

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD PUBLIC HEARING AGENDA
SEPTEMBER 15, 2021
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

NEW BUSINESS

3. Election of Officer

APPROVAL OF MINUTES

4. August 4, 2021 Work Session Draft Minutes
5. August 18, 2021 Public Hearing Draft Minutes

COMMENTS

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

PUBLIC HEARINGS

9. **APPLICATION FOR BUILDING ALTERATIONS, HDRB #21-011**, to consider an application for a front porch addition on a house located at 910 Van Buren Street, Herndon, Virginia and on the east end of the Van Buren Street and First Street intersection, and further identified as Fairfax County Tax Map 0104-03-020008A. The property is zoned R-15, Single Family Residential; and consists of 15,000 total square feet of land. Owner/Applicant: David R. Kipper & Katherine Mitchell Kipper.
10. **APPLICATION FOR BUILDING SIGNAGE, HDRB #21-012**, to consider an application for a wall sign placed on a commercial building located at 783-G Station Street, Herndon, Virginia and approximately 100 feet north of the Station Street and Lynn Street intersection, and further identified as Fairfax County Tax Map 0162-02-0301D. The property is zoned PD-D, Planned Development-Downtown and consists of 5,904 total square feet of land. Owner: Steven Mitchell, James Building Development, LLC. Applicant: David R. Kipper, Golden Real Estate.

ADJOURNMENT



MEMORANDUM

To: Chair Blaker-Glass and Members of the Historic District Review Board

From: Bryce A. Perry, Deputy Director of Community Development

Date: September 10, 2021

Subject: HDRB #21-011



This memo serves as an addendum to the staff report for the above referenced case. Prior to the work session, the applicant provided staff additional case information. That information is attached to this this memo. The new information clarified the proposed exterior materials request by staff including the decorative cladding material and the composite porch detail material. Also submitted was the site plan for the house when it was originally built and revised elevation drawings and rendering with the porch extended 3' closer to the street than what was originally submitted. This revision was explained and presented by staff at the work session. With the changes proposed and the new information, staff is now recommending approval of this case accordance with the draft resolution, which is also attached.

Attachments:

1. Draft resolution
2. Approved site plan for 910 Van Buren Street
3. Revised drawings
4. New material information-Brochure
5. New material information-CertaTrim

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD**

DRAFT RESOLUTION

September 15, 2021

Resolution to consider HDRB #21-011, for an addition of a front porch located at 910 Van Buren Street, Fairfax County Tax Map Number 0104-03-020008A.

WHEREAS, the applicant submitted an application for a front porch addition to the primary dwelling structure at the above referenced address; and

WHEREAS, the proposed addition complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Articles III and XV; and

WHEREAS, the proposed addition generally complies with the applicable design guidelines of the Town of Herndon Historic District Overlay Guidelines; and

WHEREAS, the Town of Herndon Historic District Review Board has reviewed this application and has held a public hearing on September 15, 2021.

NOW THEREFORE, BE IT RESOLVED that the Historic District Review Board of the Town of Herndon, Virginia, HEREBY:

Approves HDRB #21-0011, for an addition of a front porch located at 910 Van Buren Street to be constructed in substantial conformance with the design shown in the case materials reviewed by the HDRB and according to the following condition:

1. The porch addition is subject to a required building location survey prior to submission of the building permit and can only move forward to permitted with an approved building location survey.

PERFORMANCE BOND ESTIMATE

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
DRAINAGE STRUCTURES	CLEARING & GRUBBING		ACRES		
	EXCAVATION		CU. YDS.		
	EMBANKMENT		CU. YDS.		
	OVERLOT GRADING		LOTS		
	CONCRETE PIPE		LIN.FT.		
	CONCRETE PIPE		LIN.FT.		
	CONCRETE PIPE		LIN.FT.		
	CONCRETE PIPE		LIN.FT.		
	CONCRETE PIPE		LIN.FT.		
	CONCRETE PIPE		LIN.FT.		
	PAVED DITCH		LIN.FT.		
	RIP RAP		SQ.FT.		
	SODDED SWALE				
	CONCRETE ENDWALL		EACH		
	CONCRETE ENDWALL		EACH		
	CONCRETE ENDWALL		EACH		
	CONCRETE ENDESECTION		EACH		
	DRIVEWAY ENTRANCE, TYPE		EACH		
	SIDEWALK		LIN.FT.		
	HEADER CURB		LIN.FT.		
	CURB & GUTTER		LIN.FT.		
	VALLEY GUTTER		EACH		
	GRAVEL BASE		SQ.YDS.		
	GRAVEL BASE		LIN.FT.&		
	GRAVEL SHOULDERS		SQ.YDS.		
	SURFACE TREATMENT		SQ.YDS.		
	BITUMINOUS CONCRETE SURFACE		SQ.YDS.		
	BASE COURSE				
	SUBBASE MATERIALS		CU.YDS.		
	STREET SIGNS		EACH		
	STREET LIGHTS		EACH		
	ROADSIDE DELINEATORS		EACH		
	TRAFFIC BARRICADE		EACH		
	SCREENING & REFORESTATION				
	PIPES OR MONUMENTS AS SHOWN ON PLAT		EACH		
	WATER LINE		LIN.FT.		
	FIRE HYDRANTS		EACH		
	SANITARY SEWER		LIN.FT.		
	'AS BUILT' PLAN		LUMP SUM		
PLUS 10% ENGRG. FEE & MISC.					
TOTAL					
I HEREBY CERTIFY THAT THE FOREGOING IS MY BEST ESTIMATE OF THE QUANTITIES OF IMPROVEMENTS IN THIS SUBDIVISION OR SITE PLAN.					
SIGNATURE:			DATE:		

CASH ESCROW BOND ESTIMATE

ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
1.	EROSION/SEDIMENTATION CONTROL (SEE ZONING ORD. FOR APPROPRIATE FEE)	0.34	AC	300	\$1,000.00
2.	TREE REPLACEMENT *	—	—	—	—
3.	TREE PROTECTION FEE	—	—	—	—
4.	DAMAGE TO EXISTING PUB. UTILITIES (TO BE COMPUTED BY TOWN OF HERNDON.)	—	L.S.	—	\$2,000.00
5.	LANDSCAPING	—	L.S.	—	\$3,360.00
* PER LATEST EDITION "GUIDE FOR ESTABLISHING THE VALUE OF				TOTAL:	\$6,360.00

* PER LATEST EDITION: "GUIDE FOR ESTABLISHING THE VALUE OF TREES AND OTHER PLANTS," COUNCIL OF TREE AND LANDSCAPE APPRAISERS			TOTAL: \$ 6,360.00
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FEE SCHEDULE

ITEM	QUANTITY	UNIT	FEE PER UNIT	FEE
			FOR SUBS.	FOR SITE PLANS
BITUMINOUS SURFACE		SQ. YD.		.51
CURB & GUTTER		LIN. FT.	.92	.92
HEADER CURB		LIN. FT.		.92
SANITARY SEWER		LIN. FT.	2.34	2.34
SIDEWALK		LIN. FT.	.92	.92
STORM DRAINAGE		LIN. FT.	4.39	4.39
T.V. INSPECTION		LIN. FT.	1.75	1.75
WATERLINE		LIN. FT.	1.75	1.75
OVERLOT GRADING AND SURFACE DRAINAGE PLAN (per dist. of land or per disturbed acre, whichever is greater)		LOT / ACRE	146.00	146.00
MISCELLANY		ACRE		675.00 (min)
SCREENING		LIN. FT.		2.34
± LINEAR FEET OF STREET		LIN. FT.	.83	
ESTIMATED FEE - TOTAL				\$ 146.00
INITIAL FEE PAYMENT (50% OF ESTIMATED FEE)	(RECEIPT #		DATE	)
BALANCE OF FEE (COMPUTED BY TOWN)	(RECEIPT #		DATE	)

NOTES

1. The Methods and Materials specified herein shall be in the construction of the improvements herein shall conform to the current Town of Herndon Standard Specifications, current Fairfax County Design and Construction Standards, and the current VDOT Road and Bridge Specifications. In the event of conflict between the standards and specifications, prevailing guidelines shall be selected by the Town of Herndon.
2. A permit must be obtained from the Town of Herndon before any construction is started in conformity with these plans.
3. A permit must be obtained from the office of the Resident Engineer, VDOT, Fairfax, Virginia, before any construction is started on any existing state highway.
4. The Developer is required to notify the Town of Herndon, prior to the beginning of construction. The Developer shall require that all of his contractors specifically request inspection at least twenty four (24) hours before beginning:
- (A) Clearing and grubbing
 - (B) Installation of siltation and erosion control measures.
 - (C) Earth work
 - (D) Installation of any underground utility
 - (E) Installation of any forms
 - (F) Placing any concrete
 - (G) Before placing subbase, base, or paving surface
- Failure to do so for any reason shall constitute rejection of said work.
5. All existing underground utilities shall be physically located by the Developer or his engineer prior to the beginning of any construction in the vicinity of these utilities.
6. All utilities installed as a part of this development shall be placed underground.
7. All underground utilities within the street right-of-way and all service connections shall be installed to the required distance beyond the right-of-way line prior to the installation of any subbase material, curb and gutter, or sidewalk.
8. All utilities to be taken over by the Town for maintenance purposes must be inspected, tested and approved by the Town before being accepted into the Town's system.
9. Cut sheets shall be submitted and approved by the Town of Herndon prior to the start of construction of any underground utilities, streets, or curbs and gutters.
10. Sanitary Sewers: All sanitary sewer materials and methods of construction shall comply with the current Town of Herndon Standards and Specifications.
11. Storm Sewers: (A) Storm sewer and culvert pipe shall be reinforced concrete pipe to conform to the current A.A.S.H.T.O. designation M 170, unless otherwise designated on the plans. Class II pipe will be permitted beyond the limits of the street right-of-way. Class III pipe will be required within the limits of the right-of-way.
- (B) Underdrains and/or crossdrains shall be installed by the Developer where deemed necessary by the Town of Herndon.
12. Streets: (A) All base and subbase material shall be compacted to 95% of theoretical maximum density as determined by A.A.S.H.T.O. T-99 method A, within plus or minus 20% of optimum moisture for the full width of any dedicated right-of-way and all townhouse streets, commercial and industrial parking lots, private streets, parking bays, curb and gutter, and sidewalks adjacent to streets and parking lots (not intended to include lead sidewalks).
- (B) Soil reports and subgrade specifications shall be submitted to the Town of Herndon for approval prior to the start of construction of any sidewalks, curb and gutter, or parking areas.
- (C) Subbase depth is based on a CBR of 10. Where CBR is less than 10, one inch of subbase or base material shall be added for each point below CBR 10. Where CBR is greater than 10, subbase may be reduced one inch for each five points above CBR 10. All special designs are subject to approval by the Town of Herndon.
- (D) Standard street name signs shall be installed at each intersection by the Developer, as well as required traffic control signs in the development.
- (E) A minimum of one driveway entrance shall be provided per lot. Driveway entrances, shall be installed in conformity with the standards. Pipestap lot driveways are subject to approval by the Town of Herndon.
- (F) Surfaced streets shall be maintained in a clean condition, and must free at all times, and adequate means shall be provided to clean trucks and other equipment using the completed streets.
- (G) Street names shall be approved by Fairfax County.
- (H) Street lights shall be installed according to Town of Herndon standards.
13. Water Distribution: (A) All water main materials and construction shall comply with the regulations of the standard specifications and plans of the Town of Herndon and the current Waterworks Regulations of the Virginia State Board of Health.
- (B) All water mains shall have a minimum cover of 4.0 feet. Water mains shall be installed eight (8) feet north or east of the centerline of the street unless otherwise designated on the plans.
- (C) Working pressure shall be ≥ 20 PSI.
14. Land Conservation Notes: (A) Measures to control erosion and siltation shall be provided pursuant to and in compliance with current state and local regulations. However, the approval of these plans shall in no way relieve the Developer or his agent of any legal responsibility which may be required by the Code of Virginia or any ordinance enacted by the Town of Herndon.
- (B) No disturbed area will be denuded for more than 30 calendar days.
 - (C) All erosion and siltation control measures are to be placed prior to or as the first step in clearing.
 - (D) All storm and sanitary sewer lines not in streets are to be mulched and seeded within 7 days after backfill. No more than 500 feet are to be open at any one time.
 - (E) Electric power, telephone and gas supply trenches are to be compacted, seeded and mulched, within 7 days after backfill.
 - (F) All temporary earth berm diversions and silt dams are to be mulched and seeded for temporary vegetative cover immediately after grading. Straw or hay mulch is required. The same applies for all stock piles.
 - (G) During construction, all storm sewer inlets will be protected by silt traps, maintained and modified as required by construction progress.
 - (H) All disturbed area not paved, sodded, or built upon by November 1, or disturbed after that date, is to be seeded within 7 days with oats, alfalfa, rye, or equivalent and mulched with hay or straw at the rate of 2 tons per acre.
 - (I) Prior to beginning any work on this site, the Contractor must read and adhere to the "Protection of Trees" Guidelines, Volume III, Fairfax County Public Facilities Manual, and Section 28-22A of the Town of Herndon Zoning Ordinance.
15. These plans and specifications are based on the minimum requirements for R-15 zoning. This plan contains one (1) dwelling units.
16. All elevations must be based on the U.S.G.S. B or the N.G.S. mean sea level datum.
17. Prior to any approved clearing and grading on a site, tree protection fence shall be erected in accordance with fence detail on the approved landscape plan, and be inspected and approved by the urban forester.

STORM DRAINAGE PRO-RATA SHARE TABULATION

Project: ALLDER RESIDENCE
Watershed: FOLLY LICK BRANCH
Pro-Rata Share \$ 3,500.00 per impervious acre
Area _____ acre
% impervious _____ %
\$ 3,500 x 344 x 30 = 361.20

DATE COMPUTED: 01/01/2001

EMERGENCY
POLICE — FIRE — RESCUE
911

THE DESIGNING FIRM HAS CONTACTED ALL UTILITY OPERATORS FOR THE HORIZONTAL LOCATION OF THEIR UNDERGROUND UTILITIES, IF ANY, AND THIS PLAN SHOWS THEIR LOCATION IS MARKED BY THE OPERATIONS.

NOTICE REQUIRED

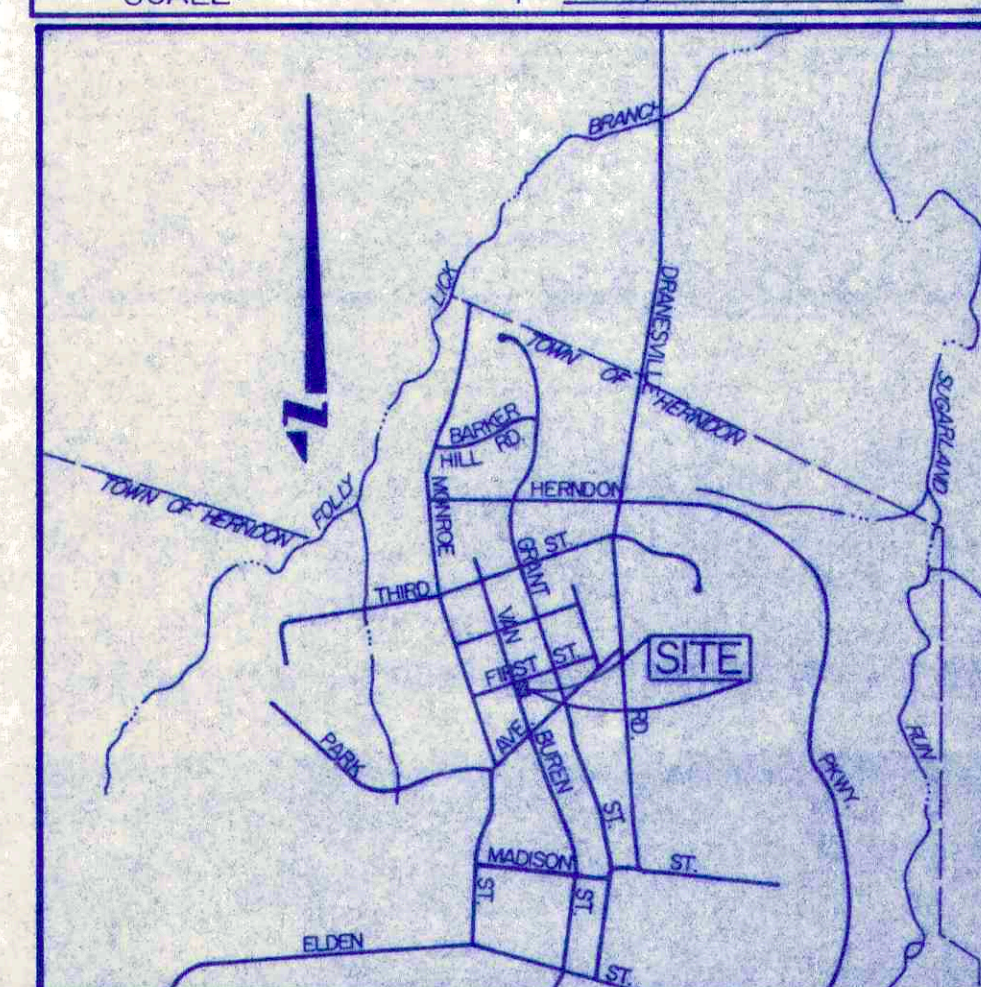
Contractors shall notify operators who maintain underground utility lines in the area of proposed excavation or blasting of at least two working days, but not more than ten working days prior to commencement of excavation or demolition in accordance with Section 10(a) of Chapter 6B of the Fairfax County Code. Names and telephone numbers of the operators of the underground utility lines in Fairfax County appear below. These numbers shall also be used to serve in an emergency condition, as required by Section 15(b) of Chapter 6B of the Code.

