

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA
JULY 6, 2022
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 #22-004**, to consider an application for alterations to an existing front porch at 765 Monroe Street, Herndon, Virginia, directly west of the intersection of Monroe Street and Madison Street, and further identified as Fairfax County Tax Map 0162 02 0265C. The property is zoned as zoned R-10; Residential Commercial and consists of 12,344 total square feet of land. Owners/Applicants: David C. Steele and Lissette L. Steele. **(Continued from the June 15, 2022, HDRB Public Hearing.)**
3. **APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HDRB #22-006**, to consider an application for rooftop equipment screening located at 771 Elden Street, Herndon, Virginia, further identified as Fairfax County Tax Map numbers 0162 02 0076, 0162 02 0077, and 0162 02 0078, and located approximately 125 feet east of the intersection of Elden Street and Center Street. This property is zoned as CC, Central Commercial District. Owner: Elden Market LLC. Applicant/Agent: Michael Wijdoogen, MW Architects.
4. **APPLICATION FOR DEMOLITION, HDRB #22-007**, to consider an application for the removal of existing fencing pillars at 765 Monroe Street, Herndon, Virginia, directly west of the intersection of Monroe Street and Madison Street, and further identified as Fairfax County Tax Map 0162 02 0265C. The property is zoned as R-10, Residential Single-Family District, and consists of 12,344 total square feet of land. Owners/Applicants: David C. Steele and Lissette L. Steele.

DISCUSSION

5. Staff presentation, HDRB, Demolition application process

COMMENTS

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

ADJOURNMENT



MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: July 1, 2022

Subject: HDRB #22-004, 765 Monroe Street

This staff memo is in reference to HDRB #22-004, an application for alterations to an existing structure located at 765 Monroe Street.

This case was reviewed by the HDRB at the work session on June 1st, 2022 and at the public hearing on June 16th, 2022. At the public hearing the applicant was not in attendance and the representative for the applicant could not address questions posed by the Board regarding the project; specifically related to the choice of flat sawn baluster design, and the availability of alternative designs. The Board voted to continue the case so that these questions could be addressed by the applicant.

Staff has not received any additional information regarding this case from the applicant.

Title: HDRB #22-006; Alteration to an existing structure; 771 Elden Street

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information

Applicant Request	Alteration to an existing structure		
Address	771 Elden Street		
Fairfax County Tax Map Number(s)	0162 02 0076, 0162 02 0077, and 0162 02 0078		
Owner	Elden Market LLC		
Applicant	Michael Wijdoogen, MW Architects		
Business/Organization	Aslin Beer Company		
Property Use	Commercial		
Zoning District	CC, Central Commercial District		
HDO Designation	Non-contributing		
Adjacent Zoning	North: PD-TD, Planned Development – Traditional Downtown South: CC, Central Commercial District East: CC, Central Commercial District West: CC, Central Commercial District		
Building Type(s)	One story commercial	Date of Construction:	1946
Architectural Style(s)	American Foursquare with additions and modifications		
Exterior Material(s)	Wood lap siding, metal and asphalt roofing		
Neighborhood Design Profile	Commercial		
Comprehensive Plan Land Use Designation	Adaptive Areas		

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

The existing building at 771 Elden Street is a non-contributing commercial structure. Originally built as an auto parts store, its design is heavily industrial. Outer architectural design consists of painted CMU block walls, raked roof, prominent front awning with corrugated metal roofing, and large prominent windows. The structure has undergone extensive changes over the years, but still displays the same overall shape and massing.

Location Map



Map source: fairfaxcounty.gov

Case Details

Proposal:

This application proposes the installation of screening walls to screen rooftop equipment. Screening is required by the Town of Herndon Zoning Ordinance for five pieces of equipment in total. The application shows renderings of the building and equipment without screening and with the proposed screening. The roof has a steep downward rake from the front street facing façade to the rear. The proposed equipment screening walls are constructed in a step-down design so that the screening wall can adjust to the incline of the roof.

The outer screening material is corrugated aluminum R-36 exposed fastener panels, 24-gauge steel. The corrugation runs horizontally, and the paneling color is “musket gray”. Four of the five pieces of equipment are situated more to the front of the roof and are screened by four walls, while the fifth piece of equipment to the rear of the building is screened by an additional three-wall enclosure.

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 meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. Staff has asked the applicant for clarification regarding the following aspects of the proposed project:
 - Color. It is difficult to understand from the renderings how the musket gray color will look in relation to the two tones of blue, and the gray on the existing building. The renderings do not appear to show accurate colors for the existing building. In addition to this, the material information provided for the corrugated metal paneling does not include color information. Staff has asked the applicant to provide clarification regarding the color of paneling and how it relates to the existing building.
 - Size and measurements. The submitted drawings do not include measurements for the structure. It would be helpful to know the height and length in order to understand the impact of the screening in relation to the overall massing of the building. Staff has asked the applicant to clarify the height and width of the enclosure.
 - Edge treatment. The renderings do not describe how the screen edges are treated. This is an important aspect of the design and success of a screening enclosure of this nature, and will affect how finished or complete it looks when installed. Staff and the board need to understand how this is addressed.
 - Alignment. The screening enclosure is not centered with the façade of the existing building. Because the rest of the façade is very symmetrical, the asymmetry of the screening enclosure looks incongruent and not purposeful. Staff suggest that this be addressed by centering the enclosure with the front façade.
3. The east and west sides of the screening display prominent step-down design in order to compensate for the incline of the roof. The board may wish to discuss with the applicant a profile for the screening that follows the primary structure roofline instead of the step-down design. Staff believes that this could help minimize the visual impact of the screening enclosure.

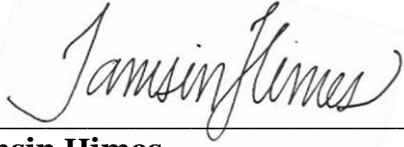
Staff Recommendation:

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 #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 pending additional information.

