



HISTORIC DISTRICT REVIEW BOARD MEETING AGENDA

Herndon Municipal Center
Large Conference Room, 2nd Floor
777 Lynn Street
Wednesday, April 5, 2023 | 7:00 p.m.

1. Call to Order

2. Public Hearings

- a. **APPLICATION FOR DEMOLITION, HDRB #23-001**, to consider an application for a Certificate of Appropriateness for the demolition of two contributing structures, a two-story house and a single-story accessory structure at 725 Elden Street, Herndon Virginia, located west of the intersection of Elden Street and Lynn Street. The subject property is further identified as Fairfax County Tax Map 0162 02 0091, is zoned as CC (Central Commercial District) and consists of 16,159 square feet of land area. Owner/Applicant: Kathryn Adams, Adams Herndon Holdings LLC. Agent: David Kipper, Golden Real Estate Services.
- b. **APPLICATION FOR AN APPEAL OF AN ADMINISTRATIVE DECISION, HDRB #23-004**, an appeal of an administrative decision pursuant to Sec. 78-60.3(g)9(7) of the Town of Herndon Zoning Ordinance to deny an application for window replacement at 898 Station Street, Herndon, Virginia, located in the southeast quadrant of the intersection of Park Avenue and Station Street. The subject property is further identified as Fairfax County Tax Map 0104 34 0001, is zoned as R-10 (Residential Single family-10 District) and consists of 15,802 square feet of land area. Owners/Applicants: Kevin G Moses, Paige L Moses.
- c. **APPLICATION FOR ALTERATION, HDRB #23-007**, to consider an application for a Certificate of Appropriateness for an alteration at 610 Spring Street, Herndon, Virginia, located on the east side of Spring Street between Nash Street and Van Buren Street. The subject property is further identified as Fairfax County Tax Map 0162 02 0140A, is zoned as R-10 (Residential Single family-10 District) and consists of 9,069 square feet of land area. Owner/Applicant: Robert C. Matthews.
- d. **APPLICATION FOR SIGNAGE, HDRB #23-008**, to consider an application for a Certificate of Appropriateness for a wall sign at 754 Elden Street, Suite 201, Herndon, Virginia, further identified as Fairfax County Tax Map 0162-40-0201. The site is located within the Herndon Commerce Center Condominium and is situated in the northwest quadrant of the intersection of Elden Street and Center Street. The subject property is zoned PD-D (Planned Development – Downtown) and consists of approximately 11,477 square feet of land area. Owner: Probity II LLC. Applicant: Jay Crockett, Probity.

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Board Members

4. Adjournment

Title: HDRB #23-001; Demolition; 725 Elden Street

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

Summary Information

Applicant Request	Demolition		
Address	725 Elden Street		
Fairfax County Tax Map Number	0162 02 0091		
Owner	Adams Herndon Holdings LLC		
Applicant	David Kipper		
Business/Organization	Adams-Green Funeral Home		
Property Use	Storage for funeral home, unoccupied single-family residence, parking lot		
Zoning District	CC, Central Commercial District		
HDO Designation	Contributing		
Adjacent Zoning	North: CC, Central Commercial District South: CC, Central Commercial District	East: CC, Central Commercial District West: CC, Central Commercial District	
Building Type(s)	Three story residential	Date of Construction:	c. 1888-89
Architectural Style(s)	Folk Victorian		
Principal Exterior Material(s)	Aluminum lap siding, asphalt shingle roofing		
Neighborhood Design Profile	Central downtown		
Comprehensive Plan Land Use Designation	Adaptive area		

Staff Recommendation	Staff is recommending denial.
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Case Summary

This case proposes to demolish a historic house and historic outbuilding within the Town of Herndon Historic District. At this time the applicant is not proposing any replacement uses or structures for the property. Evaluation on whether demolition of historic resources is appropriate is based on direction in the Historic District Guidelines and standards within the Zoning Ordinance. This report analyzes this case against those guidelines and standards.

Location Map



Resource Description:

The 725 Elden Historic Structures are the subject of this application and occupy a prominent location along Elden Street in the downtown area. Both structures (a historic house and a historic carriage house) are contributing structures within the Town of Herndon Historic District and were built during the District's period of significance. Tax records indicate that these structures were built c. 1888 by Charles Reed, a prominent member of the Herndon community who built many of the oldest buildings in the Historic District and whose family started the first funerary business in Town. The historic house faces Elden Street across from Town Hall Square. It is visible from three public rights-of-way; Lynn Street, Elden Street and the Washington & Old Dominion Regional Trail. A grade change elevates the house slightly above Elden Street which enhances its prominence especially when viewed from Town Hall and the W&OD train depot. The historic carriage house is behind the house and only partially visible on the left side of the house from those same three rights-of-way. A historic image of the house and outbuilding is provided on page 3 of this report.

The house is a classic and well-preserved example of the Folk Victorian residential architectural style. Folk Victorian was popular and prolifically used throughout the United States from the mid-1800s to early 1900s. Simpler in form and detailing than Queen Anne or other Victorian architecture, Folk Victorian was more accessible to a broader economic range. Typical features of Folk Victorian include a simple L-shape, T-shape or cross gable form, prominent front gables, narrow 2-over-2 windows, simple decorative window surrounds, front porches, decorative porch posts, brackets, and running trim, and narrow reveal lap siding with accents of shingles or other decorative siding. Roofs were often metal or wood shingle.

The historic house at 725 Elden Street is constructed of a wood frame with two-stories, and an attic and partial basement. There have been changes and alterations over time as detailed below, but many of the elements that are characteristic of Folk Victorian are still prominently visible. The form of the house is T- or cross-gabled and later additions are appropriately placed to the rear of the house, allowing for the original form to be unobstructed when seen from the public right of way. The windows retain a 2-over-2 design with simple window surrounds. A narrow, 4-over-4 sash window sits in the center of the front gable, typical of many Folk Victorian houses. The cladding is aluminum lap siding and while old would not have been the original siding. In its form, the siding is an appropriate replacement with historically typical narrow reveal. It's possible, as would have been standard practice, that the original wood siding remains under the aluminum siding. The house also features green louvered fixed shutters and an asphalt shingle roof. One central chimney remains and is located at the center of the roof of the main gable. The most prominent feature of the house that has changed since its original construction is the removal of the front porch, which is shown in the historic image below.



There are three modern additions to the rear of the historic house. These additions can be seen in aerial images and in images provided by the applicant in the application package attached to this report. One of these additions is two-stories, filling the area between the cross gables to the southwest of the structure and protruding slightly beyond the southern facade of the original main house. This addition also includes two second story windows and a ground floor bay window bump out on the west façade. The second

addition is one-story gable and shed roof that extends south of the main structure and first addition. Both additions feature similar window styles to the original house and the same affixed louvered shutters. An additional horizontal modern window is included in the second addition. The third addition is a small screened in area that extends from the shed roof of the second addition to be level with the east façade of the original structure. This addition features simple wood framing, wood lattice and screen.

The historic carriage house sits behind and slightly to the east of the historic house at 725 Elden Street. The historic carriage house is simple in form, with a gable roof, gables facing east and west, and a small dormer on the north rake of the roof. The dormer is a blind dormer, simple a-frame shape with no window. As with the historic house at 725 Elden, the historic carriage house has undergone changes over time including roof and gutter replacement and siding replacement. Two gables face east and west, with the east façade including the carriage house opening below the gable, large barn-style doors which face parking on the adjoining lot. The cladding on the historic carriage house is not original but has been replaced and is now narrow reveal lap siding with corner boards. The same siding is present on the barn doors and the face of the blind dormer. The historic carriage house can be seen in historic images of the 725 Historic Structures, and it is considered to date from the same time as the historic house at 725 Elden.

Case Details

Proposal:

This application proposes the demolition of the contributing historic house at 725 Elden Street and a contributing historic carriage house located on the same lot (collectively the “725 Elden Historic Structures”). The applicant has provided the following which are attached to this report:

- Approved site plan for the demolition
- Structural report prepared by Goughnour Engineering, PC
- Annotated images of both structures
- Letter from Michael L. O’Reilly, The O’Reilly Law Firm, on behalf of the applicant addressing zoning criteria for demolition in the Historic District.

The applicant is not proposing any new development or construction on this property at this time. The intent, according to the applicant, is to demolish the buildings and secure the site with fill dirt and grass conditions.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay District (HP District)*
- Town of Herndon Historic District Overlay Guidelines (Pages 124-127)

Staff Analysis

1. **Ordinance and Guidelines Compliance.** The Zoning Ordinance gives specific criteria that Board members are to use when reviewing an application for demolition. These are to be applied in addition to the Historic District Overlay Guidelines. The Board should be careful to consider and apply both the ordinance standards and the applicable guidelines as they review and assess this application. The comments listed below summarize staff findings. The compliance matrix, provided as Attachment #2 to this report analyzes in more detail the level of compliance for each applicable standard.
2. **Zoning Standards Evaluation.** Section 78-60.3(f)(4) includes the nine standards that must be met in order for the HDRB to approve a Certificate of Appropriateness for demolition. Staff has determined that this application fails to meet the standards as proposed. The analysis is provided in Attachment #2 of this report.
3. **Historic District Overlay Purpose and Intent.** This proposed demolition challenges the purpose and intent of the Historic District as expressed in Section 78-60.3.(a), which states:

“The historic district overlay (HDO) is established pursuant to the authority granted to localities by the Code of Virginia § 15.2-2306. It is intended to promote and protect the unique character of the town through the identification, preservation and enhancement of buildings, structures, settings, neighborhoods, places and features with historical architectural significance to the town. The HDO further intends to:

- (1) Ensure that additions, repairs, modifications, and new construction enhance rather than detract from the town's historic architectural settings.*
- (2) Preserve the architectural, artistic, and historic merit of individual structures.*
- (3) Protect historic resources from neglect and demolition.*
- (4) Retain important townscapes, streetscapes, and viewsheds integral to the identity of Herndon.”*

Demolition of two historic buildings within a prominent location of the historic district that do not have any known damage or deterioration issues is an action at odds with each of these noted reasons for the existence of the Historic District.

