

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA
AUGUST 4, 2021
HERNDON MUNICIPAL CENTER
LARGE CONFERENCE ROOM, 2nd Floor
777 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARING

2. **APPLICATION FOR BUILDING ALTERATIONS, HDRB #21-009**, to consider an application for façade improvements to the commercial building located at 771 Elden Street, Herndon, Virginia and approximately 70 feet east of the Elden Street and Center Street intersection, and further identified as Fairfax County Tax Map 0162-02-0077 and portions of Tax Map 0162-02-0076 and 0162-02-0078. The property is zoned CC; Central Commercial; and consists of 4,512 total square feet of land. Owner: Elden Market LLC. Applicant: Michael Wijdoogen, MW Architects LLC.

COMMENTS

3. Comments from the Staff Members
4. Comments from the Board Members

ADJOURNMENT

Title: HPRB #21-009; Building Alterations; 771 Elden Street

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

Summary Information			
Applicant Request	Alterations to the building façade and fenestration		
Address	771 Elden Street		
Fairfax County Tax Map Number	0162-02-0077, 0162-02-0076, 0162-02-0078		
Owner	Elden Market, LLC.		
Applicant	Michael Wijdoogen, MW Architects LLC.		
Business/Organization	Aslin Brewery		
Property Use	Restaurant		
Zoning District	CC, Central Commercial		
HDO Designation	Non-contributing		
Adjacent Zoning	North: PD-TD, Planned Development-Traditional Downtown South: CC, Central Commercial East: CC, Central Commercial West: CC, Central Commercial		
Building Type(s)	Masonry block	Date of Construction:	c. 1930
Architectural Style(s)	Vernacular Commercial		
Exterior Material(s)	Masonry block and brick		
Neighborhood Design Profile	Historic and non-historic mix of mostly commercial one to three story buildings with historic single family houses on adjacent blocks.		
Comprehensive Plan Land Use Designation	Adaptive Area, within the Downtown Master Plan area		

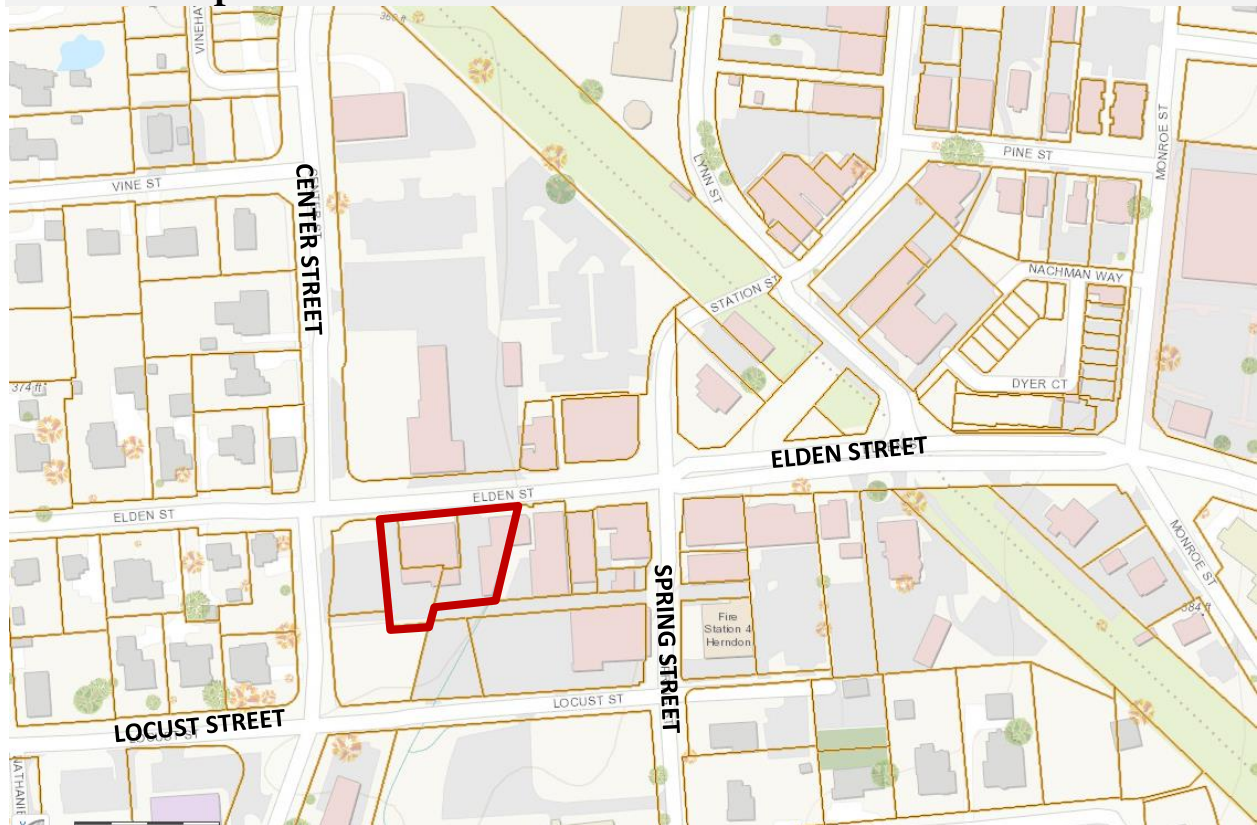
Staff Recommendation	Staff is withholding its recommendation at this time until the requested additional information has been provided.
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Site Description:

The existing building proposed to be altered sits partially on three different parcels. These parcels are largely flat and are currently comprised of the building, and asphalt and gravel surfaces used for parking and outdoor seating. The building immediately abuts the Elden Street sidewalk, which is scheduled to be re-built with the Downtown Streetscapes Phase III project that includes widening the sidewalk and converting it to brick pavers. The building is adjacent to the Aslin Brewery Taproom, which is across from

the Comstock redevelopment project, and is partially visible from the residence west of Center Street.

Location Map



Case Details

Proposal:

This application proposes to modify the front and side facades of the existing building. The alterations include:

- Replacing 3 existing fixed glass storefront windows with 4 roll-up glass doors on the front elevation.
- Removing two existing half-light doors and relocated one existing half-light door on the front elevation with one full-light door.
- Removing three existing double hung windows on the front elevation with two larger fixed glass windows.
- Replacing the existing asphalt shingles covering the front façade awning with standing seam metal panels.
- Adding eight gooseneck lights on the front elevation.
- Removing four double hung windows on the west elevation and replacing with two larger fixed glass windows.
- Removing one double hung window on the east elevation with a roll-up glass door.
- Replacing a double solid metal set of doors with a set of full-light doors on the east elevation.

The total project also includes removal of the existing AC window units and the re-painting of the building. These changes do not require review by the HDRB.

The proposed roll-up doors would be 8’ high by 10’ wide and have black anodized framing and bottom paneling. The windows size is uncertain based on the information provided; however, it would also have the black anodized framing. The proposed windows would similarly be framed with a black anodized metal frame. The standing seam awning cover would be metal; however, the seam height and panel width were not specified.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay District (HP District)* (Attachment #5)
- Town of Herndon Historic District Overlay Guidelines (Pages 90, 100, 101)

Staff Analysis

1. Staff has found that the proposed alterations meets the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. With the findings expressed below, staff believes the proposed alterations generally meet the applicable design guidelines. Staff’s full analysis of the alterations is included in the Historic District Overlay Design Guidelines Review Matrix (Attachment #1)
 - a. The proposed windows and doors stay closely to the existing solid to void ratio of the façade, while maintaining the vertical alignments and reflecting the building’s simplicity in form.
 - b. The use of roll-up doors reflect the original use of the building as a garage and service station. The use of roll up doors also serve an important function of activating the streetscape.
 - c. The awning material change reinforces the commercial use and form of the building.
3. Staff has noted a couple items within this report with incomplete design information. The dimensions of the standing seam metal panels and the transparency of the glass have not been specified. Also, the size of the fixed glass windows proposed is inconsistent between the drawings and the materials table. This information should be provided to the HDRB for its review.
4. While staff supports the awning alteration, staff believes that removing the awning and returning the façade to its earlier design highlighted by its shed roof overhang would enhance the building’s original appearance while also re-introducing a contemporary form that is more consistent with the design of the adjacent Aslin Brewery Taproom.