Report Attachments

1.	Guidelines Review Matrix
2.	Proposed Drawings
3.	Existing Conditions Photos

Staff Signatures



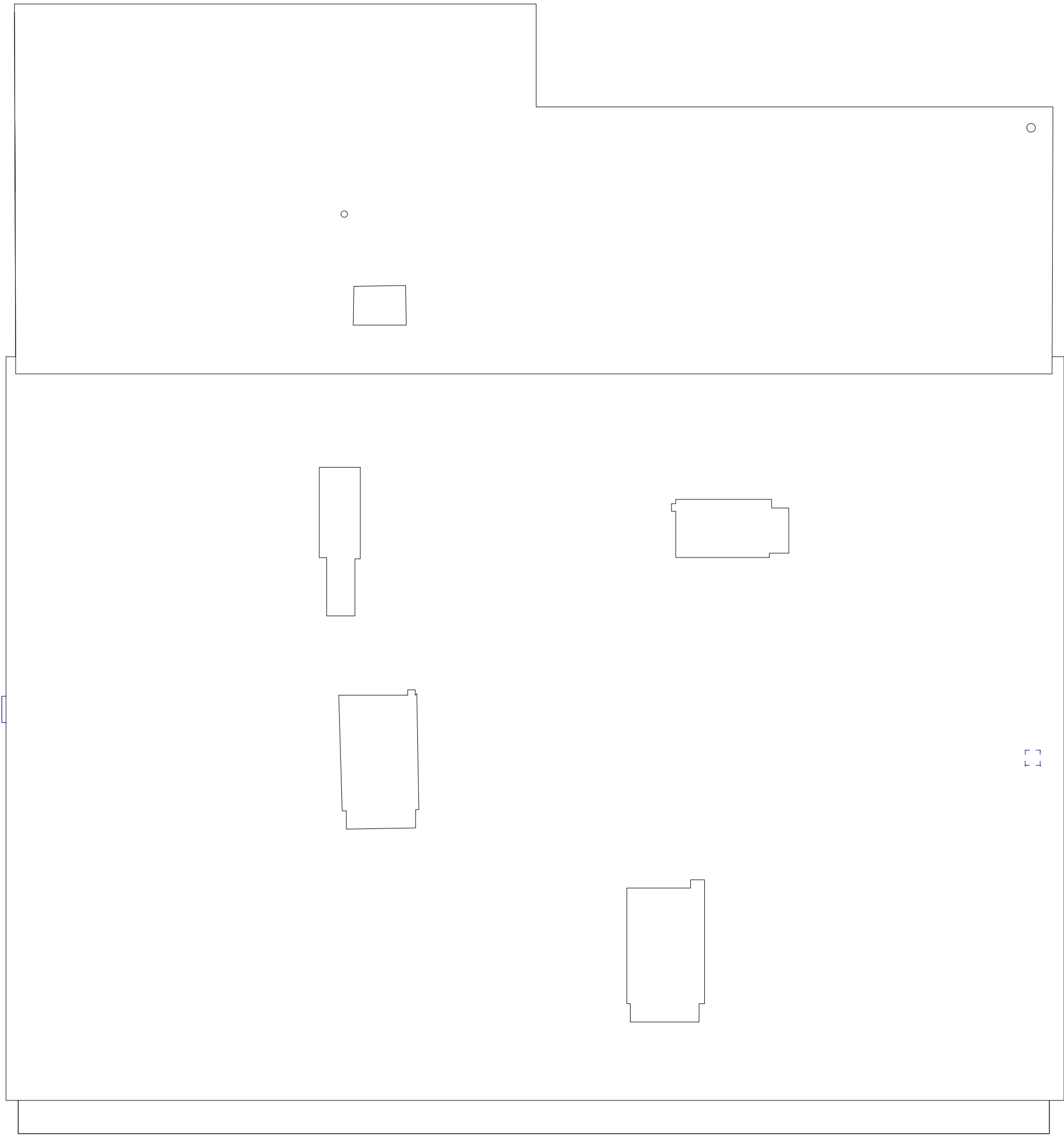
Tamsin Himes
Lead Planner/Design and Development



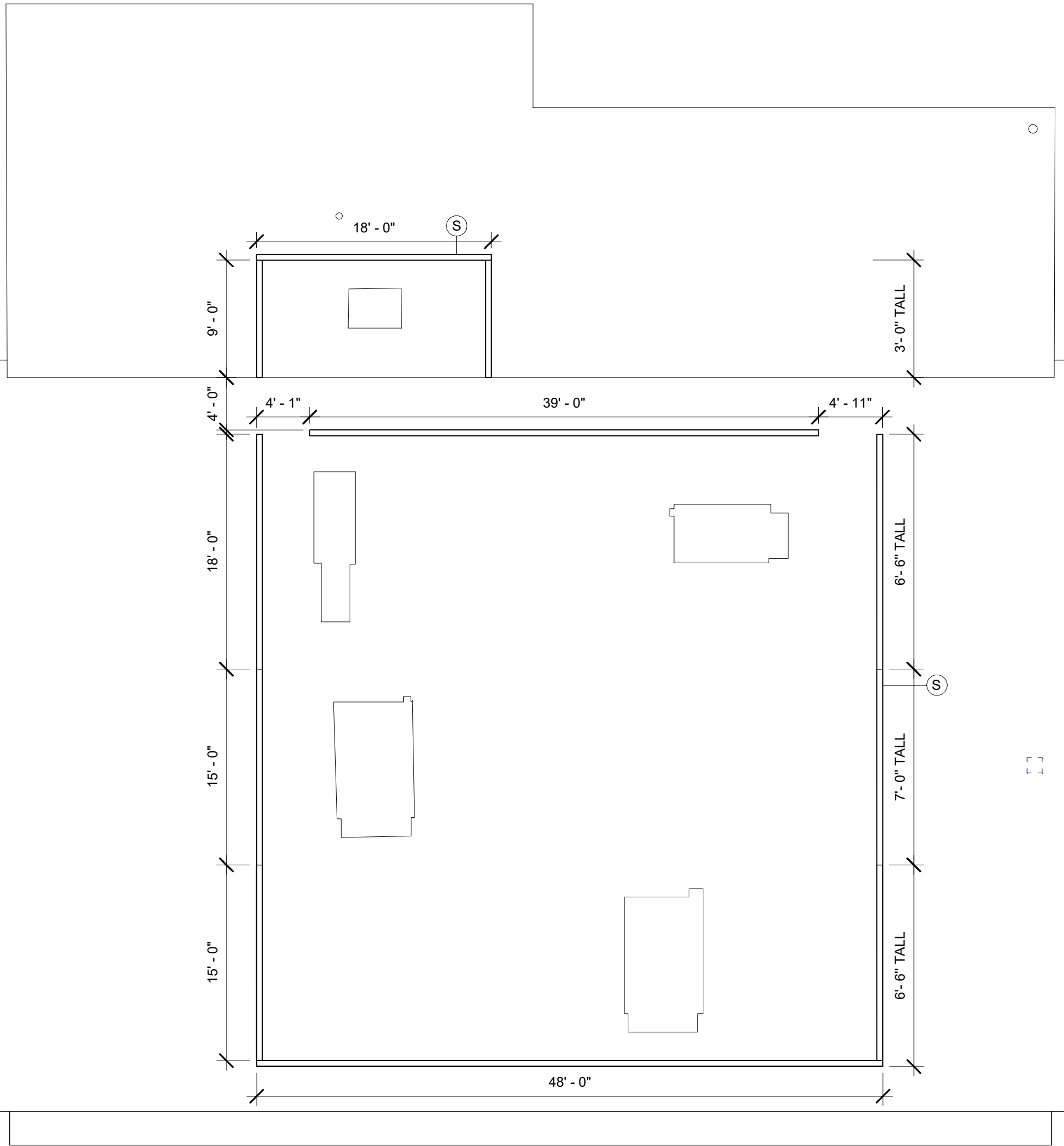
Bryce A. Perry
Deputy Director

Historic District Overlay Guidelines Review Matrix		
Chapter 8 – Treatment of Noncontributing Resources – (pages 92-106)		
#	Guidelines	Evaluation
	General instructions Noncontributing buildings and structures have relatively more relaxed design guidelines compared to contributing buildings because they were not built during the HDO's period of significance and, therefore, do not contain historic material. It remains important, however, to carefully consider the design of noncontributing resources to ensure that they do not adversely impact the integrity of the district, but rather, compliment the district through compatible design solutions.	
1	Roofs Roofs are highly visible exterior features. Roof lines vary and roofs are clad in a variety of materials, each of which has its own visual character; materials range in shape, size, color, profile, pattern, and texture. Roofs on noncontributing resources in the HDO should not distract or detract from the overall character of the district. Changes to roof form should be compatible with the existing structure in style, size, scale and massing. Changes to roof form should not detract from the HDO due to excessive size, scale or mass.	The size and massing of the proposed screening is substantial. Per zoning requirements, it must completely screen the rooftop equipment. This dictates the size of the screening to a large degree. However, some changes might be considered to adjust the form and design to minimize the appearance of the screening structure. This could include altering the step-down design to follow the incline of the roof instead. The proposed enclosure material (corrugated metal) references the awning roofing which is also corrugated metal.
2	Roof-mounted equipment Limit new features, penetrations and surface mounted utilities, such as HVAC units and satellite dishes, on roofs. When necessary, place roof-mounted equipment on portions of the roofs that have limited to no visibility from the public right-of-way.	This project does not directly address location or the addition of rooftop equipment; only the screening.

