

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
PUBLIC HEARING AGENDA
FEBRUARY 20, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

ADOPTION OF MINUTES

3. January 2, 2019 Work Session Draft Minutes
4. January 16, 2019 Public Hearing Draft Minutes

COMMENTS

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

PUBLIC HEARINGS

8. **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.
9. **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.
10. **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.

ADJOURNMENT

Future HPRB Meetings

March 6, 2019	HPRB Work Session	7:00 p.m.
March 20, 2019	HPRB Public Hearing	7:00 p.m.



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.

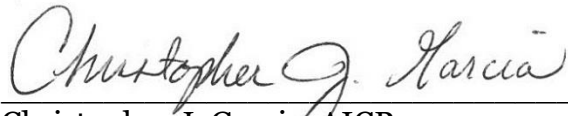
Staff Analysis

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

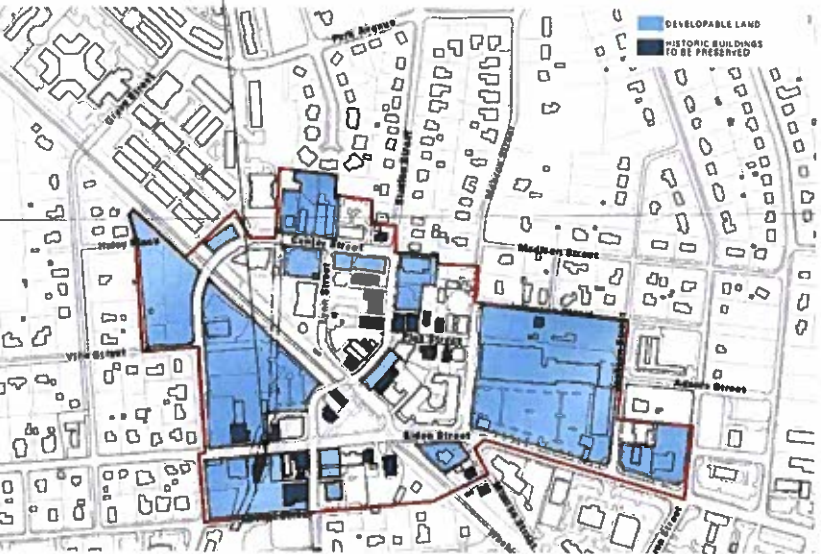
- ALL DIMENSIONS ARE FROM FINISH TO FINISH, UNLESS OTHERWISE NOTED
- ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK
- T.O.D. (TO BE DETERMINED) INDICATES AN ITEM TO BE SELECTED BY 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

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Seal

Sheet Title

HPRB SUBMISSION

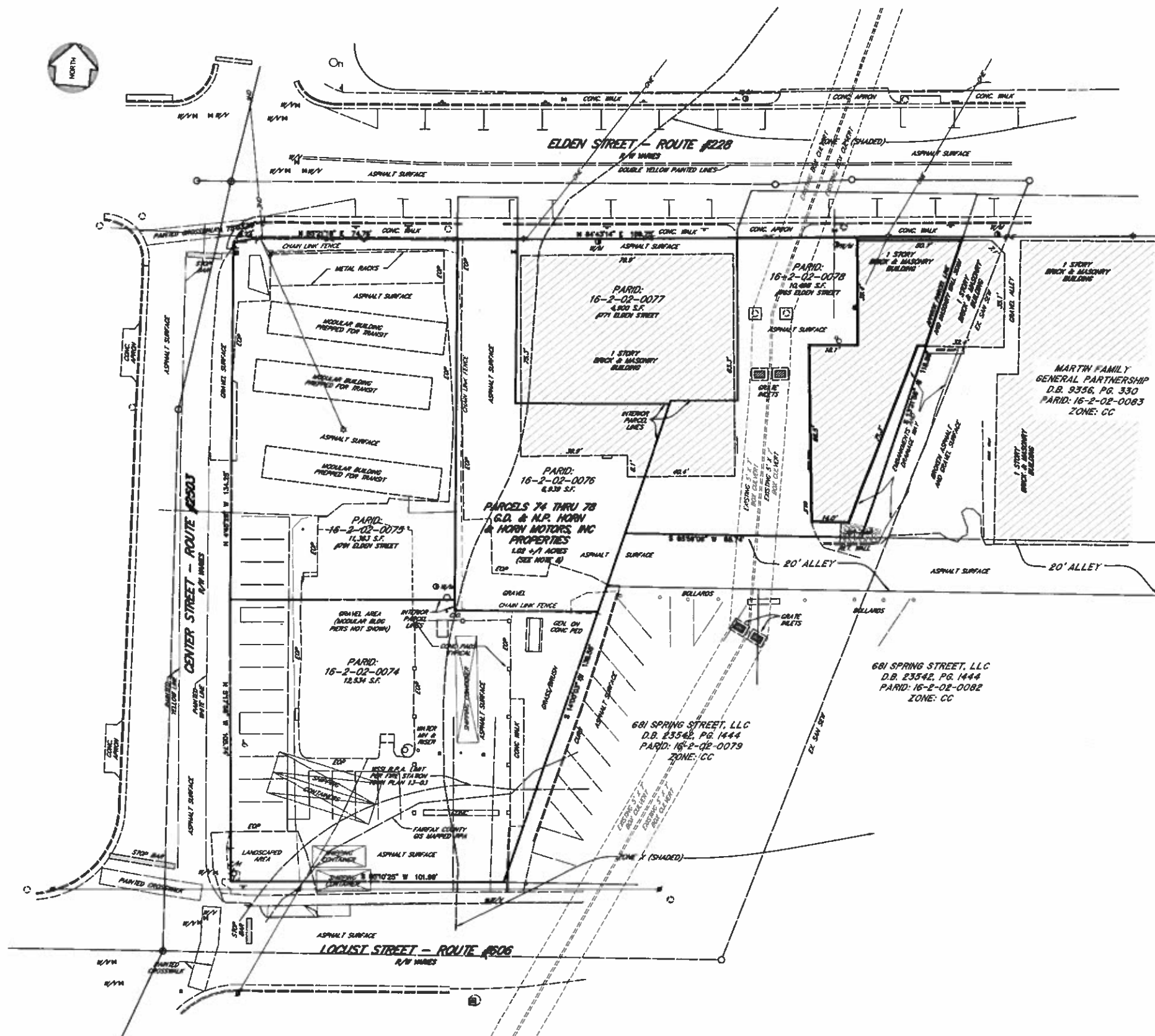
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C.S.

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- NOTES:
1. PARID: 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	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	
DATE	

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

FORM

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Sheet Title:

SITE PLAN

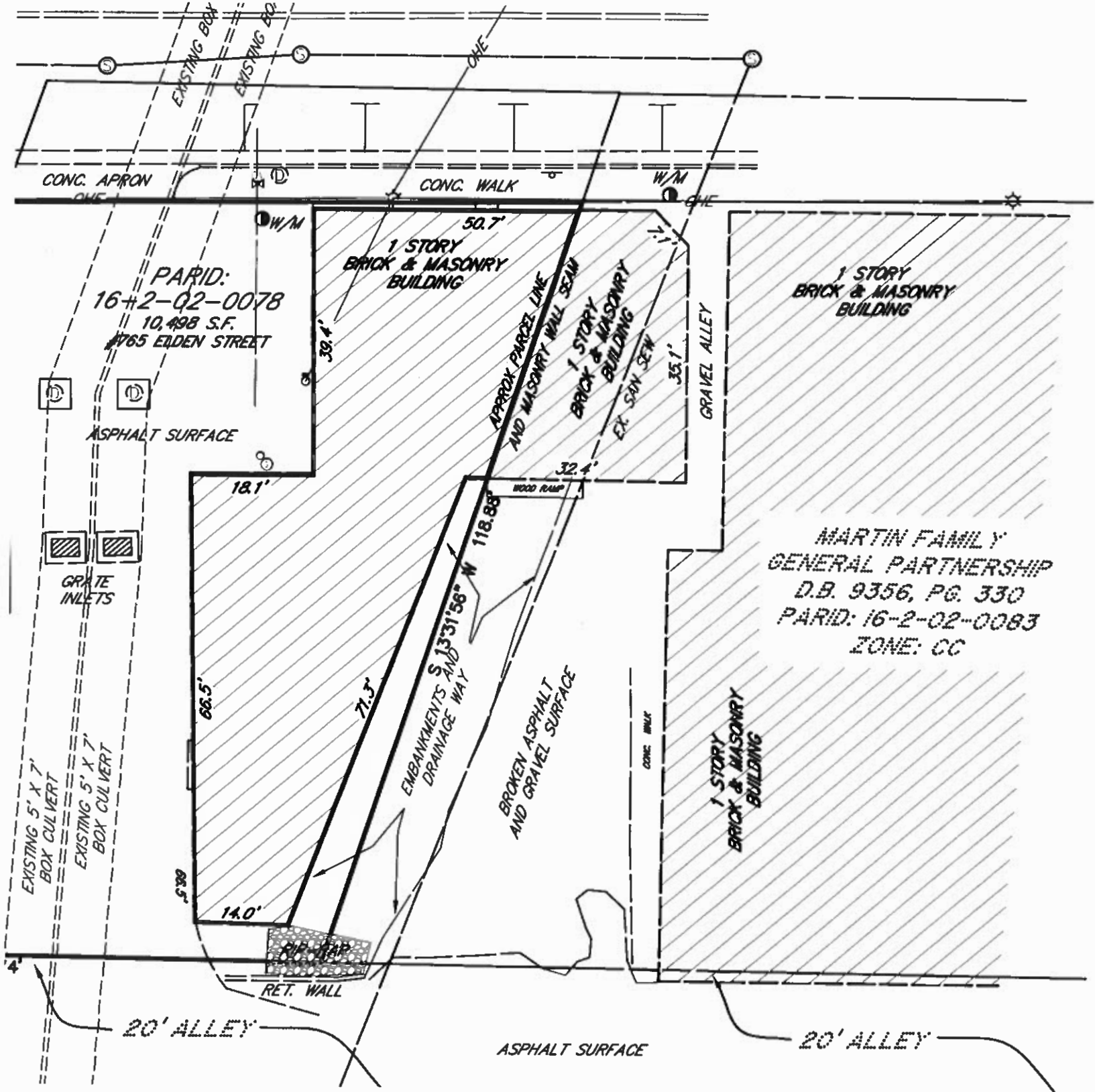
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NO SITE IMPROVEMENTS FOR THIS PROJECT

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

FORM

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Sheet Title:

GROUND FLOOR PLAN

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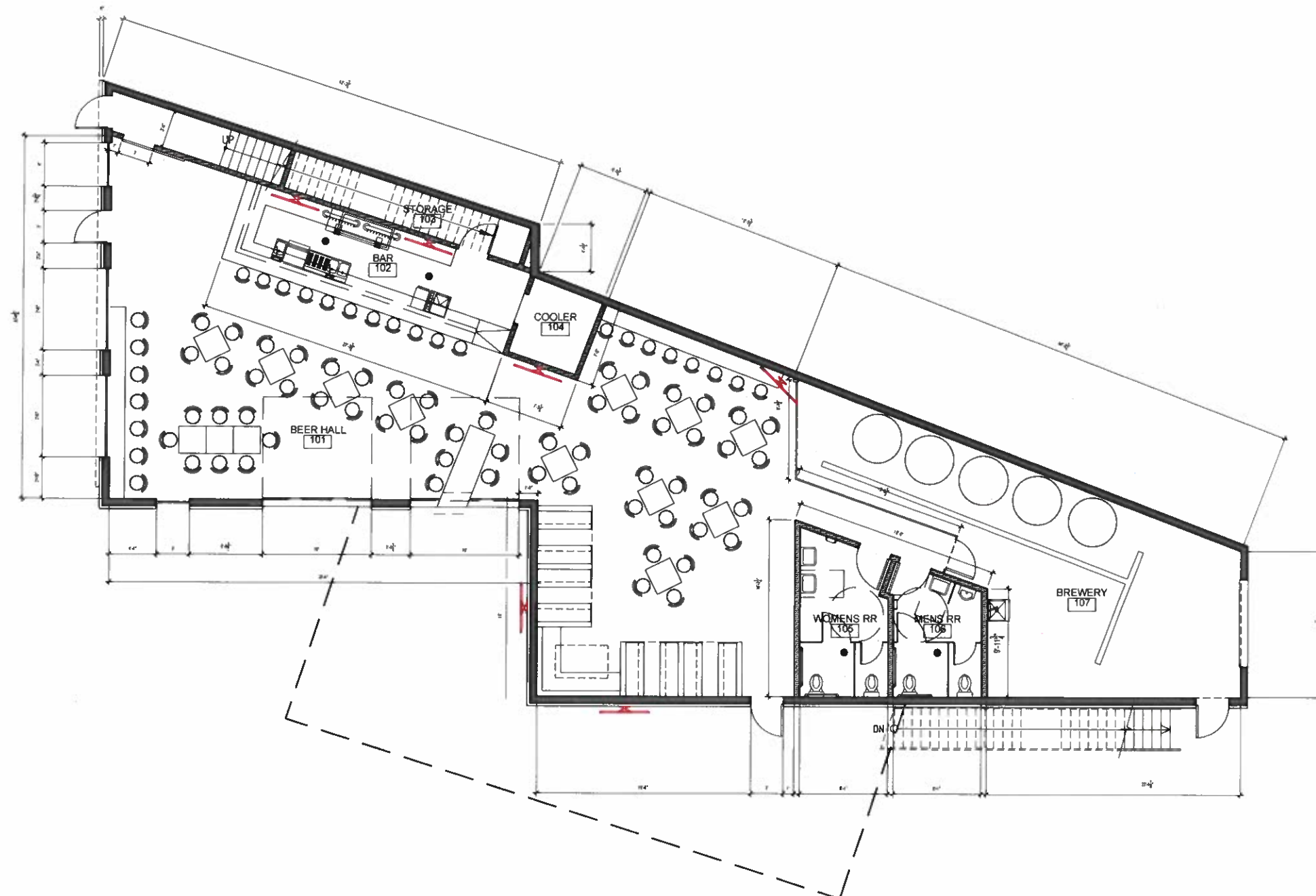
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1 GROUND FLOOR PLAN
3/16"=1'-0" NORTH

FORM

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SECOND FLOOR PLAN

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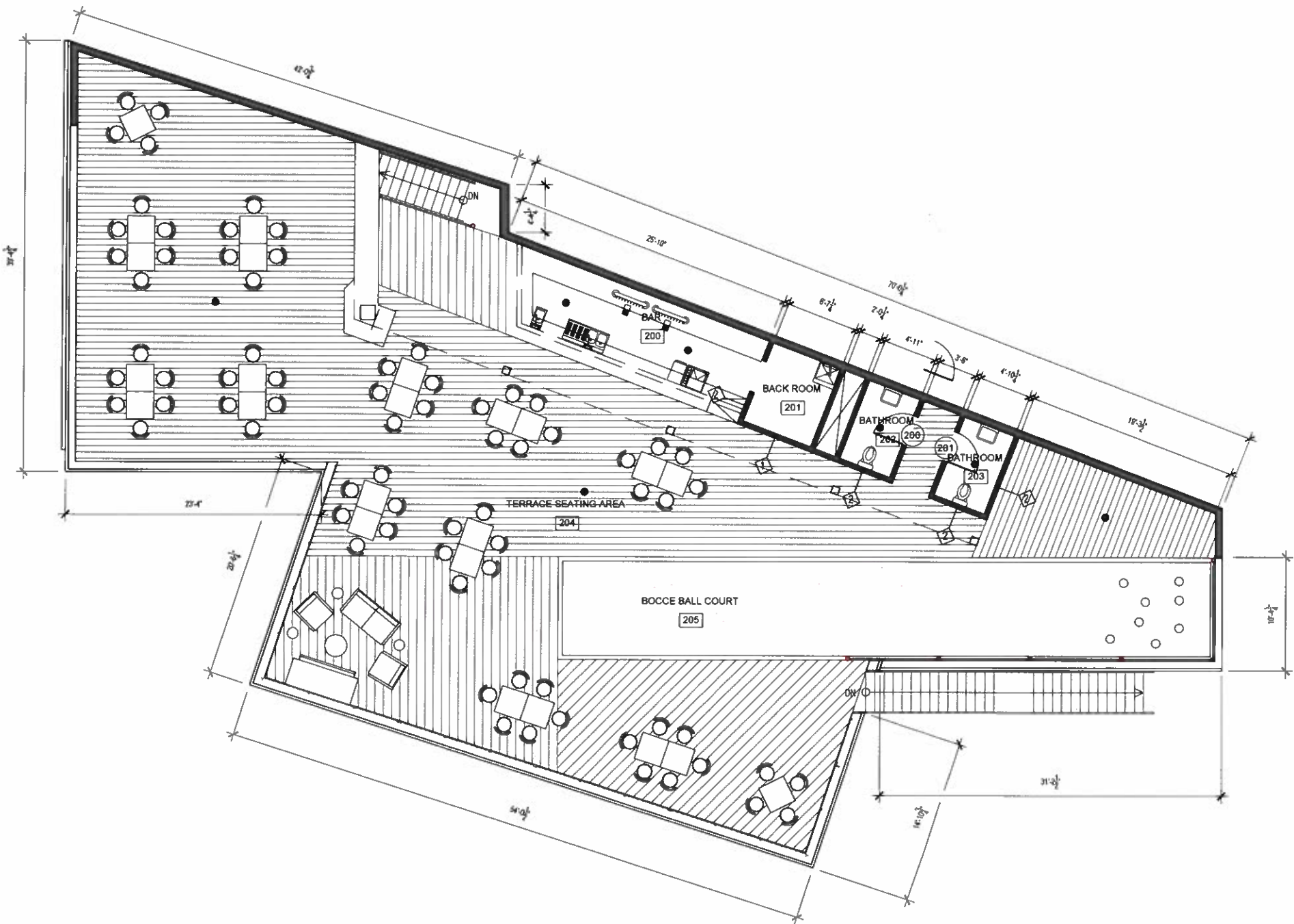
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1 SECOND FLOOR PLAN
3/16"=1'-0" NORTH

- 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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ASLIN
BEER COMPANY

Project Number:

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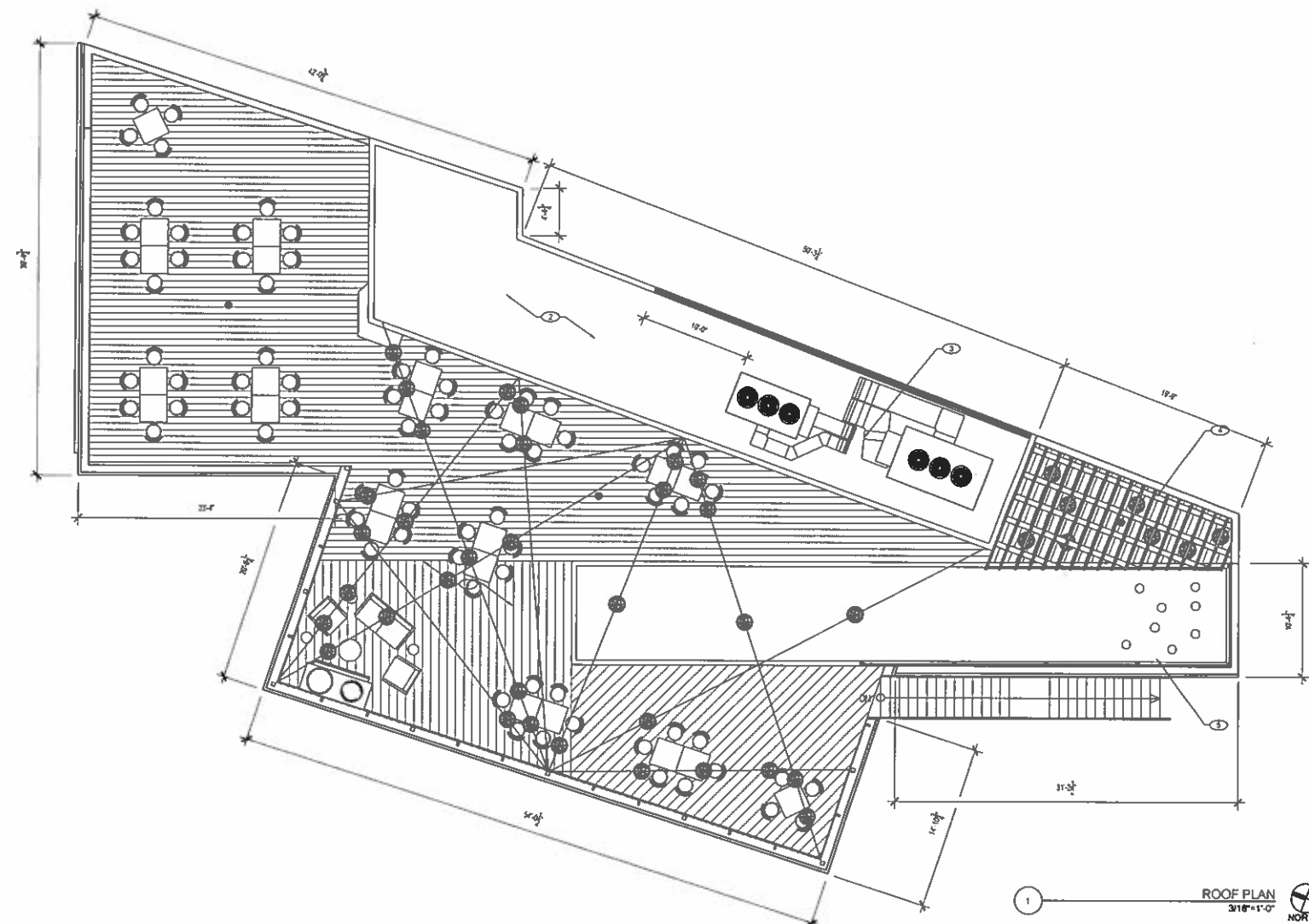
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Sheet Title

