

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD
VIRTUAL WORK SESSION AGENDA
MAY 5, 2021
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR AMENDING A CERTIFICATE OF APPROPRIATENESS FOR A PREVIOUSLY APPROVED APPLICATION, HDRB #21-007**, to consider an application to modify conditions of approval of a previously approved HDRB Certificate of Appropriateness related to the reduction of the required front yard building setback from 35' to 20', permissible within the Heritage District Overlay, on the single-family residential property at 764 Grace Street, Herndon, Virginia, located at the southeast corner of the intersection of Grace Street and the Washington and Old Dominion Trail right-of-way, and further identified as Fairfax County Tax Map 0104-02-0017. The property is zoned R-10, Residential, Single Family; and consists of 16,074 total square feet of land. Owners/Applicants: Bryce A. Perry and Phuong T. Pham.
3. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AN ADDITION TO AN EXISTING STRUCTURE, HDRB #21-008**, to consider an application for a Certificate of Appropriateness for the construction of a one-story addition to the single-family residential dwelling at 764 Grace Street, Herndon, Virginia, located at the southeast corner of the intersection of Grace Street and the Washington and Old Dominion Trail right-of-way, and further identified as Fairfax County Tax Map 0104-02-0017. The property is zoned R-10, Residential, Single Family; and consists of 16,074 total square feet of land. Owners/Applicants: Bryce A. Perry and Phuong T. Pham.

DISCUSSION ITEM

4. **PRELIMINARY DESIGN REVIEW OF 1010 GRANT STREET ADDITION AND ALTERATIONS:** Applicant-requested Board discussion item regarding the conceptual architectural design of a proposed rear and side addition to the contributing residential dwelling located at 1010 Grant Street, Herndon, Virginia.

COMMENTS

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

ADJOURNMENT

Title: HDRB #21-007; Amendment to a previously approved application for a Certificate of Appropriateness (HPRB-20-019) – 764 Grace St.

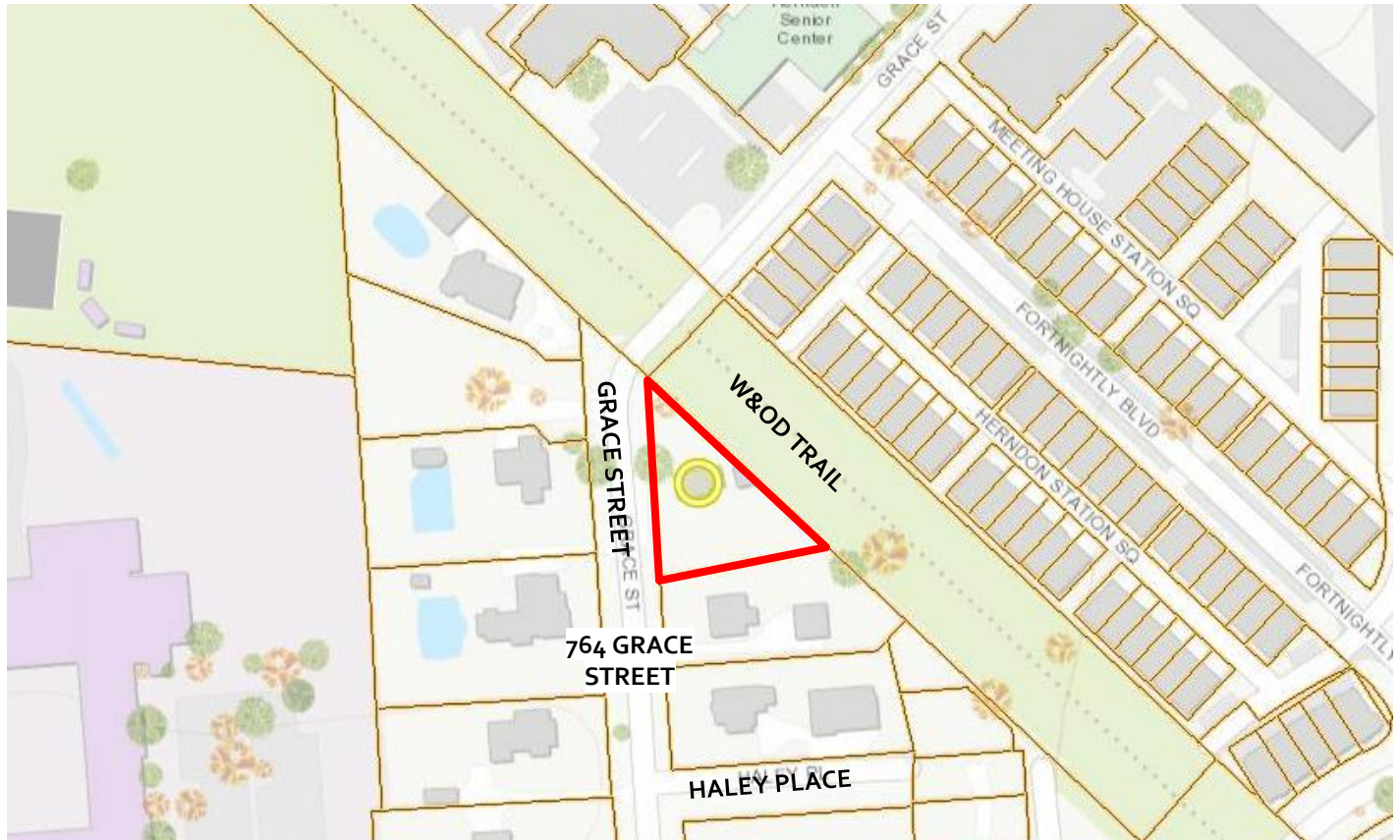
Staff Contact: Elizabeth M. Gilleran, AICP
Director of Community Development
lisa.gilleran@herndon-va.gov
(703) 787-7380

Summary Information

Applicant Request	To consider an application to modify the previously approved conditions of approval and amend the Certificate of Appropriateness of HPRB #20-019 related to the reduction of the required front yard building setback from 35’ to 20’, as permissible within the Heritage District Overlay		
Address	764 Grace Street, Downtown Herndon		
Fairfax County Tax Map Number	0104-02-0017		
Applicant/Owner	Bryce A. Perry and Phuong T. Pham		
Agent	N/A		
Business/Organization	N/A		
Property Use	Single-family residential		
Zoning District	R-10, Residential, Single-family		
Parcel Size	.369 acres		
HDO Designation	Contributing		
Adjacent Zoning	North: R-10, Residential, Single-family South: R-10, Residential, Single-family	East: R-10, Residential, Single-family West: R-10, Residential, Single-family	
Adjacent Property HDO Designations	North: Noncontributing South: Noncontributing	East: Non-contributing West: Noncontributing and Contributing	
Associated Cases	HPRB #20-003 - approved accessory structure; HDRB #21-008; BLS #20-32		
Building Type(s)	Two-story residential	Date of Construction:	Circa 1908
Architectural Style(s)	Folk Victorian		
Exterior Material(s)	Primary material: Wood lap siding with standing seam metal roof		
Neighborhood Design Profile	Single-family detached residential with mainly contributing structures along the block to the south and west; Abuts the W&OD Trail right-of-way		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

Staff Recommendation	Staff is recommending approval with conditions, and the rescission of HPRB #20-019
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Location Map



Case Details

Description:

This application proposes to modify the conditions of approval enacted by the HDRB through the Certificate of Appropriateness of HPRB #20-019, as approved on December 16, 2020, to allow reduction of the required front yard setback from 35' to a minimum of 20' by removing two of the original conditions of approval. Such reduction is permissible in the Historic District Overlay under Zoning Ordinance Section 78-60.3(e). The original request was submitted to support a proposed future addition along the north (side) elevation. The proposed addition, which is the subject of HDRB #21-008, would be placed 22' from the front property line and would not extend forward of the front façade of the primary dwelling.

The roof form, in the conceptual drawings submitted with HPRB #20-019, consisted of a large shed roof. Since the approval of HPRB #20-019, the design of the addition has been revised. The updated proposal shows a front gable roof matching the roof pitch of the existing historic house. The redesigned roof form is proposed as more reflective of the existing dwelling's historical form and would also serve a functional purpose, providing improved access from an internal office space to the roof deck. The five original conditions of approval for HPRB #20-019 were:

- 1. The façade of the addition shall be setback at least one foot from the northwest corner of the front façade.*
- 2. The addition and its roof shall not touch the roof or eaves of the historic resource or extend above the eaves of the existing roof.*
- 3. The addition shall not exceed one to one and a half stories.*
- 4. Attachment of the addition to the historic structure shall not extend above the bottom of the historic resource's second story windows.*
- 5. Landscaping between the addition and the Grace Street right-of-way shall consist of a minimum of 2 understory trees and 5 shrubs with medium to large growth habit. The landscaping is not intended to completely shield the addition from view, but rather make it less visible than the historic resource.*

This new roof form does not meet two of the five conditions of approval. More specifically, the revised roof form will not meet conditions #2 and #4, which the applicant is requesting be removed to accommodate the revision of the roof design.

Regarding Condition #2, the front gable roof peak, in its revised form, will extend above the eaves of the existing dwelling, however most of the roof will remain near or below the height of the existing eave making it visually subordinate to the existing structure. Furthermore, the addition's revised roof design, as with the previous rendition, will not touch the eaves of the original structure.

The applicant is requesting that Condition #4 be removed, because it has been determined that the parapet walls of the addition must extend above the bottom of the second floor window sills by a few inches due to code requirements (Attachments #2, #3, #4 and #7).

Staff could have processed the current application as a request for a straight amendment to the conditions of approval of the original certificate of appropriateness approved with HPRB #20-019, or as an application to amend and rescind the previously approved certificate of appropriateness with modified conditions of approval. Staff proceeded with the second option so that if the Board chooses to approve HDRB #21-007, the Board will also have to affirmatively rescind HPRB #20-019.

Background:

The contributing primary structure is a Folk Victorian residential structure, which has been incrementally improved over time with in-kind replacements, repairs and minor alterations (subject to staff administrative approval) with the intent of retaining the structure's original architecture, forms and details. This residential architectural style is common to the Town's Historic District Overlay (Attachment #6). This property was the subject of a recent HDRB case, HPRB #20-003, in which the Board approved a small accessory structure in the rear yard. The subject of HDRB #21-008 is the architectural design of the proposed addition, which will be dependent on the Board's decision regarding the case at hand, HDRB #21-007.

Applicable Zoning Ordinance Regulations and Design Guidance:

- Town Zoning Ordinance Section 78-21. - *General Provisions for All Zoning Districts*
- Town Zoning Ordinance Section 78-30.2. - *R-10 - Residential Single-family District*
- Town Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay District (HP District)* (Attachment #5)
- Town of Herndon Historic District Overlay Guidelines (Pages 73-76)

Staff Analysis

Zoning Ordinance Section 78-21. - *General Provisions for All Zoning Districts* and Section 78-30.2. - *R-10 - Residential single-family district* would require that the addition be located at least 35 feet behind the front property line. The front façade of the existing structure extends 13 feet into the required front yard setback, and thus is located 22 feet from the front property line. The front porch extends further into the required front setback. Section 78-60.3 - *Heritage Preservation Overlay District*, provides relief from modern zoning setback requirements within the Historic District Overlay, allowing the HDRB to reduce the setback. The subject of this application, the removal of two conditions, does not impact compliance with the cited Zoning Ordinance section.

Town Zoning Ordinance Section 78-60.3 - *Heritage Preservation Overlay District (HP District)(e)* specifies conditions under which the HDRB may reduce the front yard setback from 35' to a minimum of 20' feet:

“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.”

In the original staff report for HPRB #20-019, staff opined that the requested reduction for this specific addition would not alter the compatibility or the setback patterns on the east side of Grace Street, and would not alter the average setback of the primary dwelling structures on the block, since the existing structure has established a 22 foot setback. This proposed application, that will remove two of the original conditions of approval, does not impact compliance with the cited Zoning Ordinance section.

The Historic District Overlay Guidelines, Chapter 5 Treatment of Contributing Buildings (Pages 73-76), guides the treatment of contributing residential structures within the Historic District Overlay. While this application concerns a request for setback reduction, and not for the proposed addition, it should be noted that the Guidelines do not encourage additions to the side of contributing structures. The Guidelines indicate that additions on the side of a structure can visually overpower the appearance of the contributing resource. In HPRB #20-019, the Board concurred with staff that the proposed and needed addition could not be reasonably placed anywhere else on the site due to the property's irregular shape and placement of the existing features on the site. Further, staff and the Board concurred that the proposed conceptual form and mass of the addition limited removal of historic materials on the

historic dwelling and did not overpower the mass of the contributing resource. The original set of conditions of approval sought to ensure that the massing and limited loss of historical materials were recognized and enshrined in the approval of HPRB #20-019, since not only was the setback being reduced but the approval would in essence consent to the placement of the addition on the side of the building. The removal of the two original conditions of approval will allow for an alternative design approach that will not impact the spatial arrangement of the existing features and proposed addition, and will not alter the intent of the approval of the front setback reduction. The merits of the architectural design of the addition will be the subject of HDRB #21-008. If the two conditions are not removed, HDRB #21-008 would not be approvable since the proposed design does not meet conditions #2 and #4.

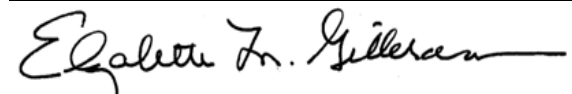
Regarding Condition #2, the staff is recommending that the following language be retained, “*The addition and its roof shall not touch the roof or eaves of the historic resource*” but that the language regarding height be removed. Staff is also recommending that Condition #4 be removed in its entirety. The attached draft resolution reflects these changes to the conditions, and also rescinds HPRB #20-019 (Attachment #1).

Staff Recommendation:

Alternatives:	1. Approve the application as submitted. 2. Approve the application with condition(s). 3. Deny the application. The HDRB may also continue the review to future public hearing if additional time is necessary to address a specified design issue or concern raised.
Staff Recommendation:	Motion for approval of HPRB #21-007, in accordance with the resolution dated May 19, 2021 provided as Attachment #1 to the May 5, 2021 HDRB Staff Report, with the rescission of HPRB #20-019.

Report Attachments

1.	HDRB Draft Resolution
2.	Aerial Image
3.	Applicant Letter
4.	Case Materials (House Photo, Proposed Drawings)
5.	Town’s Zoning Ordinance, Section 78-60.3
6.	Historic District Survey Form
7.	Approved Building Location Survey



Elizabeth M. Gilleran, AICP
Director of Community Development

TOWN OF HERNDON, VIRGINIA

RESOLUTION DRAFT

May 19, 2021

Resolution to consider HDRB #21-007 to allow a reduction of the front yard setback from 35 feet to a minimum of 20 feet to accommodate a future addition located at 764 Grace Street, Fairfax County Tax Map Number 0104-02-0017, that will modify previously approved conditions of approval and rescind the Certificate of Appropriateness of HPRB #20-019.

WHEREAS, the applicant applied for a reduction in front setback, under the provisions of Sec. 78-60.3 of the Town of Herndon Zoning Ordinance, to permit a proposed encroachment of up to 15 feet within a required 35-foot front yard setback to accommodate a future addition on a property improved with a contributing structure and was approved with conditions through HPRB #20-019; and

WHEREAS, the applicant has applied to modify the conditions of approval of HPRB #20-019 to accommodate revisions to the design of the proposed addition; and

WHEREAS, the massing diagrams submitted with HPRB #20-019 and HDRB #21-007 are for informational purposes, only to assist in the determination of the case at hand for a reduction in setback and are not afforded any guarantees in regard to future approvals; and

WHEREAS, the future addition shall be the subject of a separate HDRB application; and

WHEREAS, The Historic District Review Board has reviewed this application to amend HPRB #20-19 through the adoption of HDRB #21-007 and has held a public hearing on May 19, 2021.

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

Rescinds approval of the Certificate of Appropriateness of HPRB #20-019 and approves HPRB #21-007 allowing a reduction of up to 15 feet into the required 35-foot setback, to accommodate a future addition located at 764 Grace Street, Fairfax County Tax Map Number 0104-02-0017, in accordance with the conditions set forth below to ensure that the permitted extension into the front setback and along the forward portion of the north façade is not averse to the Guidelines regarding the need for additions to remain visually subordinate to the historic resource;

1. The façade of the addition shall be setback at least one foot from the northwest corner of the front façade.
2. The addition and its roof shall not touch the roof or eaves of the historic resource.
3. The addition shall not exceed one and a half stories.
4. Landscaping between the addition and the Grace Street right-of-way shall consist of a minimum of 2 understory trees and 5 shrubs with medium to large growth habit. The landscaping is not intended to completely shield the addition from view, but rather make it less visible than the historic resource.

BE IT FURTHER RESOLVED that this decision by the Historic District Review Board of the Town of Herndon is based upon the following findings:

1. The intent of the Historic District designation and the associated Historic District Overlay Guidelines is not to prevent change, but to guide change in a manner appropriate to the historic resources within the District and the District itself.
2. The preferred location for an addition to this contributing structure (historic resource) is along the northern elevation due the following factors:
 - a. The situation of the contributing structure negates the ability to achieve additional usable building square footage along the rear of the structure due to the structure's position within, and closely adjacent to, the required 25-foot rear yard located along the eastern property line.
 - b. The orientation of the historic resource, placement and nature of abutting land uses and curvature of the right-of-way makes the southern façade of the property highly visible from the right-of-way and from several contributing structures, while the north façade has limited visibility from within the Historic District.
 - c. The south façade should remain visible to preserve historic form and the presence of significant architectural features on the south façade of the historic resource, to include the now enclosed but discernable historic side porch and the visible differentiation of the historic rear extension of the structure, which is not visible on the north façade.
3. To build an addition on the north side of the historic resource a reduction in setback is necessary for the following reasons:
 - a. The north façade of the historic resource is located near the apex of the triangular lot providing limited space between the required front and rear yards.
 - b. In accord with best preservation practices and in keeping with the Guidelines, an addition on the northern elevation will

preserve a greater amount of the historic façade material because of the location of existing facade openings.

4. These findings and conditions are related to the permitted extension into a front setback. Any future application for an addition shall be decided upon the ability of that application, through the design of the addition, to meet the Guidelines for New Additions, per Chapter 5 of the Town of Herndon Historic District Overlay Guidelines, and the conditions set forth above.



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2020/2021

Town of Herndon
Historic District Review Board
April 9, 2021
RE: COA Application for Addition at 764 Grace Street

Board Members and Town Staff:

With this application, I wish to amend my previously approved COA to reduce the front setback. COA#20-019 was approved in December of 2020 with 5 conditions. That approval assumed a concept design for the proposed addition, covered under my other COA submission. At that time the design included a large shed form roof. Since that time, the design has been refined to include a front gable roof instead to better reflect the form and match the pitch of the existing historic house's roof. Also since that time there is a much more precise understanding of the addition's heights. The change to the gable form also serves a functional purpose of allowing improved access from an internal office loft to the roof deck. I believe the new form reduces the mass and scale of the addition, however the new form does not meet two of the five conditions of approval as underlined and provided below for reference.

1. The façade of the addition shall be setback at least one foot from the northwest corner of the front façade.
2. The addition and its roof shall not touch the roof or eaves of the historic resource or extend above the eaves of the existing roof.
3. The addition shall not exceed one to one and a half stories.
4. Attachment of the addition to the historic structure shall not extend above the bottom of the historic resource's second story windows.
5. Landscaping between the addition and the Grace Street right-of-way shall consist of a minimum of 2 understory trees and 5 shrubs with medium to large growth habit. The landscaping is not intended to completely shield the addition from view, but rather make it less visible than the historic resource.

The new front gable roof extends above the eave of the existing historic house, though the average height of the addition remains well below that point. Also, the roof of the addition attaches to the house below the second floor window sill however the parapet walls, for code and safety reasons, extend above that level by a few inches. I believe the intent of these conditions were to manage the visual impact of the addition and that the refined design offers an improved approach to meet that end.

I am not requesting any changes to the setback reduction. The amendment is strictly to ensure that the proposed addition is consistent with the setback reduction approval and that the proposed addition is compliant with any of the conditions imposed on the setback reduction COA.

Thank you for your consideration in this matter and please let me know if you have any questions or require additional information.