C & P TELEPHONE	(703) 359-2130
COMMONWEALTH GAS	(703) 631-5363
MEDIA GENERAL	(703) 591-2606
VIRGINIA POWER	(703) 437-8800
TOWN OF HERNDON	
ENGINEERING	(703) 435-6856
WATER / SANITARY	(703) 435-6860
TRAFFIC SIGNAL	(703) 435-6861
	(703) 435-6858

MISS UTILITY
1-800-257-7777

VICINITY MAP

SCALE: 1" = 2,000



LOCATION OF BENCHMARKS:

BM No 1 (TOP OF SANITARY MANHOLE B)
ELEV. = 398.13

BM N° 2 (TOP OF SANITARY MANHOLE A)
ELEV. = 388.70

RECOMMENDED FOR APPROVAL

DATE 26 Sep 94

DATE Sept. 28, 1996

FAIRFAX COUNTY FIRE MARSHAL

[Signature]
DIRECTOR OF PUBLIC WORKS
FOR CHA E. WADDE

H.G. Bibler
DIRECTOR OF COMMUNITY DEVELOPMENT

PUBLIC HEARINGS

DATE	BODY	ACTION TAKEN
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NOTE: FINAL PLAN APPROVAL SHALL NOT BE GRANTED UNTIL ALL DEDICATIONS AND EASEMENTS HAVE BEEN RECORDED AND THE DEED BOOK PAGE REFERENCES SUBMITTED IN WRITING TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

APPROVED

FOR CONSTRUCTION AND ISSUANCE OF BUILDING PERMITS
TOWN OF HERNDON, VIRGINIA

9-30-96
DATE

Brewer, Jada
TOWN PLANNER

THIS APPROVAL IS NOT A
COMMITMENT TO PROVIDE
PUBLIC SANITARY SEWER

ALL WORK IN THE ROAD RIGHT-OF-WAY
SHALL BE CONDUCTED BETWEEN 9 AM.
AND 3 PM., MONDAY THROUGH FRIDAY

PAGE

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INDEX

COVER SHEET
LOT DEVELOPMENT PLAN
TOWN CORRESPONDENCE

SITE PLAN APPROVAL VOID IF FINAL BUILDING PERMITS HAVE NOT BEEN OBTAINED
WITHIN ONE YEAR.
SUBDIVISION APPROVAL VOID IF FINAL SUBDIVISION PLAT IS NOT RECORDED WITHIN
ONE YEAR AFTER APPROVAL OF PRELIMINARY PLAN.

COMMONWEALTH OF VIRGINIA
THEODORE D. BRITT
NO. 023803
9-20-96
PROFESSIONAL ENGINEER

PROFESSIONAL SEAL AND SIGNATURE

SITE PLAN SUBDIVISION S.L.D.P. № 96 - 4

TOWN OF HERNDON, VIRGINIA
COVER SHEET

SUBDIVISION NAME OR SITE PLAN AND NUMBER.	ALLDER RESIDENCE		
OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER.	RICHARD L. AND JANET P. ALLDER 900 STATION STREET HERNDON, VIRGINIA 22070 (703) 689-0940		
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER.	SAME AS ABOVE		
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER.	TRI - TEK ENGINEERING (TED BRITT) 690 CENTER STREET, SUITE 300 (703) 481-5900 HERNDON, VIRGINIA 20170		
TAX MAP SECTION NUMBER	10-4	DOUBLE CIRCLE NUMBER	(3) (2)
TOTAL AREA	15,000 SF	PRESENT ZONING	RA
DRAWN JUNE, 1977 (DSP), REVISED DEC., 1977(DSP), REVISED JAN., 1979(DSP), REV. NOV. 81			PAGE 1 OF 3 PAGES
REV. AUG., 1982, REV. DEC., 1982, REV. NOV., 1984, REV. DEC., 1985, REV. SEPT. 1988, REV. DEC., 1988, REV. JAN., 1990			

KEY	QUAN.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
A	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	3" CAL	B&B
B	2	CORNUS FLORIDA	FLOWERING DOGWOOD	6' HT.	B&B
C	3	PINUS NIGRA	AUSTRIAN PINE	6' HT.	B&B
D	6	PRUNUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	24"	CONT.
E	7	ILEX CRENATA 'NANA'	DWARF JAPANESE HOLLY	24"	CONT.

GENERAL NOTES:

- OWNER: RICHARD L. & JANET P. ALLDER
900 STATION STREET
HERNDON, VA 22070
- DB: 9605, PG. 855
- TAX MAP: 10-4-(31)-(2)-8A
- SITE ADDRESS: 910 VAN BUREN STREET
- BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY TRI-TEK ENGINEERING (AUGUST, 1996)
- CONTOUR INTERVAL: 2 FT
- NO RPA AREAS EXIST ON THIS SITE
- PUBLIC WATER SERVICE FOR THE LOT IS CURRENTLY PROVIDED ALONG THE SOUTHWEST PROPERTY LINE.
- PUBLIC SANITARY SEWER SERVICE SHALL BE PROVIDED BY THE OWNER THROUGH EXTENSIONS FROM THE EXISTING MAIN IN VAN BUREN STREET.
- THE PERMITTEE SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING THE RIGHT-OF-WAY. IT IS THE PERMITTEE'S RESPONSIBILITY TO CLEAN STREETS, ALLAY DUST AND TAKE WHATEVER MEANS NECESSARY TO INSURE THE ROAD IS MAINTAINED IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS/HER FAILURE TO LOCATE OR PRESERVE THESE UTILITIES.
- DRIVEWAY SHOWN IS ON STRAIGHT GRADES. THE CONTRACTOR SHALL ROUND ALL VERTICAL BREAKS WITH SMOOTH SPLINE CURVES.
- ALL CONSTRUCTION DUE TO THIS DEVELOPMENT IS TO BE DONE IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE COMMONWEALTH OF VIRGINIA, TOWN OF HERNDON AND VDOT.

EROSION & SEDIMENTATION CONTROL NOTES:

DESCRIPTION: THE ALLDER LOT CONSISTS OF 0.34 ACRES TOTAL AREA. APPROXIMATELY 0.37 ACRES OF ON-SITE AND OFF-SITE AREA WILL BE DISTURBED BY THE PLAN'S CONSTRUCTION.

EXISTING SITE CONDITIONS: THE SITE IS CURRENTLY VACANT EXCEPT FOR AN EXISTING SHED LOCATED ALONG THE NORTH PROPERTY LINE. ON-SITE VEGETATION CONSISTS OF A GARDEN, GRASS AND A 12" PINE TREE LOCATED AT THE SOUTHWEST CORNER OF THE PROPERTY. THE HIGHEST ELEVATION ON-SITE IS LOCATED ALONG THE SOUTH PROPERTY LINE. STARTING FROM THIS POINT, THE SITE MODERATELY SLOPES DOWNWARD WITH SLOPES RANGING FROM 5% TO 9%.

ADJACENT AREAS: THE SITE IS BOUNDED ON THE SOUTH AND EAST BY OTHER SINGLE FAMILY RESIDENTIAL LOTS. THE SITE IS BOUNDED ON THE NORTH BY UNIMPROVED FIRST STREET AND ON THE WEST BY IMPROVED VAN BUREN STREET.

ON-SITE SOILS: ON-SITE SOILS CONSIST OF KELLY SILT LOAM AND BRECKNOCK LOAM.

EROSION & SEDIMENT CONTROL PROGRAM:

- INSTALL CULVERT INLET PROTECTION PER VA.E. & S.C. & SPEC. 3.07 AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
- INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND WASH RACK PER VA.E. & S.C. & SPEC. 3.02. MUD AND DEBRIS SHALL BE WASHED FROM ALL CONSTRUCTION VEHICLES/EQUIPMENT AND CONTAINED ON-SITE. ALL SEDIMENT LADEN WATER SHALL BE FILTERED BY A GRAVEL WEIR OR SIMILAR SEDIMENT FILTERING DEVICE.
- CLEAR AND GRUB AREAS NECESSARY FOR THE INSTALLATION OF THE SILT FENCE AND THEN INSTALL SILT FENCE PER VA.E. & S.C. & SPEC. 3.05 AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
- AFTER COMPLETION OF CONSTRUCTION, PERMANENTLY STABILIZED THE ENTIRE SITE.
- AFTER APPROVAL BY THE SITE INSPECTOR, REMOVE THE EROSION AND SEDIMENT CONTROL DEVICES AND STABILIZE THE AREAS DISTURBED DURING REMOVAL.

PERMANENT STABILIZATION: PERMANENT STABILIZATION SHALL BE DONE IN ACCORDANCE WITH VA.E. & S.C. STD. & SPEC. 3.32 PERMANENT SEEDING AND VA.E. & S.C. SPEC. 3.35 MULCHING.

MAINTENANCE PROGRAM: ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED DAILY AND AFTER EACH SIGNIFICANT RAINFALL BY THE SITE SUPERINTENDENT FOR STRUCTURAL DAMAGE, EROSION, OR ANY OTHER UNDESIRABLE CONDITION. ANY DAMAGED STRUCTURES ARE TO BE REPAIRED, PRIOR TO THE END OF THE WORKING DAY, INCLUDING RESEEDING AND MULCHING OR RESODDING, IF NECESSARY. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT CONTROL DEVICES WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE. THE MATERIAL REMOVED FROM EROSION AND SEDIMENT CONTROL STRUCTURES MAY BE DISPOSED OF BY SPREADING THE MATERIAL ON-SITE OR BY HAULING IT AWAY IF NOT SUITABLE FOR FILL.

OUTFALL NARRATIVE:

SHEET FLOW FROM THE EASTERN HALF OF THE SITE FLOWS IN A NORTHEASTERLY DIRECTION TO UNIMPROVED FIRST STREET. SHEET FLOW FROM THE WESTERN HALF OF THE SITE FLOWS IN A NORTHWESTERLY DIRECTION TO THE EXISTING GRASS SWALE LOCATED ALONG THE EAST SIDE OF VAN BUREN STREET. RUNOFF COLLECTED BY THE SWALE ALONG THE EAST SIDE OF VAN BUREN IS THEN CONVEYED TO THE NORTH SIDE OF UNIMPROVED FIRST STREET VIA AN EXISTING 12" CMP CULVERT LOCATED AT THE INTERSECTION OF FIRST STREET AND VAN BUREN STREET. EVENTUALLY, RUNOFF FROM THIS PROPERTY REACHES THE BED AN BANKS OF FOLLY LICK BRANCH. IN MY OPINION, NO ADVERSE IMPACT TO DOWN STREAM PROPERTIES WILL OCCUR DUE TO THIS DEVELOPMENT.

SANITARY LATERAL TABLE

RUN	STATION	INV @ MAIN	INV @ LATERAL	SIZE	LENGTH	SLOPE	INV @ LAT. END
A-B	1+100	381.40	382.40	4"	60'	4.00%	384.80



SOIL I.D. NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	SOIL CLASS	GEOTECHNICAL REPORT REQD
79 B2	KELLY SILT LOAM	POOR	MARGINAL	GOOD	MODERATE	A	YES
57 C2	BRECKNOCK LOAM	GOOD	FAIR	GOOD	MODERATE	C	NO

SOILS MAP
SCALE: 1"=500'

SITE TABULATIONS:

- ZONE: R-15
- USE: SINGLE FAMILY, DETACHED
- LOT AREA:
PERMITTED: 15,000 SF MIN.
PROVIDED: 15,000 SF
- LOT COVERAGE:
PERMITTED: 25% OF LOT AREA OR 3,750 SF MAX.
PROVIDED: 3,297 SF
- LOT WIDTH:
PERMITTED: 105 FT MIN. FOR CORNER LOT
PROVIDED: 105 FT
- SETBACKS:
PERMITTED:
FRONT: MIN. 45 FT OR 70 FT FROM CENTERLINE R.O.W. WHICHEVER IS GREATER
SIDE: 15 FT MIN.
REAR: 25 FT MIN.
PROVIDED:
FRONT: 35.3 FT ALONG VAN BUREN STREET*
SIDE: 22 FT ALONG FIRST STREET*
REAR: 15.3 FT
N/A
- BUILDING HEIGHT:
PERMITTED: 35 FT MAX.
PROVIDED: 25 FT
- PARKING:
REQUIRED: 2 SPACES
PROVIDED: 2 SPACES

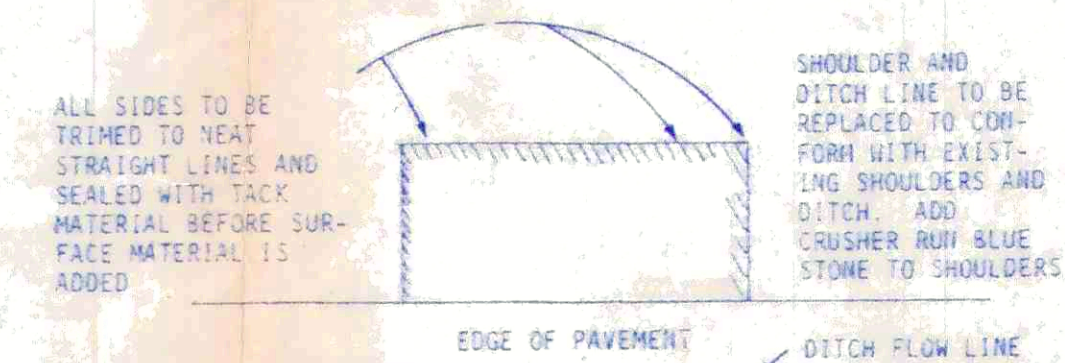
*BZA #96-2 GRANTED

LANDSCAPING:

- REQUIRED: 4 DECIDUOUS TREES, 3 EVERGREEN TREES AND 12 SHRUBS
- PROVIDED: 5 DECIDUOUS TREES, 3 EVERGREEN TREES AND 13 SHRUBS

ALL STREET CUTS ARE TO BE PERMANENTLY PATCHED WITHIN 7 DAYS OF COMPLETION DATE OR DEPARTMENT OF PUBLIC WORKS WILL REPAIR CUT(S) AT A COST OF \$250.00 DOLLARS PER SQUARE YARD WHICH WILL BE DEDUCTED FROM APPLICANTS CASH ESCROW BOND.

