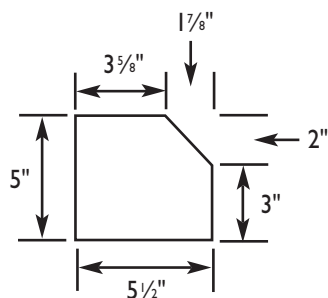
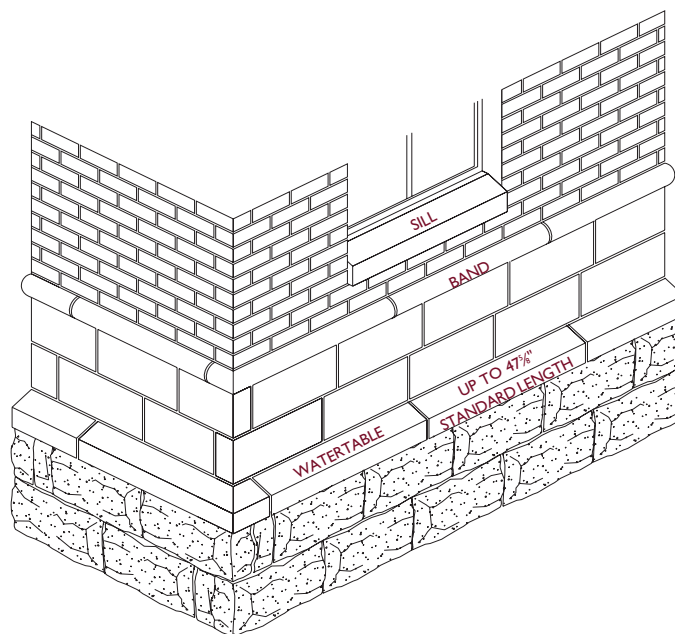
CTST-205

(D) $3\frac{5}{8}"$ × (H) $11\frac{5}{8}"$ × (L) $11\frac{5}{8}"$

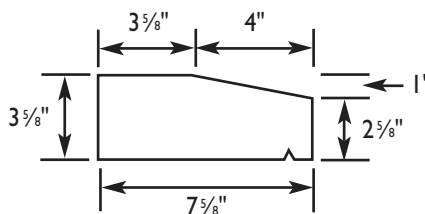


CTST-203

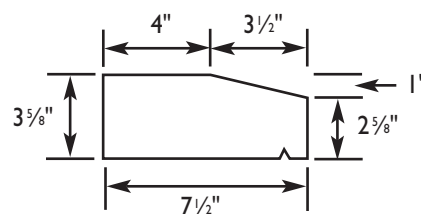
SILLS – LUGS



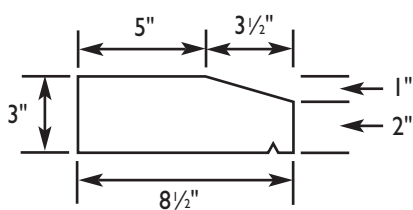
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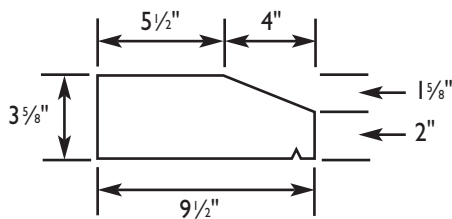
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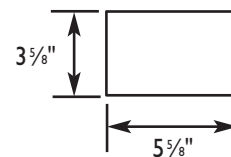
SL465



SL485
(Standard length 35 5/8")

