

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
WORK SESSION AGENDA
MARCH 4, 2020
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #20-005**, to consider an application for a Certificate of Appropriateness for the installation of a new window on an accessory structure on the single family residential property at 744 Dranesville Road, Herndon, Virginia, located between the intersection of 3rd Street and Dranesville Road and the intersection of Worchester Street and Dranesville Road, and further identified as Fairfax County Tax Map 0104-02-0061A. The property is zoned R-10, Residential, Single Family; and consists of 91,685 total square feet of land. Owners/Applicants: William H. Wright, Jr. and Carol W. Wright. Applicants' Representative: Liz Lee, Moss Building and Design.
3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ALTERATION TO AN EXISTING STRUCTURE, HPRB #20-006**, to consider an application for a Certificate of Appropriateness for the installation of an overhead roof structure over an entrance between the commercial buildings at 781 and 783 Station Street, Herndon, Virginia, located between the intersection of Station Street and Lynn Street and the intersection of Station Street and Pine Street, and further identified as Fairfax County Tax Map 0162-02-0301D. The property is zoned PD-D, Planned Development - Downtown; and consists of 5,904 total square feet of land. Owners/Applicants: James Building Development, LLC c/o Steve Mitchell.
4. **APPLICATION FOR AN AMENDMENT TO AN APPROVED APPLICATION, HPRB #20-007** to consider an application for extending the period of performance for a Certificate of Appropriateness previously approved to construct additions and alterations to a single family detached residential structure on the property located at 641 Nash Street, Herndon, Virginia, located at the southeast corner of the intersection of Nash Street and Spring Street, and further identified as Fairfax County Tax Map 0162-02-0139. The property is zoned R-10, Residential, Single Family; and consists of 10,194 total square feet of land. Owners/Applicants: Francis Kenney, Jr. and Caitlin Kenney.

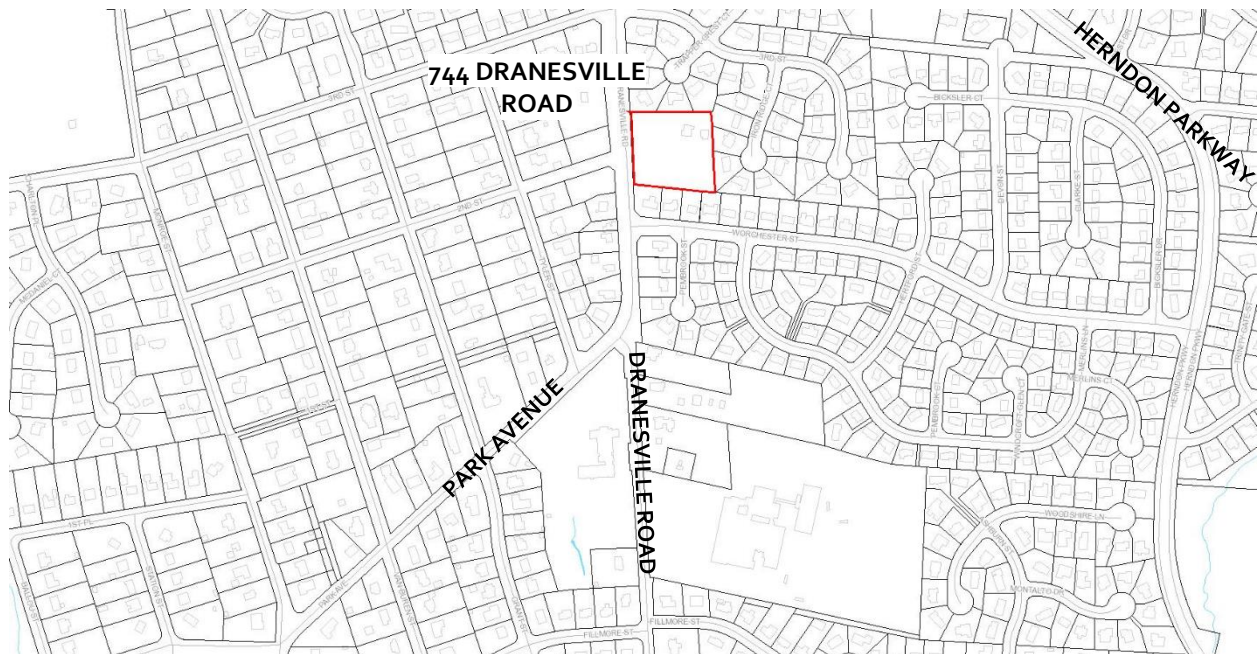
COMMENTS

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

ADJOURNMENT

Case Number & Type: HPRB #20-005; Alterations to an existing structure
Case Summary: Install one new window opening and window on an existing accessory structure.
Case Location: 744 Dranesville Road, Potomac Fairways Subdivision

Location Map



Property Information

Applicant/Owner:	William H. Wright, Jr. and Carol W. Wright		
Agent:	Liz Lee, Moss Building and Design		
Business/Organization:	N/A		
Property Use:	Single Family Residential		
Zoning District:	R-10, Residential Single Family	HPOD Designation:	Contributing
Adjacent Zoning:	North: R-10, Residential Single Family South: PD-R, Planned Development - Residential	East: R-10, Residential Single Family West: R-10, Residential Single Family; R-15, Residential Single Family	
Adjacent Property HPOD Designation:	North: Not in District South: Not in District	East: Not in District West: Non-contributing / Contributing	
Associated Cases:	HAA #19-018, HPRB #19-34		
Building Type(s):	Single family detached residential	Date of Construction:	circa 1783 with 19 th Century additions
Architectural Style(s):	Vernacular		

Exterior Material(s):	Stone, coursed rubble, log wing (ell), wood weatherboard cladding, standing seam metal roof
Neighborhood Design Profile:	Suburban, single family residential

Case Details

Case Description:

This application proposes to install one new 16" X 38" wood, casement window on the south elevation of the accessory structure located to the west of the primary residential structure on the subject property. The new wood window will be selected from the Pella® Architect Series Reserve in a pre-finished white color to match the existing window colors on the primary and accessory structure with Ogee grill (between glass panes), with wood muntins over the glass on both sides of the window and 2 X 3 light division pattern similar to the style and finish of several window types currently found on both structures (Attachments #1, #2, and #3).

Case Background:

The Board approved an application for alterations, HPRB #19-34, which permitted two new window openings and the installation of two new double hung wood windows from the same manufacturer's product line as proposed in this application.

Resource Information

The house is a classic example of (regional) Vernacular architecture with portions of the primary residential structure possibly dating as far back at the 1780's. The accessory structure, which may have been used at a barn, has no definitive date of construction available in current historic resources information. The primary dwelling structure is classified as a contributing structure to the Town's Heritage Preservation Overlay District (Attachment #4). The accessory structure, subject of the new window installation, has been determined by staff survey to be a contributing outbuilding to the district based on the similar vernacular architecture, use traditional materials, and its period of construction somewhere in the 19th century or early 20th century at the latest, well within the district's period of significance.

Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #5)
- Town of Herndon Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines: Windows (Pages 74-75)

Staff Analysis

1. Within the Heritage Preservation Handbook, Chapter 13 Rehabilitation Guidelines: Windows, guidelines for window replacement, repair and maintenance are specified. While this project is altering the number and location of windows on the secondary structure, the new proposed window is being selected to be somewhat similar to the previously approved replacements of existing windows and the installation of new windows of the same materials and similar design as described in the administrative approvals case, HAA #19-018 and HPRB #19-34, respectively. The proposed casement window material is a common wood window using a 2 X 3 division pattern with wood

muntins as is currently found on the primary residential and accessory buildings guidelines in this section generally states:

- a. Numbers, sizes, location and or glazing patterns should not be changed;
- b. Avoid cutting new opening, infilling window openings, and installing new window sizes that do not fit the original windows; and
- c. Avoid radically changing the appearance of windows by using inappropriate window materials and finishes.

The referenced guidelines form a rational basis for determining the appropriateness of replacement or reconstruction of existing windows. While the standards are written to prevent inappropriate alterations, the guidelines do not accommodate specifically for the changes of the use of interior spaces. In this case, the change in use of the interior space has been altered over time as the necessity for a barn has changed due the lack of necessity of keeping livestock or other externally agrarian uses that have diminished or altogether disappeared.

The applicant has proposed to improve the use and design of the building to support habitable space as the owners' needs have changed. Further, the applicant has proposed to install a similar Colonial-type wood double hung window similar to the existing windows found on both structures and similar to the other replacement windows previously approved.

Staff finds that, in general, the proposed alteration is in keeping with the intent of the design guidelines of the Heritage Preservation Handbook due to the: (1) location of the alteration on a façade of the accessory structure which is not visible from the adjacent street, (2) use of a typical stylistic elements of the windows and the building's architectural style and alterations over time, and (3) use of a new window similar in size/proportion and materials to other windows, as previously approved.

While staff has no major design issues with this proposed alteration, staff will advise the Board that further alteration to the fenestrations on this accessory structure and the primary dwelling should be highly scrutinized for significant alteration of the character of these building. While the use of the interior space has changed over time as noted in this report, the original character of its agrarian use should not be lost through excessive addition of fenestrations.

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

Staff Recommendation:

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

	4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board.
Recommended Motion:	Motion for approval of HPRB #20-005, in accordance with Alternative #3, with the following condition: 1. The proposed alteration shall be constructed in substantial conformance with the application and supporting materials as submitted January 30, 2020 and February 24, 2020.