3	Screening Screens for utility and mechanical site features, visible from the public right-of-way, should be made of traditional materials of wood, brick, metal or stone to be compatible with the district. A. If a change of material is proposed, refer to alternative materials for noncontributing buildings, found in Chapter 6. B. Vinyl, concrete block and split-face block should not be used in the HDO.	The screening material is corrugated metal and does have precedent within the Historic District. There is no change in material since this enclosure is new.
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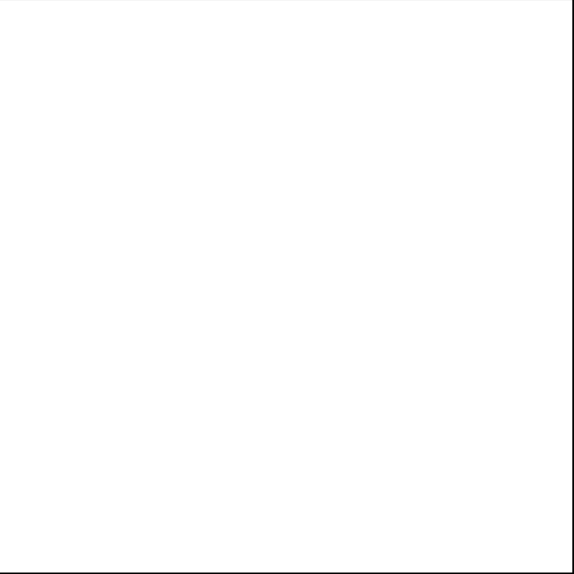
1 Existing Roof Plan
1/8" = 1'-0"



2 Proposed Roof Plan
1/8" = 1'-0"

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
S	METAL WALL SCREEN PANEL SYSTEM	36" COVERAGE WIDTH	PAC-CLAD	R-36 EXPOSED FASTENER PANELS 24 GAUGE STEEL	MUSKET GREY

3 HDRB Schedule Roof Plan
1/4" = 1'-0"

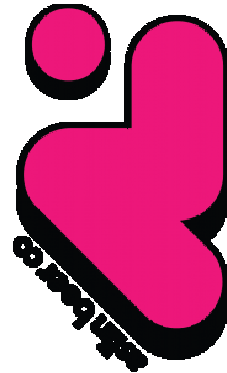


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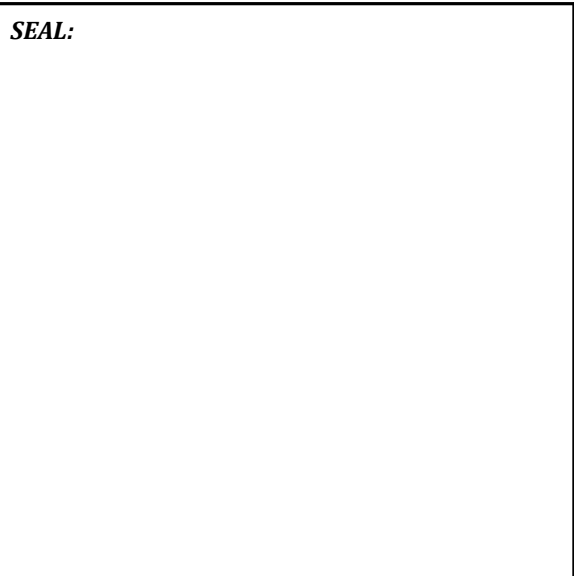


Aslin Pizza

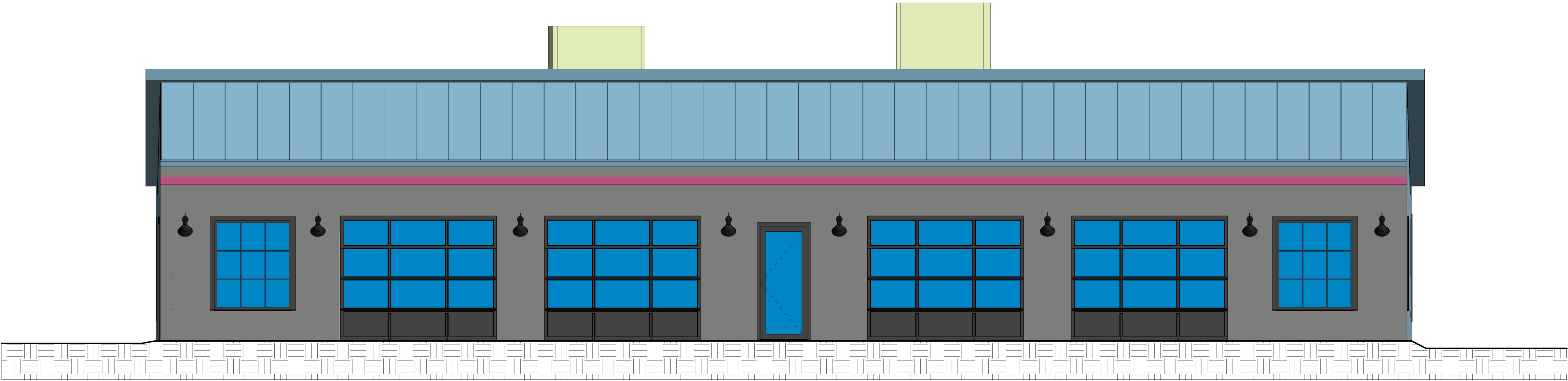
771 Elden St.
Herndon, VA 20170

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

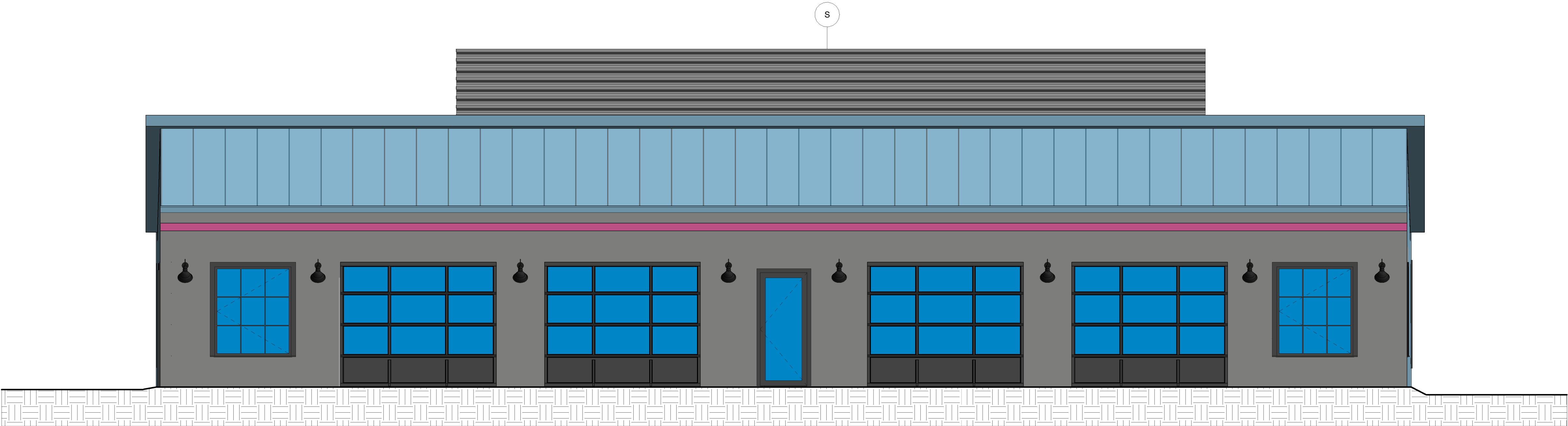
REVISIONS:	
HDRB SUBMISSION:	07/12/2021
HDRB UPDATED:	07/28/2021
HDRB SUBMISSION #2	07/28/2021