NORTH ELEVATION

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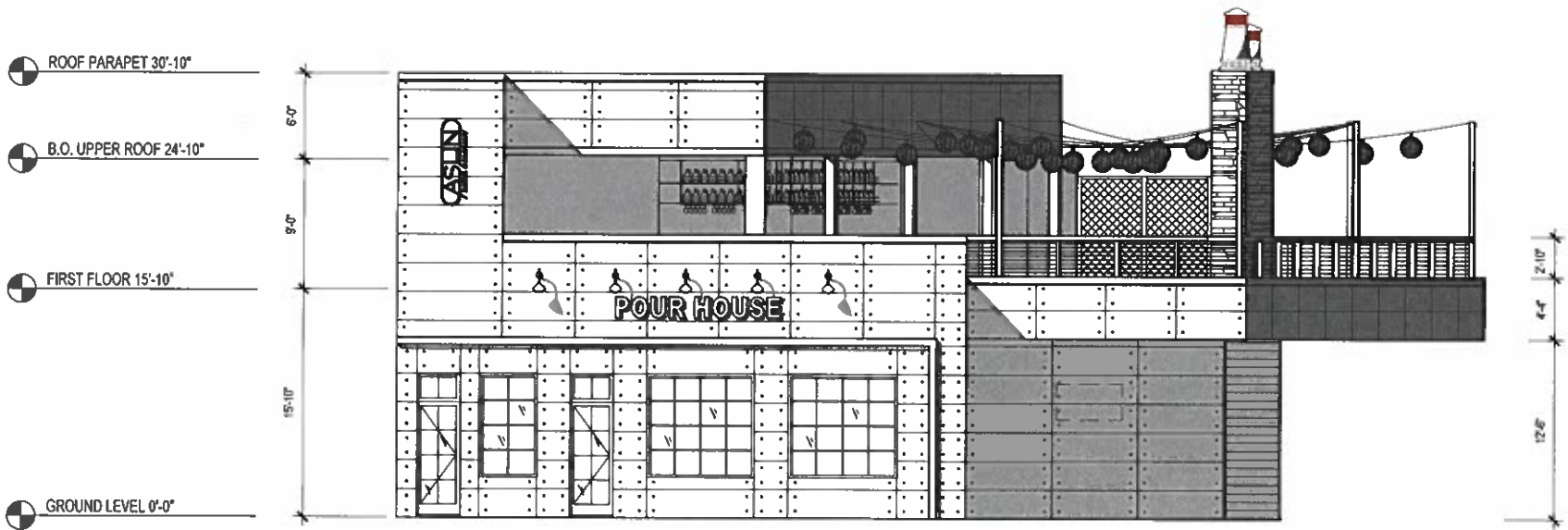
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1 NORTH ELEVATION
3/16"=1'-0"

FORM

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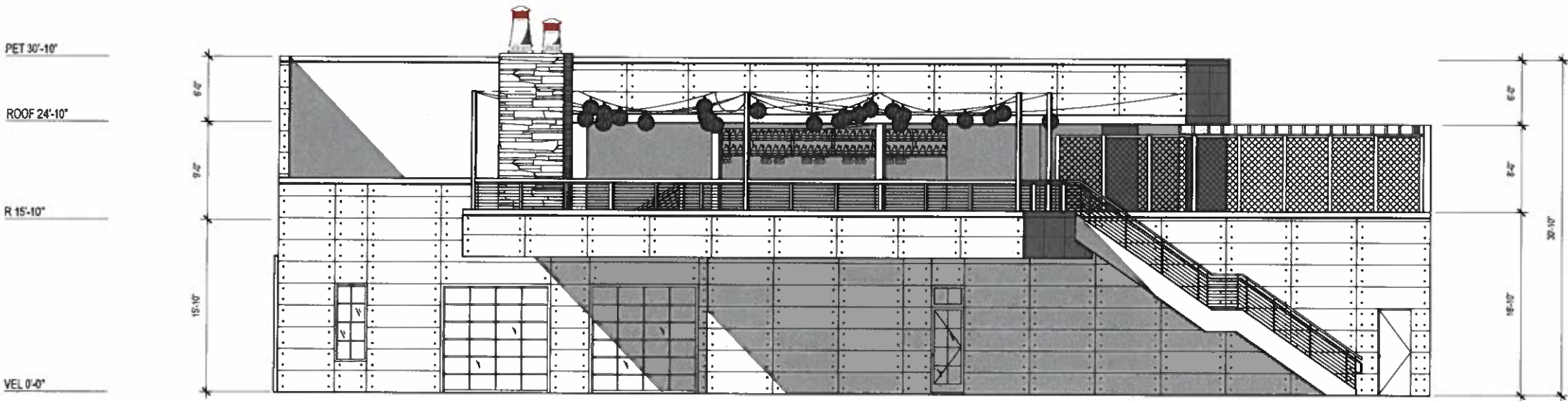
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DATE: _____

Scale:

Sheet Title

WEST ELEVATION

Drawn By: CG Checked By: FF/DD

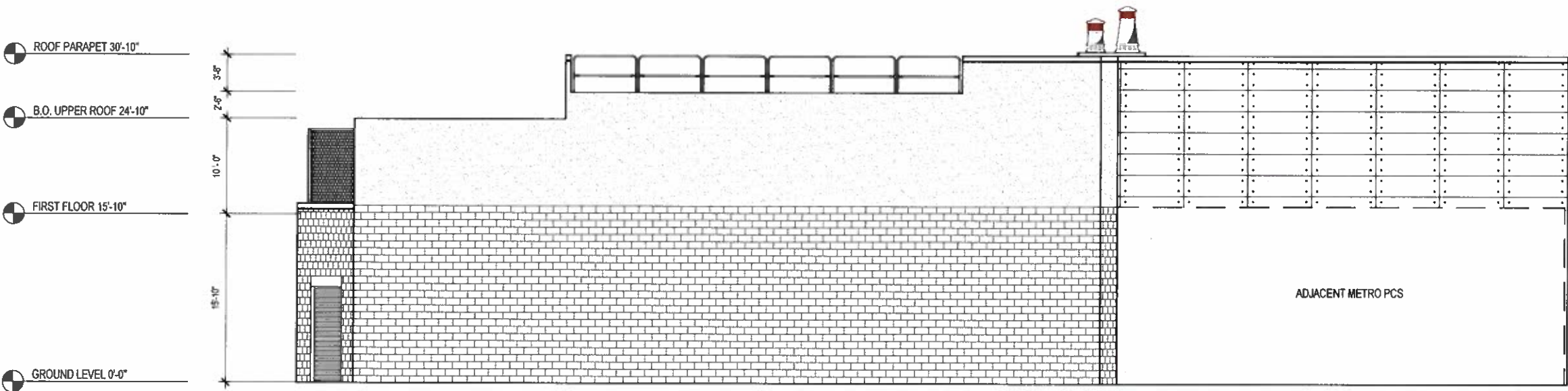
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1 WEST ELEVATION
3/16"=1'-0"



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

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(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

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Seal

Sheet Title:

EAST ELEVATION

Drawn By: CG Checked By: FF/DD

Scale:

Sheet No.:

H3.3

9/13/2017 5:24:40 PM

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:

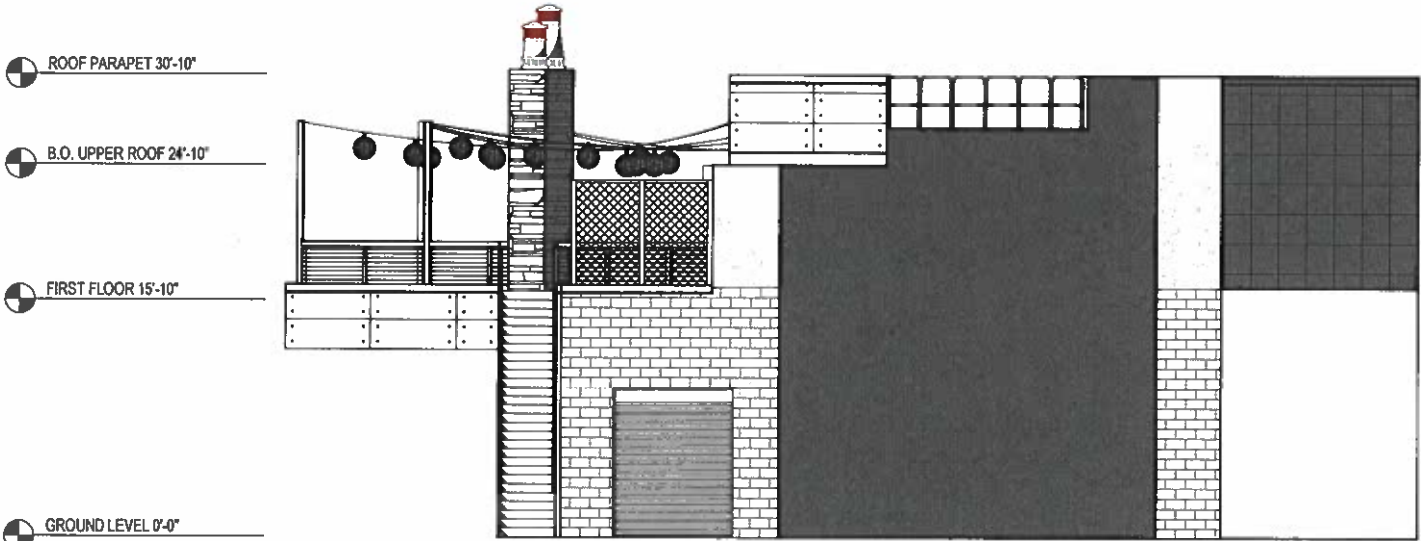
Sheet Title:

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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INTERIORS

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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
		HPRB

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____
DATE: _____

Seal:

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
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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

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:

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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THE SHAPE OF THINGS TO COME

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No.	Date	Description
		HPRB

CLIENT APPROVAL

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"



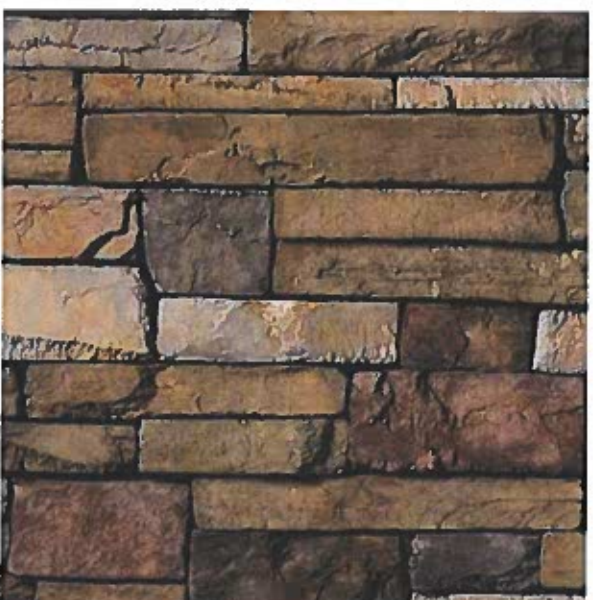
RS-1 Rain Screen - Wall - Sapphire 7060



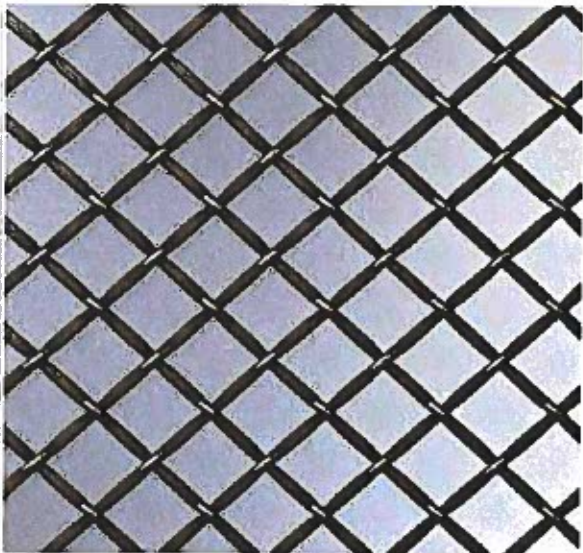
RS-2 Rain Screen - Wall - Black Opal 7021



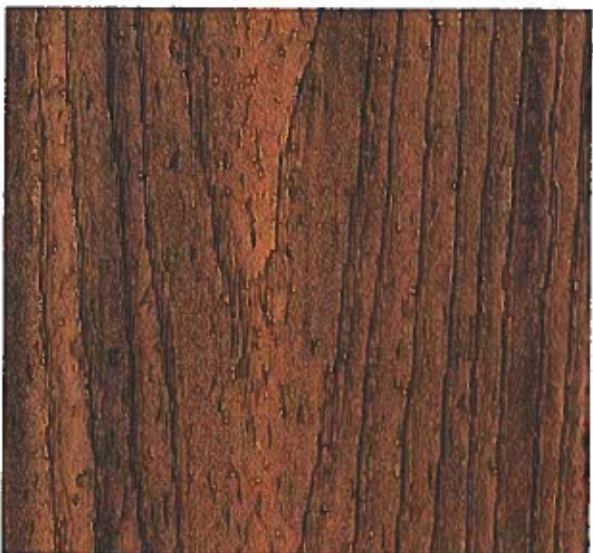
RS-3 Rain Screen - Wall - Azurite 7043



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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INTERIORS

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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:

MATERIAL BOARD

Drawn By: CG Checked By: FFDD

Scale:

Sheet No.:

H6.0

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FORM

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INTERIORS

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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: _____

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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FORM

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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
		HPRB

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY: _____

DATE: _____

Seal

Sheet Title:

PERSPECTIVE RENDERING

Drawn By: CG

Checked By: FF/DD

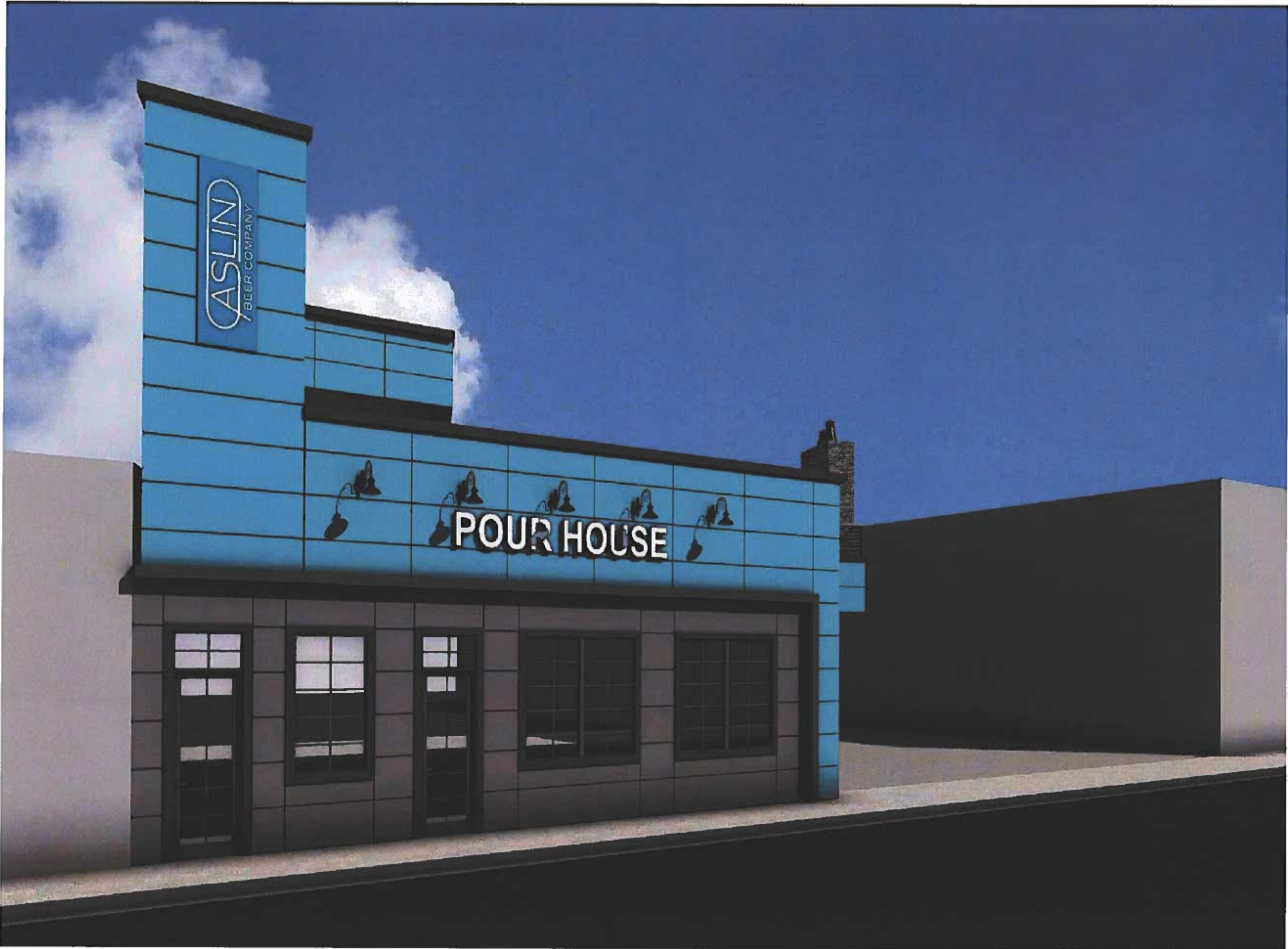
Scale:

Sheet No.:

1 PERSPECTIVE RENDERING
NTS

H7.1

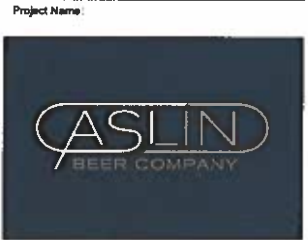
9/13/2017 5:24:40 PM



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

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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:

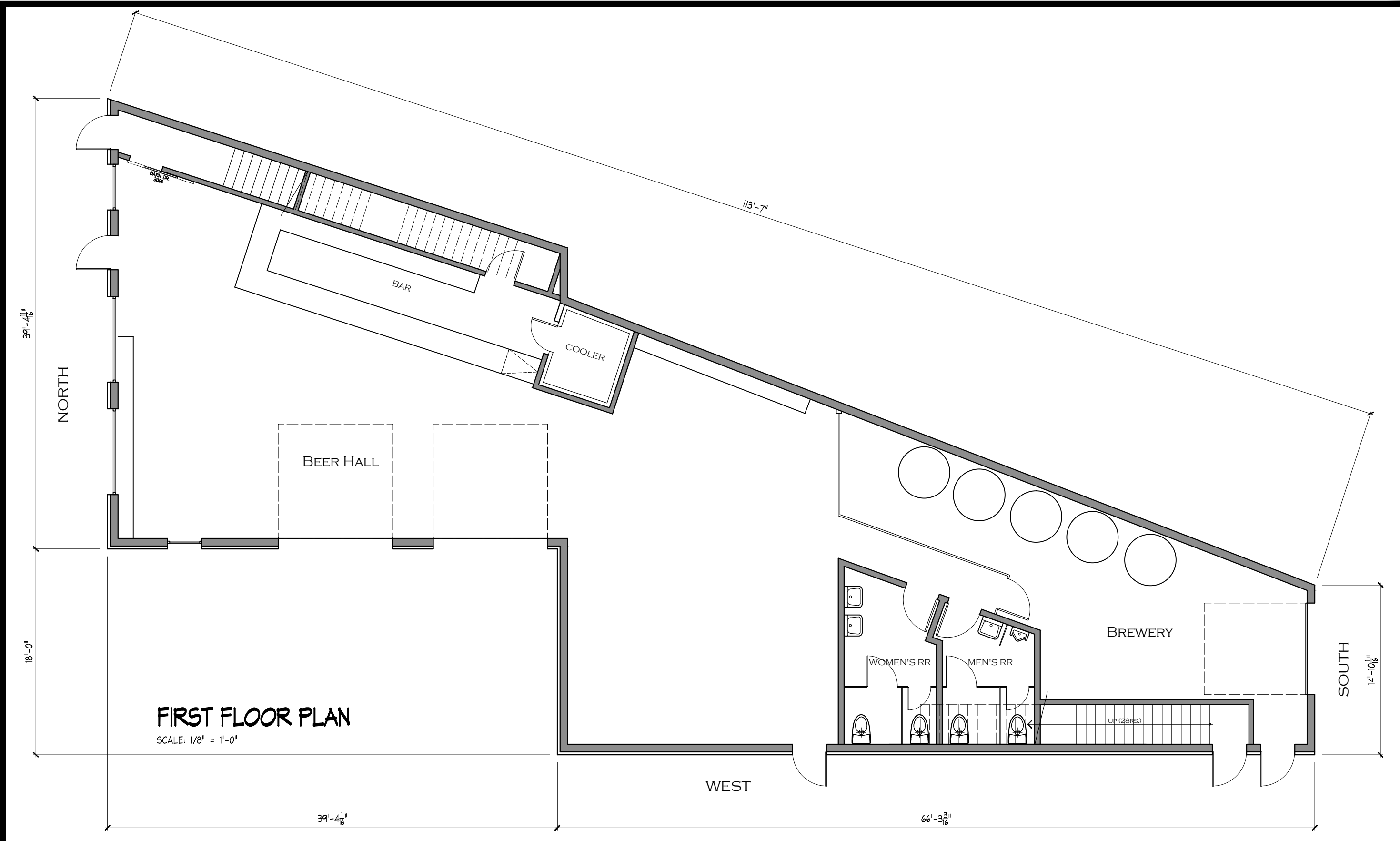
Sheet No.