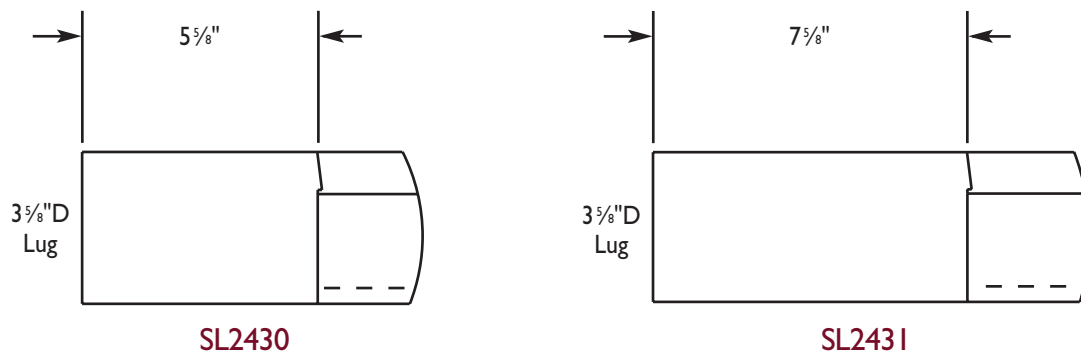
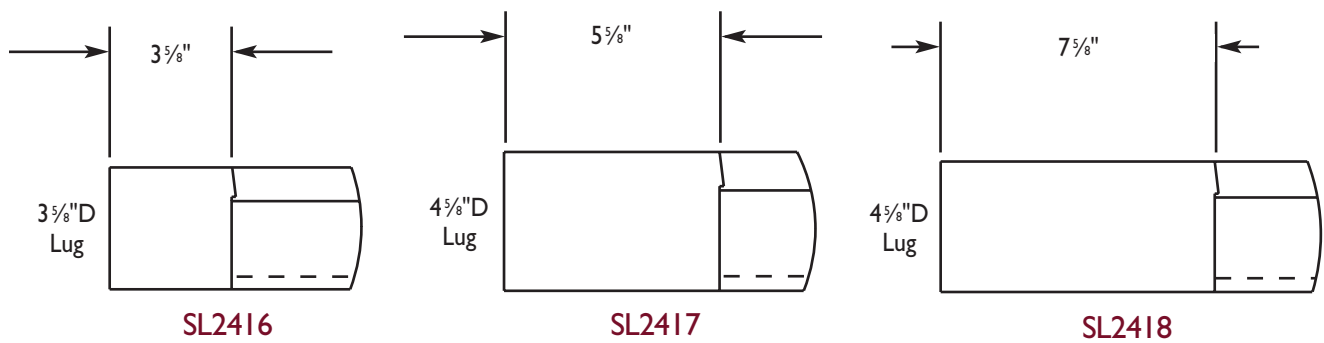
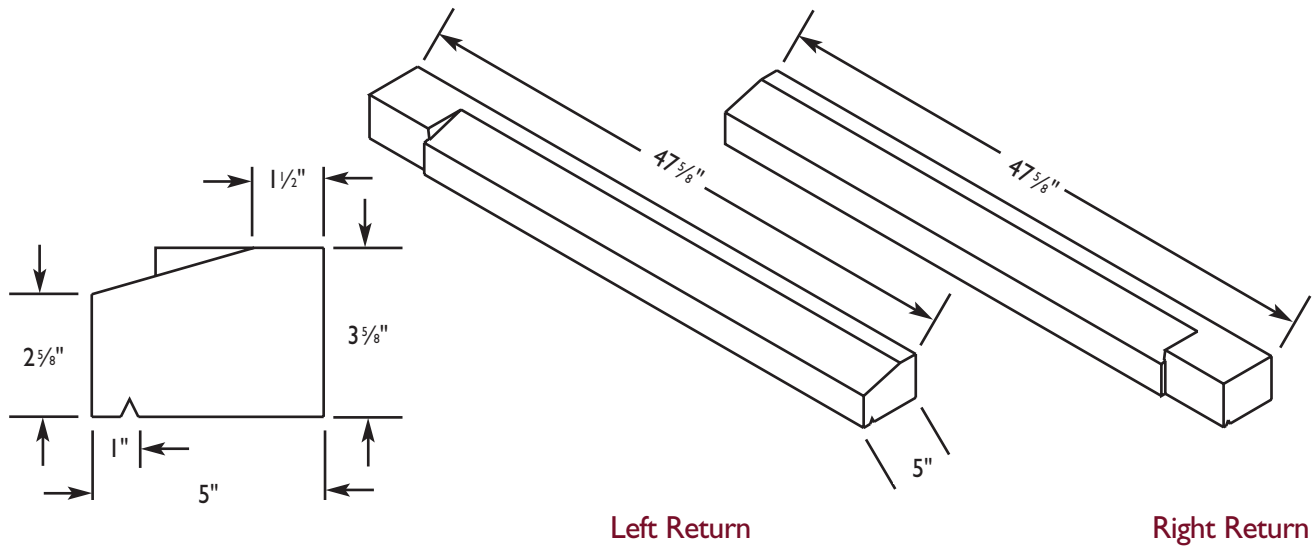