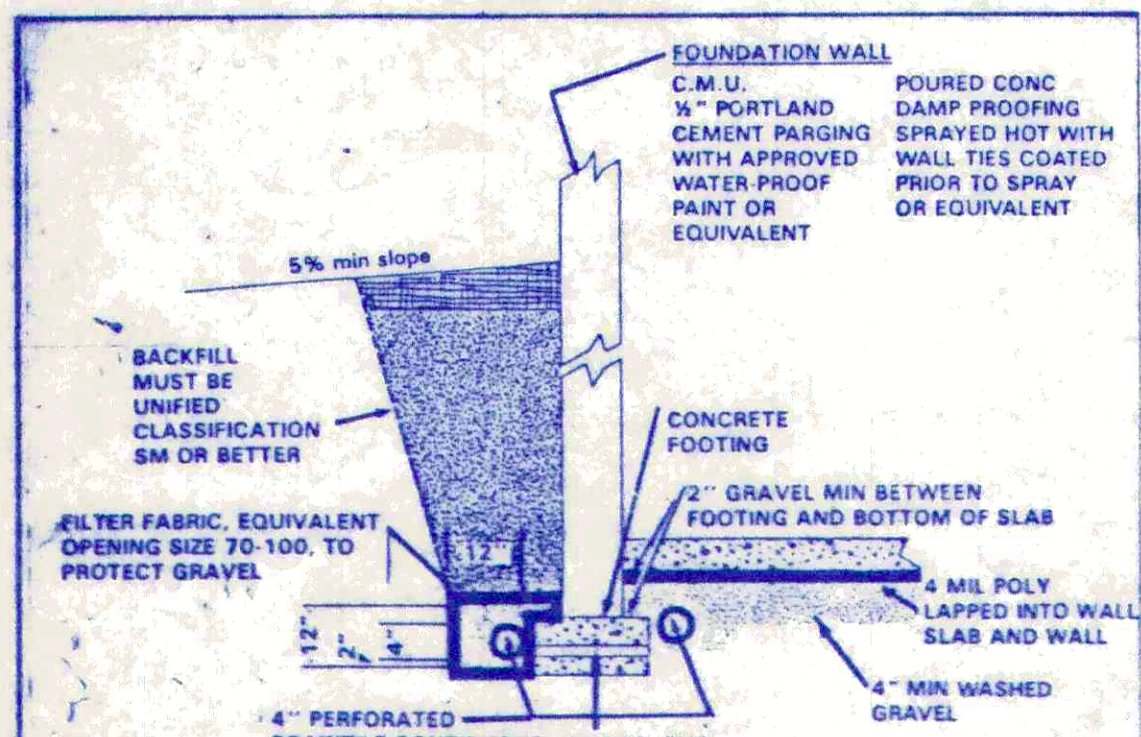
REQUIRED METHOD FOR REPLACING CUTS



ALL SIDES TO BE TRIMED TO NEAT STRAIGHT LINES AND SEALED WITH TACK MATERIAL BEFORE SURFACE MATERIAL IS ADDED.

ALL ROAD PATCH SIDEWALK, CURB & GUTTER MUST BE INSPECTED BEFORE PLACEMENT.
CALL 435-6856

NOTE: EACH PAVEMENT CUT SHALL BE COVERED WITH A TEMPORARY OR PERMANENT ASPHALT PATCH THE SAME DAY EXCAVATION IS MADE. CONTRACTOR SHALL NOTIFY THE HOMEOWNER 1 DAY PRIOR TO EXCAVATION.



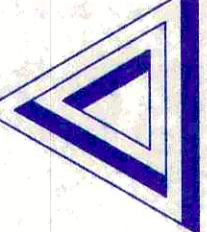
NOTE: SPECIFIC INDIVIDUAL DESIGN REQUIRED IN SOIL WITH SEVERE GROUND WATER CONDITIONS AND CRETACEOUS AGE DELTAIC SILTS AND CLAYS (MARINE CLAY).
Objective: To reduce the risk of wet basements and relieve pressure from subsurface water on the foundation.
Method of Discharge: Discharge for foundation drains will be to daylight by gravity. Where the foundation drain is connected to a storm sewer structure the hydraulic gradient for the 10 yr. storm must be below the lowest floor elevation at the point of connection to preclude basement flooding from the storm sewer system. Discharge by mechanical means is acceptable only when gravity discharge is not possible.
House grading plans shall show the foundation drains and the location of the foundation drain discharge.
Roof drains must discharge beyond limits of excavation for foundation walls.

TYPICAL FOUNDATION DRAIN

REVISION	DATE	BY	CHKD
1	8/19/96	MSO/ALN	



DATE	REVISION
8/20/96	PBE TOWN COMMENTS



TRI-TEK ENGINEERING
CIVIL & ENVIRONMENTAL & LAND PLANNING & SURVEYING
a professional corporation
690 Center Street, Suite 300
Herndon, Virginia 22070-5019 (703) 481-5900

ALLDER RESIDENCE

FAIRFAX COUNTY, VIRGINIA

LOT DEVELOPMENT
PLAN

SCALE: 1"=20'
DATE: 8/19/96
DRN: MSO/ALN
CKD: N.V.H./T.D.B.
SHEET 2 OF 3

TOWN OF HERNDON



Thomas Davis Rust, Mayor
Richard C. Thoesen, Vice Mayor
John M. De Noyer
Richard F. Downer
Dennis D. Hinch
Steven D. Mitchell
William B. Tirrell, Sr.

P.O. BOX 427
HERNDON, VIRGINIA 22070-0427
703-787-7380

February 23, 1996

Lee and Janet Alder
900 Station Street
Herndon, Virginia 22070

BZA #96-2 - APPLICATION FOR A VARIANCE FROM ZONING ORDINANCE SECTION 28-4-5 to permit front setbacks less than 45 feet from the right-of-way of the adjoining streets. The property is located at the southeast intersection of Van Buren Street and First Street, Fairfax County Tax Map Reference 10-4-003-2, lot 8A. The property is zoned Residential District, R-15, and Heritage Preservation District, H-P. By: Lee and Janet Alder, applicants.

Dear Mr. and Mrs. Alder:

This letter is to inform you that the Board of Zoning Appeals, at its February 23, 1996 public hearing voted to approve your request for a variance to setback requirements as represented by the above-referenced application. Should you need additional information regarding this matter, please contact me at 703-787-7380.

Sincerely,

Brevetta O. Jordan
Brevetta O. Jordan
Zoning Administrator

TOWN OF HERNDON



Thomas Davis Rust, Mayor
Richard C. Thoesen, Vice Mayor
John M. De Noyer
Richard F. Downer
Dennis D. Hinch
Steven D. Mitchell
William B. Tirrell, Sr.

P.O. BOX 427
HERNDON, VIRGINIA 22070-0427
703-787-7380

June 4, 1996

Lee & Janet Alder
900 Station Street
Herndon, VA 22070

Dear Mr. & Mrs. Alder:

This is to notify you that the Town of Herndon's Heritage Preservation Review Board at its May 20, 1996 public hearing voted to approve HPRB #96-17. Attached is a Certificate of Appropriateness as a result of that hearing.

Please contact the Town of Herndon Building Inspections Office to determine the construction permit requirements for this work. This information may be obtained by calling Mr. John Orrison at (703) 435-6850.

Please be advised that there is a fifteen day waiting period from the day of approval by the Board prior to any work being done.

If you should have any further questions concerning the Heritage Preservation Review Board approval, please contact me at (703) 787-7380.

Sincerely,

Elizabeth M. Gilleran
Elizabeth M. Gilleran
Planner/Deputy Zoning Administrator

TOWN OF HERNDON

HERITAGE PRESERVATION REVIEW BOARD

CERTIFICATE OF APPROPRIATENESS

May 20, 1996

The Town of Herndon's Heritage Preservation Review Board public hearing voted to approve HPRB #96-17. Application for a Certificate of Appropriateness for construction of a new single family structure located at 910 Van Buren Street, Lee and Janet Alder, Applicants. (Fairfax County Tax Map Reference 10-4-003-02-8A).

Approved with the following amendments and conditions:

1. An additional two feet will be added to the garage,
2. The air conditioning units will be located by the patio,
3. There will be a minimum of an eight inch overhang for the eaves,
4. There is the option of brick veneer for the exposed foundation,
5. The fish scale scallops will go in the gable end,
6. The Applicant will consult with the Town Arborist concerning required landscaping to screen the foundation and the landscaping areas adjacent to the patio and shown on the plan.



DATE	REVISION
7-20-96	PER TOWN COMMENTS

TOWN
CORRESPONDENCE

ALLDER RESIDENCE

TOWN OF HERNDON

FAIRFAX COUNTY, VIRGINIA

TRI-TEK ENGINEERING
CIVIL & ENVIRONMENTAL & LAND PLANNING & SURVEYING
& professional corporation
690 Center Street, Suite 300
Herndon, Virginia 22070-5019 (703) 481-9900

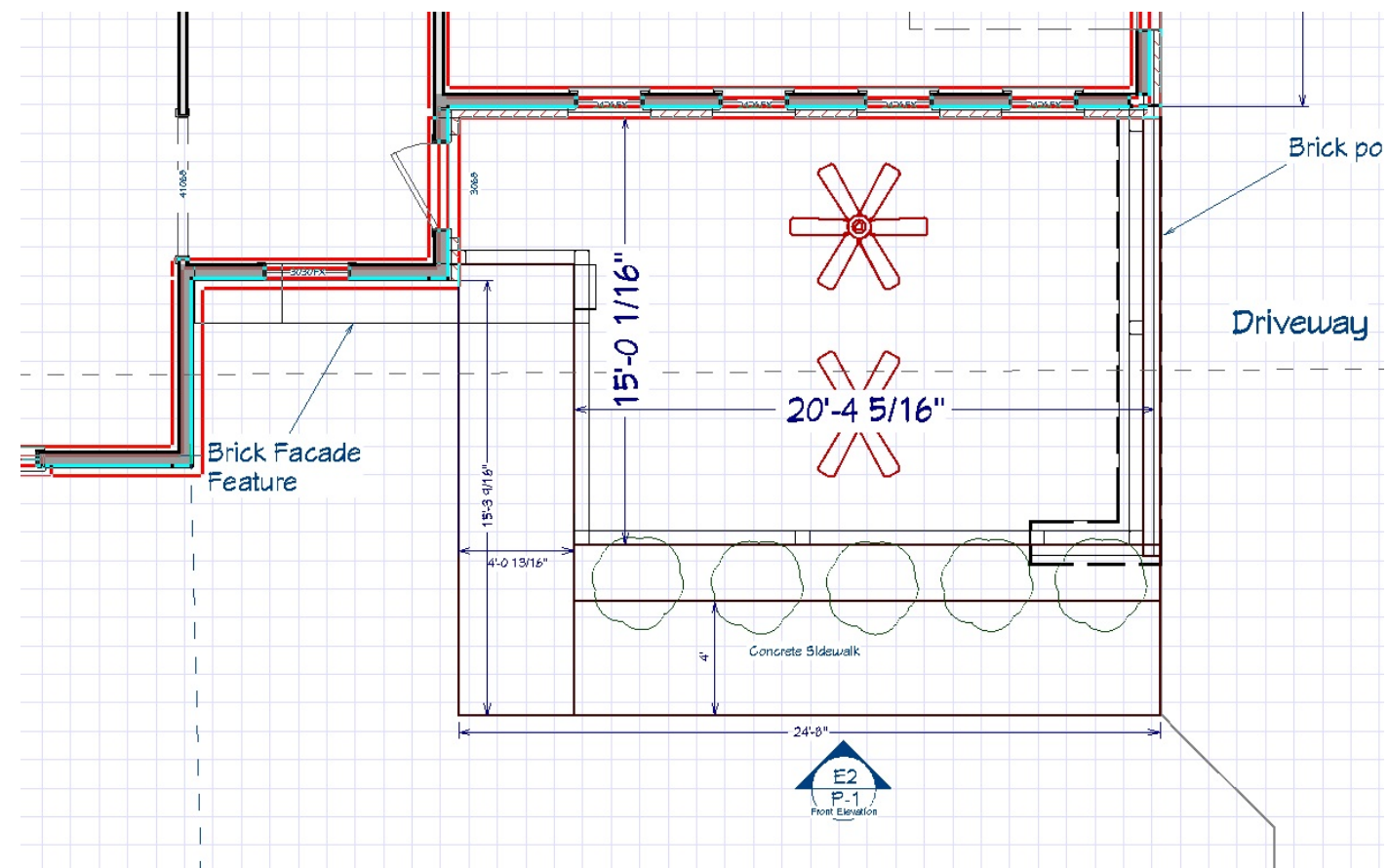
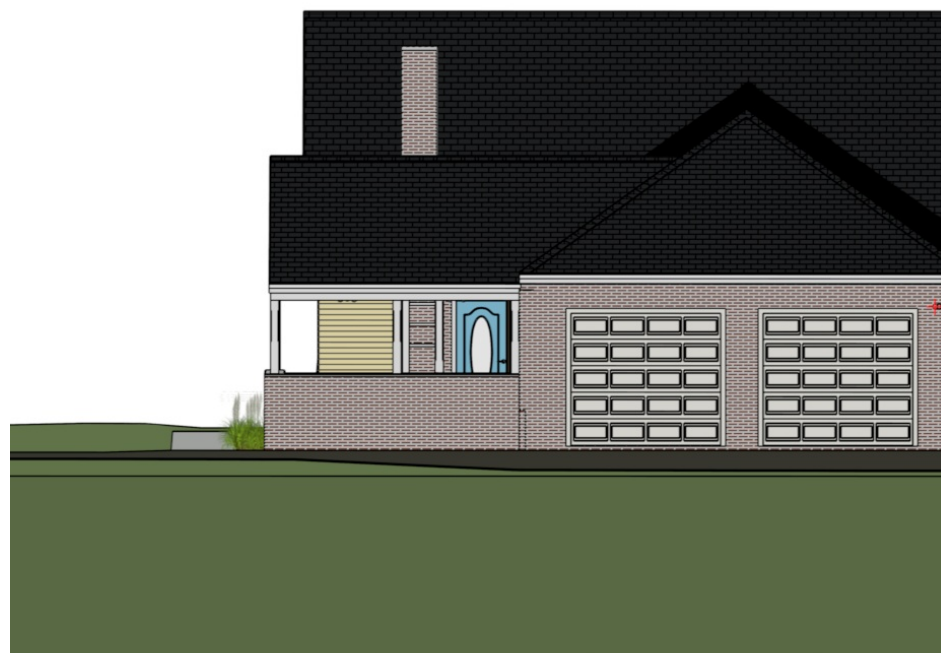
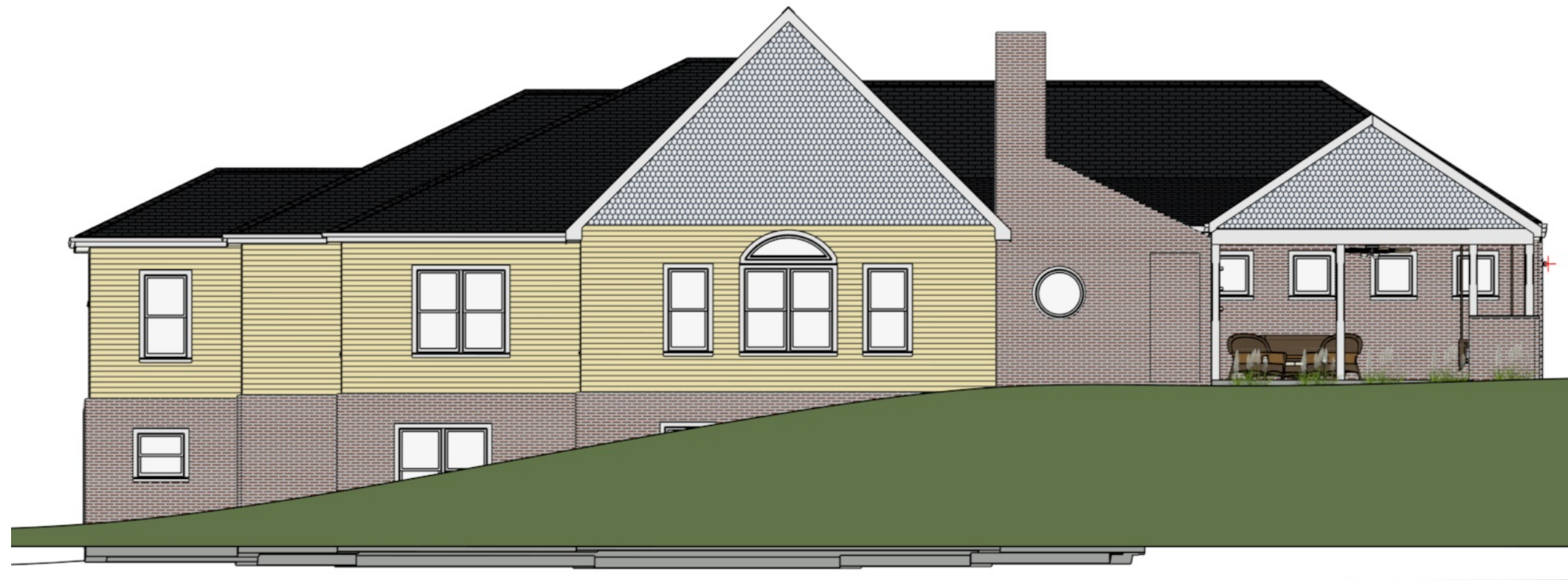
SCALE: NONE

DATE: 8/19/96

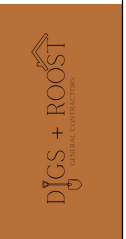
DRN: MSO/ALLEN

CKD: N.V.H./T.D.B.