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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

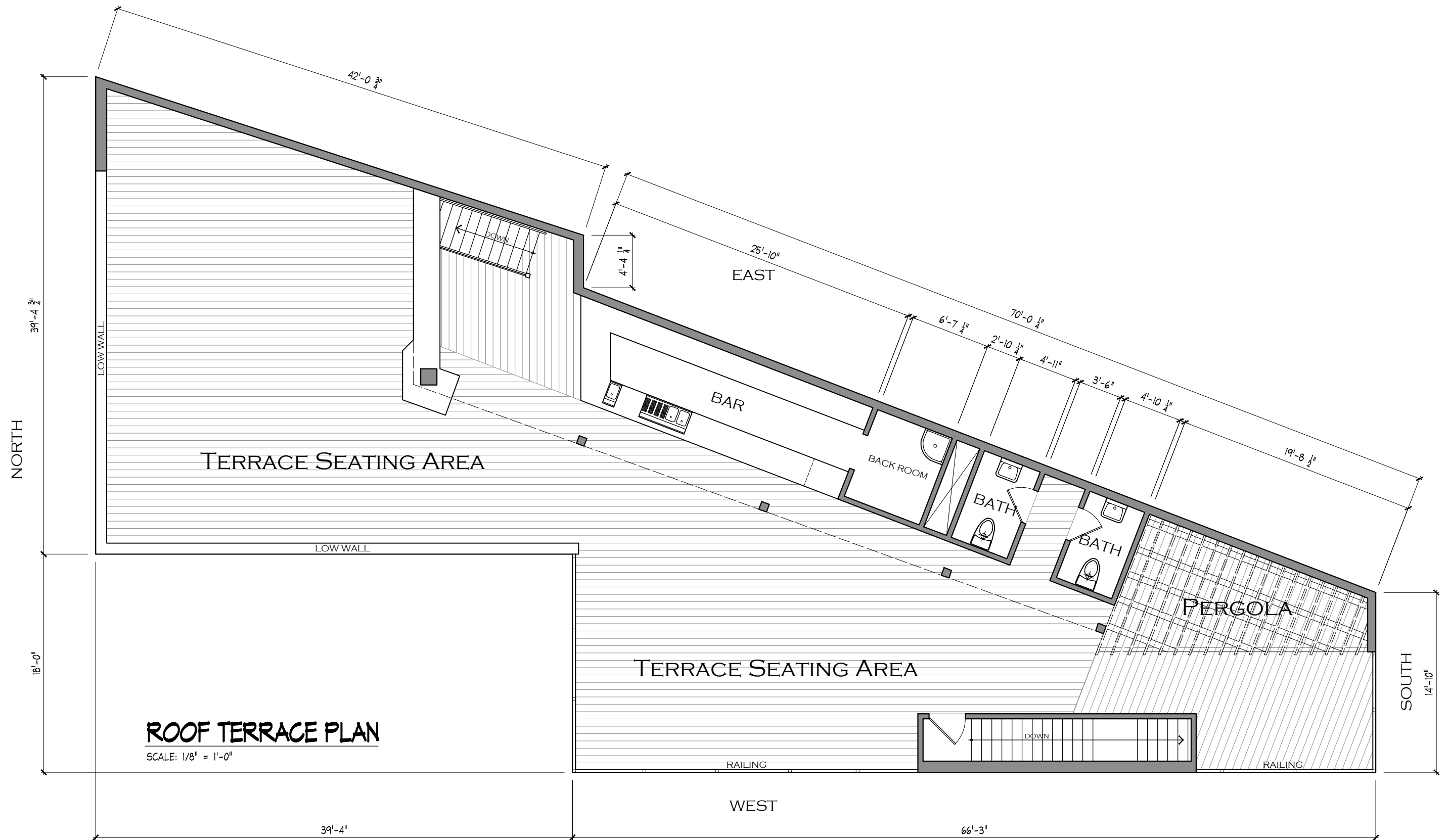
771 ELDEN
STREET,
HERNDON

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

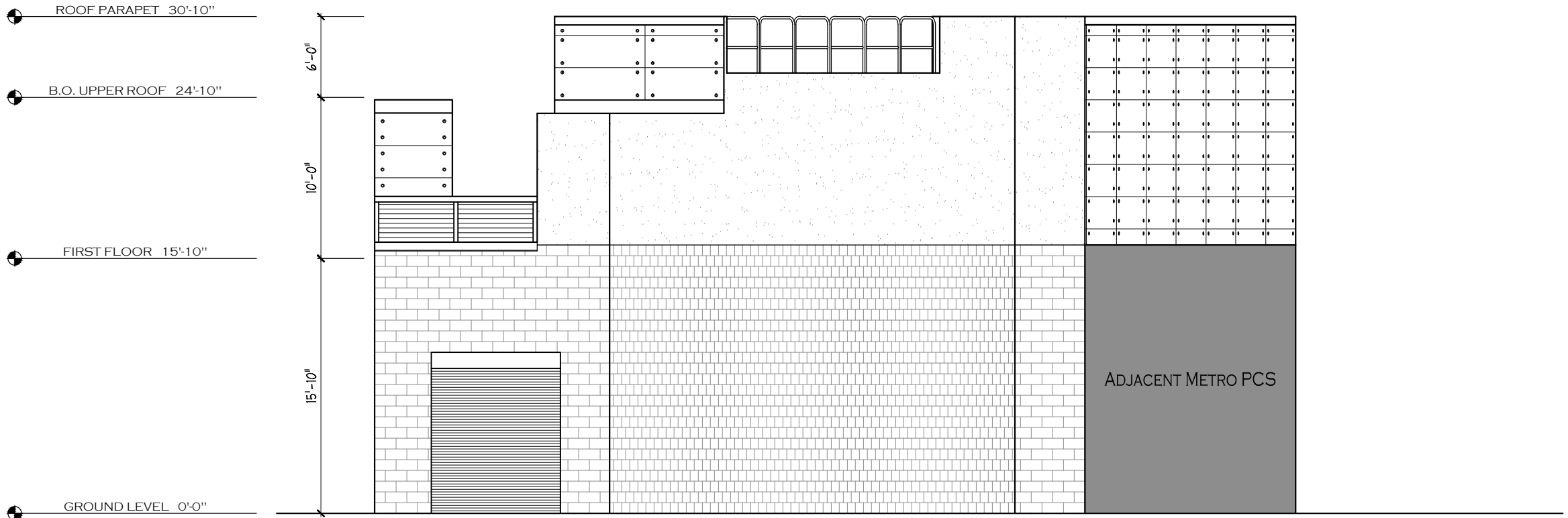
771 ELDEN
STREET,
HERNDON

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

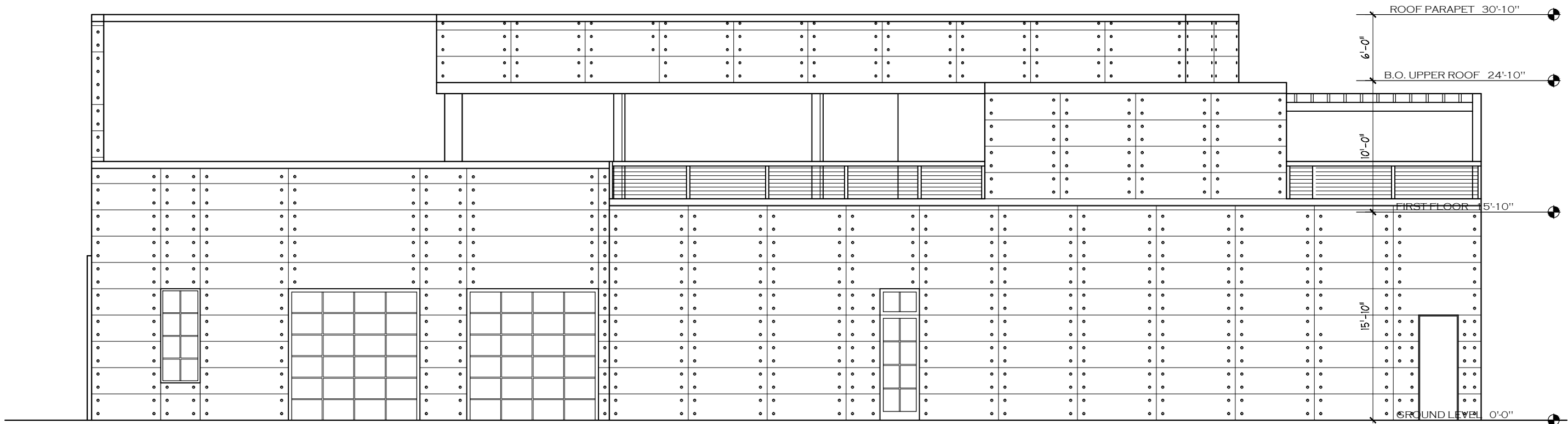
771 ELDEN
STREET,
HERNDON

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

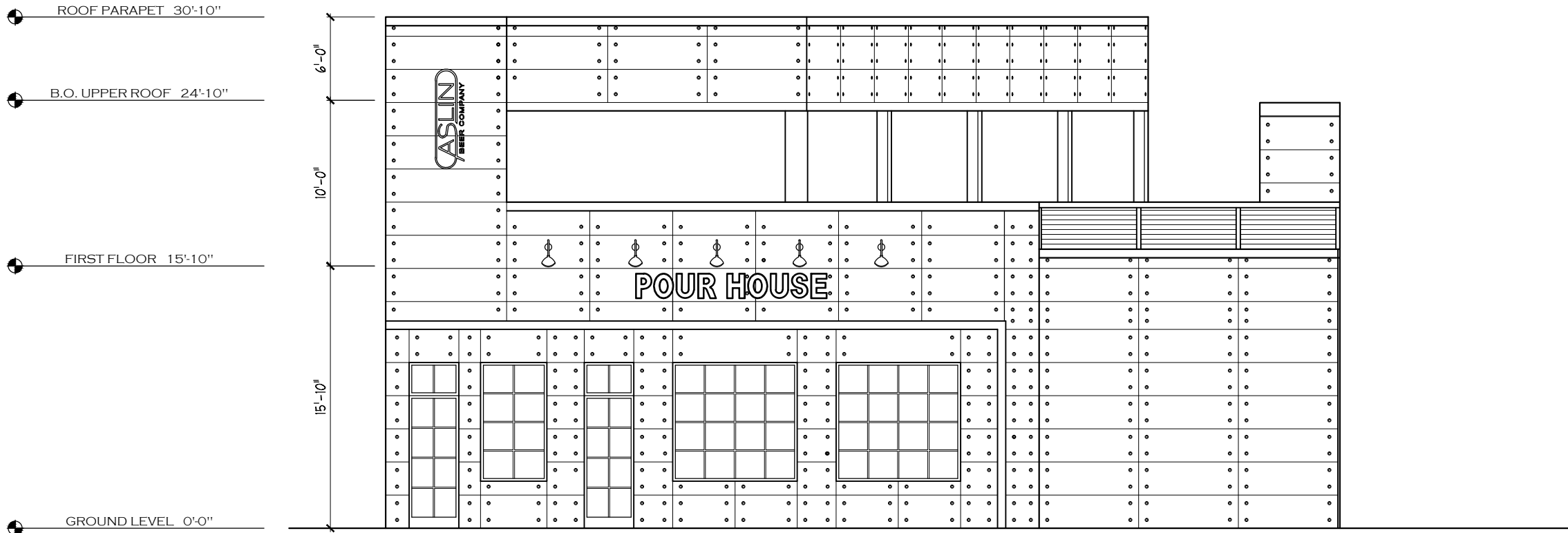
771 ELDEN
STREET,
HERNDON

FAIRFAX
COUNTY, VA.