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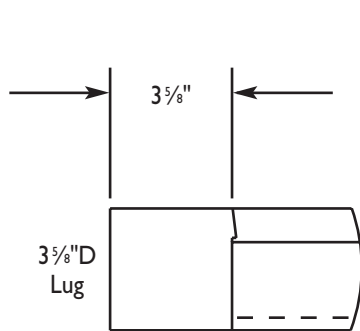
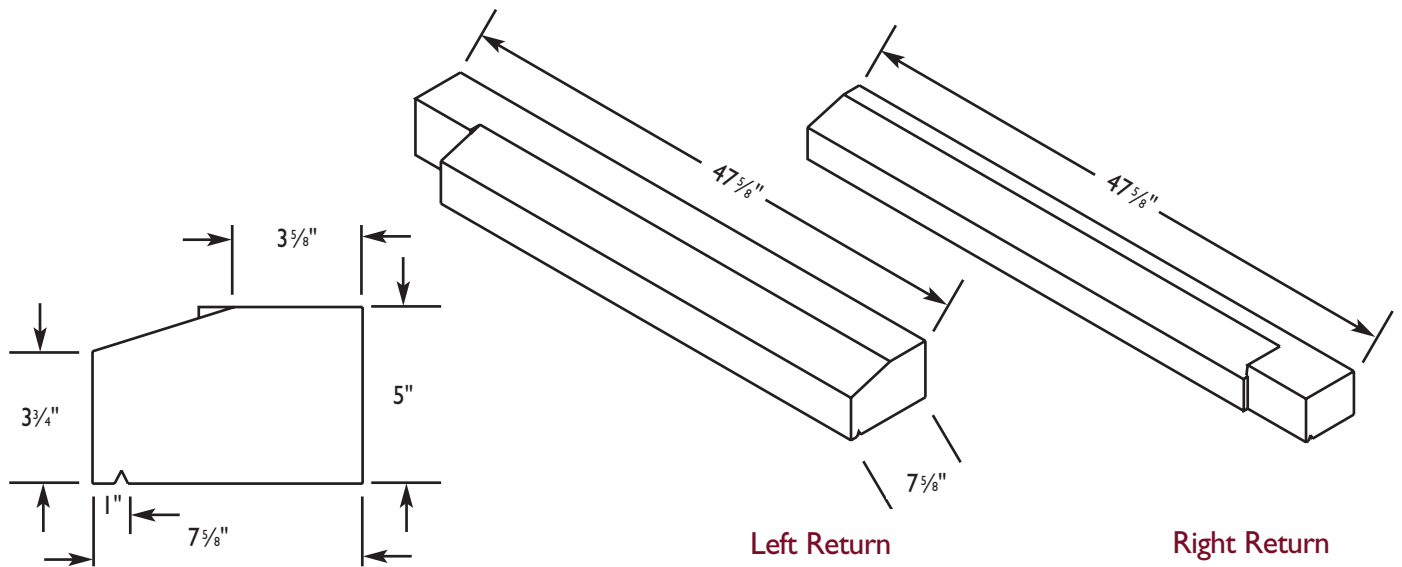


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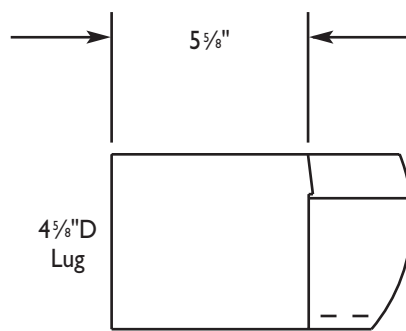
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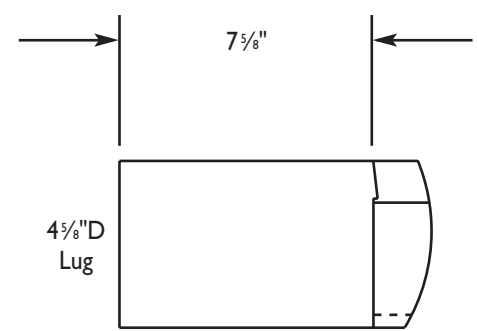
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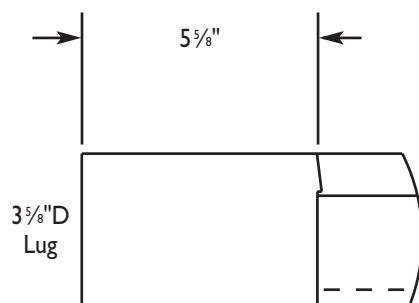
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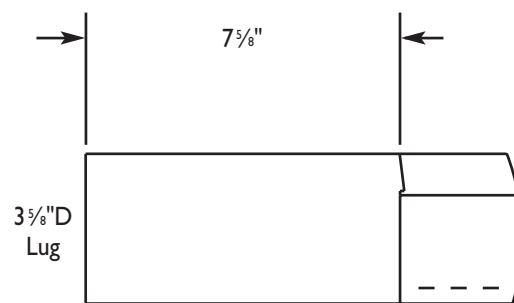
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SL2421