SCALE:	As indicated
SHEET TITLE:	Roof Plan
SHEET NUMBER:	A1.0



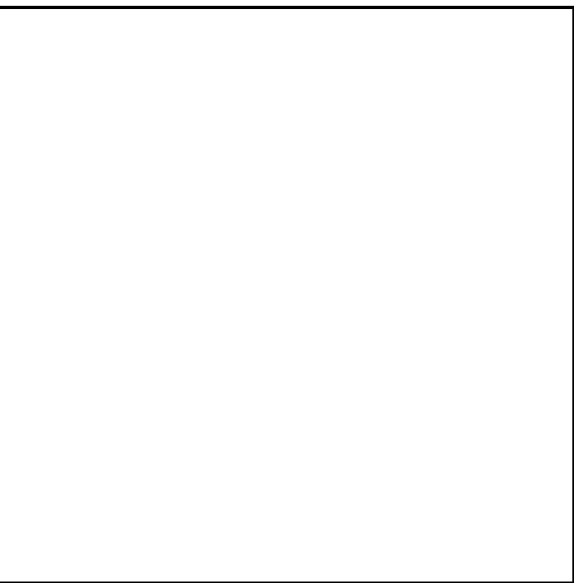
① Existing Front Elevation
1/4" = 1'-0"



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

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
S	METAL WALL SCREEN PANEL SYSTEM	36" COVERAGE WIDTH	PAC-CLAD	R-36 EXPOSED FASTENER PANELS 24 GAUGE STEEL	MUSKET GREY

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

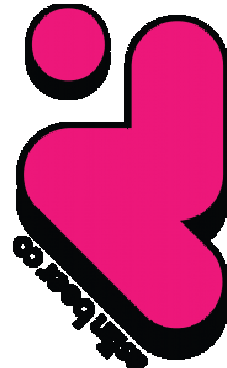


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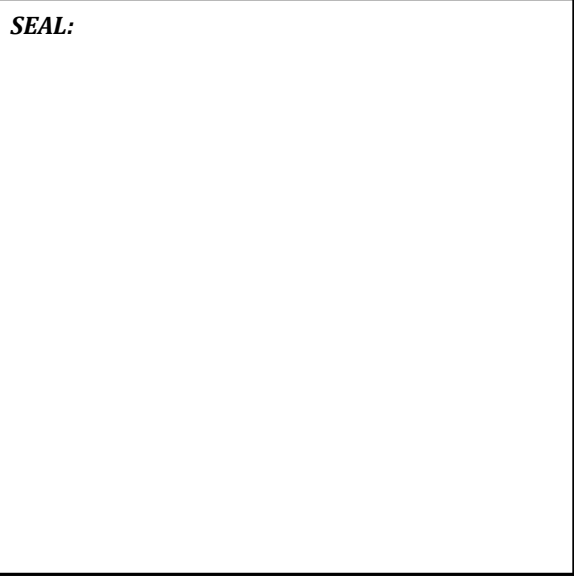
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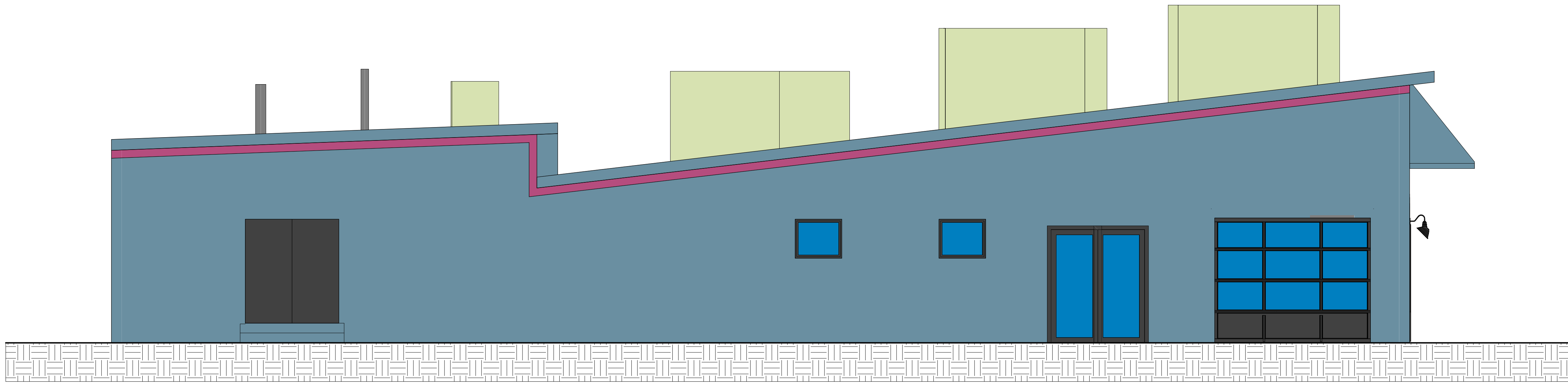
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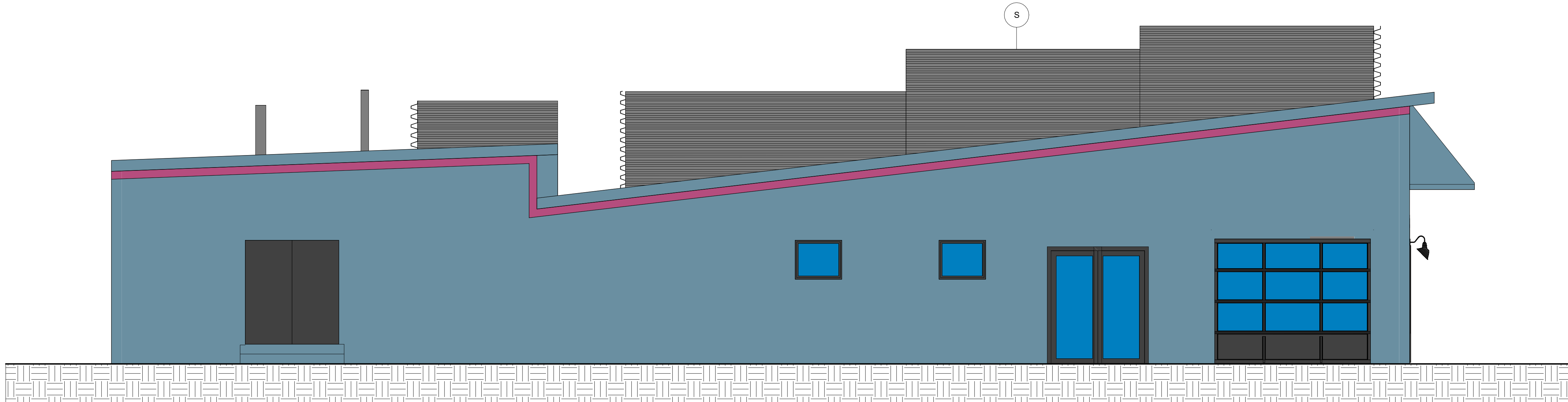
PROJECT NUMBER:	21.120
DATE:	05.17.2021
DRAWN BY:	SDG
CHECKED BY:	MSW
REVISIONS:	
HDRB SUBMISSION:	07/12/2021
HDRB UPDATED:	07/28/2021
HDRB SUBMISSION #2	07/28/2021