A5.2

WEST
ELEVATION

2018-0801



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

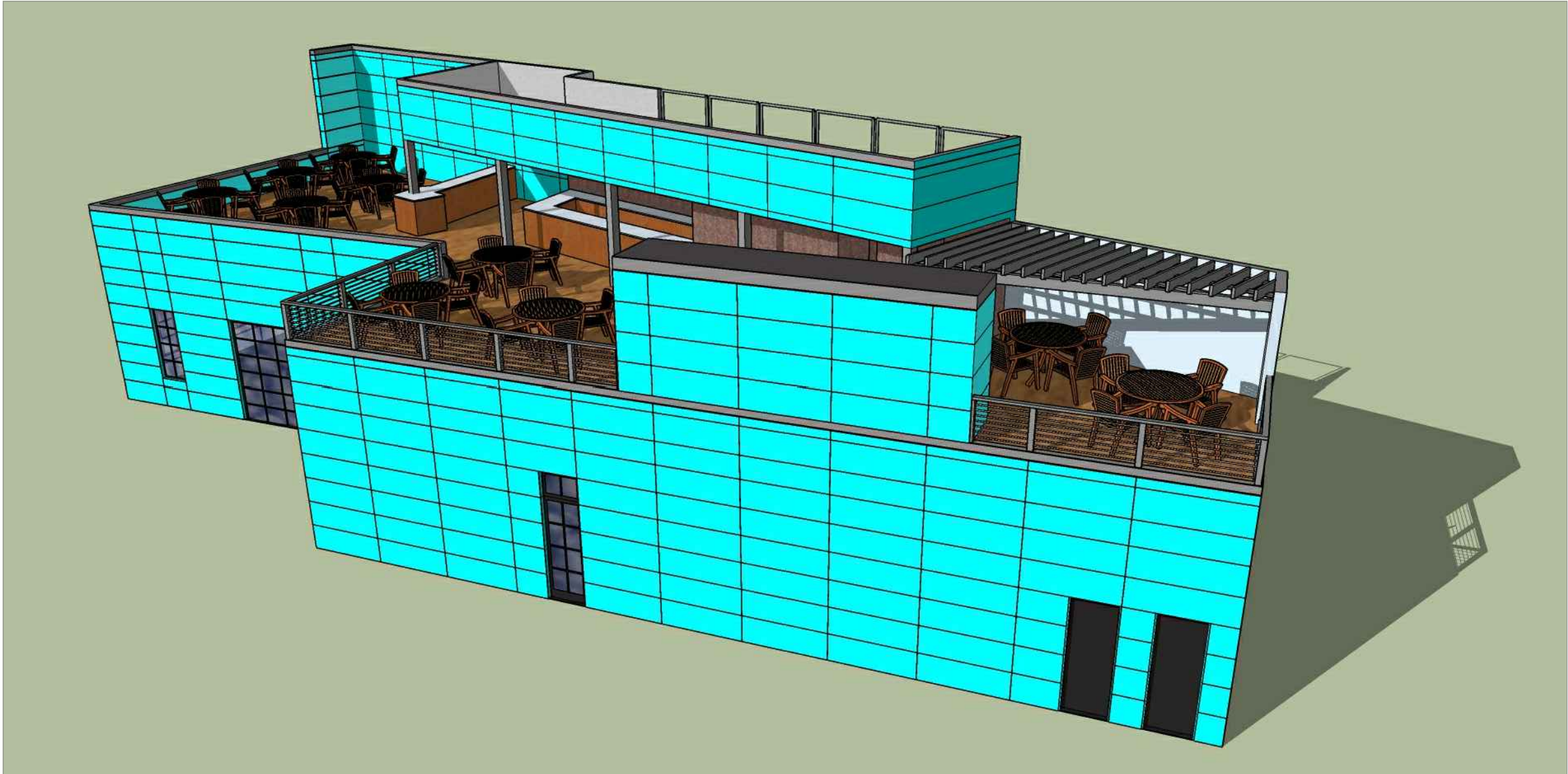
771 ELDEN
STREET,
HERNDON

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

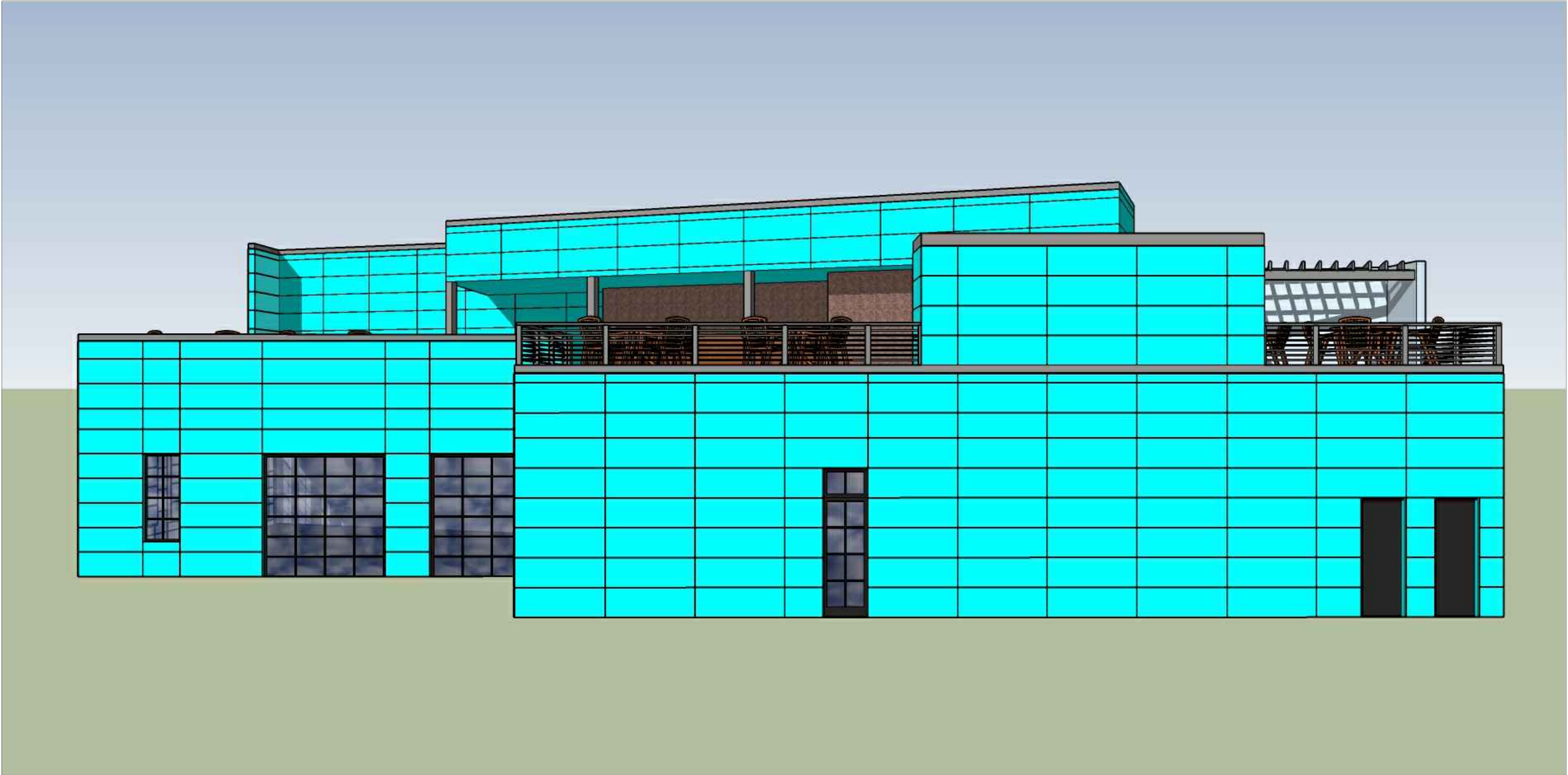
771 ELDEN
STREET,
HERNDON

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

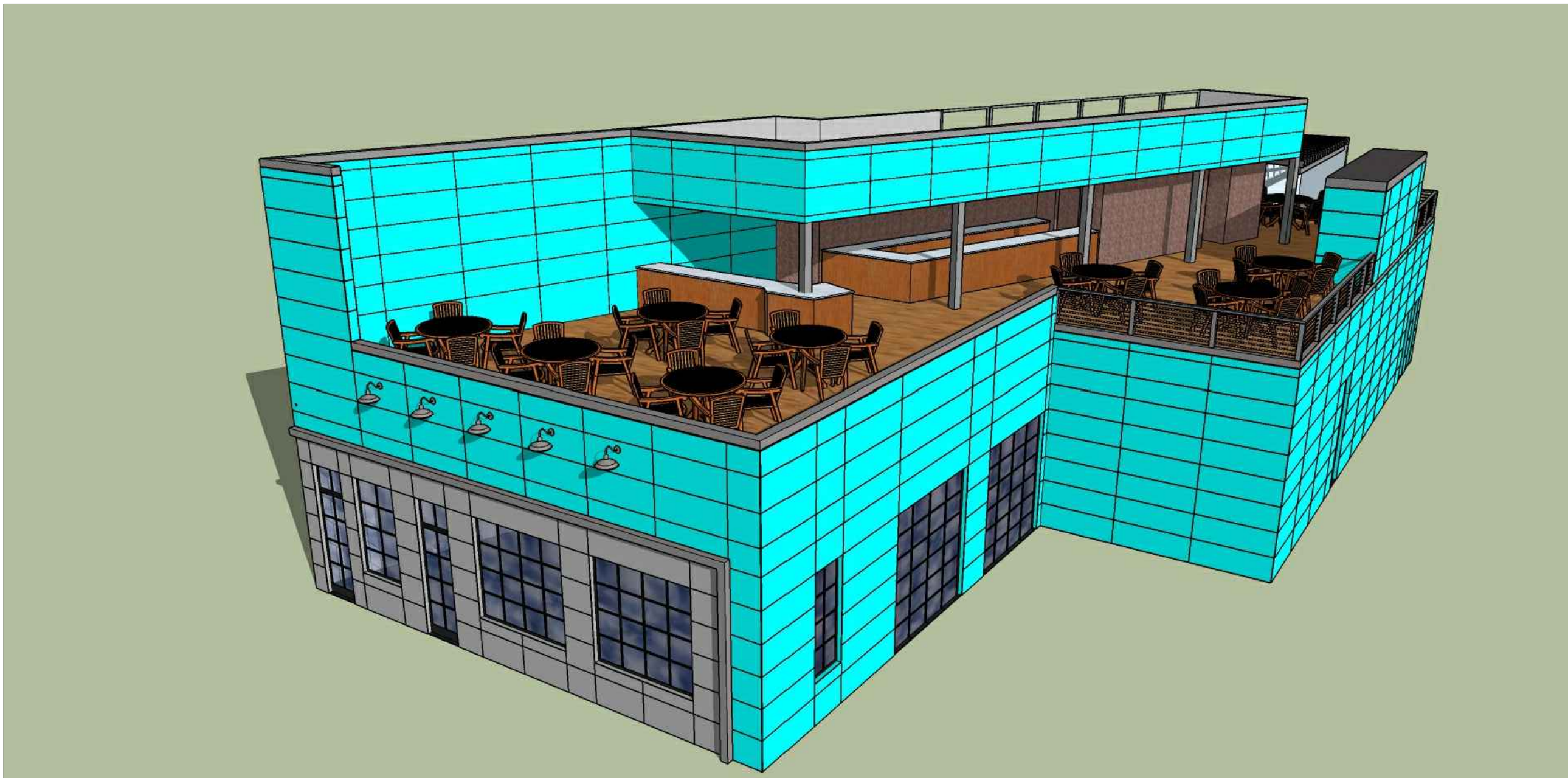
771 ELDEN
STREET,
HERNDON

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

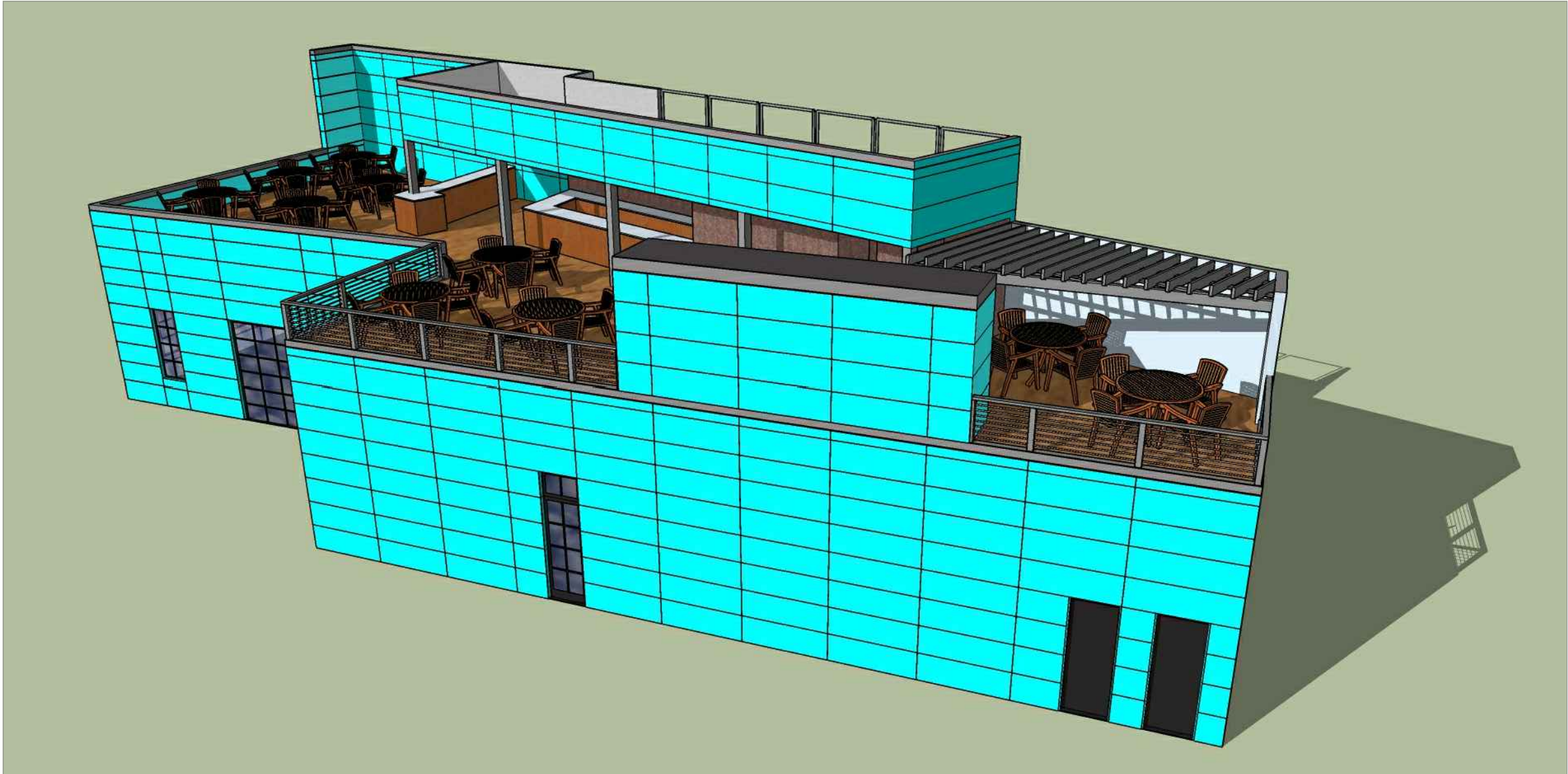
FAIRFAX
COUNTY, VA.

A5.7

**NORTH-WEST
PERSPECTIVE**

2018-0801

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



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
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(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

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

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No.	Date	Description
		HPRB

CLIENT APPROVAL

SIGNATURE OF AUTHORIZED REPRESENTATIVE

APPROVED BY

DATE:

Seal:

Sheet Title:

HPRB SUBMISSION

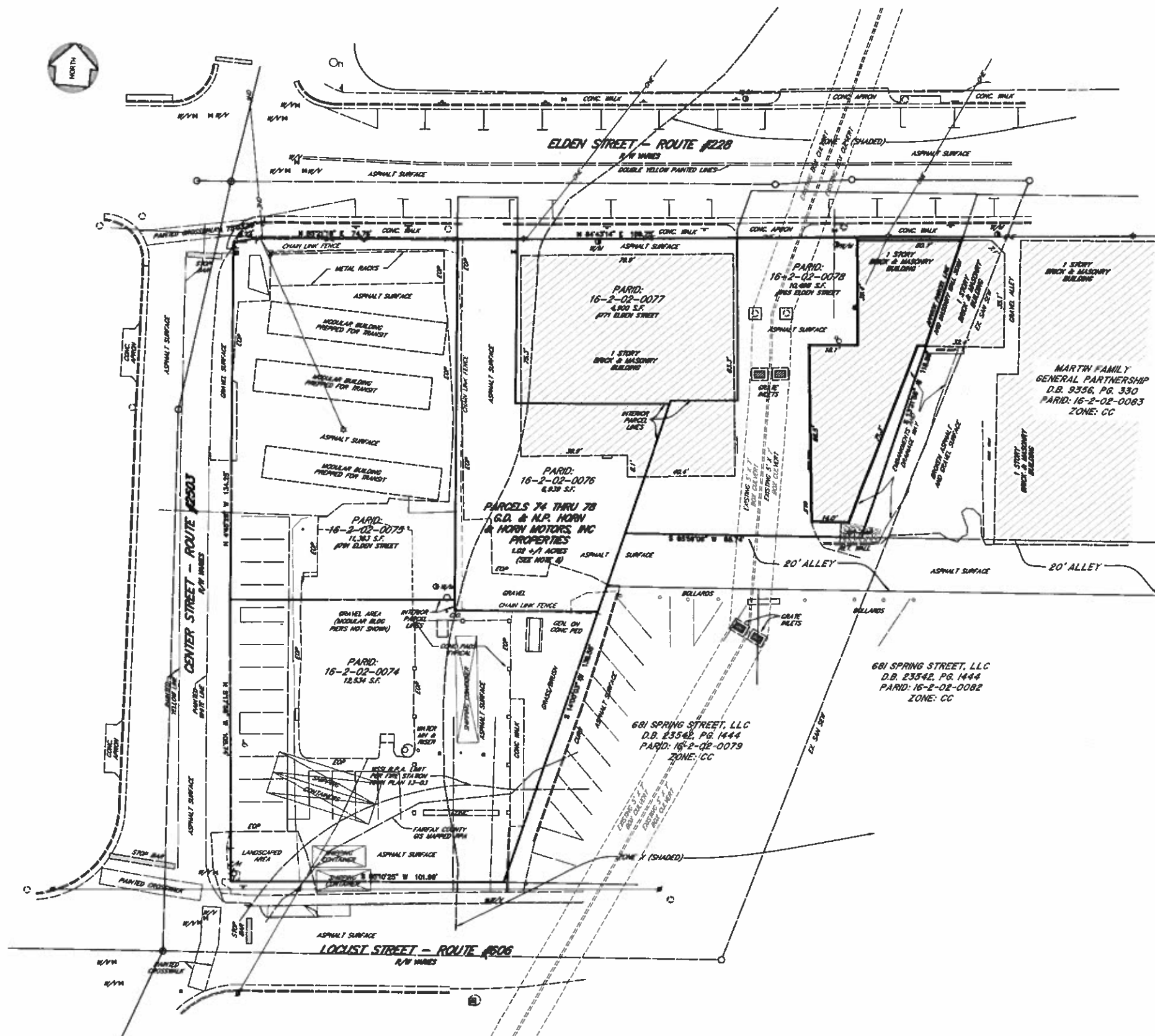
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Scale: AS NOTED

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.



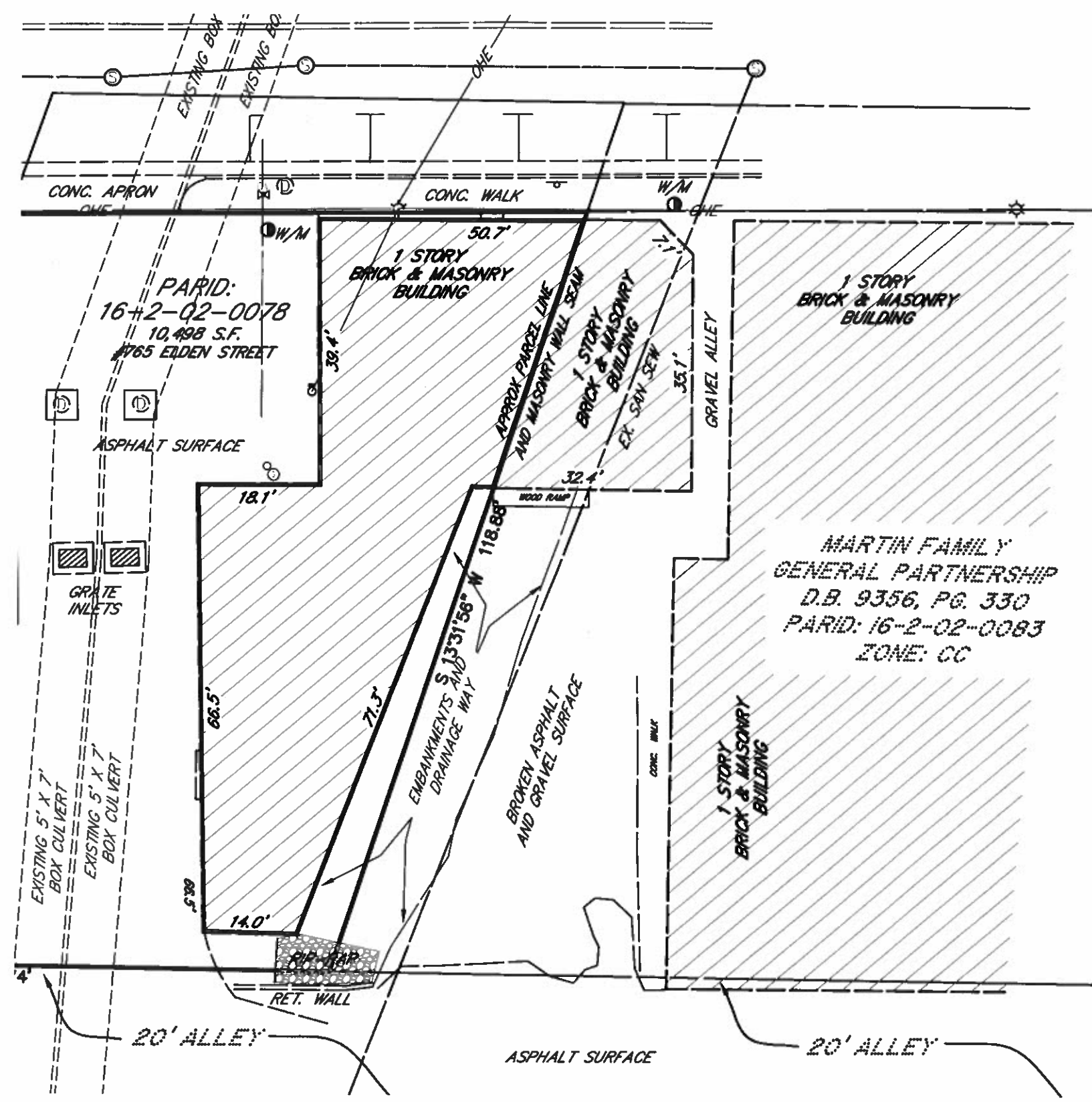
CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

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

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APPROVED BY: _____
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Sheet Title:

SITE PLAN

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GROUND FLOOR PLAN

Drawn By: CG Checked By: FF/DD

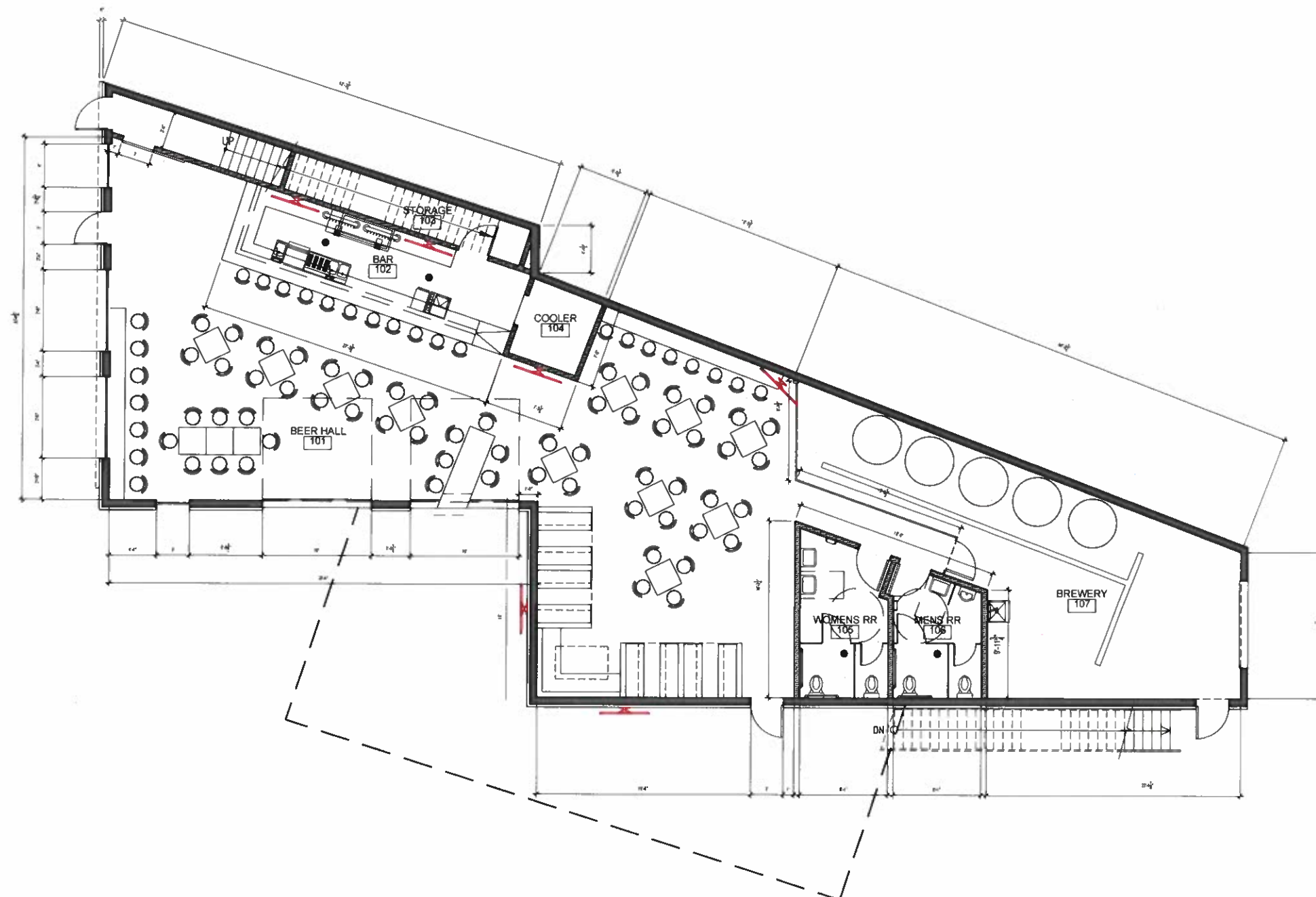
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NO SITE IMPROVEMENTS FOR THIS PROJECT



