

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
WORK SESSION AGENDA
JANUARY 2, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING STRUCTURE, HPRB #18-31.** Descriptive summary of the proposed action: an application for a Certificate of Appropriateness for the construction of a two-story rear addition with a screened porch at the single -family residential structure located at 610 Spring Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0140A. Owner: Robert C. Matthews. Applicant: O'Neil Architects, Agent. **(Continued from December 17, 2018 HPRB Public Hearing).**
3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS OF A WALL OR WINDOW SIGN, HPRB #19-01.** Descriptive summary of the proposed action: an application for a Certificate of Appropriateness to approve a new projecting sign on the commercial structure located at 781 Station Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0162-02-0301D. Owner: Steve Mitchell, James Building Development, LLC. Applicant: Phillip H. Orme, Business Owner.
4. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING STRUCTURE, HPRB #19-03.** Descriptive summary of the proposed action: an application for a Certificate of Appropriateness for the installation of new awnings on the primary dwelling structure, installation of new patios and walkways, new retaining walls and various site improvements on the property located at 1026 Tyler Street, Herndon, Virginia and further identified as Fairfax County Tax Map 0104-03110004. Owners/Applicants: Michael and Paula Romeo.

DISCUSSION ITEM

5. Aslin Tasting Room, 771 Elden Street. Applicant - requested Board discussion item regarding revisions of the design of a future commercial development within the Town's Heritage Preservation Overlay District; and amendment(s) to a previous HPRB approval, HPRB #17-15, for the subject property.

COMMENTS

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

ADJOURNMENT



MEMORANDUM

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

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

Date: January 2, 2019

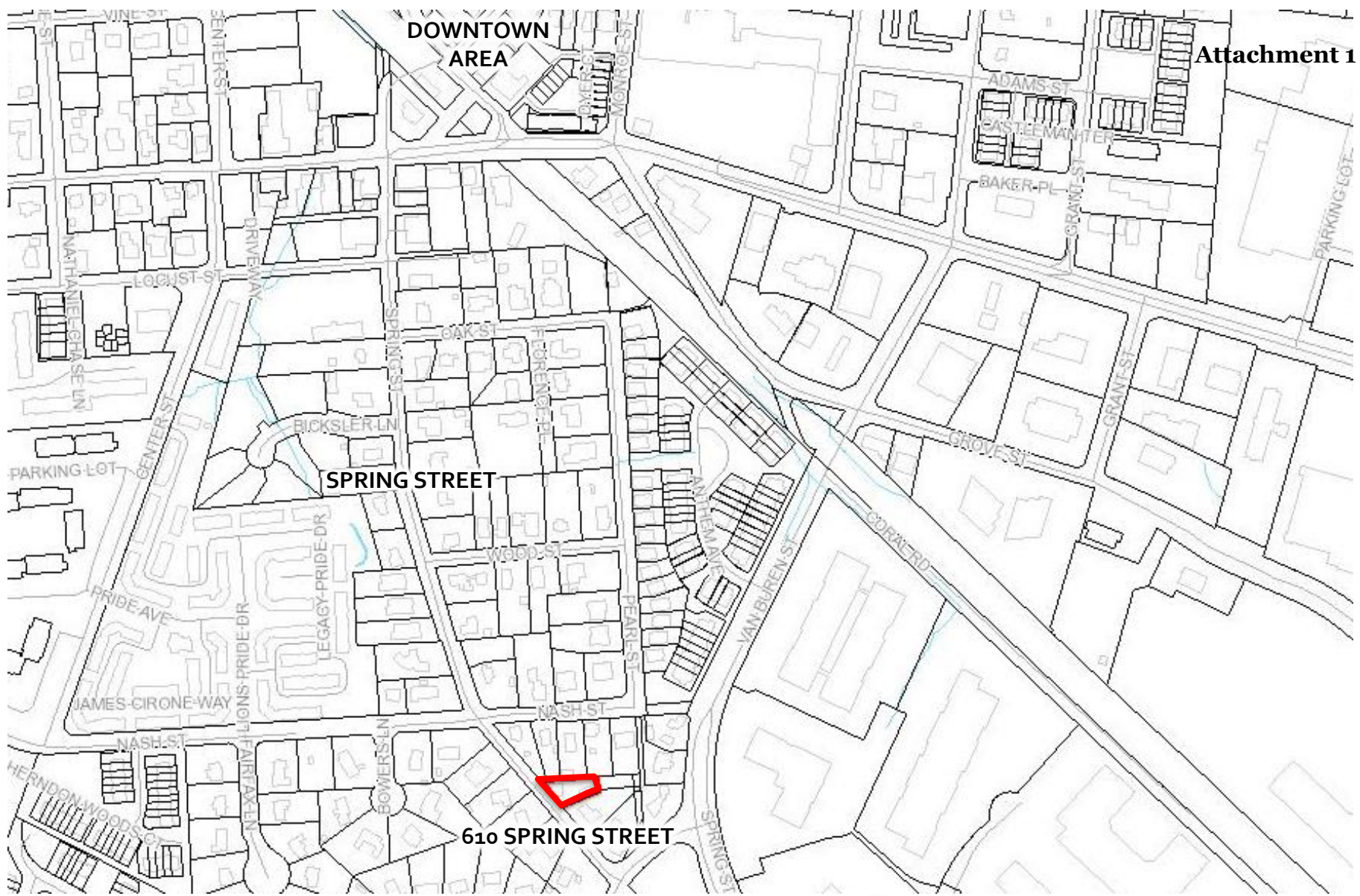
Subject: HPRB #18-31, 610 Spring Street, Addition – Request for Continuance

The applicant for the above referenced case, which was continued by the Heritage Preservation Review Board on December 17, 2018 at the HPRB Public Hearing, has not provided any updates to the Town's staff in response to the Board's discussion and staff report comments initially presented at the HPRB Work Session held on December 12, 2018.

The applicant's representative has requested a continuance of this case to allow for additional time to address staff and Board comments. Staff does not have any updated comments for the Board or the applicant to consider as of the date of this memorandum. Thus, staff is recommending a continuance of HPRB #18-31 to the February 2019 HPRB Work Session and Public Hearing as published by the Town.

Staff will continue working with the applicant to seek updates and/or resolution of this case between now and the next deadline for submission of materials for the February 2019 HPRB Work Session and Public Hearing.

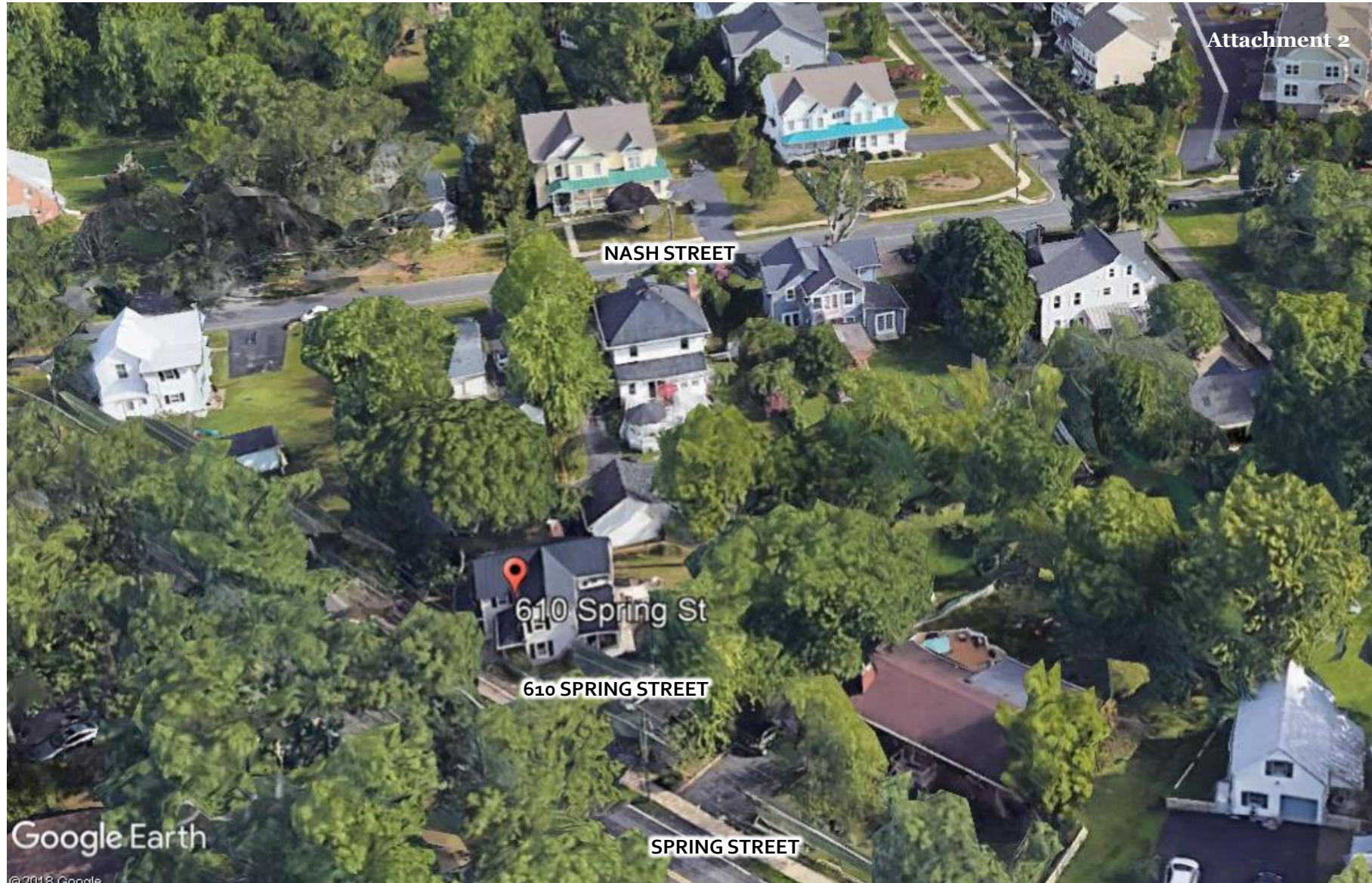
Thank you.



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

**Agent or Representative
Information** (If different than above.)

RECEIVED ON

NOV 06 2013

DEPARTMENT OF
COMMUNITY DEVELOPMENT

O'NEIL ARCHITECTS
110 LOWNOW STREET SW
LEESBURG, VA 20175
703-777-5773
TJONEIL@ONEILARCHITECTS.COM

O'NEIL ARCHITECTS WILL BE ACTING AS THE AGENT FOR THE PROPOSED ADDITION TO 610 SPRING STREET ON BEHALF OF THE HOME OWNER, ROBERT MATTHEWS. WE (O'NEIL ARCHITECTS) WILL BE THE POINT OF CONTACT FOR THE PROPOSAL AND WILL BE PRESENT AT THE MEETINGS FOR THE TOWN OF HERNDON HERITAGE PRESERVATION REVIEW BOARD TO DISCUSS THE PROPOSAL. THE HOME OWNER WILL ALSO BE PRESENT FOR THE MEETINGS AND WILL BE INVOLVED IN THE PROCESS OF GETTING THE PROPOSAL APPROVED.

Project Description

610 Spring Street, Herndon, Virginia 20170

The scope of the project consists of a two-story addition off the rear of the house including a kitchen and family room on the first floor and a new bedroom suite on the second floor. The existing kitchen will be completely removed, and the space will be integrated into the new kitchen/family room layout as well as a foyer for the side entrance connecting the existing house with the proposed addition. The existing rear deck will also be removed to make room for the addition, and a new wrap-around porch, which is partially screened in, will be added. The existing second floor bedroom/study that sits over the kitchen and laundry/utility room will be integrated into the new bedroom suite, which will include a new bath, closets and bedroom, and a covered porch balcony off the master bedroom. The front of the existing house will be left as is. The exterior design of the addition will be carefully integrated into the form of the existing house, using similar scale and massing of roof forms as well as similar materials and trim details.

Items included in submission:

- Project description (1 page)
- Town of Herndon HPRB Application for Addition to Existing Structure (4 pages)
- Site Plan showing proposed addition (1 page) (8 copies)
- Demolition Plan showing exterior features being removed (1 page) (8 copies)
- Color elevation drawings of proposed elevation (1 page) (8 copies)
- Labeled color photographs of all sides of existing structure, site, and neighboring properties (3 pages) (8 copies)
- Cut sheets for proposed materials (8 copies)



EXISTING FRONT ELEVATION



EXISTING LEFT SIDE ELEVATION



EXISTING RIGHT SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING DETACHED GARAGE ON PROPERTY



609 SPRING STREET



608 SPRING STREET



611 SPRING STREET



605 SPRING STREET



607 SPRING STREET



641 NASH STREET



501 VAN BUREN STREET

Demolition Plan

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "C" AREA OF MINIMAL FLOODING, AS SHOWN ON F.E.M.A. MAP # 510052-0001-B EFFECTIVE DATE: AUGUST 1, 1979
- 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
- 4) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTIES SHOWN ON THIS PLAT ARE LOCATED ON TAX ASSESSMENT MAP # 018-2-02-0140A (PARCEL 1) & # 018-2-02-0140 (PARCEL 2) & # 018-2-02-0140B (PARCEL 3)
- 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.



HOUSE LOCATION SURVEY

PARCELS 1, 2 & 3 THE

MEGAN M. & WALTER L. EEDICSON PROPERTIES

LOT 2
R.S. & L.A. GUNNING DIVISION

MERIDIAN OF RECORD
DB 6756 PG 1783

20' INGRESS/EGRESS ESMT
DB 9569 PG 1113

10' STM. SEW. ESMT.
DB 9569 PG 1113

LOT 3
R.S. & L.A.
GUNNING DIVISION

LEGEND:

I.P.F. DEVOTES IRON PIPE FOUND
-X- DEVOTES FENCE LINE
B.R.L. DEVOTES BUILDING RESTRICTION LINES
I.R.F. DEVOTES IRON ROD FOUND

LOT 137A

PARCEL 3
785 SQ. FT.

S 83° 50' 00" W
20.00'

N/F BURGHARDT
& LACHAPPELLE
DB 6909 PG 1621

N/F BURGHARDT
ET AL
DB 6909 PG 1621

PARCEL 2
3,976 SQ. FT.

TOTAL
AREA
13,800 SQ. FT.
OR
0.3168 ACRE

LOT 137B

PARCEL 1
9,059 SQ. FT.

N/F
LACHAPPELLE
DB 13562 PG 655

G.A. WILLIAMS
SUBDIVISION

DECK TO BE
REMOVED

DECK TO BE
REMOVED

CHIMNEY TO BE
REMOVED

PART OF LOT 2
N/F WATSON
DB 11108 PG 1558

PART OF LOT 2
N/F ADAMS
DB 2440 PG 122

STREET ROUTE 675
(VARIABLE WIDTH)



R.S. & L.A. GUNNING DIVISION

10' STM. SEW. ESM'T.
DB 9569 PG 1113

20' INGRESS/EGRESS ESM'T.
DB 9569 PG 1113

LOT 3
R.S. & L.A.
GUNNING DIVISION

LEGEND:

- I.P.F. DEVOTES IRON PIPE FOUND
- X- DEVOTES FENCE LINE
- B.R.L. DEVOTES BUILDING RESTRICTION LINES
- I.R.F. DEVOTES IRON ROD FOUND

Proposed Site Plan

NOTES:

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "C" AREA OF MINIMAL FLOODING, AS SHOWN ON F.E.M.A. MAP # 510052-0001-B EFFECTIVE DATE: AUGUST 1, 1979
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- 4) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTIES SHOWN ON THIS PLAT ARE LOCATED ON TAX ASSESSMENT MAP # 016-2-02-0140A (PARCEL 1) & # 016-2-02-0140 (PARCEL 2) & # 016-2-02-0140B (PARCEL 3)
- 6) PROPERTY CORNERS NOT SET PER WAIVER REQUEST.



Square Footages

Existing: 838 sq ft
Addition: 495 sq ft
Porch: 213 sq ft

Setbacks

Front: 35'
Sides: 10'
Rear: 25'

HOUSE LOCATION SURVEY
PARCELS 1, 2 & 3 THE
MEGAN M & WALTER L.

G.A. WILLIAMS
SUBDIVISION

LOT 137A

LOT 137B

LOT 137C

PARCEL 3
765 SQ. FT.

PARCEL 2
3,976 SQ. FT.

TOTAL
AREA
13,800 SQ. FT.
OR
0.3168 ACRE

PARCEL 1
9,059 SQ. FT.

N/F BURGHARDT
& LACHAPELLE
DB 6909 PG 1621

N/F BURGHARDT
ET AL
DB 6909 PG 1621

N/F
LACHAPELLE
DB 13562 PG 656

*2 STORY
DWELLING

#610

20.5' x 24.1'
GARAGE

10' x 20' ATTACHED
SHED

10' x 14' WOODEN
DECK

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ASPHALT
DRIVEWAY

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10' x 14' WOODEN
DECK

115.5'

63.5'

20' TO INTX.

VAN BUREN
RTE. 666

2.0'

T.E.C.

POLE

DRIVE
OFF 2.2'

1.3'

102.16'

1.6'

1.4'

1.3'

1.3'

1.3'

1.3'

115.5'

63.5'

20' TO INTX.

VAN BUREN
RTE. 666

2.0'

T.E.C.

POLE

DRIVE
OFF 2.2'

1.3'

102.16'

1.6'

1.4'

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115.5'

63.5'

20' TO INTX.

VAN BUREN
RTE. 666

2.0'

T.E.C.

POLE

DRIVE
OFF 2.2'

1.3'

102.16'

1.6'

1.4'