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



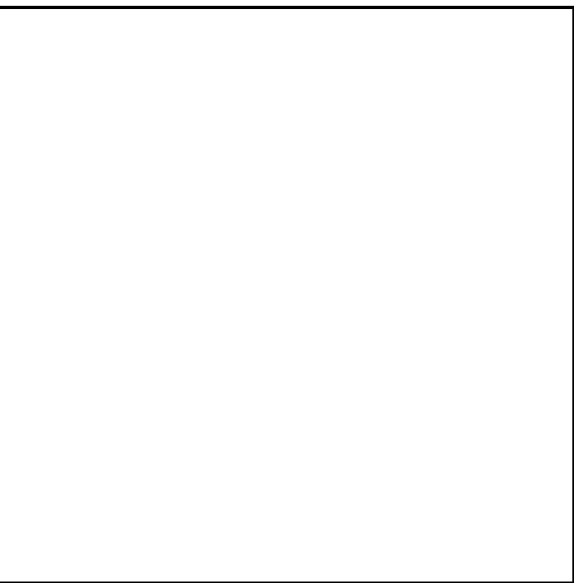
① Existing Left Elevation
1/4" = 1'-0"



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

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
S	METAL WALL SCREEN PANEL SYSTEM	36" COVERAGE WIDTH	PAC-CLAD	R-36 EXPOSED FASTENER PANELS 24 GAUGE STEEL	MUSKET GREY

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



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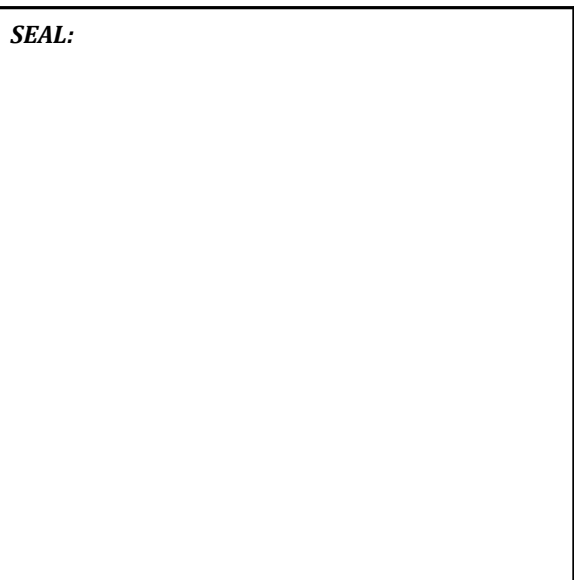
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PROJECT NUMBER:	21.120
DATE:	05.17.2021
DRAWN BY:	SDG
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REVISIONS:	
HDRB SUBMISSION:	07/12/2021
HDRB UPDATED:	07/28/2021
HDRB SUBMISSION #2	07/28/2021



SCALE:

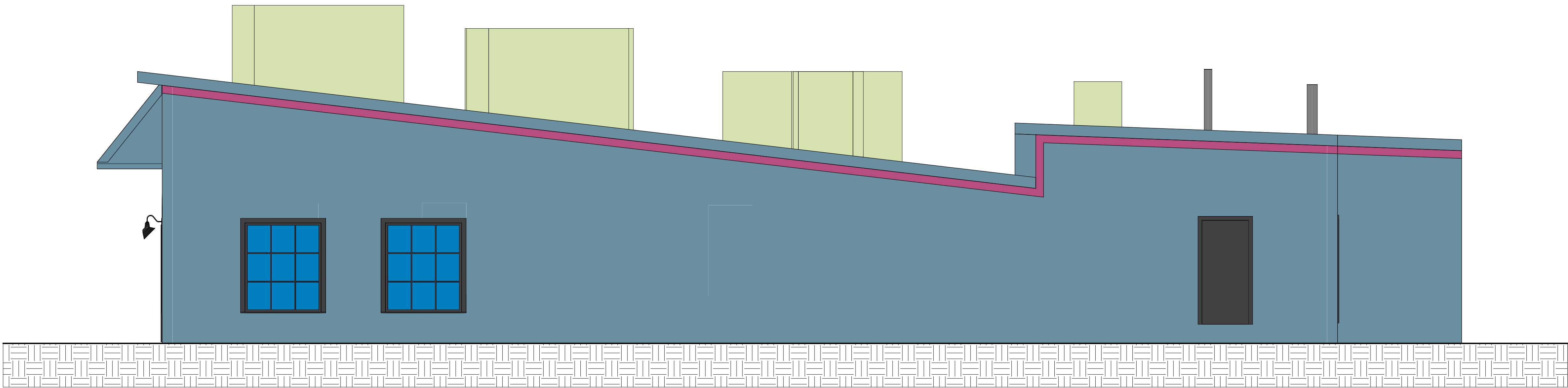
1/4" = 1'-0"

SHEET TITLE:

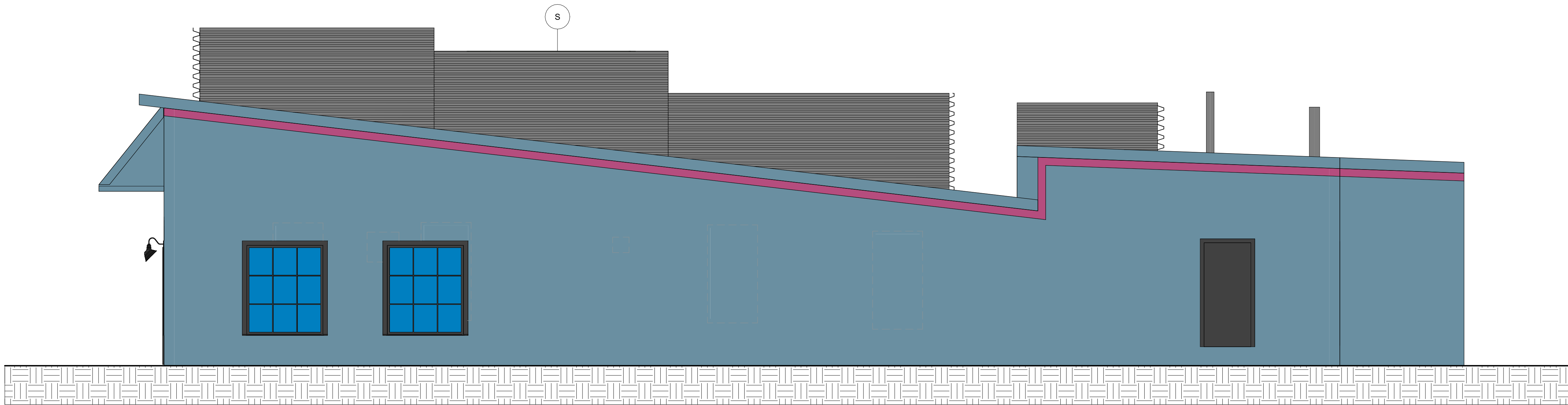
Left Elevation

SHEET NUMBER:

A2.1



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



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

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
S	METAL WALL SCREEN PANEL SYSTEM	36" COVERAGE WIDTH	PAC-CLAD	R-36 EXPOSED FASTENER PANELS 24 GAUGE STEEL	MUSKET GREY

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

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
HDRB SUBMISSION #2	07/28/2021

SEAL:

SCALE:	1/4" = 1'-0"
SHEET TITLE:	Right Elevation
SHEET NUMBER:	A2.2

MW

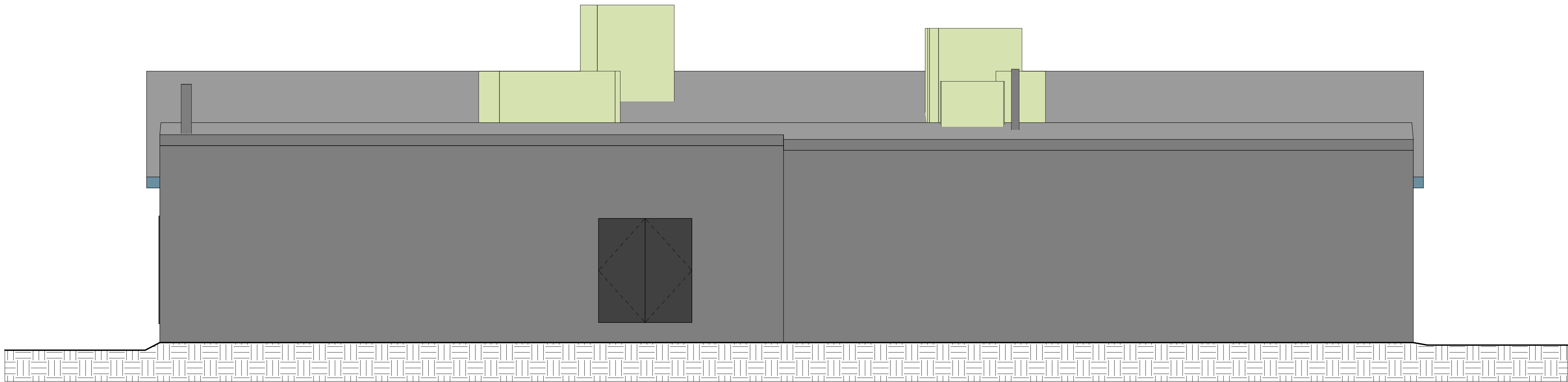
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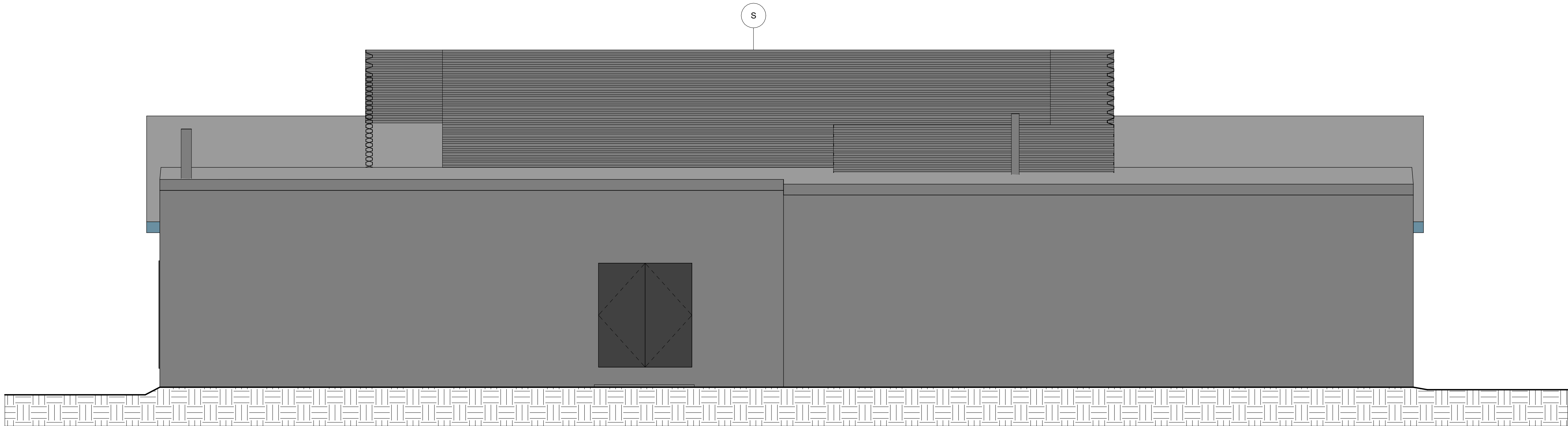
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① Existing Rear Elevation
1/4" = 1'-0"



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

TAG	TYPE	SIZE	MANUFACTURER	PRODUCT	FINISH
S	METAL WALL SCREEN PANEL SYSTEM	36" COVERAGE WIDTH	PAC-CLAD	R-36 EXPOSED FASTENER PANELS 24 GAUGE STEEL	MUSKET GREY

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

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
HDRB SUBMISSION #2	07/28/2021

SEAL:

SCALE:	1/4" = 1'-0"
SHEET TITLE:	Rear Elevation
SHEET NUMBER:	A2.3

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R-36 PANELS

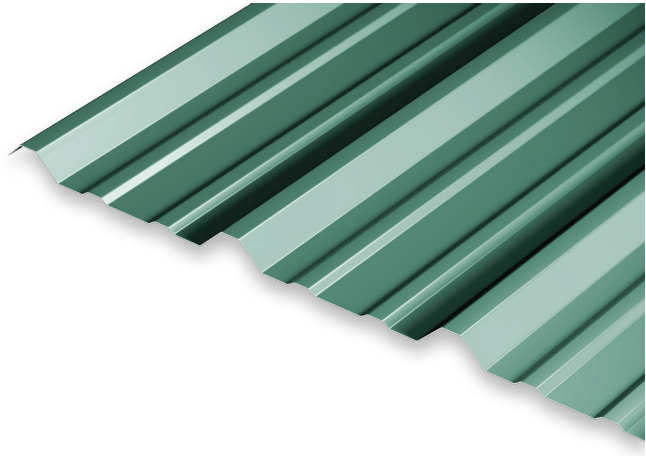
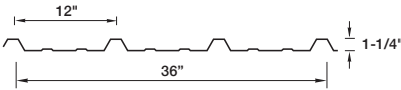
MATERIALS

.032 aluminum	24 gauge steel
.040 aluminum	22 gauge steel
.050 aluminum	Galvalume Plus

SPECS

41", 36" Wide	1-1/4" High
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R-36 PANEL



PRODUCT FEATURES

- ▶ 30-year non-prorated finish warranty
- ▶ Matching screws and rivets
- ▶ Closure strips available
- ▶ Precut short lengths (5'-0" minimum)
- ▶ Panel lengths up to 38'

MATERIAL

- ▶ 43 stocked colors (24 gauge steel)
- ▶ 15 stocked colors (22 gauge steel)
- ▶ 36 stocked colors (.032 aluminum)
- ▶ 22 stocked colors (.040 aluminum)
- ▶ 29 stocked colors (.050 aluminum)
- ▶ Galvalume Plus available

FLORIDA BUILDING PRODUCT APPROVALS

Please refer to pac-clad.com or your local factory for specific product approval numbers for exposed fastener panels.

A complete specification is available online at pac-clad.com.



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- Right and Rear Facade



Perspective View- 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



Title: HDRB #22-007; Demolition; 765 Monroe Street

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information			
Applicant Request	Removal of existing fencing pillars		
Address	765 Monroe Street		
Fairfax County Tax Map Number	0162 02 0265C		
Owners	David C Steele, Lissette L. Steele		
Applicants	Same as owners		
Business/Organization	N/A		
Property Use	Residence		
Zoning District	R-10, Residential Single Family-10 District		
HDO Designation	Contributing		
Adjacent Zoning	North: R-10, Residential Single-Family – 10 District South: R-10, Residential Single-Family – 10 District East: R-10, Residential Single-Family – 10 District West: R-10, Residential Single-Family – 10 District		
Building Type(s)	Wood frame, three story residential	Date of Construction:	c. 1900
Architectural Style(s)	Folk Victorian		
Exterior Material(s)	Wood lap siding, decorative shingle siding, standing seam metal roof, masonry foundation with decorative wood elements.		
Neighborhood Design Profile	Single family residential		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

Staff Recommendation	Staff is recommending approval of this application in accordance with the draft resolution.
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Resource Description:

The house at 765 Monroe Street is a contributing structure in the district and a classic example of Folk Victorian architecture. This style was common in the late 1800s and early 1900s as a more accessible, less expensive alternative to the luxurious Queen Anne and Second Empire Victorian architecture styles. Folk Victorian is characterized by prominent

gables, steeply raked roofs, tall, double hung windows, covered front porches and areas of intricate ornamentation.