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

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SECOND FLOOR PLAN

Drawn By: CG Checked By: FF/DD

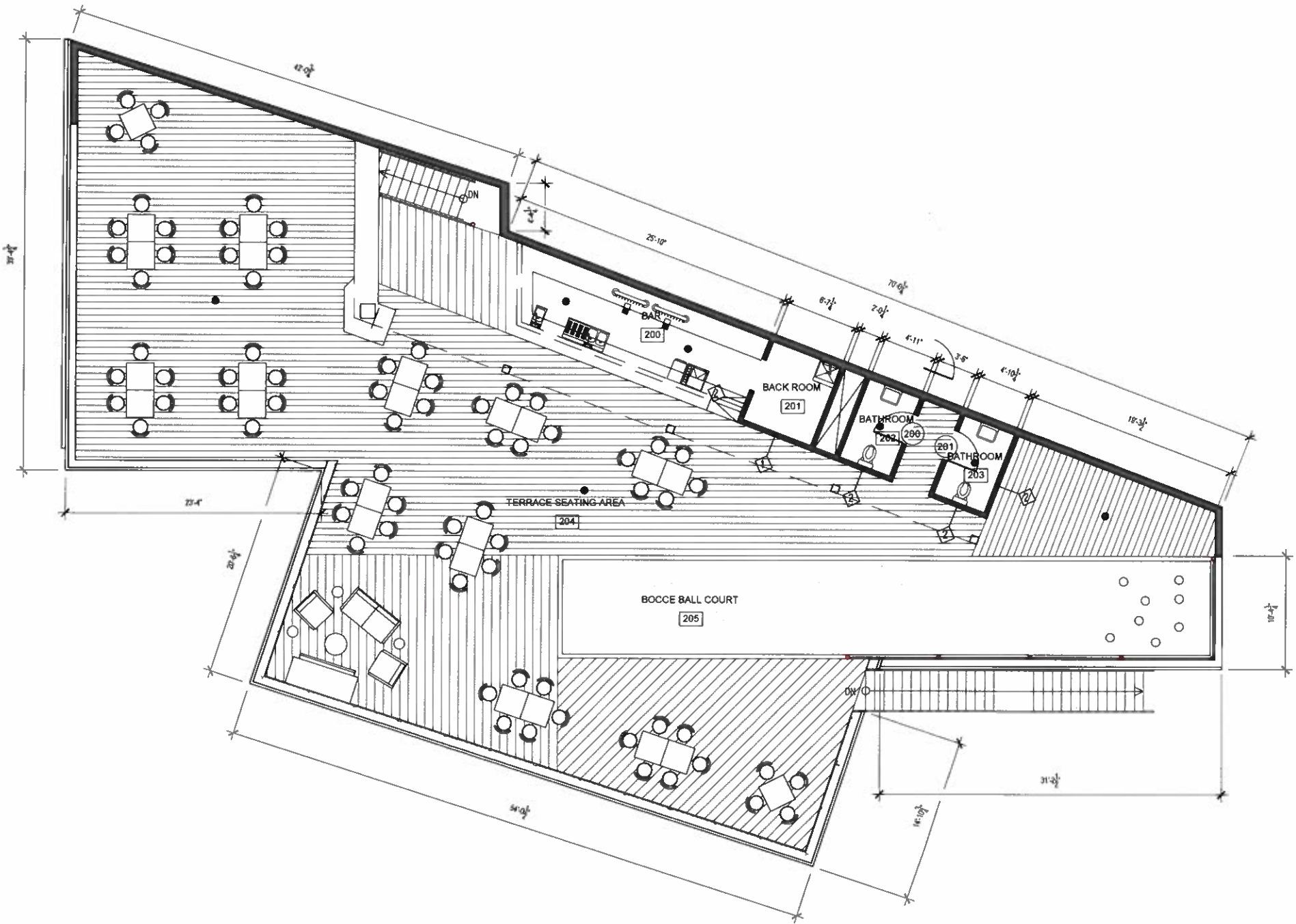
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NO SITE IMPROVEMENTS FOR THIS PROJECT



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

- 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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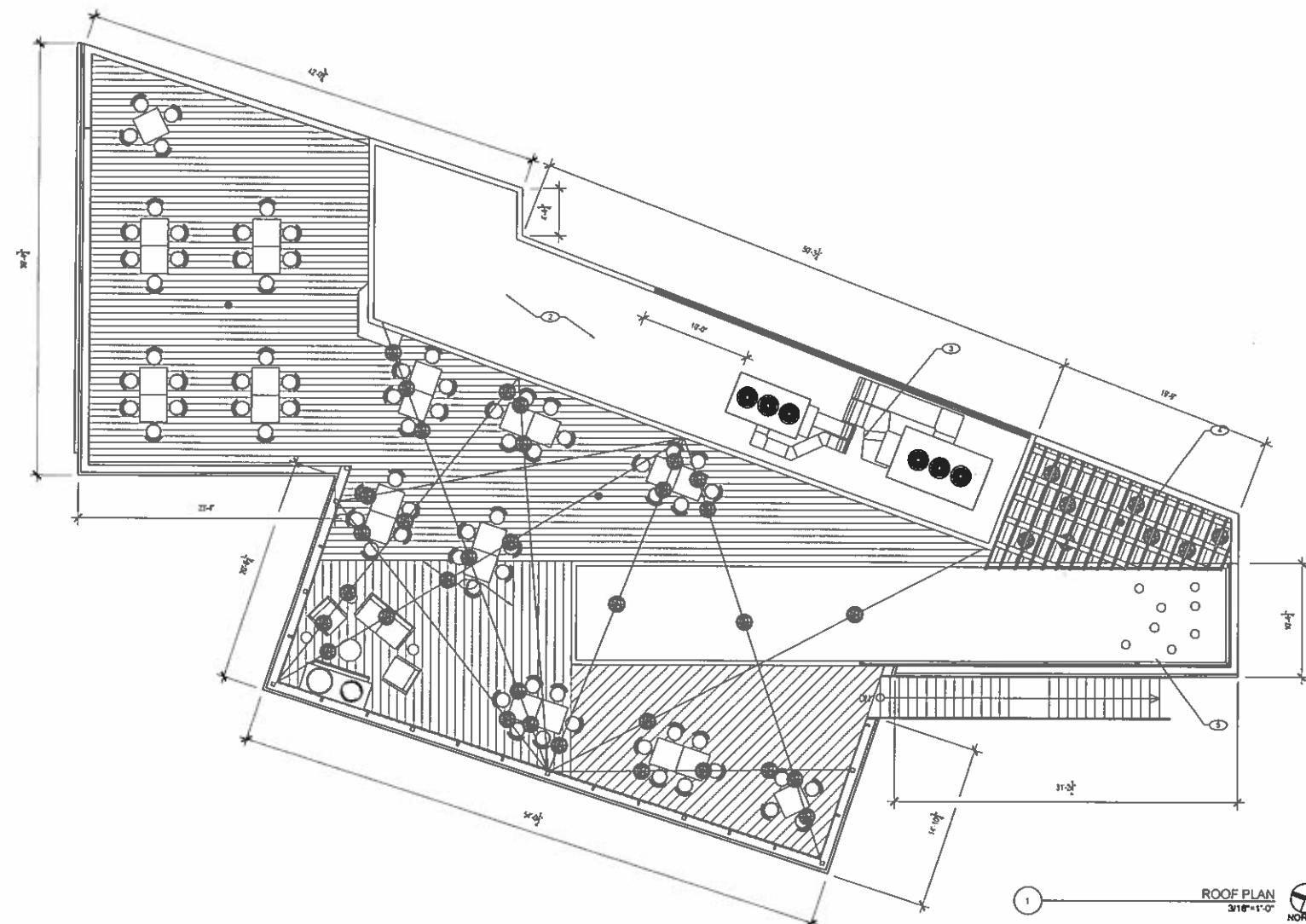


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BEER COMPANY

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NORTH ELEVATION

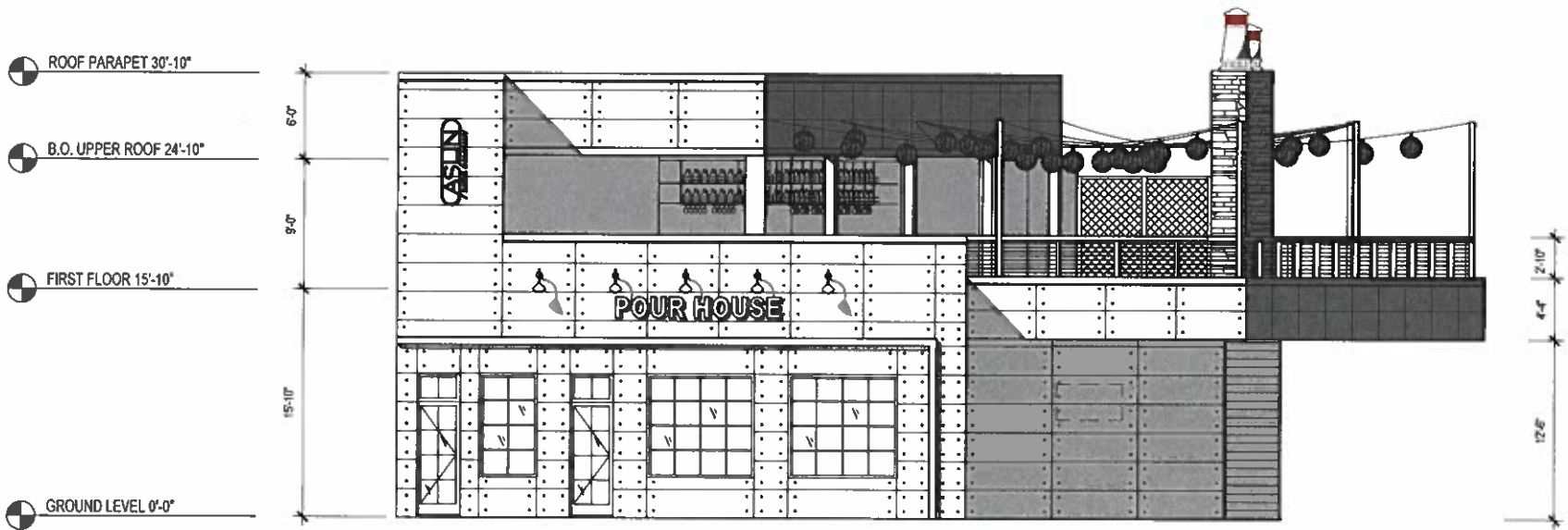
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1 NORTH ELEVATION
3/16"=1'-0"

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WEST ELEVATION

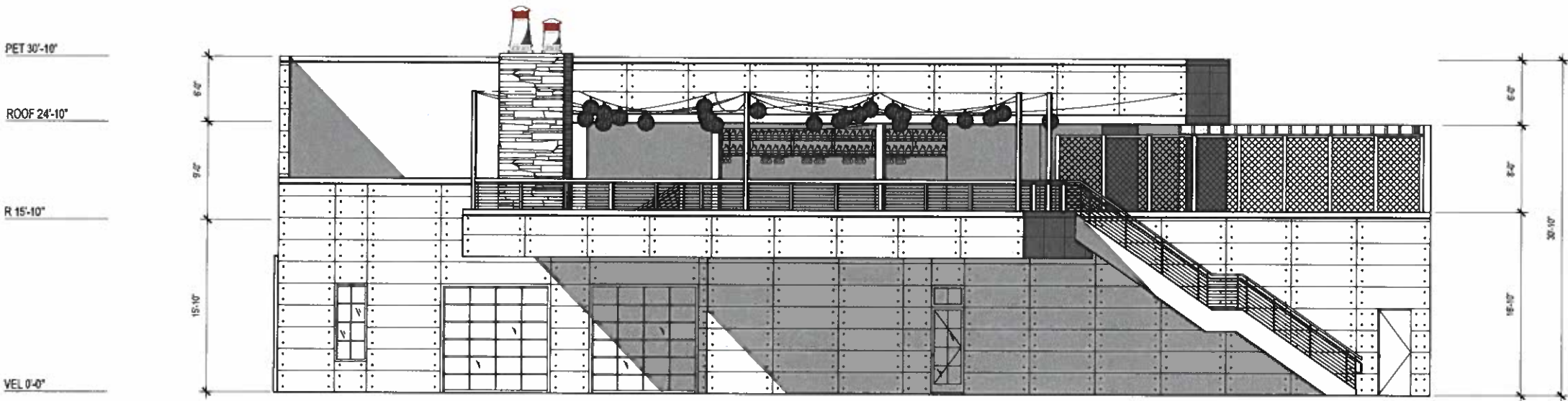
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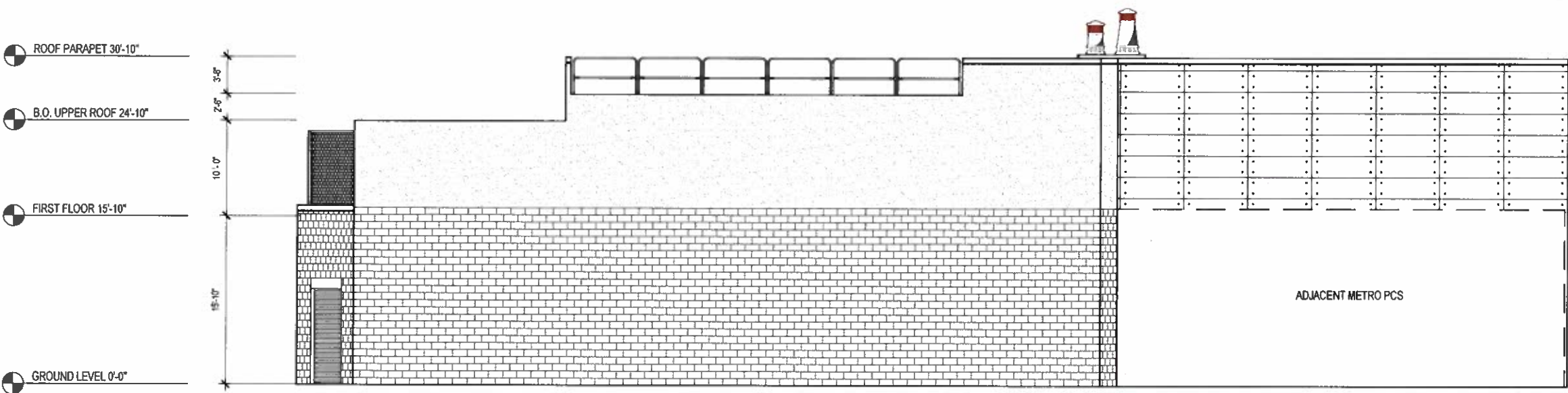
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1 WEST ELEVATION
3/16"=1'-0"



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

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EAST ELEVATION

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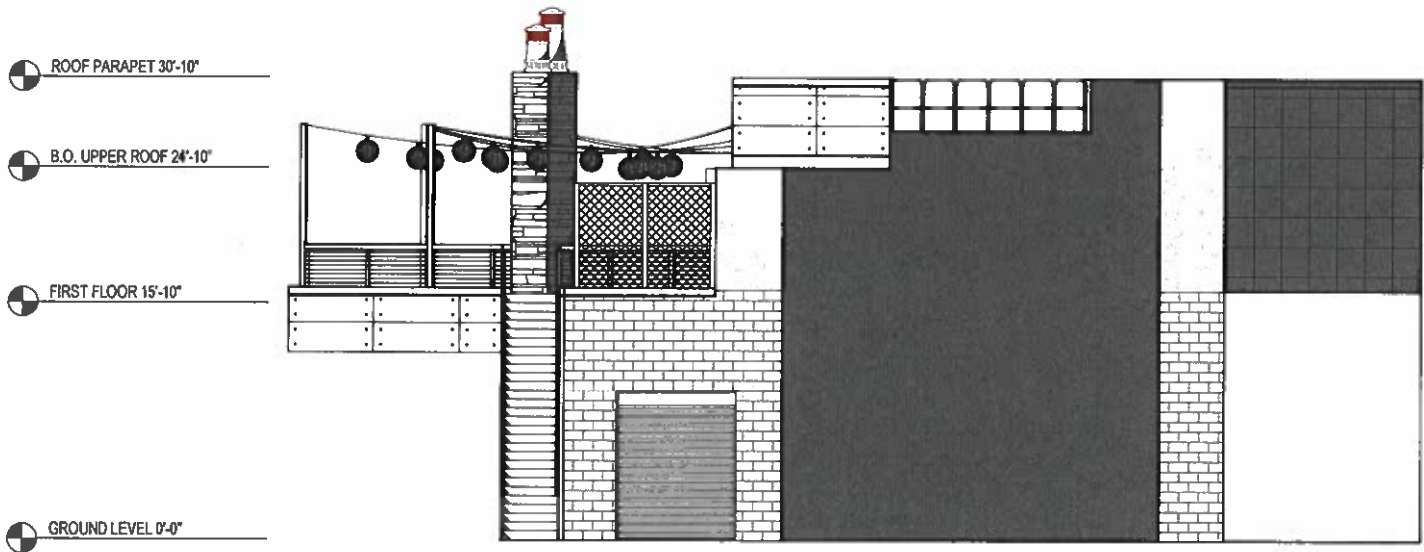
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1 SOUTH ELEVATION
3/16"=1'-0"

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SOUTH ELEVATION

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

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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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Sheet Title:

CONTEXT

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H4.0

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



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

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PROPOSED NORTH
ELEVATION RENDERING

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Checked By: FF/DD

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Project Number

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No.	Date	Description
		HFRS

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PROPOSED SOUTH
ELEVATION RENDERING

Drawn By: CG

Checked By: FF/DD

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H5.1

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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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H5.2

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1 EXIST. WEST ELEVATION
N.T.S.