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).
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	4. The HDRB #21-009 may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is withholding its recommendation at this time until the requested additional information has been provided.

Report Attachments

1.	Guidelines Review Matrix
2.	Proposed Drawings & Plans
3.	Existing Conditions Photos
4.	Material Information
5.	Town's Zoning Ordinance, Section 78-60.3.

Staff Signatures



Bryce A. Perry
Deputy Director of Community Development

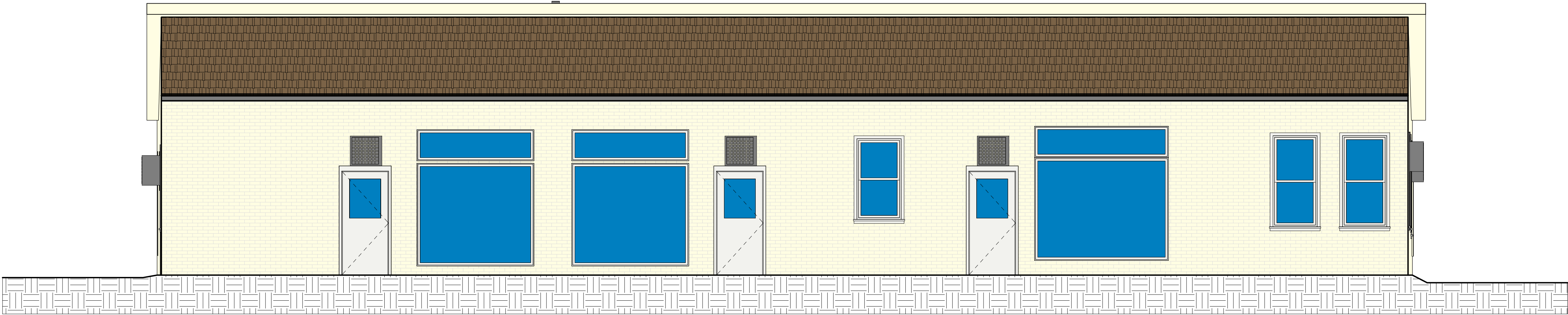
Title: HDRB #21-009; Building Alterations; 771 Elden Street

Historic District Overlay Guidelines Review Matrix

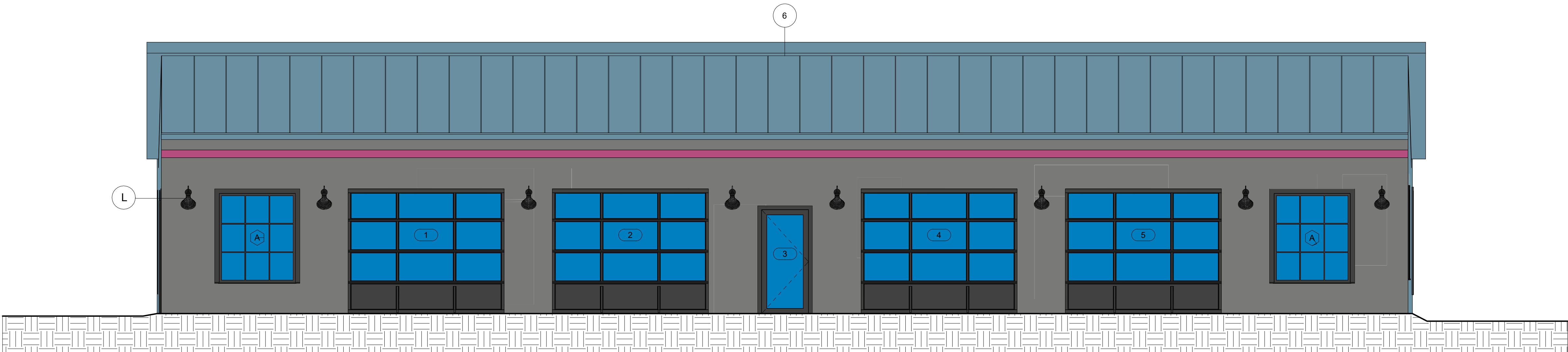
Guidelines for Window and Door Alterations (page 98)		
Subsection	Guidelines	Staff Evaluation
	1. Windows and doors should be replaced in-kind or with an alternative material that is compatible with the district. New materials should not detract from the overall appearance of the building or the HDO.	The windows and doors to be replaced have wood framing. The new windows and doors have metal framing. The new material is still traditional and aligns well with the existing and historic commercial use of the building and simple utilitarian form.
	2. Replacement windows and doors should complement the architectural style of the building.	The proposed window and doors work well with the simple form and austere style of the building. They reinforce an image of the building's historic use as a livery and garage, offer a traditional storefront composition and stays close to the existing solid to void ratio along the façade.
	3. Glass should be clear. Decorative elements or frosting may be employed when consistent with the architectural style of the building.	The translucency of the proposed glass has not been specified. Staff recommends site verification of the glass to be used to ensure appropriate clarity in the glazing.
	4. For replacement windows with multiple panes of glass, simulated divided lights with dimensional muntins or grills on the exterior of the glass should be used.	The muntins/mullions for the proposed windows are not specified. Staff supports the use of simulated divided lights.
	5. New or modified windows and doors openings should be compatible with the building's scale, architectural style, façade composition, form, and existing patterns of fenestration.	The proposed window and doors work well with the simple form and austere style of the building. They reinforce an image of the building's historic use as a livery and garage, offer a traditional storefront composition and stays close to the existing solid to void ratio along the façade.

6. New or modified windows and doors openings should not detract from the overall proportions of the building and should be compatible with the HDO.	The proposed windows and doors are scaled appropriately for the building and keep the horizontal alignment of the existing windows. The level of fenestration is similar to other commercial building in the district.
Guidelines for Storefronts, Awnings, and Canopies (pages 100, 101)	
1. Storefront elements should be replaced in-kind or with an alternative material that is compatible with the district. New materials should not detract from the overall appearance of the building or the HDO.	The windows and doors to be replaced have wood framing. The new windows and doors have metal framing. The new material is still traditional and aligns well with the existing and historic commercial use of the building and simple utilitarian form. The use of standing seam metal panels is common for both historic and non-historic buildings within the district.
2. Replacement storefront materials, including those associated with awnings and canopies, should offer the same general appearance as the existing storefront materials, or materials that more appropriately reflect the architectural style of the building, provided that the following criteria are met: - Replacement materials should not be used to create a false historical narrative. - Replacement materials should reflect the form and scale of the existing building. - Replacement materials should provide an authentic unit measurement or scale that reflects traditional HDO materials and pedestrian orientation. - New glass should be clear without any reflective qualities that limit visibility into the interior space. Avoid any tinting or glazing meant to reflect light. Awning or canopies can instead be used to manage glare. - Awnings and canopies should be of weather resistant fabric or metal. Do not use vinyl or other plastic material.	A false historic narrative is not generated. The changes reinforce its commercial use, both existing and historic. The proposed materials are simple inform, material, and use. The design is not over-detailed or reliant on non-traditional materials. The façade changes are primarily designed to improve the pedestrian experience and environment along the streetscape. The doors and windows are designed for use by pedestrians. The glass translucency has not been specified though staff is recommending site verification to ensure clear glass is used. The alterations do not include any vinyl or other plastics. The change from asphalt shingles to a metal covering for the awning will improve its durability.
3. Storefronts may be added, deleted, or altered in other ways when the following is met: - The changes are consistent with the architectural style of the building. - The changes do not detract from the HDO. - The changes do not create a false historical narrative.	The changes reflect the austerity of the vernacular commercial building with simple forms and finishes. The solid to void ratios is closely kept from existing conditions and the vertical spacing of the top of the