4. **Loss of District Integrity.** Chapter 10 of The Historic District Overlay Guidelines addresses demolition. It outlines the reasons to avoid demolition and describes the damage it can cause to the Historic District when carried out. It states that the

“demolition of historic buildings within the HDO is strongly discouraged, as it results in a permanent loss that diminishes the overall integrity of the district”.

Historic resources once removed are gone forever and create gaps in the fabric of historic neighborhoods. The Historic District is an important vehicle for preserving the Herndon’s small town character and unique townscapes and its historic buildings are community defining assets for the Town.

The Guidelines require that when demolition is considered, the applicant should “identify the impact of demolition . . . [and] provide a streetscape analysis to illustrate how the removal of the building impacts the street and the surrounding district.” (p. 127) The applicant has not provided an analysis as described here or shown how the demolition of the 725 Elden Historic Structures would impact the surrounding area.

5. **Consideration of Alternatives.** The Guidelines state that “all alternatives should be exhausted before a building is demolished.” As a part of exploring other options, the Guidelines state that an applicant should discuss alternatives to demolition with Town staff and the HDRB. The applicant has not sought to collaborate with or discuss this project with staff or the HDRB.

The Guidelines also state that if there is no other alternative, relocation should be considered prior to demolition. The applicant has provided no information to indicate that alternatives were considered by the applicant. Alternatives may include but aren’t limited to:

- Continuing the, until recent, residential use of the structure (staff would support a zoning change to allow the re-establishment residential uses).
- Re-using the building for non-residential uses. There is flexibility in the Building Code specific to the re-use of historic buildings. The structural report provided by the applicant does not provide any analysis or data demonstrating that the house could not have a non-residential use, nor does it provide how the flexibility in the code would facilitate the repurposing of the structure to non-residential uses. It should be noted that the structure is currently being used for commercial use as storage for the adjacent funeral home.
- Using the rear yard for an expansion of any future funeral home uses. The vast majority of the site is a yard and parking lot. The historic structures are situated right along the Elden Street frontage which maximizes the amount of area behind the structures for future expansions or new construction. This open area behind the house is ideal for expansion or new construction. Many historic properties have building towards the center of the site which makes modern expansions much more difficult but that is not the case for this property.

6. **Re-assessment of Building Status.** The Guidelines explain that if a Certificate of Appropriateness is submitted to the Board for the demolition of a contributing structure, its contributing status should be re-assessed. It states that “the building and its integrity should be re-evaluated to determine if it is still considered a contributing resource to the district; it is possible that if the building is being demolished due to neglect it no longer possesses the level of integrity required to be considered a contributing resource.”

Circumstances that could damage a building’s historic integrity to the extent that it may be considered non-contributing might include alterations that completely mask or change a building’s historic form, removal of all character-defining elements, damage or neglect extensive enough that no practical use is feasible, or loss of a strong majority of historic fabric.

The 725 Elden Historic Structures have seen alterations over their 135-year lifespan, some of which have been documented in the Resource Description section of this report. Some of these alterations resulted in loss of character defining elements on the house such as the decorative Folk Victorian porch and the replacement of the original roofing with asphalt shingle tiles, both of which occurred sometime prior to the establishment of the Historic District. Despite these changes, the house retains its recognizable character and integrity as a Folk Victorian structure. Most importantly its overall form has been retained. It also maintains its historic context and remains a prominent structure in a central part of the Herndon downtown. The carriage house similarly has maintained its historic form and design with one of the only alterations being new cladding. For those reasons, staff believes that there is no substantial argument for the 725 Elden Historic Structures to be considered non-contributing to the Historic District. This assessment is consistent with the contributing status identified by the architectural surveys conducted by professional architectural history and preservation professionals and the National Register of Historic Places resource description of both structures.

7. **Further Considerations Expressed in the Guidelines.** The guidelines list the following four questions that should be considered in the evaluation of the demolition application.
 - a. Is the building structurally unsound, or would it require unreasonable repairs to be deemed salvageable?

No information or evidence has been provided suggesting any issues with the condition of the existing structures. The structures appear to be in good condition without any identified areas of repair needed. The engineer’s report provided by the applicant states that the existing structure could not hold the necessary loads

if the building is used for commercial purposes, however the report does not include any data or analysis demonstrating that assessment. The report also does not identify which types of commercial uses it is assessing the structure for, or provide any structural analysis for uses outside of a commercial.

- b. Will the removal of the building negatively impact the historic integrity of the district?

Removing historic buildings that have maintained their original form and design, that remain in good condition, and are located at a very prominent location in the Historic District will certainly have a negative impact on the historic district's integrity. Particularly, those buildings that surround the depot area and downtown in general. The district was established to preserve historic resources and the unique small town character Herndon is known for. Removing historic buildings undermines those objectives.

- c. How rare is the style or type of resource proposed for demolition?

Historic fires in Herndon destroyed many of the historic wood frame buildings in the downtown. The 725 Elden Historic Structures pre-date those incidents and stand as the last remaining 19th century buildings within the core of the Historic District. Their survival serves as a reminder of Herndon's past that would be lost forever if removed. The building type and style represent one of the most character-defining types and styles of the Historic District, cross gable Folk Victorian.

- d. Is it in a visible or prominent location within the district?

The 725 Elden Historic Structures are situated in a very prominent location in the center of the Historic District. Their removal would also impact an important character-defining viewshed of the town and Historic District, as for many Herndon's identity is associated with its visibility from the W&OD Regional Trail, from Elden Street in the downtown, and from the Town Hall Square and train depot. The historic house at 725 Elden overlooks and is highly visible from those locations.

8. **Engineering Report Deficiencies.** The structural report provided by the applicant fails to demonstrate or explain the existing structural assessment of the 725 Elden Historic Structures. It reports on visual observations only on limited portions of the structure. The data and analysis necessary to make structural determinations are not provided nor is the appropriate information to ascertain capabilities to hold commercial loads, and whether they may or may not be feasible. The report uses the

term “commercial” in an overly generalized way and does not identify what types of commercial uses are used as standards for the structural assessment. Information such as beam sizes, spans, lumber values for the age and type of wood, and all associated calculations for all areas of the structure would be necessary to evaluate how much load an existing structure should hold.

The report also includes no data or analysis on the cited solutions for improving the structure to increase capable loads. Strengthening a structure to accommodate heavier loads can often be accomplished through various solutions with varying degrees of invasiveness. Adding additional beams with additional footings midspan is an example of one possible solution that may be considered. Regardless of the solutions explored, an assessment of their feasibility and impacts to the existing structure can only be made with an analysis of existing structure and an understanding of the loads proposed based on the actual use and layout of the building.

The report also references a minimum live load for commercial uses that is double what may be required. It goes on to suggest the historic house would need to be sprinklered and improved to meet accessibility requirements. In accordance with building and fire codes, the size of the primary structure exempts it from sprinklers if it were converted to commercial. Furthermore, the change in use would not require any accessibility updates.

The report fails to meet the requirements of both the Zoning Ordinance and those in the Historic District Overlay Guidelines which require that the applicant “document the condition of the building to justify its removal and identify any existing hazards (structural unsoundness, abatement needs)” and that the report should “detail the onsite conditions that support the demolition.” (p.127)

Staff Recommendation:

HDRB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. Continuation of HDRB #23-001 to a future public hearing
Staff Recommendation:	Staff is recommending denial of this application.

Report Attachments

1.	Draft Resolution
2.	Zoning Ordinance Standards Review Matrix
3.	Commercial Structural Report
4.	Application Photos
5.	Applicant Letter

6.	Approved Site Plan
7.	Historic Image

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

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

DRAFT RESOLUTION

April 19, 2023

Resolution- to deny HDRB #23-001, for demolition of a contributing historic house and contributing historic carriage house located at 725 Elden Street, Fairfax County Tax Map Number 0162 02 0091.

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

WHEREAS, the proposed demolition does not comply with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance; and

WHEREAS, the Town of Herndon Historic District Review Board has determined that the proposed demolition does not comply with the applicable Historic District Overlay Guidelines; and

WHEREAS, the Town of Herndon Historic District Review Board has reviewed this application and has held a duly advertised public hearing on April 19, 2022.