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



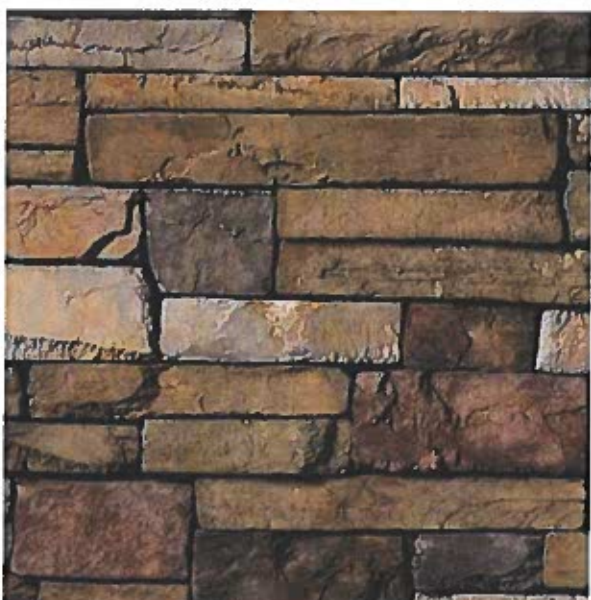
RS-1 Rain Screen - Wall - Sapphire 7060



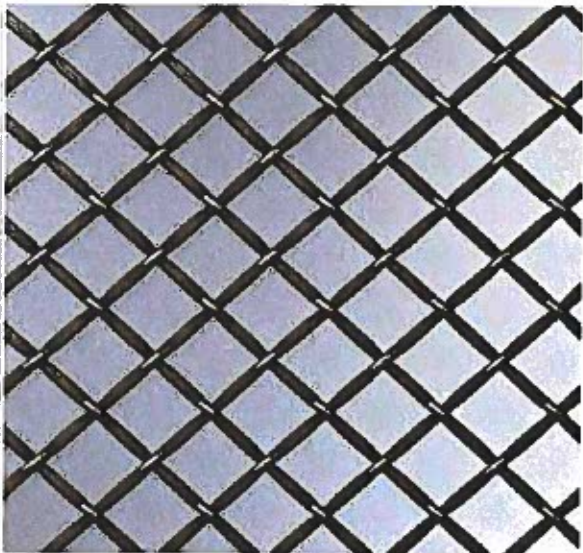
RS-2 Rain Screen - Wall - Black Opal 7021



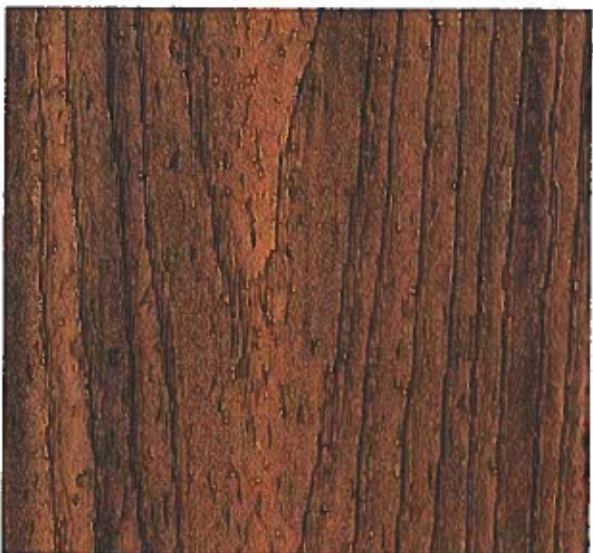
RS-3 Rain Screen - Wall - Azurite 7043



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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MATERIAL BOARD

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PERSPECTIVE RENDERING

Drawn By: CG

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PERSPECTIVE RENDERING
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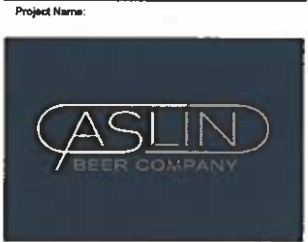
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		HPRB

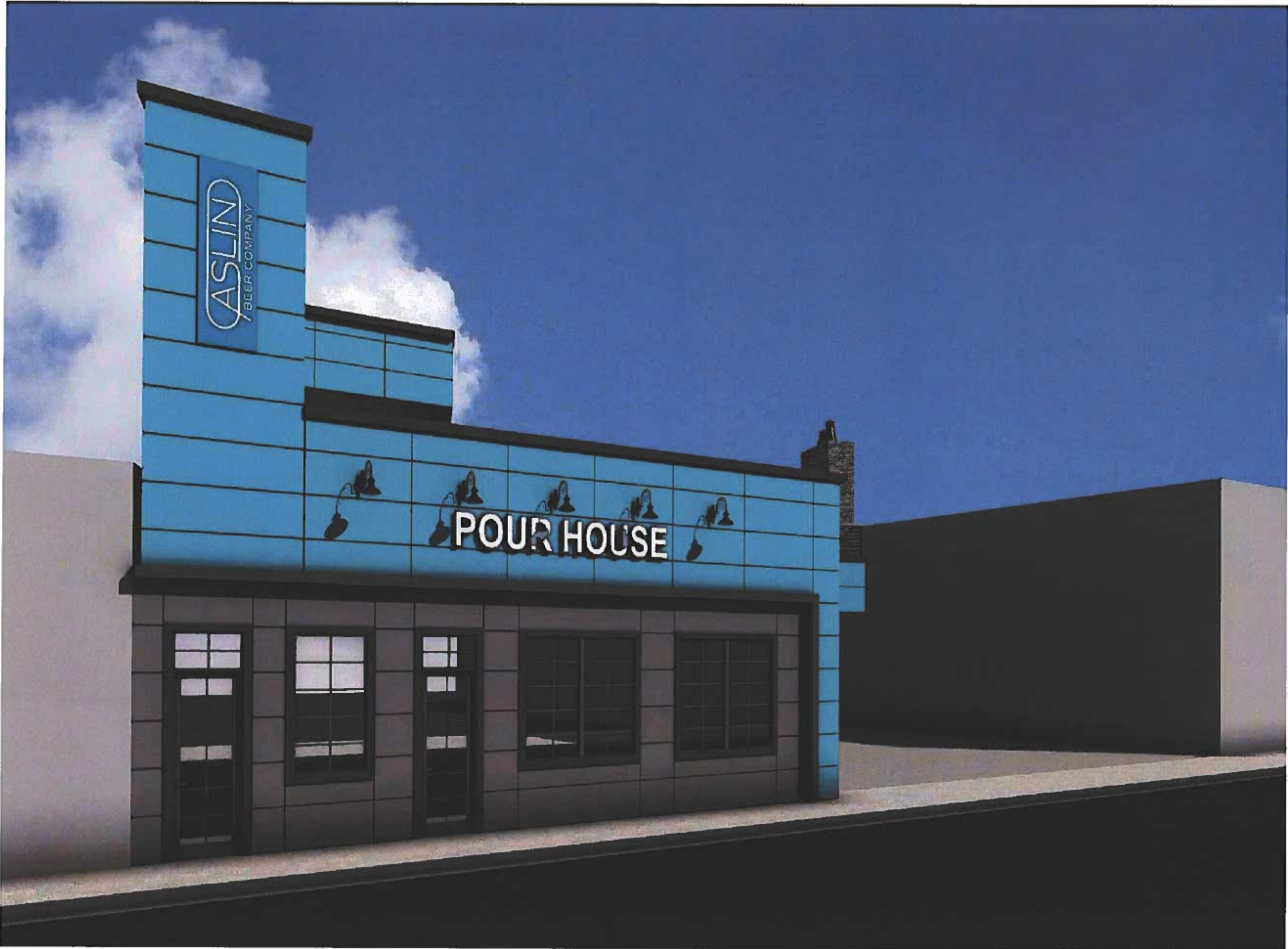
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SIGNATURE OF AUTHORIZED REPRESENTATIVE
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DATE: _____

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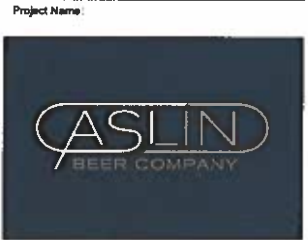
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THE SHAPE OF THINGS TO COME



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Sheet Title
PERSPECTIVE RENDERING

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Project Name:



771 ELDEN STREET
HERNDON, VA 20170

Project Number:

17-010

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No.	Date	Description
		VPRB

CLIENT APPROVAL

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APPROVED BY: _____

DATE: _____

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Sheet Title

PERSPECTIVE RENDERING

Drawn By: CG Checked By: FF/DD

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Sheet No.

1 PERSPECTIVE RENDERING
N.T.S.

H7.3

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

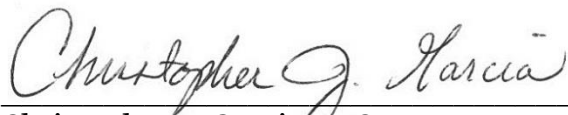
traditional garage door design will be in keeping with the referenced section of the Handbook, particularly given the age of the accessory structure (built 1986). Conversely, requiring a wood replacement would not necessarily achieve the intent of an in-kind material replacement given the clear evidence 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.

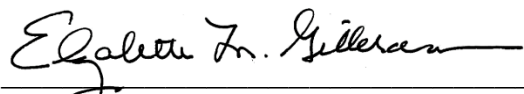
Attachments:

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)

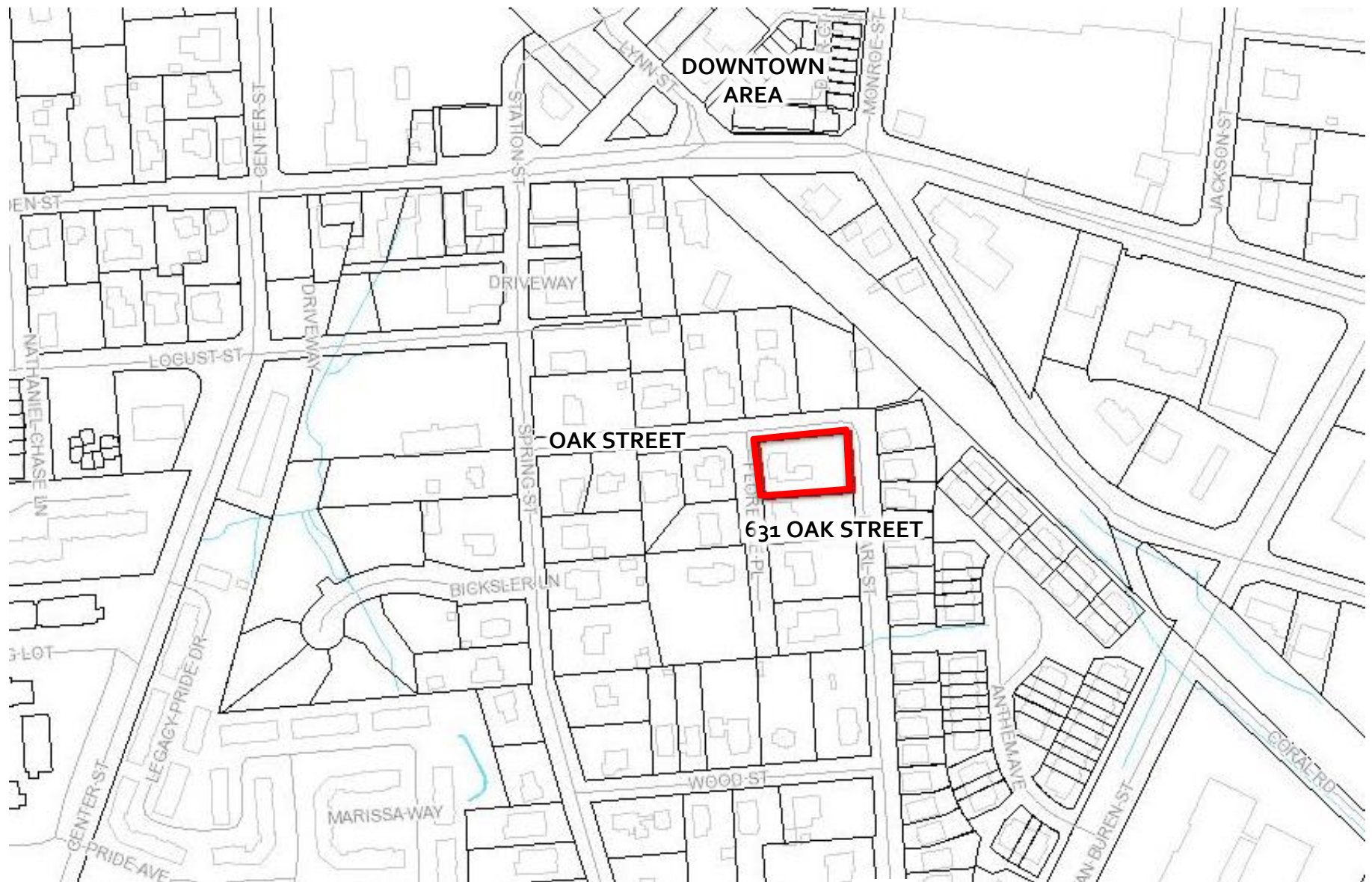
Staff:



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



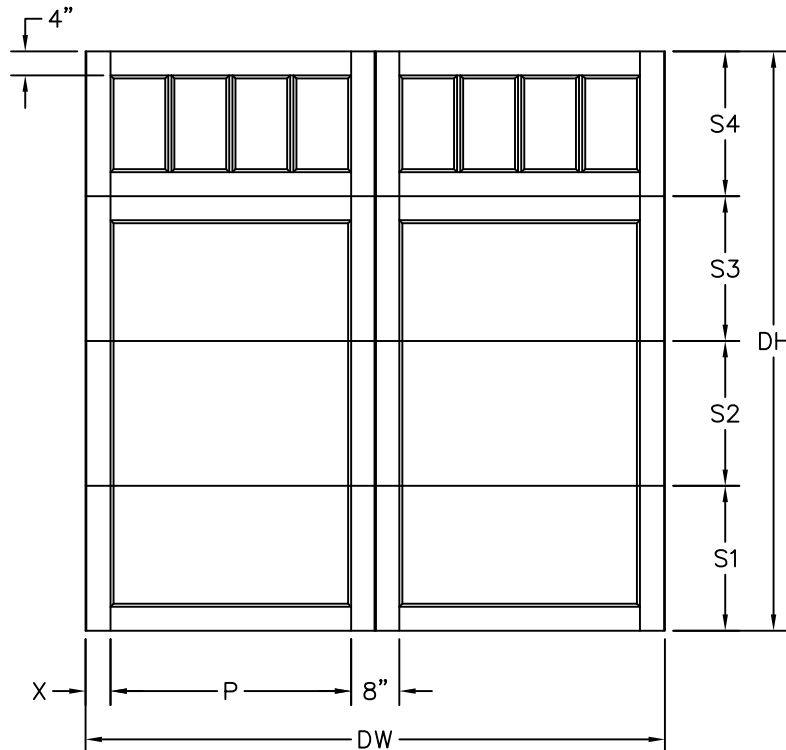
637 Oak Street

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

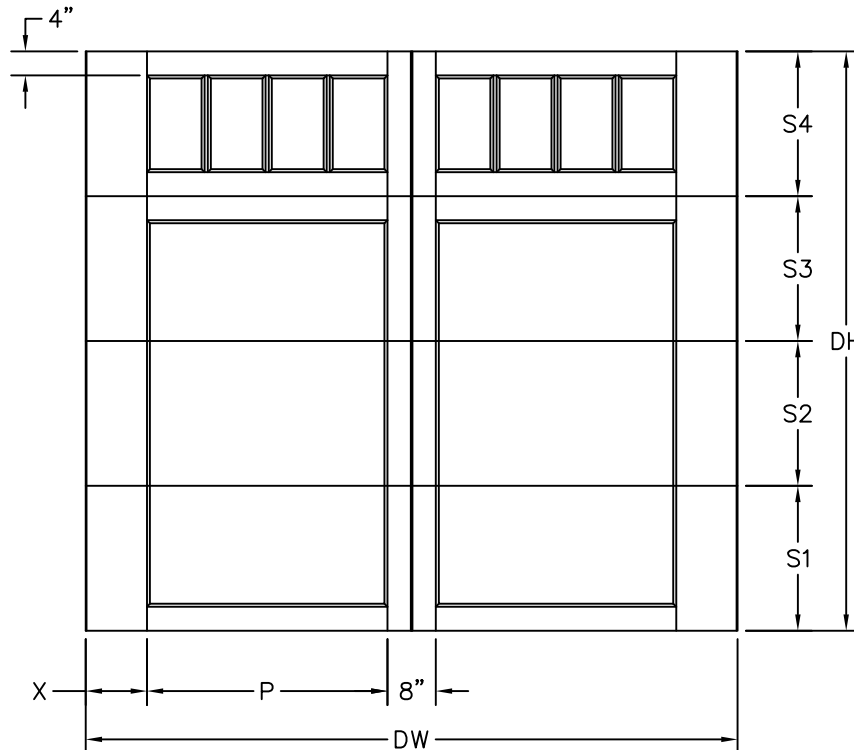
SHEET: 1 of 2

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

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DRAWN BY: SQB

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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](#)

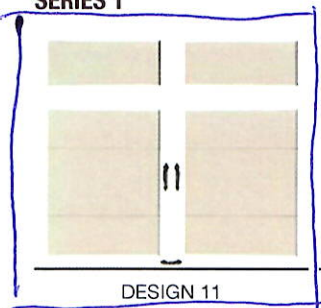
[INSTALLATION & CARE](#)



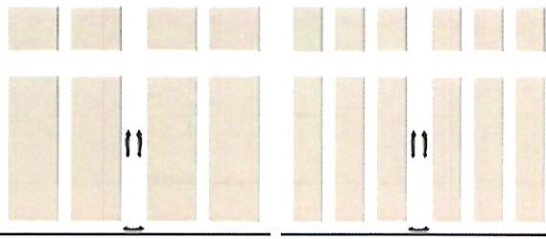
⬆ Matching Colors - or - Mix-and-Match ⬆