Respectfully,



Bryce A. Perry
Property Owner, 764 Grace Street, Herndon VA

Attached Files:

1. Property Plat
2. Property Images
3. Aerial Image
4. Colored Perspective Renderings

Aerial Image showing approximate addition location – 764 Grace Street

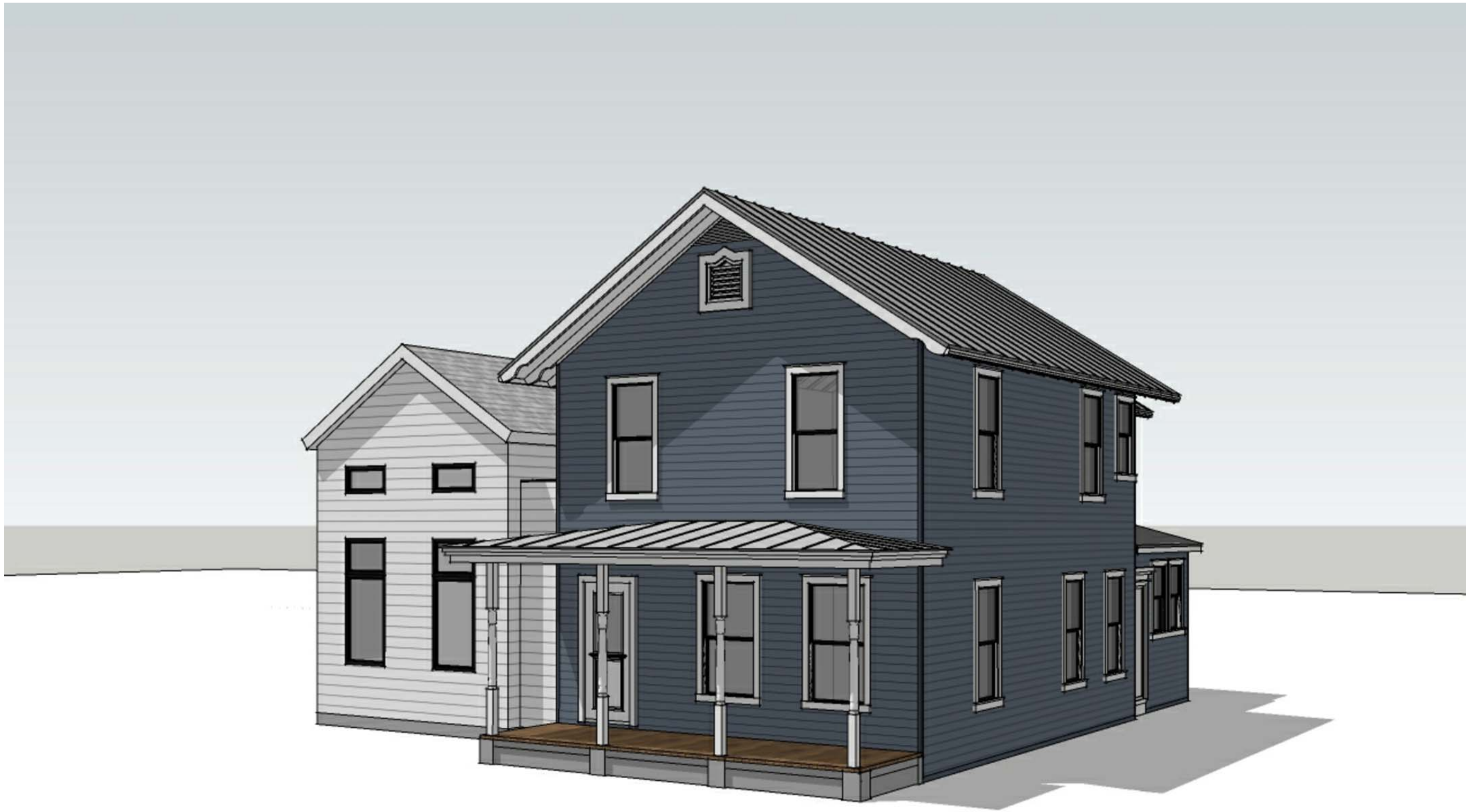


North ↑

Property Images – 764 Grace Street







1

PERRY RESIDENCE

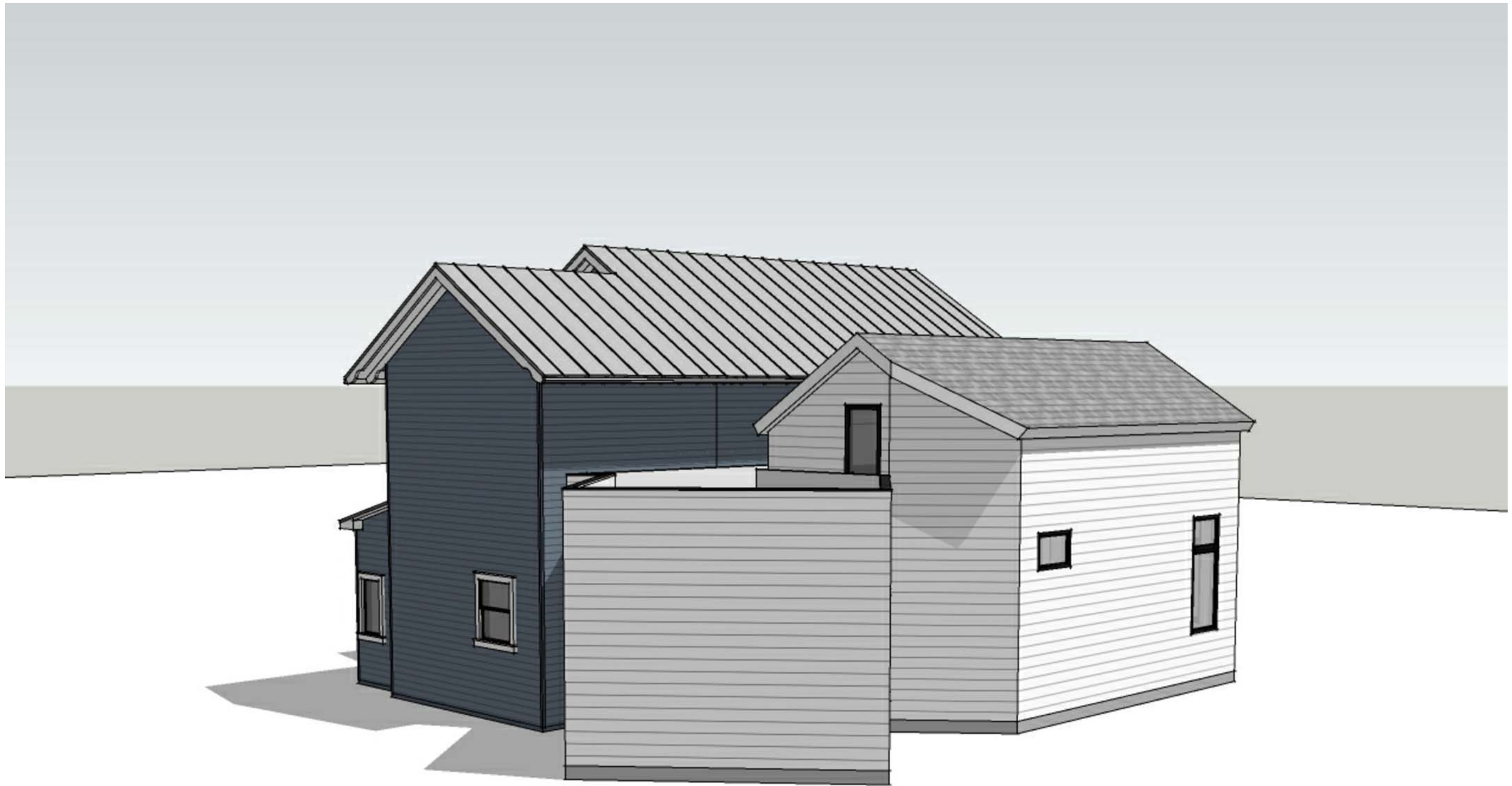
764 GRACE STREET



2

PERRY RESIDENCE

764 GRACE STREET



3

PERRY RESIDENCE

764 GRACE STREET



4

PERRY RESIDENCE

764 GRACE STREET



01

FRONT ELEVATION | PROPOSED

1/4" = 1'-0"



02

RIGHT SIDE ELEVATION | PROPOSED

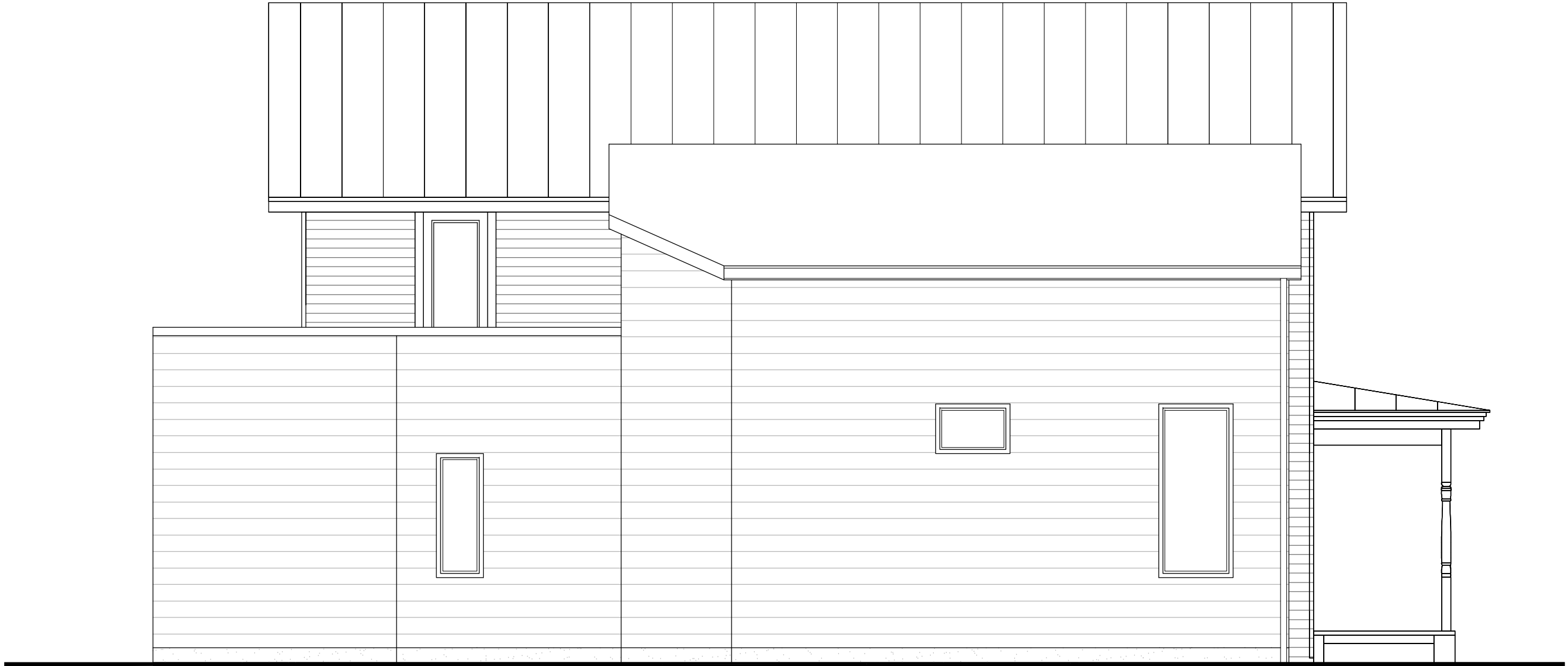
1/4" = 1'-0"



03

REAR ELEVATION | PROPOSED

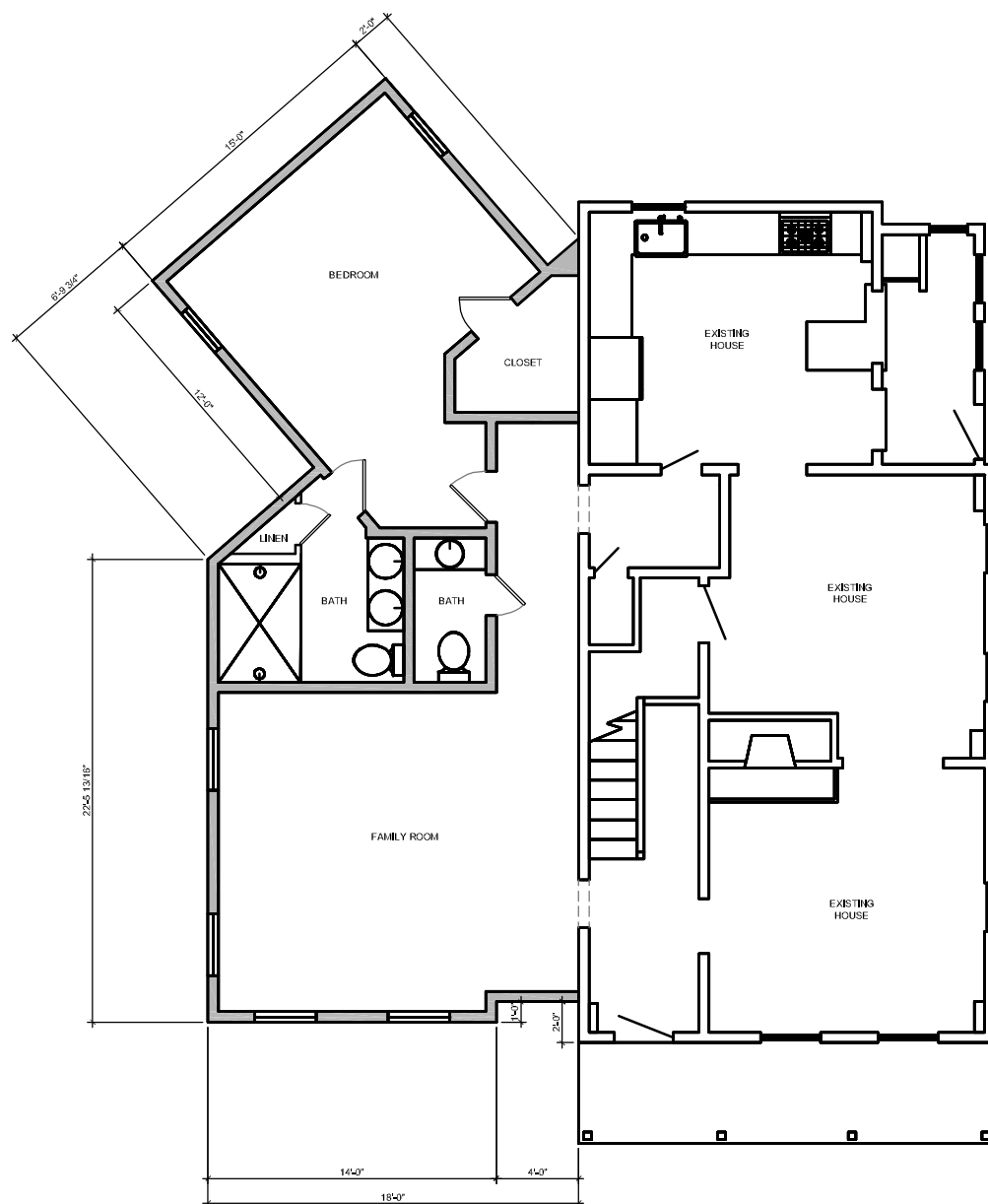
1/4" = 1'-0"



04

LEFT SIDE ELEVATION | PROPOSED

1/4" = 1'-0"



01

FIRST FLOOR PLAN | PROPOSED

1/8" = 1'-0"



SECOND FLOOR PLAN | PROPOSED

- (6) ~~HPRB~~ **HDRB** review required for increased FAR. Site and building design shall comply with guidelines in the ~~Herndon Heritage Preservation Handbook~~ **Historic District Overlay Guidelines** as determined by the ~~HPRB~~ **HDRB** prior to the planning commission public hearing when the increased floor area ratio is considered.

Section 78-50.7 – PD-TD – Planned development traditional downtown district.

- (h) *Site planning and building design in PD-TD.* Sites and buildings within the PD-TD district shall meet the following standards:

- (5) ~~HPRB~~ **HDRB** review required. Site and building design shall comply with guidelines in the ~~Herndon Heritage Preservation Handbook~~ **Historic District Overlay Guidelines** as determined by the ~~HPRB~~ **HDRB** prior to the planning commission public hearing in accordance with section 78-155.1(h)(2).

Section 78-60.2 – Floodplain overlay district (FPO).

Section 78-60.3 – ~~Heritage Preservation~~ **Historic District Overlay district (HP HDO district).**

- (a) *Purpose and intent.* The ~~heritage preservation~~ **historic district** overlay district (HP **HDO** district) is *established pursuant to the authority granted to localities by Virginia Code § 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:* ~~intended to provide for the establishment of historic landmarks and preservation districts as a means of preserving the historical, cultural, and architectural heritage of the town and protecting designated historic resources and is adopted pursuant to the authority granted to localities by Virginia Code §15.2-2306.~~

- (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 ~~HP~~ *historic* district *overlay* shall be erected, reconstructed, altered, demolished, moved, expanded or restored except in accordance with the provisions of 78-60.3(g), certificate of appropriateness in the ~~heritage preservation~~ *historic district* overlay. ~~district.~~

(c) *District boundaries and maps.* The boundaries of the ~~HP-district~~ *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 ~~HP-district~~ historic district overlay boundary and designation of landmarks.* The boundaries of the ~~HP-district~~ *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 ~~HP-district~~ *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 ~~HP-district~~ *HDO*.

b. Prior to establishing or expanding the ~~HP-district~~ *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 ~~HP-district~~ *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 ~~HP-district~~ *HDO*.

c. Upon the inclusion of an area in the ~~HP-district~~ *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 ~~HP-district~~ **HDO** boundary amendments.* The advisability of amending the ~~HP-district~~ **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 ~~HP-district~~ **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 ~~HP-district~~ **HDO** boundary to include any area that has been considered by the planning commission.

b. The following criteria shall be used by the historic ~~preservation~~ **district** review board, planning commission, and town council in evaluating the potential expansion of the ~~HP-district~~ **HDO**. The historic ~~preservation~~ **district** review board and planning commission may recommend, and the town council may so ordain, a landmark, building, or structure, for designation as a ~~HP-district~~ **which within the HDO, provided it** meets one or more of the following criteria:

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 ~~HP-district~~ **HDO**.

c. Such ~~HP-district~~ **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 ~~HP-district~~ **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 ~~HP-district~~ **HDO** notwithstanding the provisions of this subsection.

(e) *Reduction of setback.* In the ~~HP-district~~ **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 ~~HPRB~~ **HDRB** makes a finding that such reduction shall cause the subject structure to be more compatible with nearby contributing structures.

(f) ~~Development within the heritage preservation historic district overlay district.~~
 Development located within a ~~preservation district~~ *the historic district overlay* shall be
 completed in accordance with the ~~Herndon Heritage Preservation Handbook~~ *Historic
 District Overlay Guidelines*, and the following standards:

(1) ~~Alteration, restoration or reconstruction.~~ *Standards for Alterations.* A certificate of
 appropriateness ~~for altering, restoring, or reconstruction of~~ *to* a building or structure
 shall be approved only after ~~considering the following standards, as well as other~~
~~appropriate matters:~~ *meeting the following standards:*

- a. ~~Whether or not reasonable~~ *Reasonable* effort shall be ~~is~~ made to alter the
 site, building, ~~or~~ structure, and its environment to the minimal extent
 practicable.
- b. ~~Whether or not alteration~~ *Alteration* of the original, distinguishing
 qualities or character of a site, building, ~~or~~ structure, and its environment
 and the removal or alteration of any historic material or distinctive
 architectural features shall be ~~is~~ avoided to the greatest extent practicable.
- c. ~~Whether all sites, buildings and structures shall be recognized as products~~
~~of their own time, with alterations~~ *Alterations* ~~and reconstruction~~ to
 existing buildings, ~~and~~ structures, ~~and sites to be~~ *are* consistent with the
 original style of such buildings and structures.
- d. ~~Whether or not distinctive~~ *Distinctive* stylistic features or examples of
 skilled craftsmanship that characterize a building, ~~or~~ structure, or site
 shall be retained and restored to the greatest extent practicable.
- e. ~~Whether or not deteriorated~~ *Deteriorated* architectural features shall be
 repaired, rather than replaced, wherever reasonably possible, ~~and, if~~ *If*
 replacement is necessary, ~~whether or not~~ new materials shall match the
 material being replaced in composition, design, color, texture, and other
 visual qualities to the greatest extent practicable.
- f. ~~Whether or not repair or replacement~~ *Repair or replacement* of missing
 architectural features shall, to the greatest extent possible, be based on
 accurate duplications of the original features, substantiated by historic,
 physical, or pictorial evidence, rather than on conjectural designs or the
 availability of different architectural elements from other buildings or
 structures.
- g. ~~Whether or not the surface cleaning~~ *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.

- 233 h. *When more than 49 percent of the structure containing the original or*
 234 *historic facades or the roof structure are removed, the provisions of*
 235 *Section 78-60.3(f)(2), New Construction, or Section 78-60.3(f)(4),*
 236 *Demolition, apply. Whether or not partial demolition of buildings or*
 237 *structures within preservation districts may be approved when one or*
 238 *more of the existing facades are retained for the purpose of integrating*
 239 *new construction into existing historic buildings or structures when such*
 240 *is appropriate and in accordance with the intent of this article. The town*
 241 *does not advocate this procedure, as it goes against the Secretary of the*
 242 *Interior's guidelines for rehabilitation and credits would not be allowed in*
 243 *such projects.*
- 244 i. ~~Whether or not, to the greatest extent practicable, every~~ *Every* effort shall
 245 be made to protect and preserve archeological resources within or
 246 adjacent to the heritage preservation overlay *historic* district. *to the*
 247 *greatest extent practicable.*
- 248 j. ~~Whether or not contemporary~~ *Contemporary* design ~~for~~ *of* alterations
 249 and additions to existing buildings and structures is *shall be* compatible
 250 with the size, scale, color, material *texture*, and character of the building
 251 and structures within preservation districts. ~~and whether or not such~~
 252 *Such* alterations and additions ~~would~~ *shall not* destroy *or negatively*
 253 *impact* significant historical, architectural, or cultural material.
- 254 k. ~~Whether or not the proposed additions or alterations~~ *Alterations* to
 255 existing buildings and structures shall be done in such a manner that, if
 256 such additions or alterations were to be removed in the future, the
 257 essential form and integrity of the *original* building or structure would be
 258 unimpaired. ~~Whenever possible, new additions or alterations to existing~~
 259 ~~buildings and structures shall be done in such a manner that, if such~~
 260 ~~additions or alterations were to be removed in the future, the essential~~
 261 ~~form and integrity of the building or structure would be unimpaired.~~
- 262 (2) *New Construction.* A certificate of appropriateness for new construction of a
 263 building or structure may be approved only after ~~considering~~ *meeting* the
 264 following standards, ~~as well as other appropriate matters:~~
- 265 a. ~~Whether or not the design will~~ *The design shall* be architecturally
 266 compatible with the historic landmarks, buildings, and structures in the
 267 heritage preservation *historic district* overlay district in terms of size,
 268 scale, color, material, and character.
- 269 b. No specific architectural style shall be adopted or imposed on the
 270 administration of this section.
- 271 c. *Alterations of more than 49 percent of the structure containing the*
 272 *original or historic facades, or more than 49 percent of the structure of*

~~the roof~~, 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 ~~considering the following, as well as other appropriate matters~~ *meeting the following standards:*

- a. ~~Whether or not the proposed relocation may~~ *The relocation shall not* have a detrimental effect on the structural soundness of the building;.
- b. ~~Whether or not the proposed relocation would have a negative or positive~~ *The relocation shall not have a negative* effect on other historic landmarks or on other sites, buildings, or structures located within the ~~heritage preservation overlay district~~ *historic district overlay*;
- c. ~~Whether or not the~~ *The* proposed relocation ~~would~~ *shall* provide new surroundings that would be compatible with the architectural aspect of the building or structure;.
- d. ~~Whether or not the~~ *The* proposed relocation is the only practicable means of saving the structure from demolition; ~~and~~.
- e. ~~Whether or not the~~ *The* building or structure ~~will~~ *shall* be relocated to another site within the corporate limits of the town or to another adjacent site that is subject to ~~preservation control~~ *protections enumerated in the district*.