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

Denies HDRB #23-001, for demolition of the two historic structures at 725 Elden Street in Herndon, VA, based on the following findings for denial more specifically stated in the April 5, 2023 Staff Report:

1. The 725 Elden Street historic structures do contribute to the character of the historic district as they are both categorized as contributing structures by architectural surveys completed by the Town and the National Register of Historic Places.
2. The 725 Elden Street historic structures qualify as national and state landmarks listed on the National Register of Historic Places and the Virginia Landmarks Register.
3. While modern versions of Folk Victorian houses do exist in the Town, reproduction of a historic house with its unique character and craftsmanship could not be easily reproduced.
4. While no historic events occurred in the structures, the 725 Elden Historic Structures are connected with historically significant members of the Town of Herndon community.
5. Sufficient evidence has not been provided to indicate that the 725 Elden Historic Structures are structurally unsound.

6. No information has been provided that details unique or specific conditions that would diminish the practicability of relocating the 725 Elden Historic Structures.
7. The demolition of the 725 Elden Historic Structures would adversely affect the historic district as a whole and particularly adversely affect important viewsheds of the historic district and townscapes of Herndon.
8. Practicable alternatives to demolition do exist for the 725 Elden Street Historic Structures.
9. No report has been provided that includes both an economic and feasibility study concluding that rehabilitating or reusing the 725 Elden Historic Structures is not a practicable alternative.



Zoning Ordinance Section Sec. 78-60.3. - Historic District Overlay (HDO)		
Section 78-60.3.(f)(4) – Demolition		
“A certificate of appropriateness to demolish a building or structure may be approved, only after meeting the following standards:”		
#	Standards	Evaluation
a.	The building or structure does not contribute to the character of the historic district.	The historic house and historic carriage house at 725 Elden Street (collectively “the 725 Elden Historic Structures”) are categorized by the Town of Herndon as contributing structures within the Historic District Overlay. This status is consistent for all architectural surveys for the district which were completed by preservation and architectural professionals and the National Register of Historic Places resource description. The buildings have not been altered to a degree that would warrant a change in the contributing status.
b.	The building or structure would not qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register.	The 725 Elden Historic Structures are both listed as contributing structures in the official National Register of Historic Places and the Virginia Landmarks Register resource description for the Herndon Historic District.
c.	The building or structure has a common design that could reasonably be reproduced.	Though a common style of architecture when constructed, few Folk Victorian structures remain in the Town. The historic house at 725 Elden Street is one of the last remaining structures of this design and construction in the downtown section of the Historic District. While modern versions of Folk Victorian houses do exist, reproduction of a historic house with its unique character and craftsmanship would not be reasonable.
d.	No historic events occurred in the building or structure.	The 725 Elden Historic Structures were built by Charles Reed, a prominent member of the Herndon community who built many of the oldest buildings in the Historic District and whose family started the first funerary business in Town. Staff is unaware of any specific historic events



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		of significance occurring within these buildings.
e.	It is determined the building or structure has a degree of structural unsoundness.	Staff has not been provided or found any evidence that the historic house at 725 Elden Street is a structurally unsound. The structural report provided by the applicant assesses the property for commercial use but does not discuss the condition of the existing structure. It also does not include the necessary data or analysis to demonstrate or explain the conclusions drawn.
f.	It is not practicable to relocate the building or structure, or portion thereof.	No information regarding the consideration, feasibility, or process for potentially relocating the 725 Elden Historic Structures was provided. Several historic buildings in the Herndon Historic District have been relocated in the past though relocation should be a last resort in order to retain a building facing demolition. Relocation in these instances has allowed the retention of contributing and important structures. Staff is unaware if any unique of specific conditions that would diminish the feasibility of relocating the 725 Elden Historic Structures or cause the process to exceed normal relocation efforts. Although relocation may be an option, the location of these structure in the historic core of the downtown and adjacent to the town square and historic depot, does make the location particularly noteworthy.
g.	The proposed demolition does not adversely affect other historic landmarks located within the historic district overlay or adversely affect the character of the historic district overlay.	Demolition of historic structures within the Historic District affects the integrity of the district as a whole. It creates gaps in the fabric of the character that can't be replaced. The 725 Elden Historic Structures in particular would have significant impacts to important viewsheds of the district and townscapes for Herndon. The 725 Elden Historic Structures are located prominently near the intersection of three highly trafficked rights-of-way. Its placement in the heart of the Town and Historic District facing



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		Town Hall Square with visibility from the Town Hall, The Herndon train depot, and the W&OD Trail greatly enhances the adverse impact it's removal would have on the character of the Historic District and Town.
h.	Practicable alternatives to demolition do not exist.	The historic house as built as a residence and has continued to function as such until recent years. It is staff's understanding that the owners of the property have opted to use the space for storage associated with a neighboring business which they also own instead of renting to residents as they previously had been doing. Reinstating its historic function as a residence is one alternative to demolition. Currently the 725 Elden Historic Structures are zoned as a commercial property. Town staff would support a rezoning of this lot to accommodate residential use. Relocation could also be an alternative to demolition. Conversion of the historic house into a commercial use and expansion of the building for commercial use may also be an alternative. Information demonstrating that this is not a feasible option has not been provided. See Comment #5 in the staff report for further analysis of alternatives.
i.	An economic and structural feasibility study prepared by a qualified professional is submitted that concludes rehabilitating or reusing the building or structure is not a practicable alternative.	The applicant has provided a report entitled "Structural Survey and Evaluation for 725 Elden Street" prepared by Goughnour Engineering, PC and dated March 10, 2020. The study is limited in scope to only address whether the existing structure could hold commercial uses. It is based on visual observations of limited portions of the structure and does not provide adequate data or analysis for staff to verify its findings. The report concludes that the historic house does not meet structural and load



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		requirements for a commercial building and the work to meet those requirements would require rebuilding most of the structure. The report does not address rehabilitation or reuse of the historic house outside of a commercial use nor does it evaluate the physical condition of the structure. It also does not provide any data and analysis for solutions to alter the structure to increase the loads it could hold. Also, contrary to what is indicated in this report, the historic house would not need to be sprinklered or require accessibility upgrades if it was converted to a commercial use. See Comment #8 in the staff report for additional analysis regarding the deficiencies in this report.
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GOUGHNOUR

ENGINEERING, PC

Attachment #3

March 10, 2020

Mr. David Kipper
Golden Real Estate Services, LLC
761-C Monroe Street
Herndon, VA 20170

Re: Report of Survey and Evaluation
725 Elden Street
20026

Dear Mr. Kipper;

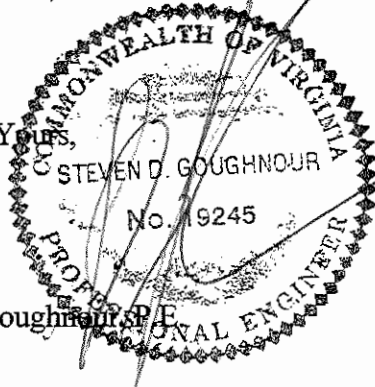
Please find the enclosed report regarding 7125 Elden Street. This report was prepared at the request of Tim McGrath for the purpose of evaluation the suitability of the exiting building and building structure for commercial use,

As discussed in the attached report. The existing structure and foundation do not possess adequate capacity to support the required loads and would require significant demolition and reconstruction of the existing structure.

Thank you for this opportunity for service. If you have any further questions regarding this matter, please do not hesitate to contact us.

Very Truly Yours,

Steven D. Goughnour, P.E.
President



**REPORT OF
STRUCTURAL SURVEY AND EVALUATION
FOR
725 ELDEN STREET
HERNDON, VA 20170**

DATE: MARCH 10, 2020

**PREPARED BY:
GOUGHNOUR ENGINEERING, PC
P O BOX 1817
HERNDON, VA 20172**

1 Introduction

Goughnour Engineering, PC has conducted a survey and evaluation of the existing structure located at 725 Elden Street, Herndon, Virginia. This work was requested by Tim McGrath to determine the existing structure and assess the feasibility of converting the building for commercial use.

Goughnour Engineering conducted a survey of the existing structure over a period of several days in February, 2020. During this site visit we conducted visual observations of readily accessible areas of the building. We did not perform any testing of the structure or structural members nor did we perform any selective demolition to expose hidden conditions, nor did we consider such work to be within our scope of work. Permit drawings and construction drawings for this building are unavailable. The recommendations provided in this report are based solely on our understanding of the building structure as determined by our observations and as described herein.

2 Survey & Analysis

The referenced property is a two story, with basement, wood framed structure that has been used as a single-family residence. The floors and roof are framed with wood joists and wood beams supported by wood stud bearing walls. The foundations are constructed of cast in place concrete and mortared stone. There is a basement under the living room, the remainder of the first floor is constructed over a crawl space. The first and second floor framing consists of 1-3/4" x 8" wood joists spaced at 16" o.c. The exterior bearing walls are supported by footings that are approximately 18" wide.