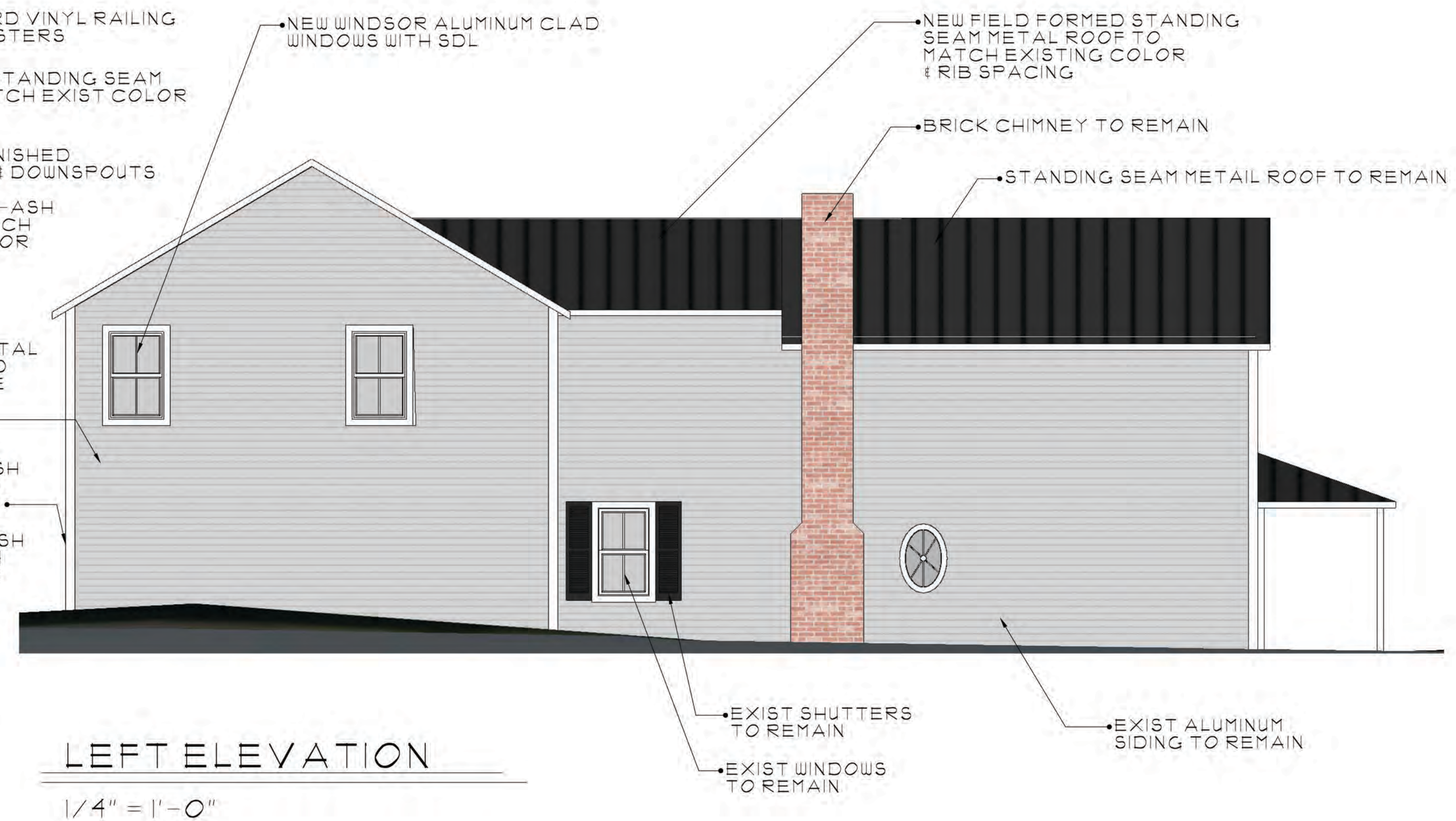
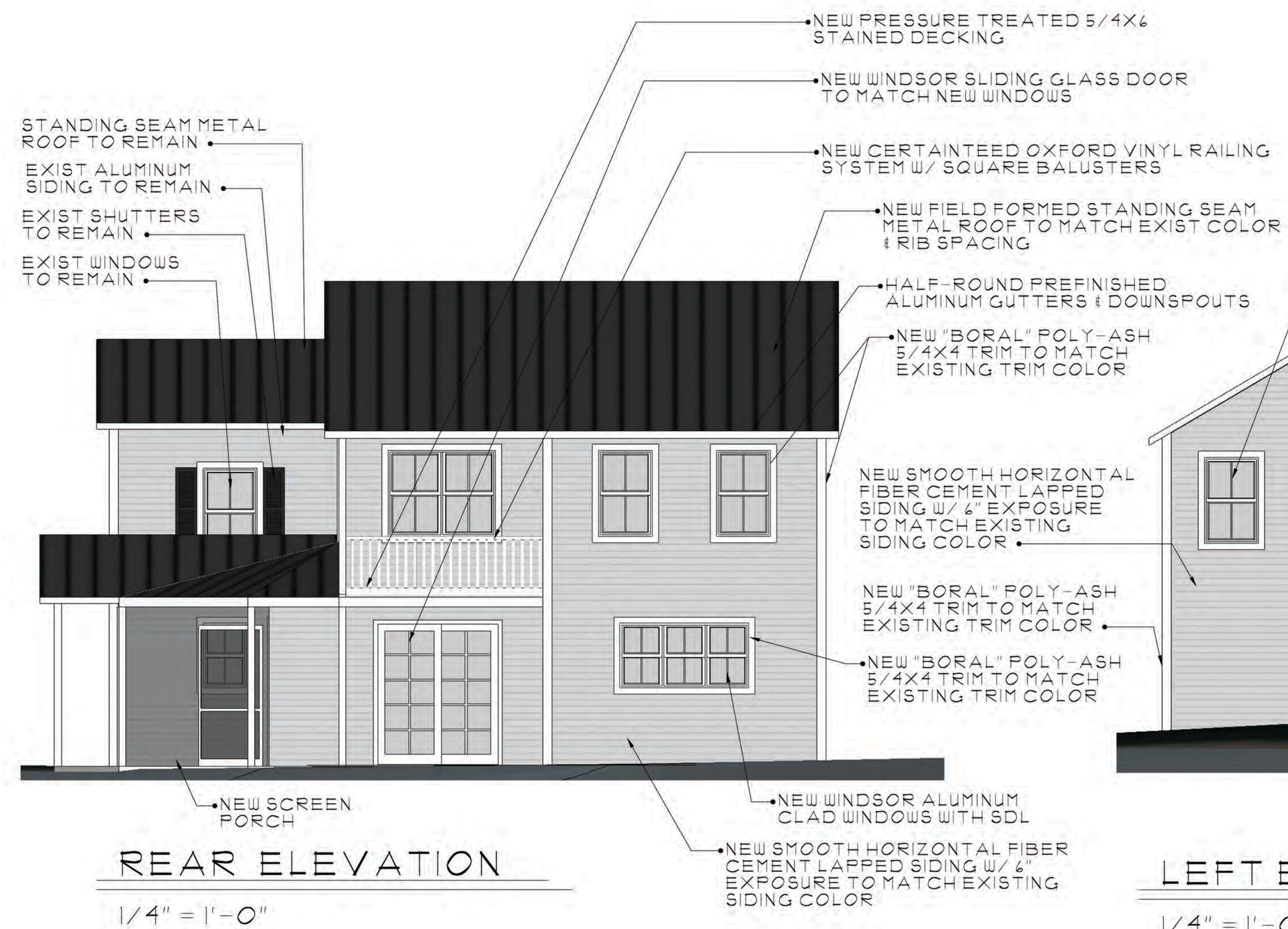
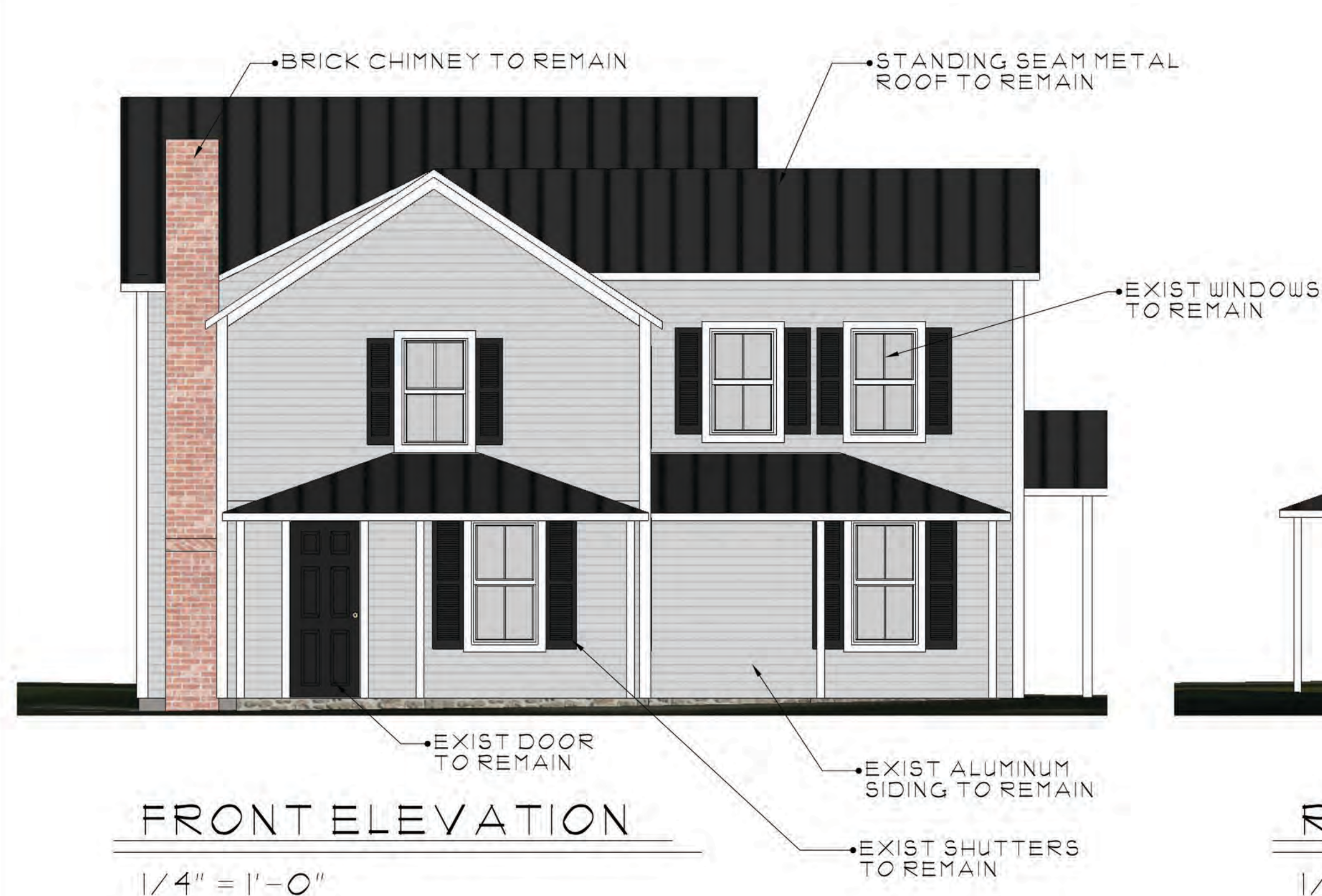
1.3'

1.3'

1.3'

1.3'

ROUTE 675
(MIN. WIDTH)



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

O'NEIL
ARCHITECTS



703.777.5773
703.771.8408 fax
www.ONeilArchitects.com
fjoneil@ONeilArchitects.com
110 Loudoun Street SW
Leesburg, VA 20175

Date: 10/08/2018

Job No. 1815
Copyright 2018, O'Neil Architects, Inc.

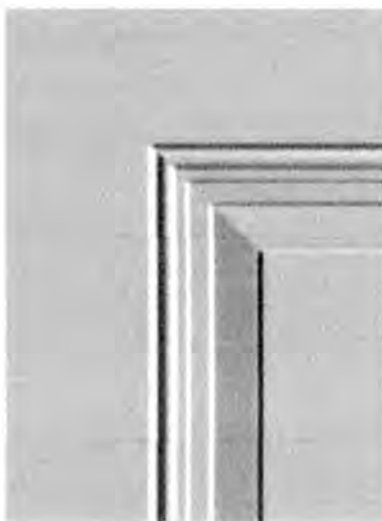
Profiles™ & Traditions Steel Doors

Find style at an affordable price point with options to match any home style and budget in Profiles and Traditions doors. Fire-rated options on 6'8" solid-panel doors make a perfect choice for house-to-garage.

- 1-¼" lock stiles.
- 12-½" lock blocks.
- No stile lines.
- Primed, ready-to-paint surface.

6 WBDR / HVHZ Options: Look for this icon to find door styles that can be configured for WBDR or HVHZ.*

🔥 20-Minute Fire-rated options available on 6'8" solid-panel doors. See pages 230–235.



Profiles™ Steel

Features 24-gauge steel, smooth surface and triple-shadowed panel embossments for greater definition.



Traditions Steel

Features 25-gauge steel, standard embossed smooth surface. All 8'0" doors are 24-gauge steel with standard embossments.



■ = Available
* = Not Applicable
P = Paint

Door Widths

	Profiles™	Traditions
2'0"	■	■
2'4"	■	■
2'6"	■	■
2'8"	■	■
2'10"	■	■
3'0"	■	■
3'6"	■	*

Door Heights

	Profiles™	Traditions
6'6"	■	■
6'8"	■	■
7'0"	■	*
8'0"	*	■

Glass Options

	Profiles™	Traditions
Decorative	15	15
Privacy & Textured	6	6
Internal Blinds	■	■
Screen Vented Lites	■	■
Simulated Divided Lites	■	■
Grilles Between Glass	■	■
Removable Wood Grilles	■	■
Fixed Grilles	■	■
Low-E	■	■
Clear	■	■

Additional Options

Finish	Profiles™	Traditions
	P	P

Retrofit Hinged Patio Doors

Replacing common slider sizes? Find hinged patio door options in this section. For more about our patio door systems, see pages 250–252.

5'0" Patio Opening = (2) 2'4" Doors
6'0" Patio Opening = (2) 2'10" Doors

*Please verify that there is a Therma-Tru Impact-rated product approval for the configuration before buying.

**Decorative glass designs are shown in Profiles only.

Note: Finish colors may vary from an actual application due to fluctuations in finishing or printing. Glass privacy ratings may be more or less than indicated, based on glass design and size of glass. Glass designs may differ from depiction due to size and hand craftsmanship of glass. See your Therma-Tru seller or visit www.thermatru.com for details on glass privacy ratings and designs, limited warranties and exclusions, ENERGY STAR qualified products and product approvals.

Profiles™ Steel



204

Versatile, affordable options.



Coupling distinctive styling with affordability, Profiles steel doors offer versatile front entry and house-to-garage options. Designed to suit multiple home styles, these doors feature triple-shadowed panel embossments for greater detail.

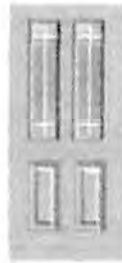
Top: Profiles, Frosted Images Glass, Door – 206EHD, Sidelite – 289ESLHD
Bottom: Profiles, Texas Star Glass, Door – 1035HD, Sidelites – 1032SLHD

Clear Glass with Divided Lites *Continued*

1405HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



1406HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



1411HD
 2'6" x 6'8" ‡
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



704HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



196SL
 10" x 6'8"
 12" x 6'8" ‡
 14" x 6'8" ‡



1400SLHD
 12" x 6'8"
 14" x 6'8"



1405SLHD
 12" x 6'8" ‡
 14" x 6'8" ‡



19020T
 3'0" door + (2) 12" sidelites
 Continuous Sill Systems Only
 3'0" door + (2) 14" sidelites
 Continuous / Boxed Sill Systems
 Grille Sticks Applied



19220T
 3'0" door + (2) 12" sidelites
 3'0" door + (2) 14" sidelites
 Continuous / Boxed Sill Systems
 Grille Sticks Applied



19200T
 3'0" Door Only
 Grille Sticks Applied

Clear Glass

118
 2'0" x 6'8" ‡
 2'4" x 6'8" ‡
 2'6" x 6'8" ‡
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡
 3'6" x 6'8" ‡



959HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



206HD
 2'6" x 6'8" ‡
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



980HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



1101HD
 2'8" x 6'8"
 2'10" x 6'8"
 3'0" x 6'8"



104
 2'6" x 6'8" ‡
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



150HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



289HD
 2'6" x 6'8" ‡
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



153HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



105
 2'6" x 6'8" ‡
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



1020HD
 2'8" x 6'8"
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 3'0" x 6'8"



708HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



256HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡



296HD
 2'8" x 6'8" ‡
 2'10" x 6'8" ‡
 3'0" x 6'8" ‡

*Not recommended for use behind storm doors or to be painted dark colors, if exposed to direct sunlight.

Note: See page 275 for important product details that may help with your purchase decision.

Right Page Left: Profiles, Door - 205HD

Right Page Right: Profiles, Door - 203HD

Pinnacle Double Hung & Glide-by

Features and Benefits

- [1] The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- [2] Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance of decorative trim
- [3] Glass is replaceable in case of damage
- [4] Both tape and silicone glazed, with interior wood stops for superior strength and seal
- [5] EZ Tilt operation available for easy removal and replacement of sash (*double hung only*)
- [6] Recessed lock and keeper for a sleek appearance
- [7] Block and tackle balance system for ease of operation
- [8] Both sashes tilt in with compression or concealed jambliner for easy cleaning
- [9] No-finger pull option for hardware application

Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; double hung sill nose, 2" bull nose sill nose or belly sill nose

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" perimeter grille
- 7/8" and 1-1/4" stick grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL (*primed*)
- 5/8", 7/8" and 1-1/4" short putty WDL
- 5/8", 7/8" and 1-1/4" and 2" short contemporary WDL
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail (*primed*)
- Standard and custom grille patterns available

Finishes

- Interior – Clad windows available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black (*double hung only*) interior finishes; primed windows available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows (*double hung only*) offer an assortment of traditional trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

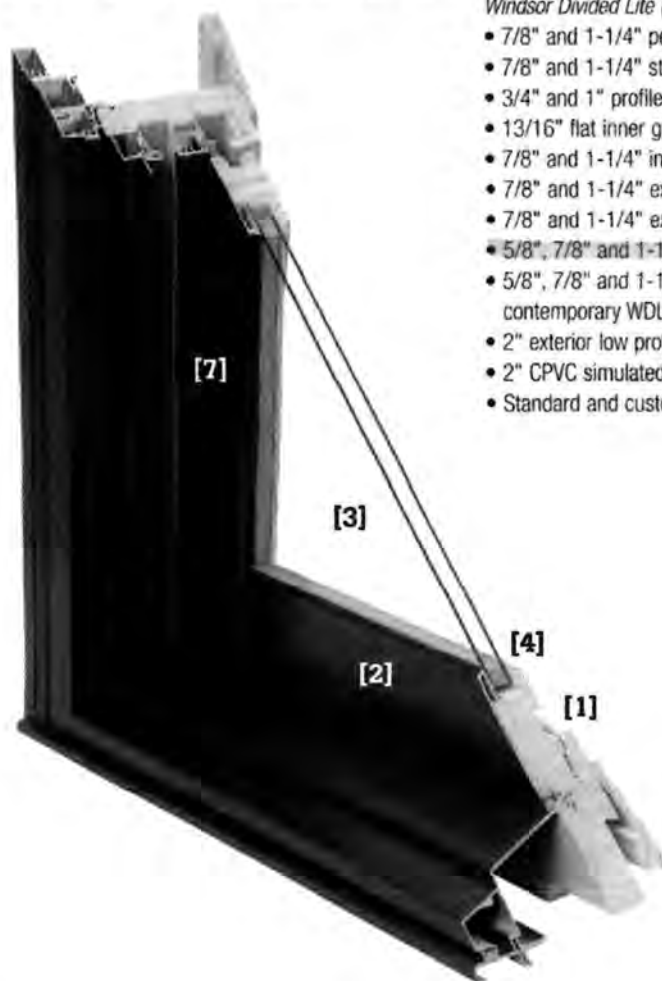
- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

Hardware

Double hung lock available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar

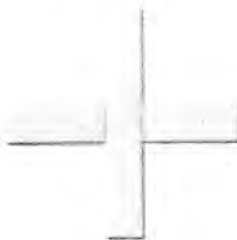




3/4" Profiled Inner Grille



1" Profiled Inner Grille



13/16" Flat Inner Grille



7/8" Interior Wood Windsor Divided Lite



7/8" Exterior Clad Windsor Divided Lite



1-1/4" Interior Wood Windsor Divided Lite



1-1/4" Exterior Clad Windsor Divided Lite



5/8" Short Putty Windsor Divided Lite

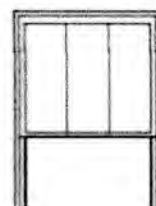
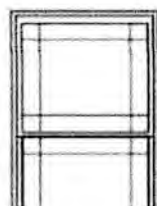
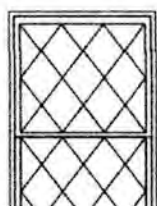
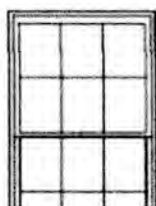


7/8" Short Putty Windsor Divided Lite

Find a Distributor

Contact Us

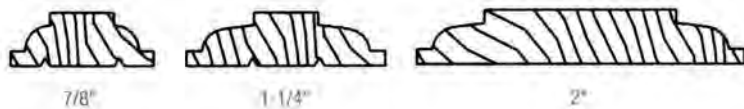
Grille Patterns





Grille Profiles

Interior Grilles – Ogee



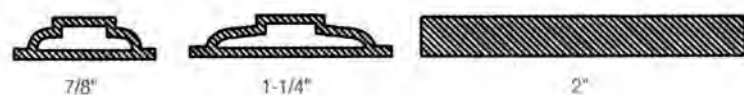
Interior Grilles – Putty



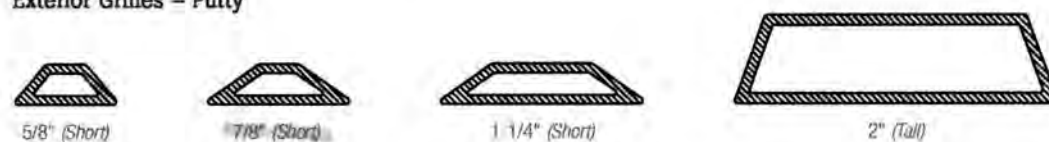
Interior Grilles – Contemporary



Exterior Grilles – Ogee



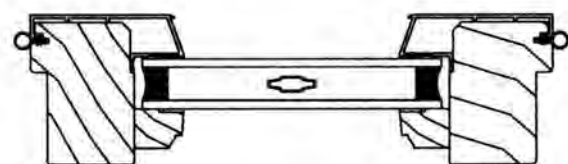
Exterior Grilles – Putty



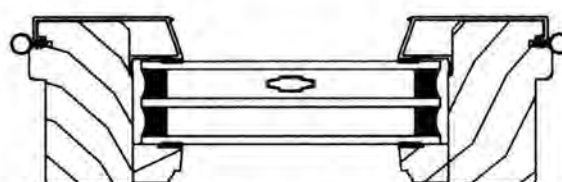
Exterior Grilles – Contemporary



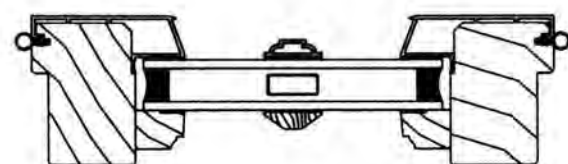
Grille Sections



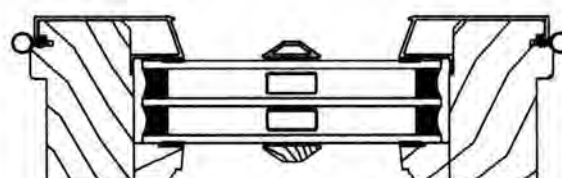
Standard Select IG with Inner Grille



Triple IG with Inner Grille



Standard Select IG with WDL
and Inner Bar



Triple IG with WDL
and Inner Bar

Pinnacle Sliding Patio Door

Features and Benefits

- [1]** Wood parting stops and absence of screws provide a warm, clean look
- [2]** Integral nail fin on clad doors
- [3]** Heavy-duty interlock improves air and structural performance
- [4]** Standard two-point lock for added security
- [5]** One-piece, fiberglass pultruded sill minimizes cold conduction
- [6]** Aluminum jamb covers at the head and strike jambs hide exposed screws and provide a smoother, more attractive surface
- [7]** Doors slide on two tandem, heavy-duty, end-adjustable, ball bearing rollers for years of smooth, trouble-free operation
- [8]** Improved breakaway force of panel (10 lbs) and operating force (6 lbs) provide effortless operation
- [9]** Taller sill provides excellent water performance and design pressure ratings
- [10]** Foam-backed glazing bead prevents paint and stain from bleeding
- [11]** All stiles constructed of an LVL core for a stronger, straighter, more durable door
- [12]** Panel exterior matches Pinnacle product line with consistent depth from glass to face of the panel for a clean, complementary appearance
- [13]** Panels available in traditional French or contemporary narrow stile

Sizes

- Five standard heights: 6'8", 6'10", 8'0", 9'0" and 10'0" (9'0" and 10'0" doors available in clad French slider only)
- Custom sizes available

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Interior stop glazed with silicone sealant
- Custom and special glass types available

Exterior Trim

- Clad doors available with WM 180 brickmould, Williamsburg or 3-1/2" flat casing; primed doors available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" perimeter grille
- 3/4" and 1" profiled inner grille
- 13/16" flat inner grille
- 7/8" and 1-1/4" interior wood WDL
- 7/8" and 1-1/4" exterior clad WDL
- 7/8" and 1-1/4" exterior CPVC WDL (*primed*)
- 5/8", 7/8" and 1-1/4" short putty WDL
- 5/8", 7/8" and 1-1/4" and 2" short contemporary WDL
- 2" exterior low profile simulated check rail
- 2" CPVC simulated check rail (*primed*)
- Standard and custom grille patterns available

Finishes

- Interior – Clad doors available in Clear Select Pine, Douglas Fir, Natural Alder, primed, painted white or painted black interior finishes; primed doors available in Clear Select Pine, primed or painted white interior finishes
- Exterior – Clad doors available in heavy-duty extruded aluminum cladding; primed doors offer an assortment of traditional trim options

Weatherstripping

- Flexible, weatherable PVC and foam seal at the head and jambs with a pile fin-seal weatherstripping at the interlocks; pile weatherstripping also used at the bottom of the operating panel and at the ends of the interlock

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 22 standard colors
- 21 feature colors; custom colors available
- 8 anodized finishes

Hardware

Contemporary or Euro handle available in white, brushed chrome, polished chrome, satin nickel, antique nickel, brass*, antique brass*, faux bronze, oil rubbed bronze and black

**Brass and antique brass Euro handle sets available late summer 2017*

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar





SHOP BY MATERIAL

Aluminum

Gutters

Aluminum Downspouts

Aluminum Elbows

Aluminum Miters

Aluminum End Caps

Aluminum Gutter Leaf Guards

Aluminum Conductor Heads

Aluminum Rain Chains

Aluminum Hangers

Aluminum Shanks

Aluminum Outlets

Aluminum Downspout
Brackets

Aluminum Fasteners

Aluminum Offsets

Aluminum Drives/Rack & Key

Aluminum Coil

Aluminum Soffit & Trim

Aluminum Flashing/Baby Tins

Aluminum Gutter Wedges

Funnels/Diversers

Paint/Sealant/Solder/Polish

Splash Blocks

Tile Adapters

Flex-A-Spouts/Flex
Elbows/Gusher Guards

Mill Finish Aluminum

Copper

Copper Penny Aluminum

Euro Copper

Galvalume

Galvanized Steel

Designer Copper Aluminum

Freedom Gray Copper

Paint Grip Steel

Preweathered Zinc

Vinyl Gutter Systems

PRODUCTS ON SALE

Gutter Machines

Rain Chains

40% Off

SHOP BY MATERIAL LIST

Quick Shop

BUY MORE, SAVE MORE!