	d. Enhancements to very utilitarian or plain storefronts should continue to reflect the simplicity of the building's form.	openings with the bottom of the awning remains the same.
	4. Storefront design changes should incorporate locations for signage that reflect the appropriate sign design guidelines and regulations for signs.	The proposed design does not include any signage. A separate application for signage would be necessary. Staff recommends that clarity is sought on where signage may be located. There is space about the windows and doors and below the awnings that could fit signage however the awning takes up much the space that would otherwise be used for signage. There may be opportunity to include signage on the awning.
	5. New or modified window and door openings should be compatible with the building's scale, architectural style, façade composition, form, and existing patterns of fenestration.	The new windows and doors remain consistent with the existing pattern, orientation, and proportions of the existing façade fenestration.
	6. New or modified window and door openings should not detract from the overall proportions of the building and should be compatible with the HDO.	The scale of the opening fits with the size and shape of the building.
	7. When the alteration expands the footprint of the building or adds floor area, Guidelines for Additions to Noncontributing Resources on page 102 apply as well.	Not applicable.
	8. If the modification extends to replacement of more than 49% of the existing roof structure, then guidelines for new construction and demolition may apply.	Not applicable.
	9. Awnings and canopies should align with the size, scale and style of the storefront and associated doorways and fenestration.	The awnings material change enhances the commercial appearance of the building however the presence and mass of the awning may be increased with the standing seam metal panels.
	10. Lighting for awnings and canopies should be provided by an exterior light source using appropriate concealment of conduits and other electrical hardware. The light source should be shielded to avoid pinpoint glare.	The awnings is not light however the storefront is proposed to be illuminated with wall-mounted gooseneck lights.



1 Existing Front Elevation
1/4" = 1'-0"



2 Proposed Front Elevation
1/4" = 1'-0"

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
1	ROLL-UP GLASS DOOR	W10'-0" H8'-0"	HAAS DOORS	CA-320 HEAVY DUTY FRAME	BLACK ANODIZED
2	ROLL-UP GLASS DOOR	W10'-0" H8'-0"	HAAS DOORS	CA-320 HEAVY DUTY FRAME	BLACK ANODIZED
3	MAIN ENTRY DOOR	W4'-0" H7'-3"	CRL US ALUMINUM	SERIES 400 MEDIUM STILE ALUMINUM DOOR	ALUMINUM BRONZE BLACK ANODIZED
4	ROLL-UP GLASS DOOR	W10'-0" H8'-0"	HAAS DOORS	CA-320 HEAVY DUTY FRAME	BLACK ANODIZED
5	ROLL-UP GLASS DOOR	W10'-0" H8'-0"	HAAS DOORS	CA-320 HEAVY DUTY FRAME	BLACK ANODIZED
6	METAL ROOF	18" O.C.	PAC-CLAD	SNAP-CLAD .032 ALUMINUM PANEL	PTD. SW6515
A	STOREFRONT WINDOWS	W3'-0" H5'-10"	CRL US ALUMINUM	SERIES 450 CENTER GLAZE	ALUMINUM BRONZE BLACK ANODIZED
L	STEP NECK ANGLE LIGHT FIXTURE	QUANTITY= 8 D12" H14 1/4"	BLOCK LIGHTING	SN612- 12" STEP NECK ANGLE	POWDER COAT FINISH FOR OUTDOOR USE

NOTE: WINDOW FRAME TO ALIGN WITH ROLL-UP GLASS DOOR

3 HDRB Schedule Front Elevation
1/4" = 1'-0"

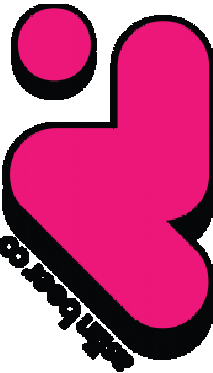
PAINT EXTERIOR COLORS

LEISURE BLUE SW6515
EXUBERANT PINK SW6840
WESTCHESTER GRAY SW2849

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761C Monroe St. Suite 201
Herndon, VA 20170
(703)-819-9461
www.mwarchitects.com

Aslin Pizza



771 Elden St.
Herndon, VA 20170

PROJECT NUMBER:	21.120
DATE:	05.17.2021
DRAWN BY:	SDG
CHECKED BY:	MSW

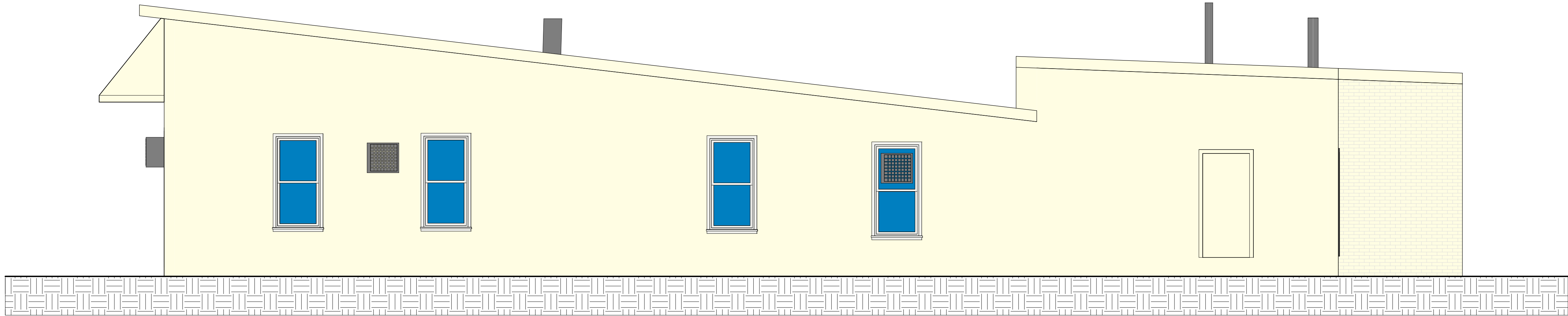
REVISIONS:	
HDRB SUBMISSION:	07/12/2021
HDRB UPDATED:	07/28/2021

SEAL:

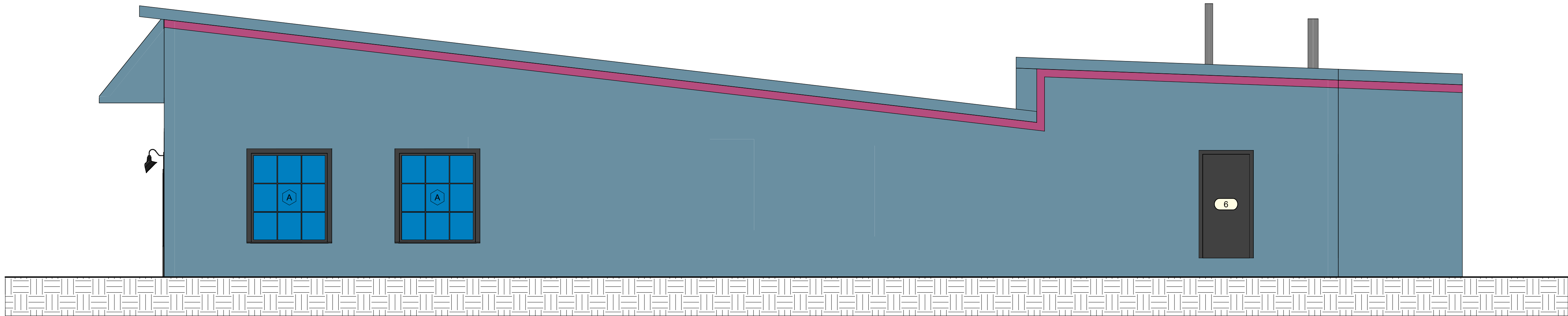
SCALE: 1/4" = 1'-0"