- (4) *Demolition.* A certificate of appropriateness to demolish a building or structure may be approved, only after ~~reviewing and considering the circumstances and conditions of the structure or building or the part proposed for demolition, and considering the following factors as well as all other appropriate matters~~ *meeting the following standards:*

- a. ~~Whether or not the~~ *The* building or structure ~~is an historic landmark or is a building within the heritage preservation overlay district that~~ *does not contribute* contributes to the character of the ~~heritage preservation overlay~~ *historic* district;.
- b. ~~Whether or not the~~ *The* building or structure ~~is of such interest or significance that it 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. ~~Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense;~~ *The building or structure has a common design that could reasonably be reproduced.*

- 310 d. ~~Whether or not historic events occurred in the building or structure;~~ *No*
 311 *historic events occurred in the building or structure.*
- 312 e. ~~Whether or not the building or structure is structurally unsound and to~~
 313 ~~what extent;~~ *It is determined the building or structure has a degree of*
 314 *structural unsoundness.*
- 315 f. ~~Whether or not a relocation of the building or structure or a portion~~
 316 ~~thereof would be to any extent practicable as a preferable alternative to~~
 317 ~~demolition;~~ *It is not practicable to relocate the building or structure, or*
 318 *portion thereof.*
- 319 g. ~~Whether or not the~~ *The* proposed demolition could potentially *does not*
 320 adversely affect other historic landmarks located within a ~~preservation~~
 321 ~~district~~ *the historic district overlay* or adversely affect the character of a
 322 ~~preservation district~~ *the historic district overlay*;
- 323 h. ~~— If a building is damaged by a fire or other natural hazard, the building~~
 324 ~~inspector shall determine if a building is structurally sound and is in~~
 325 ~~imminent danger to public safety and should be demolished;~~
- 326 i.h. ~~The reason for demolishing the building or structure and whether or not~~
 327 ~~any alternatives to demolition exist.~~ *Practicable alternatives to*
 328 *demolition do not exist.*
- 329 j.i. ~~Whether or not there has been a professional, economic, and structural~~
 330 ~~feasibility study for rehabilitating or reusing the structure and whether or~~
 331 ~~not its findings support the proposed demolition.~~ *An economic and*
 332 *structural feasibility study prepared by a qualified professional is*
 333 *submitted that concludes rehabilitating or reusing the building or*
 334 *structure is not a practicable alternative.*



VIRGINIA

DIVISION OF HISTORIC LANDMARKS

HISTORIC DISTRICT/BRIEF SURVEY FORM

File no. 235-185

Negative no(s). 9093/23

City/Town/Village/Hamlet Herndon
 Street address or route number 764 Grace St.
 Historic name _____

County Fairfax
 U.S.G.S. Quad Herndon
 Common name _____

Present use residence
 Original use residence

Building Style Vernacular, Victorian
 Building Date(s) ca. 1890-1910

1. Construction Materials

- ☒ wood frame
☐ brick
 bond: ☐ English
☐ Flemish
☐ _____-course American
☐ stretcher
☐ other _____
- ☒ stone
☒ random rubble foundation
☐ coursed rubble
☐ ashlar ☐ dressed
☐ rock-faced
- ☐ log:
☐ squared ☐ unsquared
 notching:
☐ V-notch ☐ half dovetail
☐ saddle ☐ full dovetail
☐ square ☐ diamond
- ☐ concrete block
☐ terra cotta
☐ steel frame
☐ other _____

2. Cladding Material

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

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

4. Bays (number): front 3 side (church) _____
☒ symmetrical ☐ asymmetrical

5. Roof Type
☐ shed ☐ hipped
☐ parapet? ☐ pyramidal?
☒ gable ☐ mansard
☐ pediment? ☐ false mansard
☐ parapet? ☐ gambrel
☐ clipped end? ☐ flat
☐ cross gable? ☐ parapet?
☐ central front gable? ☐ roof not visible
☒ other Gable turned toward street.

6. Roofing Material

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

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

8. Primary Porch

style hipped roofstories 1levels 1bays 3materials wood with metal roof

description and decorative details

Turned posts with decorative brackets and
turned spindles.

9. General supplementary description and decoration:
1/1 sash. Brick, corbelled flues.

10. Major additions and alterations: 1 Story south/rear porch
Aluminum siding covers much of the original fabric.

11. Outbuildings:

None

12. Landscape Features:

Mature trees & shrubs

13. Significance:

Appropriate style and scale for the neighbor-
hood.



Surveyed by:

Polhill/Frazier

Date:

12/87

HOUSE LOCATION SURVEY

ADDRESS: 764 GRACE STREET

THIS SURVEY IS NOT INTENDED TO BE USED AS AN AID FOR
THE CONSTRUCTION OF FENCES AND/OR OTHER IMPROVEMENTS
FENCE LOCATIONS ARE APPROXIMATE AND DO NOT CERTIFY AS
TO OWNERSHIP

PLAT OF RECORD

ZONING APPROVED

Zoning Administrator

TAX MAP

0104-02-0017

GRACE STREET

50' RW

N00°15'00"E 195.00'

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Title: HDRB #21-008; Addition to an existing structure –764 Grace St.

Staff Contact: Elizabeth M. Gilleran, AICP
Director of Community Development
lisa.gilleran@herndon-va.gov
(703) 787-7380

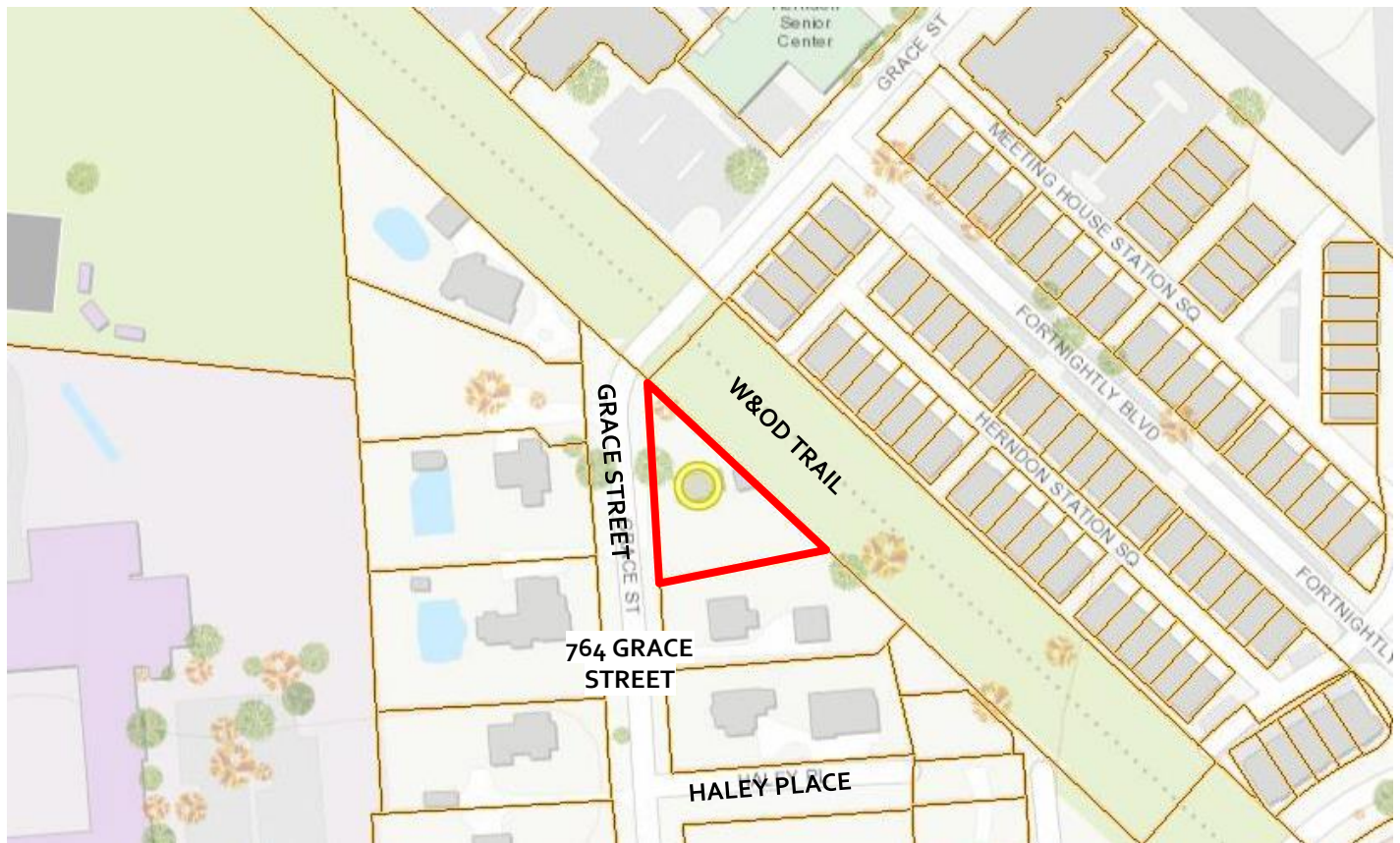
Summary Information

Applicant Request	To consider an application for a Certificate of Appropriateness for the construction of a one-and-a-half-story addition to a two-story single-family residential dwelling.		
Related Cases	This property is the subject of HDRB #21-007 - to consider an application to modify the previously approved conditions of approval and amend the Certificate of Appropriateness of HPRB #20-019 related to the reduction of the required front yard building setback from 35' to 20', as permissible within the Heritage District Overlay. If HDRB #21-007 is not approved HDRB #21-008, as proposed, will not meet the controlling conditions.		
Address	764 Grace Street, Downtown Herndon		
Fairfax County Tax Map Number	0104-02-0017		
Applicant/Owner	Bryce A. Perry and Phuong T. Pham		
Agent	N/A		
Business/Organization	N/A		
Property Use	Single-family residential		
Zoning District	R-10, Residential, Single-family		
Parcel Size	.369 acres		
HDO Designation	Contributing		
Adjacent Zoning	North: R-10, Residential, Single-family South: R-10, Residential, Single-family	East: R-10, Residential, Single-family West: R-10, Residential, Single-family	
Adjacent Property HDO Designations	North: Noncontributing South: Noncontributing	East: Non-contributing West: Noncontributing and Contributing	
Associated Cases	HPRB #20-003 - approved accessory structure, HPRB #20-019; HDRB #21-007; BLS #20-32		
Building Type(s)	Two-story residential	Date of Construction:	Circa 1908
Architectural Style(s)	Folk Victorian		
Exterior Material(s)	Primary material: Wood lap siding with standing seam metal roof		

Neighborhood Design Profile	Single-family detached residential with mainly contributing structures to the south and west; Abuts the W&OD Trail right-of-way
Comprehensive Plan Land Use Designation	Neighborhood Conservation

Staff Recommendation	Staff is recommending approval with conditions
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Location Map



Case Details

Description:

The applicant proposes a one-and-a-half-story, 700 square foot addition on the north side of the contributing structure located at 764 Grace Street. The property is unusually shaped as it abuts Grace Street and its intersection with the Washington and Old Dominion Trail (W&OD). The confluence of the street and trail creates a triangle with 195' of linear frontage along Grace Street. Along the Grace Street frontage, the existing contributing structure is modest in size with a front façade width of only 20.4 linear feet.

As proposed, the one-and-a-half-story addition is located on the northern portion of the property, approximately 13' from the north (rear/side) property line abutting the Washington and Old Dominion (W&OD) Trail, 22' from the Grace Street property line (at

its closest point). The addition is comprised of two distinct forms. The front (west side) of the addition is one-and-a-half-stories with a gable roof, while the rear portion of the addition has a flat roof with parapet to accommodate a rooftop deck. A four-foot-wide flat-roofed hyphen connects the addition to the contributing structure. The hyphen extends the entire depth of the addition and creates a visible breaking point between the contributing structure and the addition.

The applicant's design limits removal of historic material. The proposal removes the existing aluminum siding on the first floor of the north façade to expose the original wood lap siding, which will become a focal wall within the proposed addition. No new openings will be cut into the existing structure, rather three existing windows will be converted to doors, two on the first floor to access the addition and one on the second floor to access the addition's proposed rooftop deck.

The addition does not attach to or impact the roof of the contributing structure and no changes to the roof form of the contributing structure are proposed. The addition, excluding the one-story portion and hyphen, will have a gabled roof with a roof pitch to match the existing dwelling's roof pitch. The proposed roof material is Owens-Corning® Supreme *Estate Gray* 3-tab Asphalt Roofing Shingle. The flat roof portions will be covered with a white EPDM, 60 mil thick, rubberized roof membrane. The proposed gutters and downspouts will be white aluminum, K-style gutters, with 2"x 3" rectangular downspouts to match the existing gutters on the contributing structure. The roof of the existing structure is standing seam in a silver finish.

The walls of the addition will be clad with 8.25" James Hardie Asypre Artisan® V-Groove Siding (panels) in a white color with 7" exposure. The reveal on the existing structure is 4.5 inches. The roof parapet will be capped with aluminum wrap coping in a dark bronze color finish. Trim features, presumably rake, and fascia boards will be LP® Smartside engineered wood with a smooth finish. Corner trim boards and window trim is being excluded to emphasize the contemporary nature of the addition. Windows on the addition will be Andersen 100-Series Fibrex® composite casement windows and factory-painted dark bronze. Two doors will be added in the proposed design. The office loft roof deck door on the addition will be an Andersen®, Staightline Model #102, painted wood (white) with a full glass panel. The second door will alter an existing second floor window opening on the existing dwelling and will be an Andersen, Staightline Model # 181, painted wood in a blue color to match the existing dwelling wall color with a ¾ glass panel. (Attachment #3, #4 and #5).

In summary, the following materials are proposed:

Primary Cladding	James Hardie Asypre Artisan V-Groove Siding (White)
Windows	Andersen 100-Series composite casements (factory - painted dark bronze)
Trim	LP Smartside engineered wood, smooth finish
Exposed Foundation	Un-dyed parged concrete

Gable Roof	Owens Corning Supreme Estate Gray 3 tab Asphalt Roofing Shingle
Flat Roof	White EPDM, 60MIL
Parapet Coping	Aluminum wrap, dark bronze color finish
Gutters/Downspouts	White aluminum, K-style gutters, 2"x3" rectangular downspouts (to match existing)
Office Loft Roof Deck Door	Andersen, Straightline model #102, painted wood, full glass panel
Existing House Roof Deck Door	Andersen, Straightline model #181, painted wood, ¾ glass panel

Background:

As explained under “Summary Information” above, a related case is currently under consideration by the HDRB. HDRB #21-007 proposes to amend conditions governing the subject of this application. Should HDRB #21-007 fail to be approved prior to consideration of this application, the application as proposed would fail to adhere to governing conditions approved under HPRB #20-019 and would not be approvable. In other previous case history, this site was the subject of a recent HDRB case, HPRB #20-003, in which the Board approved a small accessory structure in the rear yard.

The contributing primary structure is a Folk Victorian styled residential structure, which has been incrementally improved over time with in-kind replacements, repairs and minor alterations, subject to staff administrative approval, with the intent of retaining the structure’s original architecture, forms and details. This residential architectural style is common to the Town’s Historic District Overlay (Attachment #5).

Applicable Zoning Ordinance Regulations and Design Guidance:

- Town Zoning Ordinance Section 78-21. - *General Provisions for All Zoning Districts*
- Town Zoning Ordinance Section 78-30.2. - *R-10 - Residential Single-family District*
- Town Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay District (HP District)* (Attachment #5)
- Town Zoning Ordinance Section 78-155.6. - *Site Plans, Subdivision Plans, Single Lot Development Plans and Building Location Surveys*
- Town of Herndon Historic District Overlay Guidelines (Pages 73-76)

Staff Analysis

1. Zoning Ordinance Section 78-21. - *General Provisions for All Zoning Districts* and Section 78-30.2. - *R-10 - Residential single-family district* would require that the

addition be located 35 feet behind the front property line. The existing structure is located 22 feet from the front property line and its porch extends further into the required front setback. Section 78-60.3 - *Heritage Preservation Overlay District*, provides relief from modern zoning setback requirements within the Historic District Overlay. The ordinance specifies conditions under which the front yard setback may be reduced from 35' to a minimum of 20' feet:

“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.”

The location of the proposed addition, which extends into the 35-foot required front setback, was the subject of HPRB #20-019 and reconsidered through HPRB #21-007, also scheduled for hearing on May 19, 2021. During its review of HPRB #20-019, the Board determined that relief from the 35-foot zoning setback was appropriate for the proposed addition and the property in question due to the existing nonconformity, unusual site constraints and other mitigating factors. Both HPRB #20-019 and HDRB #21-007 impose conditions. The proposed placement of the addition meets Condition #1 of both cases. Condition #1 states, “The façade of the addition shall be setback at least one foot from the northwest corner of the front façade.”

2. Staff determined that the proposed addition requires the submittal of a Building Location Survey (BLS) in accordance with Town Zoning Ordinance Section 78-155.6. - *Site Plans, Subdivision Plans, Single Lot Development Plans and Building Location Surveys*. Prior to the Board acting on any application requiring a BLS, the approval of the BLS must be obtained. This applicant has completed the BLS process and the Building Location Survey, BLS #20-32, was approved on or about February 23, 2021 (Attachment #3).
3. The Historic District Overlay Guidelines, Chapter 5 Treatment of Contributing Buildings New Additions (Pages 73-76) provides guidance regarding siting and appearance of additions to contributing structures within the Historic District Overlay. It should be noted that the Guidelines do not encourage additions on the side of contributing structures. The Guidelines indicate that additions on the side of a structure can visually overpower the appearance of the contributing resource. In this case, the Board had previously concurred with staff that the proposed and needed addition could not be reasonably placed anywhere else on the site due to the irregular property shape, existing nonconformities and placement of the existing features of the property. The Board, in its adoption of HPRB #20-019, placed conditions on the property to ensure that the design and mass of any future addition did not visually overpower the contributing structure. Case HDRB #21-007, if it is approved as recommended, rescinds HPRB #20-007 but retains the majority of conditions governing the massing of the addition.

The conditions of HDRB #21-007 are:

1. The façade of the addition shall be setback at least one foot from the northwest corner of the front façade.
The proposal meets this condition.
2. The addition and its roof shall not touch the roof or eaves of the historic resource.
The proposal meets this condition.
3. The addition shall not exceed one and a half stories.
The proposal meets this condition.
4. Landscaping between the addition and the Grace Street right-of-way shall consist of a minimum of 2 understory trees and 5 shrubs with medium to large growth habit. The landscaping is not intended to completely shield the addition from view, but rather make it less visible than the historic resource.
Should this application be approved by the HDRB, the staff recommends that the approval include a condition requiring a landscape plan be submitted by the applicant prior to building permit. The plan can utilize the approved BLS and would be reviewed by staff to ensure conformance with Condition #4.

The Grace Street/front façade of the proposed addition is 14’ in length with an additional 4’ wide hyphen, which is recessed 1’ from the front façade of the addition and 2’ from the front façade of the existing structure. The existing structure is wider, more elaborately detailed, and taller. While the addition is set back 1’ from the façade of the existing structure, the front porch of the existing structure extends several more feet forward of the addition.

The Guidelines state that the most important considerations when planning an addition to an historic building are “compatibility, differentiation and reversibility.” The Guidelines describe compatible as “consistent, harmonious” but stress that the differentiation should be discernable. The proposed addition incorporates several elements of the contributing structure, namely the gabled roof with an identical pitch, and horizontally oriented siding, but the elements are altered and the fenestration designed to create a modern interpretation of the form. The reveal of the siding is increase on the addition to 7” while the reveal on the existing structure’s siding is 4.5 inches. Trim is minimized.

The Guidelines also suggest the use of a physical break, such as a hyphen, to connect the new and old portions of the building to accentuate the visual distinction of the two, which is employed in this design. Doors and windows are to be compatible but not identical or replications of the existing windows. The proposed addition attempts to use an existing opening for a new door on the existing structure but with a more modern design with a large glass panel in a traditional wood door, which is replicated for the door of the addition that accesses the rooftop deck. The larger windows on the addition have a similar rhythm in placement and orientation to the windows of the contributing structure which generally conforms to pertinent design guidelines. Though similar in some ways, the proposed windows are differentiated with a more modern casement window selection, along with small casement windows that are not found on the existing structure.

The roof of the addition, as addressed through HPRB #20-019 and HDRB #21-007, does not interfere with the historic roof and conforms to the guidelines pertaining to

retention of the historic building's roof as a major character-defining feature. Detailed discussion on the evaluation of the proposed design and conformance with the referenced design guidelines can be found in Attachment #2. The preponderance of the subsections within the Guidelines for New Additions should be met if a Certificate of Appropriateness is granted.

Changes of color for existing painted surfaces no longer require review and approval, but as this is an application for a new addition, and some of the colors proposed are not readily changeable, such as the roof shingles, window casements and parapet, the staff suggests that the Board may wish to consider the color selection. The applicant is proposing to retain the blue-gray color and white trim of the existing structure. The proposed addition is white to match the trim of the existing structure. The applicant has stated that the windows of the existing structure will be painted a bronze color to match the bronze finish of the proposed windows. The gray roof shingles have been selected to coordinate with the silver metal roof of the existing structure.

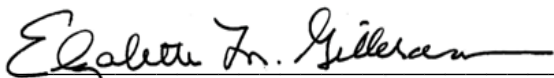
4. Section 78-60.3(f) of the Zoning Ordinance requires the HDRB to consider specific criteria/standards when reviewing applications. A copy of the most recently adopted Section 78-60.3 is Attachment #7 of this report.
5. As detailed in Attachment #2, Historic District Overlay Guidelines Review Matrix, staff finds the proposed addition will be architecturally compatible with existing historic building on the subject property and will be consistent with previous approvals for similar additions to contributing and non-contributing structures in the Historic District Overlay. Further staff finds that the proposed addition will be compatible with the historic landmarks, buildings, and structures in the district.
6. The staff and the applicant have noticed an error in the architect's drawings which would impact additional historic material if the addition were to be built to the drawings. Although staff finds that the application meets the preponderance of the Guidelines for New Additions provided the drawing is indeed in error, the staff is withholding its recommendation until the drawings can be amended. The attached resolution assumes correction of the drawings prior HDRB action.

Staff Recommendation:

Alternatives:	1. Deny the application. 2. Approve the application as submitted. 3. Approve the application with condition(s). The HDRB may also continue the review to future public hearing if additional time is necessary to address a specified design issue or concern raised.
Staff Recommendation:	Staff is withholding its recommendation so that issues noted in Staff Analysis #6 can be addressed by the applicant and further evaluated by staff and the Board.