DOOR DESIGNS

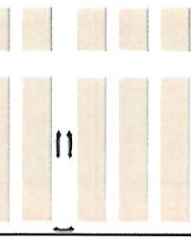
SERIES 1



DESIGN 11



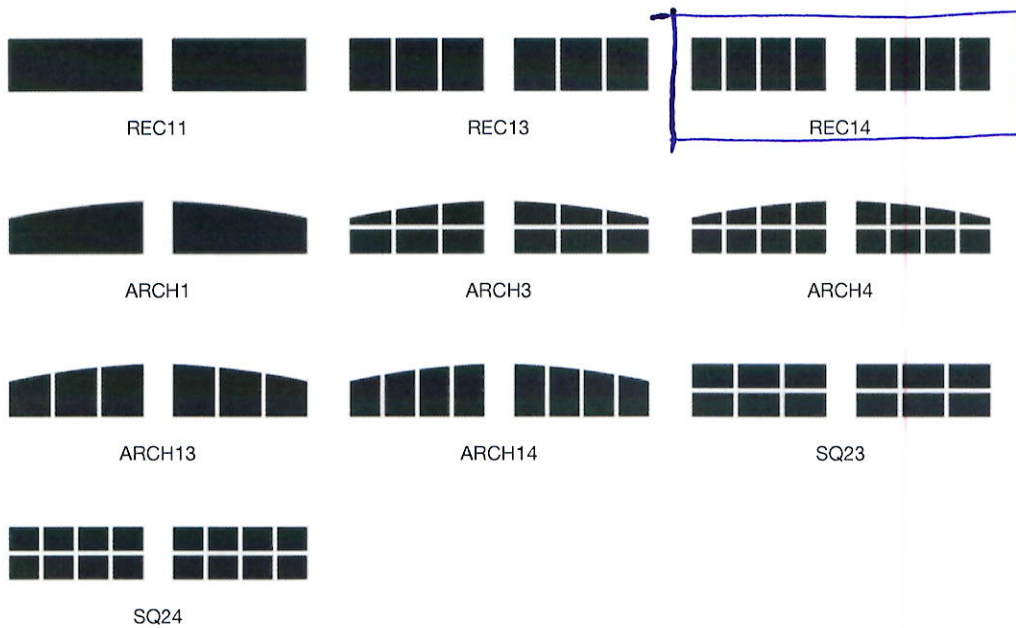
DESIGN 12



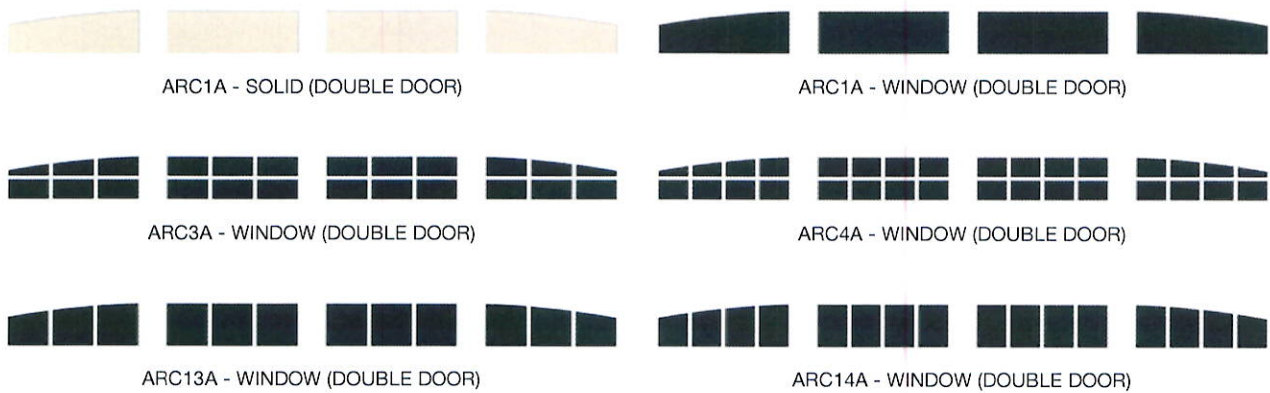
DESIGN 13

SERIES 2

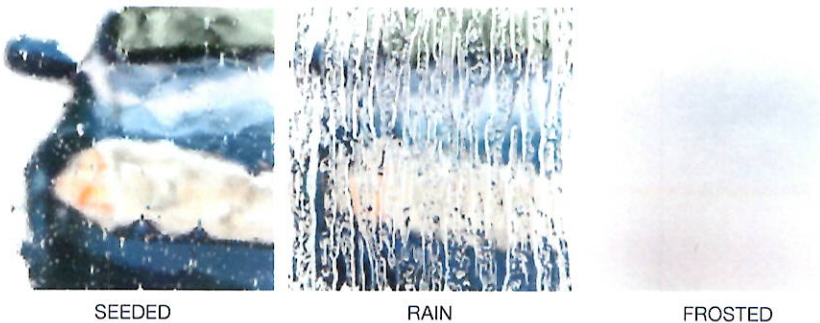
W. / REC 14



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

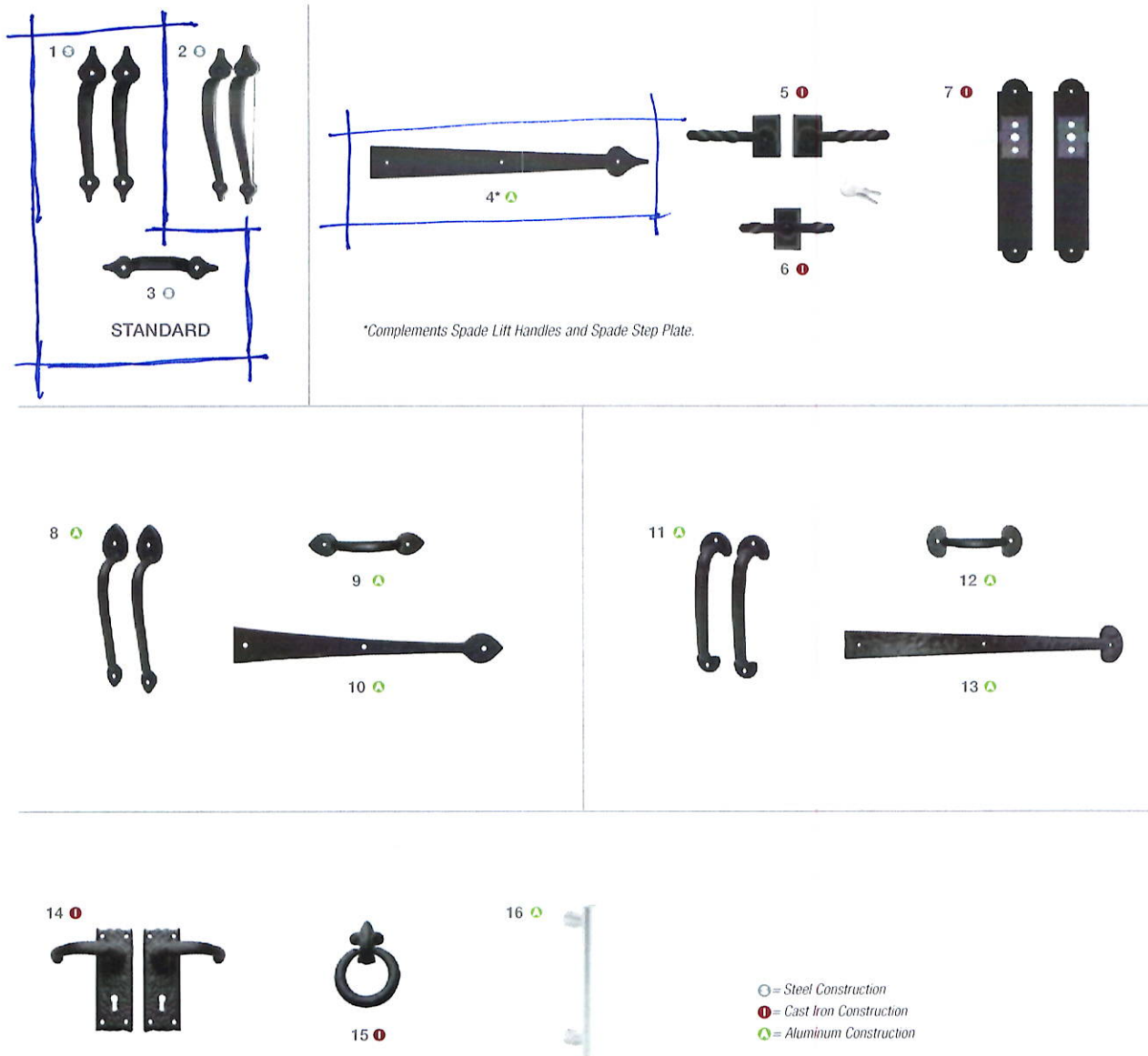


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RSDR-SWCOLOROPTSS-12_REV0215

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:

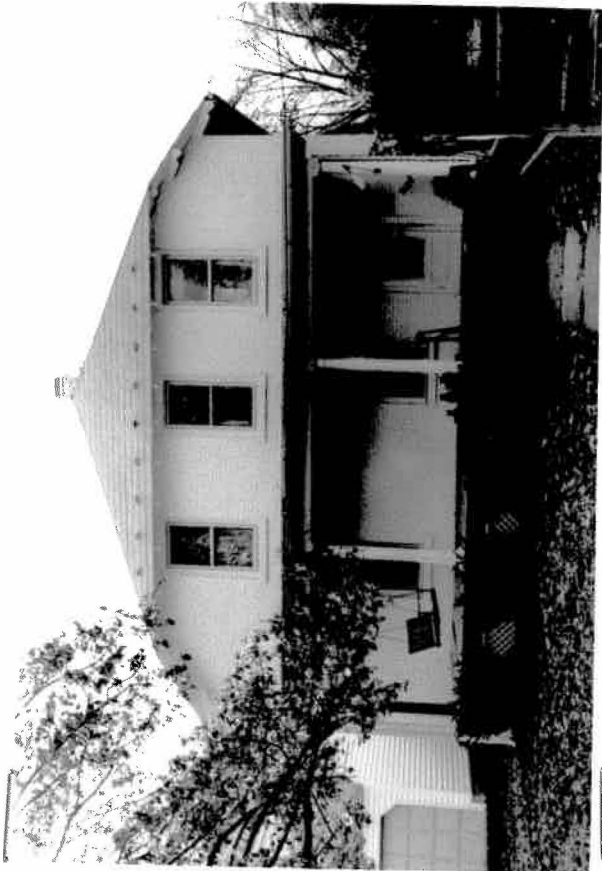
None

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

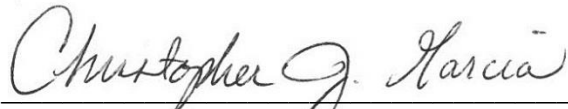
1. Chapter 23 Design Guidelines: Building Site Improvements in the Town's Heritage Preservation Handbook states that "walls and fences are important elements in marking property lines and defining outdoor spaces. Existing materials such as stone walls, hedges, wooden picket fences and wrought iron fences 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.

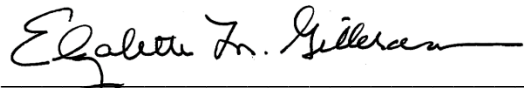
Attachments:

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)

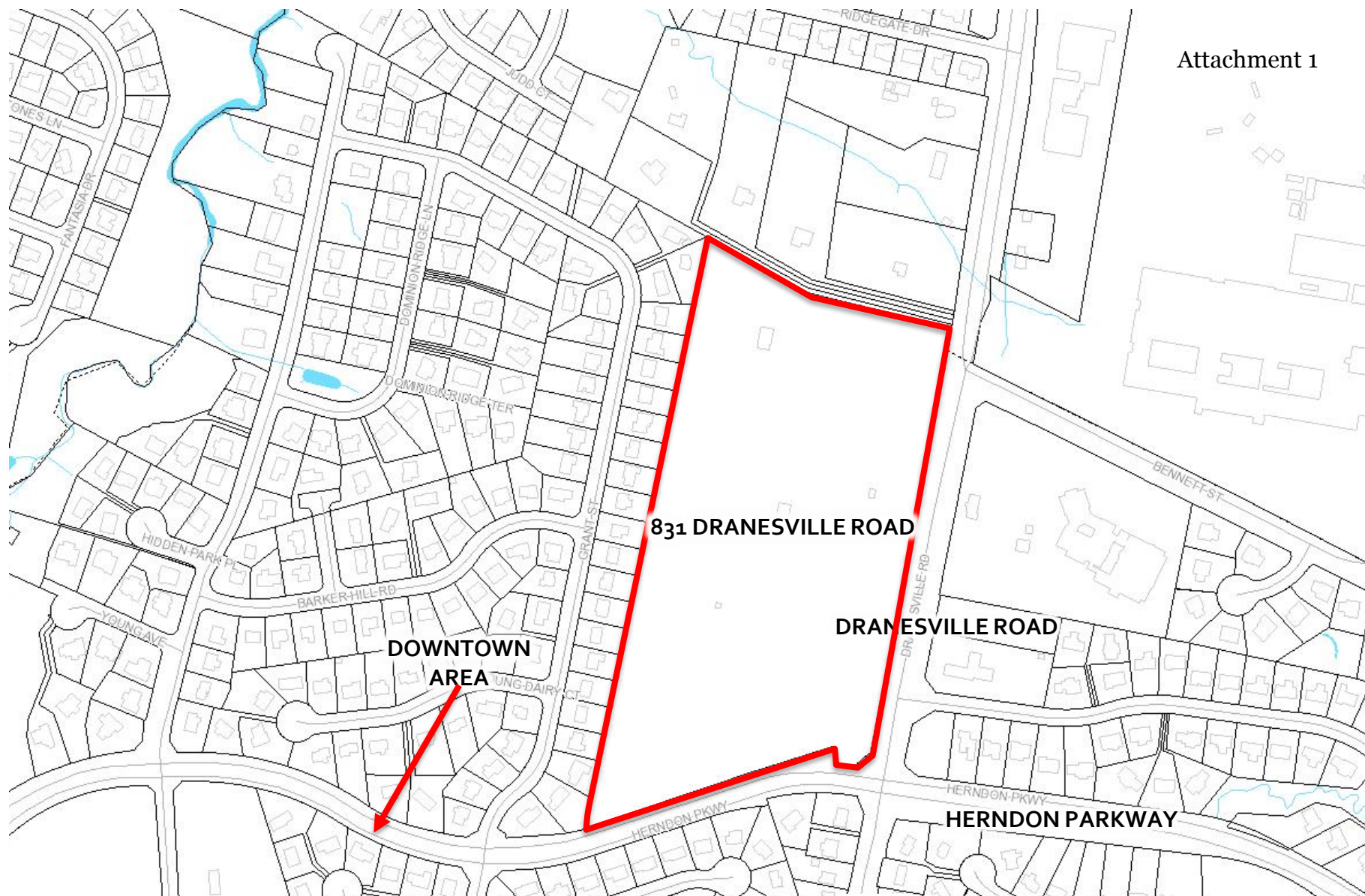
Staff:



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



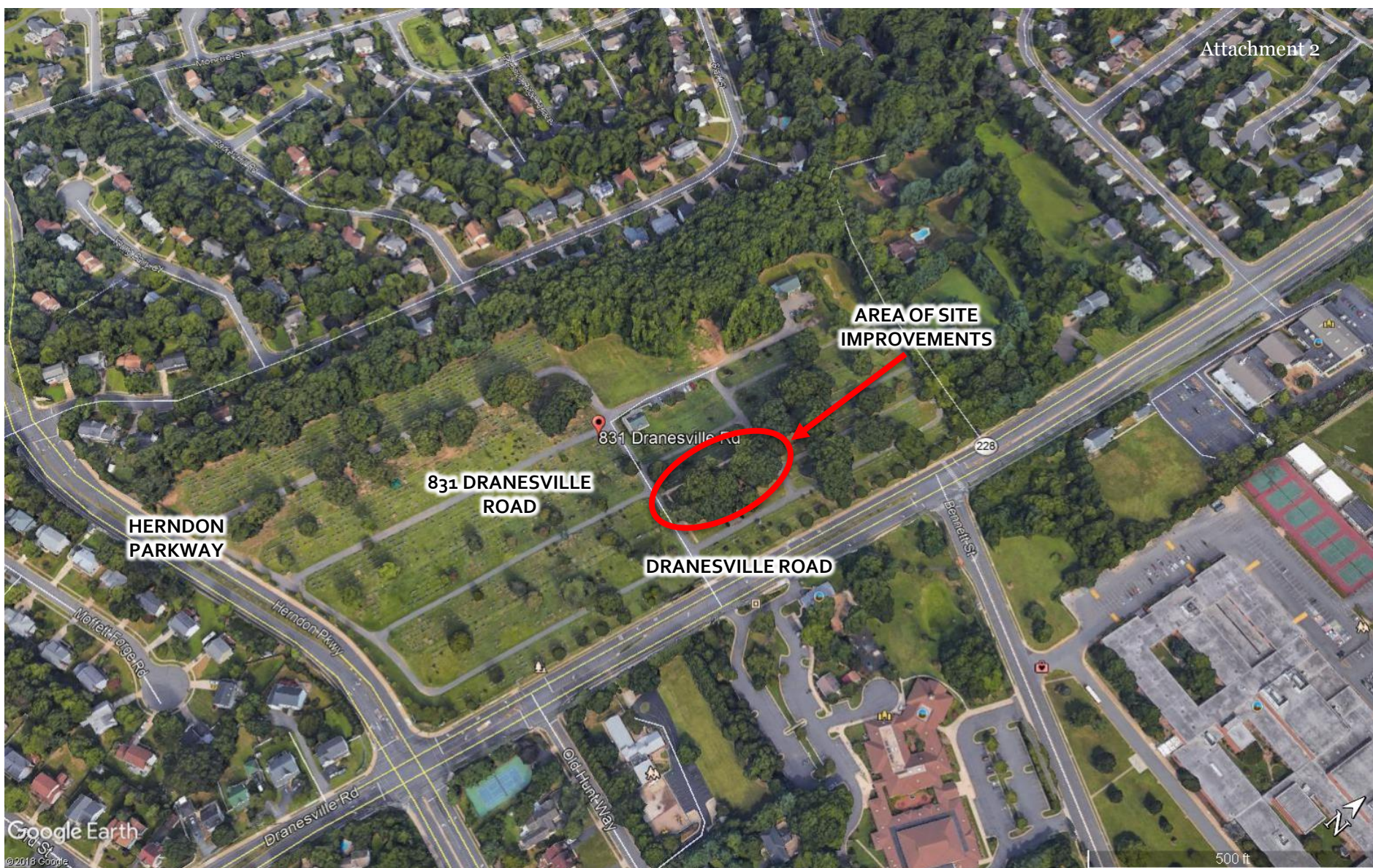
Lisa M. Gilleran
Director of Community Development



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













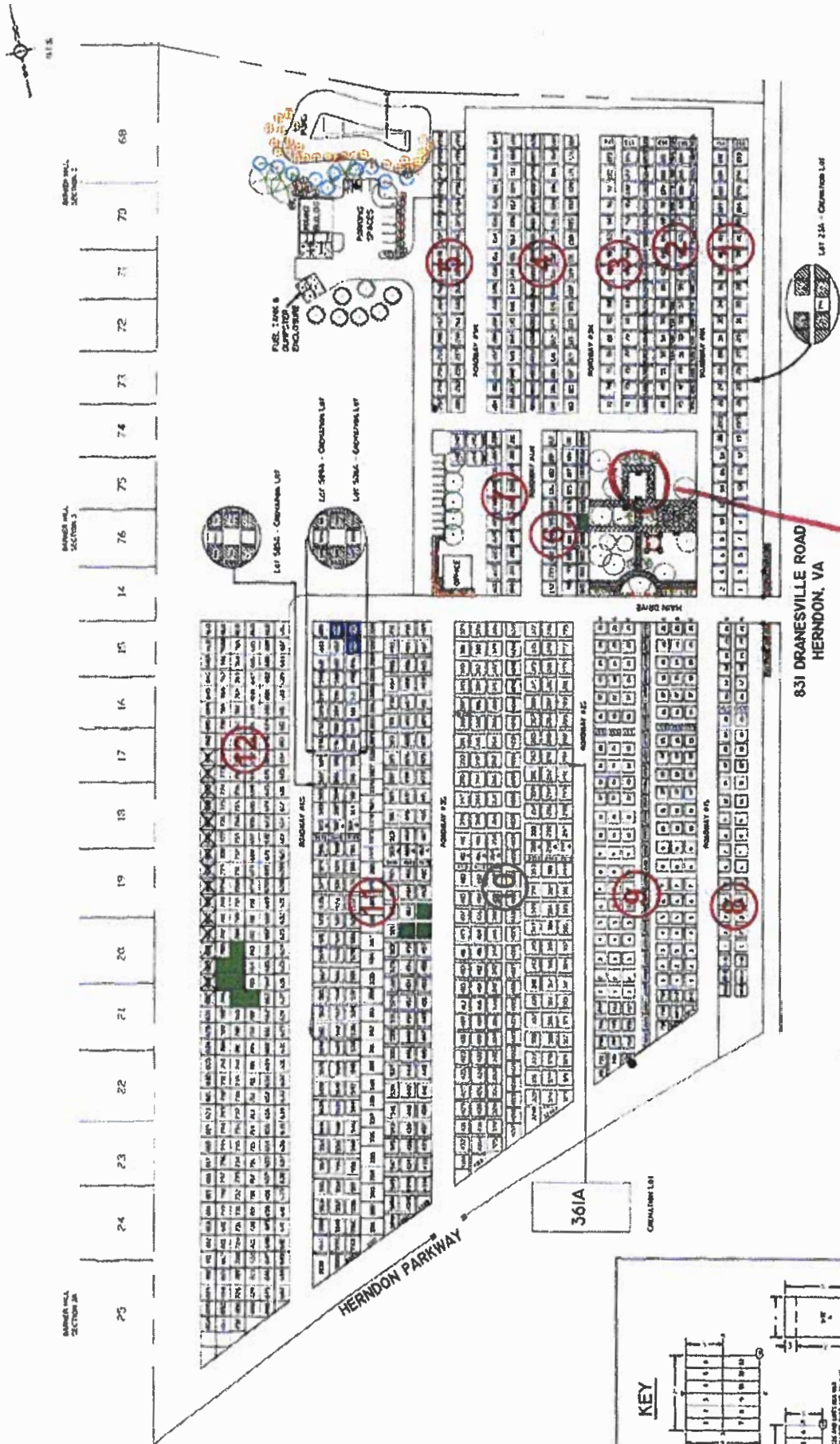


JOHN P. LEONHARDT
BORN OCT. 16, 1852
DIED JAN. 19, 1901









CHESTNUT GROVE CEMETERY

SCALE: NTS
REVISED: JUNE 22, 2017

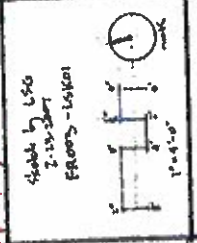
NOTE: MAP IS FOR REFERENCE PURPOSES ONLY