SHEET TITLE: Front Elevation

SHEET NUMBER: A2.0



① Existing Right Elevation
1/4" = 1'-0"



② Proposed Right Elevation
1/4" = 1'-0"

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
6	SIDE EXIT DOOR	W3'-0" H6'-8"	EXISTING TO REMAIN	EXISTING TO REMAIN	PTD. WESTCHESTER GRAY
A	STOREFRONT WINDOWS	W3'-0" H5'-10"	CRL US ALUMINUM	SERIES 450 CENTER GLAZE	ALUMINUM BRONZE BLACK ANODIZED

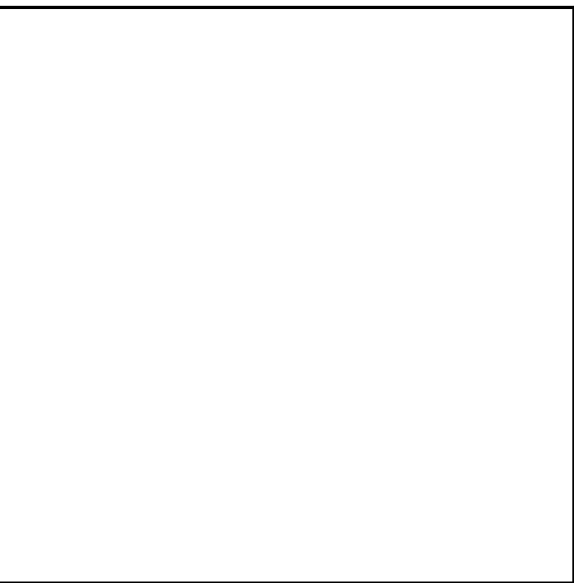
PAINT EXTERIOR COLORS

LEISURE BLUE
EXUBERANT PINK
WESTCHESTER GRAY

SW6515
SW6840
SW2849

NOTE: WINDOW FRAME TO ALIGN WITH ROLL-UP GLASS DOOR ON FRONT ELEVATION

③ HDRB Schedule Right Elevation
1/4" = 1'-0"

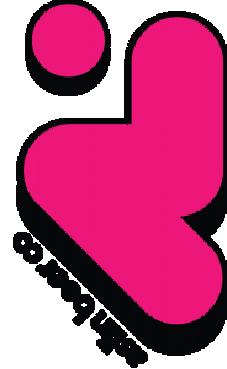


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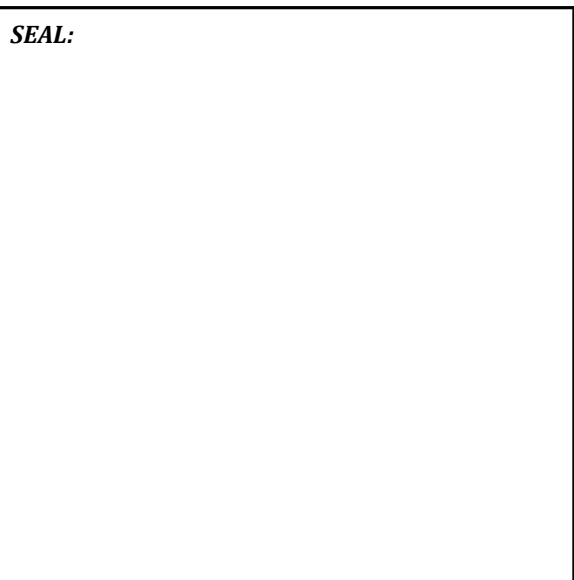
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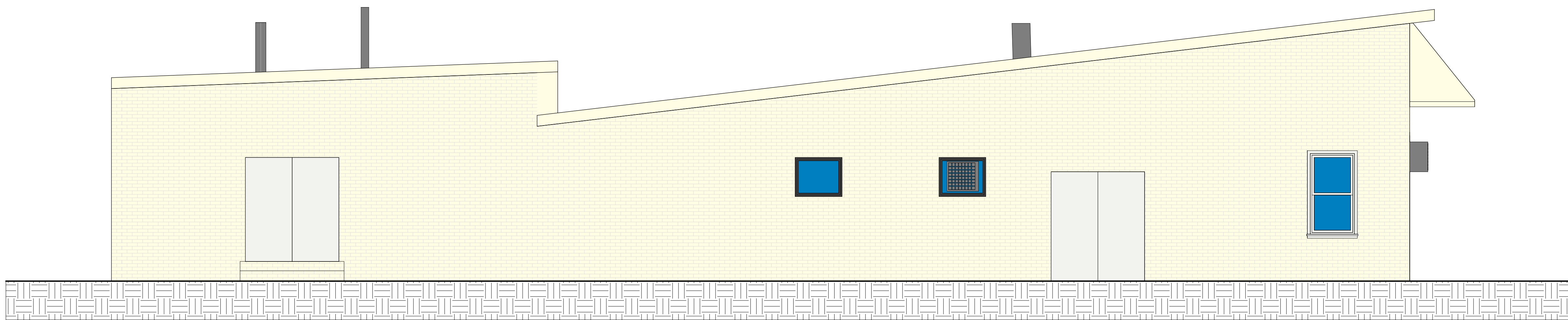
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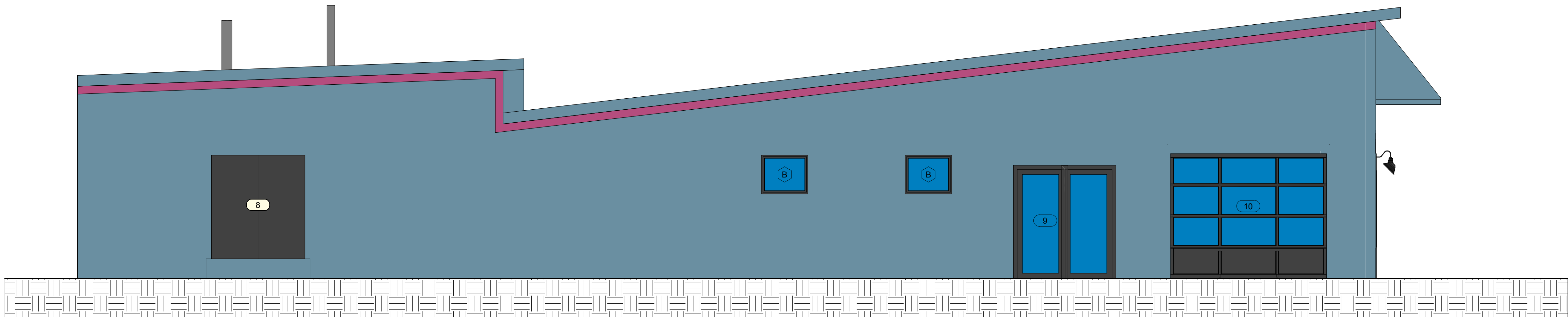
REVISIONS:	
HDRB SUBMISSION:	07/12/2021
HDRB UPDATED:	07/28/2021



SHEET NUMBER:	SCALE:
	1/4" = 1'-0"
	Right Elevation
	A2.1



① Existing Left Elevation
1/4" = 1'-0"