Report Attachments

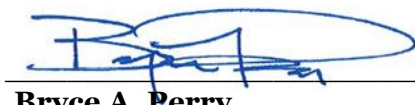
1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions, Proposed Elevations/Examples, and Materials Information
4.	1987 Historic District Survey Form
5.	Town's Zoning Ordinance, Section 78-60.3

Staff Contact

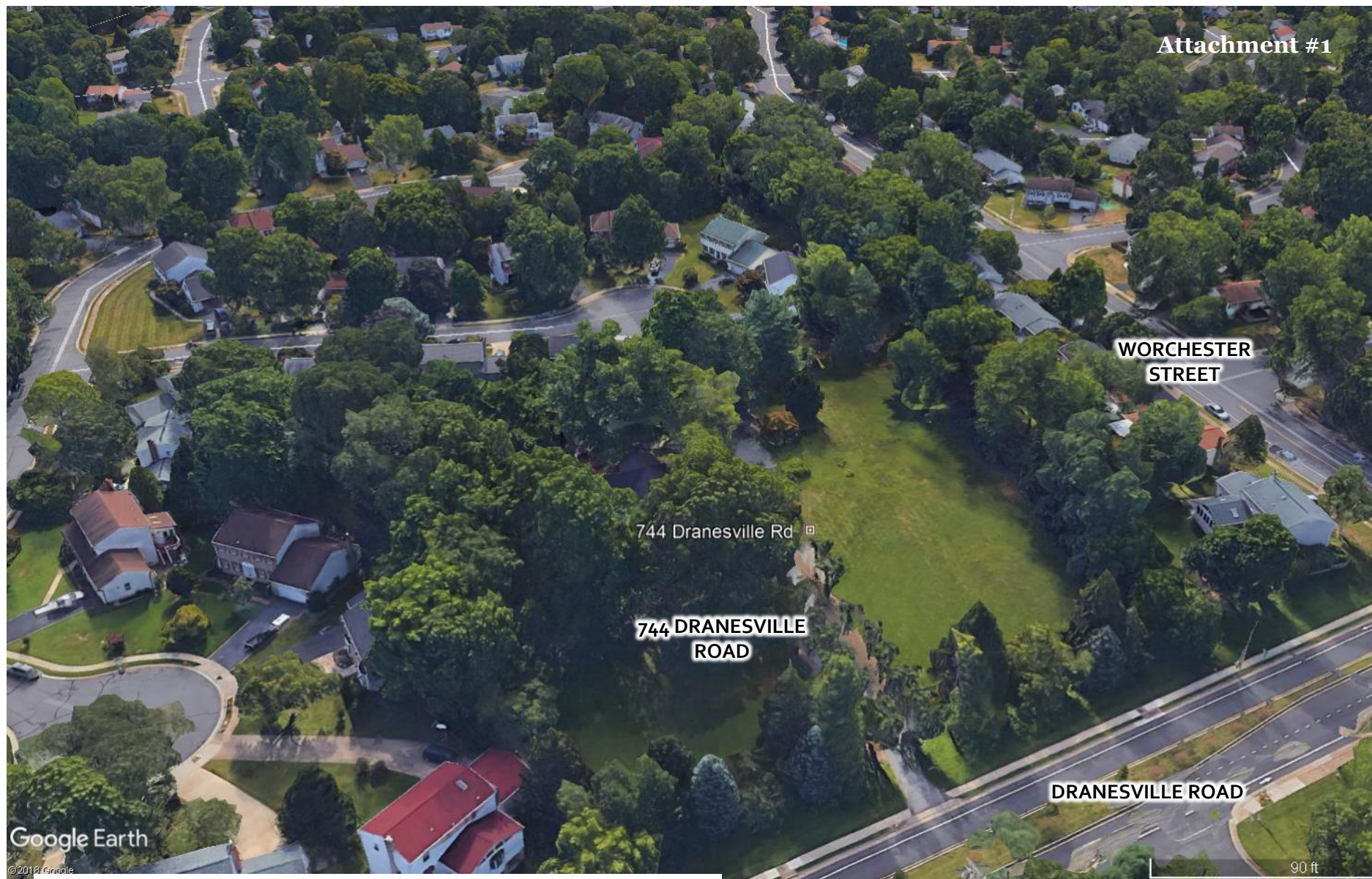
Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



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



744 Dranesville Road Historic Review Submission

Carol & Bill Wright

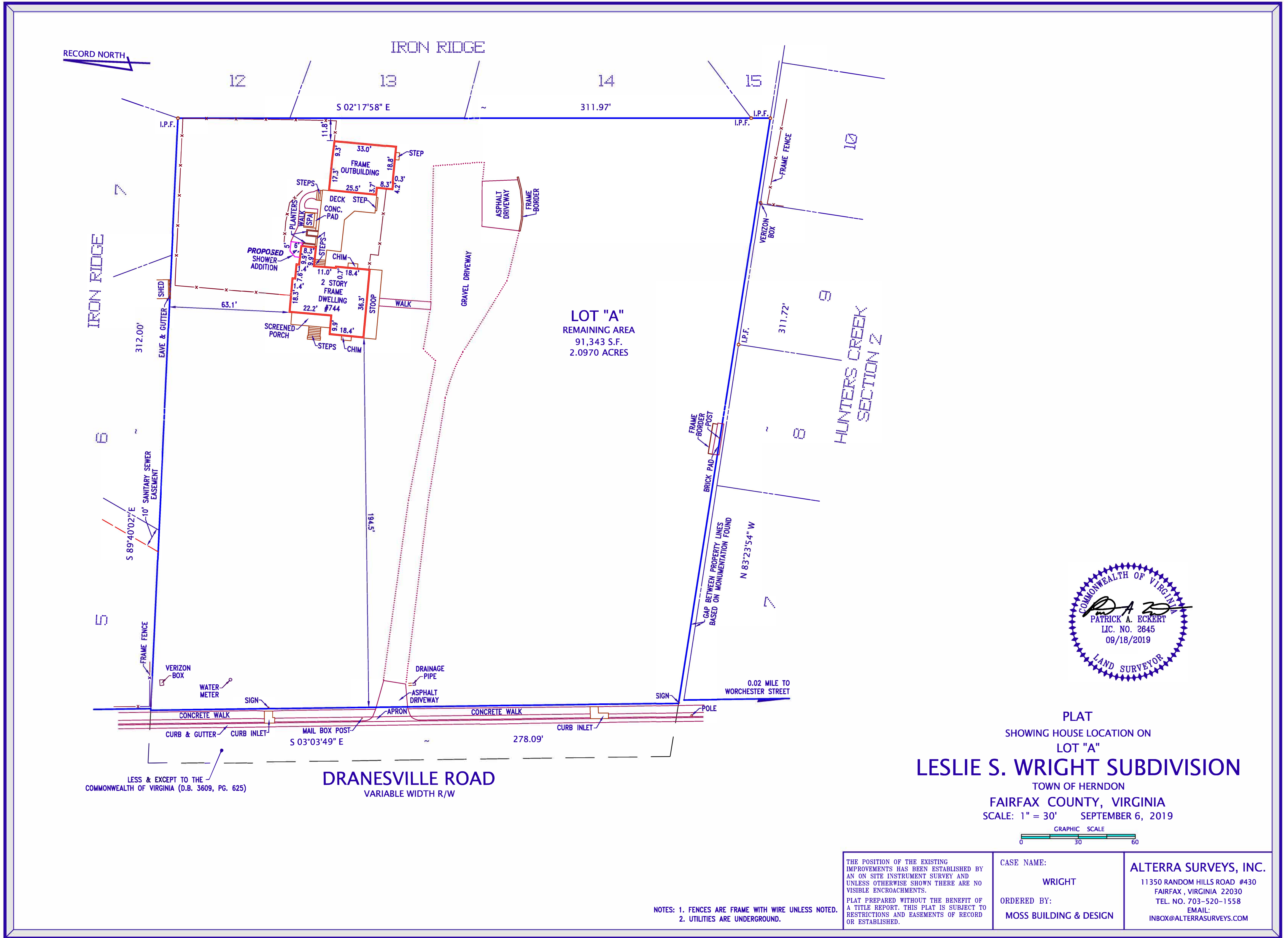
To Historic Review Board,

The following has been submitted for Carol and Bill Wright at 744 Dranesville Road:

- (1) Full size set of drawings and house location plat
- Email from homeowner stating that Liz Lee can submit on behalf of them
- (8) 11x17 size of drawings, house location plat, 3D renders, existing pictures of the house, and window selections
- (8) "Window" selection details

Scope of Work:

- Demo and haul partial wall for new window opening (See selections); New window to be 16" wide x 38" tall casement window.



Wright Residence
744 Dranesville Road
Herndon, VA 20170

Carol & Bill Wright
Historic Review Submission
January 17, 2020

Scope of Work

- Demo and haul partial wall for new window opening (See selections)