LOCATION OF RETAINING WALL PROJECT

FENCE TO PATH EXISTING FENCE @ 48" @ Highest Point

PROPERTY AND INSTALLED TO TOWN'S SPECIFICATIONS

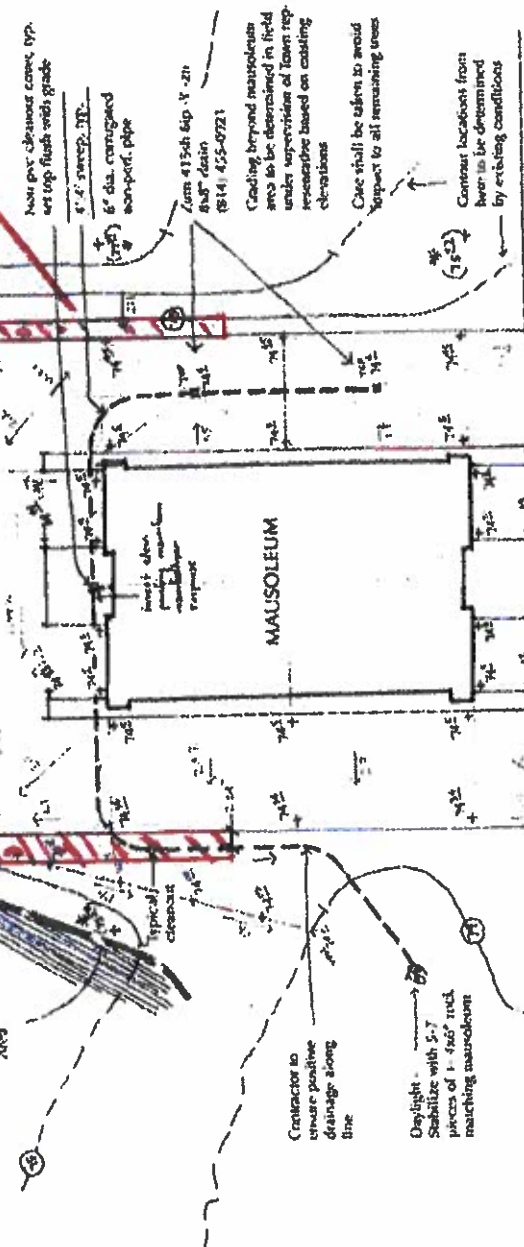
ENDS SLOPE AND FINISH 12" ABOVE GRADE



From survey by Laidman on February 9, 2007

PROJECT

Critical Road Zone Protection Area



MAUSOLEUM

Contractor to ensure positive drainage along line

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

12" over 20' 5% max slope all walks

Ex. grade not provided

Contour location from here to be determined by existing conditions

REVISED GRADING AT MAUSOLEUM
FR003 - LSK01

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

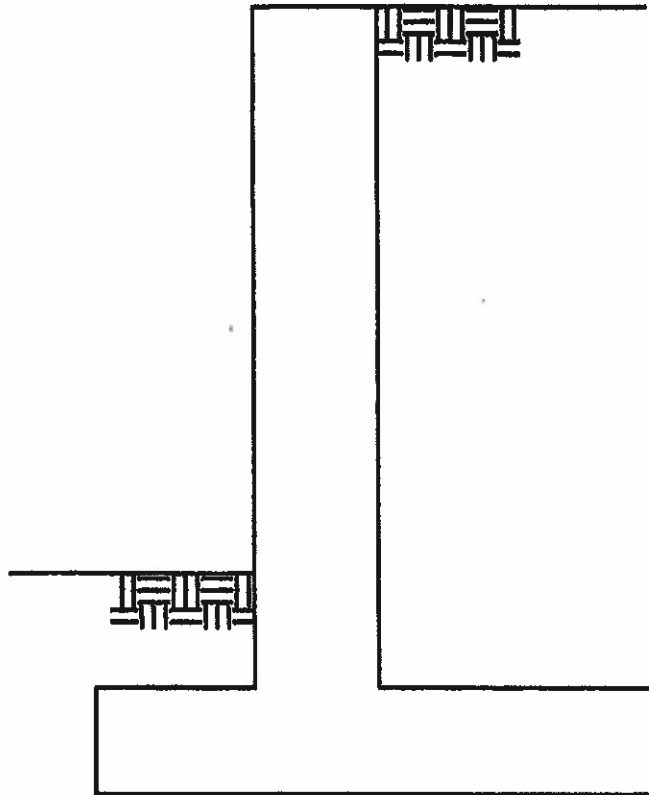


This design document applies to residential, non-tiered, non-stacked retaining walls with level backfill and no surcharge loading that retains no more than 4 feet of earth. Retaining walls must be constructed in conformance with the details herein. A copy of these details is required to be on the job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

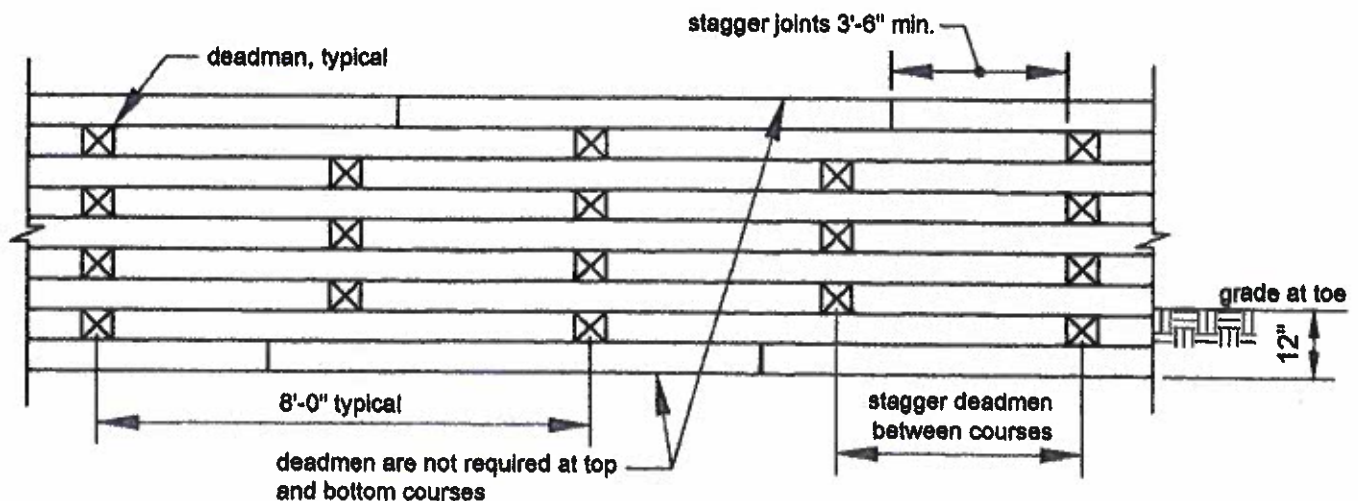


FIGURE 1: TYPICAL TIMBER WALL ELEVATION

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.

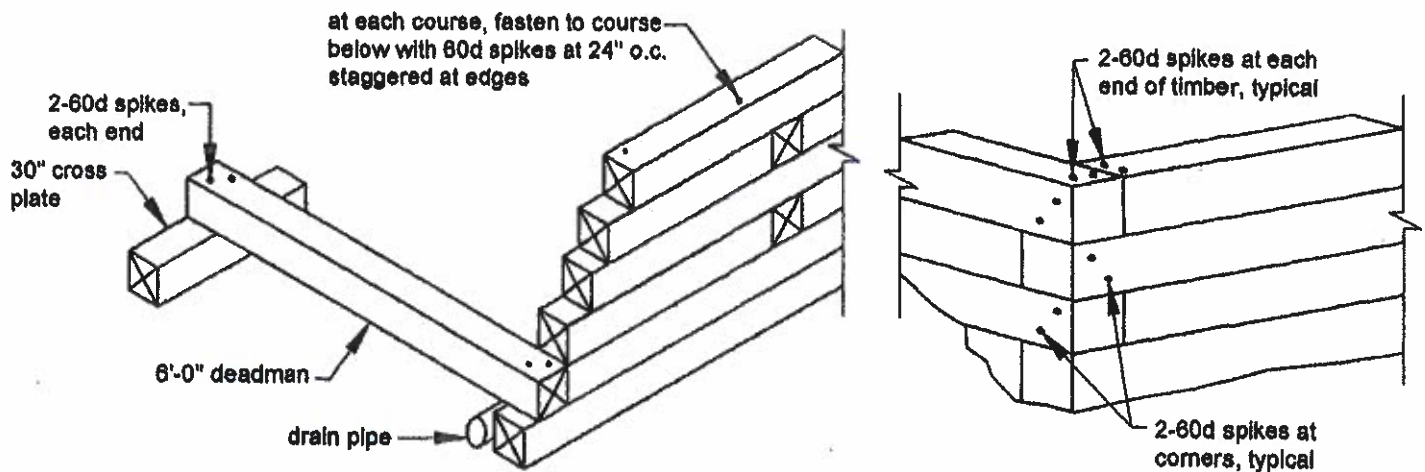


FIGURE 2: TYPICAL FASTENERS FOR TIMBER RETAINING WALLS

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.

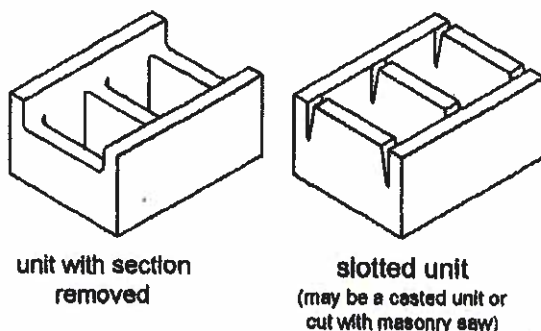


FIGURE 4: BOND BEAM BLOCK TYPES

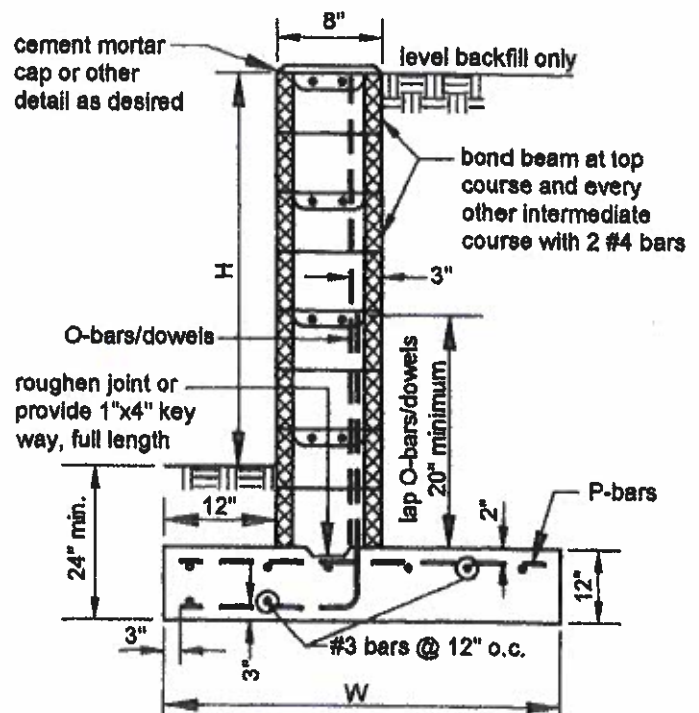


FIGURE 3: TYPICAL MASONRY WALL SECTION

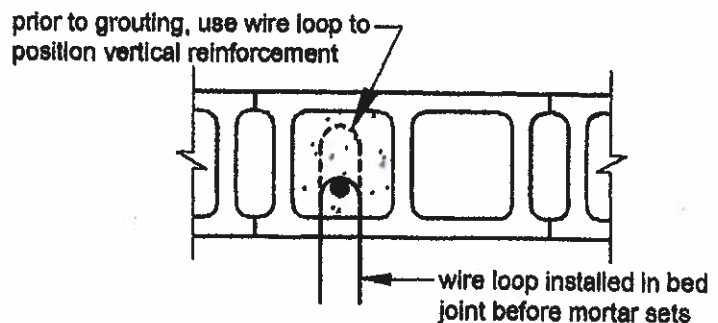


FIGURE 5: VERTICAL REINFORCEMENT TIE-HOLD DETAIL

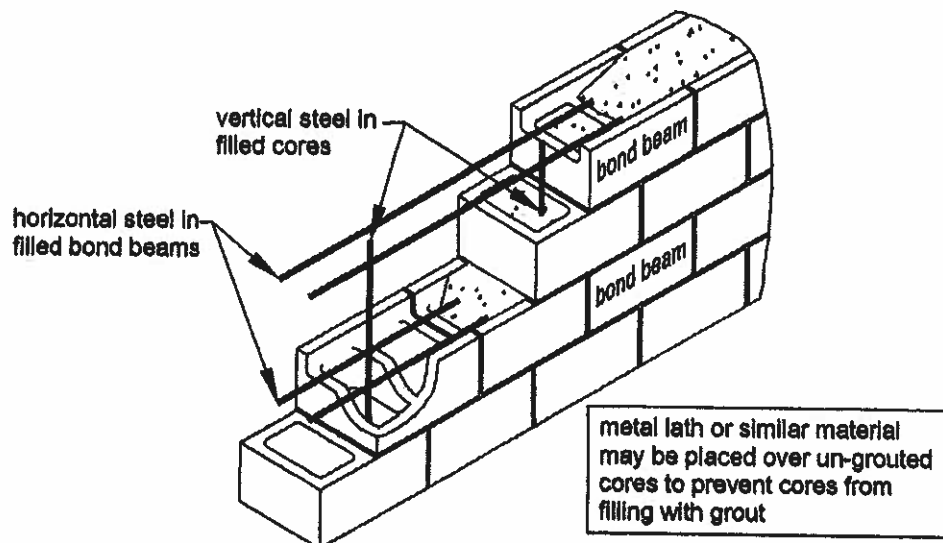


FIGURE 6: TYPICAL WALL REINFORCEMENT DETAIL

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

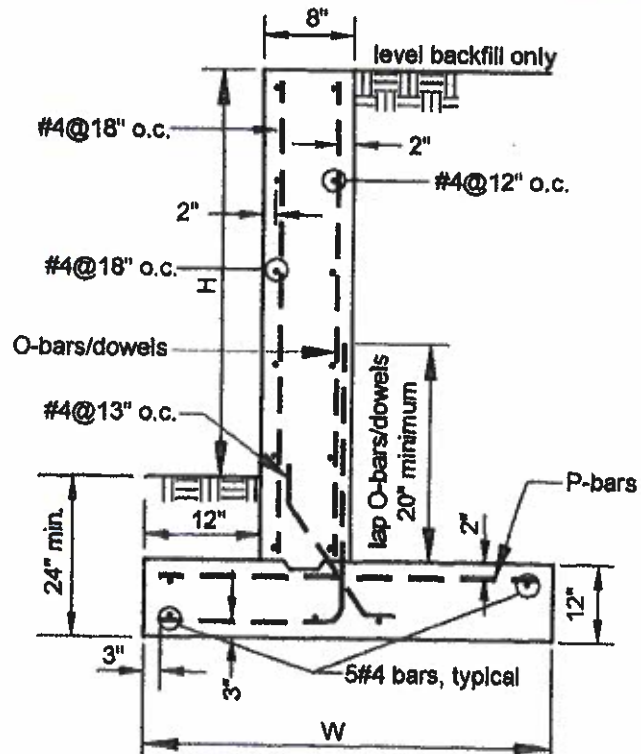


FIGURE 7: TYPICAL CONCRETE WALL SECTION

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.

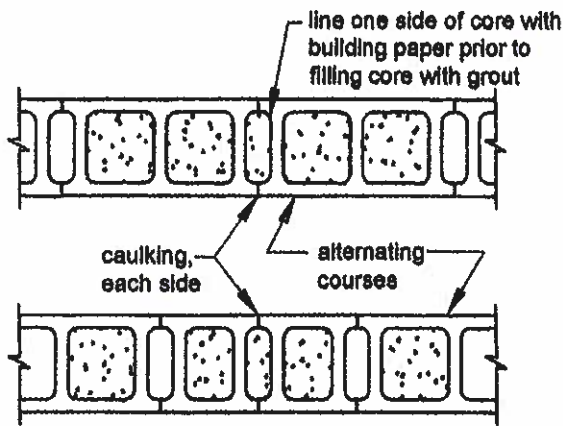


FIGURE 8: MASONRY CONTROL JOINT DETAIL

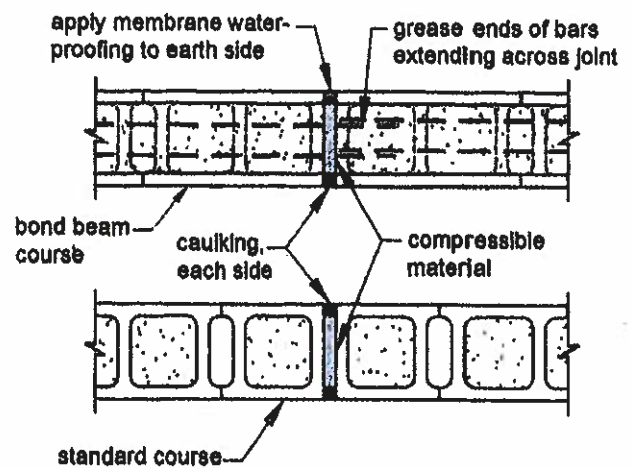


FIGURE 9: MASONRY EXPANSION JOINT DETAIL

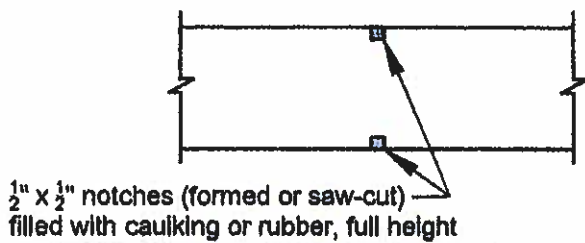


FIGURE 10: CONCRETE CONTROL JOINT DETAIL

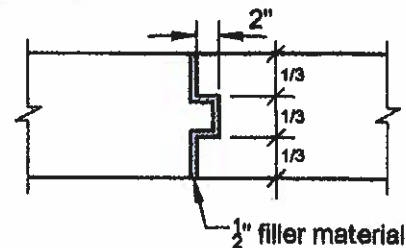


FIGURE 11: CONCRETE EXPANSION JOINT DETAIL

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.

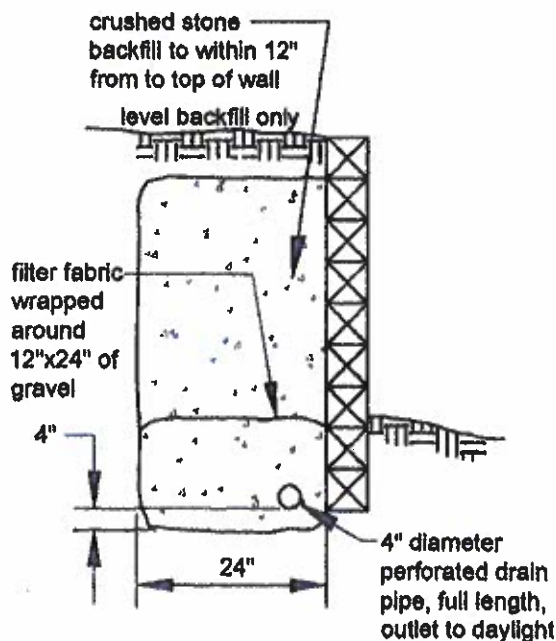


FIGURE 12: TIMBER WALL BACKFILL AND DRAINAGE

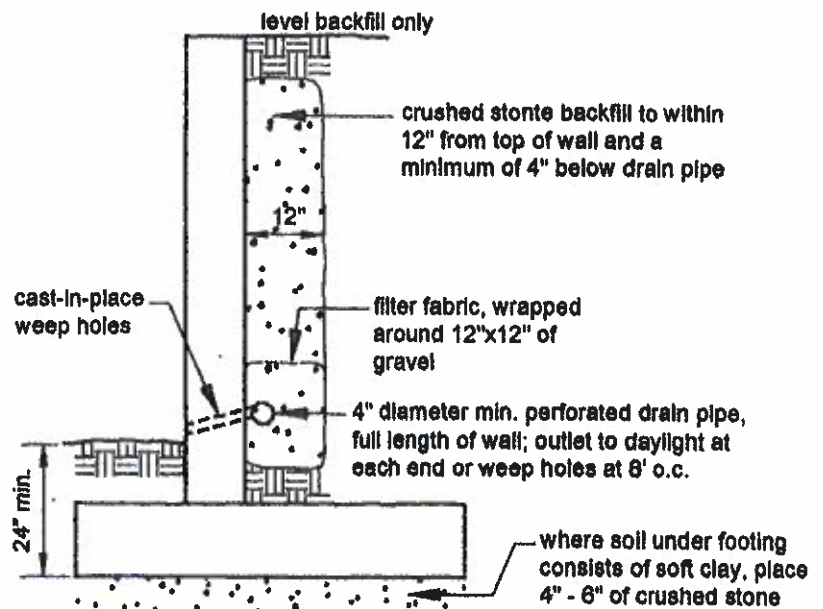


FIGURE 13: MASONRY, CONCRETE WALL BACKFILL AND DRAINAGE

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.

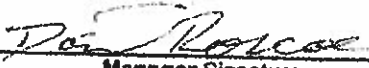
34. Severability. If any provision of this Agreement is held to be invalid, illegal or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid, legal and enforceable as though the invalid, illegal or unenforceable part had not been included in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