② Proposed Left Elevation
1/4" = 1'-0"

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
B	STOREFRONT WINDOWS	W3'-0" H2'-6"	CRL US ALUMINUM	SERIES 450 CENTER GLAZE	ALUMINUM BRONZE BLACK ANODIZED
8	SIDE EXIT DOOR	W6'-0" H7'-0"	EXISTING TO REMAIN	EXISTING TO REMAIN	PTD. WESTCHESTER GRAY
9	SIDE ENTRY DOOR	W6'-0" H7'-0"	CRL US ALUMINUM	SERIES 400 MEDIUM STILE ALUMINUM DOOR	ALUMINUM BRONZE BLACK ANODIZED
10	ROLL-UP GLASS DOOR	W10'-0" H8'-0"	HAAS DOORS	CA-320 HEAVY DUTY FRAME	BLACK ANODIZED

PAINT EXTERIOR COLORS

LEISURE BLUE SW6515
EXUBERANT PINK SW6840
WESTCHESTER GRAY SW2849

③ HDRB Schedule Left Elevation
1/4" = 1'-0"



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HDRB UPDATED:	07/28/2021

SEAL:

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

Left Elevation

A2.2



Town of Herndon

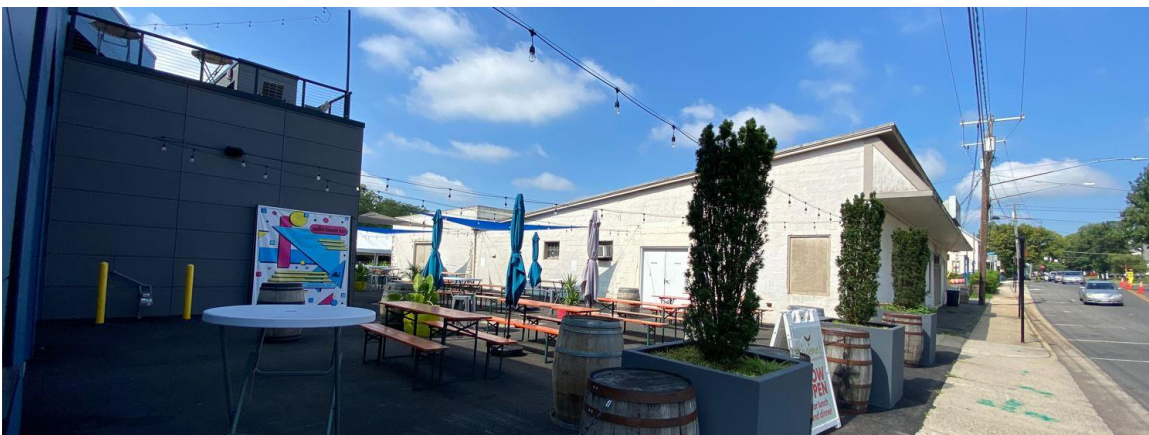
Department of Community Development
777 Lynn Street
Herndon, VA 20170

Re: 771 Elden St

Front Facade - Elden Street



Left Façade- Looking toward Center Street



Right Facade – looking toward Spring Street



Perspective View- Front and Left Facade



Perspective View- Right and Rear Facade



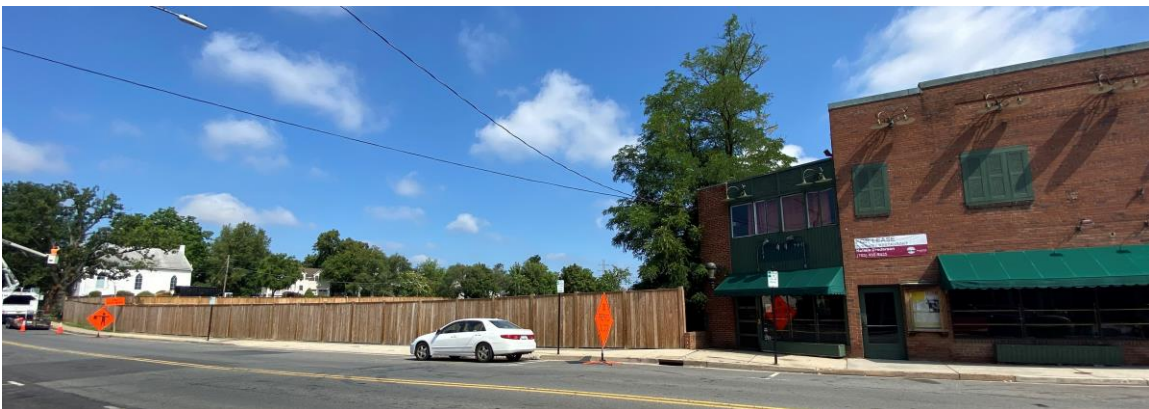
Perspective View- Front and Front Façade, Parking lot



Perspective View- Elden Street looking toward building



Perspective View- Elden Street looking away from building



Perspective View- Looking at Center Street



Perspective View – Looking at Locust Street



Perspective View- Looking toward Spring St



Perspective View- Elden Street and Spring Street Intersection



Perspective View- Elden Street and Center Street Intersection



COMMERCIAL ALUMINUM SERIES

1 3/4" Thick

CA-320 / CA-315 / CA-110

////////////////////////////////////

Commercial Aluminum / 1 3/4" thick

Clean Lines.

Haas CA-320, CA-315 and CA-110 Aluminum Sectional Doors are strong, durable, and elegant. A versatile product combining aluminum rails and stiles provides a strong-profiled frame structure with aluminum panels and a wide range of glazing choices. This is the ideal application for service stations, quick lube facilities, automobile dealerships, restaurants and other business where strength, appearance and corrosion resistance are key factors.



CA-315 in saharan tan



CA-110 in black anodized



CA-320 in polar white



CA-320 in dark bronze anodized

CA QUICK GUIDE

Model	Glazing Thickness	Max. Door Size		Max Area	Top Rail	Center Stile	Meeting Rail	Bottom Rail	Color Options	Section Joint	Panel & Glazing Types
		Width	Height								
CA-110	1/8" & 3/16"	16'-2"	14'-0"	226 Sq Ft	3" Standard; Upgradeable to 4" or 6"	1"	2"	3" Standard up to 13' 2" wide; then 4" Standard; Upgradeable to 4" or 6"	Clear Anodized, Black Anodized, Dark Bronze Anodized & Polar White	Shiplap	Polystyrene & Aluminum Laminated Panels
CA-110i *	1/4" & 1/2"	12'-2"	10'-0"	102 Sq Ft				3" Standard Upgradeable to 4" or 6"			Various Types & Thicknesses of Glazing
CA-315	1/8" & 3/16"	16'-2"	16'-0"	258 Sq Ft	4" Standard; Upgradeable to 6"	1"	4"	4" Standard Upgradeable to 6"	Anodized & Painted Colors (no Wood Grains)	Tongue & Groove with Bulb Seal	Polystyrene & Aluminum Laminated Panels
CA-315i *	1/4" & 1/2"										Various Types & Thicknesses of Glazing
CA-320	1/8" & 3/16"	28'-2"	20'-0"	500 Sq Ft	4" Standard up to 18' 2" wide; then 6" Standard; Upgradeable to 6"	2"	4"	4" Standard up to 16' 2" wide; then 6" Standard; Upgradeable to 6"	All Colors	Tongue & Groove with Bulb Seal	Polystyrene & Aluminum Laminated Panels
CA-320i *	1/4" & 1/2"	20'-2"	16'-0"					4" Standard up to 18' 2" wide; then 6" Standard; Upgradeable to 6"			Various Types & Thicknesses of Glazing

* - The i on the series name indicates it is a heavier glass/glazing option - 1/4" or 1/2".