SHEET 3 OF 3



REVISION TABLE	
NUMBER	DATE



910 Van Buren Street -
Kipper Residence
Front Porch Addition

DRAWINGS PROVIDED BY:
Digs + Roost, LLC
General Contractors
Hemdon, VA
703-508-4627

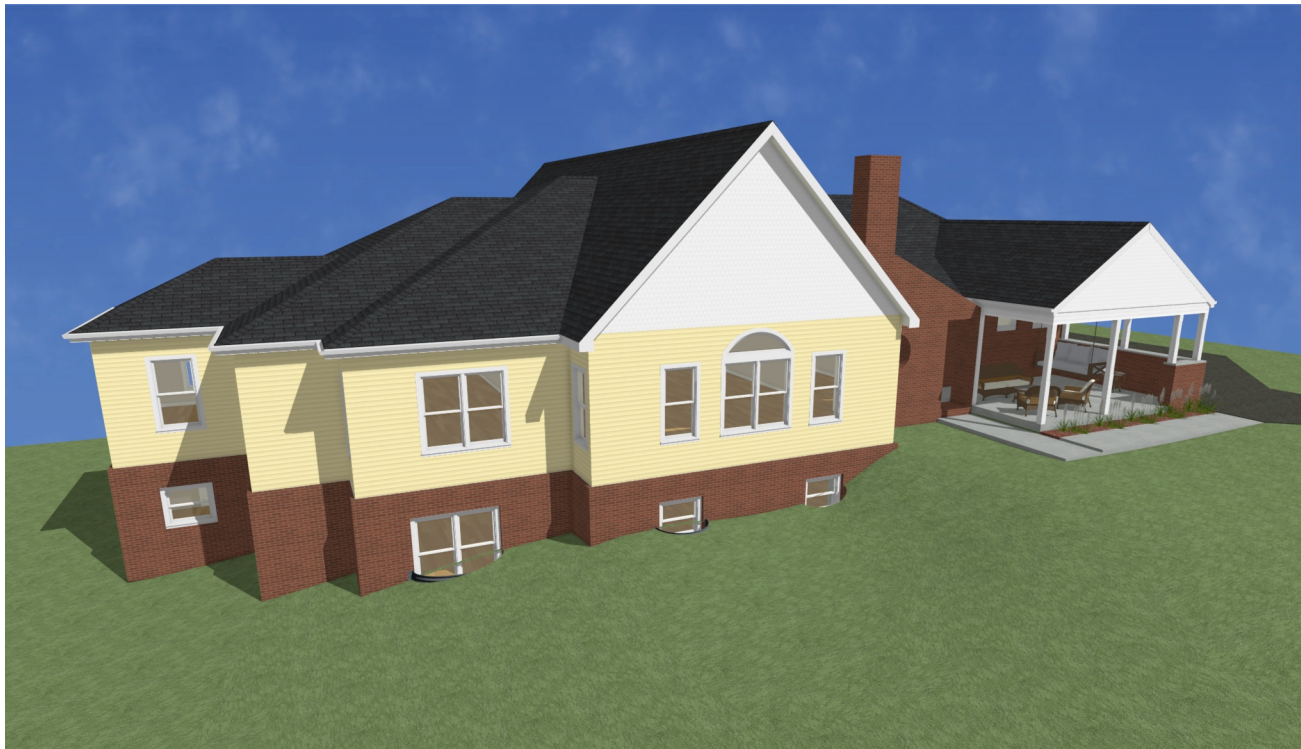
DATE:

8/31/2021

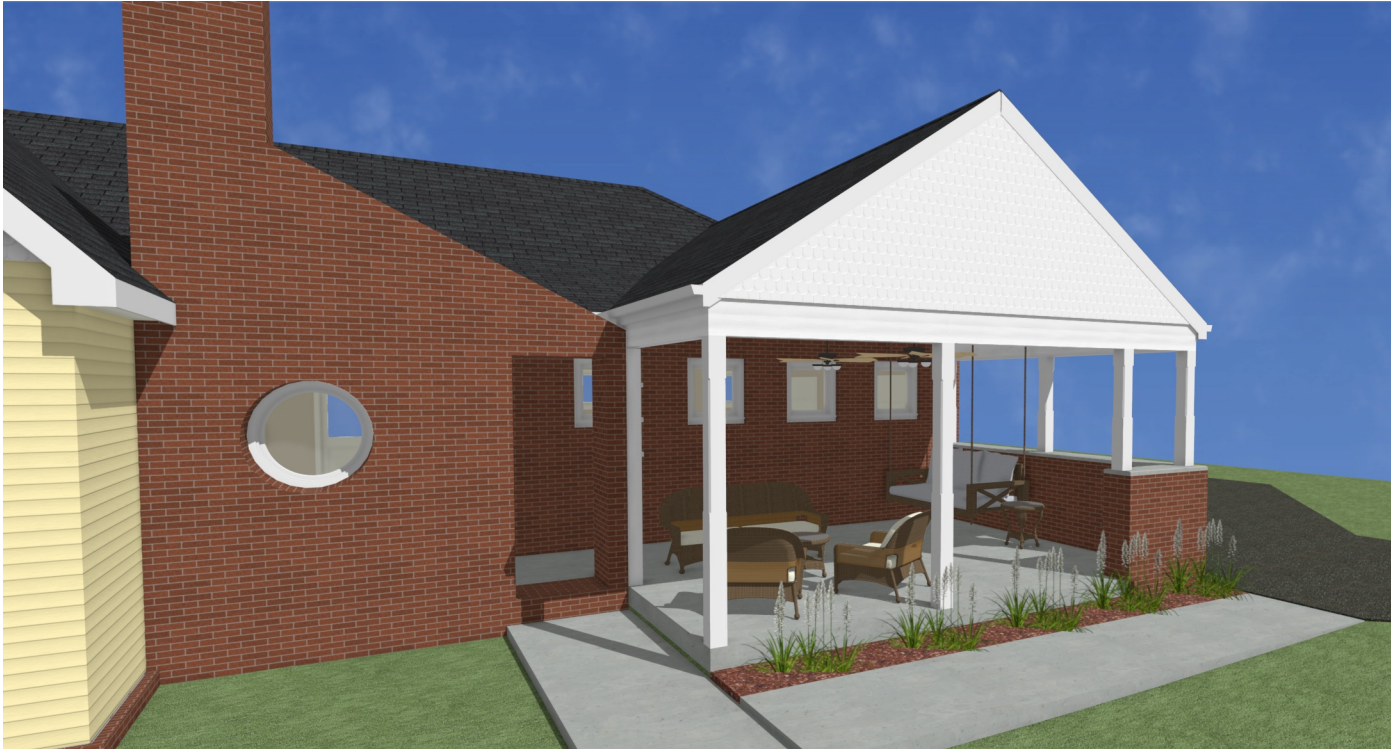
SCALE:

SHEET:

P-1



Front View



Front View 2



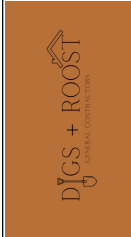
Side View



Detail View

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REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION



910 Van Buren Street -
Kipper Residence
Front Porch Addition

DRAWINGS PROVIDED BY:
Digs + Roost, LLC
General Contractors
Hendon, VA
703-508-4627

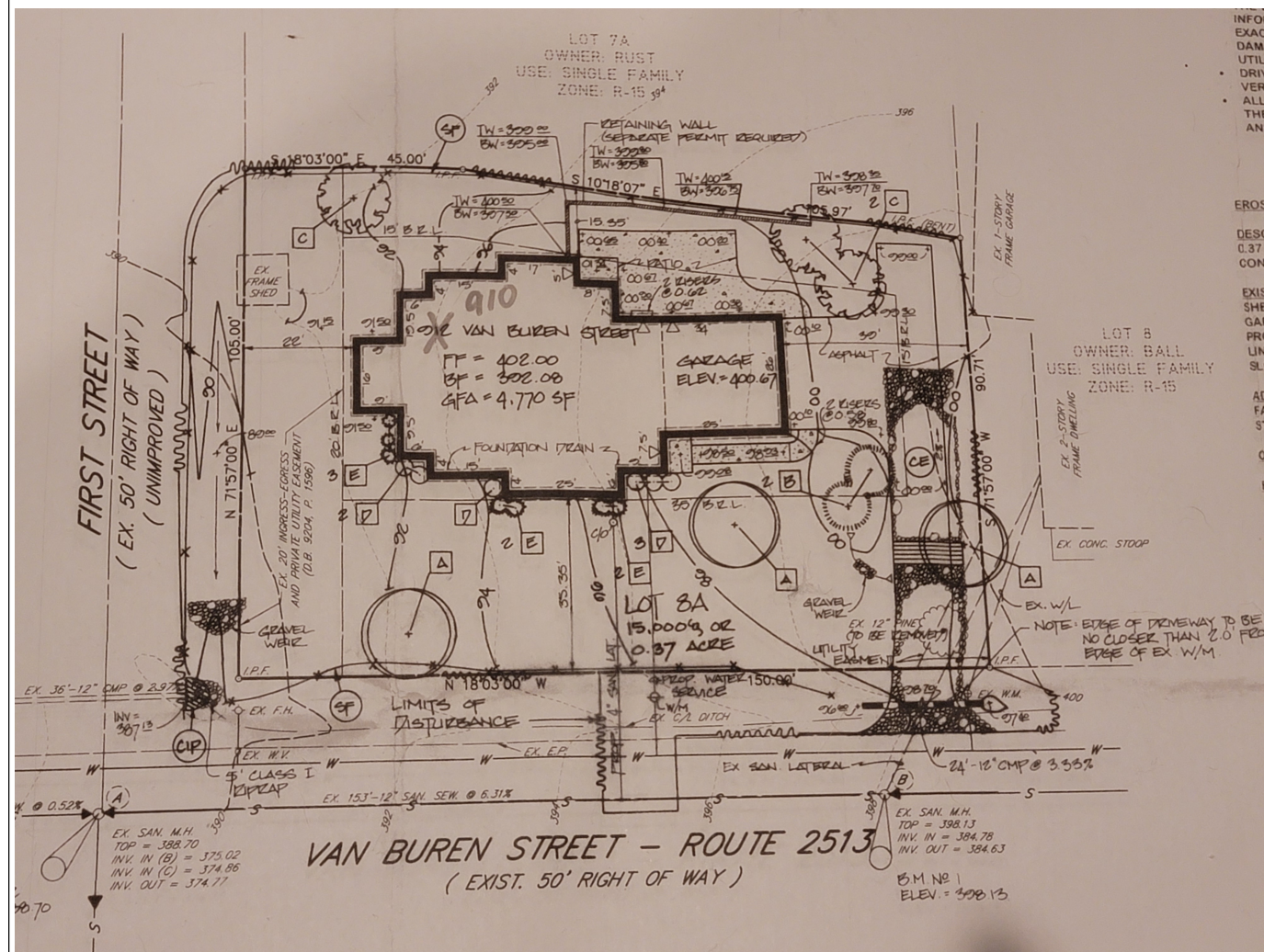
DATE:

8/31/2021

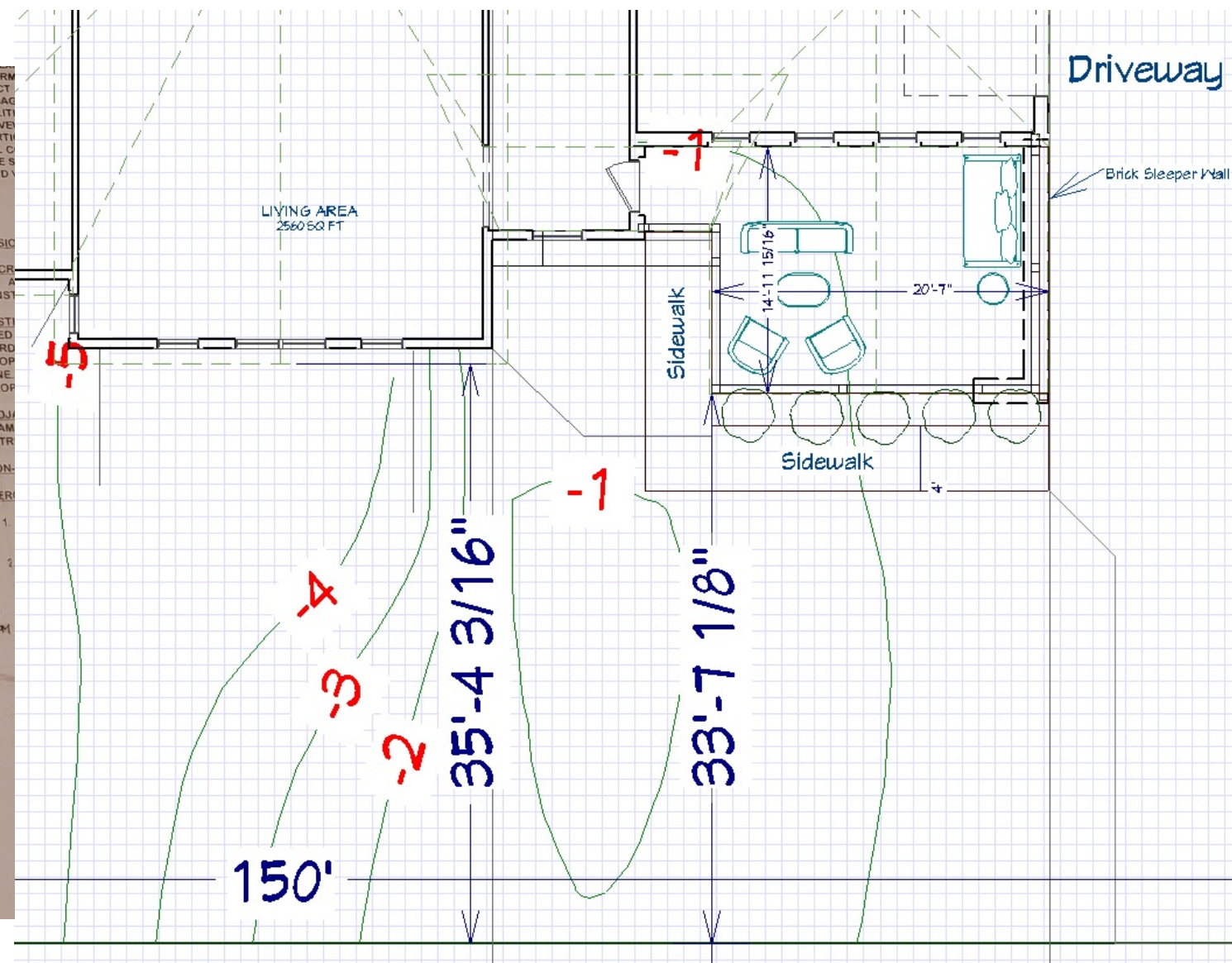
SCALE:

SHEET:

E-1



Snapshot of Engineered Plat



Sketch - Setbacks

REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION



910 Van Buren Street -
Kipper Residence
Front Porch Addition

DRAWINGS PROVIDED BY:
Digs + Roost, LLC
General Contractors

Hemdon, VA
703-508-4627

DATE:

8/31/2021

SCALE:

SHEET:

P-2

ARCHITECTURAL CLASSICS®

Manufactured by The Foundry®

Bring Your Design Ideas to Life with Shake, Shingle and Scallop Siding



Alside®

ARCHITECTURAL SHAKES, STAGGERED SHAKES, PERFECTION SHINGLES & SCALLOPS

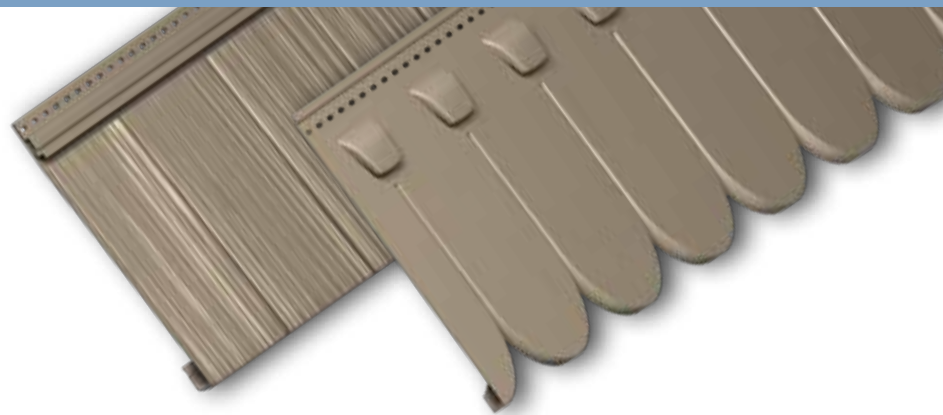
With artistic detail and visual appeal, Architectural Classics will add texture and dimension to your home whether used as a whole-house exterior or decorative accent.