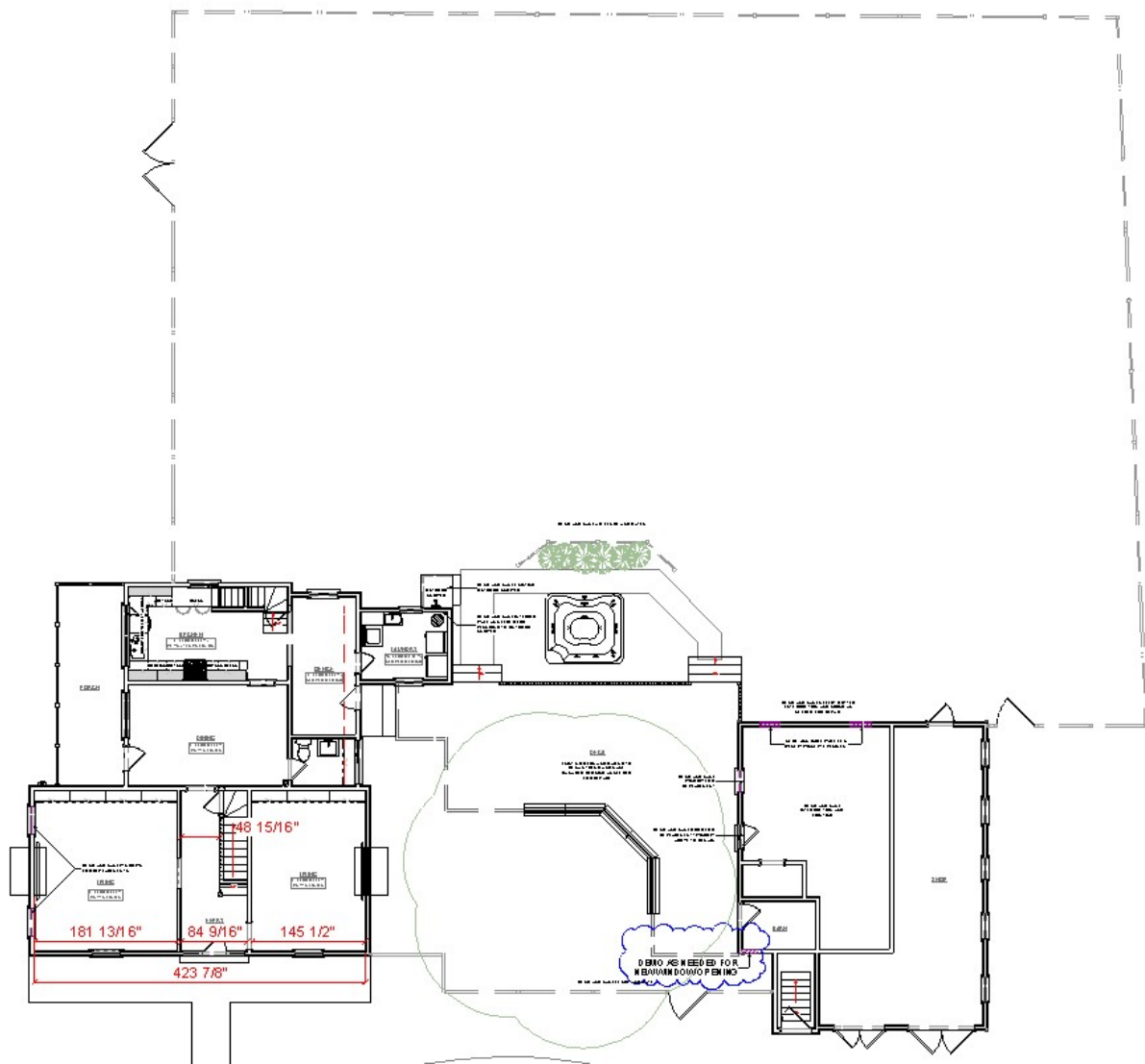
PROJECT: WRIGHT RESIDENCE
DESIGNER: LIZ LEE
DATE: JANUARY 17, 2020

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Overall As Built Plan



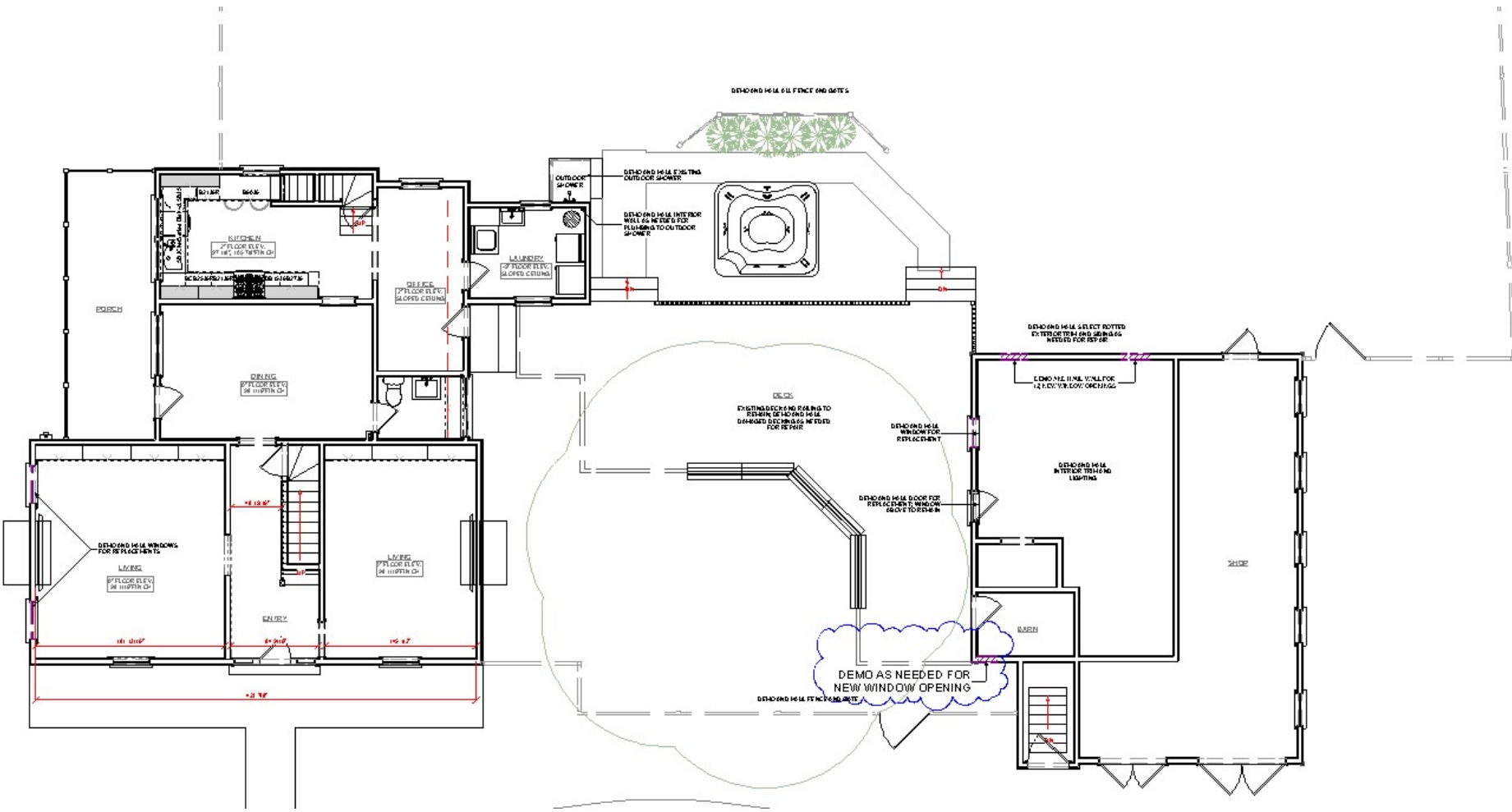
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As Built + Demo Plan



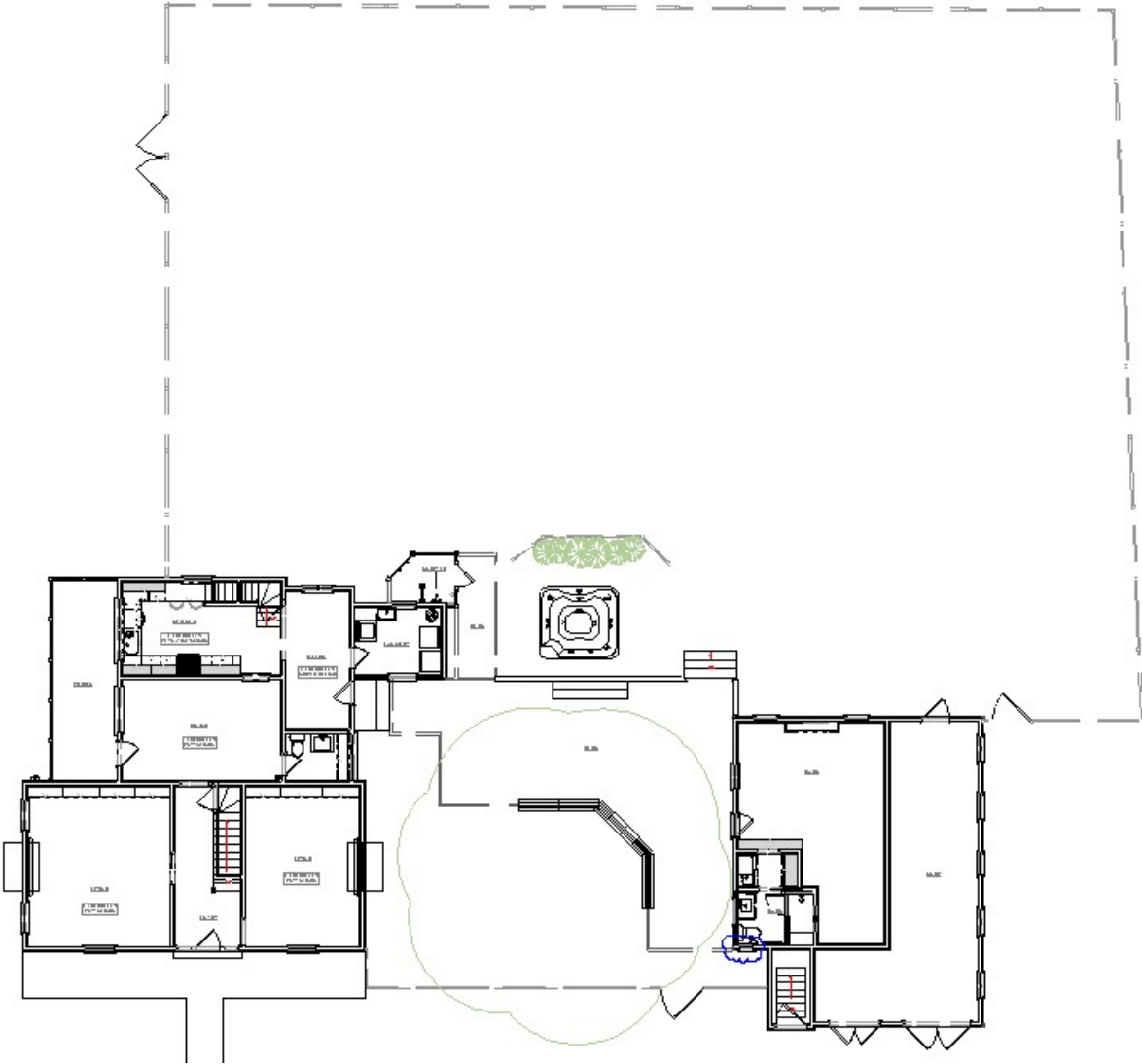
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Overall Floor Plan