Available Options

- 2" or 3" Track

Exhaust Port(s)

Cam Safety Device

Spring Bumpers

Pass Door (320 only)

High Cycle Springs
- High Cycle Rollers

Chain Hoist

Operators

Top Header Seal

Car Wash Cutout

Security Bars

Pass Door (exterior view)



(Only available on CA-320/CA-320i in all colors options, except wood grains. Door trim color is only available in clear anodized. Convenience only, not a legal exit, or ADA compliant.)

Optional Exhaust Port (interior view)



CA-110 Narrow Line Frame

The CA-110 and CA-110i sections are assembled using .045" minimum aluminum alloy tubular type extrusions with thru-bolt construction. Sections are 1-3/4" thick. Any Section height is available. Bottom rails are 3" on doors up to 13'-2" wide. Doors greater than 13'-2" wide have 4" bottom rails. Top and bottom rails are upgradeable to 4" or 6".

CA-110i at 8'3" wide and wider and CA-110 at 12'3" and wider, have built-in struts on each section. Dependent on the width size, E struts or cap struts may be included. All aluminum is clear anodized as standard. Panels for solid sections are .040" stucco embossed or .050" smooth aluminum. A wide variety of glazing materials are available.



CA-315 Larger Glass with Heavy Duty Outer Frame

The CA-315 & CA-315i sections are assembled using .045" minimum aluminum alloy tubular type extrusions with thru-bolt construction. Sections are 1-3/4" thick. Any Section height is available. Bottom rails, top rails, and end stiles are 4". Top and bottom rails are upgradeable to 6".

CA-315i at 8'3" and CA-315 at 12'3" and wider, have built-in struts on each section. Dependent on the width size, E struts or cap struts may be included. All aluminum is clear anodized as standard. Panels for solid sections are .040" stucco embossed or .050" smooth aluminum. A wide variety of glazing materials are available.



CA-320 Heavy Duty Frame

The CA-320 & CA-320i sections are assembled using .045" minimum aluminum alloy tubular type extrusions with thru-bolt construction. Sections are 1-3/4" thick. Any Section height is available. Bottom rails, top rails, and end stiles are 4" up to 18'2" wide, then change to 6". Top and bottom rails are upgradeable to 6".

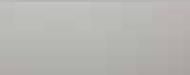
CA-320i at 8'3" and wider, and the CA-320 at 12'3" and wider, have built-in struts on each section. Dependent on the width, E struts, cap struts, and support braces may be included.

All aluminum is clear anodized as standard. Panels for solid sections are .040" stucco embossed or .050" smooth aluminum. A wide variety of glazing materials are available.

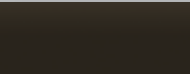


COLOR OPTIONS

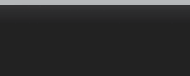
Standard Anodized Colors



Clear Anodized



Dark Bronze Anodized



Black Anodized

Powder Coated Wood Grain Colors



Oregon Douglas



National Oak



American Douglas



Knotty Pine



Colony Maple



European Cherry



Antique Cherry



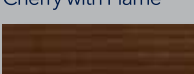
Heritage Maple



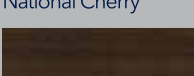
Coffee



Cherry with Flame



National Cherry

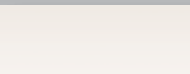


Spiced Walnut



Black Walnut

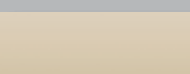
Standard Painted Colors



Polar White



Almond



Sahara Tan



Sandstone



Brown



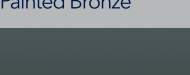
Hunter Green



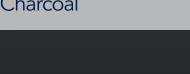
Gray



Painted Bronze



Charcoal



Painted Black

Custom-matched color and powder coating are also available. Matching solid panels also available for all colors. Not all colors are available for all models, see Quick Guide on page 4. Due to the printing process, colors may vary. For an accurate color match, contact your Haas Door dealer.

ENTRANCES

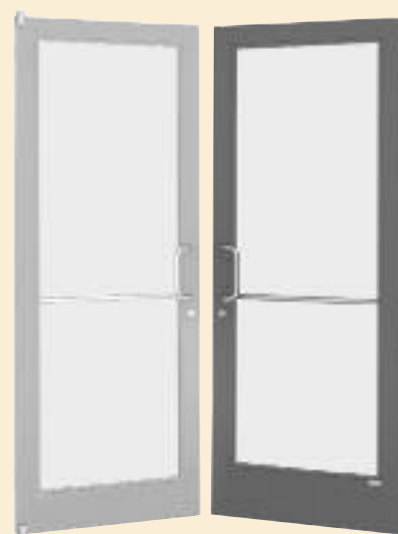
SERIES 400

MEDIUM STILE ALUMINUM DOORS

For Moderate to Heavy Traffic



- Ready for Immediate Pick Up!
- For 1/4 " or 1" (6 or 25 mm) Glazing
- Adjustable Weatherstrip Astragal at Meeting Stiles
- Accommodates Most Custom Hardware
- Standard 1" (25 mm) Diameter Solid Push/Pulls
- Exterior and Interior Applications
- Available for Center Hung, Offset Pivot, or Butt Hinge Applications
- Choice of Standard or A.D.A. Access Bottom Rails
- Clear Anodized and Bronze Anodized in Single or Pairs of Doors
- Custom Sizes, Finishes, and Options Available



Series 400
Medium Stile



A CRH COMPANY

usalum.com • crlaurence.com
crl-arch.com

When you need a quality door in a hurry, our **Stock Door Program** is the solution. U.S. Aluminum now offers our most popular medium stile door and frame configurations available for immediate pick up! For exterior and interior applications, both Clear Anodized and Bronze Anodized finishes are offered as single doors or in pairs in two versions: Offset Pivot and Butt Hinged. Continuous Geared Hinges are also available on special order.