Builders of Folk Victorian houses looked for ways to incorporate the intricate decorative elements popular at the time in economical ways. Decoration was often focused on the highly visible front porch, gables, and cornices. Folk Victorian houses often featured multiple siding types, providing variety and detail to the façade. Historically Herndon was a rural, middle-class community making it an ideal place for Folk Victorian architecture to thrive. Examples remain in Herndon both within the historic district and outside.

765 Monroe Street is a three-story, four-gabled house with a partial basement. The front features the quintessential prominent front porch which wraps part way around the south side of the house. The front porch displays turned posts, decorative brackets, and wood flat-sawn balusters. The cladding consists mostly of lap siding with shingle siding and narrow batten paneling on the front gable. The structure has a standing seam metal roof and an uncoursed masonry foundation. The windows are primarily one-over-one sash windows with small stained-glass windows in a few gables. A two-over-two sash window is visible at the basement level which is likely original.

Location Map



Map source: fairfaxcounty.gov

Case Details

Proposal:

The proposed project calls for the demolition of four brick fencing pillars on the perimeter of the property at 765 Monroe Street. The pillars stand between the house and Monroe Street. Originally, this lot was larger and included what are now separate adjacent lots on

either side. After the original lot was divided up, only four brick pillars remained on the lot that is now 765 Monroe Street. There are seven others located on the adjacent properties. This property and the main structure are contributing, but these pillars appear to be constructed much later than the house and outside of the period of significance.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay District (HP District)*
- Town of Herndon Historic District Overlay Guidelines

Staff Analysis

1. Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. With the findings expressed below, staff believes the proposed project meets the applicable design guidelines for the Herndon Historic District Overlay:
 - a. This project is not altering the original, distinguishing qualities or character of the site, building, structure and its environment.
 - b. This project does not produce an effect that is inconsistent with the original style of the building.
 - c. Staff believe that the pillars were built after the period of significance and are non-contributing elements of the property. There are times in which elements of a property that are non-contributing can still be an important part of the character of the property, and can illustrate an important aspect of its development over time. Staff does not believe these elements are a historically significant element of the site. In addition, the style of these brick pillars is common and they do not display rare or special qualities in aesthetic or construction.
3. The Guidelines mention the condition of a structure as an element that should be considered, but that this consideration should be left to the applicant. The applicant does not address the condition of the pillars and indicates that the demolition project is an aesthetic decision.

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 #22-007 may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval of this application in accordance with the draft resolution.

Report Attachments

1.	Draft Resolution
2.	Guidelines Review Matrix
3.	Photos and Project Information

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

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

DRAFT RESOLUTION

July 20, 2022

Resolution- to approve HDRB #22-007, for the demolition of brick pillars at a single-family residence located at 765 Monroe Street, Fairfax County Tax Map Number 0162 02 0265C.

WHEREAS, the applicant has submitted an application for demolition at the above referenced address; and

WHEREAS, the proposed demolition 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 demolition 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 July 20, 2022.

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

Approves HDRB #22-007, for the demolition of brick pillars located at 765 Monroe Street in Herndon, VA in substantial conformance with the design as shown in case materials reviewed by the HDRB.

Historic District Overlay Guidelines Review Matrix		
Chapter 10 – Guidelines for Relocation and Demolition (pages 124-127)		
#	Guidelines	Evaluation
	Note: the guidelines for demolition primarily reference the demolition of buildings. Though many of the same principles apply, some of the guidelines cannot be used to review this case for the demolition of site features that are not contributing themselves and not connected to the historic structure.	
1	Condition a. Is the building [or element] structurally unsound or would it require unreasonable repairs to be deemed salvageable?	The applicant does not state, or make the argument, that the pillars are unstable or unsafe. They appear to be in good condition.
2	Impact to historic integrity of the district a. Will the removal of the building [or element] negatively impact the historic integrity of the district? b. How rare is the style or type of resource proposed for demolition? c. Is it in a visible or prominent location within the district?	Staff believes that the pillars were built after the period of significance and are non-contributing elements of the property. There are times in which elements of a property that are non-contributing can still be an important part of the character of the property and can illustrate an important aspect of its development over time. Staff does not believe these elements are a historically significant element of the site. This style of brick pillar is fairly common. They do not display rare or special qualities in aesthetic or construction. These pillars are very visible. They are situated along the right of way and their removal will have a visible impact on the surrounding area.

3	Identify the impact of the demolition on the subject project and any adjacent or surrounding properties. a. Provide a streetscape analysis to illustrate how the removal of the building impacts the street and the surrounding district.	The adjacent properties on either side contain the same brick pillars along their property lines along Monroe Street. 765 Monroe Street is the middle of these lots. Removal of the middle section of a sequence of pillars will present some incongruity. However, staff believes that this incongruity will not affect either the district as a whole, or the character of the neighborhood significantly.
4	Noncontributing buildings may be proposed for demolition. A COA is required from the HDRB prior to demolishing noncontributing buildings. The applicant should be prepared to document the condition of the building to justify its removal.	There were no specifics regarding the condition of the pillars provided. The applicant has stated that their removal is an aesthetic choice.

Greetings (again) to the Herndon HDRB

This application is for removal of the brick columns located in the front of the property at 765 Monroe St in order to allow for installation of pre-approved picket fencing.

There are a series of 10 total columns total installed in front of 763 Monroe (3 columns), 765 Monroe (4 columns), and 767 Monroe (3 columns). Exact history of the installation of the columns is unknown, however for reasons outlined below, they are not believed to be original to the home, nor are they in keeping with the aesthetic of the original structure.

Rationale for removal of the columns is outlined as follows:

Non-Historic

The brick columns do not appear to be original to the home and were likely installed significantly later. As the photos below show, more modern PVC electrical conduit and junction boxes for landscape lights that were previously mounted (visible in Google Maps dating back to 2008) were used at the time of construction. Many of the materials visible were not readily available until many decades after construction of the home.

Incongruous Aesthetic and Design

The columns are Colonial style and are not in keeping with the Queen Anne Victorian aesthetic of the structure. Removal will allow for installation of approved picket fencing design more in keeping with the aesthetic and design of the home.