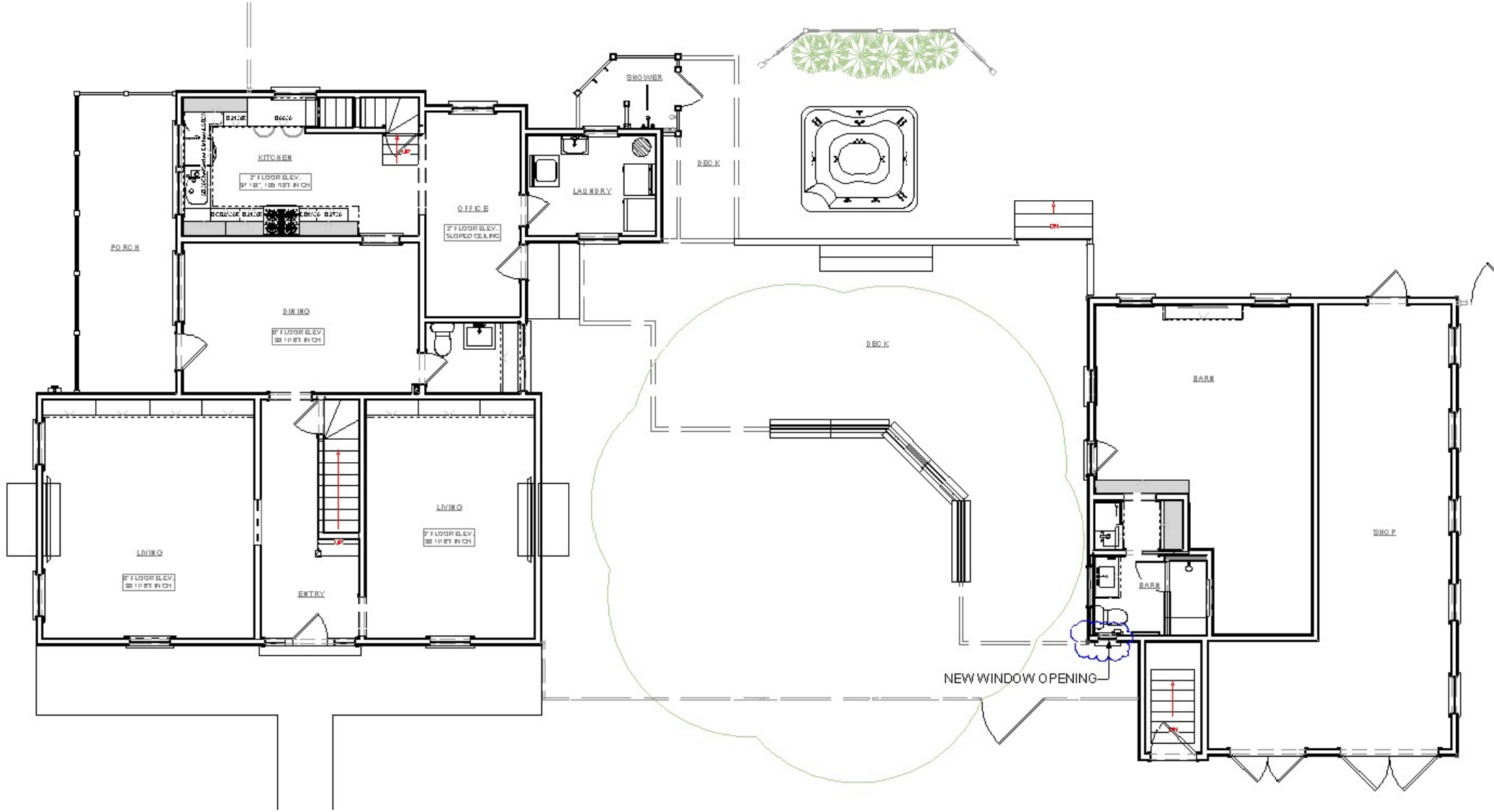
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Proposed Floor Plan



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Proposed Barn 3D Render



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DESIGNER: LIZ LEE

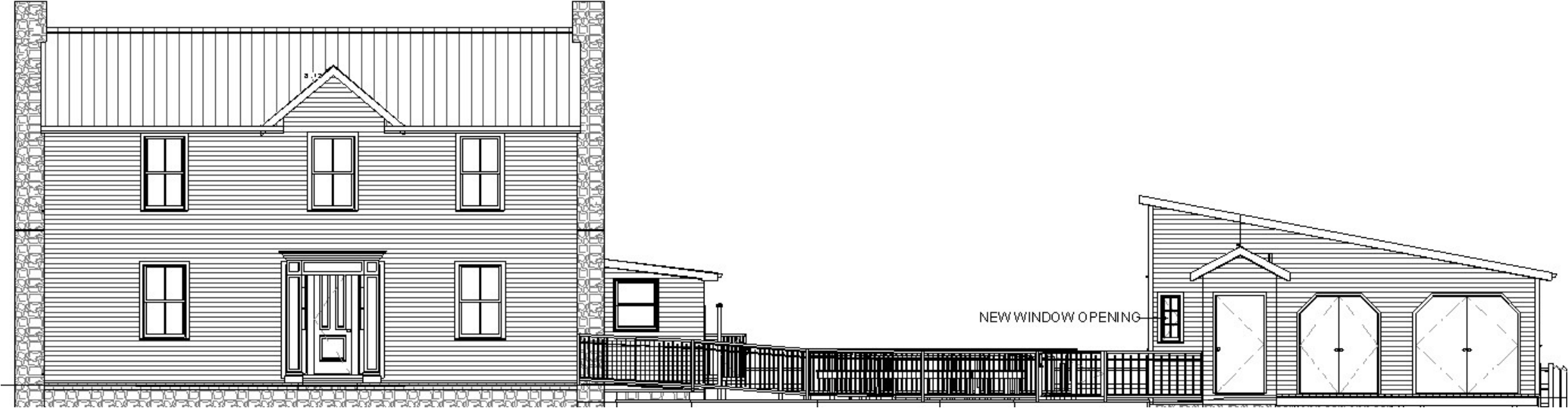
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Exterior Elevation



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Colored Exterior Elevation



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Pella Architect Series Reserve Casemet Window



Prefinished Painted Interiors*

Wood window can arrive at the job site with a durable prefinished factory-paint finish.



Wood Exteriors

Pella Architect Series hung windows are the only Pella hung windows to offer the option of unfinished wood exteriors, along with primed wood exteriors.

- Mahogany exteriors – can be stained or painted.
- Primed Pine or Mahogany exteriors – ready for final site finishing.

Aluminum-clad wood products are available with Pella's high performance EnduraClad® protective finishes or EnduraClad Plus protective exterior finishes to help keep your vision fresh and crisp for years.



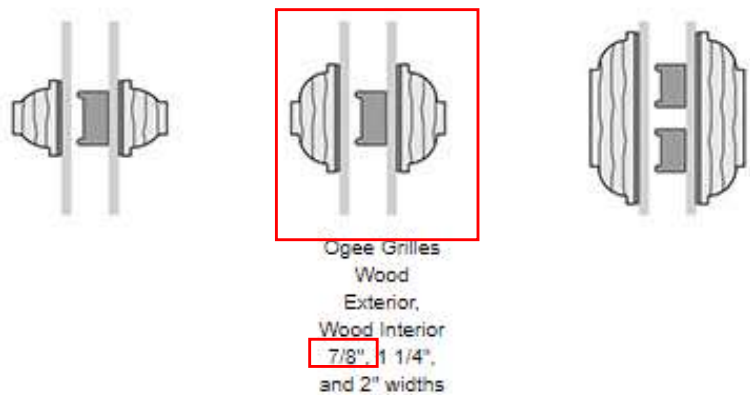
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Pella Architect Series Reserve Double Hung Window



Glass Options

Pella's InsulShield® glass collection offers our most innovative and energy-saving choices for your climate. [More Details »](#)

Advanced Low-E Insulating Glass with Argon⁷



Best Use:
Most
Climates

AdvancedComfort Low-E Insulating Glass with Argon⁷



Best Use:
Northern
U.S.
climates

SunDefense Low-E Insulating Glass with Argon⁷



Best Use:
Hot, sunny
climates

NaturalSun Low-E Insulating Glass with Argon⁷



Best Use:
Extremely
cold
climates

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Pella Architect Series Reserve Double Hung Window



Screens – Architect Series Reserve Hung Window¹



InView™ Screen

The standard option on all Pella wood windows.

- Allows in 14% more daylight and 8% more airflow than a conventional fiberglass screen.²
- Made from a screen material that's more transparent than conventional fiberglass screens.

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Additional Pictures of the House



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Additional Pictures of the House



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Additional Pictures of the House



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Additional Pictures of the “Chicken Coop”



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VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-112
Negative no(s). 9099/10

Attachment #4

City Town Village/Hamlet	Herndon	County	Fairfax
Street address or route number	744 Dranesville Rd.	U.S.G.S. Quad	Herndon
Historic name	Paine House, Loudoun Hall	Common name	
Present use	residence	Building Style	Vernacular
Original use	residence	Building Date(s)	late 19th century with 18th century ell (?)

I. Construction Materials

☒ wood frame
☐ brick
bond: ☐ English
☐ Flemish
☐ _____-course American
☐ stretcher
☐ other _____

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

☒ log: - ell, not exposed
☐ squared ☐ unsquared
notching:
☐ V-notch ☐ half dovetail
☐ saddle ☐ full dovetail
☐ square ☐ diamond

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

2. Cladding Material

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

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

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

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

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

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

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

9. General supplementary description and decoration:
Resided with new weatherboards. 2/2 sash. Stone end chimneys with brick caps. French doors on end. 2 story ell.