DETAILS INSPIRED BY CLASSIC SIMPLICITY

Designed to inspire, the Architectural Classics Collection makes it easy to infuse your home with your personal touch. With four distinctive profile designs and a range of textures, this high-performance exterior cladding can transform any home with warmth and style that's certain to draw admiring glances.

Take a fresh "first look" at your home's exterior and imagine the charming effect shakes, shingles and scallops will create. Whether you prefer casual sophistication in subtle hues or a dramatic design in bold colors, it's here that the excitement of customizing your home exterior begins to take shape.



CREATING CUSTOM STYLE

The marks of a mill saw for a rustic feel that plays to the modern-traditional style of the home. Shapes and sizes that add something a little unexpected. Techniques and knowledge passed down from generation to generation. And most of all, a mix of quality and culture resulting in a perfectly unique exterior siding.

EASY-CARE ELEGANCE THAT'S BUILT TO LAST

Discover the natural cedar beauty of the Architectural Classics Collection. A beauty that does not succumb to the elements. Architectural Shakes, Staggered Shakes, Perfection Shingles and Scallops are manufactured with man-made material that won't crack, fade, buckle or rot. Their durable finish requires less maintenance than other exterior claddings, which means you'll spend less time on upkeep and more time enjoying life. Simply rinse occasionally with water from a garden hose to remove most airborne dust and dirt and restore the siding's fresh-looking appearance.

AGELESS CRAFTSMANSHIP MEETS MODERN TECHNOLOGY

Nearly 100 authentic molds taken from actual cedar shakes and shingles are a true throwback to classic artisan style. The four profiles included in the Architectural Classics Collection represent the most significant architectural patterns from the 20th century.

Thanks to state-of-the-art technology, Alside's Architectural Classics Collection features a full-length nail hem for easy installation. It is also friendlier to the environment than many other siding products, making it a great choice for today and generations to come.

VALUE-ADDED ENERGY SAVINGS

Architectural Classics, when used with Fullback® Insulation, can help save energy, reduce utility costs and create a more comfortable home environment. The contoured insulation is custom cut to fit behind the siding, providing a powerful thermal barrier against energy loss and enhancing the siding's durability and appearance. Adding insulation to the exterior of the home also helps lessen outside noise for a more peaceful interior.

Fullback Siding Insulation can be installed with all 7" exposure panels from Architectural Classics, including Shake, Staggered Shake and Perfection Shingle profiles.

INVEST NOW, SAVE LATER

You Can Enjoy the True Look of Cedar, with None of the Headaches.

EXPERTLY CRAFTED FOR ENDURING STYLE

With Architectural Shakes, Staggered Shakes, Perfection Shingles and Scallops you can forget about the time and expense of scraping, sanding, staining and painting. Each panel is carefully manufactured with a resilient finish that's highly weatherable and fade-resistant. The Architectural Shakes line also offers even greater design options with an exciting variety of rich and unique colors featuring an innovative acrylic finishing process.





TRADITIONAL . . . RIGHT DOWN TO THE WAY IT'S INSTALLED

The contractor and installer will feel an immediate connection with Alside Architectural Classics because it is installed in a traditional fashion. Architectural Classics features a traditional, full-length nail hem.



AUTHENTIC

It could very well be that you've seen a house with Alside siding and assumed it was natural wood. It's that realistic. You see a defined texture of natural grain that lends an organic randomness while creating a natural shadowing effect for added dimension and visual appeal.



EASY TO INSTALL

Architectural Shakes, Staggered Shakes, Perfection Shingles and Scallops go up fast and easy, just like traditional siding. Each 5' panel requires just a single installer, and our use of a familiar full-length nail hem means no specialized training or tools are needed to install the siding.



SCRAP REDUCTION

Alside products will yield an environmentally and financially responsible 67% less scrap. Because of our random design and hidden seams, small pieces are easy to use, helping to ensure lasting quality and character in your home.



PERFORMANCE

Architectural Shakes, Staggered Shakes, Perfection Shingles and Scallops resist buckling and open laps and can be installed any time of the year. Plus, Alside products are backed by a lifetime limited warranty.**

A TRUE REPRODUCTION *of* CEDAR'S NATURAL GRAIN
Give Your Home a Warm and Welcoming Ambiance.

ARCHITECTURAL
SHAKES™



ARCHITECTURAL SHAKES

You'll enjoy shakes that bear the rich grain of hand-split cedar, and on all claddings, the texture is carried through on the bottom edge of each shake – an honest rough-sawn look. This level of authenticity is only possible with a proprietary process.

What you won't see are seams. Even when you know just where to look, they're difficult to find. All this makes Alside's Architectural Classics one of the most realistic sidings available.



Our proprietary process recreates the appearance of natural weathering to achieve a beautifully organic appearance.

HANDCRAFTED AUTHENTICITY

Shakes have always been esteemed by those who believe a home should be one with its natural setting. Split along the grain, cedar shakes are deeply textured in a way that sets off an interplay of light and shadow. The sun moves across the sky, and the light changes the house as it does the landscape. Architectural Shakes are the ideal way to capture this beauty.

NATURALLY AGED

Architectural Classics' Weathered Collection™ colors capture the essence of time, giving a home the authentic appearance of cedar that has naturally weathered over the years. Our proprietary process achieves this incredible look by presenting a lighter shade of a color in the grain and a darker one on the higher points. Premium colors are available in both Architectural Shake and Staggered Shake.

DETAILS THAT MAKE A DIFFERENCE

Architectural Shakes and Staggered Shakes can be used as either an accent or as conventional siding on your entire home. With easy elegance, the artistic detail and superb craftsmanship ensure an upscale appearance that masterfully recreates the natural appeal of handcrafted wood.

CORNER POSTS

Use Alside standard or Trimworks® corner posts or choose these special shake corners designed to match each profile for a refined finished look.



THE BEAUTY OF CUSTOM CRAFTSMANSHIP

Classic Style Without the Upkeep.



ARCHITECTURAL
STAGGERED
SHAKES™



Architectural Staggered Shakes masterfully combine handcrafted beauty with modern practicality.

ARCHITECTURAL STAGGERED SHAKES

Architectural Staggered Shakes echo the rustic charm of another time. Their uneven pattern and rough-sawn look of their edges were handcrafted by artisan mold makers to replicate the natural, genuine beauty of a custom cedar installation.

With intricate detail, the "staggered" bottom edges replicate the craftsmanship of early settlers in the Eastern and Northern U.S. seaboards who split cedar into planks to protect their homes from the weather. Today's Architectural Staggered Shakes convey rugged, naturally weathered appeal in a virtually maintenance-free cladding.



ARCHITECTURAL PERFECTION SHINGLES™



Our modern take on this classic never has to be painted or stained to maintain resilience to the weather. Plus, unlike organic wood, Architectural Perfection Shingles will never warp or split.

ARCHITECTURAL PERFECTION SHINGLE

Originally referred to as the “seaside style”, cedar shingled homes first lined the cobblestone streets of Boston in the 1800’s. Like the original, only Architectural Perfection Shingles have a naturally textured surface and edge.

The Perfection Shingle delivers the perfect balance of the deep texture of Shakes and the clean lines of Shingles. This profile offers a traditional look with a hint of ruggedness. Offered in a 7" exposure, the crisp vertical grains are highlighted, complementing random shingle widths.

PAST MEETS PRESENT

Mix and Match for Distinction and Style.

ARCHITECTURAL
SCALLOPS™



For drama or distinction, nothing matches the versatility or creative possibilities of Architectural Scallops.

ARCHITECTURAL SCALLOPS

Perhaps more than any other specialty siding, this panel creates an immediate transformative effect on the exterior of your home. The pristine rows of rounded curves impart a generous measure of character and charm, while the substantial shadow line adds a bold layer of visual dimension.

Architectural Scallops are ideally suited for gables, dormers and other accent areas. Choose from a broad palette of colors, many of which simply are not offered anywhere else – and challenge your imagination with the possibilities!

COLOR DEFINES *the* DESIGN

Create a Signature Style for Your Home with Eye-Catching Colors.

COLOR AND DESIGN INSPIRATION

Our standard and architectural colors are available in 7" Shakes, 10" Staggered Shakes, 7" Perfection Shingles, and Scallop, as well as complementing corner posts and transitional starter. Whether you prefer a subtle monochromatic color scheme in classic hues or rich architectural colors with contrasting accents, Architectural Classics has everything you need to achieve your ideal finished look.

STANDARD COLOR COLLECTION



ARCHITECTURAL COLOR COLLECTION



WEATHERED COLLECTION™ PREMIUM COLORS

Our Weathered Collection premium colors are available in 7" Shakes, 7" Perfection Shingle and 10" Staggered Shakes, as well as complementing corner posts.



Our darker siding colors are fortified with ChromaTrue® technology for superior color retention. This advanced copolymer compound provides long-term color stability and better performance on darker colors.

The ALSIDE EXTERIOR DESIGN SYSTEM

Coordinated Easy-Care Products



EXTERIOR TRIM, ACCESSORIES AND ACCENTS

Add the perfect finishing touch to your Architectural Classics siding with our beautiful collection of color-matched trim and accessories. Together, these exterior design elements will give your home a “pulled together” look that truly sets it apart.

The distinction is in the details. The color, trim and accents you select can have a dramatic effect on the appearance of your home. Classic lineals around the windows or doorway, extra detail on the corner posts, a crisp band of trim along the roofline – it’s the little things that give a home personality and style.

PEACE OF MIND

Architectural Classics Shakes, Perfection Shingles, and Scallops manufactured by The Foundry are backed by a lifetime limited warranty.** Please direct all claim questions to: The Foundry, Attention: Warranty Dept., 29797 Beck Road, Wixom, MI 48393.



Pertains to Architectural Classics
Consult the VSI website at www.vinylsiding.org
for a current list of certified products and colors.



Alside 3773 State Road, Cuyahoga Falls, Ohio 44223
1-800-922-6009 www.alside.com



CertaTrim[®]

Exterior Trim



CertainTeed
SAINT-GOBAIN

Trimboards

Trim is a subtle finishing touch that brings exterior components beautifully together, creating definition and symmetry, while allowing exterior colors, profiles and design elements to take center stage.



Trimboards–Smooth/Smooth, White

			FULL UNIT			HALF UNIT		
Nominal	Actual	Order Number*	PCS	LF	Weight lbs	PCS	LF	Weight lbs
5/8 in. x 4 in. x 18 ft.	5/8 in. x 3-1/2 in. x 18 ft.	8100005T	260	4680	2912	130	2340	1561
5/8 in. x 6 in. x 18 ft.	5/8 in. x 5-1/2 in. x 18 ft.	8100205T	160	2880	2827	80	1440	1518
5/8 in. x 8 in. x 18 ft.	5/8 in. x 7-1/4 in. x 18 ft.	8100305T	120	2160	2801	60	1080	1505
5/8 in. x 10 in. x 18 ft.	5/8 in. x 9-1/4 in. x 18 ft.	8100405T	100	1800	2966	50	900	1588
5/8 in. x 12 in. x 18 ft.	5/8 in. x 11-1/4 in. x 18 ft.	8100505T	80	1440	2891	40	720	1550
1 in. x 4 in. x 18 ft.	3/4 in. x 3-1/2 in. x 18 ft.	8101005T	260	4680	3312	117	2106	1492
1 in. x 6 in. x 18 ft.	3/4 in. x 5-1/2 in. x 18 ft.	8101205T	160	2880	3059	72	1296	1606
1 in. x 8 in. x 18 ft.	3/4 in. x 7-1/4 in. x 18 ft.	8101305T	108	1944	2999	54	972	1604
1 in. x 10 in. x 18 ft.	3/4 in. x 9-1/4 in. x 18 ft.	8101405T	90	1620	3158	45	810	1684
1 in. x 12 in. x 18 ft.	3/4 in. x 11-1/4 in. x 18 ft.	8101505T	72	1296	3086	36	648	1648
1 in. x 16 in. x 18 ft.	3/4 in. x 15-1/4 in. x 18 ft.	8114105T	–	–	–	24	432	1668
5/4 in. x 4 in. x 18 ft.	1 in. x 3-1/2 in. x 18 ft.	8102005T	208	3744	3735	91	1638	1752
5/4 in. x 5 in. x 18 ft.	1 in. x 4-1/2 in. x 18 ft.	8102605T	160	2880	2884	70	1260	1379
5/4 in. x 6 in. x 18 ft.	1 in. x 5-1/2 in. x 18 ft.	8102205T	128	2304	3766	56	1008	1766
5/4 in. x 8 in. x 18 ft.	1 in. x 7-1/4 in. x 18 ft.	8102305T	96	1728	3659	42	756	1703
5/4 in. x 10 in. x 18 ft.	1 in. x 9-1/4 in. x 18 ft.	8102405T	80	1440	3829	35	630	1793
5/4 in. x 12 in. x 18 ft.	1 in. x 11-1/4 in. x 18 ft.	8102505T	64	1152	3734	28	504	1751
5/4 in. x 16 in. x 18 ft.	1 in. x 15-1/4 in. x 18 ft.	8114805T	–	–	–	24	432	2021