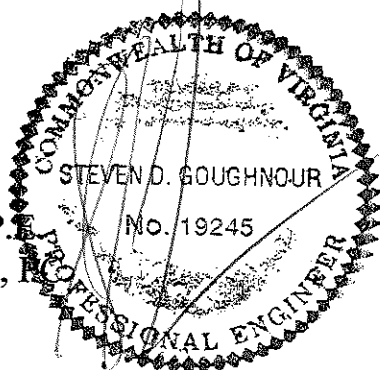
Goughnour Engineering performed an engineering analysis of the structure based on the member sizes observed and using assumed structural properties for the wood based on properties that typically were used in the early 20th century. The analysis shows that the building has a minimum allowable live load of 40 pounds per square foot. This live load is limited by both the joist size and spacing and the foundation size. If the building was to be repurposed for commercial use, the live load on the first floor would need to be a minimum of 100 pounds per square foot and the second floor live load would need to be a minimum of 50 pounds per square foot. To achieve these live loads the all the floor framing would need to be reinforced and the foundations would need to be underpinned. The mortared stone footings will not be able to be underpinned and would need to be replaced. The replacement of these footings may result in the demolition and reconstruction of significant portion of the existing building. Also, the existing building is not sprinkled and stairs and entrances do not meet requirements for accessibility.

3 Conclusions

In our opinion, this building is not a candidate for renovation and commercial reuse. The structure and foundation will not support the required loads for a commercial building. The work to strengthen the structure and foundation and to meet fire code and accessibility requirements will result in the demolition and reconstruction of significant portions of the building to the extent that very little of the existing building will remain to be incorporated in the new structure.

Prepared By:

Steven D. Goughnour, P.E.
Goughnour Engineering, Inc.
P.O. Box 1817
Herndon, VA 20172



HPRB Application for a demolition permit

Submitted March 10th, 2020

725 Elden Street

Herndon, Va 20170

Front facing structure of 725 Elden Street & Shed behind house



East facing structure of 725 Elden Street



West facing structure of 725 Elden Street

Commercial building to
the West is ON the
property line of 725 Elden
Street



West facing structure of 725 Elden Street



South facing structure of 725 Elden



South East facing
structure of 725
Elden Street



Southwest
structure of Shed
behind 725 Elden
Street



West facing
structure of shed
behind 725 Elden
Street



North facing structure of Shed behind 725 Elden Street



North East facing
structure of shed
behind 725 Elden
Street

Attachment #4



East facing structure
of shed behind 725
Elden Street



South East facing
structure of shed
behind 725 Elden
Street



Decorative retaining wall, South of both structures



Decorative retaining wall, South East of structures



Decorative retaining wall, South of both structures



Decorative retaining wall, South of both structures

















THE O'REILLY LAW FIRM

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February 1, 2023

Tamsin Hines
Lead Planner, Design and Development
777 Lynn Street
Herndon, VA 20170

Re: Adams Herndon Holdings, LLC

Dear Ms. Hines:

I am privileged to have the opportunity to assist Kathryn Adams in connection with the Application that was filed with the HPRB on behalf of Adams Herndon Holdings, LLC. The original Application was filed on or about January 3, 2020, seeking a Certificate of Appropriateness to demolish the small and unusable single-family home located on the Funeral Home property with a street address of 725 Elden Street. Unfortunately, the Application has not progressed very far.

I understand that a site plan for the building that will be constructed once the current building is demolished was required by the Town. While I don't see that requirement in the codified requirements for the issuance of a Certificate of Appropriateness for a demolition, I am advised that my client has provided such a plan and that it has been approved. We are working on accommodating the other numerous staff requirements that will allow the matter to move forward.

There are two buildings that are the subject of the Application. The first is a single-family residence that has not been occupied for years and years. It is not visible from Elden Street even though it sits on Elden Street. The building does not contribute to the character of the historic or heritage district. There is nothing unique about the building and it would not qualify as a state or national landmark building. I should also point out that residential use is not permitted in buildings that are in the Central Commercial district.

The building is a two-story wood frame house that is clad in vinyl siding. It has a composition shingle roof with aluminum windows with vinyl trim. Having chaired the HPRB in its early years and having litigated against allowing asphalt shingles to replace metal roofs on behalf of members of the historical society, I can say with certainty that this is not the type of building that the Town is looking for in the historic district.

There is no evidence that any historic or important event occurred in the building or structure. With all of the work done by our Historical Society and others documenting the early days of Herndon we would have known if this building contributed in any way. It did not.

According to the Engineering Report the current structure and foundation would not support the required loads for a commercial building. It is my understanding that the work necessary to strengthen the structure and foundation and to meet the fire code and accessibility requirement would actually result in the demolition and then reconstruction of the building.

It is not practical or cost effective to relocate the building. I should point out the owners of the funeral home have previously relocated a building on their property. In 2004-2006 when they needed more space the Adams, the Town, the neighbors and Stanley Martin Homes all worked together to relocate the Yellow House from the rear of their property onto a lot donated by Stanley Martin. Such an effort was justified for that building. It is not for this building.

The demolition of the single-family home will not have any effect, much less any adverse effect on any other historic landmarks nor will it affect the character of the district. There are no practicable alternatives.

Rehabilitating the structure is not feasible because of the extensive work that would need to be done. If it were done the owner would then have a single family residence in a zoning district that doesn't allow residential use! Legally, that is not something that the Town could require the owner to do.

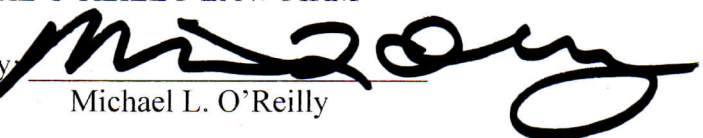
The second structure that is the subject of the Applications is a 465 square foot storage shed. It has no historical value, is not important for any reason, doesn't contribute and can't be relocated.

Of course, if you have any questions or need further clarifications of any part of the Application please feel free to contact me.

Sincerely,

THE O'REILLY LAW FIRM

By


Michael L. O'Reilly

Cc: Adams Herndon Holdings, LLC
David Kipper

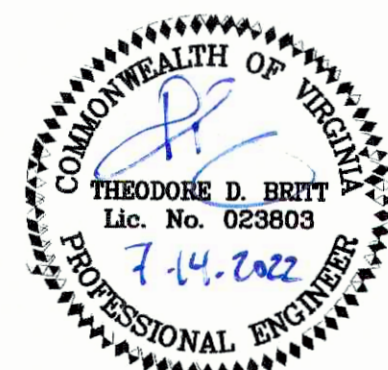
CASH ESCROW BOND ESTIMATE					
ITEM NO.	ITEM	QUANTITY	UNIT	UNIT PRICE	COST
1	EROSION/SEDIMENTATION CONTROL (SEE ZONING ORD. FOR APPROPRIATE FEE, MIN. \$1000)	1		\$1,000	\$1,000
2	TREE REPLACEMENT	0	L.S.	\$0	\$0
3	ARBORIST FEE	1	L.S.	\$2,500	\$2,500
4	DAMAGE TO EXISTING PUBLIC UTILITIES (TO BE COMPUTED BY THE TOWN OF HERNDON)	_____	L.S.	\$5,000	\$5,000
5	LANDSCAPING	_____	L.S.	_____	_____
				TOTAL:	\$8,500

REVIEW AND INSPECTION FEE SCHEDULE					
(SEE SECTION 78-201.2 AND SECTION 26-335 OF THE TOWN CODE FOR FEES)					
ITEM	QUANTITY	UNIT	FEE PER UNIT		FEE
			FOR SUBDS	FOR SITE PLANS	
BITUMINOUS SURFACE	SQ. YDS.		\$0.51	\$0.51	\$65.45
CURB & GUTTER OR HEADER CURB	LIN. FT.		\$0.92	\$0.92	
SIDEWALK	LIN. FT.		\$1.35	\$1.35	
SANITARY SEWER	LIN. FT.		\$2.34	\$2.34	
T.V. INSPECTION	LIN. FT.		\$2.32	\$2.32	
WATERLINE	LIN. FT.		\$1.75	\$1.75	
STORM DRAINAGE	LIN. FT.		\$4.39	\$4.39	
VSMP STORMWATER MANAGEMENT FEE (see Town Code Section 26-335)	LUMP SUM		\$290.00	\$290.00	\$290.00
BIORETENTION FACILITIES (RAIN GARDENS)	EACH		\$250.00	\$250.00	
STORMWATER DETENTION/BMP MEASURES (other than rain gardens)	EACH				
OVERLOT GRADING AND SURFACE DRAINAGE PLAN (per division of land or per disturbed acre, whichever is greater)	LOT/ACRE		\$200.00	\$200.00	
STREETLIGHTS	PER LIGHT		\$50	\$50	
MISCELLANY	ACRE		675.00/(MIN.)	675.00/(MIN.)	
SCREENING	LIN. FT.		\$2.34	\$2.34	
¢ LINEAR FEET OF STREET	LIN. FT.		\$1.20	\$1.20	
ESTIMATED FEE - TOTAL					\$355.45
INITIAL FEE PAYMENT (50% OF ESTIMATED FEE)			(RECEIPT #		DATE)
BALANCE OF FEE (COMPUTED BY TOWN)			(RECEIPT #		DATE)

INDEX	PAGE
COVER SHEET	1.
NOTES & DETAILS	2.
SITE PLAN	3.
EXISTING CONDITIONS AND EROSION AND SEDIMENT CONTROL PLAN	4.
EROSION AND SEDIMENT CONTROL NOTES & DETAILS	5.