Buy In Bulk



Product Catalog -> Aluminum -> Gutters

Half Round Aluminum Rain Gutters - Aluminum Gutters - Rain Gutter, Rain



Gutter Supplies

Image 1 Image 2



Click for a Larger View

Seamless Half Round Single Bead Rain
Gutter, Half Round Gutters, Half Round Gutter -

Sub-Categories:

Supplies

Reverse Half Round Single
Bead Aluminum GutterCapture the craftsmanship of
more...Half Round Single Bead
Aluminum GutterAluminum Gutters from more
traditional...

Available in over 21 pre-finished colors, aluminum gutters are relatively low maintenance and the amount of accessories available make it one of the easiest rain gutter systems to install. Get these seamless half round gutters for your home.

My Account

Shopping Cart



Color Chart

May We Also Recommend:



Gutter Guards

Gutter Guards , Gutter
Screens...

Snow Guards

Snow Guards - Snow and Ice
Protection...

Downspouts

Downspouts are vertical pipes
that are used to divert rain...

Gutter Accessories

Gutter Accessories Gutter
accessories may be used for...

Paint/Sealant/Solder/Polish

Paint/Sealant/Solder/Polish Fix
a leak, put a new...

Tools (Gutter Tools)

Tools (Gutter Tools) When
you're on the job...



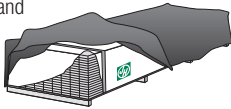
HardiePlank® Lap Siding

EFFECTIVE APRIL 2018

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

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



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
 - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.

- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
- For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
- For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
- Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

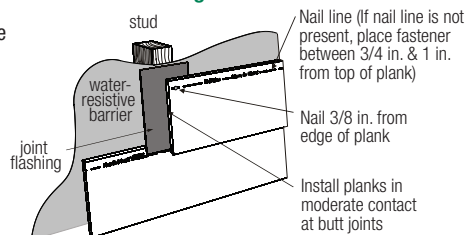
If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Please see additional handling requirements on page 4.

GENERAL REQUIREMENTS:

- HardiePlank® lap siding can be installed over braced wood or steel studs, 20 gauge (33 mils) minimum to 16 gauge (54 mils) maximum, spaced a maximum of 24 in o.c. or directly to minimum 7/16 in thick OSB sheathing. See General Fastening Requirements. Irregularities in framing and sheathing can mirror through the finished application. Correct irregularities before installing siding.
- Information on installing James Hardie products over non-nailable substrates (ex: gypsum, foam, etc.) can be located in JH Tech Bulletin 19 at www.jamehardie.com
- A water-resistive barrier is required in accordance with local building code requirements. The water-resistive barrier must be appropriately installed with penetration and junction flashing in accordance with local building code requirements. James Hardie will assume no responsibility for water infiltration. James Hardie does manufacture HardieWrap® Weather Barrier, a non-woven non-perforated housewrap¹, which complies with building code requirements.
- When installing James Hardie products all clearance details in figs. 3-14 must be followed.
- Adjacent finished grade must slope away from the building in accordance with local building codes - typically a minimum of 6 in. in the first 10 ft..
- Do not use HardiePlank lap siding in Fascia or Trim applications.
- Do not install James Hardie products, such that they may remain in contact with standing water.
- HardiePlank lap siding may be installed on flat vertical wall applications only.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- For larger projects, including commercial and multi-family projects, where the span of the wall is significant in length, the designer and/or architect should take into consideration the coefficient of thermal expansion and moisture movement of the product in their design. These values can be found in the Technical Bulletin "Expansion Characteristics of James Hardie® Siding Products" at www.jameshardie.com.
- James Hardie Building Products provides installation /wind load information for buildings with a maximum mean roof height of 85 feet. For information on installations above 60 feet, please contact JH technical support.

Figure 2

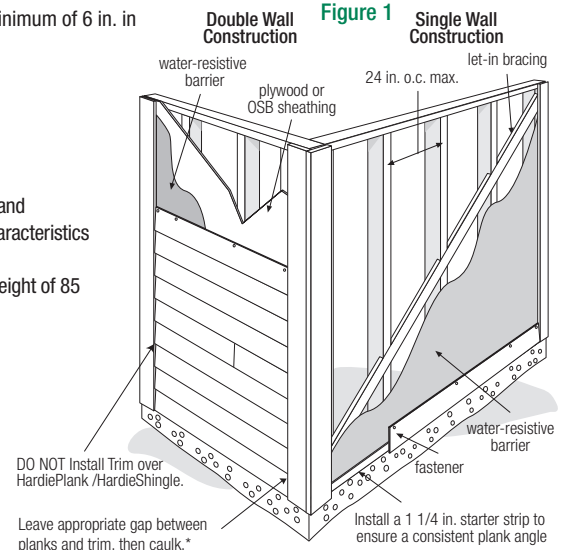


INSTALLATION: JOINT TREATMENT

One or more of the following joint treatment options are required by code (as referenced 2009 IRC R703.10.2)

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

Figure 1



JamesHardie

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

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

SELECT CEDARMILL® | SMOOTH | BEADED CEDARMILL® | BEADED SMOOTH

Visit jameshardiepros.com for the most recent version.



HS11117 P1/4 04/18



CLEARANCE AND FLASHING REQUIREMENTS

Figure 3
Roof to Wall

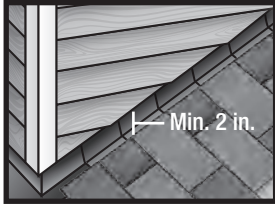


Figure 4
Horizontal Flashing

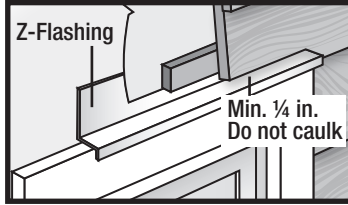


Figure 5
Kickout Flashing

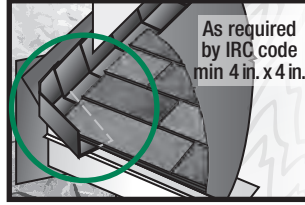


Figure 6
Slabs, Path, Steps to Siding

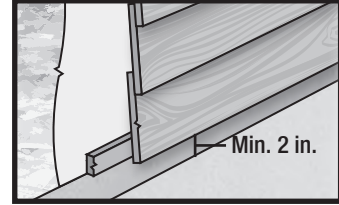


Figure 7
Deck to Wall

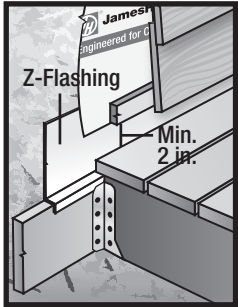


Figure 8
Ground to Siding

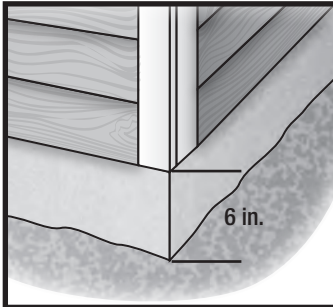


Figure 9
Gutter to Siding



Figure 10
Sheltered Areas

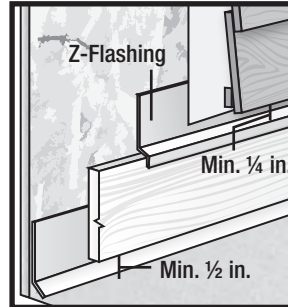


Figure 11
Mortar/Masonry

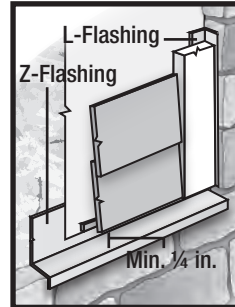


Figure 12
Drip Edge

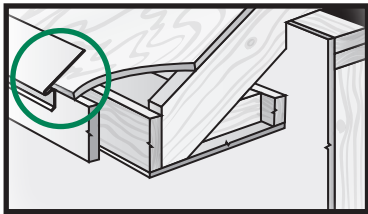


Figure 13
Block Penetration

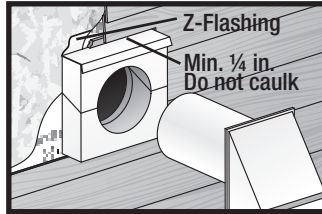
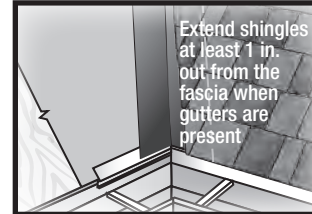


Figure 14
Valley/Shingle Extension



FASTENER REQUIREMENTS**

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

Finish nails are recommended for pin-backs. Headed siding nails are allowed. Place pin-backs no closer than 1 in. from plank ends & 3/4 in. from plank edge into min. 3/8 in. wood structural panel. Pin-backs are not a substitute for blind or face nailing.

BLIND NAILING

Nails - Wood Framing

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

Screws - Steel Framing

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

Nails - Steel Framing

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

OSB minimum 7/16 in.

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

FACE NAILING

Nails - Wood Framing

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

Screws - Steel Framing

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

Nails - Steel Framing

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

OSB minimum 7/16 in.

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

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

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



FASTENER REQUIREMENTS *continued*

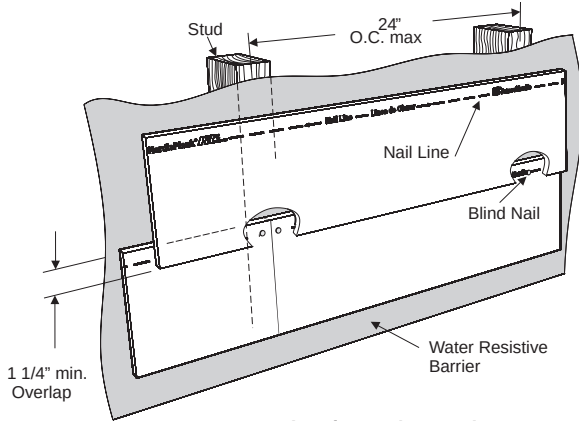
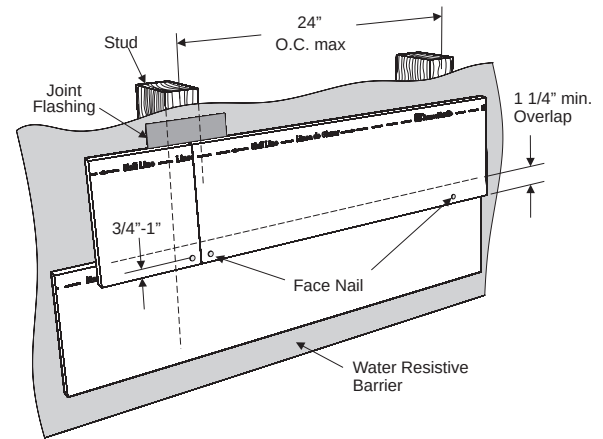
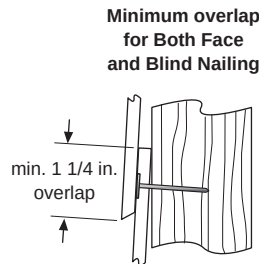


Figure 14 Figure 15



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

GENERAL FASTENING REQUIREMENTS

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

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

- Consult applicable product evaluation or listing for correct fasteners type and placement to achieve specified design wind loads.
- NOTE: Published wind loads may not be applicable to all areas where Local Building Codes have specific jurisdiction. Consult James Hardie Technical Services if you are unsure of applicable compliance documentation.
- Drive fasteners perpendicular to siding and framing.
- Fastener heads should fit snug against siding (no air space).
- NOTE: Whenever a structural member is present, HardiePlank should be fastened with even spacing to the structural member. The tables allowing direct to OSB or plywood should only be used when traditional framing is not available.

CUT EDGE TREATMENT

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

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.

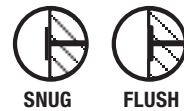
Note: some caulking manufacturers do not allow "tooling".

PAINTING

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

PNEUMATIC FASTENING

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



DO NOT



UNDER DRIVE

IF, THEN

WOOD FRAME



HAMMER
FLUSH

STEEL FRAME



REMOVE &
REPLACE

DO NOT



OVER DRIVE



SLANT

IF, THEN ADDITIONAL NAIL

FACE NAIL



COUNTERSINK
& FILL

DO NOT USE



ALUMINUM
FASTENERS



CLIPPED
HEAD NAILS



STAPLES



COLORPLUS® TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

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

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

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

COVERAGE CHART/ESTIMATING GUIDE

Number of 12 ft. planks, does not include waste

COVERAGE AREA
LESS
OPENINGS

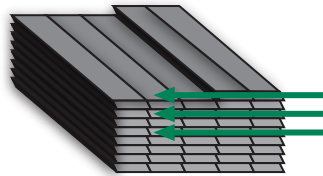
SQ (1 SQ = 100 sq.ft.)	HARDIEPLANK® LAP SIDING WIDTH									
	(exposure)	5 1/4 4	6 1/4 5	7 1/4 6	7 1/2 6 1/4	8 6 3/4	8 1/4 7	9 1/4 8	9 1/2 8 1/4	12 10 3/4
1		25	20	17	16	15	14	13	13	9
2		50	40	33	32	30	29	25	25	19
3		75	60	50	48	44	43	38	38	28
4		100	80	67	64	59	57	50	50	37
5		125	100	83	80	74	71	63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

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

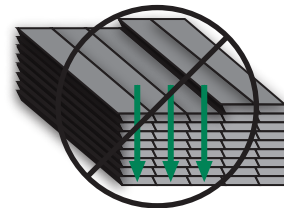
ADDITIONAL HANDLING REQUIREMENTS

IMPORTANT: To prevent damage to the drip edge, extra care should be taken when removing planks from the pallet, while handling, and when installing with a lap gauge. Planks are interlocked together on the pallet, therefore they should be removed from the pallet horizontally (side to side) to allow planks to unlock themselves from one another.

Pull from across the stack



Do not go down the stack



HS11117 P4/4 04/18

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, and the 2006, 2009, 2012 & 2015 International Building Code. HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida Product Approval FL#13192, Miami-Dade County Florida NOA No. 17-0406.06, U.S. Dept. of HUD Materials Release 1263f, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.



New & Improved!

DARTMOUTH

EXTRUDED RAIL SYSTEM



RS35400
4" Peaked Top



RS35350
3 1/2" Flat Top

Click the  icons to explore product highlights.

Dartmouth Extruded Rail System

RS35: New & Improved!

Our new RS35 Dartmouth Extruded Rail System offers outstanding strength in a range of beautiful, standard designs – available for level and stair rail.

Dartmouth RS35 brings you a great new price point designed to better fit your budget. The improvements to Dartmouth RS35 provide a better product at a better price than our First-Generation Dartmouth RS30.

By reducing the weight of our aluminum reinforcements, updating the post finish and tweaking the cellular PVC profiles, we can bring you an improved line of "Good, Better, Best" price points for our full line of INTEX Railings: Liberty, Hampton and Dartmouth.

[Click here to download the new RS35 Dartmouth Price List.](#)

-  Improved Matte Finish Matches Our Liberty & Hampton Rails
-  100% Extruded Cellular PVC with Aluminum Core
-  New RS35350 Beverage Friendly Flat Cap
-  3 1/2" and 4" Rail Widths
-  Commercially Code Approved for 12' Span
-  Hidden Stainless Steel Fasteners
-  1 1/2" Square Edge Balusters and Square Edge Posts
-  5" Standard Newel Cover; 6", 8", 10" and 12" Optional
-  Multiple Newel Caps Available
-  Painting is not necessary, but can be painted**

Product of the Month:

Radius Rail - November 20...



[Click here to learn more!](#)

Product of the Month Archive:

10 October: Deco Panels
 09 September: Pergola Systems
 08 August: Rafter Tails
 07 July: Mahogany Caps
 06 June: Lighted Newel Caps
 05 May: Liberty with Glass Blades
 04 April: RS35 Dartmouth Rail
 03 March: Liberty Routed Stair System
 02 February: Gooseneck & 3-Line Rails
 01 January: Columns & Newels



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Get a quote for many of our products on the spot. ➤

 In House Custom Radius Capability

**12' Spans contain heavy-duty aluminum*

***No Dark Colors – LRV 55 or Greater*

Options Available

-  6' & 8' Stair Kits
-  Glass Baluster Rail Kits
-  Glass Panel Rail Sets
-  Radius Application
-  Gates
-  Three-Line Rail
-  Deco Panels
-  Turned & Chamfered Balusters

“We chose the INTEX Dartmouth rail system for a recent deck renovation because of the engineered approach which allowed us to meet or exceed the code required guard rail standards. The hidden fasteners were easy to install and the aluminum sub-rail system created a secure base onto which the visible top rail was installed after very careful fitting. The result is a very solid, precise fitting system with no visible fasteners. Three sections of the rail were custom curved and fit perfectly after being templated by the INTEX rep whose help throughout the project was valuable.”

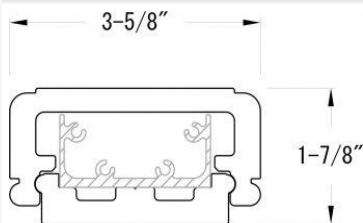
- Walter E. Henry, P.E.

DARTMOUTH

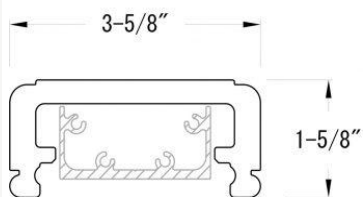
EXTRUDED RAIL SYSTEM

RS35350 – New Beverage-Friendly Flat Top!

Balusters



Top Rail



Bottom Rail

1-1/2" Straight Square Balusters standard with all Dartmouth kits

RS35400 – Pyramid

Balusters



Where to Buy

Find an approved INTEX Millwork Solutions dealer ➤



Project Spotlight

Submit your finished project photo & testimonial ➤

Document Library



Maximum On-Center Baluster Spacing Chart



INTEX Rail Price Comparison



Dartmouth RS35 Rail Price List



Railing & Baluster Drawings PDF



Railing & Baluster Drawings DWG



INTEX 2017 Product Brochure

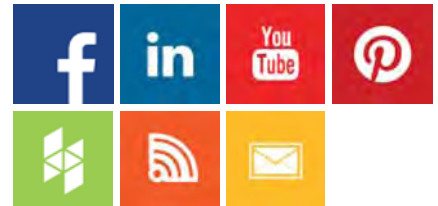


Dartmouth RS35 Installation Instructions (Includes Stairs)

Your Design Team

Call the INTEX Design Team for **FREE** personalized design support at (856)-293-4100 ➤

Connect with us.



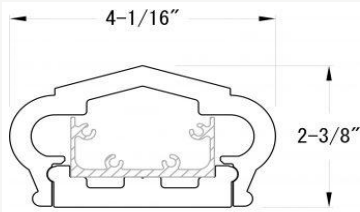
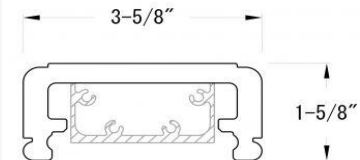
RS35400 – Pyramid	Balusters
 Top Rail	1-1/2" Straight Square Balusters standard with all Dartmouth kits
 Bottom Rail	

Image Gallery



Products

Product of the Month

Quick Quote

Railing Systems

Resources/Tools

Product of the Month



**INTEX Millwork
Solutions**

Trim

About Boral TruExterior® Trim

Designed to be used in non-load-bearing applications, Boral TruExterior® Trim is suitable for ground contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other exterior applications. Because of its high level of dimensional stability†, there is no need to prime ends or field cuts. Plus, it can be painted any color. Boral TruExterior® Trim accepts a wide variety of fasteners and can be installed using standard woodworking tools and methods.