Trimboards–Select Cedar Woodgrain/Smooth, White

			FULL UNIT			HALF UNIT		
Nominal	Actual	Order Number*	PCS	LF	Weight lbs	PCS	LF	Weight lbs
5/8 in. x 4 in. x 18 ft.	5/8 in. x 3-1/2 in. x 18 ft.	8105005T	260	4680	2789	130	2340	1499
5/8 in. x 6 in. x 18 ft.	5/8 in. x 5-1/2 in. x 18 ft.	8105205T	160	2880	2701	80	1440	1455
5/8 in. x 8 in. x 18 ft.	5/8 in. x 7-1/4 in. x 18 ft.	8105305T	120	2160	2675	60	1080	1442
5/8 in. x 10 in. x 18 ft.	5/8 in. x 9-1/4 in. x 18 ft.	8105405T	100	1800	2830	50	900	1520
5/8 in. x 12 in. x 18 ft.	5/8 in. x 11-1/4 in. x 18 ft.	8105505T	80	1440	2758	40	720	1484
1 in. x 4 in. x 12 ft.	3/4 in. x 3-1/2 in. x 12 ft.	8115305T	260	3120	2263	117	1404	1234
1 in. x 6 in. x 12 ft.	3/4 in. x 5-1/2 in. x 12 ft.	8115405T	160	1920	2193	72	864	1050
1 in. x 8 in. x 12 ft.	3/4 in. x 7-1/4 in. x 12 ft.	8115505T	108	1296	2061	54	648	1088
1 in. x 10 in. x 12 ft.	3/4 in. x 9-1/4 in. x 12 ft.	8115605T	90	1080	2168	45	540	1141
1 in. x 12 in. x 12 ft.	3/4 in. x 11-1/4 in. x 12 ft.	8115705T	72	864	2117	36	432	1116
1 in. x 4 in. x 18 ft.	3/4 in. x 3-1/2 in. x 18 ft.	8106005T	260	4680	3415	117	2106	1492
1 in. x 5 in. x 18 ft.	3/4 in. x 4-1/2 in. x 18 ft.	8106605T	200	3600	3379	100	1800	1794
1 in. x 6 in. x 18 ft.	3/4 in. x 5-1/2 in. x 18 ft.	8106205T	160	2880	3312	72	1296	1606
1 in. x 8 in. x 18 ft.	3/4 in. x 7-1/4 in. x 18 ft.	8106305T	108	1944	2999	54	972	1604
1 in. x 10 in. x 18 ft.	3/4 in. x 9-1/4 in. x 18 ft.	8106405T	90	1620	3158	45	810	1684
1 in. x 12 in. x 18 ft.	3/4 in. x 11-1/4 in. x 18 ft.	8106505T	72	1296	3086	36	648	1648
1 in. x 16 in. x 18 ft.	3/4 in. x 15-1/4 in. x 18 ft.	8114005T	–	–	–	24	432	1668
5/4 in. x 4 in. x 12 ft.	1 in. x 3-1/2 in. x 12 ft.	8118005T	208	2496	2807	91	1092	1359
5/4 in. x 5 in. x 12 ft.	1 in. x 4-1/2 in. x 12 ft.	8118105T	160	1920	2704	70	840	1314
5/4 in. x 6 in. x 12 ft.	1 in. x 5-1/2 in. x 12 ft.	8118205T	128	1536	2742	56	672	1330
5/4 in. x 8 in. x 12 ft.	1 in. x 7-1/4 in. x 12 ft.	8118305T	96	1152	2719	42	504	1319
5/4 in. x 10 in. x 12 ft.	1 in. x 9-1/4 in. x 12 ft.	8118405T	80	960	2845	35	420	1375
5/4 in. x 12 in. x 12 ft.	1 in. x 11-1/4 in. x 12 ft.	8112305T	64	768	2788	28	336	1350
5/4 in. x 16 in. x 12 ft.	1 in. x 15-1/4 in. x 12 ft.	8118505T	–	–	–	24	288	3239
5/4 in. x 4 in. x 18 ft.	1 in. x 3-1/2 in. x 18 ft.	8107005T	208	3744	3735	91	1638	1752
5/4 in. x 5 in. x 18 ft.	1 in. x 4-1/2 in. x 18 ft.	8107605T	160	2880	2884	70	1260	1379
5/4 in. x 6 in. x 18 ft.	1 in. x 5-1/2 in. x 18 ft.	8107205T	128	2304	3540	56	1008	1667
5/4 in. x 8 in. x 18 ft.	1 in. x 7-1/4 in. x 18 ft.	8107305T	96	1728	3505	42	756	1651
5/4 in. x 10 in. x 18 ft.	1 in. x 9-1/4 in. x 18 ft.	8107405T	80	1440	3704	35	630	1737
5/4 in. x 12 in. x 18 ft.	1 in. x 11-1/4 in. x 18 ft.	8107505T	64	1152	3611	28	504	1735
5/4 in. x 16 in. x 18 ft.	1 in. x 15-1/4 in. x 18 ft.	8114305T	–	–	–	24	432	1958

J-Pocket Trimboards–Smooth, White

			FULL UNIT			HALF UNIT		
Nominal	Actual	Order Number	PCS	LF	Weight lbs	PCS	LF	Weight lbs
5/4 in. x 4 in. x 18 ft.	1 in. x 3-1/2 in. x 18 ft.	8315405TF	156	2808	2400	–	–	–
5/4 in. x 6 in. x 18 ft.	1 in. x 5-1/2 in. x 18 ft.	8315505TF	96	1728	2028	–	–	–

J-Pocket Trimboards–Select Cedar Woodgrain, White

			FULL UNIT			HALF UNIT		
Nominal	Actual	Order Number	PCS	LF	Weight lbs	PCS	LF	Weight lbs
5/4 in. x 4 in. x 18 ft.	1 in. x 3-1/2 in. x 18 ft.	8315205TF	156	2808	2400	–	–	–
5/4 in. x 6 in. x 18 ft.	1 in. x 5-1/2 in. x 18 ft.	8315305TF	96	1728	2028	–	–	–



Select Cedar
woodgrain on
reverse side



* To order full unit, add F to the end of the order number. To order half unit, add H to the end of the order number.

Beadboard

Beadboard is used when the job calls for traditional beadboard or larger panels, and offers the right solution to make an authentic statement.



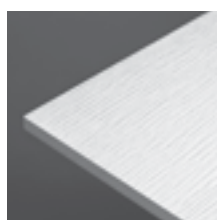
Nominal	Actual	Order Number*	FULL UNIT			HALF UNIT		
			PCS	LF	Weight lbs	PCS	LF	Weight lbs
1/2 in. x 4 ft. x 8 ft. Beadboard Panel	1/2 in. x 4 ft. x 8 ft.	8115005T	25	200	1222	–	–	–
1/2 in. x 5-1/2 in. x 18 ft. Beadboard	1/2 in. x 5-1/8 in. x 18 ft.	8300005T	200	3600	2609	100	1800	1409

Sheets

Available in a full selection of custom and standard sizes and shapes, sheets can be used to create distinctive, one-of-a-kind exterior elements that are as beautiful as they are durable.



Sheets—Smooth/Smooth, White			FULL UNIT			HALF UNIT		
Nominal	Actual	Order Number*	PCS	LF	Weight lbs	PCS	LF	Weight lbs
3/8 in. x 4 ft. x 8 ft.	3/8 in. x 4 ft. x 8 ft.	8113205T	25	200	1042	18	144	770
3/8 in. x 4 ft. x 10 ft.	3/8 in. x 4 ft. x 10 ft.	8200405T	25	250	1229	18	180	913
3/8 in. x 4 ft. x 12 ft.	3/8 in. x 4 ft. x 12 ft.	8116605T	25	300	1580	18	216	1411
1/2 in. x 4 ft. x 8 ft.	1/2 in. x 4 ft. x 8 ft.	8113305T	25	200	1308	18	144	887
1/2 in. x 4 ft. x 10 ft.	1/2 in. x 4 ft. x 10 ft.	8200605T	25	250	1550	18	180	1143
1/2 in. x 4 ft. x 12 ft.	1/2 in. x 4 ft. x 12 ft.	8116505T	25	300	2121	18	216	1559
5/8 in. x 4 ft. x 8 ft.	5/8 in. x 4 ft. x 8 ft.	8200505T	25	200	1629	18	144	1192
5/8 in. x 4 ft. x 10 ft.	5/8 in. x 4 ft. x 10 ft.	8200905T	25	250	1997	18	180	1465
5/8 in. x 4 ft. x 12 ft.	5/8 in. x 4 ft. x 12 ft.	8116705T	25	300	2544	18	216	1916
3/4 in. x 4 ft. x 8 ft.	3/4 in. x 4 ft. x 8 ft.	8113405T	20	160	1583	15	120	1205
3/4 in. x 4 ft. x 10 ft.	3/4 in. x 4 ft. x 10 ft.	8113505T	20	200	1989	15	150	1517
3/4 in. x 4 ft. x 12 ft.	3/4 in. x 4 ft. x 12 ft.	8201405T	20	240	2382	15	180	1815
3/4 in. x 4 ft. x 18 ft.	3/4 in. x 4 ft. x 18 ft.	8201505T	21	378	3778	15	270	2758
1 in. x 4 ft. x 8 ft.	1 in. x 4 ft. x 8 ft.	8201305T	20	160	2140	12	96	1312
1 in. x 4 ft. x 10 ft.	1 in. x 4 ft. x 10 ft.	8200805T	20	200	2652	12	120	1631
1 in. x 4 ft. x 12 ft.	1 in. x 4 ft. x 12 ft.	8201605T	20	240	3161	12	144	1942



Sheets—Woodgrain/Smooth, White			FULL UNIT			HALF UNIT		
Nominal	Actual	Order Number*	PCS	LF	Weight lbs	PCS	LF	Weight lbs
3/8 in. x 4 ft. x 8 ft.	3/8 in. x 4 ft. x 8 ft.	8213205T	25	200	1042	18	144	770
5/8 in. x 4 ft. x 8 ft.	5/8 in. x 4 ft. x 8 ft.	8202505T	25	200	1629	18	144	1192
3/4 in. x 4 ft. x 8 ft.	3/4 in. x 4 ft. x 8 ft.	8213405T	20	160	1583	15	120	1205
1 in. x 4 ft. x 10 ft.	1 in. x 4 ft. x 10 ft.	8220805T	20	200	2652	12	120	1631

One-Piece Corner

One-piece corners add style and beauty around every corner.



One-Piece Corner—Smooth, White			FULL UNIT			HALF UNIT		
Nominal	Actual	Order Number*	PCS	LF	Weight lbs	PCS	LF	Weight lbs
5/4 in. x 4 in. x 4 in. x 10 ft.	1 in. x 3-1/2 in. x 3-1/2 in. x 10 ft.	8314205T	72	720	1246	36	360	712
5/4 in. x 6 in. x 6 in. x 10 ft.	1 in. x 5-1/2 in. x 5-1/2 in. x 10 ft.	8314705T	48	480	1326	24	240	799
5/4 in. x 4 in. x 4 in. x 20 ft.	1 in. x 3-1/2 in. x 3-1/2 in. x 20 ft.	8314105T	72	1440	2419	36	720	1325
5/4 in. x 6 in. x 6 in. x 20 ft.	1 in. x 5-1/2 in. x 5-1/2 in. x 20 ft.	8314005T	48	960	2683	24	480	1457

One-Piece Corner—Select Cedar Woodgrain, White			FULL UNIT			HALF UNIT		
Nominal	Actual	Order Number*	PCS	LF	Weight lbs	PCS	LF	Weight lbs
5/4 in. x 4 in. x 4 in. x 10 ft.	1 in. x 3-1/2 in. x 3-1/2 in. x 10 ft.	8314605T	72	720	1246	36	360	672
5/4 in. x 6 in. x 6 in. x 10 ft.	1 in. x 5-1/2 in. x 5-1/2 in. x 10 ft.	8314505T	48	480	1326	24	240	712
5/4 in. x 4 in. x 4 in. x 20 ft.	1 in. x 3-1/2 in. x 3-1/2 in. x 20 ft.	8314405T	72	1440	2419	36	720	1325
5/4 in. x 6 in. x 6 in. x 20 ft.	1 in. x 5-1/2 in. x 5-1/2 in. x 20 ft.	8314305T	48	960	2683	24	480	1457



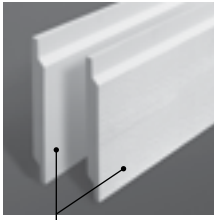
One-Piece Corner with J-Pocket—Smooth, White			FULL UNIT			HALF UNIT		
Nominal	Actual	Order Number	PCS	LF	Weight lbs	PCS	LF	Weight lbs
5/4 in. x 4 in. x 4 in. x 20 ft.	1 in. x 3-1/2 in. x 3-1/2 in. x 20 ft.	8314805TF	72	1440	2095	–	–	–
5/4 in. x 6 in. x 6 in. x 20 ft.	1 in. x 5-1/2 in. x 5-1/2 in. x 20 ft.	8314905TF	48	960	2290	–	–	–

One-Piece Corner with J-Pocket—Select Cedar Woodgrain, White			FULL UNIT			HALF UNIT		
Nominal	Actual	Order Number	PCS	LF	Weight lbs	PCS	LF	Weight lbs
5/4 in. x 4 in. x 4 in. x 20 ft.	1 in. x 3-1/2 in. x 3-1/2 in. x 20 ft.	8315005TF	72	1440	2095	–	–	–
5/4 in. x 6 in. x 6 in. x 20 ft.	1 in. x 5-1/2 in. x 5-1/2 in. x 20 ft.	8315105TF	48	960	2290	–	–	–

* To order full unit, add F to the end of the order number. To order half unit, add H to the end of the order number.

Skirtboard

Skirtboards help improve fiber cement installation time and accuracy, while providing a beautiful finishing touch.



Reversible – smooth finish on one side, Select Cedar woodgrain on the other.

Select Cedar woodgrain on reverse side

Skirtboard–Select Cedar Woodgrain/Smooth, White

			HALF UNIT		
Nominal	Actual	Order Number	PCS	LF	Weight lbs
1 in. x 6 in. x 12 ft.	3/4 in. x 5-3/8 in. x 12 ft.	8113605TH	32	384	455
1 in. x 8 in. x 12 ft.	3/4 in. x 7-1/8 in. x 12 ft.	8113705TH	24	288	466
5/4 in. x 6 in. x 12 ft.	1 in. x 5-3/8 in. x 12 ft.	8113805TH	32	384	484
5/4 in. x 8 in. x 12 ft.	1 in. x 7-1/8 in. x 12 ft.	8113905TH	24	288	550

Skirtboard with DualStart® design

CertaTrim® skirtboard is designed with identical beveled edges to set the first course and built-in drip edge at the bottom. It meets U.S. building codes requiring 6" ground clearance when installing fiber cement siding and is ideally suited for use as a transition panel between fiber cement siding styles. For ultimate style flexibility, Skirtboard panels are reversible, featuring a woodgrain finish on one side and a smooth finish on the other.

Cortex® Hidden Fastening System

Makes fastener heads virtually invisible. Comes smooth or Select Cedar woodgrain with a 2 in. screw.

Smooth - 2 in. Screws

Description	Order Number	Boxes/Carton	Net Weight lbs/CTN
50 LF Box - 75 screws (2 in.), 100 plugs, 1 setting tool	93180130005C	10	11
250 LF Box - 375 screws (2 in.), 400 plugs, 3 setting	93180135005C	6	27
750 LF Box - 1,125 screws (2 in.), 1,200 plugs, 6 setting	93180140005C	1	15

Select Cedar Woodgrain - 2 in. Screws

Description	Order Number	Boxes/Carton	Net Weight lbs/CTN
50 LF Box - 75 screws (2 in.), 100 plugs, 1 setting tool	93380130005C	10	11
250 LF Box - 375 screws (2 in.), 400 plugs, 3 setting	93380135005C	6	27
750 LF Box - 1,125 screws (2 in.), 1,200 plugs, 6 setting	93380140005C	1	15



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Title: HPRB #21-012; Signage; 783-G Station Street

Staff Contact: Bryce A. Perry
 Deputy Director of Community Development
bryce.perry@herndon-va.gov
 (703) 787-7380

Summary Information

Applicant Request	Business identification wall sign.		
Address	783-G Station Street		
Fairfax County Tax Map Number	0162-02-0301D		
Owner	Steven Mitchell, James Building Development, LLC.		
Applicant	David R. Kipper, Golden Real Estate		
Business/Organization	Golden Real Estate (Tenant)		
Property Use	Mixed commercial use		
Zoning District	PD-D, Planned Development-Downtown		
HDO Designation	Contributing		
Adjacent Zoning	North: PD-D, Planned Development- Downtown South: CC, Central Commercial East: PD-D, Planned Development- Downtown West: PD-D, Planned Development- Downtown		
Building Type(s)	Two-story brick	Date of Construction:	1910
Architectural Style(s)	Greek Revival		
Exterior Material(s)	brick		
Neighborhood Design Profile	Historic and non-historic mix of mostly commercial one to three story buildings.		
Comprehensive Plan Land Use Designation	Adaptive Area, within the Downtown Master Plan area		

Staff Recommendation	Staff recommends approval as submitted and in accordance with the draft resolution provided (Attachment #1).
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Site/Building Description:

The building on which the proposed sign would be placed, known as the James Building, is divided up into multiple tenant spaces. The front half of the building facing Station Street was built in 1910 as a bank and is considered a contributing historic structure. The back half of the building, where the sign would be located, is a modern addition. Immediately abutting the northside and rear of the property is a public parking lot that is temporarily being used for outdoor seating for a restaurant.