10. Major additions and alterations:
Rear 2 story ell is supposedly log and probably predate the front wing. Ell has 1 story additions.

11. Outbuildings:
Lean-to, weatherboarded shed with shutters, 6/6 sash, and 4-paned doors.

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

13. Significance:
The rear ell is said to be log. This is possibly one of the oldest structures in Herndon.



HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

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

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

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

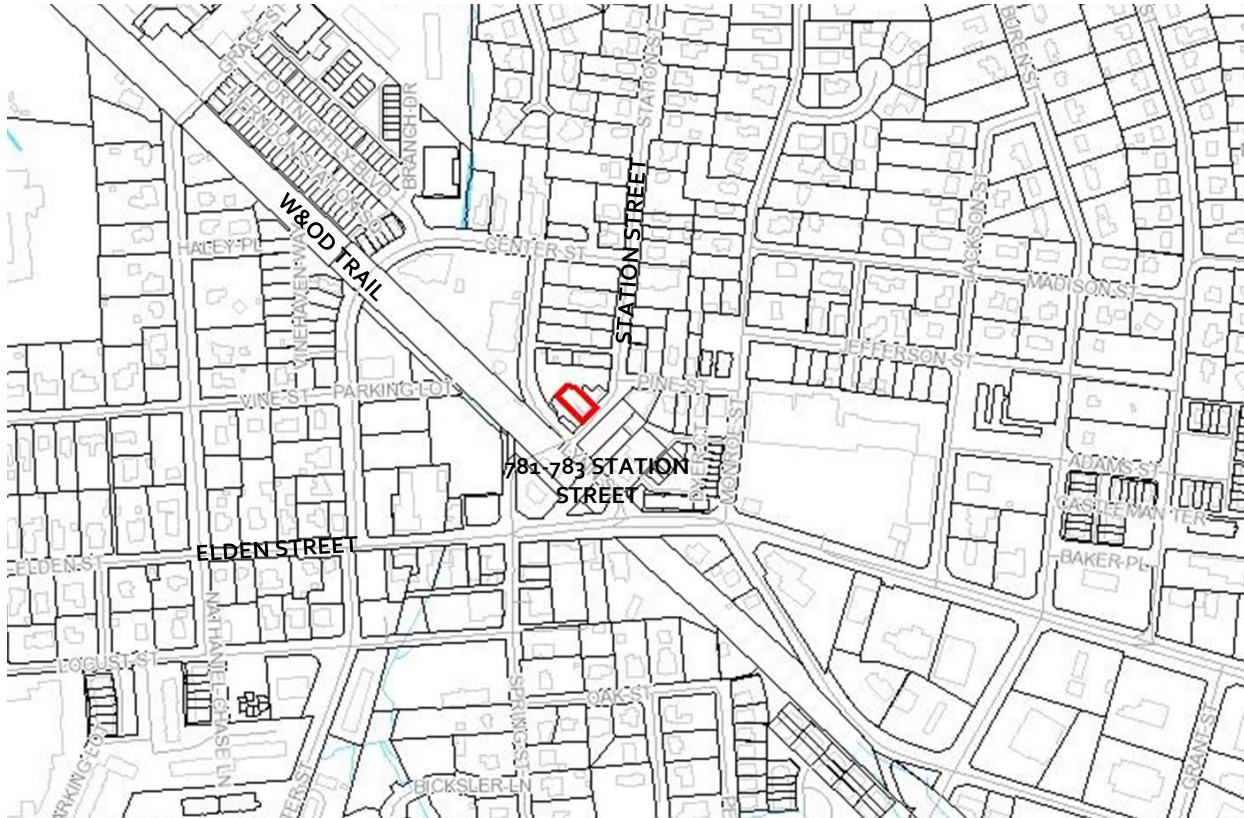
sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.

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

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

Case Number & Type: HPRB #20-006; Alterations to an existing structure
Case Summary: Install an overhead roof structure over an existing entrance between two contributing structures
Case Location: 781 & 783 Station Street, Downtown Herndon

Location Map



Property Information

Applicant/Owner:	Steve Mitchell, Manager, James Building Development, LLC		
Agent:	N/A		
Business/Organization:	Mediterranean Breeze/Mile 20		
Property Use:	Commercial		
Zoning District:	PD-D, Planned Development-Downtown	HPOD Designation:	Contributing
Adjacent Zoning:	North: PD-D, Planned Development-Downtown South: PD-D, Planned Development	East: PD-D, Planned Development West: CC, Central Commercial	
Adjacent Property HPOD Designation:	North: Non-contributing South: Vacant; N/A	East: Non-contributing West: Contributing	
Associated Cases:	HPRB #18-04; HPRB #19-01		

Building Type(s):	Multi-story commercial	Date of Construction:	circa 1910 - 1920 with 19 th /20 th Century additions, alterations
Architectural Style(s):	Art Deco (781 Station) / Classical Revival (783 Station)		
Exterior Material(s):	Composite: Brick, metal and glass storefronts		
Neighborhood Design Profile:	Urban, mixed-use downtown		

Case Details

Case Description:

This application proposes to install a new standing seam metal roof over the first-floor area outside the existing enclosure facing Station Street projecting farther towards the street. The roof is proposed to have 24 gauge, 12” wide panels, 1-1/2” seams and a Mill Finish (textured silver)(Attachments #1, #2, and #3).

Resource Background:

The property is improved with two, two-story commercial brick buildings that are designated as contributing structures in the Town’s Heritage Preservation Overlay District. The building addressed as 783 Station Street is noted as a rare example of Classical Revival architecture with a commercial use in Herndon, according to the Town’s 1987 Historic District Survey (Attachment #4). The building addressed as 783 Station Street houses a relatively new business, *Mile 20*, on the first floor fronting a public parking lot with 40.5 feet of frontage along that parking area. The building addressed as 781 Station Street was originally a single story, brick commercial building that received a substantial second floor addition that reflects some of the building’s original Art Deco influences and now houses the *Mediterranean Breeze* restaurant on two floors.

Over the years, both structures have undergone several alterations that have impacted the architecture and visual qualities of the original structures, creating several layers of building and architecture that obscure some of the original features. Both buildings were the subject of a recent HRPB case, HPRB #18-09, which was approved by the Board on July 16, 2018 for the construction of the new exterior enclosure constructed between the buildings, which has been completed, minus the overhead metal roof over the Station Street entry/exit. This exterior roof component was a part of the original approval of HPRB #18-09, however the associated building permit and HPRB approval has since expired with the alteration being incomplete. As a result, the proposed alteration is required to be re-heard by the Board.

Applicable Design Guidelines & Criteria:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #5)
- Town of Herndon Heritage Preservation Handbook, Chapter 6 New Construction Guidelines: New Commercial Construction and Additions (Pages 41)

Staff Analysis

1. The Town of Herndon Heritage Preservation Handbook (Handbook), Chapter 6 New Construction Guidelines: New Commercial Construction and Additions (Page 41) discusses:

Street Level Design: Storefronts and Entrances: The design at street level of new buildings is crucial in establishing the vitality of the commercial district. Almost seventy-five percent of the existing buildings in the district have some type of storefront opening with a door. At least fifty percent of the street level façade of a new infill building should be transparent (i.e. doors and windows) to provide visual interest and access for the pedestrian. This guideline is most important on Elden, Spring, Station and Lynn Streets where most of the buildings are commercial with first floor storefronts.

The original design was approved with the idea that this enclosure was not to be an infill building. As such, the approved design created a transparent enclosure using metal storefront framing and glass as an appropriate design approach to help maintain this feature in Downtown Herndon and achieve the street level design intent of the Handbook.

New Additions in the Downtown: ...new work should be differentiated from the old... A new addition should not be an exact copy of the design of the existing historic building. If the new addition appears to be part of the existing building, the integrity of the original historic design...

Further, the resultant design creates a unique differentiation between the old and new architecture with a modern expression of the Town's industrial past while being less traditional than either adjacent building. In the previous application, the applicant had proposed an Adriatic Sea Blue color for the overhead standing seam metal roof to match a portion of the existing metal roof form and signage at 781 Station Street. In the current application, the standing seam metal roof is now proposed to have a textured silver finish, which Staff believes is in keeping with the color and materials of completed enclosure and in keeping with the intent of the Handbook design guidelines. This design revision helps accentuate the industrial feel of the exposed steel structure and metal storefront in this interstitial space between the two contributing buildings.

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

Staff Recommendation:

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

	4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	Motion for approval of HPRB #20-006, in accordance with Alternative #3, with the following condition: 1. The proposed alteration shall be constructed in substantial conformance with the application and supporting materials as submitted February 7, 2020 and February 10, 2020.

Report Attachments

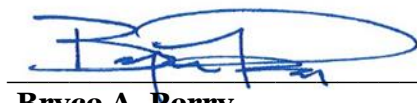
1.	Aerial Image
2.	Applicant Letter
3.	Existing Conditions, Proposed Elevations/Examples, and Materials Information
4.	1987 Historic District Survey Form
5.	Town's Zoning Ordinance, Section 78-60.3 - Heritage Preservation Overlay District

Staff Contact

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



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



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

2/8/2020

James Building Development LLC
Steven D Mitchell/Manager
1291 Monroe Street
Herndon, Virginia 20170
Town of Herndon
Department of Community Development
777 Lynn Street
Herndon, Virginia 20170

IN RE: HPRB # 18-09, 781 & 783 Station Street, James Building Enclosure
Application for an alteration to an existing structure to an approved application.

Dear Mr. Garcia,

We are providing the additional information for the standing seam roof and ask you place with the current application.

The standing seam (metal panels) consist of the following:

24 GA panel metal, 1 ½" Roof Panel seaming with 90-degree fold.

Panel Profile Width to be 12"

Change sample color to match existing storefront (mill finish).

Thanks

Steven D Mitchell/Manager

A handwritten signature in blue ink, appearing to read "S.D. Mitchell", with a horizontal line extending to the right.