Report Attachments

1.	HDRB Draft Resolution
2	Historic District Overlay Guidelines Review Matrix
3.	Aerial Image
4.	Applicant Letter
5.	Case Materials (House Photo, Proposed Drawings, Materials Information, Approved Building Location Survey)
6.	1987 Historic District Survey Form
7.	Town's Zoning Ordinance, Section 78-60.3



Elizabeth M. Gilleran, AICP
Director of Community Development

TOWN OF HERNDON, VIRGINIA

RESOLUTION DRAFT

May 19, 2021

Resolution to consider HDRB #21-008, for the construction of a one-and-one half story addition to the primary dwelling structure located at 764 Grace Street, Fairfax County Tax Map Number 0104-02-0017.

WHEREAS, the applicant submitted an HDRB application for the construction of a one-and-one half story addition to the primary dwelling at the above referenced address; and

WHEREAS, the applicant applied to permit a future addition to encroach up to 15 feet within a required 35-foot front yard setback of a property improved with a contributing structure and was approved with conditions through HPRB #20-019; and

WHEREAS, the applicant applied to amend the conditions of approval of HPRB #20-019, removing two conditions, through HDRB #20-007; and

WHEREAS, the proposed addition complies with Conditions #1, #2 and #3 of the HDRB #20-007, and

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

WHEREAS, the proposed addition received an approved Building Location Survey, BLS #20-32; and

WHEREAS, the proposed addition complies with the preponderance of applicable design guidelines of the Town of Herndon Historic District Overlay Guidelines as described in the attached Matrix dated _____; and

WHEREAS, the Town of Herndon Historic District Review Board has reviewed this application and has held a public hearing on May 19, 2021.

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

Approves HDRB #21-008, for the construction of a one-and-one half story addition to the primary structure located at 764 Grace Street in Herndon, VA, to be constructed in substantial conformance with the application and supporting materials as submitted and dependent upon compliance with the following condition:

1. The applicant shall submit a landscape plan, utilizing the approved BLS, to demonstrate compliance with Condition #4 of HDRB #21-007 for review by Community Development staff prior to issuance of a building permit.

BE IT FURTHER RESOLVED that this decision by the Historic District Review Board of the Town of Herndon is based upon the following findings:

1. The proposed addition's form, scale, materials, fenestrations, trim features and window and door selections are generally in keeping with and complementary to the primary dwelling's Folk Victorian style architecture; and
2. The proposed addition's form and massing does not overpower the existing building for the reasons detailed in the attached Matrix dated _____, the addition will complement the existing structure and will not adversely affect the existing architecture of the primary dwelling or the Historic District Overlay.



SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2020/2021

Town of Herndon
 Historic District Review Board
 April 9, 2021

RE: COA Application for Addition at 764 Grace Street

Board Members and Town Staff:

With this application, I wish to construct an approximately 700SF one-story addition on the left (north) side of my house.

As previously discussed when I applied for and received a setback reduction in December of 2020 to allow an addition at this location, my family is growing and I am in need of creating more floor area to accommodate that growth. The current house at around 1500SF and one full bathroom is getting tighter for a family of 5. The addition will include a family room that will double as guest accommodations, a bedroom with bathroom ensuite, an additional half bath, an office loft, and a roof top deck.

To limit the physical impacts of the house's historic fabric, no new openings will be made. However, three existing openings would convert from windows to doors, two on first floor for access to the addition and one on the top floor for access to the roof deck. Internal to the addition, the existing aluminum siding will be removed and the original wood lap siding will be exposed and refinished as an accent wall.

The design intent focused on making sure the addition was clearly secondary to the existing historic house and visually distinct yet compatible with the existing house. It is generally the same from the concept design presented at the December HPRB meetings however one of the roof forms changed from shed to gable. This was done for two reasons; the gable better reflects the historic house and, I believe, increases compatibility, and because the gable form works better with the office loft and access to that loft from the roof deck.

In addition to the roof form, with a pitch that matches the historic house roof pitch, the use of an architectural hyphen and the use of similar or distinct lap siding are specifically meant to set the addition apart. There is also an intentional lack of adornment such as trimwork to emphasize the contemporary nature of the addition and not create visual interest that pulls away from the detail and decorative elements of the historic house.

Materials were picked specifically for durability and aesthetic reasons with the intent of mimicking the appearance and finish of traditional materials. These are the proposed exterior materials:

1. **Primary Cladding:** James Hardie Aspyre Artisan V-Groove Siding (White)
2. **Windows:** Andersen 100-Series composite casements (factory-painted dark bronze)
3. **Trim:** LP Smartside engineered wood, smooth finish
4. **Exposed Foundation:** Un-dyed parged concrete
5. **Gable Roof:** Owens Corning Supreme Estate Gray 3-tab Asphalt Roofing Shingle
6. **Flat Roof:** White EPDM, 60MIL.
7. **Parapet Coping:** Aluminum wrap, dark bronze color finish
8. **Gutters/Downspouts:** White aluminum, K-style gutters, 2"x3" rectangular downspouts (to match existing)
9. **Office Loft Roof Deck Door:** Andersen, Staightline model #102, painted wood, full glass panel
10. **Existing House Roof Deck Door:** Andersen, Staightline model # 181, painted wood, ¾ glass panel

The materials packet provided offers additional specifications of these materials. Thank you for your consideration in this matter and please let me know if you have any questions or require additional information. Respectfully,



Bryce A. Perry
Property Owner, 764 Grace Street, Herndon VA

Attached Files:

1. Property Plat
2. Property Images
3. Aerial Image
4. B/W Line Elevation & Floorplan Drawings
5. Colored Perspective Renderings
6. Exterior Materials Packet

Aerial Image showing approximate addition location – 764 Grace Street



North ↑

Property Images – 764 Grace Street





South-facing



North-facing

HOUSE LOCATION SURVEY

ADDRESS: 764 GRACE STREET

THIS SURVEY IS NOT INTENDED TO BE USED AS AN AID FOR THE CONSTRUCTION OF FENCES AND/OR OTHER IMPROVEMENTS. FENCE LOCATIONS ARE APPROXIMATE AND DO NOT CERTIFY AS TO OWNERSHIP.

PLAT OF RECORD

ZONING APPROVED

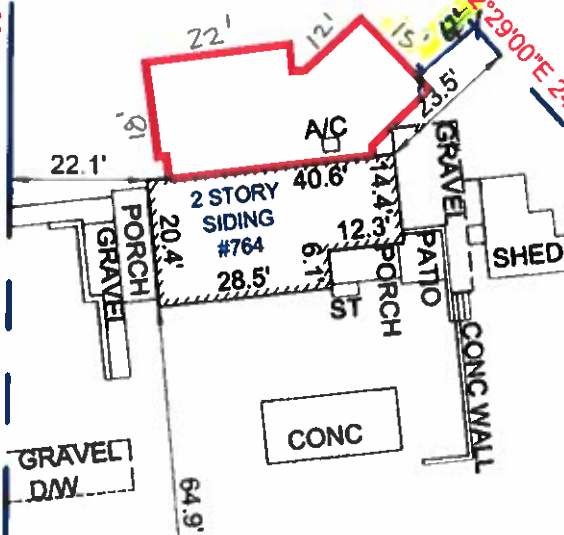
[Signature]
Zoning Administrator

TAX MAP
0104-02-0017

GRACE STREET
50' RW

N00°15'00"E 195.00'

W&ORD R.R. RW
S42°29'00"E 243.04'



GRAVEL D/W

CONC

S84°32'00"W 166.00'

FENCE

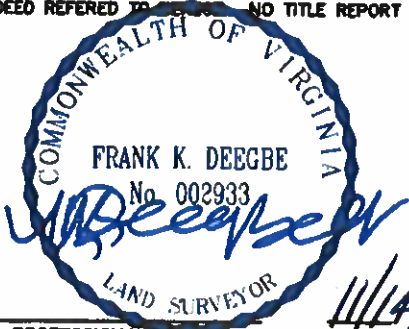
TAX MAP 0104-02-0018

- LEGEND
- CLF - CHAIN LINK FENCE
 - WF - WOOD FENCE
 - IPF - IRON PIPE FOUND
 - B/W - BAY OR BOX WINDOW
 - W/W - WINDOW WELL
 - ASPH - ASPHALT
 - BSMT - BASEMENT
 - CON - CONCRETE
 - D/W - DRIVEWAY
 - ST - STOOP
 - C/W - CONCRETE WALK
 - R/W - RIGHT OF WAY
 - BRL - BUILDING RESTRICTION LINE
 - O/H - OVER HANG
 - PLT - PLANTER
 - OHW - OVERHEAD WIRES

DRAWN BY BF

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERED TO. NO TITLE REPORT WAS FURNISHED.



DATE 11/14/16

LAND MARX, LLC.

9900-E GREENBELT ROAD SUITE 334
LANHAM, MD 20706
PHONE 301-368-1944
FAX 301-794-8751
LANDPRO@MAIL.COM

HOUSE LOCATION SURVEY HERNDON

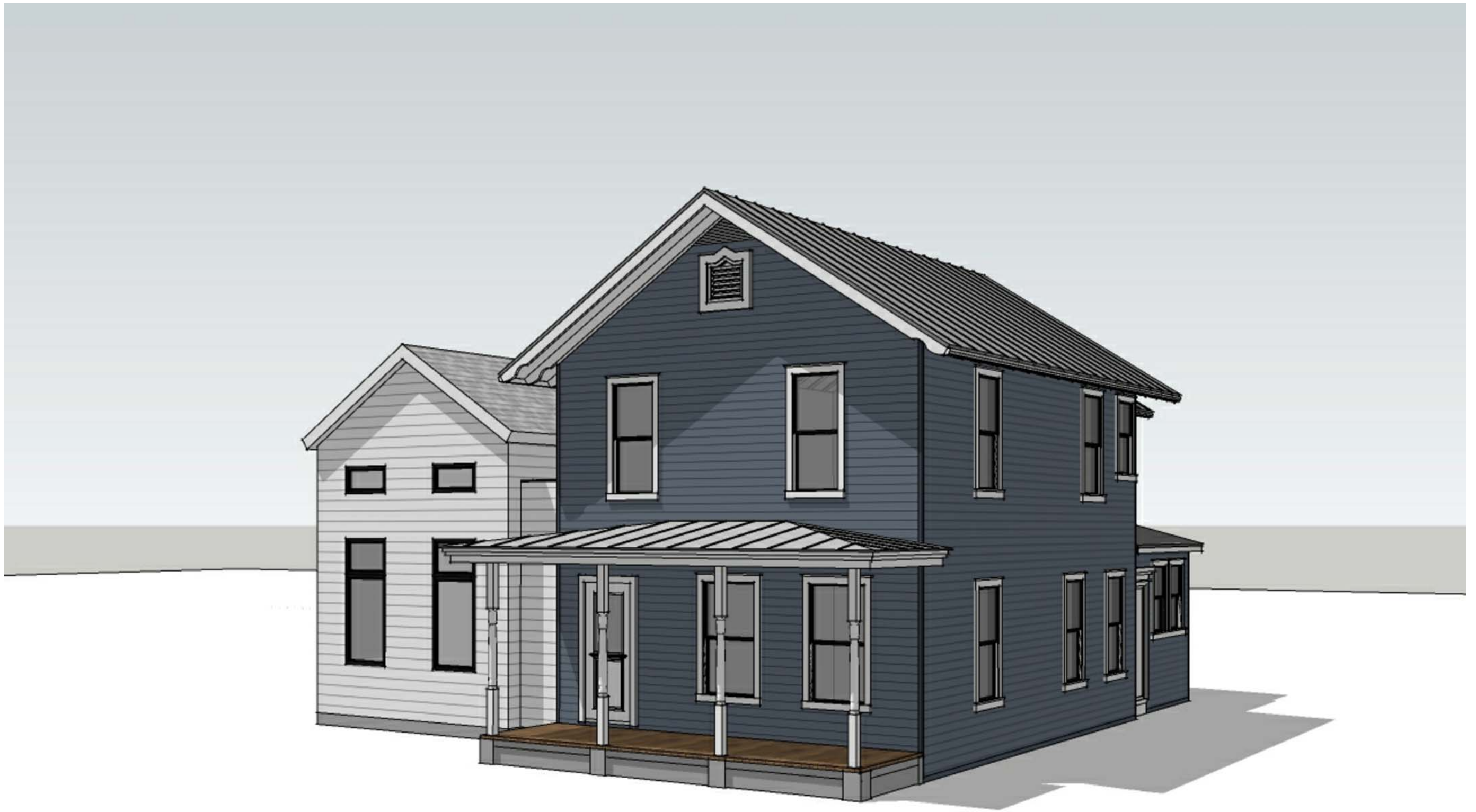
TAX MAP 0104-02-0017
BOOK 9955 PAGE 1218
DRANESVILLE TOWN OF HERNDON
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30' DATE: 11/14/16

PROFESSIONAL SEAL

FILE: #769 GRACE ST.

CASE # VA16 8538



1

PERRY RESIDENCE

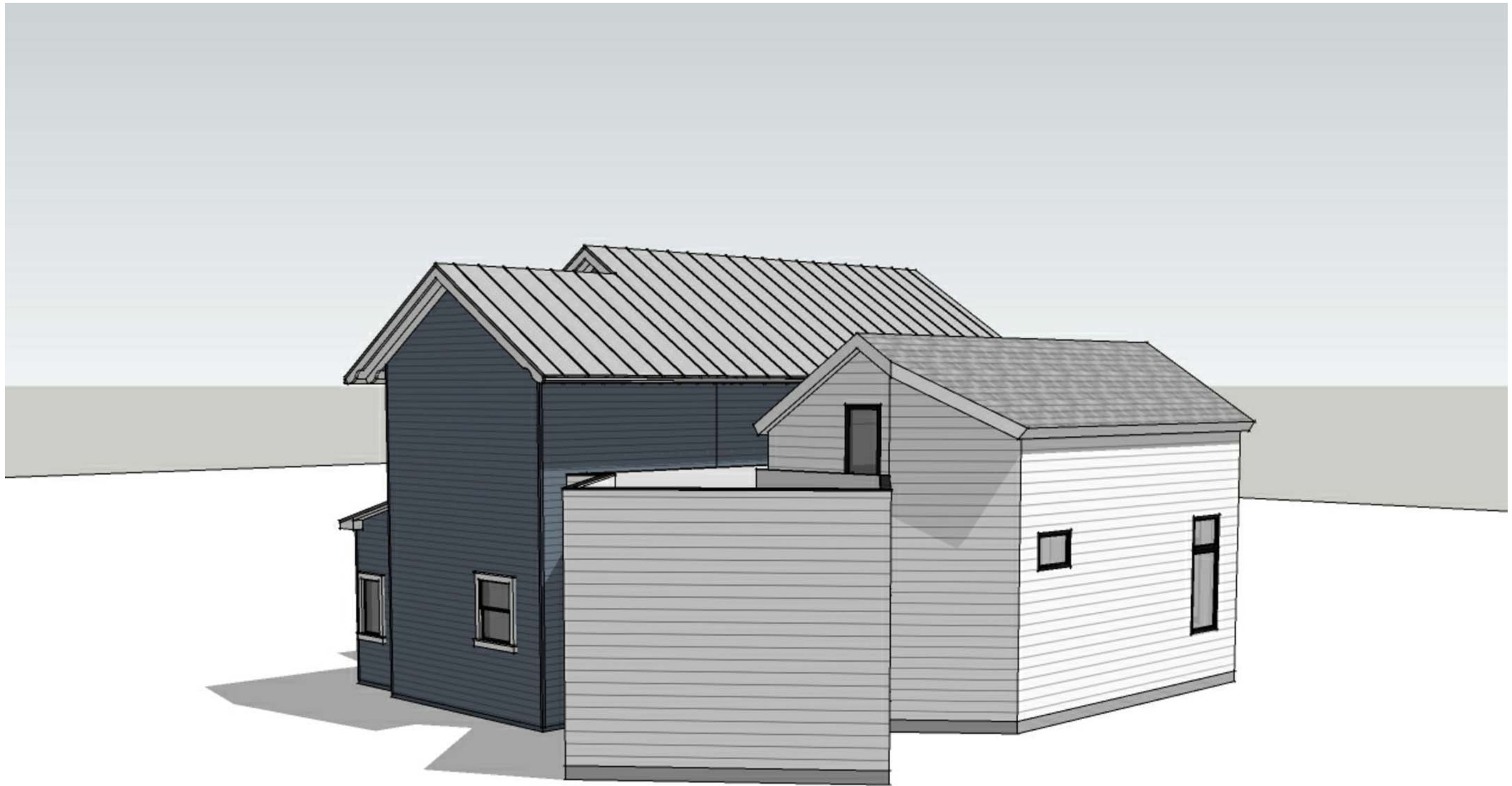
764 GRACE STREET



2

PERRY RESIDENCE

764 GRACE STREET



3

PERRY RESIDENCE

764 GRACE STREET



4

PERRY RESIDENCE

764 GRACE STREET



01

FRONT ELEVATION | PROPOSED

1/4" = 1'-0"



02

RIGHT SIDE ELEVATION | PROPOSED

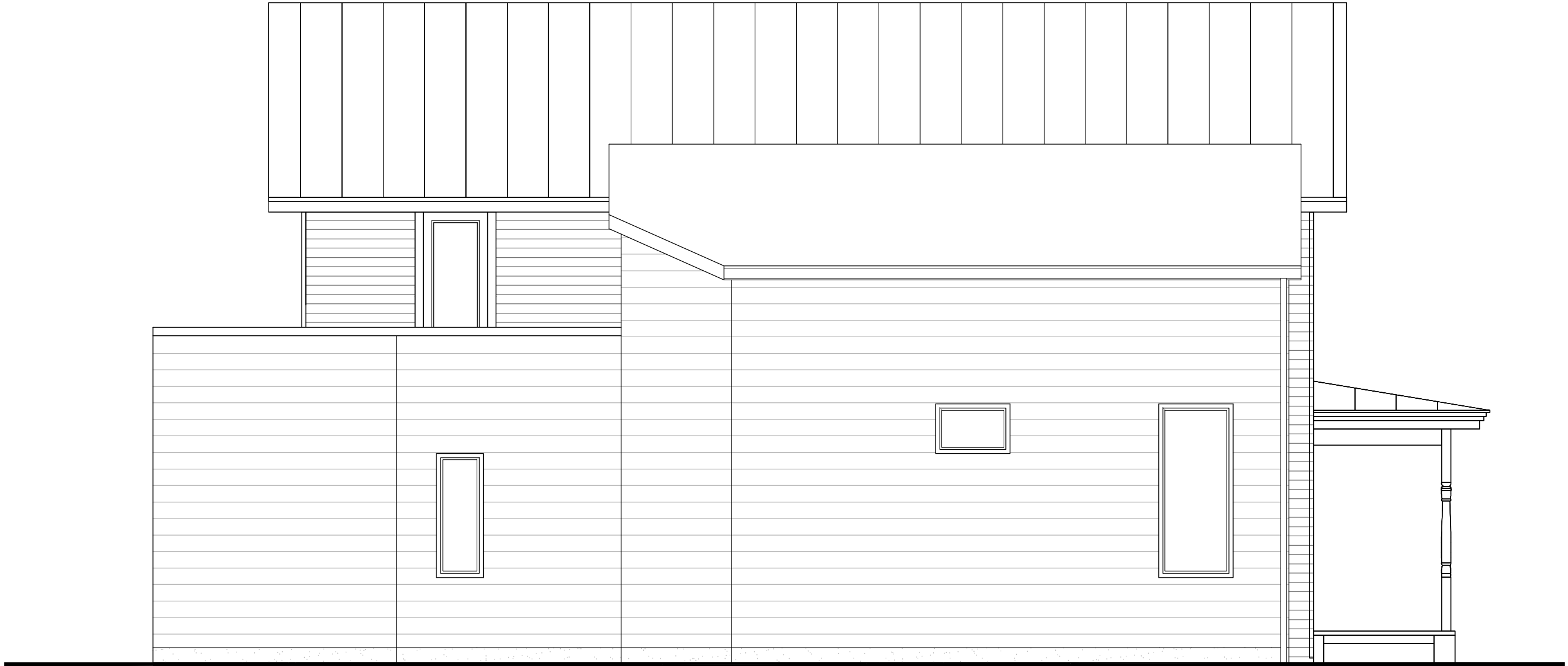
1/4" = 1'-0"



03

REAR ELEVATION | PROPOSED

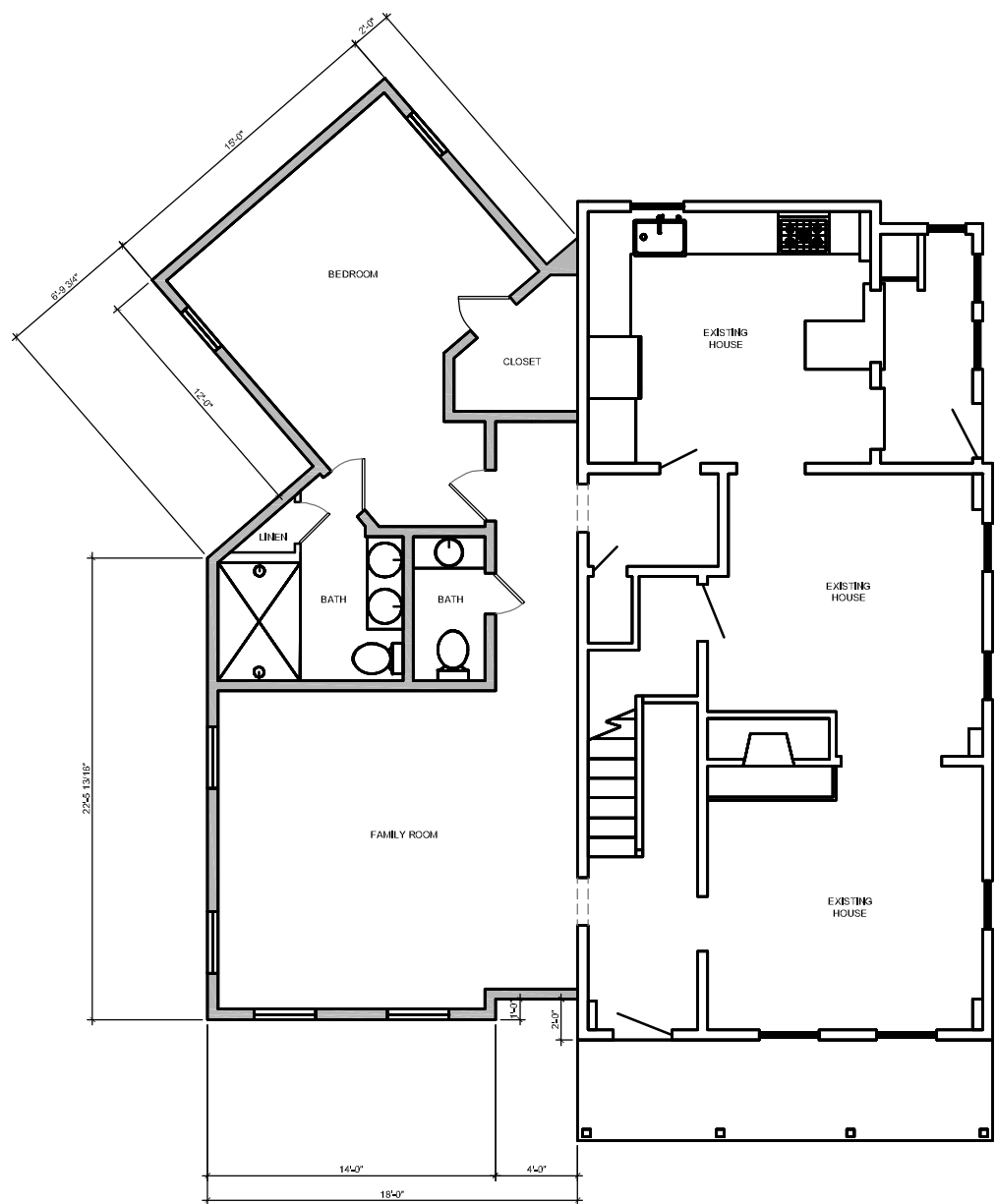
1/4" = 1'-0"