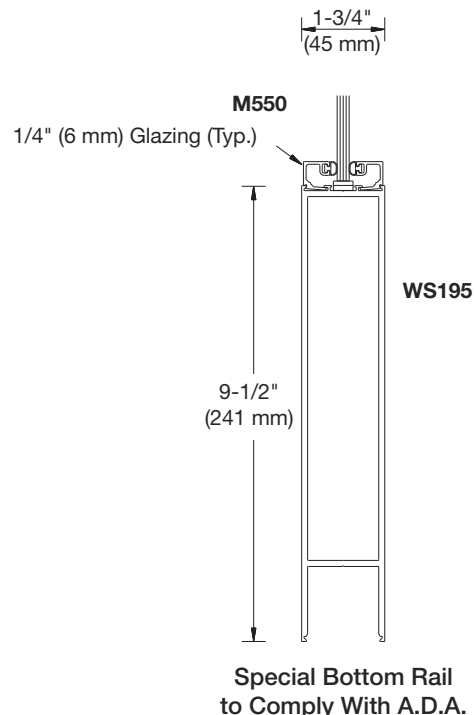
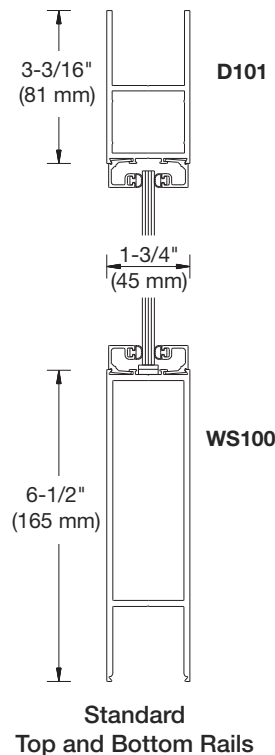
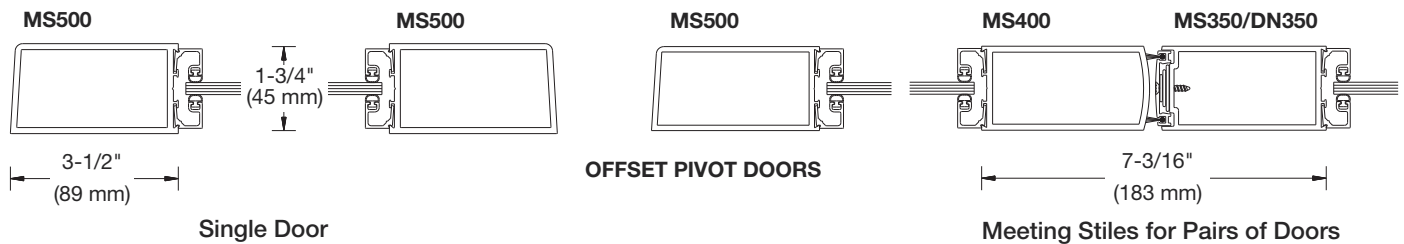
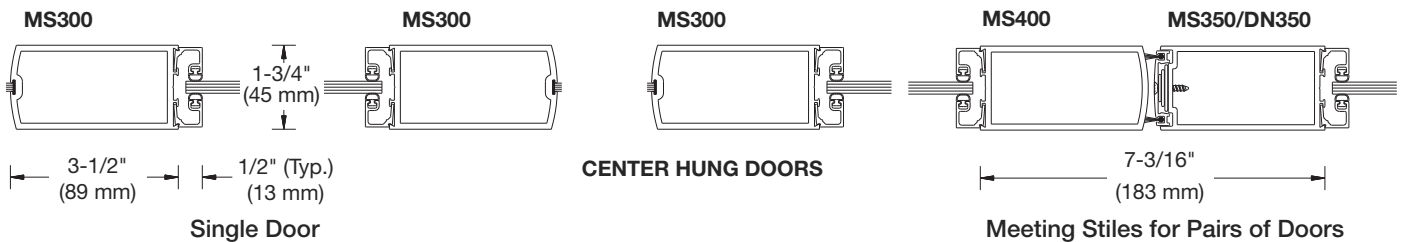
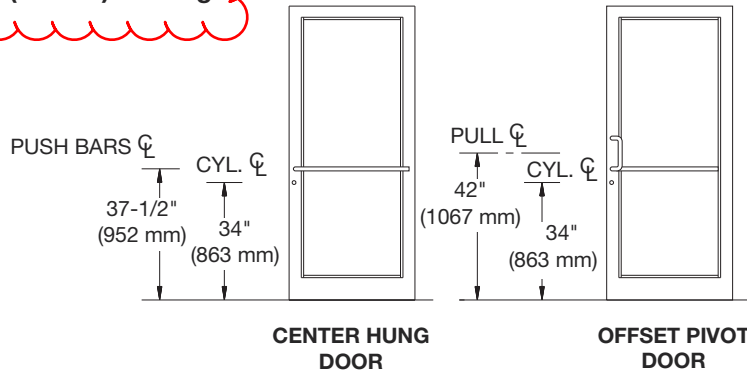
These Doors include standard 3-1/2" (89 mm) Stiles, 3-3/16" (81 mm) Top Rails, and your choice of Standard 6-1/2" (165 mm) Bottom Rails or 9-1/2" (241 mm) A.D.A. Access Bottom Rails. Other standard features include a Push Bar, Offset Pull Handle, Panic Exit Devices (Select Models), Lock Cylinder, Glass Stops, and Glazing Gaskets. You supply the 1/4" (6 mm) tempered glass. Optional glass stops are available for 1" (25 mm) infills.

SERIES 400 MEDIUM STILE

TYPICAL DETAILS

For 1/4" (6 mm) or 1" (25 mm) Glazing

For Specifications, Details, and Testing Data go to usalum.com.



NOT TO SCALE

SNAP-CLAD PANELS

Snap-Clad panels feature architectural aesthetics as well as structural performance. Snap-Clad panels, produced in continuous lengths, are leveled to provide superior flatness and feature an optional factory-applied sealant bead for improved weather resistance. Maximum panel length is 64' and minimum panel length is 4'. Consult factory for longer lengths.

Snap-Clad panels feature a 1-3/4" leg height and a continuous interlock for improved structural performance and wind resistance. A concealed-fastener clip system allows for thermal expansion/contraction while providing extraordinary hold-down strength. Two clips are available: a standard clip for most mansard and fascia applications, and a high-performance clip for roofing applications and UL 90-rated assemblies.

TRIM

All flashing and trim shall be fabricated by manufacturer or qualified fabricator. Flashing shall be PAC-CLAD aluminum (.032 - .063 gauge as specified) or PAC-CLAD steel (24 gauge or 22 gauge as specified). A 30-year non-prorated finish warranty can be supplied covering finish performance. Minimum bending radius is 2T; consult rep for details. Vinyl masking is recommended on all fabrication applications where extra handling is expected. NOTE: The strippable film must be removed immediately after installation.

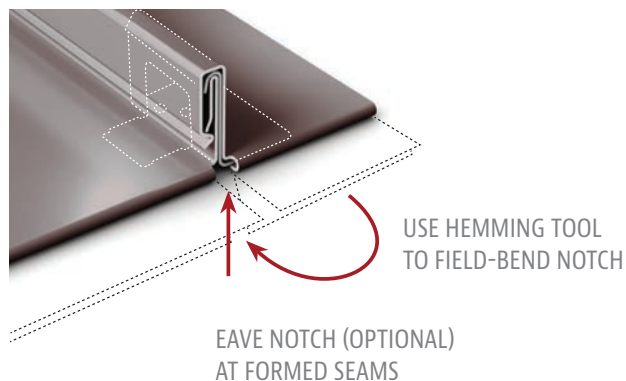
INSTALLATION

Snap-Clad panels are intended for use in roofing, mansard and fascia applications. Substrates may include 5/8" (min.) plywood, nailboard insulation or equal with an underlayment of ice and water shield applied horizontally from eave to ridge. Other substrates may include metal decking or rigid insulation

in conjunction with bearing plates. A minimum 2:12 pitch is recommended in most applications. Contact Petersen for assistance with details on projects requiring lower slopes. For coastal applications, aluminum panels along with stainless steel clips must be used for warranty. Consult a local architect/engineer for compliance with local codes and conditions.

EAVE NOTCHING

Factory-produced eave notching is available at nominal additional cost on Snap-Clad panels and Redi-Roof standing seam panels. Factory eave notching saves on labor cost by eliminating the need for field cutting to produce a properly trimmed eave detail.



PRODUCT FEATURES

- ▶ Architectural/structural panel
- ▶ Factory-applied sealant available
- ▶ Continuous interlock
- ▶ Labor-saving one-piece design
- ▶ Pencil ribs upon request
- ▶ Striations upon request
- ▶ Factory eave notching available
- ▶ 30-year non-prorated finish warranty
- ▶ Maximum factory-produced panel length is 64' (check w/factory for longer lengths)
- ▶ Weathertightness warranty available
- ▶ 43 stocked colors (24 gauge steel)
- ▶ 16 stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ Panels available in Galvalume Plus

UL CLASSIFICATION

- ▶ UL-580 Class 90 wind uplift
- ▶ UL-1897 wind uplift
- ▶ UL-790 Class A fire rated
- ▶ UL-263 fire resistance rated
- ▶ UL-2218 impact resistance rated

- ▶ UL-90 rated aluminum panel up to 16" O.C.
- ▶ UL-90 rated steel panel up to 18" O.C.