All images below depict Boral TruExterior® Trim





5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1 ½" x 1 ½"
—	—	1 x 3	¾" x 2 ½"	5/4 x 3	1" x 2 ½"	—	—
5/8 x 4	5/8" x 3 ½"	1 x 4	¾" x 3 ½"	5/4 x 4	1" x 3 ½"	2 x 4	1 ½" x 3 ½"
—	—	1 x 5	¾" x 4 ½"	5/4 x 5	1" x 4 ½"	—	—
5/8 x 6	5/8" x 5 ½"	1 x 6	¾" x 5 ½"	5/4 x 6	1" x 5 ½"	2 x 6	1 ½" x 5 ½"
5/8 x 8	5/8" x 7 ¼"	1 x 8	¾" x 7 ¼"	5/4 x 8	1" x 7 ¼"	2 x 8	1 ½" x 7 ¼"
5/8 x 10	5/8" x 9 ¼"	1 x 10	¾" x 9 ¼"	5/4 x 10	1" x 9 ¼"	2 x 10	1 ½" x 9 ¼"
5/8 x 12	5/8" x 11 ¼"	1 x 12	¾" x 11 ¼"	5/4 x 12	1" x 11 ¼"	2 x 12	1 ½" x 11 ¼"

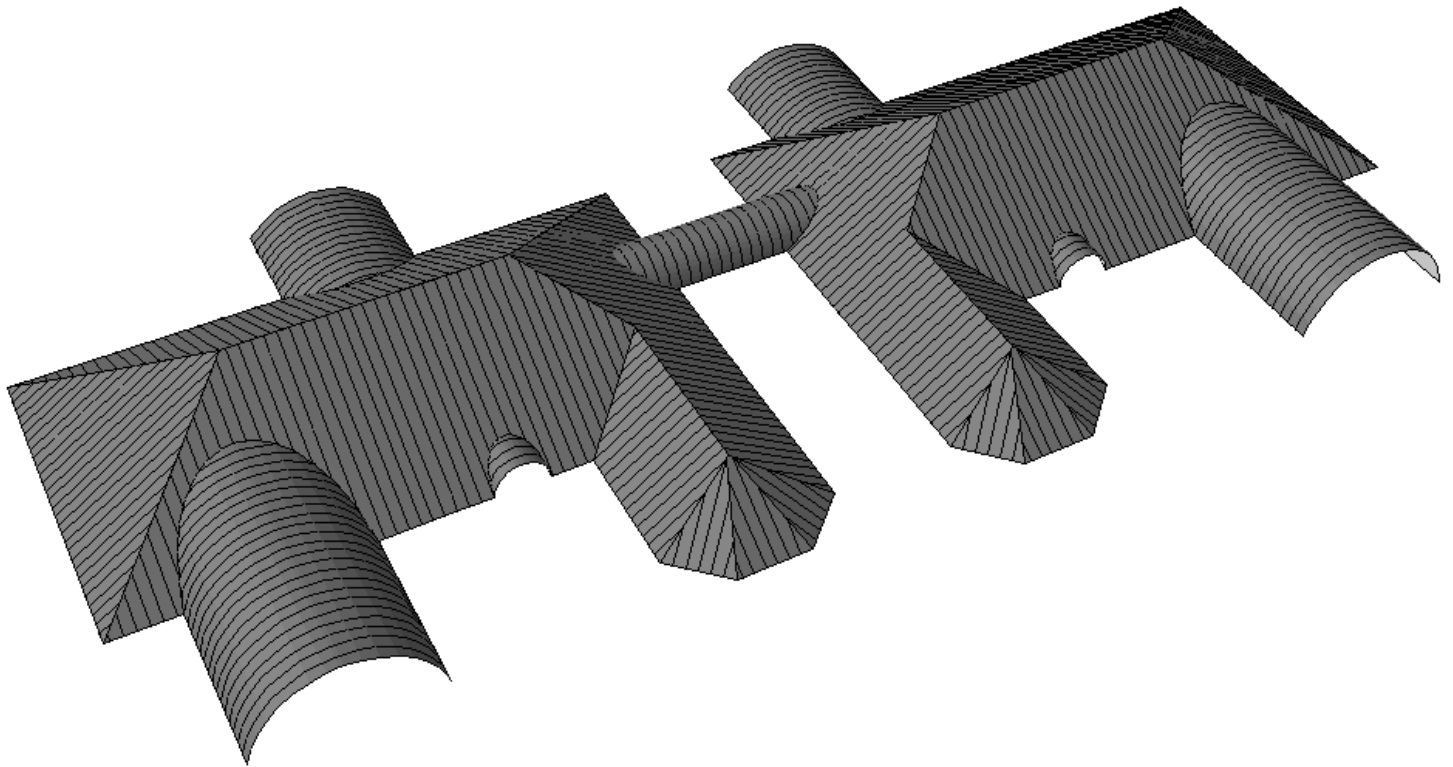
Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. 16' lengths are available in all sizes with 12' and 20' lengths available in 4/4, 5/4 and 2x Trim.

Available Finishes:
(Reversible)



INSTALLATION GUIDE

ENGLERT SERIES 1300 OVER WOOD DECKS

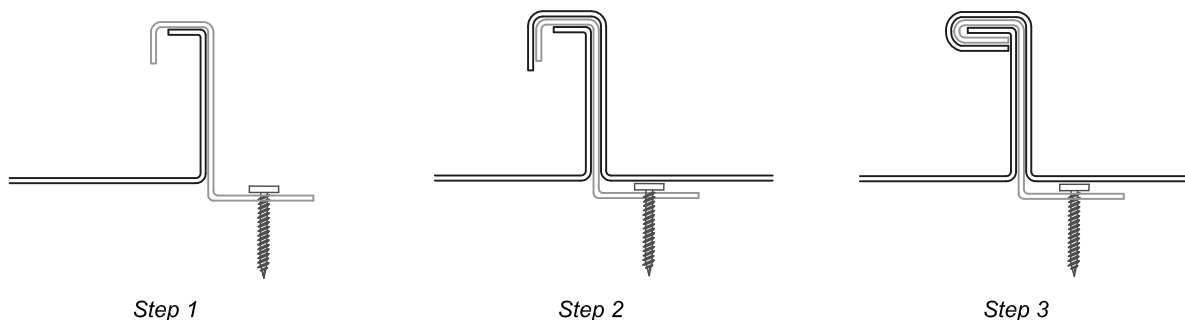


INTRODUCTION

The Series 1300 System consists of 1-1/2" High Architectural Panels which are available in: 24 GA. Steel and 0.032" Aluminum in a variety of finishes.

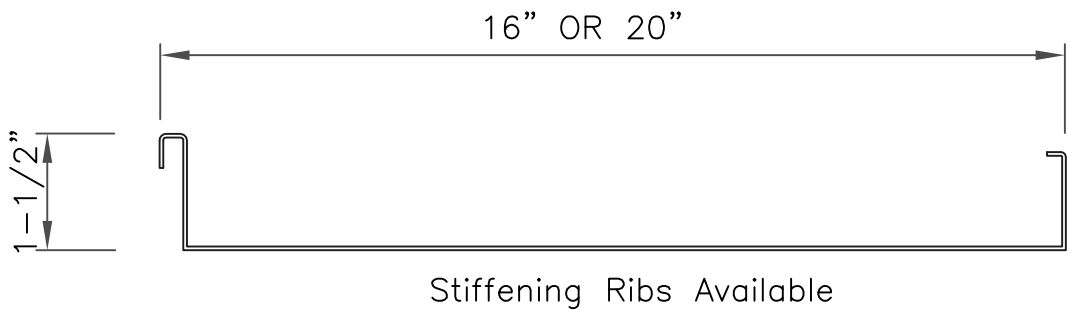


The three drawings below illustrate the seaming process. Starting with *Step 1*, clips are installed over the male leg and fastened to the substrate. *Step 2* involves the female leg of the adjoining panel to then be set on the male leg/clip assembly. *Step 3* involves the panels to be seamed, with either a mechanical or hand seamer. The seam shown is a 90 degree seam or "Single Lock". A 180 degree seam or "Double Lock" seam is optional. This type of seam is typically required where high wind loads are needed. Data from extensive wind uplift tests is available for different alloys.



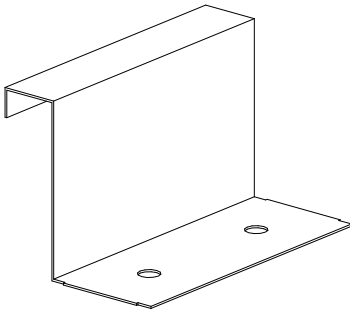
TESTS

- 1) ASTM E 1680-95 Air Filtration Test
- 2) ASTM E 1646-95 Water Penetration Test
- 3) UL-580 Classification Report
- 4) ASTM E 1592 Structural Test Report



SERIES 1300 PANEL

Panel Profile



SERIES 1300 PANEL

Fixed Panel Clip

(Expansion Clips Available upon request / not shown here)

AVAILABILITY

	GALVALUME PLUS	GALVALUME PC3500	G-90 PC3500	ALUMINUM PC3500
22 GA.				
24 GA.	●	●	●	
.032"				
.040"				●

SAFETY PRECAUTIONS

Follow all OSHA safety practices and regulations.

Extreme care should be taken when unloading, handling and installing metal roofs. Material may be heavy and bulky; metal edges may be sharp; and working at heights is dangerous.

The installer should wear heavy duty gloves and a long sleeve shirt when handling metal items as they may be sharp and can cause severe cuts. Safety goggles should be worn when cutting and drilling metal items or installing fasteners.

Proper fall protection should be used when working on the roof. The installer should be extra careful when on the roof as panels can be slippery when wet or oily.

FIELD CUTTING METAL

It is recommended that only snips, nibblers or electric powered shears be used. Cut panels with the bottom side up in order to avoid cuttings from contacting the finished surface of the panel. Panels should be immediately brushed clean after cutting to remove any shavings. Follow the safety recommendations of the tool manufacturer.

Goggles, heavy duty gloves and long sleeves must be worn for protection while cutting metal.

DELIVERY & STORAGE

Unload and inspect the delivered materials for damage. Store the panels and accessories under waterproof covers and above ground on skidded platforms. Provide proper ventilation to prevent condensation.

PRE-INSTALLATION

All projects should conform to applicable building codes.

The minimum recommended roof pitch is 3" per foot. (Depending on panel length)

The building must be squared according to acceptable building practices. Check the roof for square by measuring diagonally across one slope of the roof from similar points at the eave and ridge and confirming the same dimension. The substructure (eave to ridge) must be on plane within a 1/4" tolerance.

PRE-INSTALLATION CONTINUED

Provide a written report of discrepancies to the architect. ***Do not begin the installation until unsatisfactory conditions have been corrected*** as starting installation usually indicates acceptance of the substrate.

Wait until adjoining areas scheduled for stuccoing have been completed and washed down. Do not wash down acid residues from stucco directly over the metal.

ROOF INSTALLATION

The panels must be installed over a complete moisture-proofed substrate. Install #30 Asphalt Saturated Felt over the entire solid substrate. Under all flashing areas including eaves, apply a layer of Englert HT Underlayment, then overlay and install a layer of #30 Felt. All of these moisture barriers must be installed in a smooth continuous manner.

The panels should be installed square (perpendicular) to the eave. Panel seams should face away from the direction of the prevailing wind.

The seams shall be parallel and they shall be aligned for hips, ridges and valleys when possible.

No surface penetrations shall be made in panels without specific architect approval. All panels shall be continuous from eave to ridge without any horizontal end laps.

Do not overdrive fasteners as this can cause panel distortion.

End lap all flashing and trim at least 3". All gutters must be mitered, caulked and have a lining of HT Underlayment applied at the laps to make it watertight. All butt joints must be caulked.

CLEANUP

Peel off any strippable film on flashing as they are installed. Complete all items on punch list. Touchup minor scratches. Remove all debris associated with the roof installation.



VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no.	235-53
Negative no(s).	9096/11

City/Town/Village/Hamlet	Herndon	County	Fairfax
Street address or route number	610 Spring St.	U.S.G.S. Quad	Herndon
Historic name		Common name	
Present use	residence	Building Style	Vernacular, Victorian
Original use	residence	Building Date(s)	1890-1915

1. Construction Materials

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

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

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

☐ concrete block
☐ terra cotta
☐ steel frame
☒ other stuccoed

2. Cladding Material

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

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

4. Bays (number): front 2 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 hipped roof
stories 1
levels 1 bays 2
materials wood with metal roof
description and decorative details
Plain posts, with decorative brackets. Plain cornice
with lap joints at corner. Concrete floor as later
replacement.

9. General supplementary description and decoration:
2/2 sash with simple molded cornices. Plain cornices
and cornerboards.

10. Major additions and alterations:
Cornices, cornerboards replaced. T-shaped plan with 1
story rear lean-to addition. Aluminum siding and rear
deck added. Some windows altered or covered. Flues re-

11. Outbuildings: removed. Rear part of new wing is an
early addition with eyebrow windows.
2 car garage is a recent addition.

12. Landscape Features:
Mature trees and shrubs.

13. Significance:
Good Vernacular structure, well preserved. Good example
of how aluminum siding can be used effectively.

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

January 2, 2019

Title:

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL OR WINDOW SIGN, HPRB #19-01.

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 attach a projecting sign on the commercial building located at 781 Station Street, Herndon (Attachment #1).

Location Factors:

Applicant:	Phillip H. Orme, Business Owner
Owner:	Steve Mitchell, Manager, James Building Development, LLC
Location:	781 (783) Station Street
Tax Map Reference:	0162-02-0301D
Zoning of Site:	PD-D, Planned Development-Downtown
Building Status:	Contributing
Year Built:	1910
Adjacent Zoning &	North: PD-D, Planned Development-Downtown; Contributing
Structure Status:	South: PD-D, Planned Development; Vacant East: PD-D, Planned Development; Non-Contributing West: CC, Central Commercial; Contributing

Description:

The applicant has installed a new projecting sign at the rear of the subject property advertising a new business named 'Mile 20'. The sign is approximately 32" in

diameter and is constructed of 6mm thick white Komatex (PVC) with black vinyl copy on both sides of the sign, mounted approximately eight (8) feet above exterior patio area at the rear of the building to an existing ornamental metal bracket with S-hooks. The projecting sign will occupy approximately 7.1 square feet. The applicant has also installed new window signs on an outer door and a window, as well as window signage to the new exterior enclosure storefronts between the buildings at 781 and 783 Station Street.

The property is improved with two, two-story commercial brick buildings that are designated as a Contributing structure in the Town's Heritage Preservation Overlay District. The building addressed as 783 Station Street is noted as a rare example of Classical Revival architecture with a commercial use in Herndon, according to the Town's 1987 Historic District Survey (Attachment #3). The building addressed as 783 Station Street houses this new business on the first floor fronting a public parking lot with 40.5 feet of frontage along that parking area. The building addressed as 781 Station Street was originally a single story, brick commercial building that received a substantial second floor addition that reflects some of the building's original Art Deco influences. Over the years, both structures have undergone several alterations that have impacted the architecture and visual qualities of the original structures, creating several layers of building and architecture that obscure some of the original features. Both buildings were the subject of a recent HRPB case, HPRB #18-09, which was approved by the Board on July 16, 2018 for the construction of the new exterior enclosure constructed between the buildings.

Staff Recommendation:

Based upon the guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, staff recommends approval of HPRB #19-01 with the following conditions:

1. The design and installation of the signs shall be and remain in substantial conformance with the application and supporting materials submitted December 10, 2018.

Staff Analysis

1. The Town of Herndon Heritage Preservation Handbook offers sign guidelines in Chapter 21 Design Guidelines: Signs on pages 98-103. The Handbook guidelines state that no more than three signs and two signs types should be installed on per business on multi-tenant commercial buildings. In addition, the projecting sign should be pedestrian oriented, and no more than ten (10) square feet in area with a projection of no more than four (4) feet from the building façade surface. The Handbook guidance also stipulates that, for multi-tenant buildings, the total area of all signs should be limited one-and-one-half square feet of sign area per linear foot of frontage with a maximum of fifty (50) square feet. The proposed signage occupies approximately 7.1 square feet, is

pedestrian oriented mounted at approximately eight (8) feet, and projects roughly 40" from the building's façade.

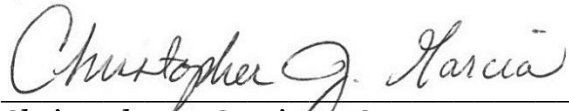
Based on the evaluation of this Chapter, staff finds that the proposed signs meet the guidelines regarding the size (area), location and design of the sign. Staff finds that the new signage is generally complementary to the proportions of the building and overall appearance of this commercial structure and the district, while allowing the applicant to advertise the new business.

2. The sign regulations in Section 78-141, Tables 78-141.6 (a) and (b) of the Zoning Ordinance state that the sign area is determined by a standard square foot maximum in the Planned Development Downtown (PD-D) zoning district. The total permitted area for this business is up to 48 square feet for up to 2 wall signs and 12 square feet for the projecting sign. The maximum mounting height for the projecting sign is no more than twenty-five (25) feet high and can project no more than four feet from the building. The installed projecting sign will meet the noted zoning standards in the PD-D zoning district.
3. The sign regulations for window signs is contained in Zoning Ordinance Section 78-140.5. - Sign license required, which stipulates that a sign license may not be required for permanent, non-internally illuminated, window signage, provided that the aggregate area of all window signs on each window does not exceed 25 percent of the total area of the window. After consultation with the Town's Zoning Administrator and the applicant, staff has determined the window signs meet this criterion and are not subject to a sign license (permit) requirement for the applied window signs on the exterior enclosure storefronts and the exterior door for the 'Mile 20' establishment. Thus, the Board will not have purview over the window signage based on the referenced zoning ordinance section and a zoning determination.
4. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #6). Based on the evaluation of each criteria, staff finds the proposed signs to be in general compliance.

Attachments:

1. Vicinity Map
2. Aerial Image
3. Applicant Letter
4. Elevations / Sign Materials
5. 1987 Historic District Survey Form
6. Town's Zoning Ordinance, Section 78-60.3.(f)

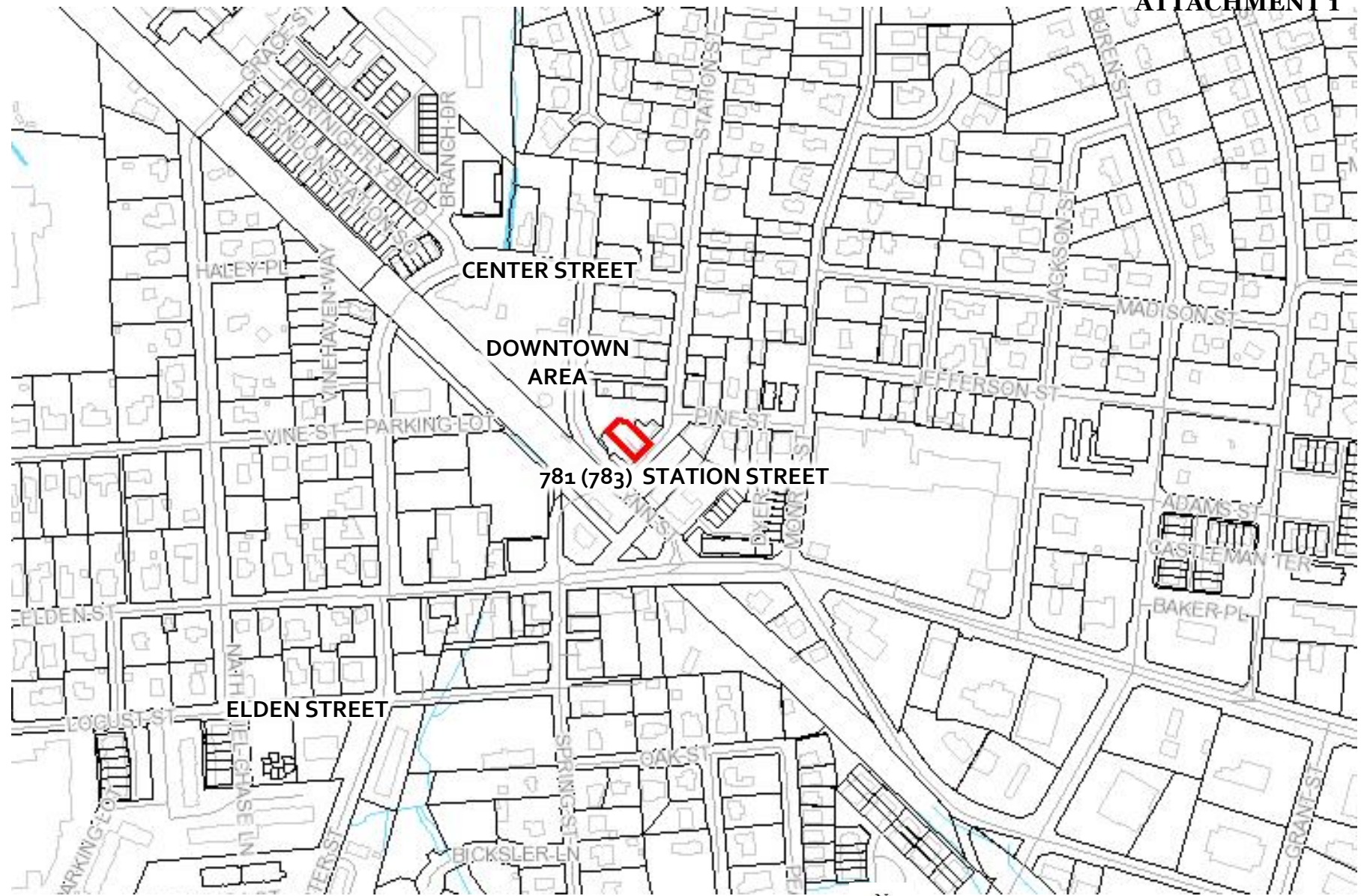
Staff:

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

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

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

Bryce Andrew Perry
Deputy Director of Community Development



SITE LOCATION - VICINITY MAP



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



SITE LOCATION – AERIAL PHOTO



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

To whom it may concern:

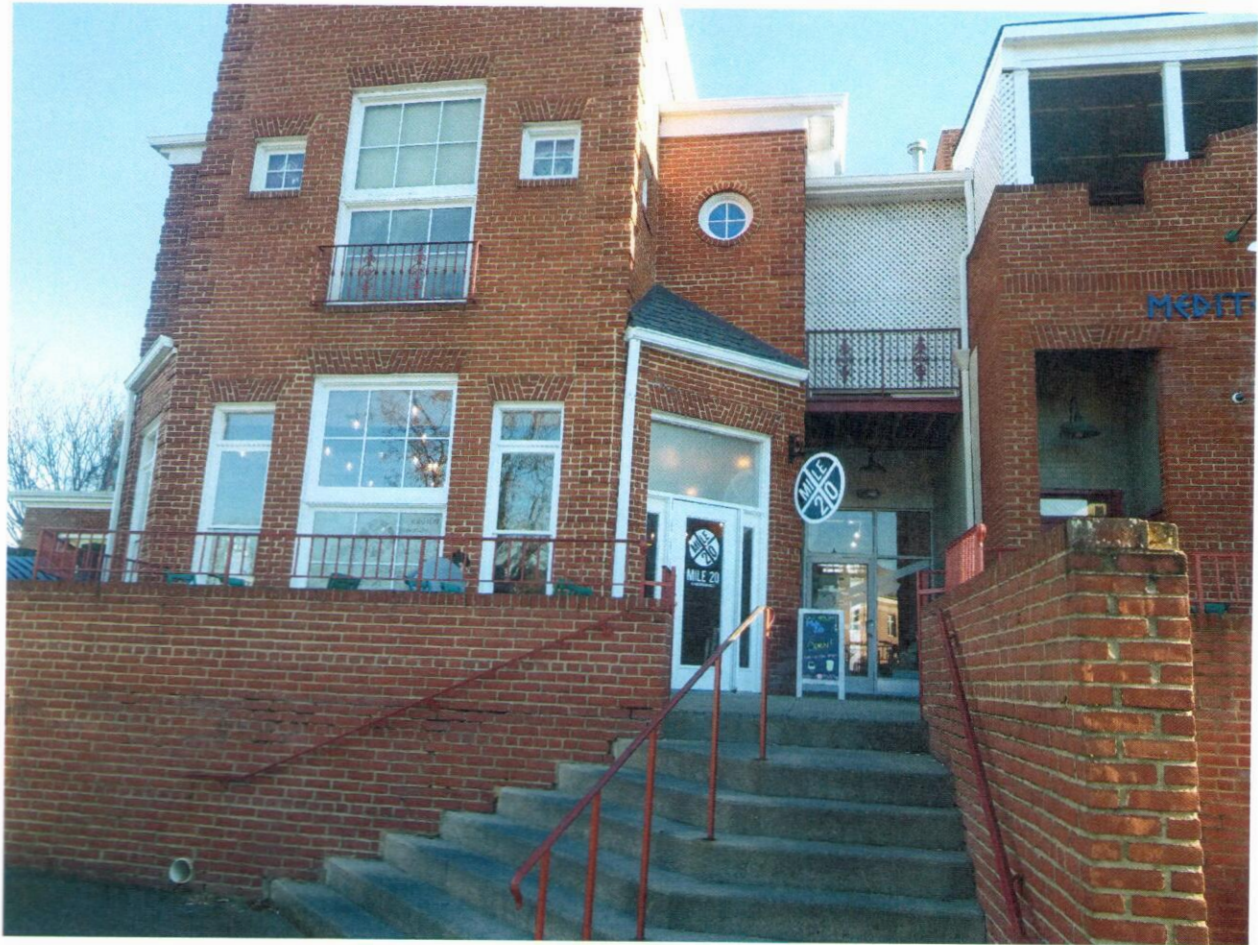
We are requesting to add signage to the rear of the building at 783 Station Street. We are replacing an existing hanging sign that was there attached to a metal bracket coming off the brick wall next to the entrance door. Which is 32 inches round. Also on the door there will be the name and logo attached to the glass which will cover 21 inches by 30 inches of the glass.