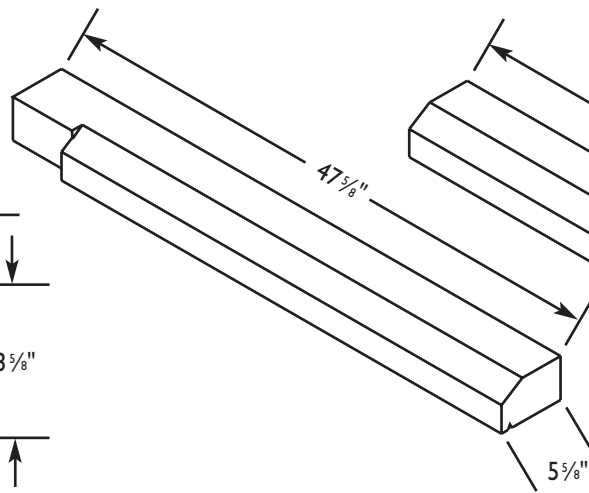
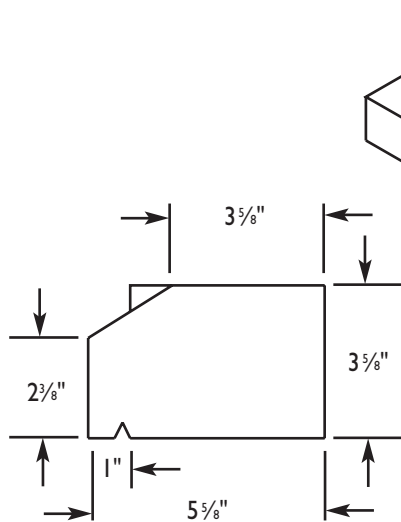


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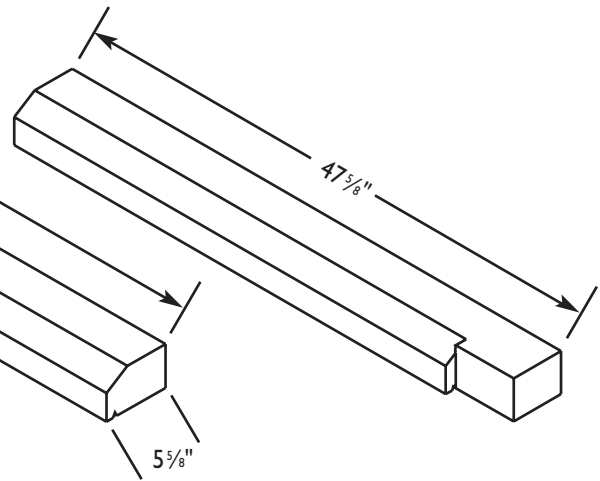


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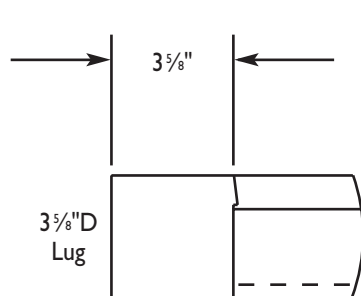
SILLS – LUGS