ASTM TESTS

- ▶ ASTM E1592 tested
- ▶ ASTM E283/1680 tested
- ▶ ASTM E331/1646 tested

FLORIDA BUILDING & MIAMI-DADE PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for Snap-Clad.



Private Residence, Chicago, IL
 Contractor: Custom Installations
 Architect: Kipnis Architecture and Planning
 Distributor: Sheet Metal Supply
 GC: Shardon Builders
 Photo: A.J. Brown
 Profile: Snap-Clad
 Color: Weathered Zinc



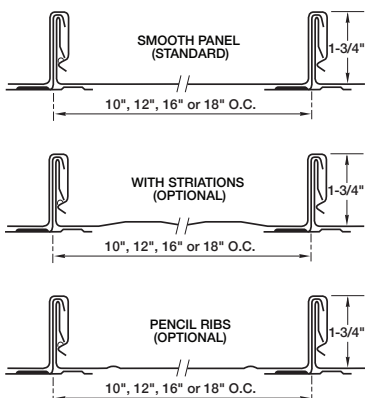
SNAP-CLAD

MATERIALS

.032 aluminum 24 gauge steel
 .040 aluminum 22 gauge steel

SPECS

10", 12", 16" or 18" O.C. 1-3/4" High



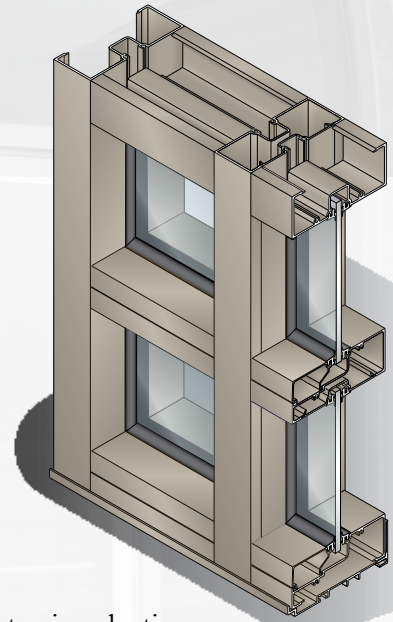
Las Vegas Ballpark, Las Vegas, NV
 Contractor: Southwest Specialty Contractors
 Architect: HOK
 GC: Penta Building Group
 GC: AECOM Hunt Construction Group
 Owner: Howard Hughes Corp.
 Photo: Alan Blakely
 Profile: Snap-Clad
 Color: Custom Chocolate Chip

STOREFRONT SYSTEMS

SERIES 400 & 450 CENTER GLAZE

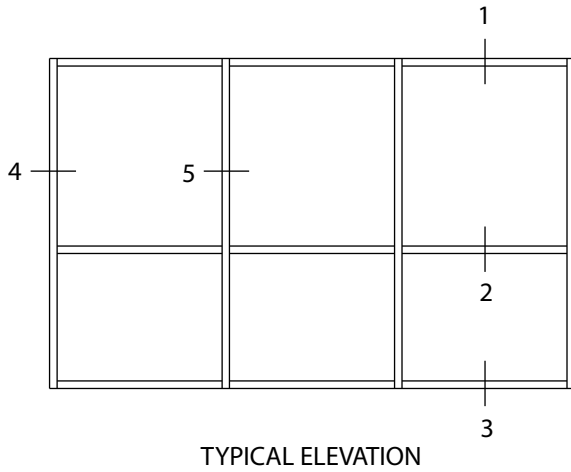


- Series 400 - 1-3/4" x 4" (44.5 x 101.6 mm)
- Series 450 - 1-3/4" x 4-1/2" (44.5 x 114.3 mm)
- 1/4" or 3/8" (6 or 10 mm) Glazing Infills
- Injection Molded Water Deflectors
- Screw Spline Assembly
- Shear Block Assembly
- Stacking Installation Option
- Full Range of Accessory Components
- Available in Anodized or Painted Finishes
- Interior or Exterior Glazed



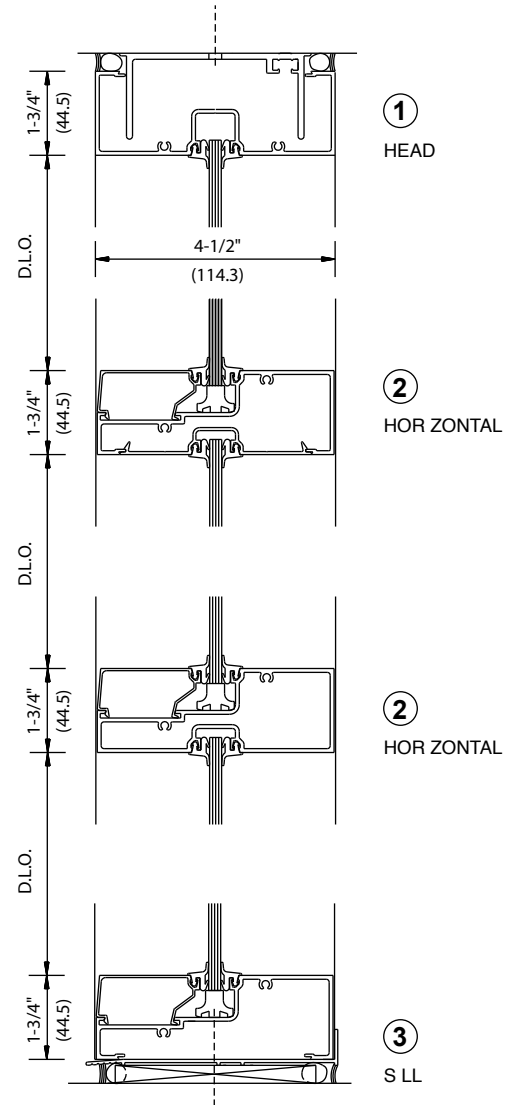
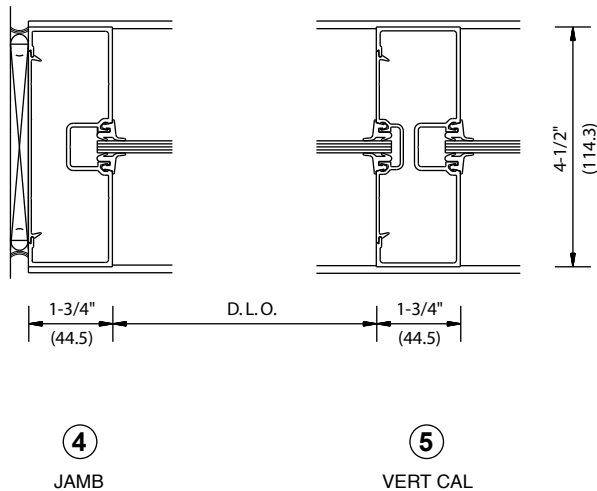
Fabrication and installation labor costs have always been a decisive factor in selecting framing systems for storefront projects. United States Aluminum offers cost efficient versatile Center Glazed Systems with clean lines and superb performance. All series may be interior or exterior glazed. A top load E.P.D.M. gasket is used to position and weatherseal the glass in the aluminum pocket. Center Glazed Systems are compatible with most United States Aluminum Entrance Doors.

SERIES 400 & 450 STOREFRONTS TYPICAL DETAILS



Series 450 details shown; Series 400 are similar.
Our Center Glazed Systems can be interior or exterior
glazed, with Screw Spline or Shear Block Assembly.

For Specifications, Details, and Testing Data go to usalum.com.



NOT TO SCALE

SW 6515

Leisure Blue

Interior / Exterior

Location Number: 184-C5



184

Leisure Blue

SW 6840

Exuberant Pink

Interior / Exterior

Location Number: 101-C1



101

Exuberant Pink

SW 2849

Westchester Gray

Interior / Exterior



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)