We are including pictures of the back side of the building, which faces the parking lot, where the signs will be visible from. A picture of how the door will look, as well as one of the hanging sign.

Thank you,

Phillip Orme

Mile 20 at Mediterranean Breeze

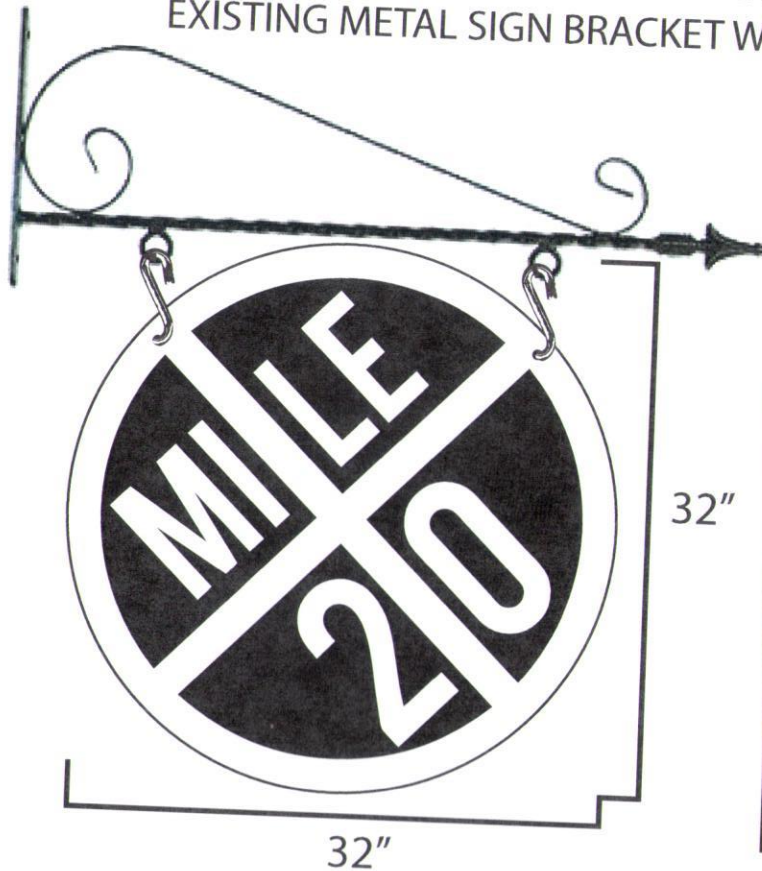


The back side of 783 station street, which is mainly all brick and glass windows.



White vinyl material a fixed to existing glass door, 21"x 30"

QUANTITY (1) 6mm THICK WHITE COMATEX (PVC) DOUBLE SIDED SIGN, SIZED 32"x32" WITH BLACK VINYL COPY, MOUNTED TO EXISTING METAL SIGN BRACKET WITH METAL S-HOOKS.





DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-69
Negative no(s). 9089/15

City/Town/Village/Hamlet	Herndon	County	Fairfax
Street address or route number	783 Station St.	U.S.G.S. Quad	Herndon
Historic name		Common name	Graham M. James Building
Present use	Co. offices and Jaycees Headquarters	Building Style	Classical Revival
Original use	Bank	Building Date(s)	1910 - date in pediment

1. Construction Materials

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

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

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

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

2. Cladding Material

☐ weatherboard ☐ 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 Gable front turned to Street

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

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

8. Primary Porch
style None
stories _____
levels _____ bays _____
materials _____
description and decorative details _____

9. General supplementary description and decoration:
Classical detailing includes corner quoins, stone (?)
keystoned lintels. Stone sills. Some 1/1 and 6/6 sash.
~~Egg and dart molded cornice and pediment.~~

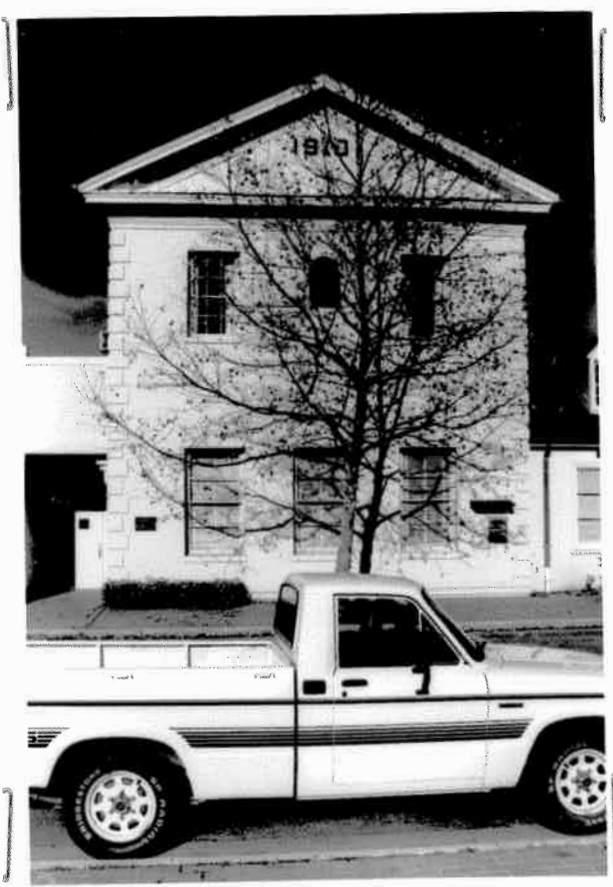
10. Major additions and alterations:
1 story flat roofed addition to rear. Entrance turned
into window. Facade repainted.

11. Outbuildings:
None

12. Landscape Features:
None. City lot.

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

Surveyed by: Polhill/Frazier Date: 12/87



Primary Sources	Interviews
Herndon Historical Society records numerous photos	Name Address Phone Date
	Name Address Phone Date
	Name Address Phone Date
Published Sources	
LeVine, Herndon the Land, 1649-1900	
Plan and Massing (Note original features, additions, and alterations)	
Drawing of Plan	
Sketch of Site Plan	Historical Information
	Built 1910 as the National Bank of Herndon, Va.: became Citizens Nat'l. Bank of Herndon in 1930's, Fidelity American Bank in 1970's. Bldg. then sold to Town of Herndon and occupied as town offices. Greater Herndon Jaycees occupy second floor. At one time upstairs room housed Fortnightly Library & Law Office.

HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

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

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

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

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

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

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



STAFF REPORT

Heritage Preservation Review Board

January 2, 2019

Title:

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING STRUCTURE, HPRB #19-03.

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 for the installation of new awnings on the primary dwelling structure, installation of new patios and walkways, new retaining walls and various site improvements on the property located at 1026 Tyler Street, Herndon (Attachment #1 and #2).

Location Factors:

Applicants / Owners:	Michael and Paula Romeo
Location:	1026 Tyler Street
Tax Map Reference:	0104-03110004
Zoning of Site:	R-15, Residential, Single-Family
Building Status:	Non-Contributing
Year Built:	circa 1985
Adjacent Zoning & Structure Status:	North: R-15, Residential, Single-Family; Non-Contributing South: R-15, Residential, Single-Family; Non-Contributing East: R-15, Residential, Single-Family; Non-Contributing West: R-15, Residential, Single-Family; Non-Contributing

Description:

The application is proposing to alter the existing single family residential facades and construct several improvements to the property primarily in the rear yard of

the subject property. The applicants are proposing to add four (4) awnings to cover two exterior doors (one sliding glass door from basement, and one door from garage) in the rear of the property, and two window wells along the north facade of the dwelling structure (a side yard). The awnings are to be constructed with a Versatex PVC material in white color and American Building Components' LokSeam standing seam metal roof in *Charcoal Gray* color (to match the materials used on the existing front porch on the house) and will have a "shed" roof style (to match the shed dormers on the existing garage). In addition, the project will include adding retaining walls in the rear of the property, constructing a wooden deck surrounding a "swim spa" hot tub, and installing new patios and connecting walkways. New retaining walls will be clad in Stony Point Natural LedgeStone (Mastercut, Dry Stack) and thermal-gauged Pennsylvania Flagstone to match the current stone and pillars on the existing house. A new wooden deck to surround a "swim spa" hot tub will be constructed of ipe wood. Ipe deck boards will cover the top of the deck and will also clad the sides of the deck so that no supporting structure (concrete retaining walls and deck support structure) is visible. A metal railing (Trex® Signature Aluminum Railing in *Charcoal Black* color) will be installed on one portion of the deck and along the stairs leading up to the deck / 'swim spa' area. One upper and one lower patios are proposed. The patio/walkway materials are Cambridge brand paving stones, Sherwood Collection, LedgeStone XL Smooth 3-piece Design Kit, in *Onyx/Natural* color with patio and walkway borders using Cambridge brand paving stones, Sherwood Collection, LedgeStone bricks, in *Coal* color. All proposed alterations are in the rear and side yards of the property, behind an existing fence, and are being designed to enhance the function and use of the backyard and resolve on-going site drainage and water intrusion (into the primary dwelling structure basement) issues (Attachment #3, #4, #5 and #6).

The primary dwelling structure is classified as an example New Dominion architecture, a modern vernacular of (Northern) Virginia utilizing modern design, construction methods, and materials. The primary dwelling structure is classified as a Non-Contributing structure to the Town's Heritage Preservation Overlay District.

Staff Recommendation:

Based upon the guidelines in the Heritage Preservation Handbook and the criteria in the Zoning Ordinance, staff recommends approval of HPRB #19-03 with the following conditions:

1. The design and installation of site and building improvements shall be in substantial conformance with the application and supporting materials submitted December 13, 2018

Staff Analysis

1. The application, as submitted, complies with all applicable design guidelines found in Chapter 23: Design Guidelines Building Site Improvements (page

- 108). Based on staff evaluation of the application; the proposed site features will improve the visual quality of the site surrounding this Non-Contributing structure, though most of the improvements will be installed in the rear yard and generally not visible from Tyler Street or public right-of-way, while allowing the applicants to resolve the noted site drainage issues.
2. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #7). Based on the evaluation of each criteria, staff finds the proposed site improvements are in keeping with the HPRB considerations for approval of HPRB #19-03.

Attachments:

1. Vicinity Map
2. Aerial Image
3. Applicant Letter
4. Photos of Existing Conditions
5. Proposed Plan and Elevations
6. Construction Materials / Product Information
7. Town's Zoning Ordinance, Section 78-60.3. (f)

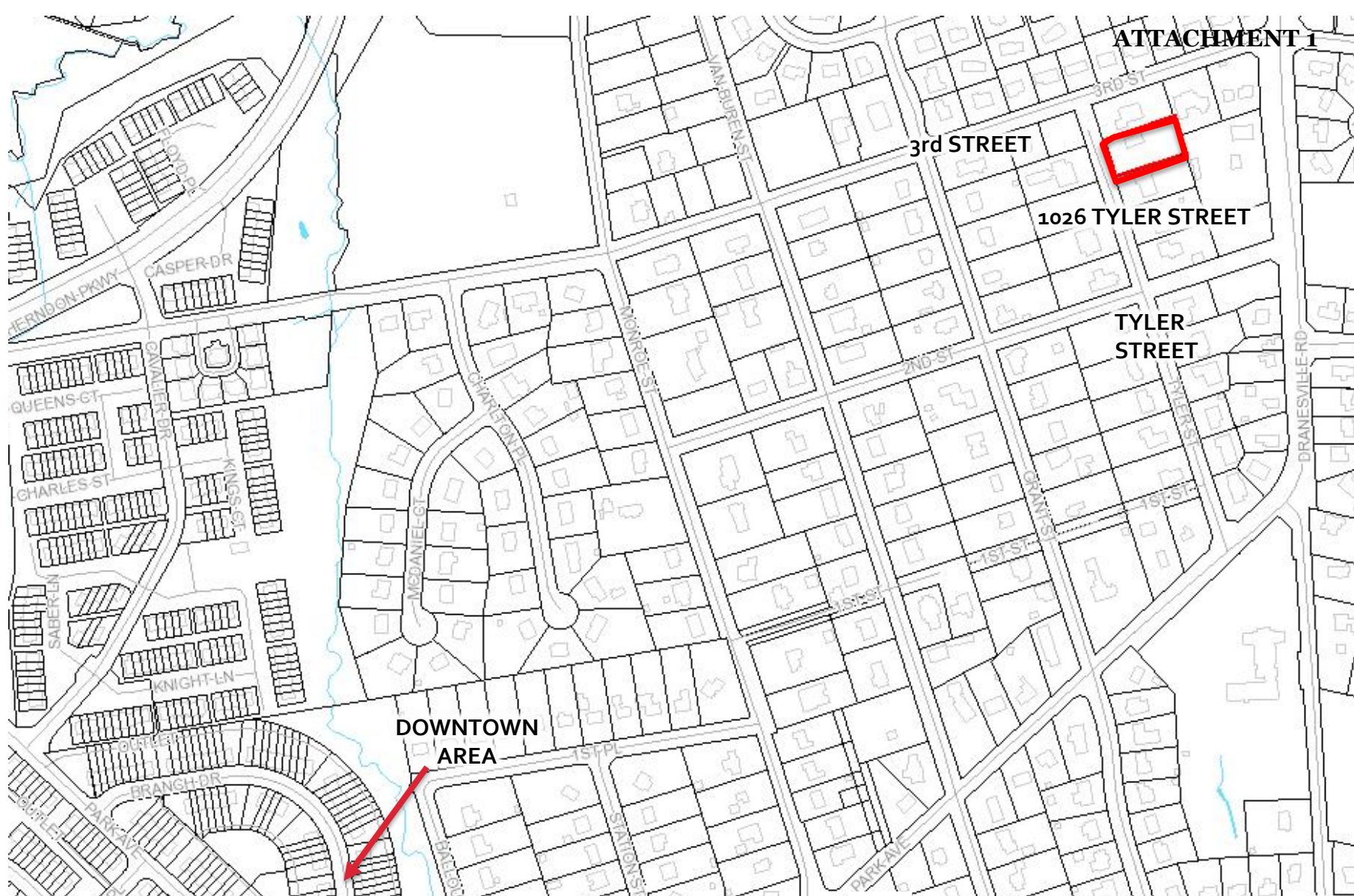
Staff:



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



Bryce Andrew Perry
Deputy Director of Community Development



SITE LOCATION - VICINITY MAP

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



SITE LOCATION – AERIAL PHOTO



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

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

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

December 14, 2018

**Re: Alteration to Existing Structure
1026 Tyler Street, Herndon, VA 20170
TM #0104 03110004 (the “Subject Property”)**

Dear Members of the Heritage Preservation Review Board,

The above referenced Subject Property is the location of an existing single family detached home that was originally constructed in 1986 and renovated in 2014. The existing home is considered to be a non-contributing structure in the Van Vlecks Heritage Preservation District. We, the homeowners, are proposing to alter the property by:

- Adding four (4) awnings to cover two doors (one sliding glass door from basement, and one door from garage) in the rear of the property, and two window wells at side of the property;
- Adding retaining walls in the rear of the property,
- Building a wooden deck surrounding a “swim spa” hot tub, and
- Building patios and connecting walkways.

All proposed alterations are in the rear and side yards of the property, behind an existing fence and out of view from the public right-of-way.

The Subject Property sustained three separate flooding incidents this summer with water entering the basement: (a) at the rear sliding glass doors, (b) at the side windows when the window wells overflowed with water, and (c) when the sump pump stopped working during a power outage. Because the basement is partially-below grade, water builds up during rain events at the sliding glass door at the rear of the house and in the window wells at the side of the house.

Awnings: The proposed alteration of the awnings would allow us to address the issue of rainwater falling directly into the two window wells at the side of the house and into the step-down by the basement sliding glass door. The awnings would re-direct rainwater to flow away from the house. In addition, we propose a fourth awning at the rear of the house above the door from the garage, to provide shelter from the rain there as well. We propose that the awnings are constructed with a Versatex PVC material in white color and American Building Components’ LokSeam standing seam metal roof in Charcoal Gray color (to match the materials used on the existing front porch on the house) and will have a “shed” roof style (to match the shed dormers on the existing garage).

Retaining Walls: To address the basement flooding issue, we have re-graded the rear yard and added walkways so that water is able to flow away from the basement. To improve the grade and promote positive water flow away from the basement, we also need a series of retaining walls. We propose that the retaining walls will be clad in Stony Point Natural Ledge stone (Mastercut, Dry Stack) and thermal-gauged Pennsylvania Flagstone to match the current stone and pillars on the existing house.

Wooden Deck: We propose a wooden deck to surround our “swim spa” hot tub. The deck will be constructed of ipe wood. Ipe deck boards will cover the top of the deck and will also clad the sides of the deck so that no support structure is visible. A metal railing (Trex Signature Aluminum Railing in Charcoal Black color) will be installed on one portion of the deck and go along the stairs beside the hot tub.

Patios and Walkways: We propose two patios: one lower patio measuring 436.25 square feet and one upper patio measuring 174 square feet. The two patios will be connecting to the house and each other with a walkway measuring 177.6 square feet. The patio/walkway materials are Cambridge brand paving stones, Sherwood Collection, Ledgestone XL Smooth 3-piece Design Kit, in Onyx/Natural color. The patios/walkway will be bordered by Cambridge brand paving stones, Sherwood Collection, Ledgestone bricks, in Coal color.

Dimensions: The Subject Property is 100 feet wide by 200 feet long resulting in a total lot area of 20,000 square feet. The existing buildings and structures on the Subject Property consist of a home, garage, and three covered decks, all of which result in a total footprint of 3,602 square feet. The proposed deck to surround the swim spa, and possibly the swim spa itself, are the only structures proposed for this project. The total footprint of the deck and swim spa is 312 square feet. The existing and proposed buildings and structures therefore have a total footprint of 3,914 square feet—this equates to a lot coverage total of 19.5% (which remains less than the 25% lot coverage permitted in the R-15 zoning district).

The total impervious surface area proposed as part of this project is 1,100 square feet. The total footprint of the existing buildings and structures on the Subject Property is 3,602 square feet. The total footprint of the existing asphalt driveway and the existing entrance patio is 1,293 square feet. When combined, the total impervious surface totals 5,995 square feet—this equates to an impervious surface total of 29.9% (which remains less than the 50% impervious surface permitted in the R-15 zoning district).

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

- One (1) completed application form with required signatures;
- Application fee;
- Eight (8) copies of labeled photographs of the existing structure;
- Nine (9) full-size sets of color elevation drawings on 11” x 17” paper with the proposed alterations shown;
- Samples of building materials – Versatex PVC white board (awnings), Stony Point ledgestone (retaining wall), Pennsylvania Flagstone cap (retaining wall), ipe wood (deck), and Cambridge brick paver (patio/walkway border);
- Eight (8) copies of the manufacturer’s spec sheets – Cambridge pavers, ipe wood boards, Trex Signature Railing, Versatex PVC trim boards, and LokSeam metal roof; and
- One (1) email that includes electronic copies of drawings, photographs, and spec sheets.

We look forward to presenting our plans to you at the next public hearing. If you have any questions or comments, please let us know. Thank you!