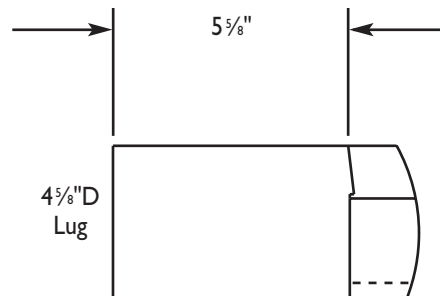
Left Return



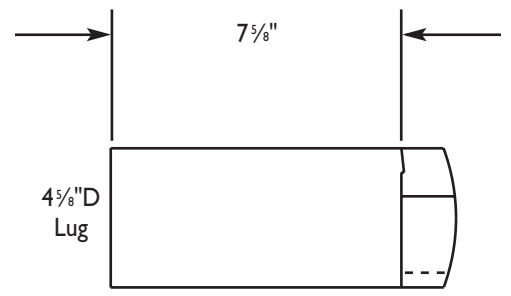
Right Return



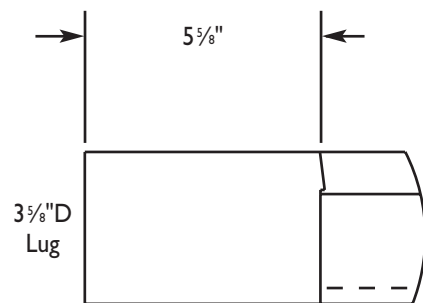
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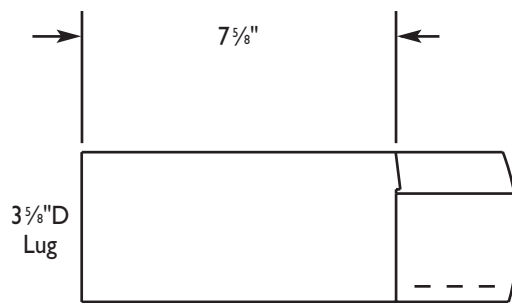
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SL2424



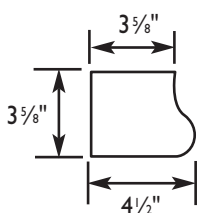
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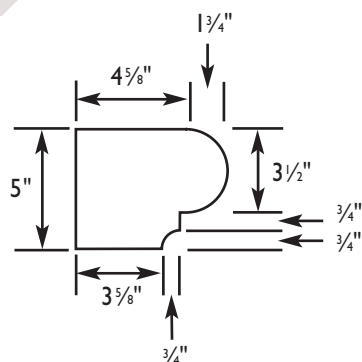
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WATERTABLES/ BANDS

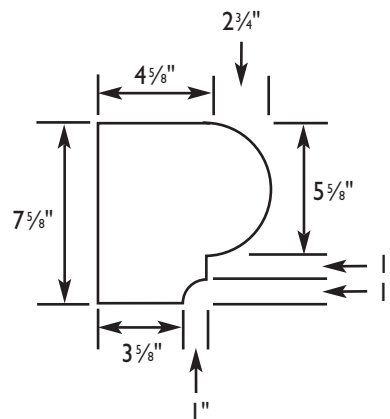
RockCast Custom Cast Stone is available in custom sizes to meet your design needs. Units are manufactured in standard 47 $\frac{5}{8}$ " lengths unless otherwise indicated or due to weight of the piece. Some profiles come standard with a drip edge of 1" from face. Please reference Shop Drawings for verification.



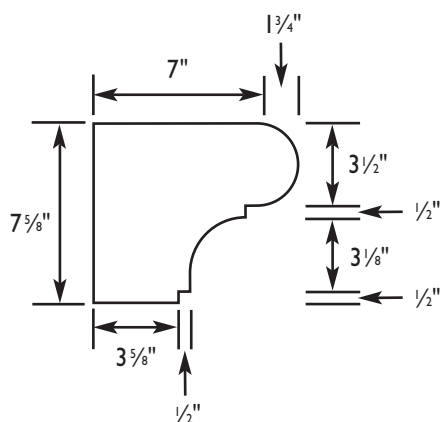
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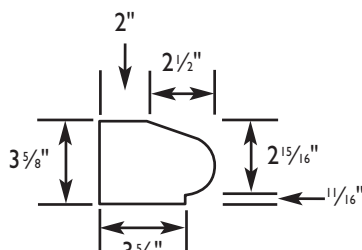
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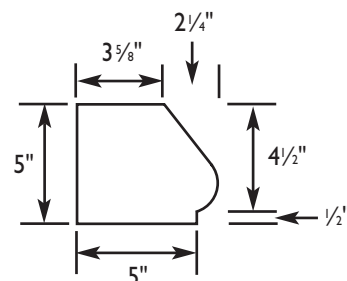
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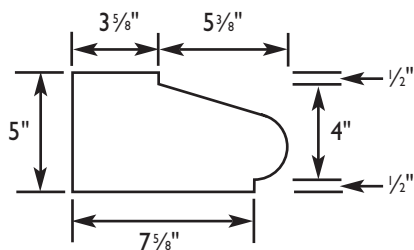
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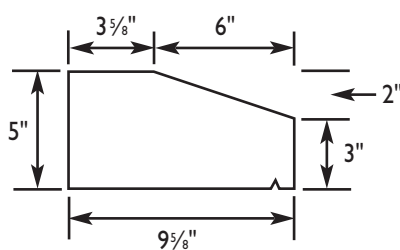
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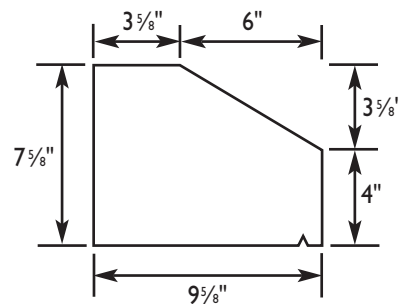
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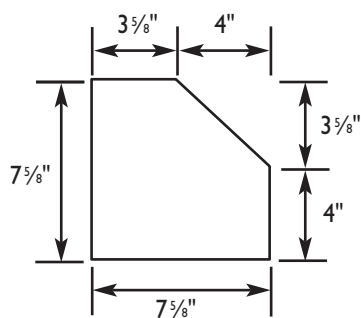
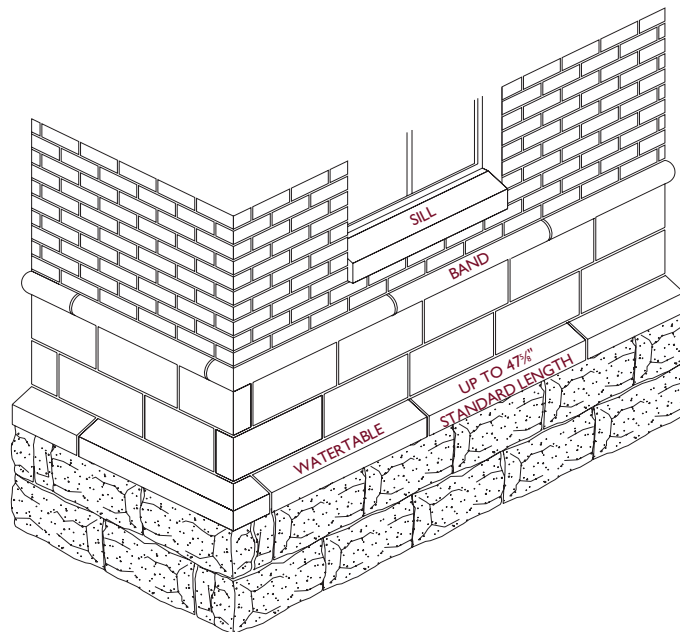