PROPOSED WORK:

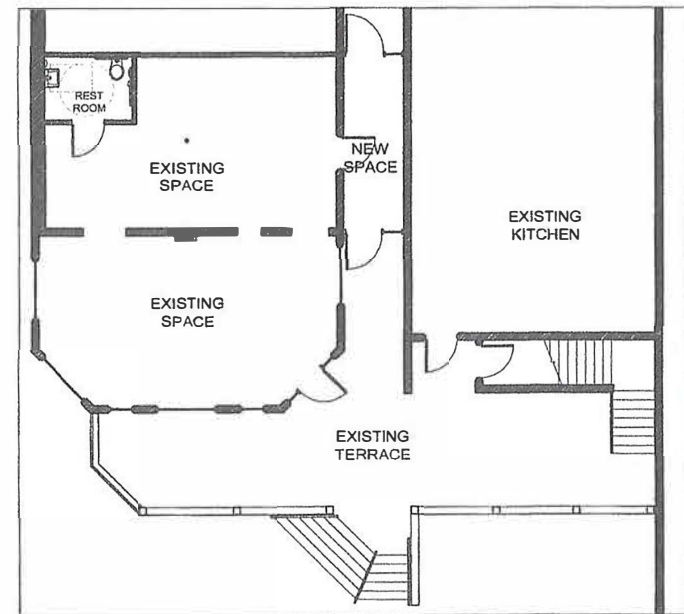
1 BUILD TWO NEW DOORS AT EXISTING PASSAGE IN CONFORMANCE WITH PLAN BELOW.

ONE SCHEME EACH OF A SINGLE LITE ALUM DOOR WITH MATCHING TRANSOMS AND SIDE LITE WITH PANELED WALLS.



DOOR @ LYNN ST

DOOR @ STATION ST



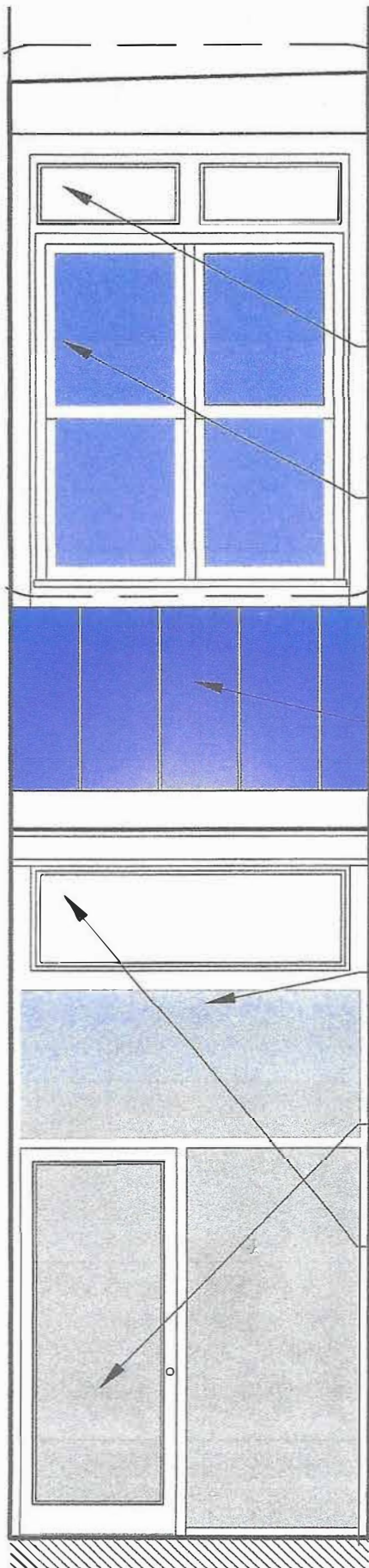
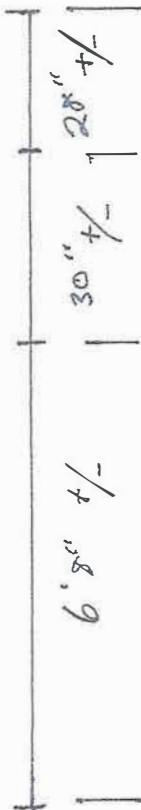
EXISTING PLAN OF JAMES BUILDING TERRACE
SCALE: 1/8" = 1'-0"

THE JAMES BUILDING
781 & 783 STATION ST, HERNDON, VA

JULY 10, 2018

VM ARCHITECTURE PLLC
8002 ILIFF DR, DUNN LORING, VA 22027
VMARCHITECTURE.COM 703 868 7677

12'0" +/-



JAMES BUILDING DECK
COMMERCIAL STOREFRONT
w/ CLEAR GLASS
TEMPERED

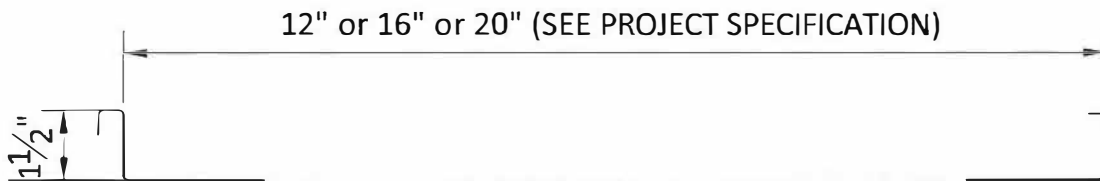
ENGLERT S1300 ROOF PANEL

PANEL MATERIAL SHALL BE:
22 GA or 24 GA or 26 GA GALVALUME
or .040" or .032" ALUMINIUM

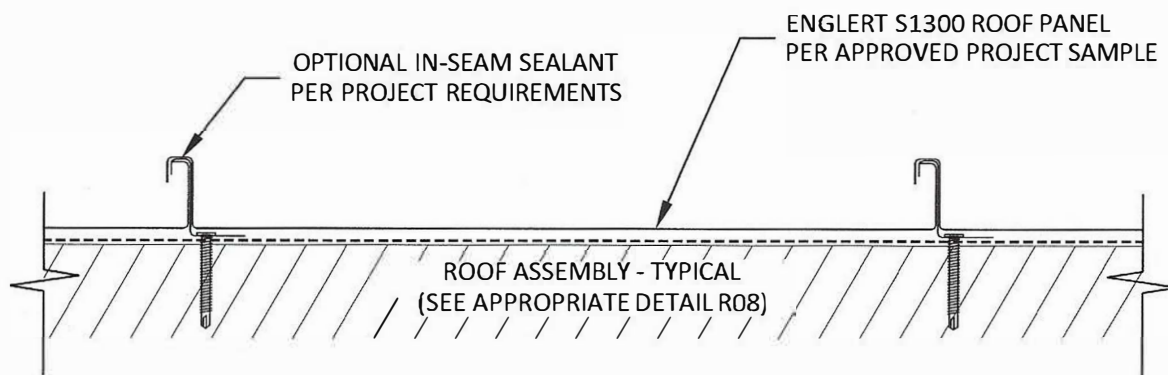
90° or 180° MECHANICAL SEAMS SHALL BE
1½" HIGH AT 12" or 16" or 20" WIDE

NOT ALL PANEL SIZES AVAILABLE IN ALL
REGIONS. CONSULT ENGLERT FOR DETAILS.

COLOR PER PROJECT SAMPLE.

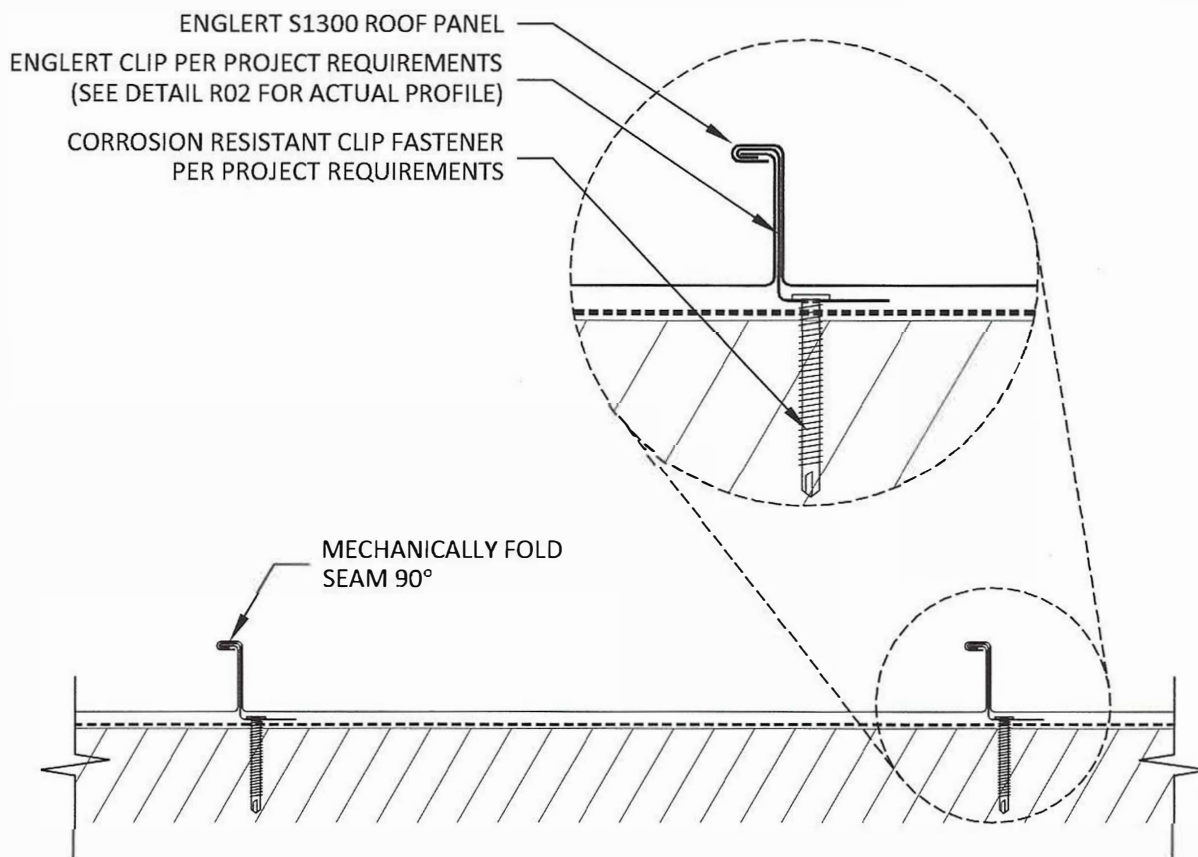


NOTE: PANEL OPTIONS PER PROJECT
SAMPLE. SEE DETAIL# R01.