Sincerely,

Michael Romeo
Paula Halicek Romeo

FRONT ELEVATION (WEST)

Front of House



LEFT ELEVATION (NORTH) – picture 1

Basement walk-out, lower patio, and swim spa hot tub



LEFT ELEVATION (NORTH) – picture 2

Two side window wells



LEFT ELEVATION (NORTH) – picture 3

Fence surrounding property



REAR ELEVATION (EAST) – picture 1

Backyard view, with swim spa and basement walk-out



RIGHT ELEVATION (SOUTH) – picture 1

Side of house and fence, from side-front



RIGHT ELEVATION (SOUTH) – picture 2

Upper patio, walkway, and swim spa



MATERIAL SPECIFICATIONS

AWNINGS:

- LokSeam Standing Seam Metal Roof – American Building Components, Color: Charcoal Gray
- Versatex PVC Material, Color: White

RETAINING WALLS:

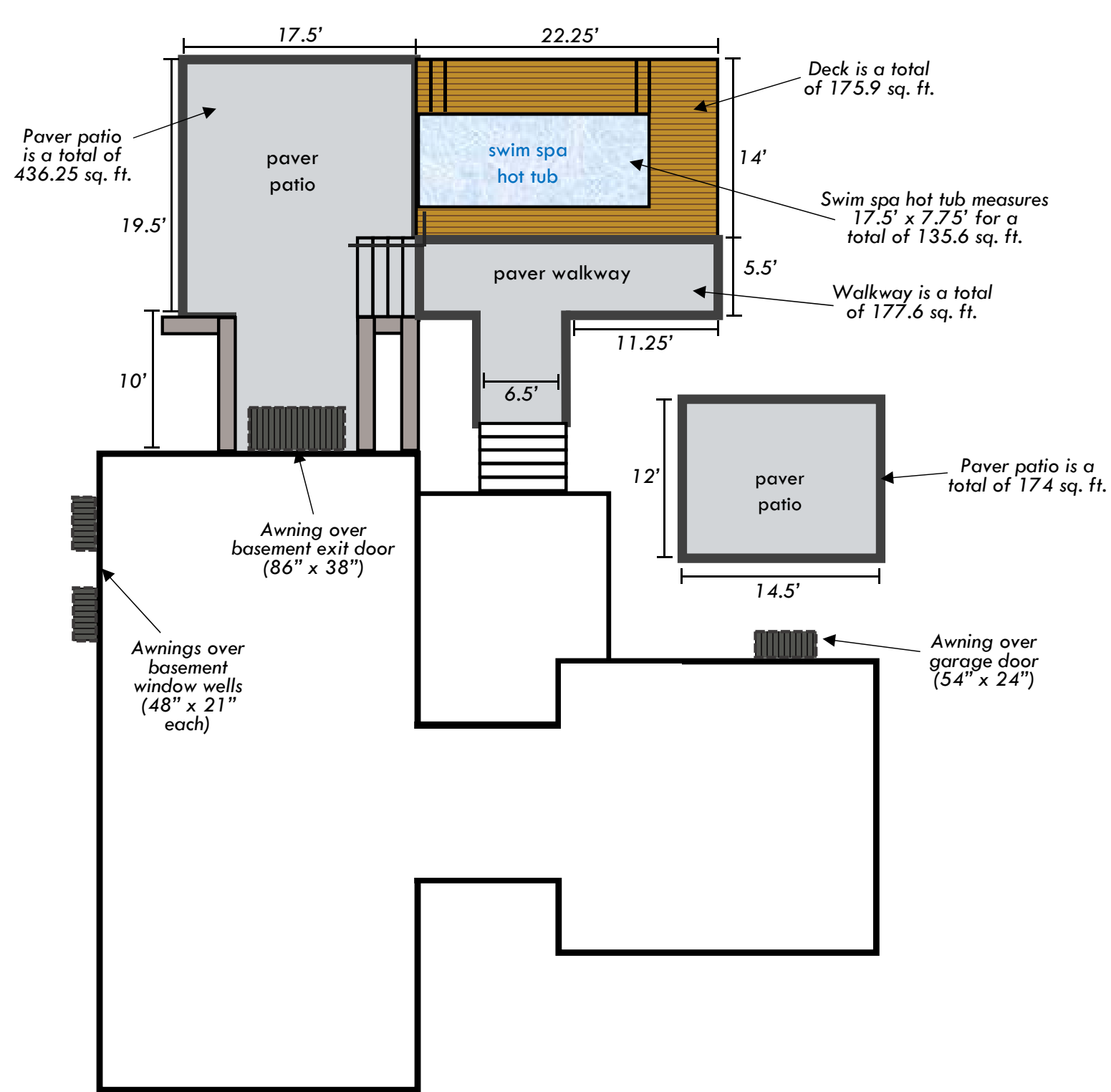
- Stony Point Natural LedgeStone, Mastercut, Dry Stack
- Pennsylvania Flagstone

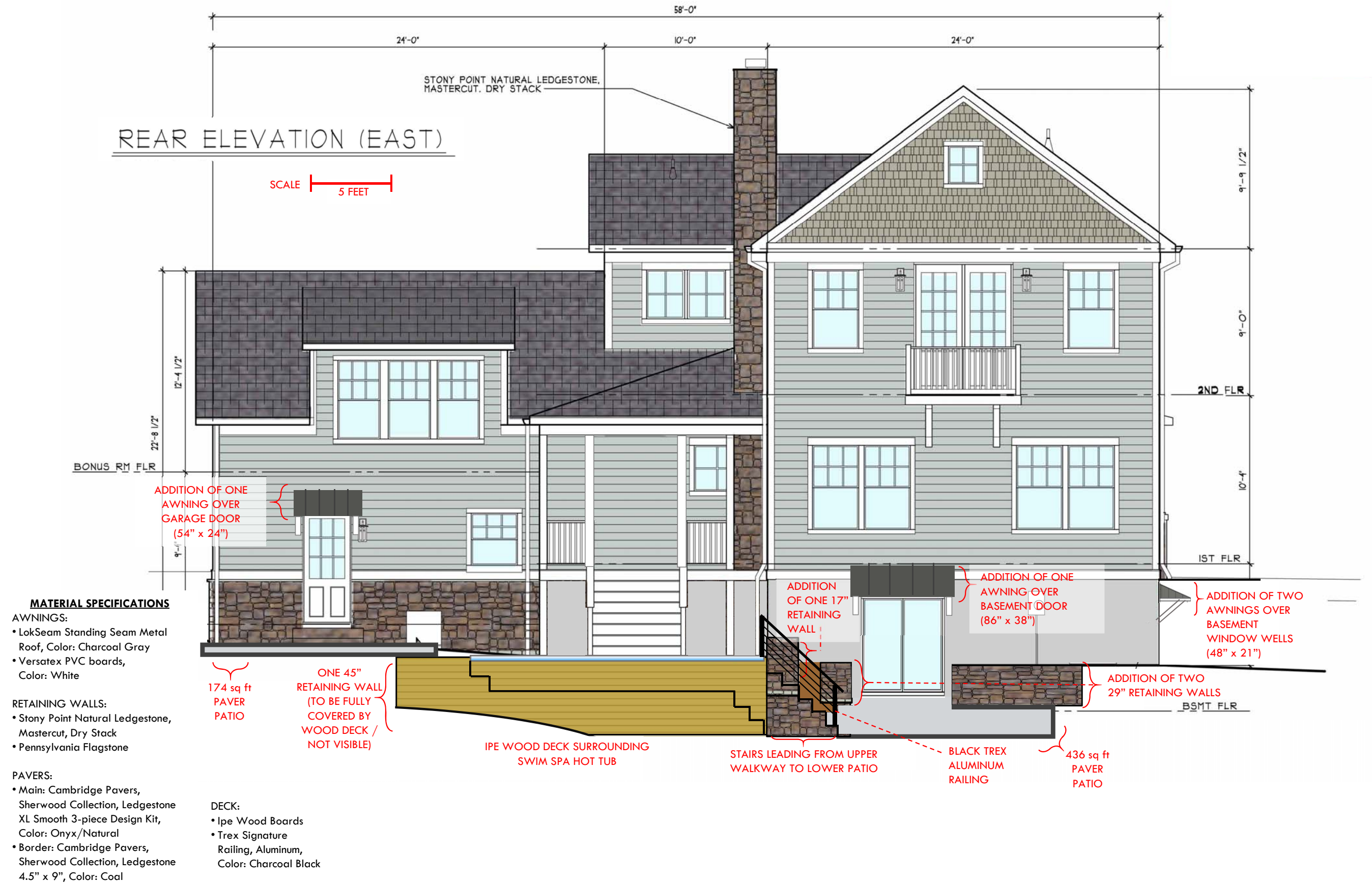
PAVERS:

- Main: Cambridge Pavers, Sherwood Collection, LedgeStone XL Smooth 3-piece Design Kit, Color: Onyx/Natural
- Border: Cambridge Pavers, Sherwood Collection, LedgeStone 4.5" x 9", Color: Coal

DECK:

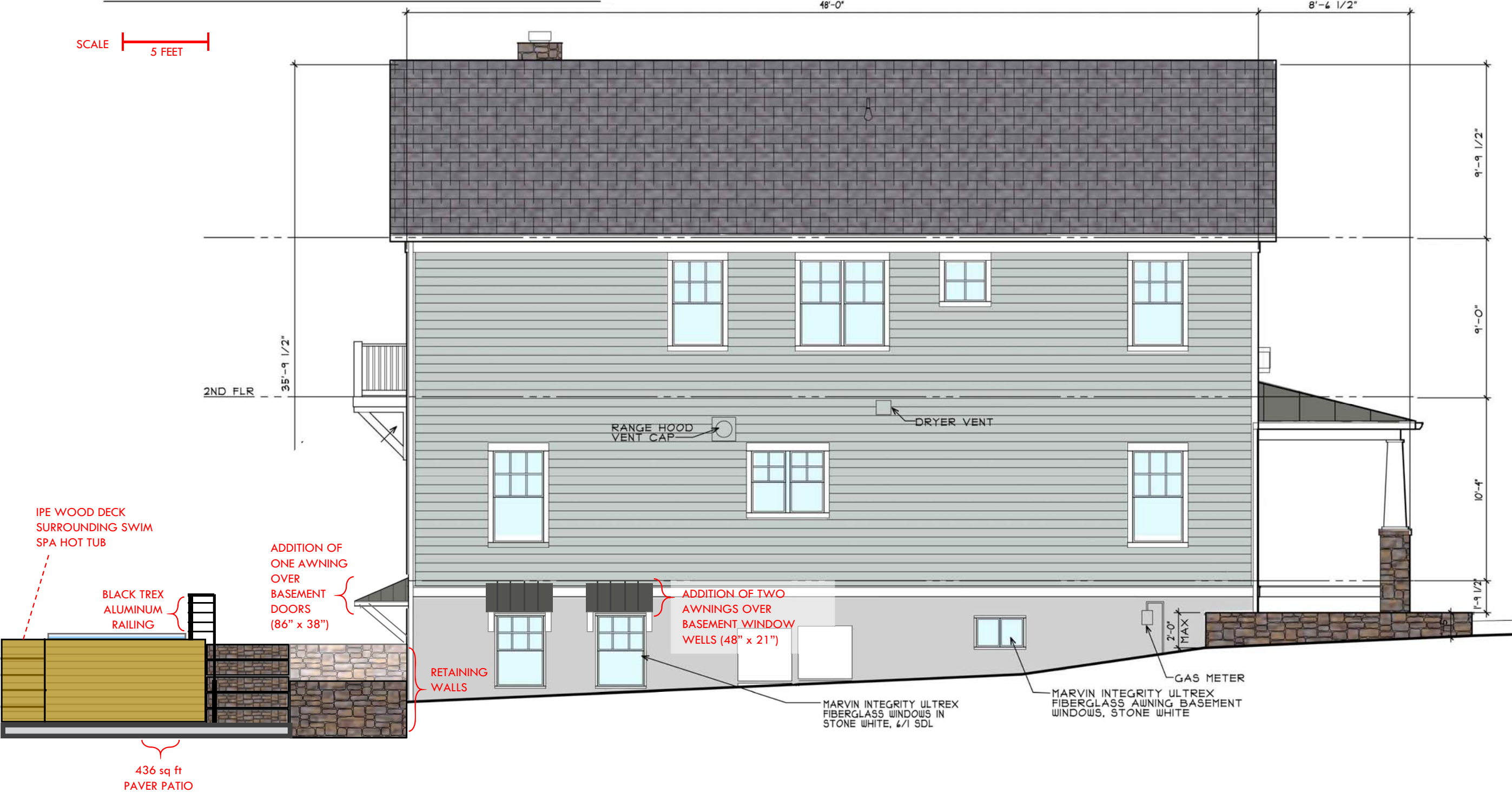
- Ipe Wood Boards
- Trex Signature Railing, Aluminum, Color: Charcoal Black

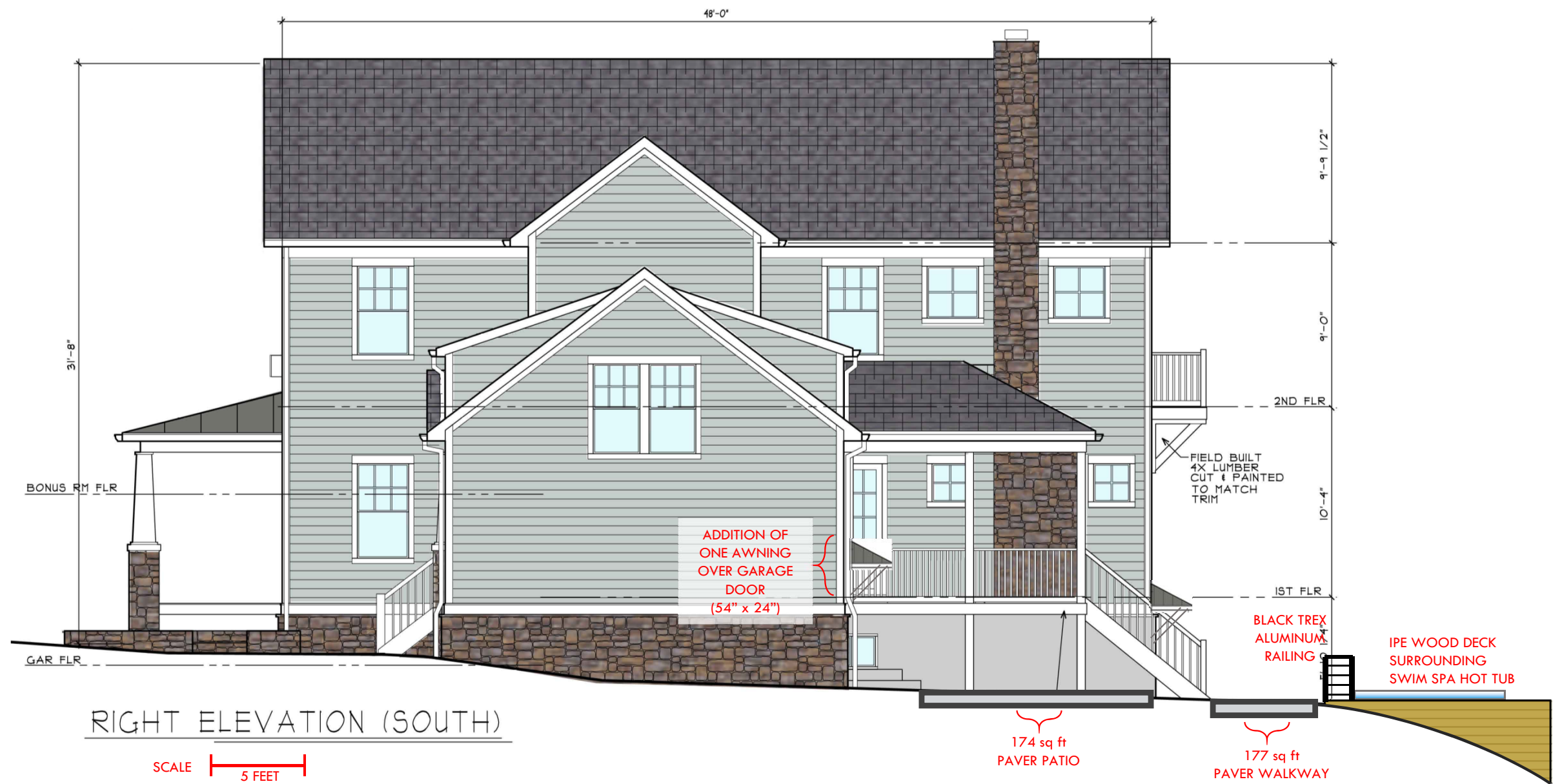


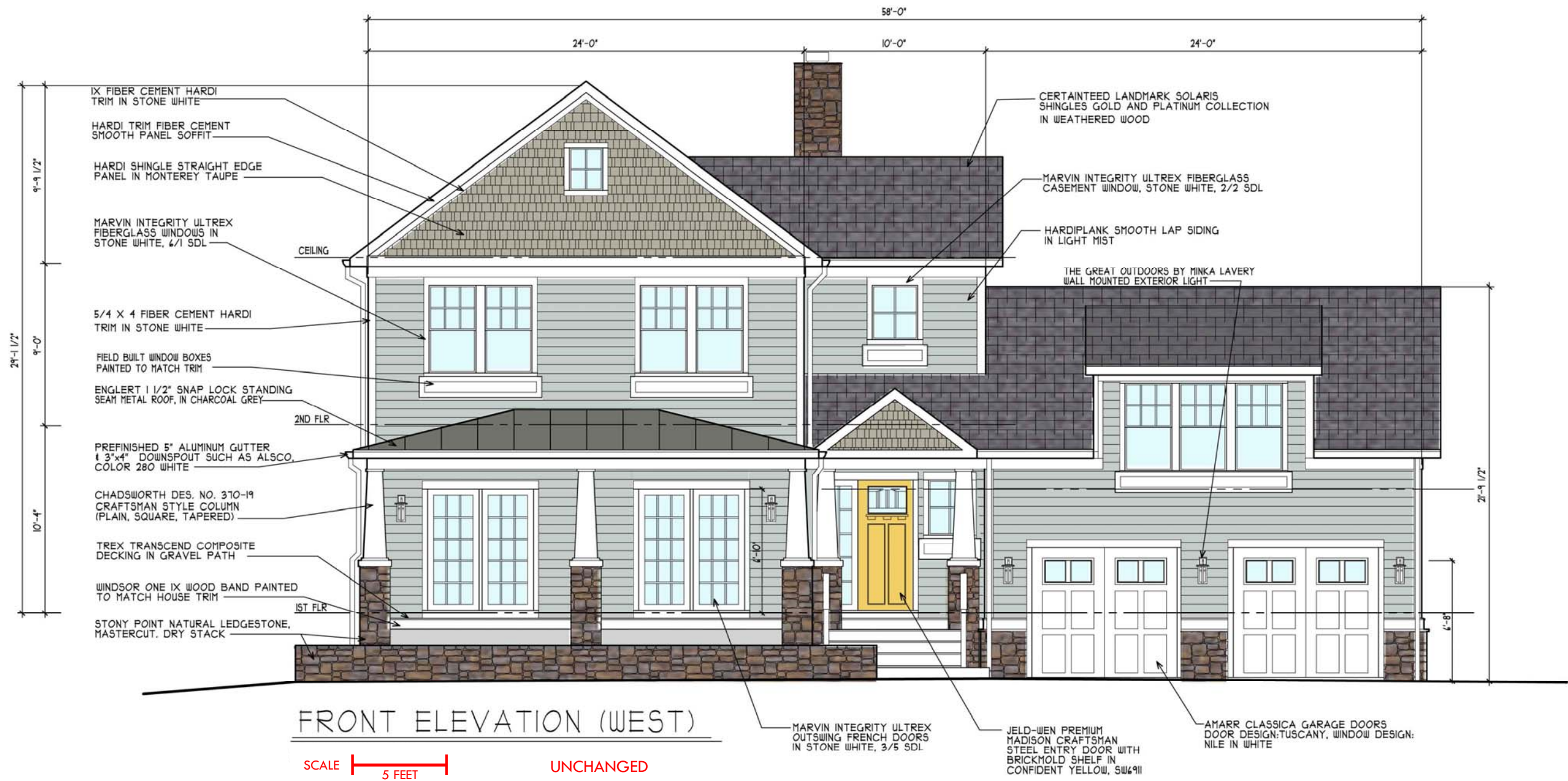


LEFT ELEVATION (NORTH)

SCALE 5 FEET









AMERICAN
BUILDING
COMPONENTS

LokSeam®

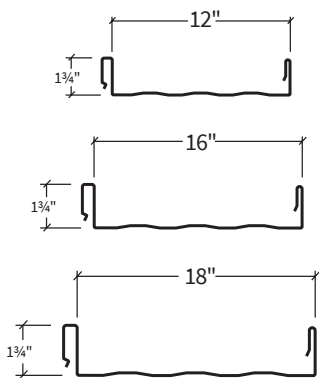
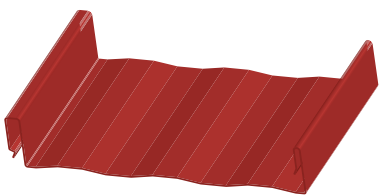




LokSeam®

One of the most versatile architectural metal panels available today, LokSeam® by ABC, is a snap-together, concealed fastener, standing seam roof system with a 1¾" tall vertical rib, for use on roofs with a minimum slope of 3:12. Available in 12-inch, 16-inch and 18-inch widths, LokSeam® panels can be installed over open framing or a solid substructure and are capable of transitioning from roof to fascia with the use of a rib cover and does not require a solid substructure for support.

Blending the aesthetics of an architectural panel with the strength of a structural panel, LokSeam® panels are formed from high-tensile strength steel and coated with our Signature Series, Cool Roof paint coatings providing durability, energy-efficiency, and confidence to any residential, light commercial or agricultural application.



PRODUCT SPECIFICATIONS

Application: Roof

Coverage Widths: 12", 16" and 18"

Minimum Slope: 3:12

Panel Attachment: Concealed Fastening System, Standard and UL 90 Clips

Gauges: 24 (standard); 22 (12", 16", 18") and 26 (12") (optional)

Finishes: Striated (standard); Embossed Striated (optional)

Coatings: Galvalume Plus®, Signature® 200, Signature® 300, Signature® 300 Metallic

Extreme Weather Protection

ABC's LokSeam standing seam roofing system provides industry-leading weather-tightness and protection from the elements. Through the use of available special clips the LokSeam roofing system can allow for thermal roof expansion and contraction even during extreme temperature changes. Through the use of a factory-applied sealant in the panel sidelaps, ABC's LokSeam system ensures a secure, weather-tight lap, whether it is a snap-together system or a field-seamed system.