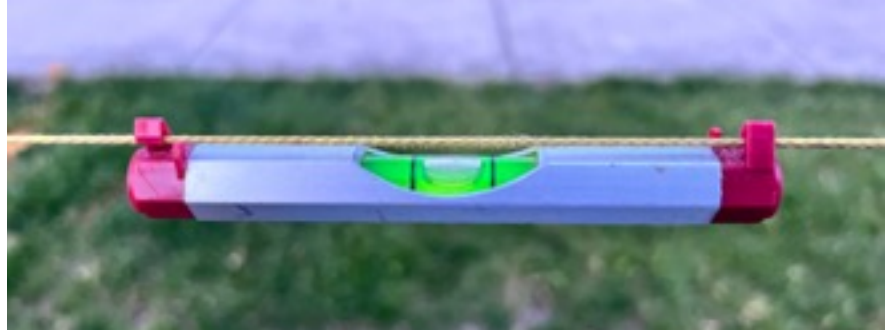
Non-Uniformity

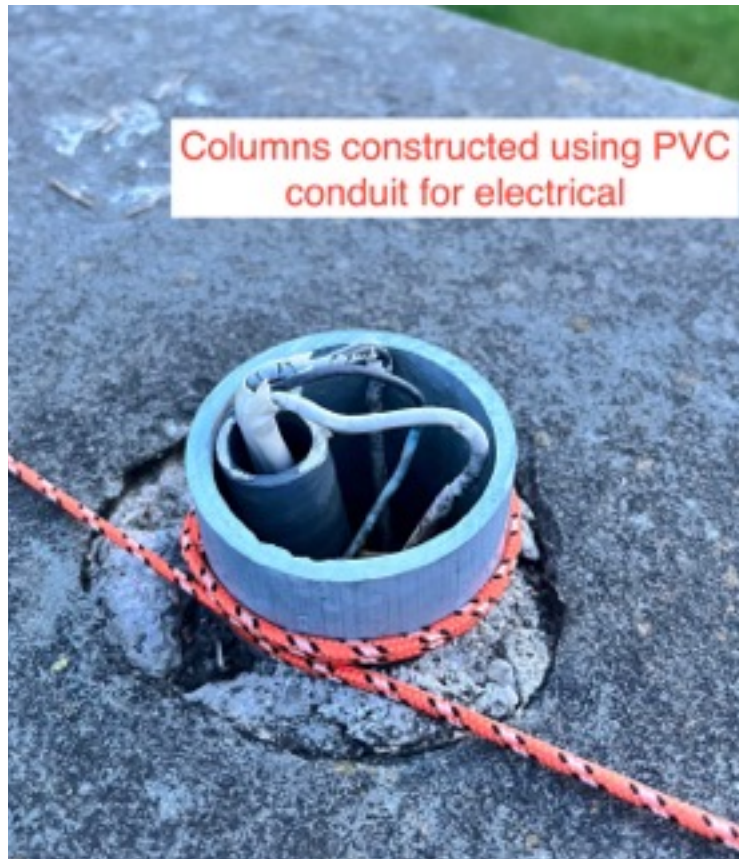
The columns vary significantly in terms of height and distance from one another (as visible in the photos below).





In preparation for this application, I placed a string level across all the columns, using the tallest column (A - adjacent to the driveway) as a baseline, then measured the variance in height of the other four columns.





Columns constructed using PVC conduit for electrical



Base of column D showing remnant of (now disconnected) electrical outlet

Columns B and C showing remains of electrical junctions for previous outdoor lighting.





Demolition Discussion Staff Presentation

Work Session
July 6, 2022

Demolition Application Process

Goal

Understand the full review process for an application for demolition.

Understand the role the Historic District Review Board plays in that process.

Demolition Application Process

1

Site Plan Approval

- Commercial properties
- Large residential properties

Demolition Application Process

1

Site Plan
Approval

2

HDRB Review

Demolition Application Process

2

HDRB Review

Nine requirements for a COA approval in the Town Zoning Ordinance:

- Non-contributing
- Would not qualify as a State or National Landmark
- Common design that can be reproduced
- No historic events occurred in building
- Structural Unsoundness
- Not practicable to relocate
- Demolition does not adversely affect other landmarks in the historic district
- Practicable alternatives do not exist
- An economic and structural feasibility study prepared: reuse or rehabilitation not a practicable alternative

Demolition Application Process



Using the Zoning Ordinance requirements, the Board may approve or deny a COA for demolition.

If dissatisfied, the applicant has two courses of action which can be taken simultaneously if desired.

Demolition Application Process



Demolition Application Process



Demolition Application Process

Appeal to Town Council

- Appeal must be filed within 14 days of board decision
- Appellant must state the grounds for the appeal
- Decision should only be modified or reversed upon a finding that the HDRB did not correctly apply review standards

Demolition Application Process



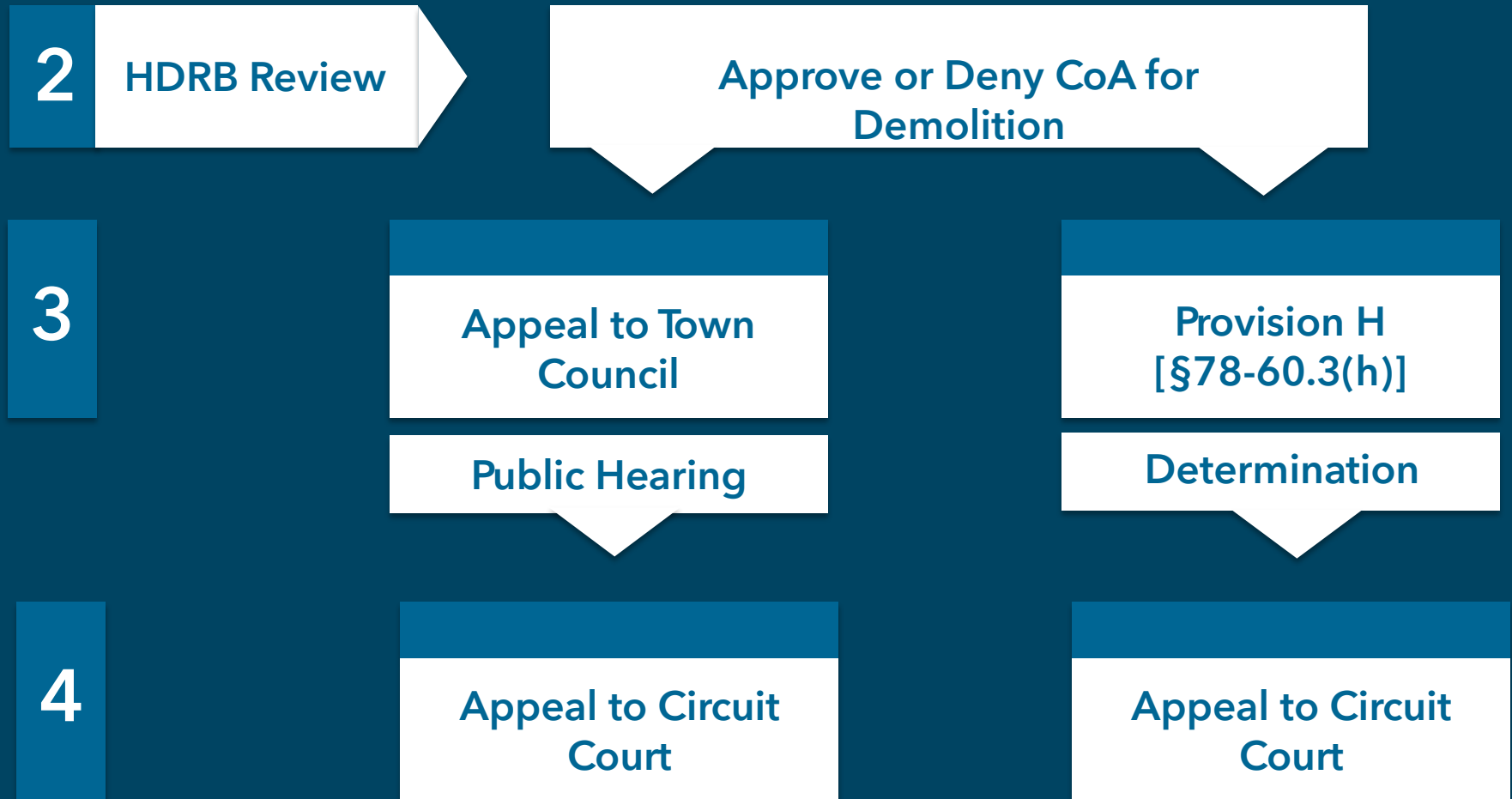
Demolition Application Process

Provision H of Zoning Ordinance

Town Council review specific requirements in the zoning ordinance and Code of Virginia §15.2-2306

- Demonstration to sell
- Offering price
- Bona fide contract of sale
- Hazardous properties

Demolition Application Process



Demolition Application Process

Questions?



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