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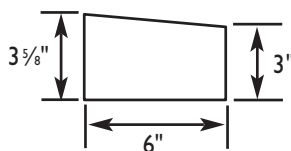


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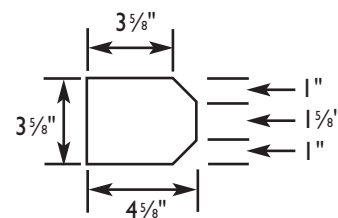
WATERTABLES/ BANDS



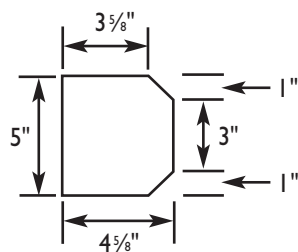
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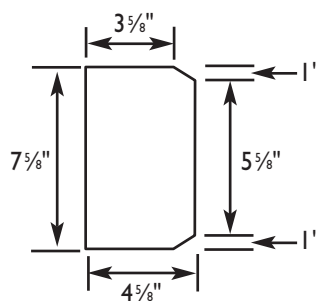
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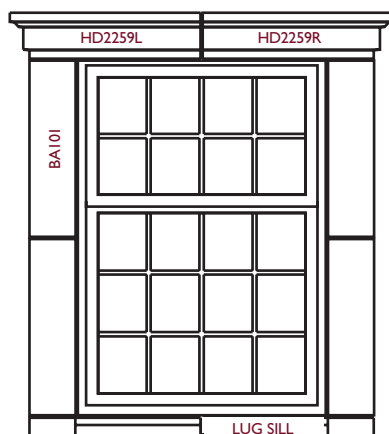


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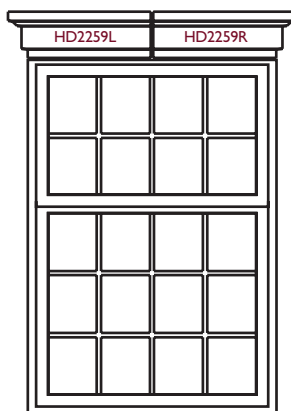


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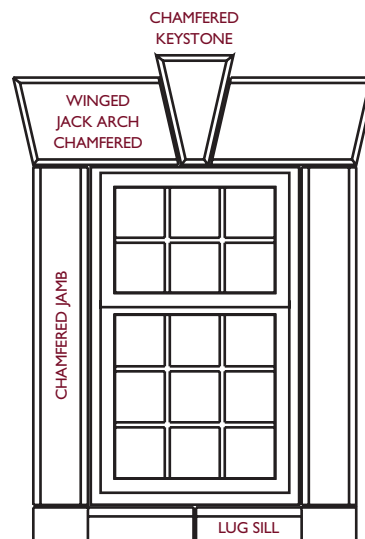
SAMPLE SURROUNDS