Tested

To ensure that ABC's standing seam roof system is everything needed in a residential, light commercial or agricultural roof; we are constantly testing for reliability and weatherability over different structural framing systems such as purlins, bar joists, metal deck and plywood. As a result, ABC's LokSeam roofing system carries Underwriters Laboratories Fire Resistance, UL 90 Wind Uplift ratings and ASTM E1592 Structural Performance Uplift certifications. This diligence provides customers with a product that not only enhances a buildings performance but may also provide potential insurance discounts.

Efficient, Recyclable

ABC's metal roofs are energy efficient, recyclable, durable, lightweight and cost effective alternative to traditional roofing materials and are made of 25-35 percent recycled materials and virtually 100 percent recyclable. As a proud ENERGY STAR® Partner, many of our Cool Roof colors have reflectivity performance levels that meet ENERGY STAR® criteria for roof pitches greater than 2:12. In addition to potential energy savings, ABC products may help your project achieve LEED points.



SIGNATURE® 300 Standard Colors

KYNAR 500®, HYLAR 5000®, LOW GLOSS



Harbor Blue ★ Colonial Red ★ Medium Bronze ★ Pacific Blue ★ Bone White ★



Almond ★ Midnight Bronze ★ Everglade ★ Brownstone ★



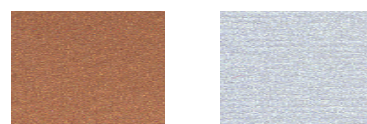
Snow White ★ Slate Gray ★ Brite Red ★ Hunter Green ★



Tundra ★ Spruce ★ Classic Green ★ Natural Patina ★

SIGNATURE® 300 Metallic

KYNAR 500®, HYLAR 5000®, LOW GLOSS



Copper Metallic ★ Silver Metallic ★

Note: Metallic coatings are directional. Panels and trim must be installed oriented in the same direction to prevent perceived shade variances.

SIGNATURE® 200 Standard Colors

SILICONIZED POLYESTER

Polar White is a Straight Polyester



Burnished Slate ★ Polar White ★ Charcoal Gray ★ Light Stone ★ Rustic Red ★



Koko Brown ★ Fern Green ★ Coal Black ★ Hawaiian Blue ★ Solar White ★

★ ENERGY STAR® Qualified

- All products available in smooth or embossed finish.
- Heavier gauges, narrower widths, striations and embossing minimize “oil canning.”
- All Signature® 300 and 300 Metallic are low gloss colors.
- A 40-year limited paint warranty available for all colors upon written request, except for Polar White, Copper Metallic and Silver Metallic, in which case the warranty term is 25-years. (Outside the continental United States, please inquire).

Warranties

Signature 300

Film Integrity 40 year
Chalk/Fade 30 year

Signature 200

Film Integrity 40 year
Chalk/Fade 30 year

Signature is a registered trademark of the NCI group, Inc.

For complete performance specifications, product limitations and disclaimers, please consult ABC's Paint and Galvalume Plus® warranties. Upon receipt of payment in full, these warranties are available upon request for all painted or Galvalume Plus®, prime products. Sample copies can be found at www.abcmetal.com or contact your local Sales Representative.

WHY VERSATEX?

TRIM SMARTER.

At VERSATEX, we make trim smarter. Our products are created from cellular PVC in the most state of the art manufacturing facility in the industry and with the highest level of quality, featuring a fully transferable **limited lifetime warranty**. If you know how to cut, rout, or nail wood, you'll know how to cut, shape, fasten, and finish VERSATEX using standard carpentry tools. We're also **NGBS Green Certified**, making us good for you and good for the environment.

WHY VERSATEX?

Because VERSATEX is created from cellular PVC, it is moisture and insect resistant, while still featuring the real cedar look and woodworking characteristics a fine builder or craftsman desires. The result is a product limited only by your imagination. VERSATEX is an ideal product for moisture sensitive areas, including those along coastal zones or regions affected by salt and high humidity. Most of the problems associated with wood trims are eliminated with VERSATEX. No more warping, cupping, or splitting — just a Trimboard with high aesthetic value for years to come.

- ✓ Can be used in direct contact with masonry
- ✓ Can be used in direct contact with moisture
- ✓ Does not require painting
- ✓ Weather resistant
- ✓ Resists insects
- ✓ Resists rot



OUR COMPANY

VERSATEX is responsive, innovative and proven. Our focus is the cellular PVC trim market. Our strength is innovation and our ability to quickly bring new product solutions to market for our builders, contractors and architects. VERSATEX has a highly experienced management team with over 80 years of expertise in the design, development, production and sale of PVC building products. VERSATEX is a proven leader with an unmatched service platform and best-in-class product quality. We place a high value on listening to our customers and reacting to their needs, while remaining extremely approachable.



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IT'S ALL WE DO.

VERSATEX is totally dedicated to cellular PVC trim, and is the leader in innovation, quality and technical assistance in the market. This translates to thickness tolerances half the industry norm and the development of revolutionary products. Because trim is all we do, we offer a level of product quality, service and expertise others can only dream of.

GET THE LOOK YOU WANT

We offer two finishes: Smooth Matte and Timber Ridge. VERSATEX Trimboards can be ordered either Smooth/Smooth or Smooth/Timber Ridge.

MORE LIKE REAL WOOD

Timber Ridge is designed with a more natural surface texture to compliment fiber cement and cedar.

VERSATEX EDGES ARE “RIGHT”

VERSATEX Trim is cut with a proprietary system to keep the edges “sealed,” clean, and dimensionally accurate with true 90° angles.

THICKER OPTIONS

Our 1 1/2" Trim makes it easier to create thick pergola rafters, custom mouldings, and window casings.



Width	Nominal	3"	4"	5"	6"	8"	10"	12"	16"
	Actual	2 1/2"	3 1/2"	4 1/2"	5 1/2"	7 1/4"	9 1/4"	11 1/4"	15 1/4"
Thickness									
5/8" (5/8" Actual)			●		●	●	●	●	●
1" (3/4" Actual)	●		●	●	●	●	●	●	●
5/4" (1" Actual)			●	●	●	●	●	●	●
6/4" (1 1/4" Actual)			●		●	●	●	●	
8/4" (1 1/2" Actual)			●		●	●	●	●	

- Available in standard 12' and 18' lengths
- Custom lengths and widths available in “Smartpack” quantities
- Most thicknesses can be ordered reversible - Smooth/Timber Ridge or Smooth/Smooth
- 1 1/2" thick Trimboards are subject to extended lead times
- Sizes also available in **PEELNEAT** with a protective film applied; Check with your local retailer for availability

	LEDGESTONE 41/2X9	LEDGESTONE SMOOTH 41/2X9	LEDGESTONE 18 X 18	LEDGESTONE SMOOTH 18 X 18
PAVINGSTONE SHAPE				
ACTUAL SIZE (inches) 2 3/8 Thick - unless noted	4 17/32 x 9 3/32	4 17/32 x 9 3/32	18 3/16 x 18 3/16	18 3/16 x 18 3/16
WEIGHT PER CUBE (lbs.)	1,782	1,782	2,411 (Pallet Incl.)	2,411 (Pallet Incl.)
SQUARE FT. PER CUBE	66 (Linear Ft. • Soldier: 90.6 Sailor: 181.9)	66 (Linear Ft. • Soldier: 90.6 Sailor: 181.9)	88	88
PIECES PER CUBE	240	240	40	40
SQUARE FT. PER BAND	13.10	13.10	44	44
PIECES PER BAND	48	48	20	20
BANDS PER CUBE	5	5	2	2
PRICE PER SQUARE FOOT				
	Sandstone Blend, S/C Lite, Coal, Mocha	S/C Lite, Sandstone Blend	S/C Lite, Limestone QB, Sand. Blend, Sandstone Lite, Slate	S/C Lite, Sandstone Blend
	Bluestone Blend, Driftwood	Bluestone Blend, Driftwood	Bluestone Blend, Driftwood	Bluestone Blend, Driftwood

	LEDGESTONE 3-PC. DESIGN KIT	LEDGESTONE SMOOTH 3-PC. DESIGN KIT	LEDGESTONE XL 3-PC. DESIGN KIT	XL SMOOTH 3-PC. DESIGN KIT	LEDGESTONE 9 X 9, 9 X 18 & 18 X 18 DESIGN KIT
PAVINGSTONE SHAPE					
ACTUAL SIZE (inches) 2 3/8 Thick - unless noted	9 3/32 x 13 5/8 - 50 pcs. 9 3/32 x 9 3/32 - 60 pcs. 4 17/32 x 9 3/32 - 130 pcs.	9 3/32 x 13 5/8 - 50 pcs. 9 3/32 x 9 3/32 - 60 pcs. 4 17/32 x 9 3/32 - 130 pcs.	15 3/4 x 23 5/8 - 20 pcs. 15 3/4 x 15 3/4 - 30 pcs. 7 7/8 x 15 3/4 - 30 pcs.	15 3/4 x 23 5/8 - 20 pcs. 15 3/4 x 15 3/4 - 30 pcs. 7 7/8 x 15 3/4 - 30 pcs.	18 3/16 x 18 3/16 - 20 pcs. 9 3/32 x 18 3/16 - 20 pcs. 9 3/32 x 9 3/32 - 40 pcs.
WEIGHT PER CUBE (lbs.)	3,078	3,078	3,538 (Pallet Incl.)	3,538 (Pallet Incl.)	2,524 (Pallet Incl.)
SQUARE FT. PER CUBE	114	114	129	129	92
PIECES PER CUBE	240	240	80	80	80
	Ledgestone 3-PC. Design Kit will install as a module with the 9 x 9, 9 x 18 & 18 x 18 Design Kit.	N/A	N/A	N/A	N/A
PRICE PER SQUARE FOOT					
	Desert Beige, Riverbed, Canyon, Redrock Blend, S/C Lite, Limestone QB, Sand. Blend, Sand. Lt., Slate	Limestone QB, S/C Lite, Sandstone Blend, Sandstone Lite, Slate	Desert Beige, Redrock Blend, Riverbed, S/C Lite, Limestone QB, Sand. Blend, Sand. Lt., Slate	Riverbed, Limestone QB, S/C Lite, Sandstone Blend, Sandstone Lite, Slate	S/C Lite, Sandstone Blend
	Bluestone Blend, Driftwood, Montauk Blue, Vermont Slate	Bluestone Blend, Driftwood	Bluestone Blend, Driftwood, Montauk Blue, Vermont Slate	Bluestone Blend, Driftwood, Montauk Blue	Bluestone Blend
				Purple Haze	

	LEDGESTONE XL 15 3/4 X 23 5/8	XL SMOOTH 15 3/4 X 23 5/8	24 X 24 SMOOTH (Rooftop Paver)	XL SMOOTH CIRCLE DESIGN KIT	LEDGESTONE CIRCLE DESIGN KIT
PAVINGSTONE SHAPE					
ACTUAL SIZE (inches) 2 3/8 Thick - unless noted	15 3/4 x 23 5/8	15 3/4 x 23 5/8	2" Thick 24" x 24"	Circle Stones 7 Special Shapes (10.33 Ft. Diam.)	Circle Stones 7 Special Shapes (10.33 Ft. Diam.)
WEIGHT PER CUBE (lbs.)	2,816 (Pallet Incl.)	2,816 (Pallet Incl.)	2,200	3,010 (Pallet Incl.)	3,010 (Pallet Incl.)
SQUARE FT. PER CUBE	103	103	80	110	110
PIECES PER CUBE	40	40	20	170	170
SQUARE FT. PER BAND	51.5	51.5	40	LARGE SCALE CIRCLE! The 7 special shapes have a length of 8' 8", with widths up to 13' 9".	
PIECES PER BAND	20	20	10		
BANDS PER CUBE	2	2	2		
PRICE PER SQUARE FOOT			Natural		
	Riverbed	Riverbed, Limestone QB, S/C Lite, Sandstone Blend		S/C Lite, Riverbed, Limestone Quarry Blend	S/C Lite, Sandstone Blend
		Bluestone Blend		Bluestone Blend	Bluestone Blend


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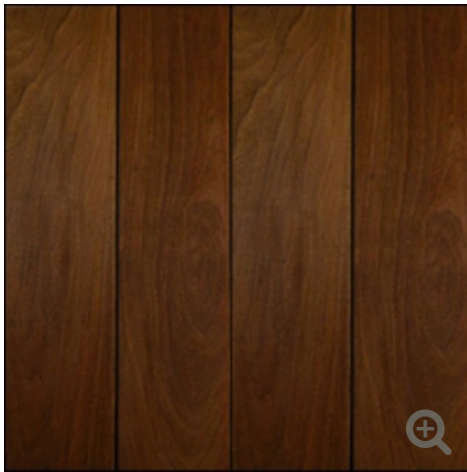
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2025 in stock now at Gaithersburg, MD



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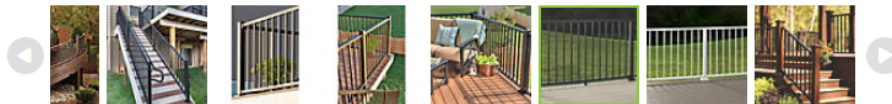
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SHARE:



TREX® SIGNATURE™ RAILING IN CHARCOAL BLACK WITH TRANSCEND® DECKING IN GRAVEL PATH

No matter the color of your decking, our aluminum railing seamlessly matches.



RAILING COLORS



CHARCOAL
BLACK



TREX® SIGNATURE™ CURVED RAILING



SEE OUR QUICK INSTALLATION VIDEO
FOR TREX® SIGNATURE™ RAILING



Trex® Signature™ Rail & Baluster Kit

Top Rail

Bottom Rail

Balusters

Mounting & Support Hardware



» 6' x 36" Rail Kit w. Square Balusters—Horizontal (72 in x 36 in or 182 cm x 914 mm actual dimensions)

» 6' x 36" Rail Kit w. Square Balusters—Stair (72 in x 36 in or 182 cm x 914 mm actual dimensions)

» 8' x 36" Rail Kit w. Square Balusters—Horizontal (96 in x 36 in or 243 cm x 914 mm actual dimensions)

» 8' x 36" Rail Kit w. Square Balusters—Stair (96 in x 36 in or 243 cm x 914 mm actual dimensions)

» 6' x 42" Rail Kit w. Square Balusters—Horizontal (72 in x 42 in or 182 cm x 106 cm actual dimensions)

» 6' x 42" Rail Kit w. Square Balusters—Stair (72 in x 42 in or 182 cm x 106 cm actual dimensions)

» 8' x 42" Rail Kit w. Square Balusters—Horizontal (96 in x 42 in or 243 cm x 106 cm actual dimensions)

Charcoal Black, Bronze, Classic White

» 6' x 36" Rail Kit w. Round Balusters—Horizontal (72 in x 36 in or 182 cm x 914 mm actual dimensions)

» 6' x 36" Rail Kit w. Round Balusters—Stair (72 in x 36 in or 182 cm x 914 mm actual dimensions)

» 8' x 36" Rail Kit w. Round Balusters—Horizontal (96 in x 36 in or 243 cm x 914 mm actual dimensions)

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» 6' x 42" Rail Kit w. Round Balusters—Horizontal (72 in x 42 in or 182 cm x 106 cm actual dimensions)

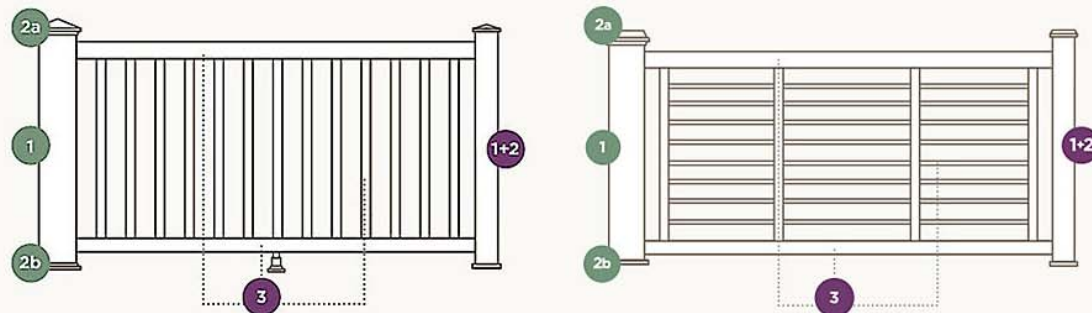
» 6' x 42" Rail Kit w. Round Balusters—Stair (72 in x 42 in or 182 cm x 106 cm actual dimensions)

» 8' x 42" Rail Kit w. Round Balusters—Horizontal (96 in x 42 in or 243 cm x 106 cm actual dimensions)



TREX® SIGNATURE™ RAILING COMPONENTS

Trex® Signature™ is a 3-Step process. Choose Trex® Signature™ aluminum posts (which include a cap and skirt) for Steps 1 & 2 and pair with a rail and baluster kit or a rail and rod kit (Step 3). Or choose Trex composite post sleeves, caps and skirts for Steps 1, 2a & 2b, and then continue on to Step 3.



Either option can be topped with cocktail railing for a form-meets-function ledge.

[SHOP RAILING & ACCESSORIES](#)[POSTS & POST COMPONENTS](#)[RAILS, BALUSTERS & INFILLS](#)[ACCESSORY KITS](#)



A CUSTOMIZED COMPLEMENT TO MODERN DECKING.

Effortless style, exceptional strength—that's Trex® Signature™ Railing.

Durable and design-minded, our powder-coated aluminum railing suits traditional and modern homeowners alike.

Available in a selection of elegant neutrals and backed with the stability only aluminum railing offers, along with Trex's 25-year limited warranty.

Choose from round or square balusters for classic appeal. Got a great view? Consider curving your rails to mimic the sweeps of garden below, or preserve your advantage point with sleek and spare rod rail. And entertainers, take note: wide, beverage-ready cocktail railing may just be the ideal choice for you.

[SHOP RAILING PARTS](#)[TREX GATES](#)

ROD RAIL

- › No special installation tools or tightening required; a quick and easy alternative to cables
- › Can be topped with a cocktail rail for added functionality



CURVED RAIL

- › Curvable hand railing and swivel brackets unite oppositional angles
- › Custom order now, enjoy complete freedom of design later

[Order Trex® Signature™ Curved Railing »](#)



COCKTAIL RAIL

- › The perfect resting spot for planters, drinks and more
- › Choose your preferred color of Trex decking to match or contrast your deck treads

HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

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

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

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

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

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

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



MEMORANDUM

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

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator; and Bryce A. Perry, Deputy Director of Community Development

A handwritten signature in blue ink, likely belonging to Christopher J. Garcia.

A handwritten signature in blue ink, likely belonging to Bryce A. Perry.

Date: January 2, 2019

Subject: Discussion Item – Aslin Tasting Room, 771 Elden Street

Please consider the following memo as a report on the above referenced discussion item.

The Aslin Beer Company, through a designated representative, has submitted updated/revised designs for the new Aslin Tasting Room and intends to submit an HPRB Application for an Amendment to an Approved Application in the coming weeks. In September 2017, the HPRB approved HPRB #17-15 for the new design of this business to be in a non-contributing structure 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. In review of this error, 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 the access to the second floor. In addition, the revised submission appears to have removed a second-floor fireplace with a stone veneer, second-floor rain screens, and a second-floor overhead trellis near the rear of the building. The applicant has also submitted elevations with two different color schemes.

While the removal of the cantilevered deck area and removing the exterior stairway for an internalized stairwell are very straightforward responses to the site design issues, the removal of the stone veneered fireplace and the overhead trellis appears to detract from the overall composition and will likely detract from the experiences of the outdoor spaces on the second floor. Further, the removal of the rain screens along the west elevation is not noted nor explained in the submission. The color schemes provided do not indicate which will be the exterior color for the building and cannot be further evaluated until that is made clear by the applicant.

Staff recognizes that challenge to the HPRB evaluating the architecture and urban design of this development given its modern architectural design in an otherwise traditional

downtown area, as presented by the applicant, however this is further complicated by the lack of detail in identifying the specific changes being requested for evaluation. Staff is recommending that the Board discuss the noted issues in this memo and will also be requesting that the applicant provide more detail and clarification of the planned design modifications, which are not very clear based on the most recent submitted materials. Staff will reserve additional commentary until more information can be provided and/or clarified.

For the Board's general information, the applicant is proceeding with site design revisions administratively with Town staff, and the HPRB can expect this case to be brought forward for formal consideration within the next 60 to 90 days (estimated), pending resolution of the site design issues.

Thank you.

Attachments:

1. Architectural Plan(s), Elevations and Renderings



NORTH ELEVATION (COLORED)

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

DRAWING HISTORY:		
#	DATE	BY
SD1	12/10/18	MTH

ASLIN BEER
COMPANY

771 ELDEN
STREET,
HERNDON

FAIRFAX
COUNTY, VA.