PHASE 1: INSTALL PRODUCTS

FOR USE ON SOLID SUBSTRATES SUCH AS:
SOLID DECK or HARD SURFACE

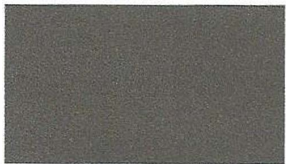


PHASE 2: FIELD SEAMING

BONE WHITE



BURGUNDY



CHARCOAL GRAY



COLONIAL RED



DARK BRONZE



DOVE GRAY



DEEP RED



EVERGLADE MOSS



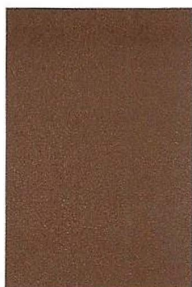
FOREST GREEN



HARTFORD GREEN



HEMLOCK GREEN



MANSARD BROWN



MEDIUM BRONZE



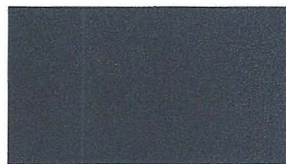
MATTE BLACK



PACIFIC BLUE



PATINA GREEN



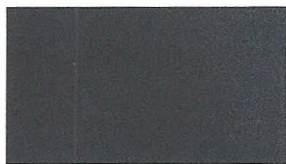
ROYAL BLUE



SLATE BLUE



SLATE GRAY



SUNNET BLUE



SANDSTONE



SIERRA TAN



STONE WHITE



TERRA COTTA



Standard COLORS and COATINGS

PERMACOLOR 3500

Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in
Galvalume and Aluminum
(.032", .040" & .050")



To view current SRI values,
please visit the Englert website.

Colors shown are close to actual finishes
however, due to the limitations of
printing processes, slight variations
may exist. Please contact Englert for
actual color chips before ordering.



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PERMAMETALLICS 3500*

*Premium priced paint systems.

CHAMPAGNE*

(Metallic)
Mica 2-Coat System



COPPER*

(Metallic)
Mica 2-Coat System



PREWEATHERED GALVALUME®*

(Metallic) Mica 2-Coat System

MILL FINISH

(Aluminum) Made to order –
available in sheets only



Primary Sources Herndon Historical Society records Many photos	Interviews Name Address Phone Date
Published Sources LeVine, Herndon the Land, 1649-1900	Name Address
	Phone Date Name Address Phone Date
Plan and Massing (Note original features, additions, and alterations)	
Drawing of Plan	
Sketch of Site Plan	Historical Information Built ca. 1920-1930 as the "Safeway" store. Alley between store and bank closed at later date to form entrance Safeway was originally known as "Sanitary Store"



DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-69

Negative no(s). 9089/15

City/Town/Village/Hamlet Herndon

Street address or route number 783 Station St.

Historic name

County Fairfax

U.S.G.S. Quad Herndon

Common name Graham M. James Building

Present use Co. offices and Jaycees Headquarters

Original use Bank

Building Style Classical Revival

Building Date(s) 1910 - date in pediment

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

☐ vertical siding

☐ board & batten

☐ shingle:

☐ wood

☐ asbestos

☐ asphalt

☐ bricktex

☐ other

☐ composition siding

☐ stucco

☐ aluminum or vinyl siding

☐ cast iron

☐ sheet metal

☐ enameled metal

☐ glass

3. Stories (number) 2

☐ low basement

☐ raised basement

4. Bays (number): front 3

☒ symmetrical

☐ asymmetrical

side (church)

5. Roof Type

☐ shed

☒ gable

☒ pediment?

☐ parapet?

☐ clipped end?

☐ cross gable?

☐ central front gable?

☐ other

☐ hipped

☐ pyramidal?

☐ mansard

☐ false mansard

☐ gambrel

☐ flat

☐ parapet?

☐ roof not visible

Gable front turned to Street

6. Roofing Material

☐ shingle

☐ composition (asphalt, asbestos, etc.)

☐ wood

☐ metal

☐ standing seam

☐ corrugated

☐ pressed tin (simulated shingles)

☐ tile

☐ pantile

☐ flat

☐ glazed

☒ slate

☒ not visible

7. Dormers (number): front side

☐ gable

☐ pediment?

☐ shed

☐ hipped

None

8. Primary Porch

style

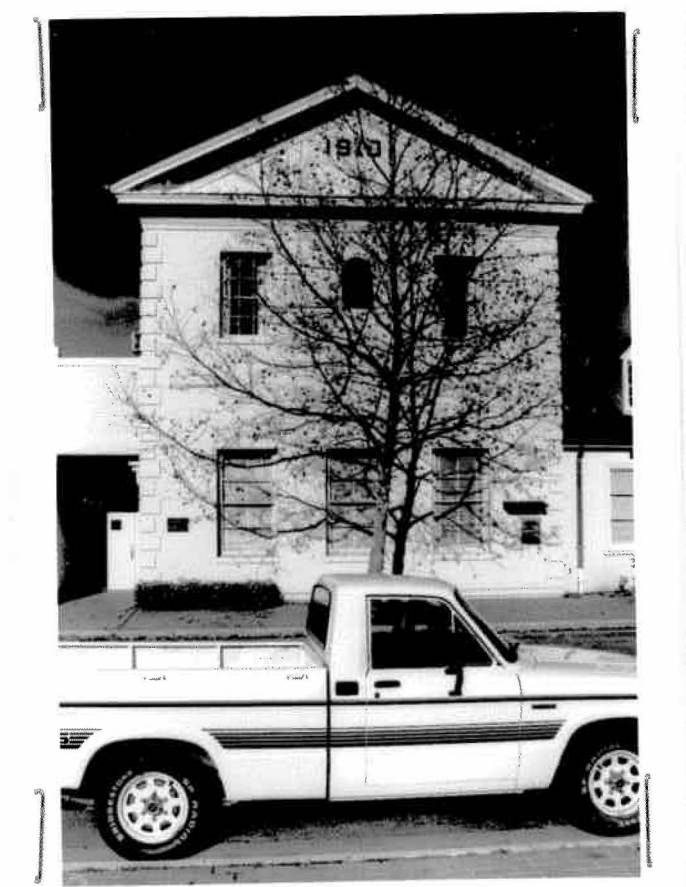
stories

levels

materials

description and decorative details

None



9. General supplementary description and decoration:

Classical detailing includes corner quoins, stone (?) keystone lintels. Stone sills. Some 1/1 and 6/6 sash. ~~Egg and dart molded cornice and pediment.~~

10. Major additions and alterations:

1 story flat roofed addition to rear. Entrance turned into window. Facade repainted.

11. Outbuildings:

None

12. Landscape Features:

None. City lot.

13. Significance:

Appropriate style and scale for downtown. The use of the Classical Revival style for commercial architecture is rare in Herndon.

Surveyed by: Polhill/Frazier

Date: 12/87

Primary Sources	Interviews
Herndon Historical Society records numerous photos	Name Address Phone Date
	Name Address Phone Date
Published Sources	Name Address Phone Date
	Name Address Phone Date
Plan and Massing (Note original features, additions, and alterations)	
Drawing of Plan	
Sketch of Site Plan	
	Historical Information
	Built 1910 as the National Bank of Herndon, Va.: became Citizens Nat'l. Bank of Herndon in 1930's, Fidelity American Bank in 1970's. Bldg. then sold to Town of Herndon and occupied as town offices. Greater Herndon Jaycees occupy second floor. At one time upstairs room housed Fortnightly Library & Law Office.

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.



MEMORANDUM

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

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

Date: February 28, 2020

Subject: HPRB #20-007, 641 Nash Street, Request for Extension of COA Period of Performance for HPRB #19-08

The applicants for the above referenced case, which was heard and approved by the Heritage Preservation Review Board on April 17, 2019 at an HPRB Public Hearing, has requested an extension of the period of performance for construction of the approved additions new to the primary dwelling structure located at 641 Nash Street.

The applicants have been working with staff to complete the required Building Location Survey and Building Permit documents in order to proceed with construction. To date, a Building Location Survey has not been approved in accordance with the Town's zoning ordinance standards and an approved Building Permit matching the HPRB approved design and matching a submitted Building Location Survey has also not been approved. Issues related to these required design documents are detailed and attached in an email request for extension received by staff on February 11, 2020 (Attachment #1).

The Town's Zoning Ordinance Section 78-60.3 - Heritage Preservation Overlay District (HP District). (g) (11) and (12) state:

- (11) *Expiration of certificate of appropriateness. Development activity or demolition approved pursuant to a certificate of appropriateness must begin within one year of the issuance of the certificate. Failure to begin the activity within one year shall render the certificate of appropriateness void.*
- (12) *Extension of approved certificate of appropriateness. Upon written application submitted to the zoning administrator by the applicant at least 60 days prior to the expiration of the certificate, the HRPB shall consider and may grant one extension not to exceed one year upon a showing of good cause. In determining good cause, the HPRB shall take into consideration the scope of the proposed work and the laws, ordinances, and regulations in effect at the time of the request for extension. The approval shall be deemed extended until the HRPB has acted upon the request. Failure to submit an application for an extension within the time limits established by this section shall render the certificate of appropriateness void.*

The applicant's last Certificate of Appropriateness was set to expire on April 18, 2020 and the applicant has submitted a request for an extension in accordance with Section 78-60.3 (g) (12).