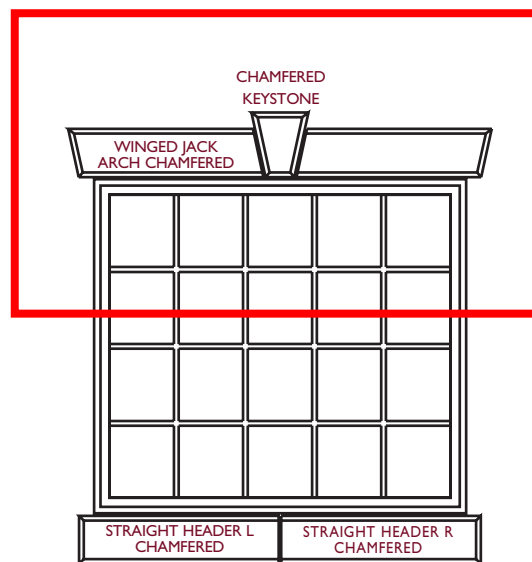
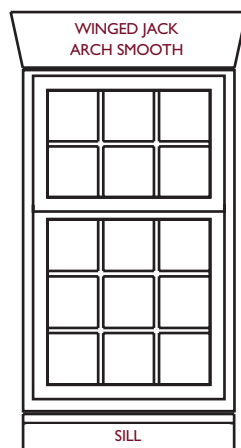
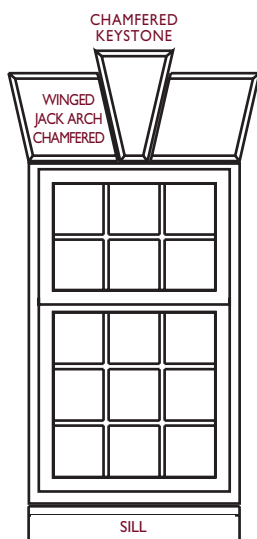
Colonial Header with Legs