Location Map



Case Details

Proposal:

This application proposes to install a business identification sign on the north (side) of the building's rear modern addition facing the adjacent public parking lot. The sign would be 2' tall by 12' long and constructed of 1.5" high density foam board (HDU) formed with raised letters and border and a recessed background. Though the drawings show three potential positions for the sign, the applicant has indicated that Position C is the preferred location. At this location, the sign is mounted between the first the second floor windows, centered between two bays. The submitted application materials did not include mention of any means of illumination.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. – *Historic District Overlay* (Attachment #4)

Staff Analysis

1. Staff has found that the proposed sign generally meets the applicable standards and criteria of the zoning ordinance.
2. The sign design is traditional and uses the synthetic HDU materials in a traditional manner. It is a material that several signs in the historic district have used and the board has approved. A sample material can be provided by staff at the board's request.

3. The building on which the sign would be placed has existing signage. There is no coordination in design or placement of the building signage however each sign is located on a different elevation and no two signs are visible at the same time. The proposed sign will be the only sign on north (side) elevation.

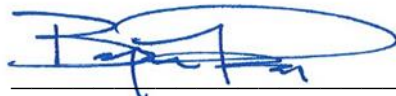
Staff Recommendation:

HDRB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The HDRB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff recommends approval as submitted and in accordance with the draft resolution provided (Attachment #1).

Report Attachments

1.	Draft Resolution
2.	Sign Drawings
3.	Streetviews
4.	Town's Zoning Ordinance, Section 78-60.3

Staff Signatures



Bryce A. Perry
Deputy Director of Community Development

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD**

DRAFT RESOLUTION

September 15, 2021

Resolution- to approve HDRB #21-012, for a wall sign located at 783-G Station Street, Fairfax County Tax Map Number 0162-02-0301D.

WHEREAS, the applicant has submitted an application to add building signage located at the above referenced address; and

WHEREAS, the proposed sign complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance; and

WHEREAS, the Town of Herndon Historic District Review Board has determined that the proposed sign complies with the applicable Historic District Overlay Guidelines; and

WHEREAS, the Town of Herndon Historic District Review Board has reviewed this application and has held a duly advertised public hearing on September 15, 2021.

NOW THEREFORE, BE IT RESOLVED that the Historic District Review Board of the Town of Herndon, Virginia, **HEREBY:**

Approves HDRB #21-012, for building signage located at 783-G Station Street in Herndon, VA in substantial conformance with the design as shown in case materials reviewed by the HDRB and according to the following condition:

1. The sign shall be placed in accordance with "Position C" as provided in the sign drawing set.



Golden Real Estate
783-G station st
Herndon, VA 20170

NON LIT SIGN PLAN

Attachment #2

Prepared By: Jason Alexander-President
Vision Sign Inc. 45945 Trefoil Lane #184 Sterling, VA 20166
P: 703 707 0858 F: 1 866 838 0286 sales@visionsign.net

Installation Address:
783 Station St Herndon, VA 20170

Zoning: Historic (HPRB)

Occupancy Permit #:

Building Permit #:

Frontage: 49.5'

Allowable: 24

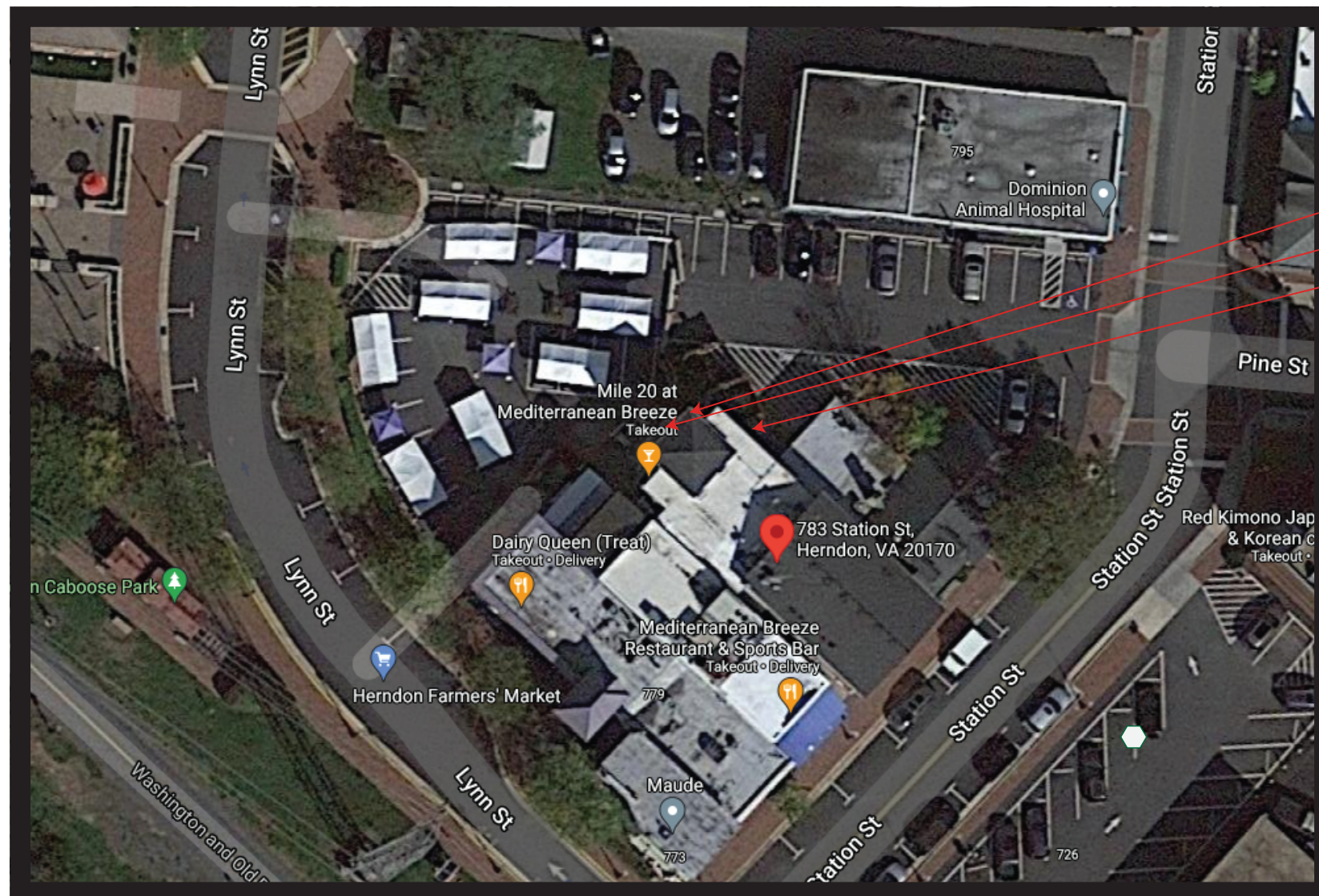
Sq ft of Signs: 24

Signs ①

1.5" sandblasted HDU painted SW-7551 Derbyshire Green and SW-6741 Greek Villa. Panels mounted to brick facade with 1/4" aluminum studs silicone sealed

(3) positions as options in order of tenant preference

Sign overview:



① Tenant Sign: Golden real Estate
Type: 1.5" Sandblasted HDU
Size: 24 Sq Ft

Position

- ① A West Elev 2nd floor
- ① B West Elev 1st floor
- ① C North Elev 1st floor



Golden Real Estate
783-G station st
Herndon, VA 20170

WALL MOUNTED SIGNS
Prepared By: Jason Alexander-President
Vision Sign Inc. 45945 Trefoil Lane #184 Sterling, VA 20166
P: 703 707 0858 F: 1 866 838 0286 sales@visionsign.net

Detail

24"



144"

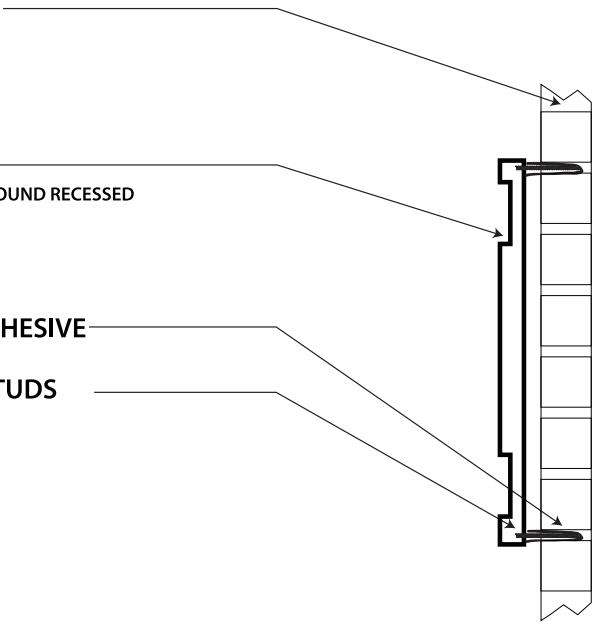
Detail

BRICK FACADE

1.5" HDU SIGNFOAM
TEXT & BORDER RAISED, BACKGROUND RECESSED

DOW CORNING 790 ADHESIVE

1/4" X 4" ALUMINUM STUDS



Colors



SW-6741 DERBYSHIRE
(HUNTER GREEN)



SW-7551 GREEK VILLA
(OFF WHITE)

scale 1 " = 1'



Golden Real Estate
783-G station st
Herndon, VA 20170

SIGN RENDERING

Prepared By: Jason Alexander-President
Vision Sign Inc. 45945 Trefoil Lane #184 Sterling, VA 20166
P: 703 707 0858 F: 1 866 838 0286 sales@visionsign.net

Position A
-2nd floor West Elevation



1/8" = 1'

Position B
-1st floor West Elevation



1/8" = 1'

Position C
-1st floor North Elevation



1/4" = 1'

Front View from Station Street



Side View from Station Street



Rear View from Lynn Street



Sec. 78-60.3. - Historic District Overlay (HDO).

- (a) *Purpose and intent.* The historic district overlay (HDO) is established pursuant to the authority granted to localities by the Code of Virginia § 15.2-2306. It is intended to promote and protect the unique character of the town through the identification, preservation and enhancement of buildings, structures, settings, neighborhoods, places and features with historical architectural significance to the town. The HDO further intends to:
 - (1) Ensure that additions, repairs, modifications, and new construction enhance rather than detract from the town's historic architectural settings.
 - (2) Preserve the architectural, artistic, and historic merit of individual structures.
 - (3) Protect historic resources from neglect and demolition.
 - (4) Retain important townscapes, streetscapes, and viewsheds integral to the identity of Herndon.
- (b) *Applicability.* No building, structure, or sign located in the historic district overlay 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 historic district overlay.
- (c) *District boundaries and maps.* The boundaries of the historic district overlay 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.
- (d) *Revision of historic district overlay boundary and designation of landmarks.* The boundaries of the HDO may be amended or areas, sites, buildings, and structures may be designated as historic landmarks in compliance with the following:
 - (1) *Amendment procedures.* The procedures for amendment of the HDO boundaries or designation of historic landmarks shall be as provided for as an amendment to the official zoning map pursuant to section 78-155.1, zoning map amendment. In addition, the following procedures shall apply:
 - a. The planning commission shall conduct or delegate a survey of the town. The survey shall identify and inventory all landmarks, buildings, or structures, in areas being proposed within the proposed district boundaries. The planning commission shall also prepare reports recommended to be included in the HDO.
 - b. Prior to establishing or expanding the HDO the town council shall:
 - 1. Provide for public input from the community and affected property owners in accordance with Code of Virginia, § 15.2-2204;
 - 2. Follow the written criteria set out below to be used to determine which properties should be included within the HDO; and
 - 3. Review the inventory and the criteria to determine which properties in the areas being considered for inclusion within the proposed district meet the criteria to be included in the HDO.
 - c. Upon the inclusion of an area in the HDO, the owner of each property within the established district boundaries therein shall be given written notification, including a description of the factors justifying the designation.
 - (2) *Review of HDO boundary amendments.* The advisability of amending the HDO boundary is a matter committed to the legislative discretion of the town council and is not controlled by any one factor. The following shall be considered by the town council, and its advisory bodies as part of the deliberation process:
 - a. In considering an amendment to the HDO boundary, the town council may adopt a change for only part of the area surveyed by the planning commission. The town council may amend the HDO boundary to include any area that has been considered by the planning commission.

- b. The following criteria shall be used by the historic district review board, planning commission, and town council in evaluating the potential expansion of the HDO. The historic district review board and planning commission may recommend, and the town council may so ordain, a landmark, building, or structure, for designation as within the HDO, provided it meets one or more of the following criteria:
 - 1. The property or properties exemplifies or reflects the architectural, cultural, or social heritage of the town, is a reminder of the town's past, and enhances the town's attractiveness to visitors.
 - 2. The property or properties are associated with persons of national, state, or local historical significance.
 - 3. The property or properties exemplify local or regional architectural design, local craftsmanship or the work of an architect or builder of local, regional, or national prominence.
 - 4. The property or properties contain qualities, materials, and other physical characteristics that contribute to the study and understanding of historic periods, styles, or methods of construction.
 - 5. The property or properties are closely related to or contiguous with properties that meet criteria a-d as related to their visual character or historic pattern of development; or otherwise contribute to the historic and architectural context of the proposed or existing HDO.
 - c. Such HDO boundaries may be adjusted to exclude properties along the perimeter that do not meet the criteria. The town council shall include only the geographical areas in the HDO where a majority of the properties meet the criteria established below by the town in accordance with this section. However, parcels of land contiguous to arterial streets or highways found by the town council to be significant routes of tourist access to the town or to be designated historic landmarks, buildings, structures, or districts therein, or in a contiguous locality, may be included in the HDO notwithstanding the provisions of this subsection.
- (3) *Review of historic landmark designations.* The advisability of designating historic landmarks is a matter committed to the legislative discretion of the town council and is not controlled by any one factor. The following shall be considered by the town council and its advisory bodies as part of the deliberation process:
- a. In considering whether or not to designate an historic landmark, the town council may designate less than all of the possible landmarks considered by the planning commission.
 - b. The town council may designate any area, site, building, or structure as an historic landmark that has been considered by the planning commission. The designated landmarks shall meet at least two of the following standards:
 - 1. The area, building or structure appears on the National Register of Historic Places pursuant to the Historic Preservation Act of 1966, as amended;
 - 2. The area, building or structure is entered upon the Virginia Landmarks Register pursuant to Code of Virginia, § 10.1-138;
 - 3. The area, building or structure has been documented as having historic value by the state department of historic resources or another recognized historic or archaeological organization;
 - 4. The area, building or structure exemplifies or reflects the architectural, cultural or social heritage of the town, is a reminder of the town's past and enhances the town's attractiveness to visitors;
 - 5. The area, building or structure is associated with persons of national, state or local historical significance;