EXISTING CONDITION SURVEY NOTES

1. HORIZONTAL DATUM RECORDED NORTH
VERTICAL DATUM NGVD 29
2. UTILITY INFORMATION, AS SHOWN ON THIS PLAN, IS TAKEN FROM THE RECORDS AND/OR FIELD SURVEY COMPLETED BY TRI-TEK ENGINEERING, INC.
DATED MAY, 2021; AND CANNOT BE GUARANTEED. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "MISS UTILITY" AT 1-800-552-7001, 72 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.
3. LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
CONTRACTOR/ENGINEER SHOULD DIG TEST PITS BY HAND AT ALL UTILITY CROSSINGS TO VERIFY EXACT LOCATION.



VICINITY MAP

SCALE: 1" = 500'

The map shows a street grid with Jefferson St running horizontally across the top. Below it is Ellen St, and further down is Burrell St. A diagonal street, Duane St, runs from the bottom left towards the center. Another diagonal street, Duane St, runs from the center towards the bottom right. The map includes various lot numbers, street names, and a proposed bus rapid transit alignment indicated by a thick black line. Key locations marked include the 'PRINCE FORMING CENTER' and 'MITCHELL'. A north arrow is located in the top left corner.

LOCATION OF BENCHMARKS	
B.M. #1	ELEV. = 372.40 TOP SANITARY SEWER MANHOLE WITHIN ELDEN STREET.
B.M. #2	ELEV. = 370.04 IRON PIPE FOUND NORTHWEST CORNER OF PROPERTY.

APPROVED	
FOR SITE CONSTRUCTION UNDER THIS PLAN. BUILDING PERMITS TO BE ISSUED SEPARATELY.	
DATE	FAIRFAX COUNTY FIRE MARSHAL
11/15/22	
DATE	DIRECTOR OF PUBLIC WORKS
11-10-2022	
DATE	DIRECTOR OF COMMUNITY DEVELOPMENT
11/14/2022	
DATE	ZONING ADMINISTRATOR

BEFORE YOU DIG
CALL "MISS UTILITY" 811
OR 1-800-552-7001
Visit online at va811.com

TOWN PLAN #: <u>TP#2115</u>		
TOWN OF HERNDON, VIRGINIA COVER SHEET		
SUBDIVISION OR SITE PLAN NAME	ADAMS GREEN FUNERAL HOME	
OWNER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	ADAMS HERNDON HOLDINGS, LLC 725 ELDEN ST HERNDON, VA 20170	
DEVELOPER, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	ADAMS HERNDON HOLDINGS, LLC 725 ELDEN ST HERNDON, VA 20170	
CERTIFIED ENGINEER, ARCHITECT OR SURVEYOR SUBMITTING PLAN, ADDRESS, INCLUDE ZIP CODE AND TELEPHONE NUMBER	TRI-TEK ENGINEERING 690 CENTER STREET, SUITE 300 HERNDON, VIRGINIA 22170 (703) 481-5900	
FAIRFAX COUNTY TAX MAP NUMBER	16--(2)--0091	
TOTAL AREA	0.37 ACRES	PRESENT ZONING CC
DATE: AUGUST 30, 2021		PAGE 1 OF 5 PAGES

PURPOSE OF PLAN:

TO REMOVE TWO (2) EXISTING STRUCTURES ON THE PROPERTY.

GENERAL NOTES:

- THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX MAP NO. 016-2-(2)-0091.
- ZONING: CC, HISTORIC OVERLAY DISTRICT
- TOTAL SITE AREA: 0.37 AC.
- OWNER/APPLICANT: ADAMS HERNDON HOLDINGS, LLC
721 ELDEN ST.
HERNDON, VA. 20170
(DB:11341, PG. 1496-PARCEL 91)
(DB:20124, PG. 2162-PARCEL 92A)
- OWNER SHALL SUBMIT UTILITY DOCUMENTS FROM APPLICABLE UTILITY COMPANIES (E.G. DOMINION, VERIZON, COX, ETC.). UTILITIES SHALL BE ABANDONED PRIOR TO BUILDING DEMOLITION. PUBLIC UTILITIES (E.G. WATER AND SANITARY SEWER) SHALL BE ABANDONED AT THE MAIN. BE ADVISED THAT A DEMO PERMIT MUST BE OBTAINED PRIOR TO UTILITY ABANDONMENT AND RIGHT-OF-WAY PERMIT MUST BE OBTAINED PRIOR TO ANY WORK IN THE RIGHT-OF-WAY.
- USE: FUNERAL HOME
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD RUN SURVEY BY TRI-TEK ENGINEERING (MAY, 2021).
- ALL APPROPRIATE PERMITS SHALL BE RECEIVED FROM THE TOWN PRIOR TO REMOVAL OF THE STRUCTURES. TWO STRUCTURES ARE TO BE REMOVED AND ASBESTOS CERTIFICATIONS SHOULD BE PROVIDED TO DOCUMENT ANY ASBESTOS IDENTIFIED THAT WILL BE PROPERLY REMOVED IN ADVANCE OF THE STRUCTURE DEMOLITION.
- THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND UTILITIES. IF DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHOULD ENCOUNTER UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS, HE SHALL IMMEDIATELY NOTIFY THE ENGINEER AND TAKE NECESSARY AND PROPER STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUANCE OF SERVICE.
- ALL UTILITIES AND UTILITY POLES TO BE RELOCATED DUE TO THIS DEVELOPMENT SHALL BE DONE AT THE EXPENSE OF THE DEVELOPER.
- ANY DAMAGE TO EXISTING STREETS DUE TO THIS DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- PARKING LOT AND SERVICE AREA ELEVATIONS SHOWN ARE ON STRAIGHT GRADES. THE CONTRACTOR SHALL ROUND ALL VERTICAL BREAKS WITH SMOOTH SPLINE CURVES.
- A SMOOTH GRADE SHALL BE MAINTAINED FROM CENTERLINE OR ACROSS TRAVELWAY OF PROPOSED ROADS OR PARKING SURFACES TO PROPOSED CURB AND GUTTER TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF WATER ON ANY ROAD OR PARKING AREA.
- ALL CONSTRUCTION DUE TO THIS DEVELOPMENT IS TO BE DONE IN ACCORDANCE WITH THE STANDARDS SET BY THE STATE OF VIRGINIA, AND THE TOWN OF HERNDON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER/SURVEYOR OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM THE TOWN OF HERNDON, OR ANY OTHER AUTHORITY ISSUING PERMITS.
- NO KNOWN GRAVES OR BURIAL SITES ARE ON THIS SITE.
- THE CONTRACTOR IS REQUIRED TO PERFORM ALL TESTS REQUIRED BY THE TOWN TO SECURE ACCEPTANCE OF ALL UTILITIES.
- THERE ARE NO RPA ON THIS SITE.
- UTILITY SERVICES SHALL BE ABANDONED AT THE MAIN AND SHALL BE CUT AND CAPPED AS APPROPRIATE AT THE PROPERTY LINE. ALL METER PITS SHALL BE REMOVED, AND AMR METERS SHALL BE RETURNED TO THE TOWN.
- REMOVAL OF TWO EXISTING STRUCTURE SHALL BE SUBJECT TO THE ISSUANCE OF HISTORIC DISTRICT CERTIFICATE OF APPROPRIATENESS PRIOR TO ISSUANCE OF A BUILDING PERMIT APPLICATION FOR DEMOLITION.

PARKING NARRATIVE:

THIS PLAN DOES NOT PROPOSE THE LOSS OF ANY PARKING SPACES, NOR DOES IT INCREASE THE NEED FOR PARKING.

STORM WATER MANAGEMENT NARRATIVE:

THE PROPOSED WORK REDUCES THE IMPERVIOUS AREA ON THE SITE BY 2,285 SF. THIS REDUCTION REDUCES THE SITE RUNOFF FROM THE PROPERTY. NO NEW IMPERVIOUS AREA IS PROPOSED. THE AREA WILL BE RESTORED TO GRASS WILL ALSO REDUCE THE POLLUTANT RUNOFF. NO STORM WATER CONTROLS ARE REQUIRED TO BE INSTALLED GIVEN THE ABOVE WORK.

RUNOFF FROM THE PROPERTY WILL GENERALLY FOLLOW THAT WHICH CURRENTLY EXISTS IN SHEET FLOW. GIVEN THE REDUCTION IN IMPERVIOUS AREA/RUNOFF, IS OUR OPINION THERE WILL BE NO ADVERSE INPUT TO DOWN STREAM PROPERTIES.

	EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA
STRUCTURES	6,423 SF (0.147 AC)	4,323 SF (0.101 AC)
PAVEMENT	30,312 SF (0.695 AC)	30,312 SF (0.695 AC)
WALKS	185 SF (0.003 AC)	0
PERCENTAGE IMPERVIOUS	60%*	56%

LOD AREA=5,255 SF

STORMWATER ANALYSIS:

PRE DEVELOPMENT RUNOFF (TOTAL SITE):

$$Q=CIA \quad C = \frac{0.84 \text{ AC } (0.90)}{1.4} + \frac{0.56 \text{ AC } (0.30)}{1.4} = 0.65$$
$$Q_2 \text{ YR: } 0.65 \times 5.23 \text{ IN/HR} \times 1.41 \text{ AC} = 4.79 \text{ CFS}$$
$$Q_{10} \text{ YR: } 0.65 \times 6.77 \text{ IN/HR} \times 1.41 \text{ AC} = 6.20 \text{ CFS}$$
$$V_2 \text{ YR: } 0.65 \times 2" / 12" \times 1.41 \text{ AC} = 0.152 \text{ AC-FT}$$

POST DEVELOPMENT RUNOFF:

$$C = \frac{0.79 \text{ AC } (0.90)}{1.4} + \frac{0.62 \text{ AC } (0.30)}{1.4} = 0.63$$
$$Q_2 \text{ YR: } 0.63 \times 5.23 \text{ IN/HR} \times 1.41 \text{ AC} = 4.64 \text{ CFS}$$
$$Q_{10} \text{ YR: } 0.63 \times 6.77 \text{ IN/HR} \times 1.41 \text{ AC} = 6.01 \text{ CFS}$$
$$V_2 \text{ YR: } 0.63 \times 2" / 12" \times 1.41 \text{ AC} = 0.148 \text{ AC-FT}$$

DECREASE DUE TO DEVELOPMENT:

$$Q_2 \text{ YR: } 4.64 \text{ CFS} - 4.79 \text{ CFS} = -0.15 \text{ CFS}$$
$$Q_{10} \text{ YR: } 6.01 \text{ CFS} - 6.20 \text{ CFS} = -0.19 \text{ CFS}$$
$$V_2 \text{ YR: } 0.148 \text{ AC-FT} - 0.152 \text{ AC-FT} = -0.004 \text{ AC-FT}$$

PRE DEVELOPMENT LOD SHEET FLOW NORTH:

$$Q=CIA \quad C = \frac{0.01 \text{ AC } (0.90)}{0.04} + \frac{0.03 \text{ AC } (0.30)}{0.04} = 0.45$$
$$Q_2 \text{ YR: } 0.45 \times 5.23 \text{ IN/HR} \times 0.04 \text{ AC} = 0.09 \text{ CFS}$$
$$Q_{10} \text{ YR: } 0.45 \times 6.77 \text{ IN/HR} \times 0.04 \text{ AC} = 0.12 \text{ CFS}$$
$$V_2 \text{ YR: } 0.45 \times 2" / 12" \times 0.04 \text{ AC} = 0.003 \text{ AC-FT}$$

POST DEVELOPMENT LOD SHEET FLOW NORTH:

$$Q=CIA \quad C = 0.30$$
$$Q_2 \text{ YR: } 0.30 \times 5.23 \text{ IN/HR} \times 0.04 \text{ AC} = 0.06 \text{ CFS}$$
$$Q_{10} \text{ YR: } 0.30 \times 6.77 \text{ IN/HR} \times 0.04 \text{ AC} = 0.08 \text{ CFS}$$
$$V_2 \text{ YR: } 0.30 \times 2" / 12" \times 0.04 \text{ AC} = 0.002 \text{ AC-FT}$$

PRE DEVELOPMENT LOD SHEET FLOW SOUTH:

$$Q=CIA \quad C = \frac{0.03 \text{ AC } (0.90)}{0.08} + \frac{0.05 \text{ AC } (0.30)}{0.08} = 0.53$$
$$Q_2 \text{ YR: } 0.53 \times 5.23 \text{ IN/HR} \times 0.08 \text{ AC} = 0.22 \text{ CFS}$$
$$Q_{10} \text{ YR: } 0.53 \times 6.77 \text{ IN/HR} \times 0.08 \text{ AC} = 0.28 \text{ CFS}$$
$$V_2 \text{ YR: } 0.53 \times 2" / 12" \times 0.08 \text{ AC} = 0.007 \text{ AC-FT}$$

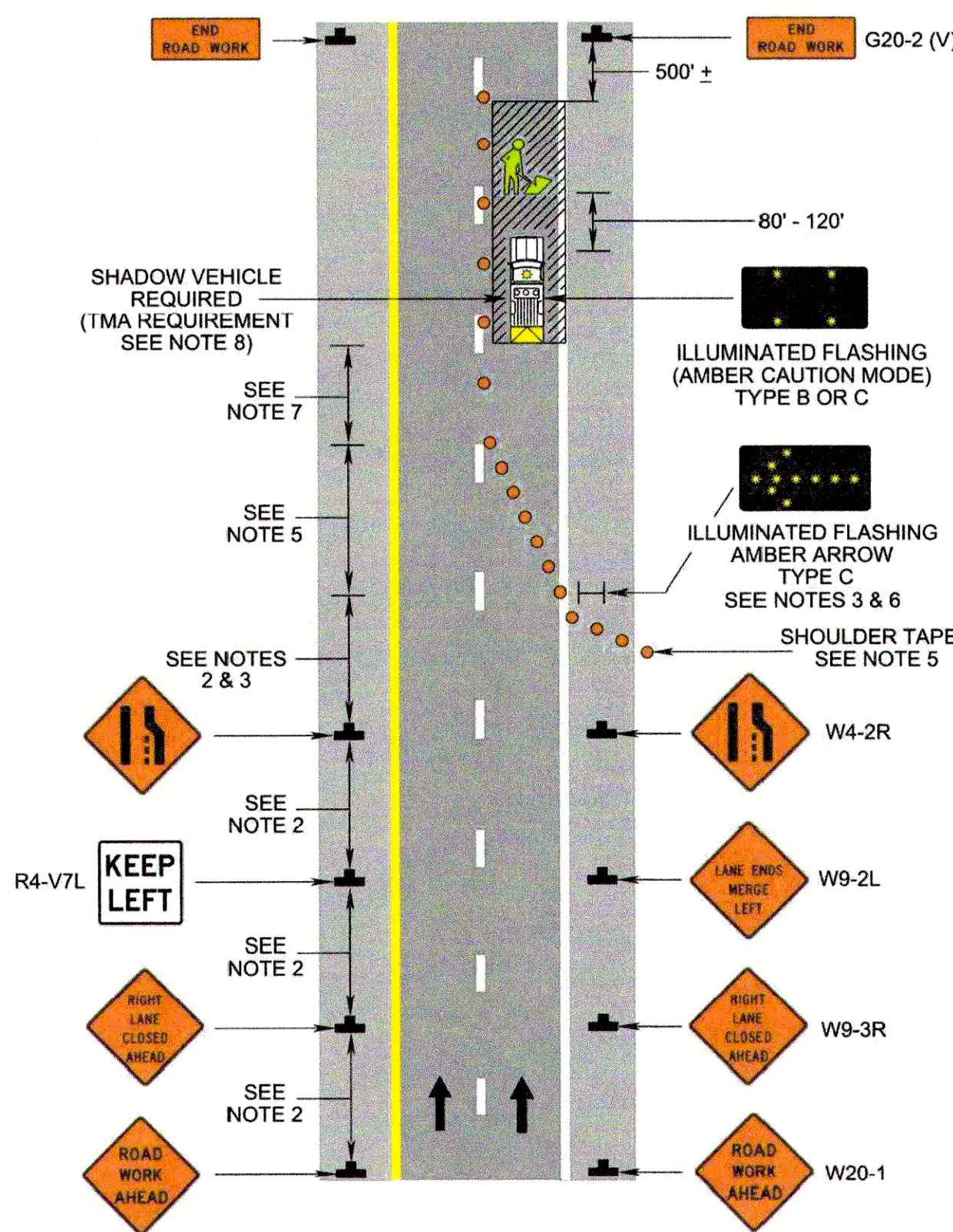
POST DEVELOPMENT LOD SHEET FLOW SOUTH:

$$Q=CIA \quad C = 0.30$$
$$Q_2 \text{ YR: } 0.30 \times 5.23 \text{ IN/HR} \times 0.08 \text{ AC} = 0.12 \text{ CFS}$$
$$Q_{10} \text{ YR: } 0.30 \times 6.77 \text{ IN/HR} \times 0.08 \text{ AC} = 0.16 \text{ CFS}$$
$$V_2 \text{ YR: } 0.30 \times 2" / 12" \times 0.08 \text{ AC} = 0.004 \text{ AC-FT}$$