A5.7

NORTH
FIRST FLOOR
ELEVATION

2018-0801



NORTH ELEVATION (COLORED)

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

DRAWING HISTORY:

#	DATE	BY
SD1	12/10/18	MTH

ASLIN BEER
COMPANY

771 ELDEN
STREET,
HERNDON

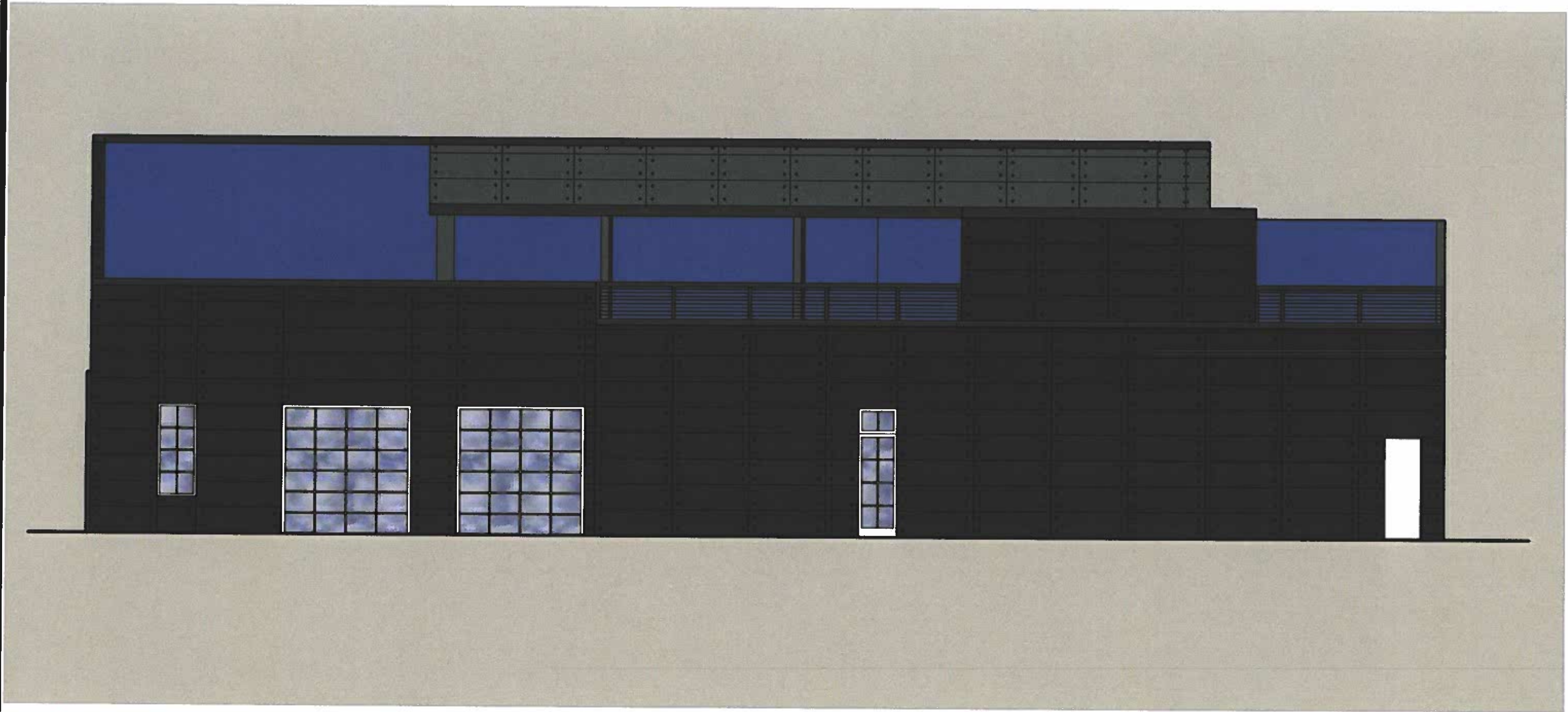
FAIRFAX
COUNTY, VA.

A5.5

NORTH
ELEVATION

2018-0801

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



WEST ELEVATION (COLORED)

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

DRAWING HISTORY:

#	DATE	BY
SD1	12/10/18	MTH

ASLIN BEER
COMPANY

771 ELDEN
STREET,
HERNDON

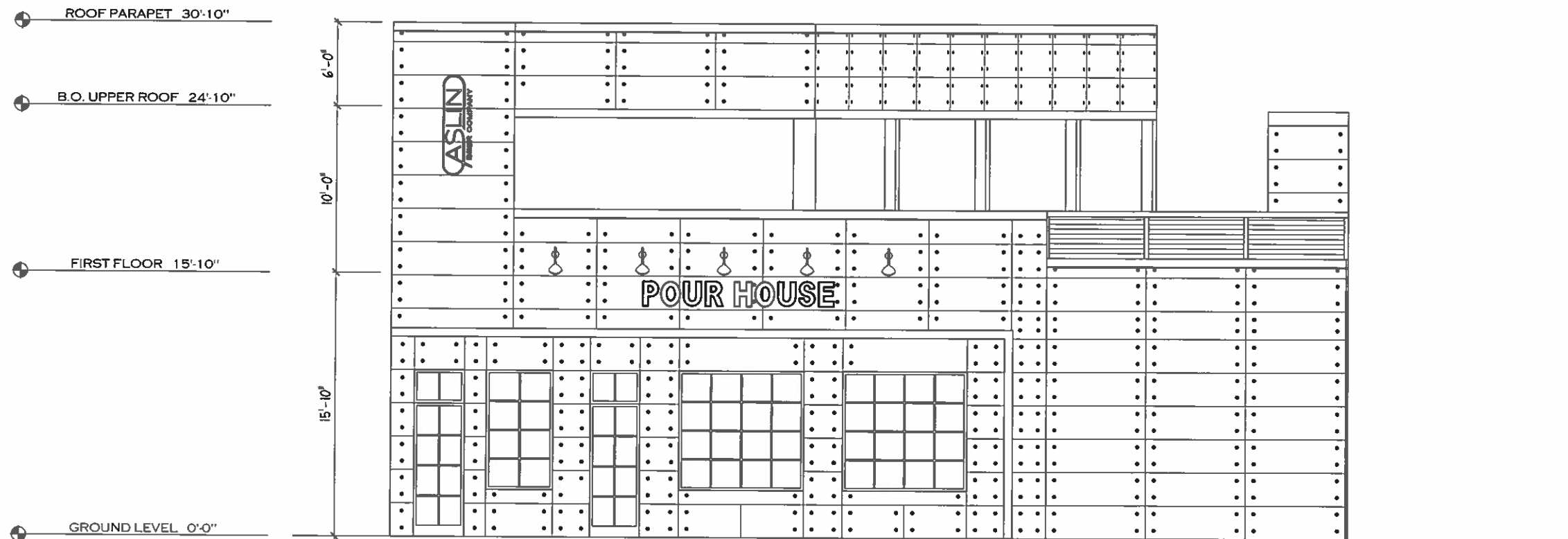
FAIRFAX
COUNTY, VA.

A5.6

WEST
ELEVATION

2018-0801

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



NORTH ELEVATION

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

DRAWING HISTORY:

#	DATE	BY
SD1	12/10/18	MTH

ASLIN BEER
COMPANY

771 ELDEN
STREET,
HERNDON

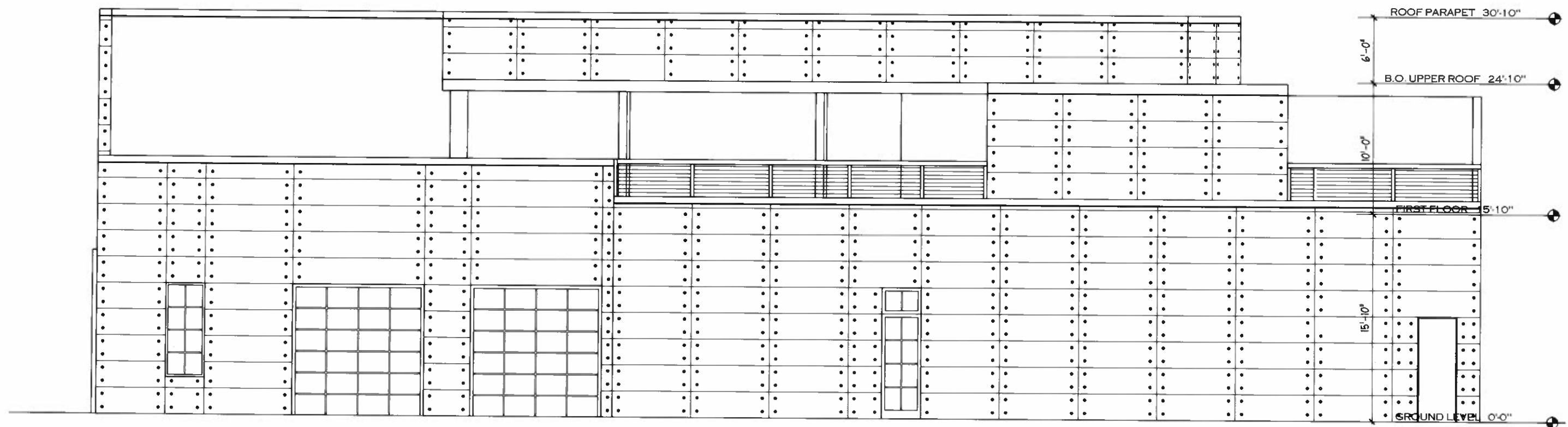
FAIRFAX
COUNTY, VA.

A5.1

**NORTH
ELEVATION**

2018-0801

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



WEST ELEVATION

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

DRAWING HISTORY:

#	DATE	BY
SD1	12/10/18	MTH

ASLIN BEER
COMPANY

771 ELDEN
STREET,
HERNDON

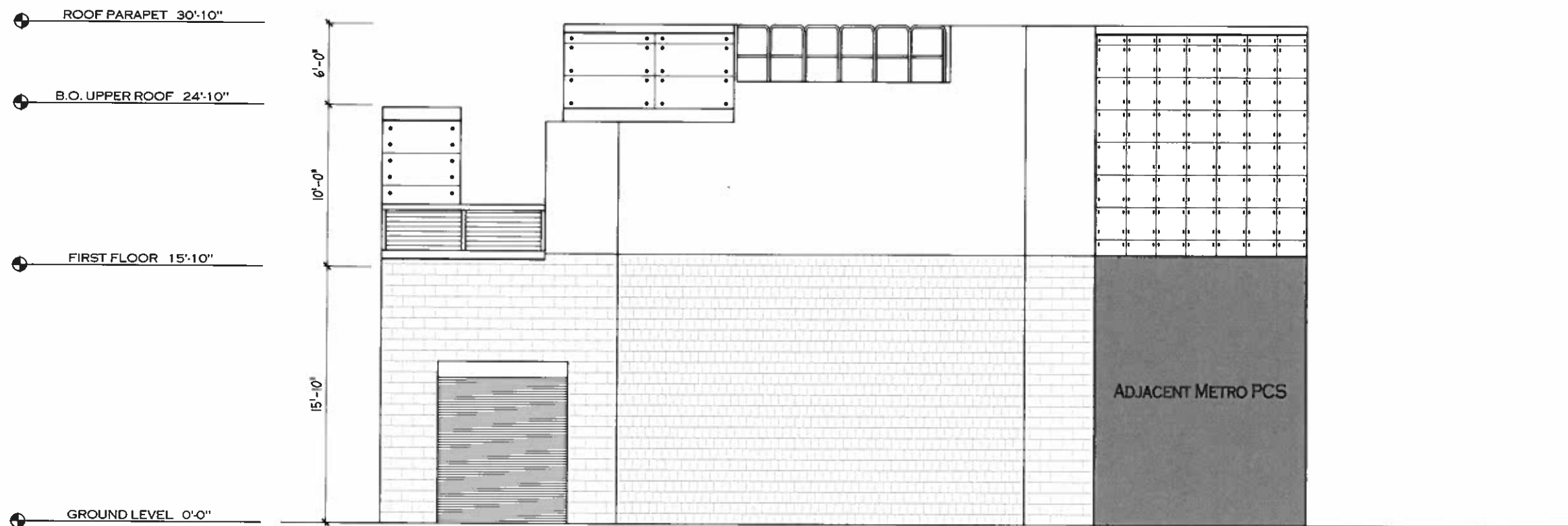
FAIRFAX
COUNTY, VA.

A5.2

WEST
ELEVATION

2018-0801

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



SOUTH ELEVATION

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

DRAWING HISTORY:

#	DATE	BY
SD1	12/10/18	MTH

ASLIN BEER
COMPANY

771 ELDEN
STREET,
HERNDON

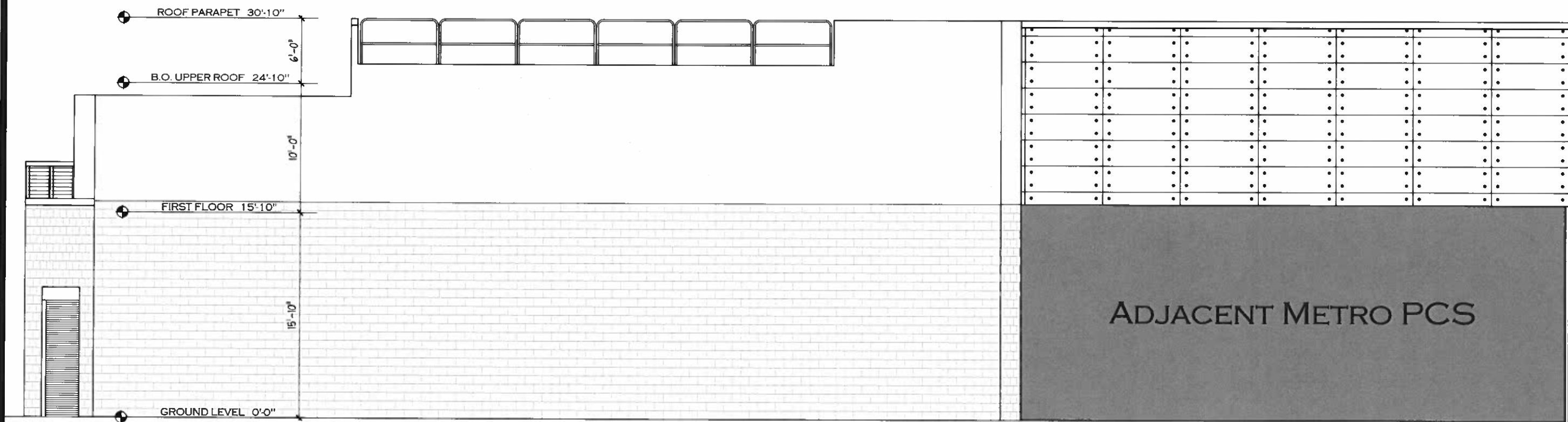
FAIRFAX
COUNTY, VA.

A5.3

SOUTH
ELEVATION

2018-0801

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



EAST ELEVATION

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

DRAWING HISTORY:

#	DATE	BY
SD1	12/10/18	MTH

ASLIN BEER
COMPANY

771 ELDEN
STREET,
HERNDON

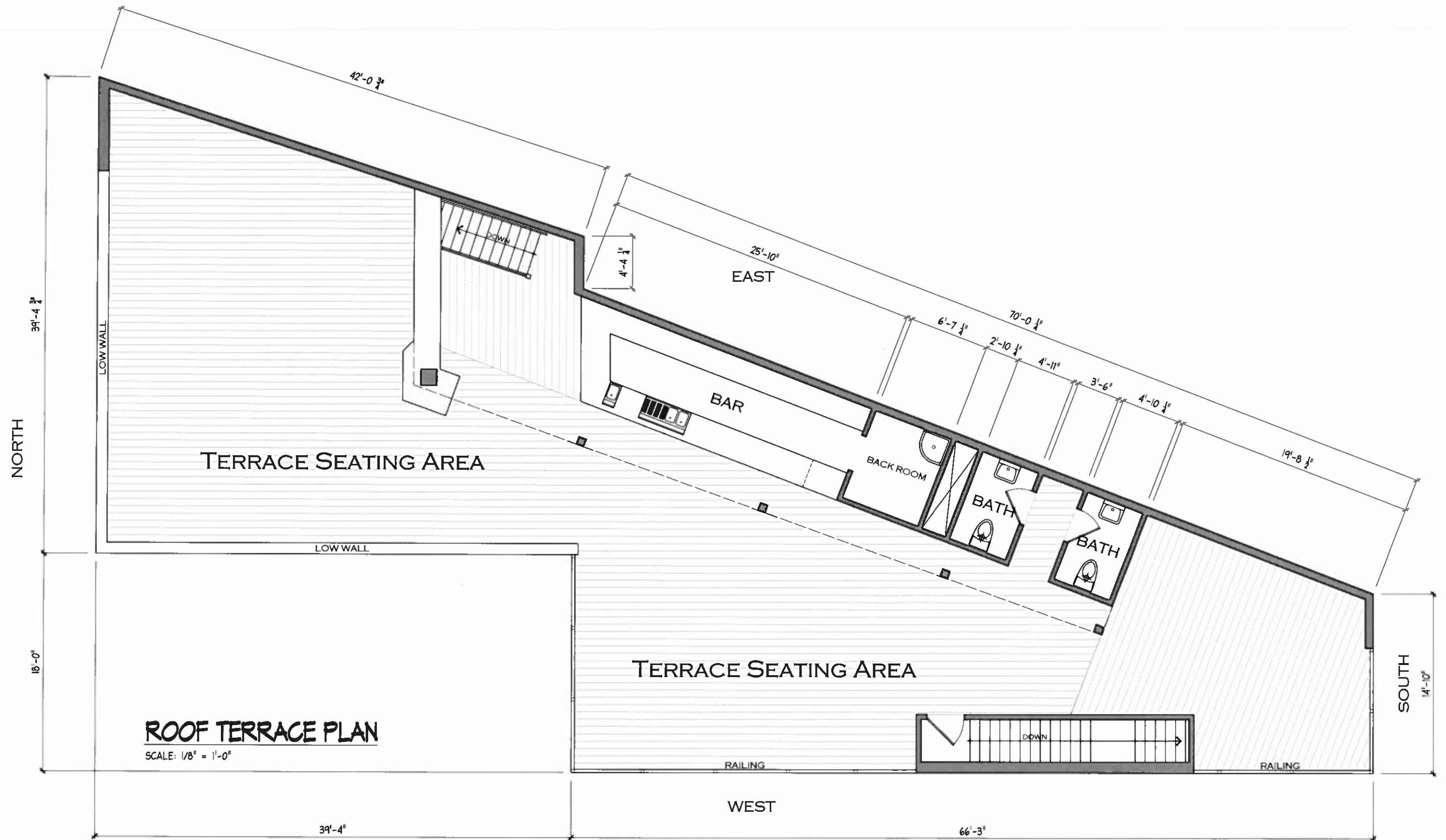
FAIRFAX
COUNTY, VA.

A5.4

EAST
ELEVATION

2018-0801

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



DRAWING HISTORY:		
#	DATE	BY
SD1	12/10/18	MTH

ASLIN BEER
COMPANY

771 ELDEN
STREET,
HERNDON

FAIRFAX
COUNTY, VA.

A 0.2

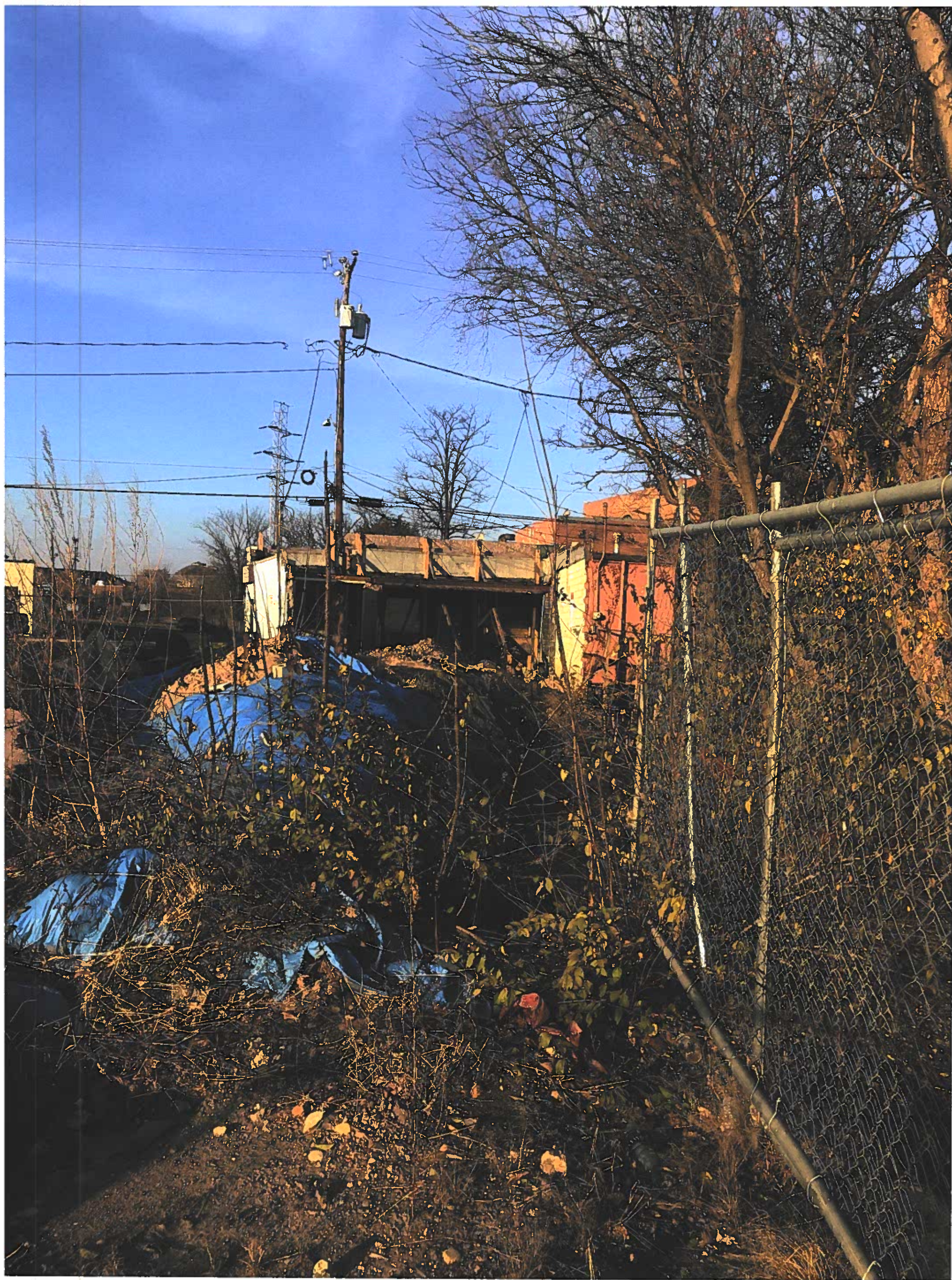
ROOF
PLAN

2018-0801

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



FRONT OF BUILDING –
NORTH SIDE



REAR OF BUILDING-
SOUTH SIDE



WEST SIDE OF BUILDING-
CENTER STREET SIDE