04

LEFT SIDE ELEVATION | PROPOSED

1/4" = 1'-0"



01

FIRST FLOOR PLAN | PROPOSED

1/8" = 1'-0"



SECOND FLOOR PLAN | PROPOSED

Exterior Material Details

For proposed addition at 764 Grace Street

Materials List:

1. ***Primary Cladding:** James Hardie Asypre Artisan V-Groove Siding (White)
2. ***Windows:** Andersen 100-Series composite casements (factory-painted dark bronze)
3. **Trim:** LP Smartside engineered wood, smooth finish
4. **Exposed Foundation:** Un-dyed parged concrete
5. ***Gable Roof:** Owens Corning Supreme Estate Gray 3-tab Asphalt Roofing Shingle
6. **Flat Roof:** White EPDM, 60MIL.
7. **Parapet Coping:** Aluminum wrap, dark bronze color finish
8. **Gutters/Downspouts:** White aluminum, K-style gutters, 2"x3" rectangular downspouts (to match existing)
9. ***Office Loft Roof Deck Door:** Andersen, Staightline model #102, painted wood, full glass panel
10. ***Existing House Roof Deck Door:** Andersen, Staightline model # 181, painted wood, ¾ glass panel

*more info provided on following pages

Primary Cladding: James Hardie Asypre Artisan V-Groove Siding

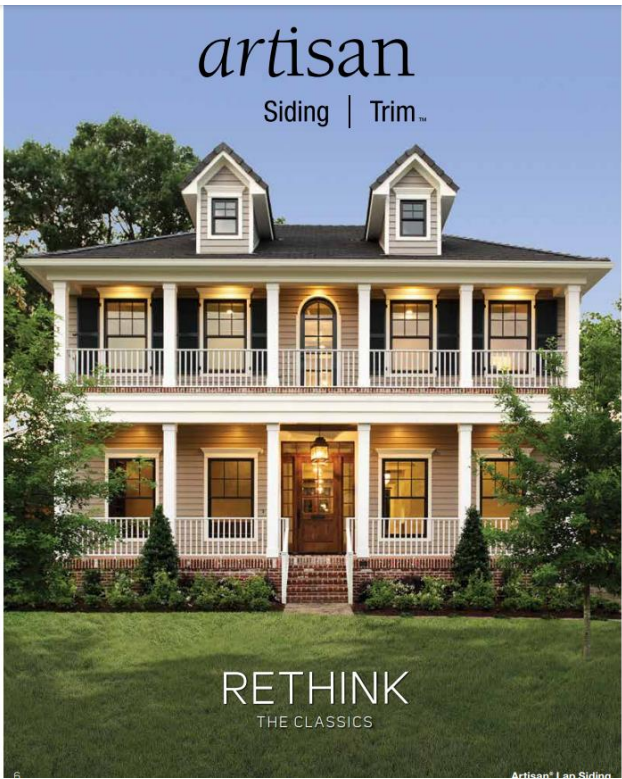


ARTISAN® V-GROOVE SIDING

Artisan V-Groove siding delivers everything you love about wood v-groove siding, with the uncompromising performance you've come to expect from James Hardie fiber cement products.

Panel Specs

Thickness:	0.625"
Weight:	4.55 LBS./SQ. FT.
Length:	144"
Width:	8.25"
Exposure:	7"
Color:	COMES PRIMED FOR PAINT



Thick Artisan® siding
casts gorgeous shadow lines,
recreating milled cedar profiles
with lower maintenance.

Lock Joint System
helps enable faster, cleaner
installation. Orient vertically,
horizontally or use as soffit.

Tongue and Groove System
saves time on installation while
providing a precise fit and
seamless look.

Mitered corners
add sophistication to your
design and can be crafted
on-site with any Artisan® profile.

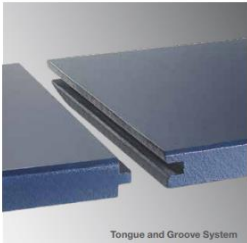


Image showing proposed siding:



Gable Roof: Owens Corning Supreme Estate Gray 3-tab Asphalt Roofing Shingle



Supreme Estate Gray 3-Tab Roofing Shingles (33.3 sq. ft. per Bundle)

by Owens Corning > [Shop the Collection](#) >

★★★★★ (980) [Write a Review](#) [Questions & Answers \(9\)](#)

- Traditional 3-tab shingles enhance curb appeal at a value
- Include 60 MPH wind resistance and 25-year limited warranties
- Meets industry's highest fire resistance classification
- [See More Details](#)

 **Save up to \$100*** on your qualifying purchase.
Apply for a Home Depot Consumer Card

Color/Finish: **Estate Gray**



Store Pickup

Not available for this item



Ship to Home

Not available for this item



Scheduled Delivery

Not available for this item

Image showing proposed shingle:



Windows: Andersen 100-Series Casements



100 SERIES

CASEMENT WINDOW

★★★★ 3.9 (17)

100 Series casement windows are not only low-maintenance and energy-efficient, they're also available in dark colors both inside and out. Made with revolutionary Fibrex® composite material, this budget-friendly window is the smart alternative to vinyl.

- Made with revolutionary Fibrex® composite material, which is twice as strong as vinyl
- Available in deep, rich colors that won't rot, fade, flake, blister or peel and are virtually maintenance-free
- Low-E glass options to help control heating and cooling costs
- Standard sizes up to 3' wide and 6' high. Custom sizes available.

Need help? Find an [Andersen Certified Contractor](#) in your area.

[DESIGN THIS WINDOW](#)

[FREE QUOTE](#)

Image showing proposed Dark Bronze window color:



Office Loft Roof Deck Door: Andersen, Staightline model #102, wood, full glass panel
Existing House Roof Deck Door: Andersen, Staightline model # 181, wood, ¾ glass panel



RESIDENTIAL

ENTRY DOORS

★★★★★ 4.6 (7)

Andersen® residential entranceways are handcrafted from the finest wood available and introduce your home with uncommon elegance. They showcase artistry, intricacy and exceptional beauty to complement the character of your home and those who live inside.

- Available for both inswing or outswing operation
- Low-profile sill option available
- Wood can be left natural, stained or protected by aluminum exteriors

Need help? Find an [Andersen Certified Contractor](#) in your area.

FREE QUOTE

Office Loft Roof Deck Door:

Existing House Roof Deck Door:



Straightline (102)



102



Straightline (181)



181



VIRGINIA

DIVISION OF HISTORIC LANDMARKS

HISTORIC DISTRICT/BRIEF SURVEY FORM

File no. 235-185Negative no(s). 9093/23

City/Town/Village/Hamlet Herndon
 Street address or route number 764 Grace St.
 Historic name _____

County Fairfax
 U.S.G.S. Quad Herndon
 Common name _____

Present use residence
 Original use residence

Building Style Vernacular, Victorian
 Building Date(s) ca. 1890-1910

1. Construction Materials

☒ wood frame
☐ brick

bond: ☐ English
☐ Flemish
☐ _____-course American
☐ stretcher
☐ other _____

☒ stone

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

☐ log:

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

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

2. Cladding Material

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

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

4. Bays (number): front 3 side (church) _____
☒ symmetrical ☐ asymmetrical

5. Roof Type

☐ shed ☐ hipped
☐ parapet? ☐ pyramidal?
☒ gable ☐ mansard
☐ pediment? ☐ false mansard
☐ parapet? ☐ gambrel
☐ clipped end? ☐ flat
☐ cross gable? ☐ parapet?
☐ central front gable? ☐ roof not visible
☒ other Gable turned toward street.

6. Roofing Material

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

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

8. Primary Porch

style hipped roof
 stories 1
 levels 1 bays 3
 materials wood with metal roof

description and decorative details
Turned posts with decorative brackets and
turned spindles.

9. General supplementary description and decoration:
1/1 sash. Brick, corbelled flues.

10. Major additions and alterations: 1 Story south/rear porch
Aluminum siding covers much of the original fabric.

11. Outbuildings:
None

12. Landscape Features:
Mature trees & shrubs

13. Significance:
Appropriate style and scale for the neighbor-
hood.



Surveyed by: Polhill/Frazier

Date: 12/87

Title: HDRB #21-008; Additions To An Existing Structure –764 Grace St.

Historic District Overlay Guidelines Review Matrix

Chapter 8 Treatment of Contributing Buildings		
Guidelines for New Additions (pages 73-74)		
Subsection	Guidelines	Staff Evaluation
	Proposed additions that remove more than 49% of the exterior walls and/or roof require new construction and demolition COAs. The Zoning Administrator will determine whether or not new construction and demolition COAs are required.	The proposed addition is not removing substantial portions of the north facing wall and will remove non-historic aluminum siding, exposing (to the interior of the new addition) the original wood siding of existing facade, therefore the proposed addition complies with the guideline and does not required a demolition or new construction COA.
	- New additions should be designed to preserve significant historic materials, features, and form. - The design of a new addition should minimize the requirement for historic material loss at the connection point to the historic building. - To retain historic exterior materials on the interior of the new addition, new additions should utilize historic openings to access the new addition rather than cutting new openings or construct a small hyphen to connect the historic building to the new addition.	As noted in the staff report and item #1 above, the addition on the north elevation is retains most of the existing / original north wall of the primary dwelling. The design utilizes existing openings, altering existing windows to provide doorways. The existing first floor windows are altered to provide doorways into the addition, while one second floor window is altered to provide access to a rooftop deck. Through this approach alterations to the original structure are greatly minimized. The applicant has utilized a hyphen to minimize impact to the original structure and clearly differentiates the old structure and the new addition in form. The proposed addition complies with these design guidelines.
	- New additions should be subordinate to the historic building. - The new addition should be sized as secondary to the primary historic resource. - New additions should not overpower the form or change the scale of the historic building. - The placement, orientation, massing, and scale of the new addition should be designed in such a manner that it does not impact the integrity of the historic building.	As noted in the previous design evaluation the setback reduction cases, the addition is of a smaller scale and height, thus not detracting from the existing dwelling and does overpower the form or change the scale of the historic building. Related case HDRB #21-007, provides specific finding as to why the placement of this addition is appropriate given the configuration of the parcel, required yards, the architectural features of the contributing structure and the visibility from other

	d. New additions should not be visible or should be minimally visible from the public right-of-way. e. Second story additions on historic buildings are generally not appropriate unless the addition is designed in such a way that it does not impact the massing, scale, and character of the historic building.	contributing structures along the block. As such the addition has been placed in the most advantageous and least visible location unique to this parcel. There is not a second story addition proposed with this project, thus this specific design guideline related to this type of feature does not apply.
	4. New additions should be compatible with, but differentiated from, the historic building. a. The openings of the new addition should mimic the rhythm of the historic building but differentiate them in design and configuration. The arrangement of the proposed windows and doors should reflect that of the existing building. b. A physical break (if using a hyphen connection) or a small setback between the historic building and the new addition should be provided to create visual distinction between the historic and modern portion of the building. c. Materials should be compatible but differentiated from those found on the historic building. d. Alternative materials can be appropriate for new additions as a means of differentiating the addition from the historic building, Refer to Chapter 6, Use of Alternative Materials, for information on selecting an appropriate alternative material.	As detailed in the staff report, the proposed addition and alterations has achieved the dichotomy of compatibility and differentiation through sameness of form and fenestration rhythm on the front facing façade. Though clearly a common, traditional form is used, the use of the hyphen to connect the addition and the use of modern, alternative cladding materials and modern door and window selections achieve an appropriate differentiation of the old and new. While a 1' setback alone would normally not be sufficient, this minor setback in conjunction with the hyphen and the modicum of alteration to the existing structure with no impact to the existing roof form creates an adequate physical break. Further, the applicant has proposed the use of common modern materials such cementitious fiber board wall cladding and 3-tab asphalt shingles common to non-contributing structures, contributing structures and new additions within the Historic District Overlay. The proposed addition complies with the guidelines. However, the composition of the new addition and the existing color palette of the primary dwelling creates a high contrast appearance between old and new
	5. The style of the proposed windows and doors should be compatible with the contributing building's existing windows and doors but should not attempt to replicate them. a. Glass should be clear in all cases other than for decorative accent windows. b. For windows consisting of multiple panes of glass, simulated divided lites should have dimensional muntins or grills on the exterior of the glass.	The proposed design includes windows that are somewhat proportional and placed similarly as the windows of the existing dwelling. However, the windows are more modern casement windows using newer modern composite materials and employ small casements windows not found on the original historic resource. The introduction of these smaller windows does not appear to be disruptive due to their smaller size and simplicity. In this case, the windows do not

		have light divisions and appear to have clear glass as do the existing windows of the primary dwelling. As noted in previous design guideline evaluation sections, the new fenestrations are both complementary and are differentiations that clearly do not replicate the existing fenestrations and window/door selections. The proposed addition generally complies with these guidelines.
	6. New chimneys should be clad in masonry. a. Weatherboard siding is not appropriate for chimneys. b. Fireplace vents should not be located on front facades c. Metal flues should only be exposed above the eaves of the roof.	No new chimney feature is depicted in the submission materials; thus, these guidelines do not apply.
	7. New roof connections should be below the peak of the existing roof. a. Proposed dormers should be sized to reflect the scale and architectural style of the addition and not detract from the contributing building.	There are no new connections to the existing roof or dormers proposed with this project; thus, these guidelines do not apply.
	8. Place new additions to avoid damage or elimination of historic site features. a. If historic site features exist on the property, ensure the placement of new addition does not negatively impact or eliminate these features.	The proposed addition does not impact (other than the primary dwelling) or eliminate any historic features on the site; thus, these guidelines do not apply.

- (6) ~~HPRB~~ **HDRB** review required for increased FAR. Site and building design shall comply with guidelines in the ~~Herndon Heritage Preservation Handbook~~ **Historic District Overlay Guidelines** as determined by the ~~HPRB~~ **HDRB** prior to the planning commission public hearing when the increased floor area ratio is considered.

Section 78-50.7 – PD-TD – Planned development traditional downtown district.

- (h) *Site planning and building design in PD-TD.* Sites and buildings within the PD-TD district shall meet the following standards:

- (5) ~~HPRB~~ **HDRB** review required. Site and building design shall comply with guidelines in the ~~Herndon Heritage Preservation Handbook~~ **Historic District Overlay Guidelines** as determined by the ~~HPRB~~ **HDRB** prior to the planning commission public hearing in accordance with section 78-155.1(h)(2).

Section 78-60.2 – Floodplain overlay district (FPO).

Section 78-60.3 – ~~Heritage Preservation~~ **Historic District Overlay district (HP HDO district).**

- (a) *Purpose and intent.* The ~~heritage preservation~~ **historic district** overlay district (HP **HDO district**) is *established pursuant to the authority granted to localities by Virginia Code § 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:* ~~intended to provide for the establishment of historic landmarks and preservation districts as a means of preserving the historical, cultural, and architectural heritage of the town and protecting designated historic resources and is adopted pursuant to the authority granted to localities by Virginia Code §15.2-2306.~~

- (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 ~~HP~~ *historic* district *overlay* shall be erected, reconstructed, altered, demolished, moved, expanded or restored except in accordance with the provisions of 78-60.3(g), certificate of appropriateness in the ~~heritage preservation~~ *historic district* overlay. ~~district.~~

(c) *District boundaries and maps.* The boundaries of the ~~HP-district~~ *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 ~~HP-district~~ historic district overlay boundary and designation of landmarks.* The boundaries of the ~~HP-district~~ *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 ~~HP-district~~ *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 ~~HP-district~~ *HDO*.

b. Prior to establishing or expanding the ~~HP-district~~ *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 ~~HP-district~~ *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 ~~HP-district~~ *HDO*.

c. Upon the inclusion of an area in the ~~HP-district~~ *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 ~~HP-district~~ **HDO** boundary amendments.* The advisability of amending the ~~HP-district~~ **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 ~~HP-district~~ **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 ~~HP-district~~ **HDO** boundary to include any area that has been considered by the planning commission.

b. The following criteria shall be used by the historic ~~preservation~~ **district** review board, planning commission, and town council in evaluating the potential expansion of the ~~HP-district~~ **HDO**. The historic ~~preservation~~ **district** review board and planning commission may recommend, and the town council may so ordain, a landmark, building, or structure, for designation as a ~~HP-district~~ **which within the HDO, provided it** meets one or more of the following criteria:

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 ~~HP-district~~ **HDO**.

c. Such ~~HP-district~~ **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 ~~HP-district~~ **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 ~~HP-district~~ **HDO** notwithstanding the provisions of this subsection.

(e) *Reduction of setback.* In the ~~HP-district~~ **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 ~~HPRB~~ **HDRB** makes a finding that such reduction shall cause the subject structure to be more compatible with nearby contributing structures.

(f) ~~Development within the heritage preservation historic district overlay district.~~
 Development located within a ~~preservation district~~ *the historic district overlay* shall be
 completed in accordance with the ~~Herndon Heritage Preservation Handbook~~ *Historic
 District Overlay Guidelines*, and the following standards:

(1) ~~Alteration, restoration or reconstruction.~~ *Standards for Alterations.* A certificate of
 appropriateness ~~for altering, restoring, or reconstruction of~~ *to* a building or structure
 shall be approved only after ~~considering the following standards, as well as other~~
~~appropriate matters:~~ *meeting the following standards:*

- a. ~~Whether or not reasonable~~ *Reasonable* effort shall be *is* made to alter the
 site, building, ~~or~~ structure, and its environment to the minimal extent
 practicable.
- b. ~~Whether or not alteration~~ *Alteration* of the original, distinguishing
 qualities or character of a site, building, ~~or~~ structure, and its environment
 and the removal or alteration of any historic material or distinctive
 architectural features shall be *is* avoided to the greatest extent practicable.
- c. ~~Whether all sites, buildings and structures shall be recognized as products~~
~~of their own time, with alterations~~ *Alterations* ~~and reconstruction~~ to
 existing buildings, ~~and~~ structures, *and sites* ~~to be~~ *are* consistent with the
 original style of such buildings and structures.
- d. ~~Whether or not distinctive~~ *Distinctive* stylistic features or examples of
 skilled craftsmanship that characterize a building, ~~or~~ structure, or site
 shall be retained and restored to the greatest extent practicable.
- e. ~~Whether or not deteriorated~~ *Deteriorated* architectural features shall be
 repaired, rather than replaced, wherever reasonably possible, ~~and, if~~ *If*
 replacement is necessary, ~~whether or not~~ new materials shall match the
 material being replaced in composition, design, color, texture, and other
 visual qualities to the greatest extent practicable.
- f. ~~Whether or not repair or replacement~~ *Repair or replacement* of missing
 architectural features shall, to the greatest extent possible, be based on
 accurate duplications of the original features, substantiated by historic,
 physical, or pictorial evidence, rather than on conjectural designs or the
 availability of different architectural elements from other buildings or
 structures.
- g. ~~Whether or not the surface cleaning~~ *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.

- 233 h. *When more than 49 percent of the structure containing the original or*
 234 *historic facades or the roof structure are removed, the provisions of*
 235 *Section 78-60.3(f)(2), New Construction, or Section 78-60.3(f)(4),*
 236 *Demolition, apply. Whether or not partial demolition of buildings or*
 237 *structures within preservation districts may be approved when one or*
 238 *more of the existing facades are retained for the purpose of integrating*
 239 *new construction into existing historic buildings or structures when such*
 240 *is appropriate and in accordance with the intent of this article. The town*
 241 *does not advocate this procedure, as it goes against the Secretary of the*
 242 *Interior's guidelines for rehabilitation and credits would not be allowed in*
 243 *such projects.*
- 244 i. ~~Whether or not, to the greatest extent practicable, every~~ *Every* effort shall
 245 be made to protect and preserve archeological resources within or
 246 adjacent to the heritage preservation overlay *historic* district. *to the*
 247 *greatest extent practicable.*
- 248 j. ~~Whether or not contemporary~~ *Contemporary* design ~~for~~ *of* alterations
 249 and additions to existing buildings and structures is *shall be* compatible
 250 with the size, scale, color, material *texture*, and character of the building
 251 and structures within preservation districts. ~~and whether or not such~~
 252 *Such* alterations and additions ~~would~~ *shall not* destroy *or negatively*
 253 *impact* significant historical, architectural, or cultural material.
- 254 k. ~~Whether or not the proposed additions or alterations~~ *Alterations* to
 255 existing buildings and structures shall be done in such a manner that, if
 256 such additions or alterations were to be removed in the future, the
 257 essential form and integrity of the *original* building or structure would be
 258 unimpaired. ~~Whenever possible, new additions or alterations to existing~~
 259 ~~buildings and structures shall be done in such a manner that, if such~~
 260 ~~additions or alterations were to be removed in the future, the essential~~
 261 ~~form and integrity of the building or structure would be unimpaired.~~
- 262 (2) *New Construction.* A certificate of appropriateness for new construction of a
 263 building or structure may be approved only after ~~considering~~ *meeting* the
 264 following standards, ~~as well as other appropriate matters:~~
- 265 a. ~~Whether or not the design will~~ *The design shall* be architecturally
 266 compatible with the historic landmarks, buildings, and structures in the
 267 heritage preservation *historic district* overlay district in terms of size,
 268 scale, color, material, and character.
- 269 b. No specific architectural style shall be adopted or imposed on the
 270 administration of this section.
- 271 c. *Alterations of more than 49 percent of the structure containing the*
 272 *original or historic facades, or more than 49 percent of the structure of*

~~the roof~~, 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 ~~considering the following, as well as other appropriate matters~~ *meeting the following standards:*

- a. ~~Whether or not the proposed relocation may~~ *The relocation shall not* have a detrimental effect on the structural soundness of the building~~;~~.
- b. ~~Whether or not the proposed relocation would have a negative or positive~~ *The relocation shall not have a negative* effect on other historic landmarks or on other sites, buildings, or structures located within the ~~heritage preservation overlay district~~ *historic district overlay*~~;~~.
- c. ~~Whether or not the~~ *The* proposed relocation ~~would~~ *shall* provide new surroundings that would be compatible with the architectural aspect of the building or structure~~;~~.
- d. ~~Whether or not the~~ *The* proposed relocation is the only practicable means of saving the structure from demolition~~;~~ *and*.
- e. ~~Whether or not the~~ *The* building or structure ~~will~~ *shall* be relocated to another site within the corporate limits of the town or to another adjacent site that is subject to ~~preservation control~~ *protections enumerated in the district*.