6. The area, building or structure is a good example of local or regional architectural design or exemplifies local craftsmanship, making it valuable for study of period, style or method of construction; or making it valuable for study of period, style or method of construction; or
 7. The building or structure is a work of a nationally recognized architect or is attributed to an architect or builder of local prominence.
- (e) *Reduction of setback.* In the HDO, the front setback for a single-family detached dwelling may be reduced from 35 feet to a lesser amount but not less than 20 feet, in instances where the HDRB makes a finding that such reduction shall cause the subject structure to be more compatible with nearby contributing structures.
- (f) *Development within the historic district overlay.* Development located within the historic district overlay shall be completed in accordance with the Historic District Overlay Guidelines, and the following standards:
- (1) *Standards for alterations.* A certificate of appropriateness to a building or structure shall be approved only after meeting the following standards:
 - a. Reasonable effort is made to alter the site, building, structure, and its environment to the minimal extent practicable.
 - b. Alteration of the original, distinguishing qualities or character of a site, building, structure, and its environment and the removal or alteration of any historic material or distinctive architectural features is avoided to the greatest extent practicable.
 - c. Alterations to existing buildings, structures, and sites are consistent with the original style of such buildings and structures.
 - d. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be retained and restored to the greatest extent practicable.
 - e. Deteriorated architectural features shall be repaired, rather than replaced, wherever reasonably possible. If replacement is necessary, new materials shall match the material being replaced in composition, design, color, texture, and other visual qualities to the greatest extent practicable.
 - f. 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. 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. When more than 49 percent of the structural components or sheathing of the original or historic facades or roofs on the building or structure are removed, as determined by the zoning administrator, the provisions of section 78-60.3(f)(2), new construction, or section 78-60.3(f)(4), demolition, apply.
 - i. Every effort shall be made to protect and preserve archeological resources within or adjacent to the historic district to the greatest extent practicable.
 - j. Contemporary design of alterations to existing buildings and structures shall be compatible with the size, scale, color, material texture, and character of the building and structures within preservation districts. Such alterations shall not destroy or negatively impact significant historical, architectural, or cultural material.
 - k. 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 original 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 meeting the following standards:
 - a. The design shall be architecturally compatible with the historic landmarks, buildings, and structures in the historic district overlay in terms of size, scale, color, material, and character.
 - b. No specific architectural style shall be adopted or imposed on the administration of this section.
 - c. Alterations of more than 49 percent of the structural components or sheathing of the original or historic facades or roofs on the building or structure, as determined by the zoning administrator, shall be considered new construction.
- (3) *Moving or relocating a building.* A certificate of appropriateness to move or relocate a building or structure may be approved only after meeting the following standards:
 - a. The relocation shall not have a detrimental effect on the structural soundness of the building.
 - b. The relocation shall not have a negative effect on other historic landmarks or on other sites, buildings, or structures located within the historic district overlay.
 - c. The proposed relocation shall provide new surroundings that would be compatible with the architectural aspect of the building or structure.
 - d. The proposed relocation is the only practicable means of saving the structure from demolition.
 - e. The building or structure shall be relocated to another site within the corporate limits of the town or to another adjacent site that is subject to protections enumerated in the district.
- (4) *Demolition.* A certificate of appropriateness to demolish a building or structure may be approved, only after meeting the following standards:
 - a. The building or structure does not contribute to the character of the historic district.
 - b. The building or structure would not qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register.
 - c. The building or structure has a common design that could reasonably be reproduced.
 - d. No historic events occurred in the building or structure.
 - e. It is determined the building or structure has a degree of structural unsoundness.
 - f. It is not practicable to relocate the building or structure, or portion thereof.
 - g. The proposed demolition does not adversely affect other historic landmarks located within the historic district overlay or adversely affect the character of the historic district overlay.
 - h. Practicable alternatives to demolition do not exist.
 - i. An economic and structural feasibility study prepared by a qualified professional is submitted that concludes rehabilitating or reusing the building or structure is not a practicable alternative.
- (g) *Certificate of appropriateness (COA) in the historic district overlay.* The purpose of this section is to establish the procedures and standards for the review of certificates of appropriateness in the historic district overlay.
 - (1) *Applicability.* Unless exempted pursuant to section 78-60.3(g)(2), exemptions, a certificate of appropriateness must be approved prior to:
 - a. New construction or alterations to any building or structure in the historic district overlay; or
 - b. Demolishing, or moving any historic landmark, building, or structure located in the historic district overlay.

- c. The installation of any sign not subject to section 78-140.5(f).
- (2) *Exemptions from COA.* The following minor development, which has been determined not to have permanent effects on the character of the building or sites within the historic district overlay, is exempted from the requirements of this section. In the event the scope or nature of the development changes during the improvement process, a violation may be issued pursuant to Article XVII (Enforcement, Violations, and Remedies).
- a. Additions or deletions of storm doors, storm windows, window boxes, or similar appurtenances, or portable air conditioners in windows.
 - b. The addition or deletion of television or radio antennas, skylights or solar collectors in locations not visible from a public street, an addition or deletion of television or radio antennas, skylights or solar collectors.
 - c. Landscaping, grading, walks, swimming pools and related mechanical equipment, retaining walls of less than 12 inches in height, or temporary fencing in place for one year or less, when it does not significantly affect the character of the historic district overlay or an historic landmark and its surroundings.
 - d. Minor additions or deletions to an existing building or structure that is not visible from a public street and do not significantly change the architectural character of the building or structure.
 - e. Alterations that do not affect the exterior appearance of a site, building, or structure (repainting to a different color or painting unpainted surfaces affects the exterior appearance of the building or structure).
 - f. In cemeteries, memorialization on community and private mausoleums, columbaria, family estates, individual and family sites, and memorialization such as headstones and monuments, cremation benches, crypts, vase units, vesper lights, trees, shrubs, flowers, borders (including brick or ornamental fences) and the like, and the words, figures, and graphics on existing or future buildings or structures. Creation of new buildings or structures (not described in the previous sentence), new community burial units, new cenotaphs, new ossuaries, and similar development are not exempt.
 - g. Small cell facilities on a utility distribution or transmission pole that comply with the provisions [of section] 78-71.13(d)(3)(a).
 - h. Similar development determined by the zoning administrator not to have permanent effects on the character of the HPD.
- (3) *Relationship of certificate of appropriateness to administrative plan review.*
- a. An application for a certificate of appropriateness in the historic district overlay for a development that requires site plan, subdivision site plan, single lot development plan, or building location survey approval pursuant to section 78-155.6, plan (site plans, subdivision plans, single lot development plans, and building location surveys) shall not be reviewed formally by the historic district review board (HDRB) until the site plan, subdivision site plan, single lot development plan, or building location survey is approved. Applicants may meet informally with the HDRB prior to administrative plan approval.
 - b. On properties zoned and used for single-family residential within the historic district overlay, additions that comply with the applicable standards in section 78-60.3(f), and with a footprint between 750 square feet and 1,250 square feet, and disturb less than 2,500 square feet of land, may not be required to submit a single lot development plan. Relief from the submission of a single lot development plan shall be determined by the concurrence of the zoning administrator and town engineer.
- (4) *Certificate of appropriateness review procedure.* The approval of a certificate of appropriateness shall be subject to the Historic District Procedure Guide, section 78-153.2 (review process for applications requiring a public hearing (approval by a decision making body)), and the following:

- a. Certain certificates of appropriateness may be reviewed and approved, approved with conditions, or denied administratively. Review of such certificates of appropriateness shall be based upon the Herndon Historic Preservation Guidelines, the standards in section 78-60.3(f), and the standards listed below:
 1. A list of improvements that may receive administrative review of a certificate of appropriateness shall be established by the zoning administrator maintained in the office of community development.
 2. Improvements eligible for an administrative review shall be of a common and recurring nature.
 3. Improvements eligible for administrative review shall have only a minor impact on the design, character, or historic fabric of building, structure, or site.
 4. Applications may be forwarded to the HDRB if the zoning administrator determines the application does not meet the aforementioned criteria.
 - b. For those applications requiring HDRB review, following public notification and the scheduling of a public hearing, the HDRB shall conduct a public hearing on the application. At the public hearing, the HDRB shall consider the application, the relevant support materials, the staff report, and the public testimony and evidence given at the hearing. After the close of the public hearing, the HDRB shall either approve or disapprove the application based on the standards in section 78-60.3(f), development within the historic district overlay and the following standards:
 1. If the HDRB finds the application complies with the standards in section 78-60.3(f) and the Historic District Guidelines the HDRB shall approve a certificate of appropriateness.
 2. If the HDRB determines the application fails to comply with the standards in section 78-60.3(f), and the Historic District Guidelines, it may either disapprove the application or continue the public hearing. In either case, it shall explain why the application fails to comply with the review standards. It shall recommend revisions to the plans and specifications that would bring the application into conformance with section 78-60.3(f), and the Historic District Guidelines. The applicant may request or agree to a continuation of the public hearing in accordance with section 78-152.6, deferral of application and section 78-153.2(i)(2), continuation of public hearing.
- (5) *Certificate of appropriateness for minor improvements.* At its discretion, the HDRB may adopt a certificate of appropriateness providing design guidance for certain minor improvements such as changes in color of materials or fences, dumpster enclosures, and similar screening. The staff may review applications for eligible minor improvements addressed in the certificate of appropriateness for compliance with the certificate of appropriateness. The staff shall then notify the applicant in writing whether or not the application successfully complies with the certificate of appropriateness and the improvements shall be authorized under that certificate of appropriateness, without a public hearing before the HDRB.
 - (6) *Certificate of appropriateness review standards.* Development located within the historic district overlay shall be completed in accordance with the Historic District Overlay Guidelines and the standards set forth in section 78-60.3(f), development within the historic district overlay.
 - (7) *Appeal of COA administrative decision to the historic district review board.* The applicant may appeal the final decision of an administrative COA to the HDRB.
 - a. An appeal shall be initiated by filing a written notice of appeal with the zoning administrator specifying the grounds for the appeal within 30 days of the final decision.
 - b. If a written notice of appeal on an administrative certificate of appropriateness is received by the zoning administrator then anything on the administrative COA application shall be stayed.

- (8) *Appeal of COA decision to town council.* The applicant or any person aggrieved by the decision with a property interest in land abutting or across the street from property which is the subject of a final decision of the HDRB on a certificate of appropriateness, may appeal the decision to the town council, as follows.
- a. An appeal shall be initiated by filing a written notice of appeal with the zoning administrator specifying the grounds for the appeal within 14 days of the final decision of the HDRB.
 - b. No action shall be taken until 15 days after the final decision of the HDRB on a certificate of appropriateness. If a written notice of appeal on a certificate of appropriateness is initiated pursuant to this section, action on the certificate of appropriateness shall be stayed pending the final decision by town council.
 - c. The zoning administrator shall schedule a hearing on the matter at the earliest feasible town council meeting by which time notice can be provided consistent with the requirements of section 78-153.2(h), public notification.
 - d. At the hearing on the appeal, the appellant or the appellant's agent shall state the grounds for the appeal and identify any materials or evidence from the record to support the appeal. Town staff shall be given an opportunity to respond, as shall any other person(s) the council deems necessary and appropriate.
 - e. After the conclusion of the hearing, the town council may affirm, modify, or reverse the decision of the HDRB, in whole or in part, or may remand the case to the HDRB. The decision shall be based on the standards in section 78-60.3(f), development within the historic district overlay. The town council decision shall be subject to the following standards:
 1. A decision shall not be reversed or modified unless there is evidence in the record that the decision of the HDRB is not correct, based on the review standards for a certificate of appropriateness.
 2. In determining whether or not to remand a case to the HDRB, the town council shall be guided by the following factors: the completeness of the record; the appropriateness of further review by the HDRB of certain points or facts; and any amendments to the application after the decision of the HDRB. Town council recognizes that revisions to an application for the purpose of clarifying issues, or addressing concerns raised during the public hearing are positive and will not necessarily result in a remand, except that significant and substantive revisions to the application may serve as a basis for remand.
- (9) *Appeal of town council decision to circuit court.* The applicant, any person jointly or severally aggrieved with a property interest in land abutting or across the street from property which is the subject of a final decision of the town council pursuant to subsection (8) above, any person with a property interest in land in the historic district overlay, who is aggrieved by a final decision of the town council, pursuant to subsection (8) above, or the town, may appeal the decision to the Circuit Court of Fairfax County pursuant to Code of Virginia § 15.2-2306. If appealed, a petition at law shall be filed setting forth the alleged illegality of the action by the town council, provided that such petition shall be filed within 30 days after the final decision is rendered by the town council. The filing of the petition shall stay the decision of the town council pending the outcome of the appeal to the court, except that the filing of the petition shall not stay a decision of the town council denying the right to raze or demolish a historic landmark, building or structure.
- (10) *Submittal of new COA application after disapproval.* If the HDRB disapproves a certificate of appropriateness, the applicant may, at any time, submit a new application with new information addressing the written reasons for disapproval.
- (11) *Transfer of certificate of appropriateness.* A certificate of appropriateness shall be transferable to subsequent owners of the property for which the certificate is issued.
- (12) *Expiration of certificate of appropriateness.* Development activity or demolition approved pursuant to a certificate of appropriateness must begin within five years of the issuance of the certificate of appropriateness, unless a shorter timeframe is included as a condition of approval

on the certificate of appropriateness. Failure to begin the activity within five years, or the timeframe conditioned on the approval, shall render the certificate of appropriateness void.

- (13) *Extension of approved certificate of appropriateness.* Upon written application submitted to the zoning administrator by the applicant at least 30 days prior to the expiration of the certificate, staff shall consider and may grant one extension not to exceed five years upon a showing of good cause. In determining good cause, staff shall take into consideration the scope of the proposed work and the laws, ordinances, and regulations in effect at the time of the request for extension. An administrative decision to disapprove a certificate of appropriateness may be appealed to the HDRB by the applicant pursuant to section 78-60.3(g)(7). Failure to apply for an extension within the time limits established by this section shall render the certificate of appropriateness void.
- (h) *Demolition, relocation and alteration of structures in the historic district overlay.* As provided in the Code of Virginia § 15.2-2306, in addition to the right of appeal outlined in this section, the owner of any building or structure shall be permitted to demolish, alter or relocate a building, structure or historic landmark in the historic district overlay provided that:
- (1) *Application required.* Application is made by the owner to the town council for the right to demolish the building or structure, or the right to alter, or the right to relocate a building or structure;
 - (2) *Demonstration of offer to sell.* The owner demonstrates that for a period set forth in the schedule in section 78-60.3(h)(3) and at a price reasonably related to its fair market value, the owner has made a bona fide offer to sell the historic landmark, building or structure, and the land pertaining thereto, to the town or Fairfax County, or to any person, firm, corporation, government, agency or political subdivision or agency thereof, which gives reasonable assurance that it is willing to preserve and restore the historic landmark, building or structure and the land pertaining thereto. Evidence of a bona fide offer to sell must be demonstrated by a listing through a multiple listing service for the period of time established in section 78-60.3(h)(3) at a price reasonably related to the fair market value of the property.
 - (3) *Offering price and schedule requirements.* The schedule for offers to sell shall be as follows:
 - a. Three months when the offering price is less than \$25,000.00;
 - b. Four months when the offering price is \$25,000.00 or more but less than \$40,000.00;
 - c. Five months when the offering price is \$40,000.00 or more but less than \$55,000.00;
 - d. Six months when the offering price is \$55,000.00 or more but less than \$75,000.00;
 - e. Seven months when the offering price is \$75,000.00 or more but less than \$90,000.00; and
 - f. Twelve months when the offering price is \$90,000.00 or more.
 - (4) *Bona fide contract of sale limitations.* No bona fide contract binding upon all parties involved shall have been executed for the sale for any such historic landmark, building or structure, and the land pertaining thereto, prior to the expiration of the applicable period set forth in the schedule in section 78-60.3(h)(3).
 - (5) *Hazardous properties.* A contributing landmark, building or structure, or historic landmarks, shall not be razed, demolished or moved until the razing, demolition or moving thereof is approved by the historic district review board (HDRB) or, on appeal, by the town council after consultation with the HDRB, unless the building official consistent with the Uniform Statewide Building Code, Part III Maintenance, determines that the contributing structure constitutes such a hazard that it shall be razed, demolished or moved.
 - (6) *Appeal not affected.* Any appeal which may be taken to the circuit court of Fairfax County from the decision of the town council, whether instituted by the owner or by any other proper party, notwithstanding the provisions of this section relating to a stay of the decision appealed from, shall not affect the right of the owner to make the bona fide offer to sell referred to in this section. No offer to sell shall be made more than one year after a final decision by the town council, but

thereafter the owner may renew the request to the town council to approve the demolition of the historic landmark, building, or structure.

(Ord. No. [18-O-29](#), § 1, 11-13-2018; [Ord. No. 20-O-01](#), § 1, 1-14-2020; [Ord. No. 20-O-61](#), § 1, 11-17-2020)