April 2015

Page 6H-39

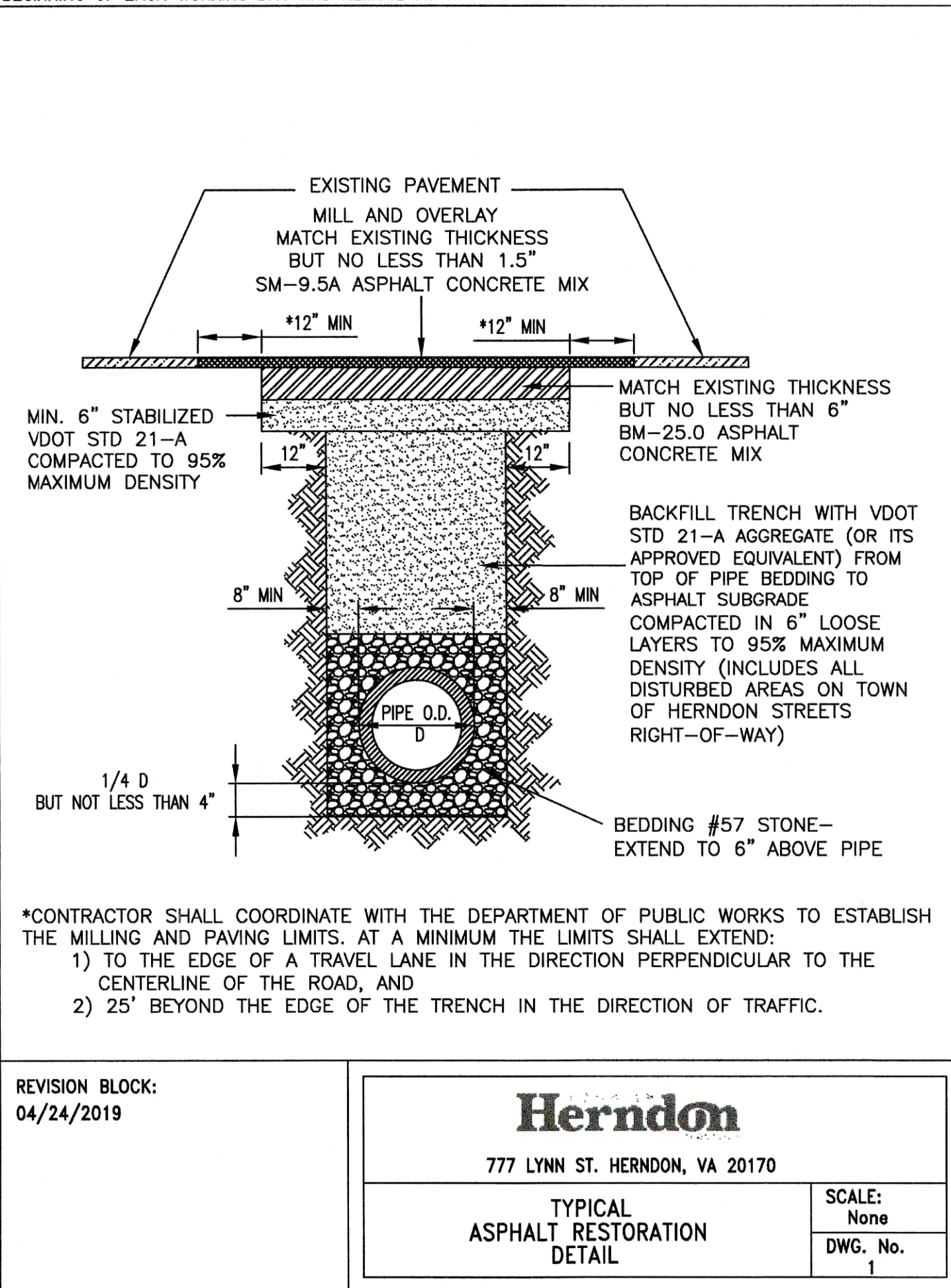
Outside Lane Closure Operation on a Four-Lane Roadway
(Figure TTC-16.1)



NARRATIVE FOR TRAFFIC CONTROL
ON ELDEN STREET

DURATION: 1 WEEK

- CLOSE OUTER EASTBOUND LANE FROM START OF THE LANE TO END OF THE WORK AREA AND LEAVE THE LEFT TURNING LANE OPEN FOR PASS THROUGH AND LEFT TURN TRAFFIC.
- OPEN-CUT THE PAVEMENT AND REMOVE THE WATER AND SEWER PIPES PER THIS PLAN. START FROM C&G UP TO CONNECTION TO MAIN, AND ABANDON AND CUT AND CAPPED THE REMAINING PORTIONS AT THE PROPERTY LINE.
- INSTALL TRAFFIC CONTROL DEVICES AT THE BEGINNING OF EACH WORKING DAY AND REMOVE AT THE END OF EACH WORKING DAY.



Typical Traffic Control

Outside Lane Closure Operation on a Four-Lane Roadway
(Figure TTC-16.1)

NOTES

- Standard:**
- On divided highways having a median wider than 8', right and left sign assemblies shall be required.
- Guidance:**
- Sign spacing should be 1300'-1500' for Limited Access highways. For all other roadways, the sign spacing should be 500'-800' where the posted speed limit is greater than 45 mph, and 350'-500' where the posted speed limit is 45 mph or less.
 - Care should be exercised when establishing the limits of the work zone to insure maximum possible sight distance in advance of the transition, based on the posted speed limit and at least equal to or greater than the values in Table 6H-3. For Limited Access highways a minimum of 1000' is desired.
 - All vehicles, equipment, workers, and their activities should be restricted to one side of the pavement.
- Standard:**
- Taper Length (L) and Channelizing Device Spacing shall be:

Speed Limit (mph)	Taper Length (L)			
	9	10	11	12
25	95	105	115	125
30	135	150	165	180
35	185	205	225	245
40	240	270	295	320
45	405	450	495	540
50	450	500	550	600
55	495	550	605	660
60	540	600	660	720
65	585	660	715	780
70	630	700	770	840

Minimum taper lengths for Limited Access highways shall be 1000 feet.

Shoulder Taper = 1/2 L Minimum

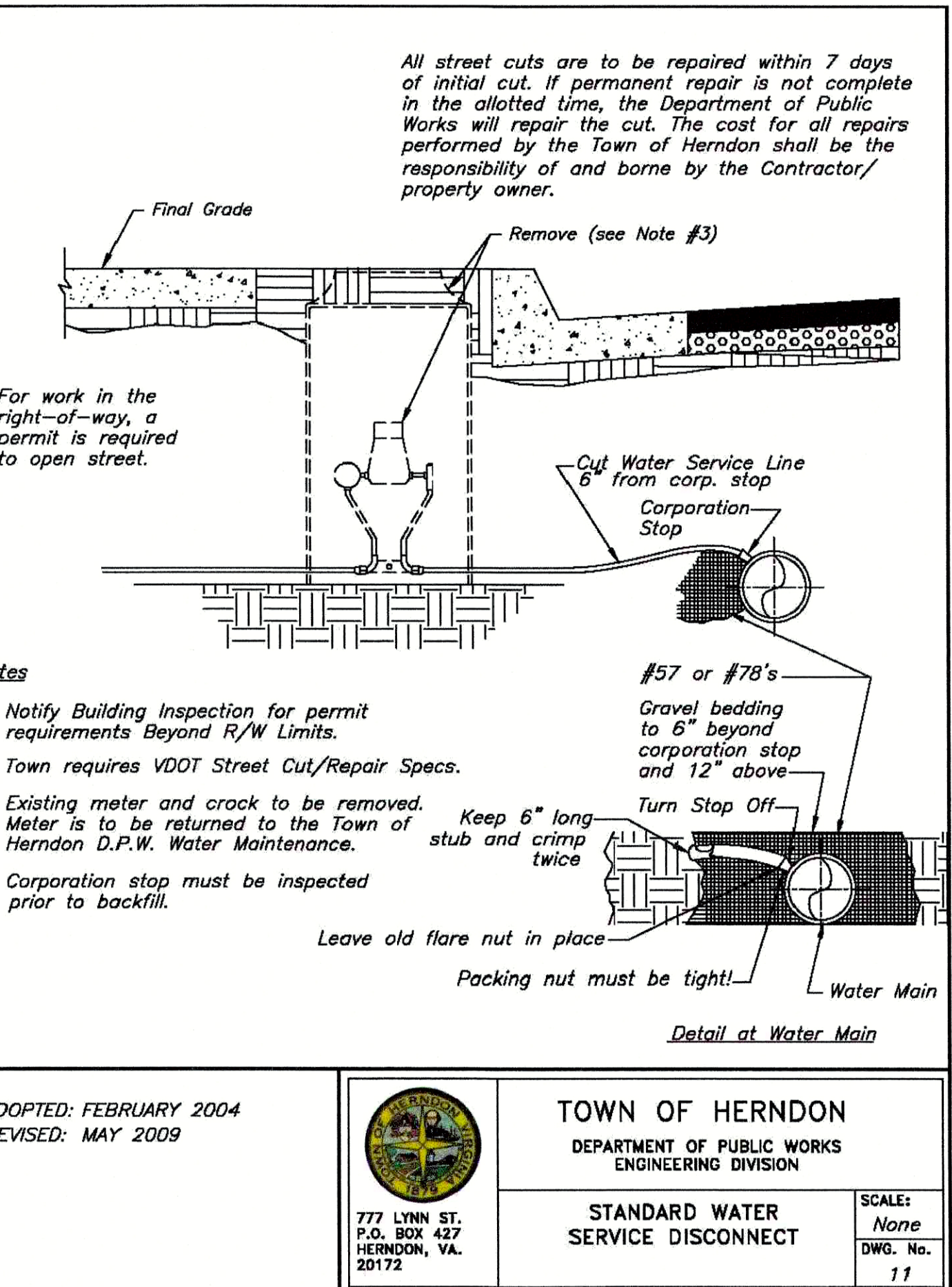
Channelizing Device Spacing	
Location	Speed Limit (mph)
Transition Spacing	20' 40'
Travelway Spacing	40' 80'
Construction Access*	80' 120'

* Spacing may be increased to this distance, but shall not exceed one access per 1/4 mile.