Staff is recommending approval of the request for an extension, and that extension be valid for a period of one year from the date in which the Board approves such extension.

Thank you.

Attachment:

- 1) Email to/from Christopher J. Garcia, Community Design Planner and Mr. Frank Kenney, Jr., Applicant, dated February 11, 2020.

From: [Garcia, Christopher](#)
To: [Frank Kenney](#)
Cc: [Perry, Bryce](#); [Stromberg, David](#); [Orrison, John](#); [Jaston, Sue](#); [Jackson, Tammy](#); [Webster, Lisa](#); [Orellana, Erika](#)
Subject: RE: Town of Herndon Building Location Survey and Building Permit - 641 Nash St.
Date: Tuesday, February 11, 2020 11:09:00 AM

Good Morning Mr. Kenney:

Per your email request for extension of your HPRB approval of HPRB #19-08, you have complied with the Town's zoning ordinance related to requests for extensions of the time period of a Certificate of Appropriateness. As such, I will be placing an item of the Board's agenda for the March 2020 Public Hearing for Board action on March 18, 2020. You will receive a notice of the public hearing and work session in the coming weeks for which I recommend you or someone who can represent your case attend. Please let me know if you have any additional questions regarding your request for extension. Thanks!

Chris Garcia

Christopher J. Garcia AICP, Assoc. AIA, CZA

Community Design Planner
 Department of Community Development
 Town of Herndon, VA
www.herndon-va.gov

703.787.7380 - Office



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From: Frank Kenney <frankkenney@kw.com>
Sent: Tuesday, February 11, 2020 8:03 AM
To: Garcia, Christopher <christopher.garcia@herndon-va.gov>
Cc: Perry, Bryce <bryce.perry@herndon-va.gov>; Stromberg, David <david.stromberg@herndon-va.gov>; Orrison, John <john.orrison@herndon-va.gov>; Jaston, Sue <Sue.Jaston@herndon-va.gov>; Jackson, Tammy <tammy.jackson@herndon-va.gov>; Webster, Lisa <lisa.webster@herndon-va.gov>
Subject: Re: Town of Herndon Building Location Survey and Building Permit - 641 Nash St.

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We are formally requesting an extension on our approval as we work these issues out.

Frank Kenney
Owner
The Listing Specialist
Call or Text :(703)731-9208

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Thank you in advance for your referrals."

11700 Plaza America Dr Suite 150
Reston, VA 20190
703.679.1700
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On Fri, Feb 7, 2020, 4:16 PM Garcia, Christopher <christopher.garcia@herndon-va.gov> wrote:

Mr. Kenney:

As we discussed by phone, I have reviewed the referenced building location survey for the new additions at 641 Nash St. Unfortunately, I cannot approve the Building Location Survey (BLS) for the following reasons:

1. The footprint of the building in its proposed final condition does not match the floor plan proposed and relied upon in the associated HPRB case, HPRB #19-08, and the building footprint found in the building permit drawing set for BP #19-397, which means that either the Building Locations Survey is incorrect or its correct and you are intending to modify the floor plan and exterior architecture which will required a revised HPRB approval from our Board subject to additional zoning review by staff and a revised building permit set of drawings. In either case, I cannot determine what the intent is between the BLS and the architectural site plan from the drawing permit documents
2. Many of the dimensions of the walls, site features and overall dimensions of the structure do not scale correctly to the written dimensions on the building location survey
3. The front porch on the front of the house appears to be approximately one foot deeper or slightly under in the building location survey than previously proposed in both the HPRB case and the site plan in the building permit documentation. This represents a potential

zoning issues related to an existing, allowable nonconformity related to building setback and potentially increasing the non-conformity which would not be permitted and explains the closer setback in the BLS than previously shown in the site plans in the HPRB and building permit drawings

4. The overall building size (length and width) do not appear to match the floor plans and site plan in both the HPRB case and the building permit drawings, which calls into the question dimensions presented in the building location survey for both the structure and distances from property lines. For example the overall width dimension of the building with the approved (by HPRB) addition and shown in the permit drawings floor plan is 50', but the building location survey scales this dimension out at approximately 45' or slightly under at the noted 1:30 scale and mathematically is calculated at 46.2' based on the written dimensions. The overall length of the structure is also not the same as the floor plan.
5. The overall mathematical computation of the building footprint of the addition is significantly different than all previous figures presented and cannot be accurately determined due to the inconsistency of the proposed floor plan and building footprint.

Generally, the Building Location Survey is showing features that are not scaled properly and do not match the written dimensions when mathematically calculated, has a building footprint that does not match the building permit drawings and the HPRB case footprint/floor plan, has overall building dimensions that are not the same as the building permit floor plan and approved HPRB case site/floor plan, and the discrepancy of the overall building location survey scale and dimensions is calling into question the zoning conformance of this project specifically related to setbacks and distances from property lines.

In addition, my comparison of the building location survey to the permit drawings has also revealed that most of the architectural floor plans and elevations do not scale properly at $\frac{1}{4}'' = 1'$ when using an architectural scale which means that the architectural drawings (floor plans and elevations) may not match the engineering drawings within the building permit drawing set and definitely do not match the building location survey as submitted.

I am available to meet with you to discuss these issues in detail so we can hopefully find a way to get drawings that are properly coordinated across the building location survey and within the permit drawing set. After which, I would recommend retrieving both the building location survey documents and the building permit drawings for thorough correction and revisions so that all drawings in both the BLS and permit documents are aligned, correct/accurate and comply with the HPRB approval. Please let me know if you would like to meet so we can try to move this forward. Thank you.

Respectfully,

Chris Garcia

Christopher J. Garcia AICP, Assoc. AIA, CZA

Community Design Planner

Department of Community Development

Town of Herndon, VA
www.herndon-va.gov

703.787.7380 - Office



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From: Frank Kenney <frankkenney@kw.com>
Sent: Monday, February 03, 2020 11:12 AM
To: Garcia, Christopher <christopher.garcia@herndon-va.gov>
Subject: Re: Town of Herndon Building Location Survey and Building Permit - 641 Nash St.

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I dropped off the land survey last Monday and haven't heard back from you. Can you let me know where we are on this?

The driveway is not widening at all. Everything else should be in the land survey to answer the questions you were asking.

Frank Kenney
Owner
The Listing Specialist
Call or Text :(703)731-9208

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received shall neither constitute acceptance of conducting transactions via electronic means nor create a binding contract until and unless a written contract is signed by the parties.

On Mon, Jan 6, 2020, 4:43 PM Garcia, Christopher <christopher.garcia@herndon-va.gov> wrote:

Good Afternoon Mr. Kenney:

I have reviewed both the referenced building location survey and building permit with revisions. I cannot approve the building location survey and corresponding building permit for the following reasons:

Building Location:

1. In the building location survey, the basement ingress/egress stairs may encroach up to 4' into the required building side yard setback (10' in this case) in accordance with Zoning Ordinance Section 78-21, Table 78-21(f). This means that the edge of the stairs may be only 4' from the 10' setback line, not 5.7' as currently drawn on the building location survey. This needs to be revised to be compliant with the Town's zoning ordinance as referenced.
2. The application states 740 square feet of addition, which you informed me was an estimate at the time of application submission. Due to the requirements of the Town's zoning ordinance related to single lot development plans (versus the currently required building location survey) Town staff will need to know the exact calculation of the square footage of addition(s) including the basement ingress/egress stairs and any increases (or decreases in square footage in the case of the front porch as proposed in the HPRB architectural site plan). This calculation needs to be based on the surveyor dimensioning / drawing and cannot be an estimate.
3. The site plan in the building location survey indicates a front setback closer to the front property line / Town right-of-way than presented in the HPRB case and permit drawings. In either case, the front setback in the building location survey should match the site plan in the building permit drawings. It should be clear that the new design (the front porch) will not be permitted to be closer to the front property line than the existing condition. If the provided building location survey is the correct proposed condition, please clarify the existing setback of the existing porch and revise the permit drawings' site plan to match the building location survey.
4. Please confirm whether or not there is an expansion of the width of the driveway
5. Please note the size / dimensions of rear addition to be removed.

Again, the building location survey must be correct for approval first and then reflected in the site plan in the permit drawing set. An easy way to correct that is to eliminate the old site plan drawings (existing and proposed) and replace them with the existing and proposed conditions in the building location survey as that appears to be the most accurate, at this point.

Building Permit Drawings:

1. The basement floor plan indicates habitable living space that includes a bar, but no details has to what is will be in the bar area. Is there an oven, food preparation space or a sink that will be installed?
2. The Town Zoning Ordinance has specific guidance, prohibitions and standards for accessory dwelling units, which the basement living spaces appear to be designed for; weblink to accessory dwelling unit standards and prohibitions: Zoning Ordinance Section 78-80.4. - Standards for specific accessory uses and structures by use type- https://library.municode.com/va/herndon/codes/code_of_ordinances?nodeId=PTIICOOR_CH78ZO_ARTVIIIACUS_S78-80.4STSPACUSSTUSTY. Please refer to the sections concerning wet bars and accessory food preparation and the accompanying standards/prohibitions. Details and notes in the permit drawings for the basement are to be provided that contain the design of the bar or wet bar / food preparation area, if intended. Please keep in mind that an accessory dwelling unit that includes an accessory food preparation area or wet bar or both is not permitted and may only be authorized by special exception.

Again, please ensure that your building location survey and your building permit site plan match up to avoid further delays. I have provided some notes on the building location survey for your use and reference to help correct some of the questions or issues that are still outstanding. Please let me know if you have any additional questions regarding the reviews of the building location survey or the corresponding permit drawing review.

Respectfully,

Chris Garcia

Christopher J. Garcia AICP, Assoc. AIA, CZA

Community Design Planner

Department of Community Development

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