Colonial Header



Winged Jack Arch with Legs

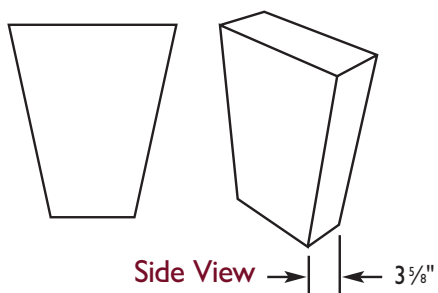


Jack Arch Header

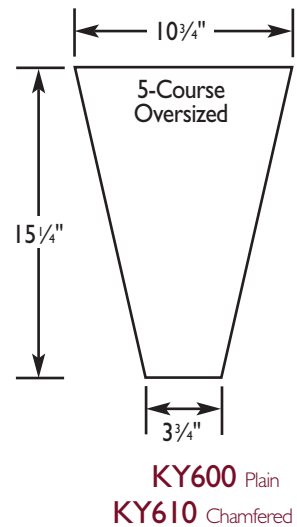
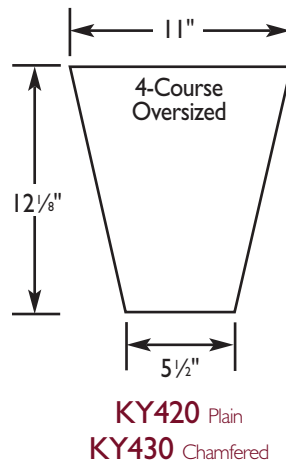
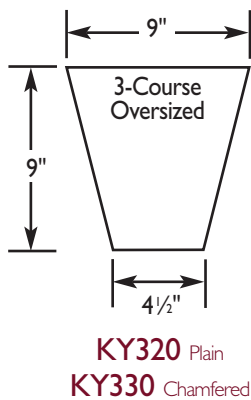
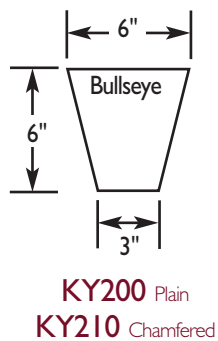
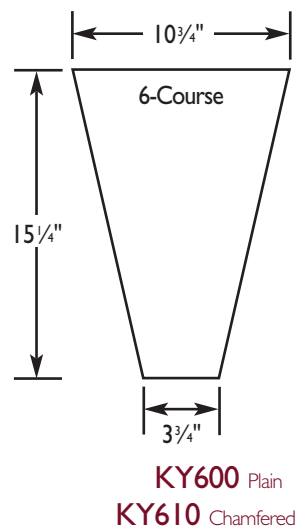
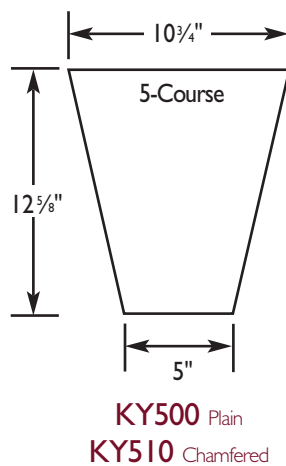
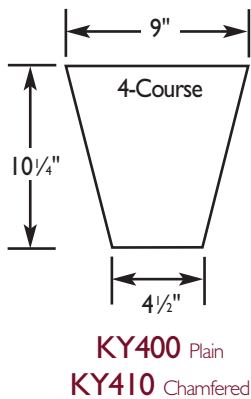
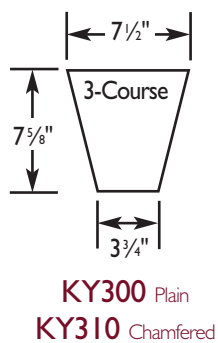
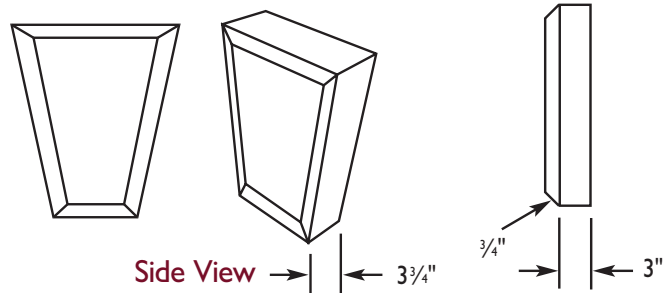
KEYSTONES

PLAIN & CHAMFERED

PLAIN

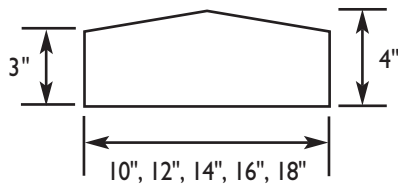
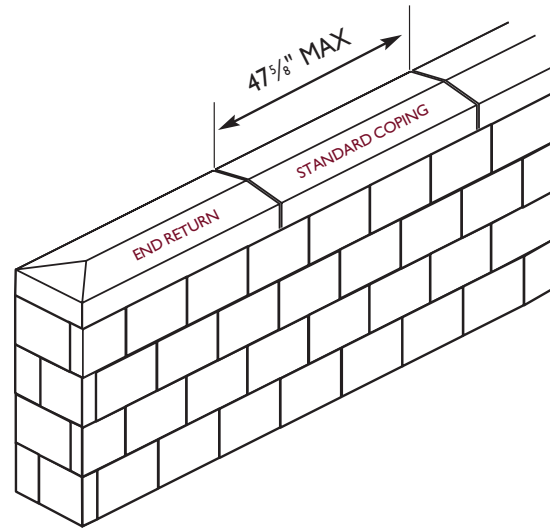


CHAMFERED

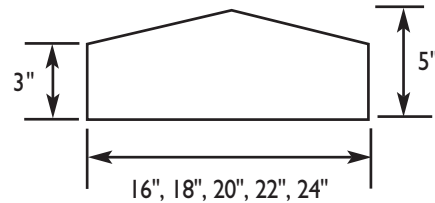


COPINGS/CAPS

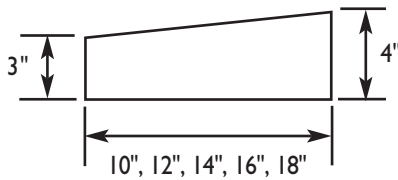
RockCast Custom Cast Stone is available in custom sizes to meet your design needs. Units are manufactured in standard 47 $\frac{5}{8}$ " lengths unless otherwise indicated or due to weight of the piece. Profiles available with a drip edge. Please reference Shop Drawings for verification.



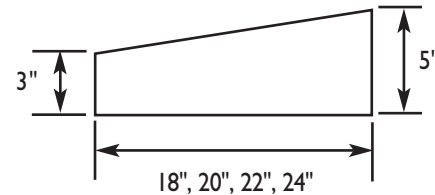
CO100



CO200



CO300



CO400

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.