- (4) *Demolition.* A certificate of appropriateness to demolish a building or structure may be approved, only after ~~reviewing and considering the circumstances and conditions of the structure or building or the part proposed for demolition, and considering the following factors as well as all other appropriate matters~~ *meeting the following standards:*

- a. ~~Whether or not the~~ *The* building or structure ~~is an historic landmark or is a building within the heritage preservation overlay district that~~ *does not contribute* ~~contributes to the character of the heritage preservation overlay~~ *historic district*~~;~~.
- b. ~~Whether or not the~~ *The* building or structure ~~is of such interest or significance that it 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. ~~Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense;~~ *The building or structure has a common design that could reasonably be reproduced.*

- 310 d. ~~Whether or not historic events occurred in the building or structure;~~ *No*
 311 *historic events occurred in the building or structure.*
- 312 e. ~~Whether or not the building or structure is structurally unsound and to~~
 313 ~~what extent;~~ *It is determined the building or structure has a degree of*
 314 *structural unsoundness.*
- 315 f. ~~Whether or not a relocation of the building or structure or a portion~~
 316 ~~thereof would be to any extent practicable as a preferable alternative to~~
 317 ~~demolition;~~ *It is not practicable to relocate the building or structure, or*
 318 *portion thereof.*
- 319 g. ~~Whether or not the~~ *The* proposed demolition could potentially *does not*
 320 adversely affect other historic landmarks located within a ~~preservation~~
 321 ~~district~~ *the historic district overlay* or adversely affect the character of a
 322 ~~preservation district~~ *the historic district overlay*;
- 323 h. ~~— If a building is damaged by a fire or other natural hazard, the building~~
 324 ~~inspector shall determine if a building is structurally sound and is in~~
 325 ~~imminent danger to public safety and should be demolished;~~
- 326 i.h. ~~The reason for demolishing the building or structure and whether or not~~
 327 ~~any alternatives to demolition exist.~~ *Practicable alternatives to*
 328 *demolition do not exist.*
- 329 j.i. ~~Whether or not there has been a professional, economic, and structural~~
 330 ~~feasibility study for rehabilitating or reusing the structure and whether or~~
 331 ~~not its findings support the proposed demolition.~~ *An economic and*
 332 *structural feasibility study prepared by a qualified professional is*
 333 *submitted that concludes rehabilitating or reusing the building or*
 334 *structure is not a practicable alternative.*



MEMORANDUM

To: Chairman Walker and Members of the Historic District Review Board

From: Christopher J. Garcia, AICP, Community Design Planner 
Bryce A. Perry, Deputy Director of Community Development 

Date: May 4, 2021

Subject: Discussion Item – 1010 Grant Street Addition, Preliminary Design Review

The following memo offers a staff evaluation of the conceptual design of a proposed addition to the contributing dwelling structure located at 1010 Grant Street. This evaluation should be reviewed as staff's first assessment of the proposed conceptual design. (Attachment #1)

The applicant, Clites Architects, PC, on behalf of the property owner, has submitted preliminary design information for a two-story addition that will remove a 1980's rear addition and substantially removes both the original rear and side wall, and more than doubling the existing building footprint. The submitted design information specifies that the new addition will be approximately 1,315 square feet and the net increase of building footprint is not entirely clear. The preliminary design calculations of land disturbance provided is estimated between 3,493 square feet and 4,206 square feet. The new addition will include new interior living and utility/storage spaces and will include Queen Anne styled features including a large turret, a new brick chimney, gable and cross-gabled roof forms and connections, similarly proportioned (as the existing dwelling) wood windows and doors, and exterior deck and railing, and an asphalt, architectural shingled roof. Some of the exterior materials that are proposed are:

1. Exposed Foundation Finish: Poured in place concrete foundation painted to match the existing foundation wall system;
2. Chimney Masonry: brick veneer finish to match the brick veneer on the existing North elevation chimney;
3. Windows and Exterior Doors:
 - a. Marvin Ultimate Series Windows - Painted wood window, simulated divided light with spacer bars, historic casings and sill nosing, 7/8" traditional muntin profiles, muntin pattern is unspecified,
 - b. Marvin Ultimate Series Door(s) - Painted wood interior/exterior, exterior door with multipoint locking hardware, standard manufactures options, glass panela and light divisions;
4. Exterior Siding: Hardieplank® clapboard siding with 6" exposure; no finish specified;

5. Exterior Trim: Boral exterior trim including, corner boards, fascia, frieze, rake, window, door, and decorative elements painted to match existing elements; no dimensional information of trim features provided;
6. Roof Material: Certain Teed 30-year asphalt architectural shingles - color to match existing asphalt shingles as closely as possible; specific color and pattern is unspecified;
7. Gutters and Downspouts: Prefinished half round gutters with round downspouts to match existing, dimensions/sizes are unspecified; and
8. Deck and Railing: Exterior decking material to be Aeratis (extruded PVC) and railing to be constructed of wood materials of posts and balustrade to be consistent with the existing front porch railing; no dimensional or joint information was provided.

Review Process

Based on the proposed addition size and resultant land disturbance estimates exceeding 2,500 square feet, the proposed project will be subject to the provision of the Town's Zoning Ordinance Section 78-155.6. - *Site plans, subdivision plans, single lot development plans and building location surveys*, which specifies that a single lot development plan shall be required prior to consideration of a case before the HDRB and prior to issuance of a building permit. More specifically the referenced zoning ordinance section states:

- (2) *Single lot development plan. An application for a single lot development plan shall be subject to the following provisions:*
 - a. *The following development on individual residential lots (single-family detached or duplex lot-by-lot development) shall be in accordance with the requirements of this section and all other applicable sections of this chapter:*
 1. *Land disturbance of 2,500 square feet or more, with or without any other construction.*
 2. *Construction or replacement of a dwelling.*
 3. *Construction, replacement or enlargement of an accessory building when the alteration is 750 square feet of floor area or more.*
 4. *Enlargement of a dwelling when the footprint of the enlargement is 750 square feet or more, measured from the exterior walls of the proposed addition.*

Thus, following this informal HDRB and staff review, the applicant will be required to complete the single lot development plan administrative approval process, in its entirety, through the Department of Public Works with Community Development Staff collaboration, in accordance with the Town's Zoning Ordinance.

Staff Comments

Staff offers the following comments related to the submission:

- 1) Massing and Scale.** As shown conceptually, this design appears to envelope of rear elevation and well over half of a side elevation of the original structure. In total, it appears that the building footprint will more than double in size. As with prior, similar residential projects on contributing structures, the overpowering of mass and scale remain a significant concern for which the Historic District Design Guidelines, Chapter 5, Treatment of Contributing Building address preservation of historic materials, features and forms. In this case the comparative mass, height and scale of the addition makes the original dwelling subordinate to the new addition, though there is an attempt to minimize the visibility of the addition by placing it along the rear and side of the original structure. Note that though not shown on the front elevation, the addition's primary roof extends above the historic house's roof.

Notwithstanding, the Board and the applicant should focus discussion on how the needed square footage and desired interior spaces can be accommodated while not enveloping significant portions of the historic building to be in conformance with the design guidelines. In general, this proposed addition will drastically alter the mass and scale of a somewhat small and less common Queen Anne styled home within the district. Careful considerations of the massing and attachment of the addition to the original building is highly recommended to the Board. Often physical breaks between historic houses and their modern additions helps to maintain a more obvious demarcation of where one ends and the other begins. The drawings appear to show the historic roof extended into the addition's roof on the same plane.

- 2) Exterior Materials.** The design utilizes both alternative and traditional materials. Use of traditional wood windows and doors are generally appropriate while use of more modern cementitious fiber board cladding would also be appropriate for use on the addition. However, in review of the elevations, staff has concerns about the creation of a false historical narrative as the proposed form and materials application appear very close to the appearance of the original historic building. Staff has concerns that the proposed addition is solely complementary to the original building, but not well differentiated as a newer, modern addition. Arguably, this closeness of the architecture of the addition to the original style may be creating a false historical narrative, which would not conform to the design guidelines.
- 3) Wall Fenestration.** While concerns about the mass, scale and exterior materials application, the wall fenestrations appear more frequently on the addition, such that the interior spaces will be well lit and there is a sense of differentiation in the solid-to-void arrangements between the old and the new. Under this lens, the addition appears more conforming to the differentiation guidelines than other features of the proposed addition.

4) Information for the Formal Submission: While staff acknowledges that at this preliminary stage of design, few details and materials selections may be solidified, staff can complement the level of detail provided with the first design submission. However, as is typical with many projects at this stage of design, additional clarifications and details will be required for a formal HDRB case submission, which can include, but is not limited to

- Details of any other site design features to be included in the project. These details should include, but not limited to materials and product information for site / outdoor furnishings, site lighting, and site fencing;
- More specific materials and product details for exterior building materials such as specific window and door selections, trim dimensions, forms and any trim detailing, gutter sizing, and specific features being demolished and removed from the original historic building among others;
- Very specific itemization of any alterations to existing features that may not be directly impacted by the new addition, such as replacement of failing or deteriorated exterior on other parts of the building; and
- Additional architectural renderings of elevations and perspectives so as to allow for further evaluation of the mass, scale of the addition and overall compatibility of the building with the new addition to adjacent properties in the Historic District Overlay.
- Roof plans more clearly indicating the impacts to the existing roof and the design and massing of the proposed roof.

While the arrangement of the building and site features for this project will have to be addressed through the site plan review (single lot development planning) processes, the building design should seek to create visual interest, context-sensitive design that does not overpower the original historic building, and not result in substantial loss of the historic features and character of the original building, which are a few of staff's main concerns.

Staff acknowledges that the building is still in a conceptual design phase and that many details remain to be designed and specified. However, the concerns expressed above may have a substantial impact to the concept design, particularly regarding mass, scale and attachment of the addition to the existing building, as well as materials selection and application on the addition.

Staff finds that there are substantive nonconformities to the Historic District Design Guidelines. Staff recommends that the HDRB members consider staff comments carefully and provide the applicant specific comments regarding their proposed design. Conversely, staff also complements the design team for an exceptional attempt to be

considerate of the Queen Anne architecture style in form and materials of the original building and proposed addition.

Thank you.

Attachment:

- 1) 1010 Grant Street Addition Preliminary Design and Materials Information



CLITES ARCHITECTS PC

Chris Garcia
Community Design Planner
Town of Herndon - Historic District Review Board
777 Lynn Street
Herndon, VA 20170

RE: Historic District Review Board Work Session Cover Letter - 1010 Grant Street, Herndon, VA 20170

Dear HDRB:

As representatives of the property Owners at 1010 Grant St. we are requesting a work session review of a proposed addition to the rear of their existing Historic structure. The home is a contributing property to the Historic District and as such we are keenly focused on maintaining the properties influence within the district.

The current home is modest in size and limits the available addition area that can be considered. In general terms, the addition consists of the following: Lower Level (Laundry, Utility Room, Rec. Room, Office, & Unfinished Storage), First Floor (Powder Room, Bar, Library, TV Lounge, Family Room, Kitchen {relocated}, Stair {to lower level}), and Second Floor (Master Suite, Hall Bath, Bedroom).

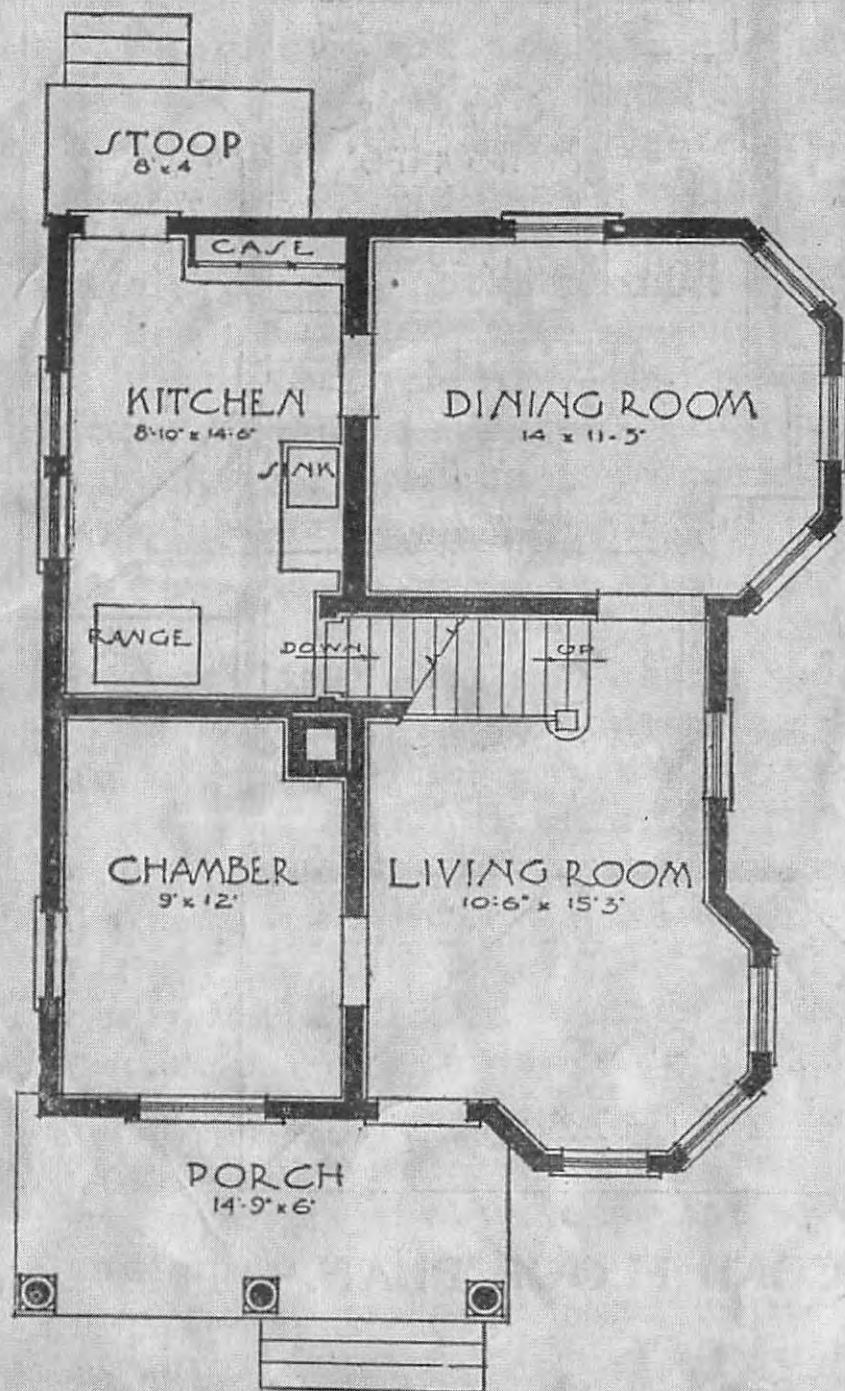
As requested, please find the attached Work Session Package for 1010 Grant St. The Work Session Package includes the following documents for review and further discussion:

- Cover Letter
- Existing Residence Floorplans (First & Second Floor)
- Concept Design –Floorplans (Lower Level, First Floor, & Second Floor), and Elevations (North, South, East, & West).
- Existing Residence Photographs
- Preliminary Materials Scope of Work
- Preliminary Architectural Site Plan

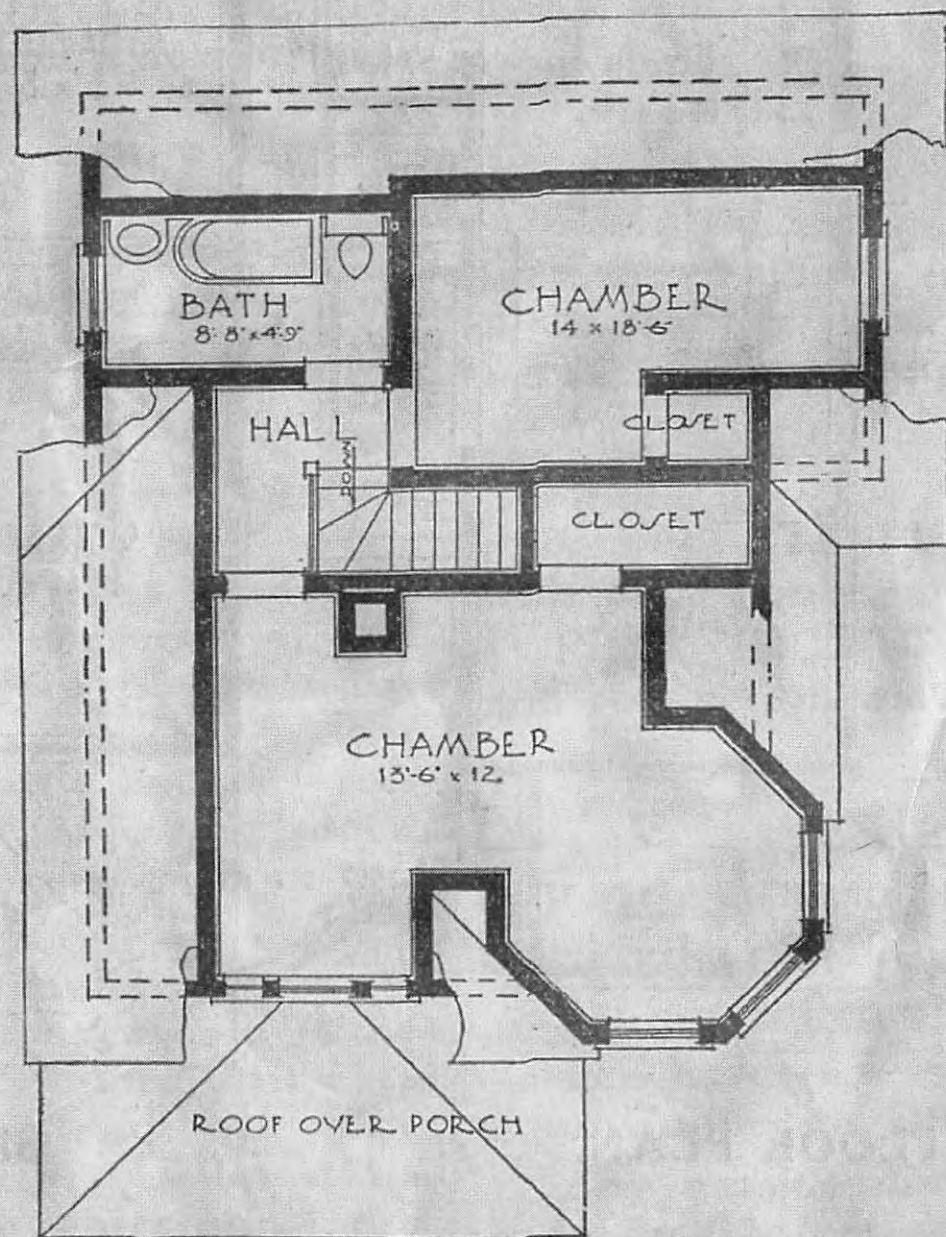
The attached package includes the Owner's desired additions. We have attempted to mitigate the impacts of the design on the property to the utmost degree and welcome any comments the board may feel appropriate.

Sincerely,

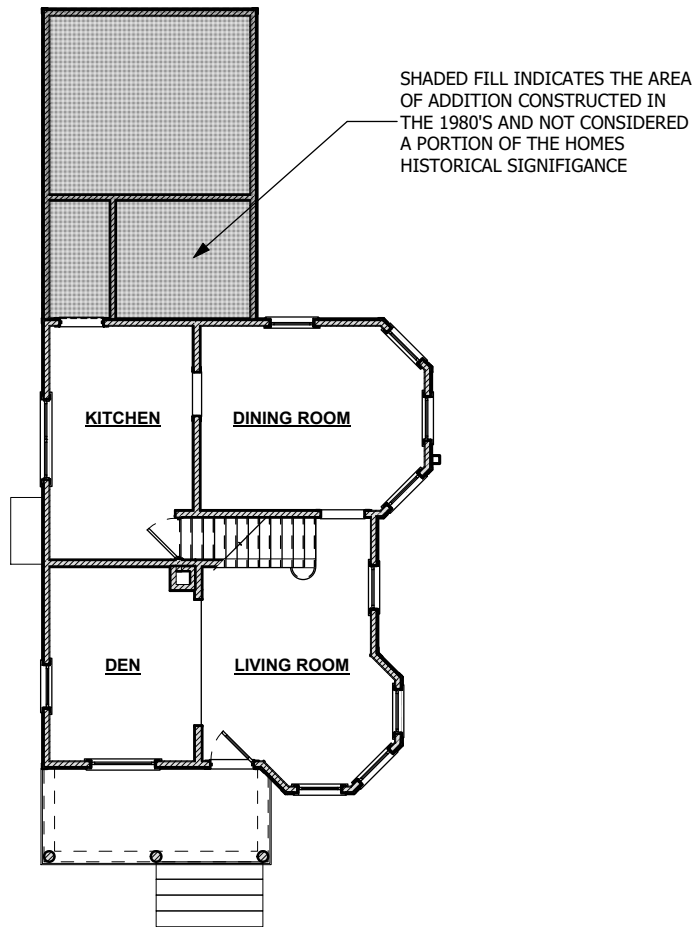
Jeremy Smith



FIRST FLOOR PLAN

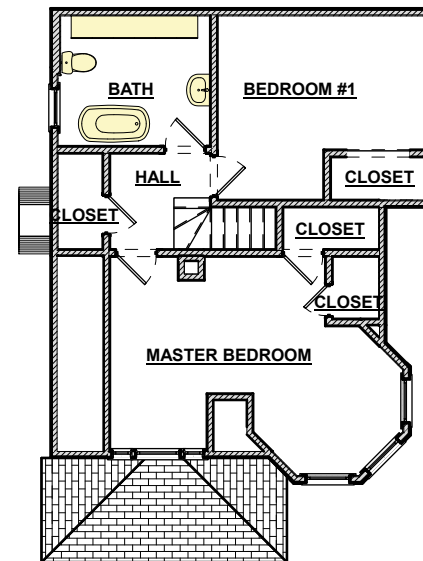


SECOND FLOOR PLAN



 **FIRST FLOOR PLAN**

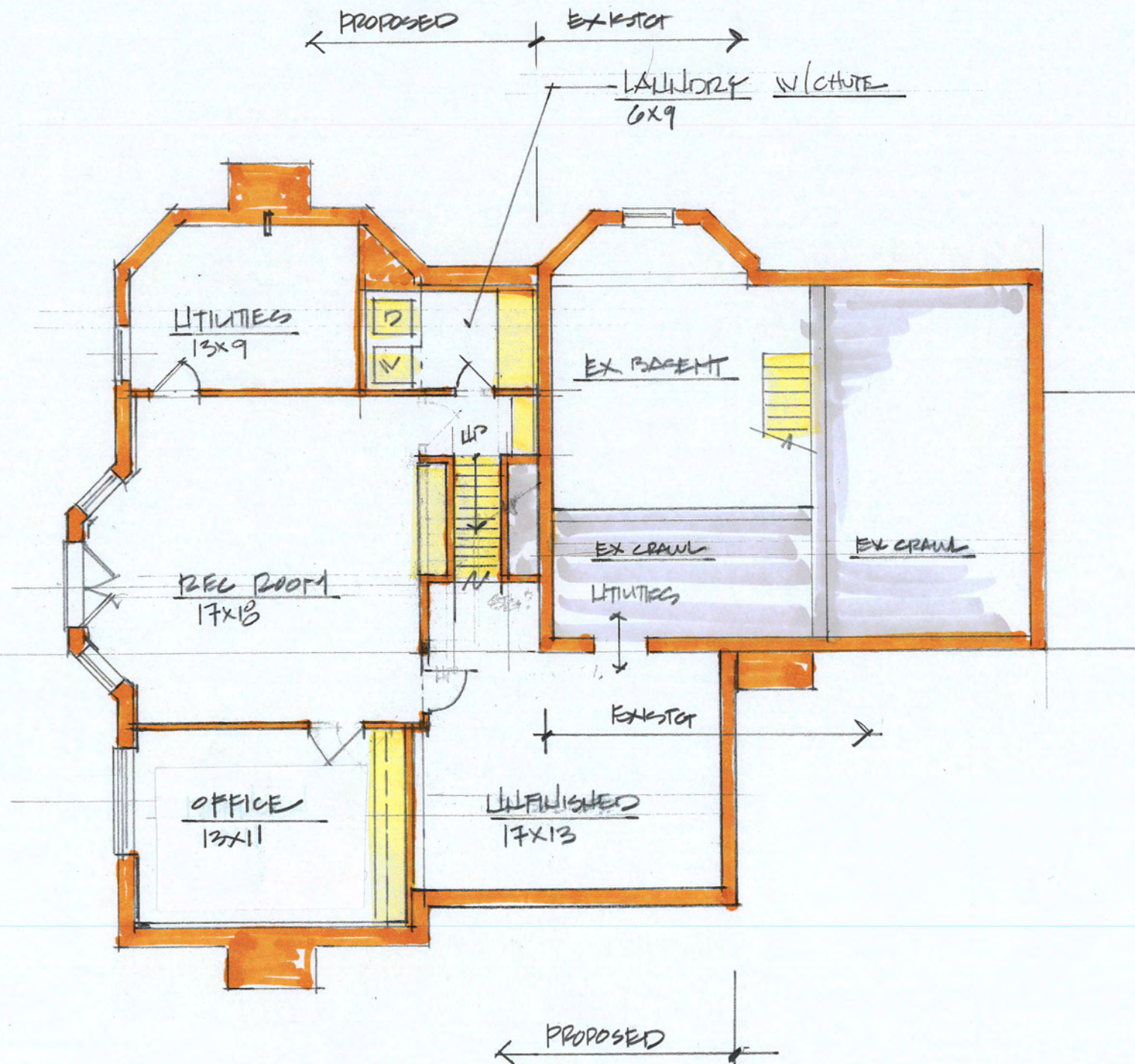
SCALE: 1/8" = 1'-0"



 **SECOND FLOOR PLAN**

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





LOWER LEVEL

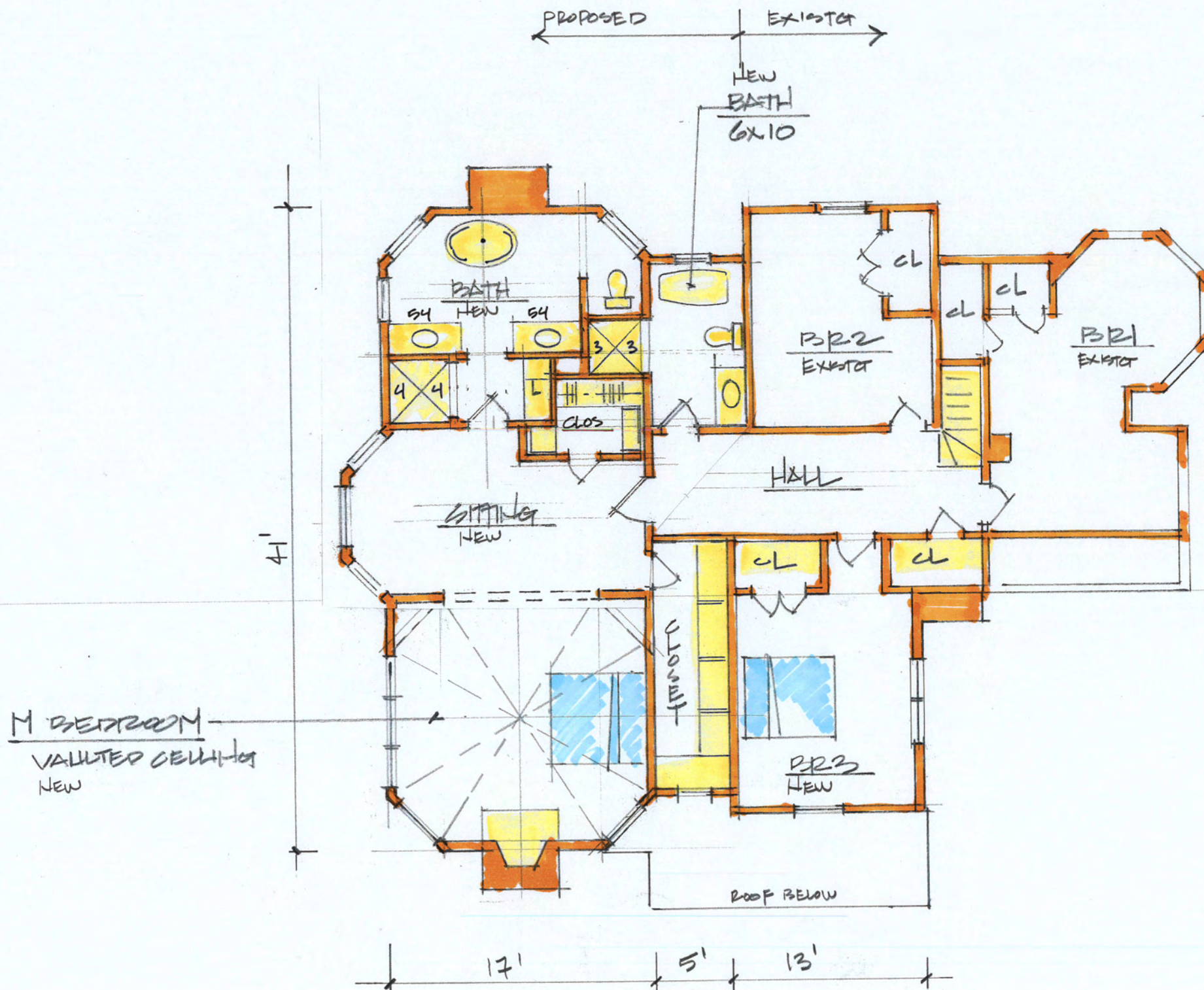


CLITES
ARCHITECTS PC

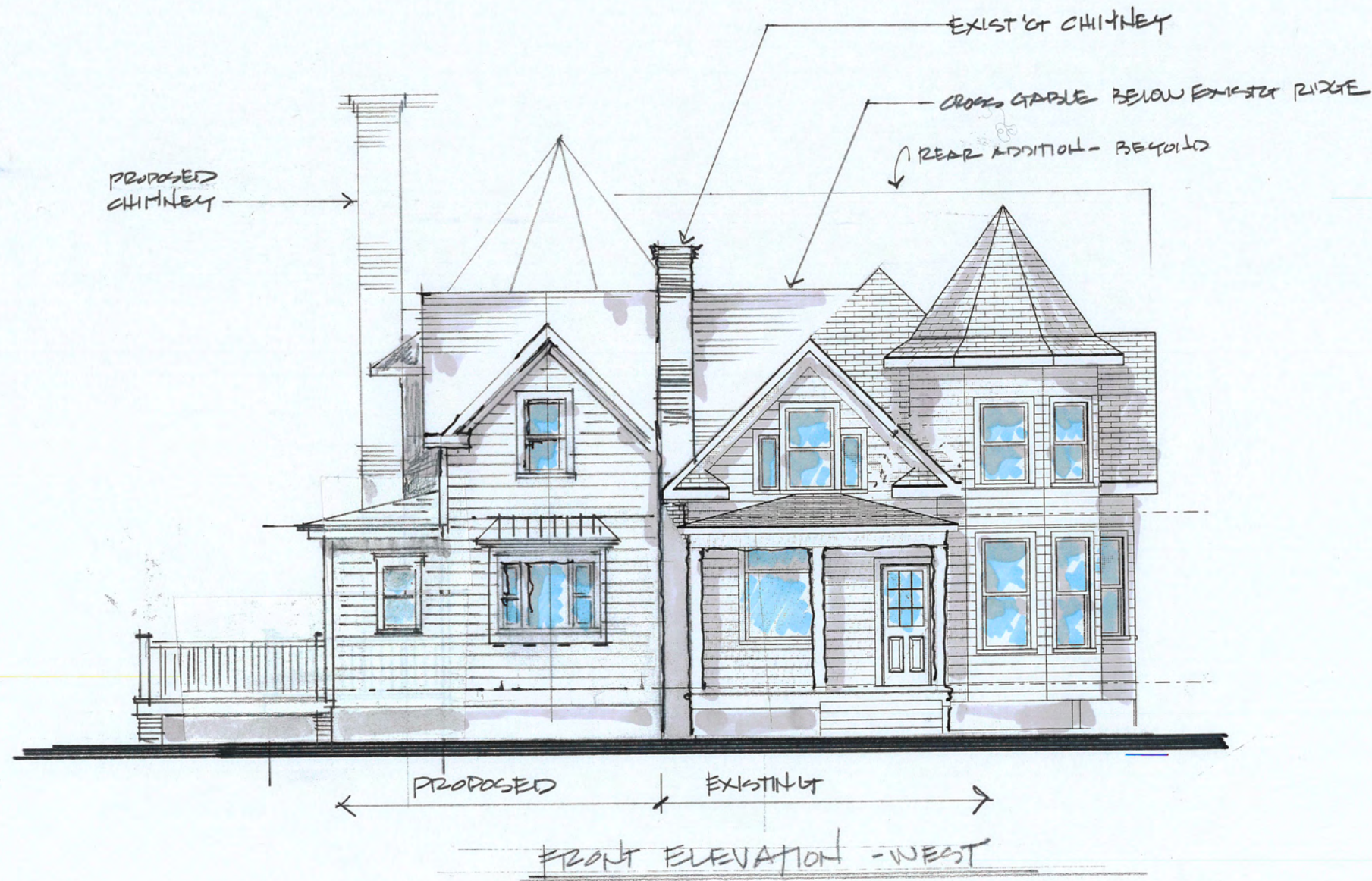


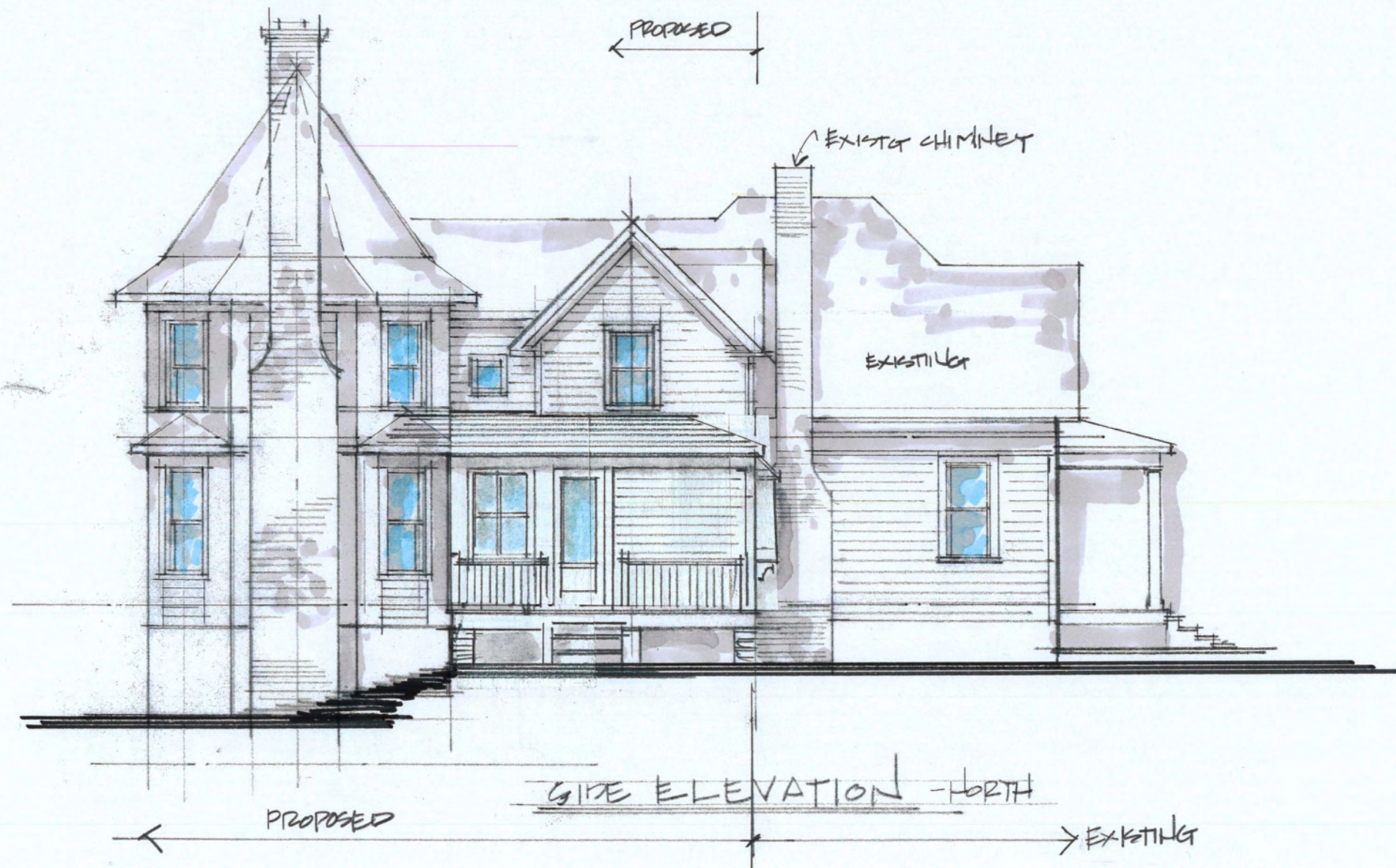
4.19.2021
3.25.2021

KLAPROTH RESIDENCE
SCALE: AS NOTED **3/13/2021**
NOT FOR CONSTRUCTION
© COPYRIGHT



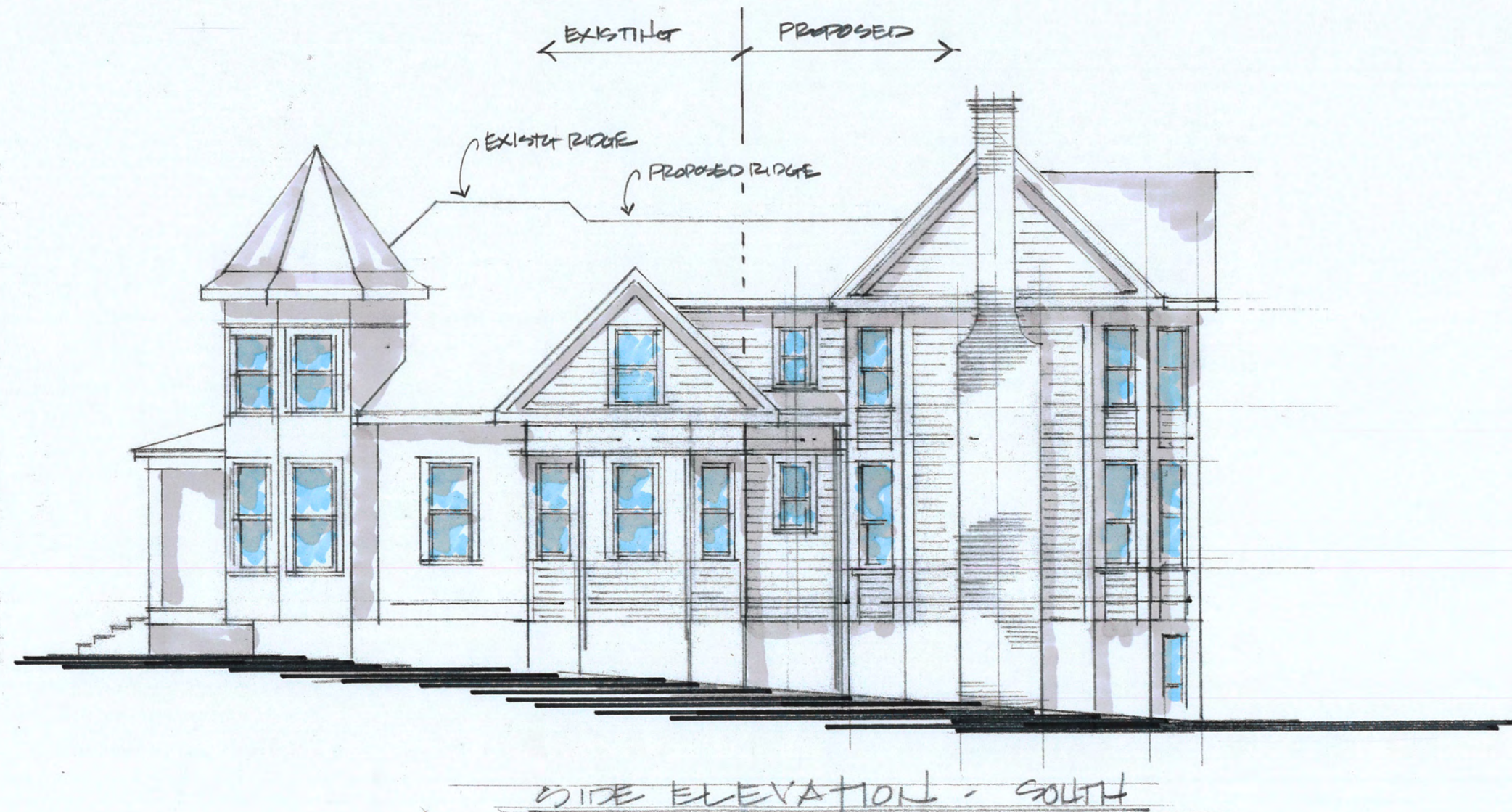
SECOND FLOOR 'B'







REAR ELEVATION - EAST





COX
HomeLife

Available
Fence
800-363-5781





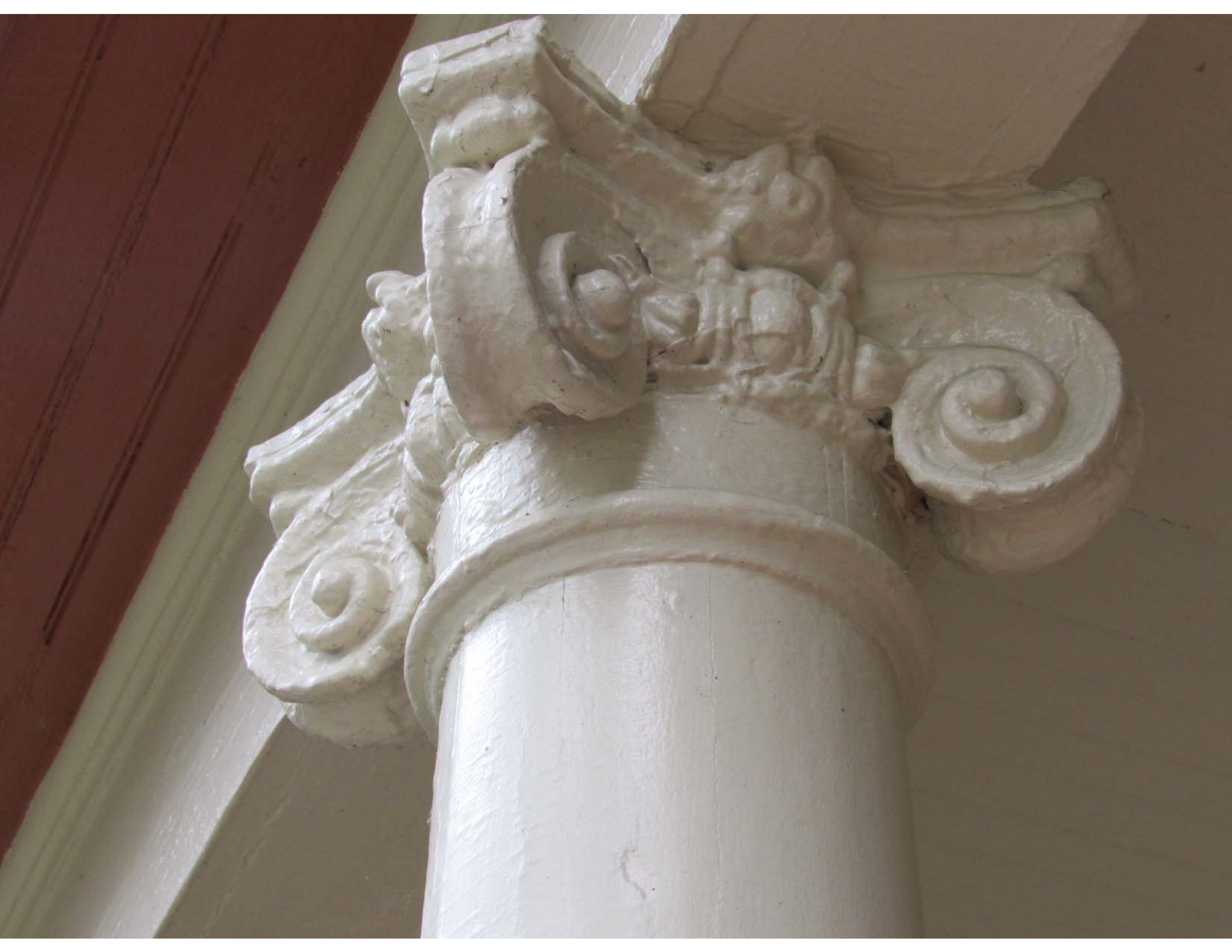






















KLAPROTH RESIDENCE
1010 GRANT ST. HERNDON, VA 20170
PRELIMINARY MATERIALS SCOPE OF WORK

General Notes

- The preliminary selections made below are representative of the initial concept design but are still preliminary in nature. Final selections to be made prior to the full HDRB review and approval.
- All notes below are for the proposed addition. All work associated with tie ins to the existing historic structure will be made consistent with the historic property's materials, fit, and finish.

1- Exposed Foundation Finish

- Poured in place concrete foundations to be painted to match the existing painted foundation wall system.

2- Chimney Masonry

- All masonry chimneys with a brick veneer finish to match the brick veneer on the existing North elevation chimney. See attached existing chimney photo for reference.

3- Windows and Exterior Doors

- Marvin Ultimate series or better - Painted wood window, simulated divided light with spacer bars, historic casings and sill nosing, 7/8" traditional muntin profiles
- Marvin Ultimate series or better - Painted wood interior/exterior, exterior door with multipoint locking hardware, standard manufactures options.

4- Exterior Siding

- Hardieplank clapboard siding with 6" exposure

5- Exterior Trim

- Boral exterior trim including but not limited to, corner boards, fascia, frieze, rake, window, door, and decorative elements. Trim material to be painted to match existing elements.

6- Roof Material

- Certainteed architectural 30-year asphalt shingles- color to match existing asphalt shingles as closely as possible.

7- Gutters and Downspouts

- Prefinished half round gutters with round downspouts to match existing.

8- Deck and Railing

- Exterior decking material to be Aeratis and railing to be constructed of wood materials to be consistent in design compared to the existing front porch railing.

The following pages consist of existing images illustrating to match conditions and preliminary product specification information for the items noted above.

1. Existing painted foundation, see image below.
2. Existing brick veneer chimney, see image below.



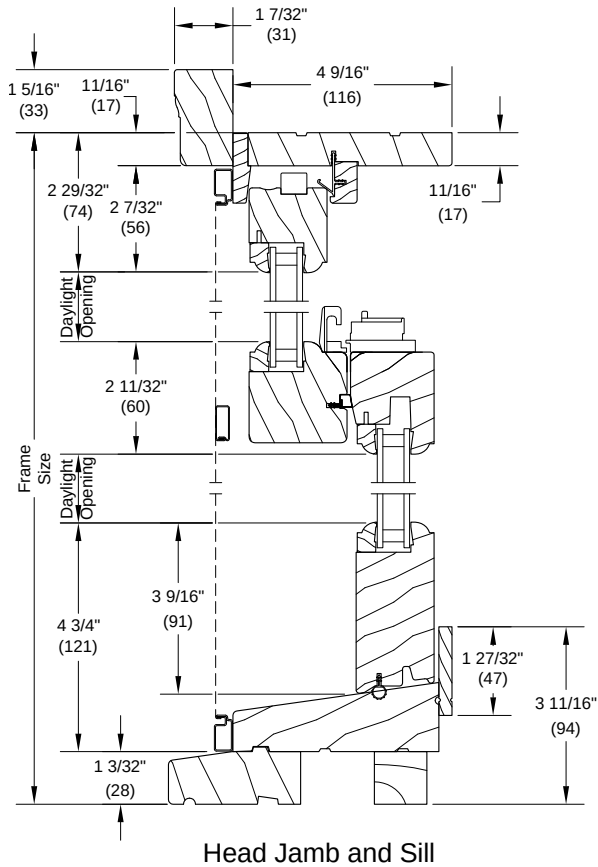
Existing painted foundation wall. Addition to match existing.

Existing brick veneer chimney. Addition chimneys to match existing brick.

Section Details: Operating

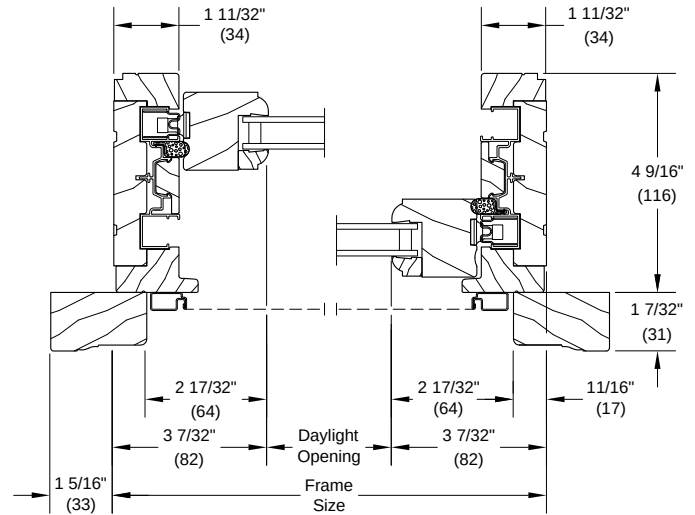
Scale: 3" = 1' 0"

Double Hung



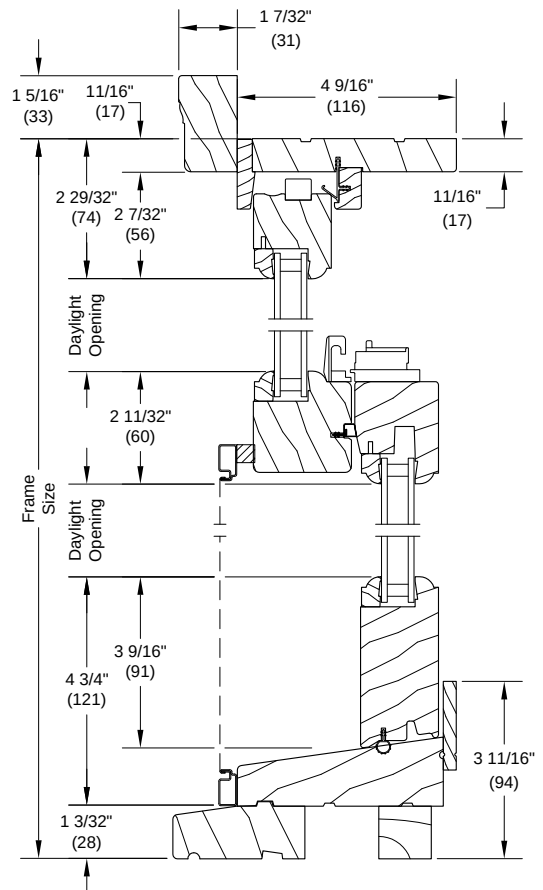
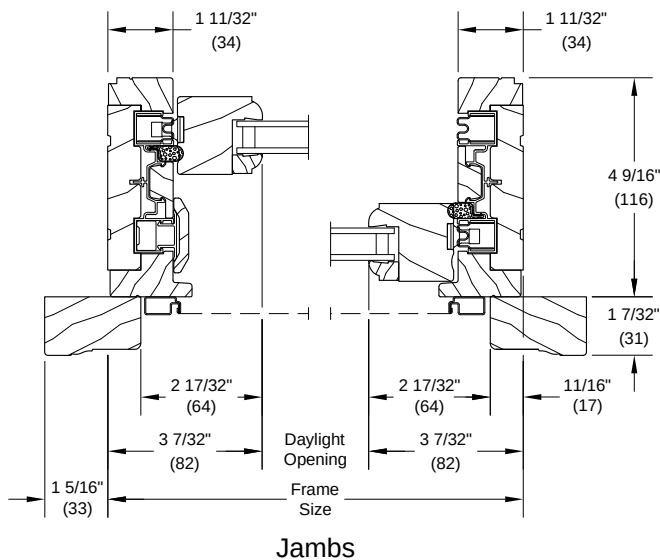
Lower Sash

Upper Sash



Jambs

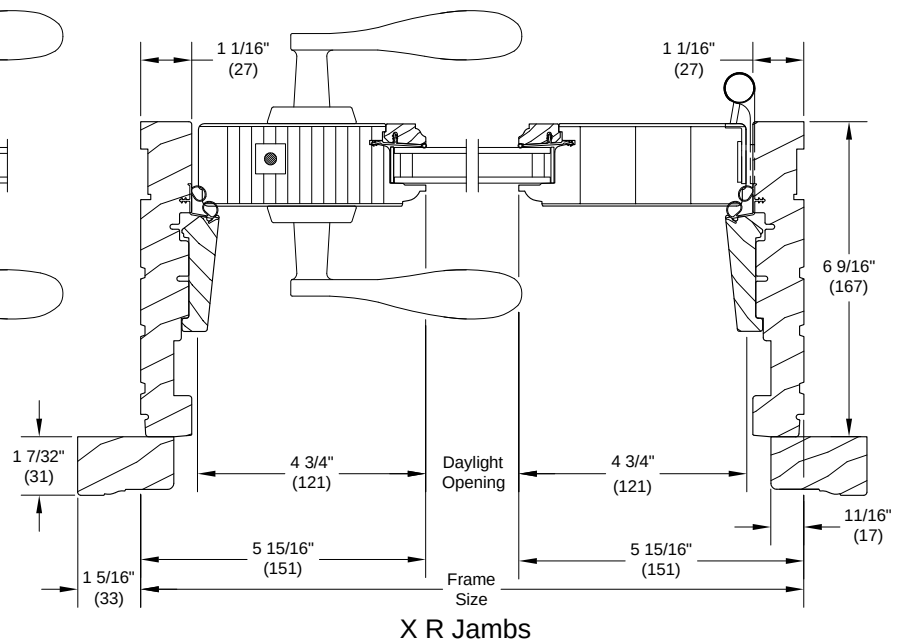
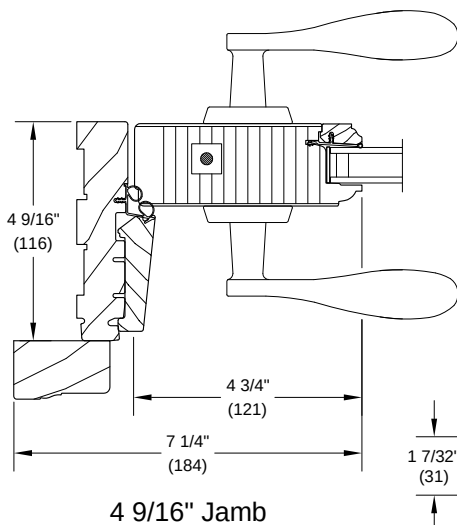
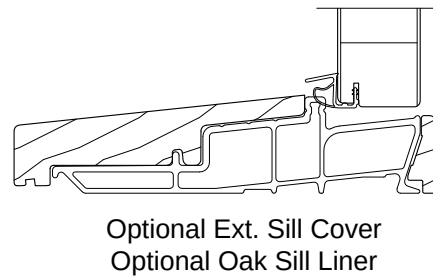
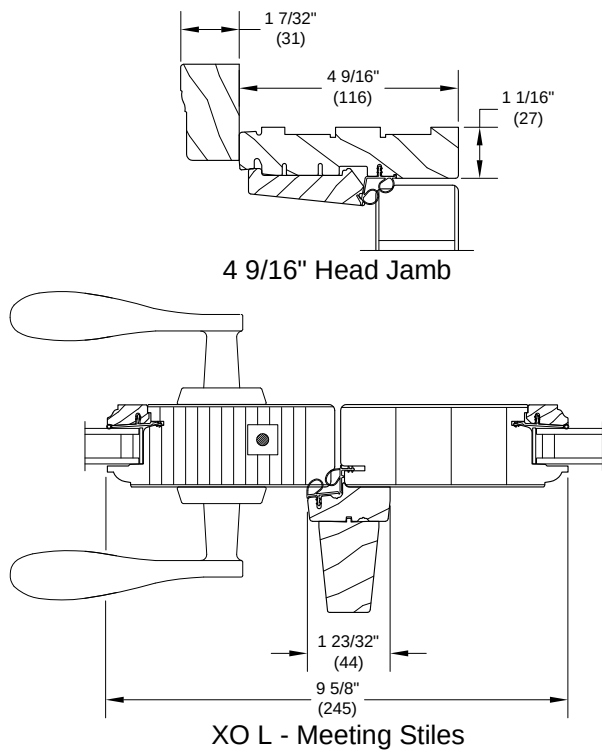
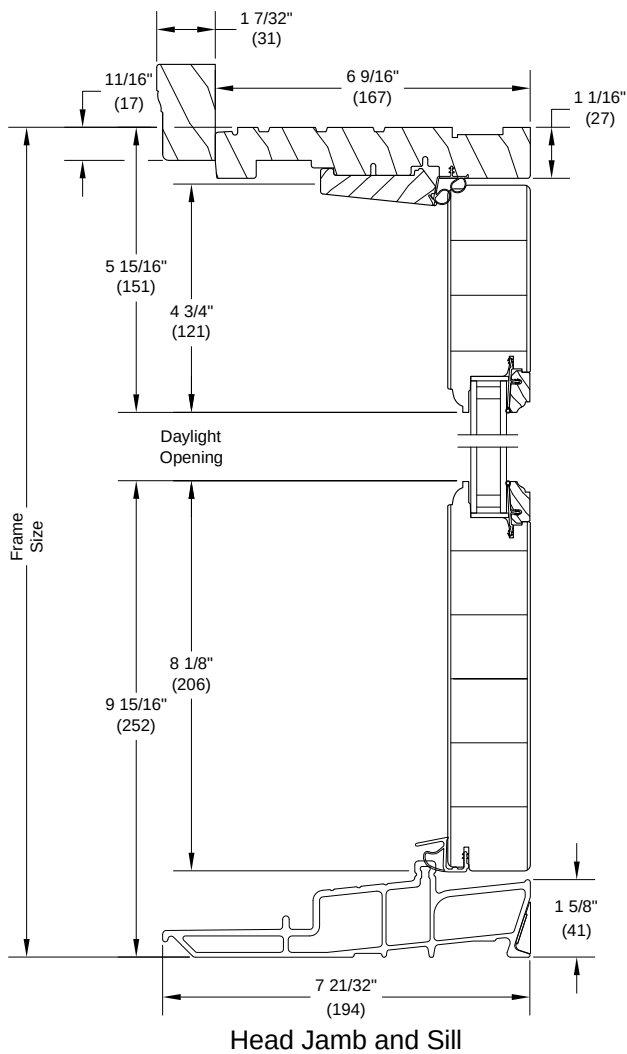
Single Hung



Head Jamb and Sill

Inswing Section Details: Operating

Scale: 3" = 1' 0"



HardiePlank®

Sleek and strong, HardiePlank® lap siding is not just our best-selling product – it's the most popular brand of siding in America.

With a full spectrum of colors and textures, homeowners can enjoy protection from the elements and the versatility to make their dream home a reality. From Victorians to Colonials, HardiePlank lap siding sets the standard in exterior cladding.

HardieTrim®
Boards
Arctic White

HardiePlank®
Lap Siding
Select Cedarmill®
Khaki Brown

A classic look for
THE HOME OF THEIR DREAMS.

HardiePlank®

Thickness 5/16 in
Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

SMOOTH



Width	5.25 in*	6.25 in	7.25 in	8.25 in
STATEMENT COLLECTION™				✓
DREAM COLLECTION™	✓	✓	✓	✓
PRIME	✓	✓	✓	✓

BEADED CEDARMILL®

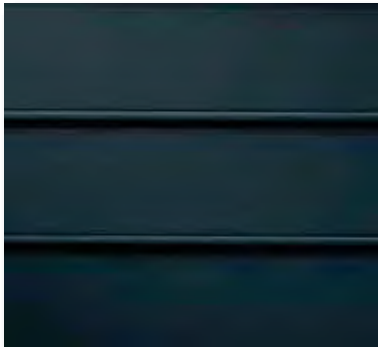


BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3

STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	

BEADED SMOOTH



*5.25 in widths not available in Virginia District for HZ5® product zones.

TruExterior®

Siding & Trim



Phenomenal Performance. Remarkable Workability.

TruExterior® Siding & Trim offers both a lasting look while eliminating the need for gluing, gapping and other cumbersome and costly installation techniques.

APPLICATION

- Designed for use in non-structural applications
- Suitable for ground and masonry contact
- Can be used in moisture-prone areas
- Installation is the same regardless of the season

TOOLS

- Installed using proven woodworking tools and methods
- Carbide-tipped blades and bits are recommended for a longer tool life

FASTENING

- Accepts a wide variety of high-quality exterior-grade fasteners that are suitable for the local environment
- Can be fastened close to the edge
- No need for pre-drilling
- No mushrooming

PAINTING

- TruExterior® products come pre-primed and do require paint
- No need to prime end cuts
- Can be painted with any high-grade exterior paint when following the paint manufacturer's instructions
- Dimensionally stable, promoting long-lasting paint adhesions, even with dark colors*
- Paint lasts longer than on wood because TruExterior® products cycle virtually no moisture*
- Traditional exterior-grade caulks and exterior-grade wood fillers are acceptable for filling nail holes

DURABILITY

- Virtually no moisture cycling, excellent paint durability
- WUI listed
- No need to prime ends or field cuts
- Resists rot and termite attacks*
- No excessive swelling*

BEAUTY

- Tighter gaps, minimal movement—it will move less than PVC and vinyl
- True look of cedar, real architectural detail

WARRANTY

- 20 year limited warranty



Pictured: 1X Trim with Batten Strips

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com. Always follow local building codes and construction best practices. See the complete Installation Guidelines for TruExterior® Siding & Trim at TruExterior.com.

Trim

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



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

TruExterior® Trim is reversible with woodgrain on one side and a smooth finish on the reverse. Available in a 16' length.

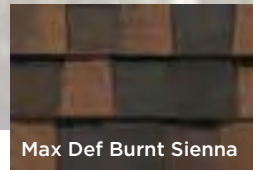
Reversible Smooth/Woodgrain Finish

*Please see TruExterior® Siding & Trim Limited Warranties and Product Data Sheets for proprietary test results, located at TruExterior.com.



Landmark Pro, shown in Max Def Moire Black

COLOR AVAILABILITY



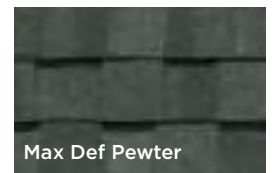
Max Def Burnt Sienna



Max Def Moire Black



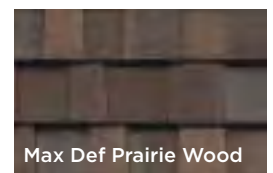
Max Def
Cobblestone Gray



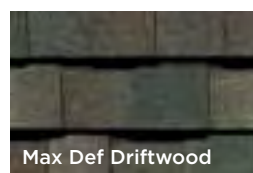
Max Def Pewter



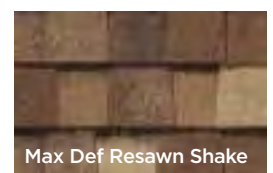
Max Def Colonial Slate



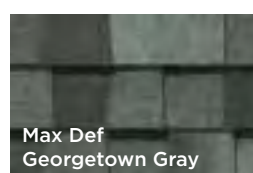
Max Def Prairie Wood



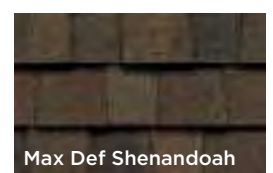
Max Def Driftwood



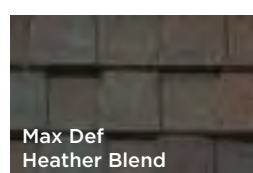
Max Def Resawn Shake



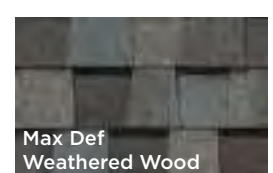
Max Def
Georgetown Gray



Max Def Shenandoah



Max Def
Heather Blend



Max Def
Weathered Wood

LANDMARK® PRO

- Two-piece laminated fiberglass-based construction
- Classic shades and dimensional appearance of natural wood or slate
- Lifetime limited transferable warranty – residential*
- 50-year limited transferable warranty – group-owned or commercial*
- 15-year **StreakFighter®** algae-resistance warranty
- **NailTrak®** extra-wide nailing area for accurate installation
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389 & ESR-3537

7. Existing half round gutters and round downspouts, see image below.



Existing half round gutters and round downspouts. Addition gutters and downspouts to match existing.

197'-6"

15'-0"

709 sf. - EXISTING BUILDING
1315 sf. - PROPOSED ADDITION
2024 sf. - TOTAL PROPOSED FIRST FLOOR SF.
306 sf. - PROPOSED DECK / EXISTING FRONT PORCH
2330 sf. - TOTAL FOOTPRINT

4026 sf. - DISTURBED SOIL
277 sf. - EXISTING REAR ADDITION FOOTPRINT
256 sf. - EXISTING KITCHEN DECK FOOTPRINT
3493 sf. - DISTURBED SOIL

45'-0"

15'-0"

1010 Grant St.
Herndon, VA
Parcel # - 0104-03050001

1010 Grant St.
Herndon, VA
Parcel # 0104-0305-A

96'-6"

25'-0"