On roadways with paved shoulders having a width of 8 feet or more, channelizing devices shall be used to close the shoulder in advance of the merging taper to direct vehicular traffic to remain within the traveled way.

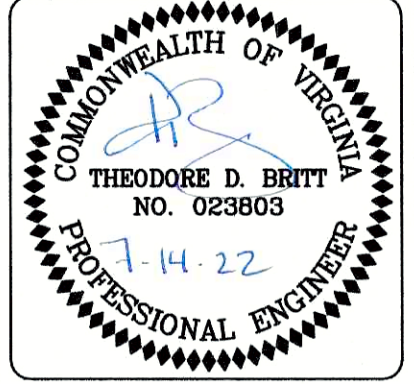
- An arrow board shall be used when a lane is closed. When more than one lane is closed, a separate arrow board shall be used for each closed lane (see Figure TTC-18).
- The buffer space length shall be shown in Table 6H-3 on Page 6H-5 for the posted speed limit.
- A shadow vehicle with either a Type B or C arrow board operating in the caution mode, or at least one high intensity amber rotating, flashing, or oscillating light shall be parked 80'-120' in advance of the first work crew. When the posted speed limit is 45 mph or greater, a truck-mounted attenuator shall be used.
- Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity amber rotating, flashing, or oscillating lights but can be used to supplement the amber rotating, flashing, or oscillating lights.
- When a side road intersects the highway within the TTC zone, additional TTC devices shall be placed as needed.

1: Revision 1 - 4/1/2015



CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com



ADAMS GREEN
FUNERAL HOME

NOTES & DETAILS

REVISION	PER TOWN COMMENTS	PER TOWN COMMENTS	SIGNATURE SET
DATE	07/25/22	07/25/22	07/14/22

PM: JDB SCALE: NONE
PE: ASB DATE: 08.30.21
CO: AN SHEET 2 OF 5

TOWN PLAN NUMBER: TP#2115



CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com



ADAMS GREEN
FUNERAL HOME

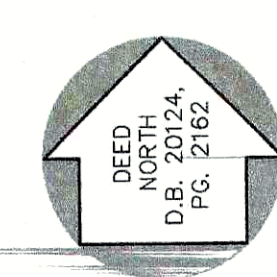
FAIRFAX COUNTY, VIRGINIA
TOWN OF HERNDON

SITE PLAN

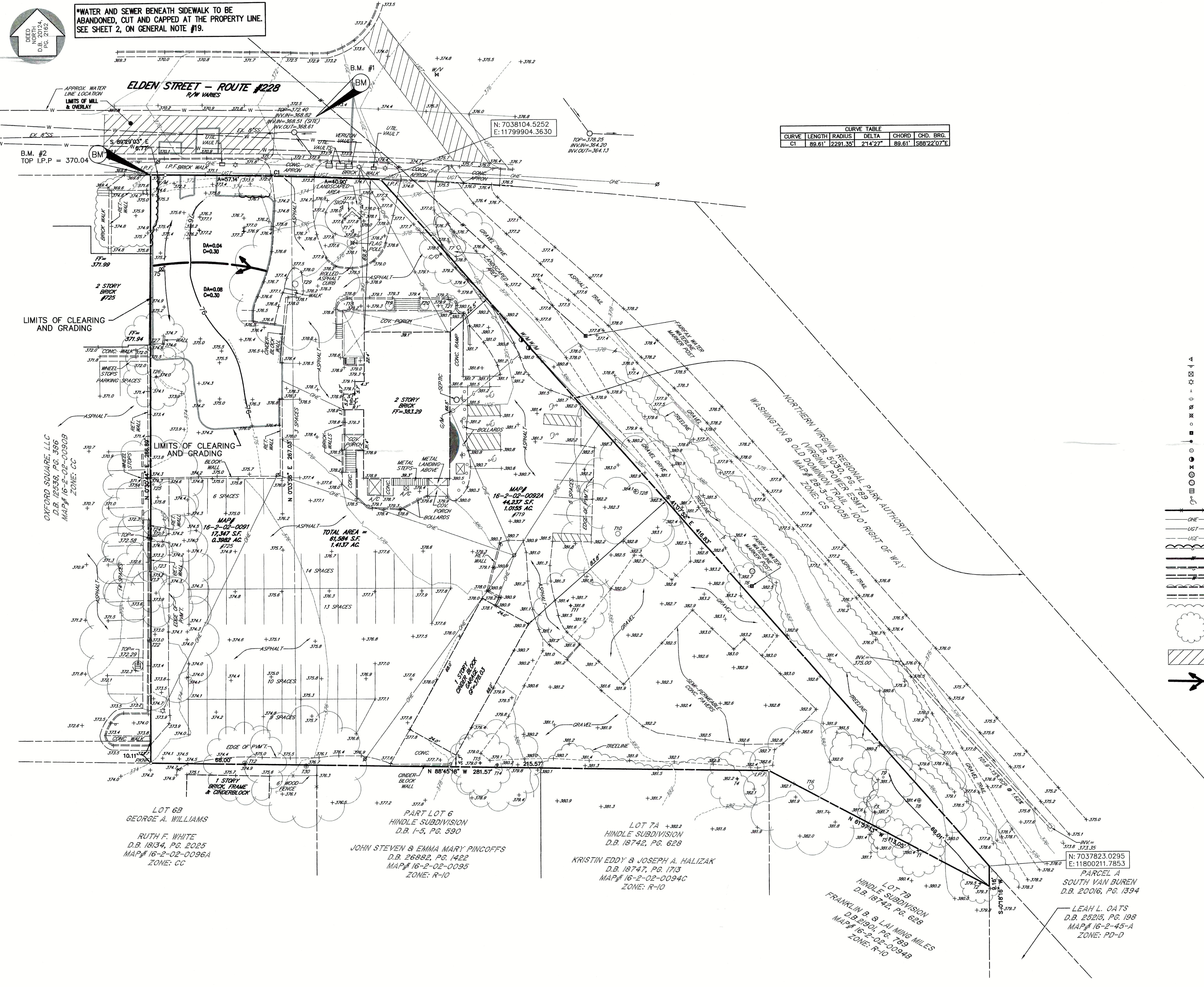
REVISION	DATE	PER TOWN COMMENTS	PER TOWN COMMENTS	SIGNATURE SET
1	07/25/22			
2	05/02/22			
3	07/14/22			

PM: JDB SCALE: 1"=20'
PE: ASB DATE: 08.30.21
CO: AN SHEET 3 OF 5

TOWN PLAN NUMBER: TP#2115



*WATER AND SEWER BENEATH SIDEWALK TO BE
ABANDONED, CUT AND CAPPED AT THE PROPERTY LINE.
SEE SHEET 2, ON GENERAL NOTE #19.



CURVE	LENGTH	RADIUS	DELTA	CHORD	CHD. BRG.
C1	89.61'	12291.35'	214°27'	89.61'	S88°22'07"E

TREE TABLE	
11	9" PINE
12	8" PINE
13	9" PINE
14	11" PINE
15	10" CEDAR
16	11" CEDAR
17	20" CEDAR
18	20" OAK
19	11" MAPLE
110	26" MAPLE
111	11" MAPLE
112	25" MAPLE
113	6" MAPLE
114	13" MAPLE
115	10" MAPLE
116	28" MAPLE
117	2" TREE
118	4" TREE
119	3" TREE
120	2" TREE
121	4" TREE
122	24" TREE
123	15" TREE
124	20" TREE
125	9" TREE
126	9" TREE
127	6" TREE (TO BE REMOVED)
128	21" TREE
129	33" TREE
130	24" HICKORY

LEGEND	
4	GROUND LIGHT
☆	SIGN
☆	AIR CONDITIONER
☆	LIGHT POLE
☆	GUY WIRE
☆	TELEPHONE POLE
☆	POWER POLE
☆	FLAG POLE
☆	BOLLARD
☆	UTILITY MARKER POST
☆	CLEAN OUT
☆	GAS METER
☆	WATER METER
☆	WATER VALVE
☆	WATER MANHOLE
☆	SANITARY MANHOLE
☆	DROP INLET GRATE
☆	HANDICAP PARKING SPACE
☆	ENCLOSURE
☆	OVERHEAD ELECTRIC
☆	UNDERGROUND TELECOMM
☆	UNDERGROUND ELECTRIC
☆	LANDSCAPING BOUNDARY
☆	IMMEDIATE DISTURBANCE
☆	GRASSLINE
☆	WATERLINE/UTTER
☆	TREELINE
☆	CURB & GUTTER
☆	TREELINE
☆	TREE CANOPY
☆	PROP. MILL AND OVERLAY
☆	PROP. DRAINAGE DIVIDE



CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

690 Center Street
Suite 300
Herndon, Virginia 20170
V: (703) 481-5900
F: (703) 481-5901
info@tritekinc.com



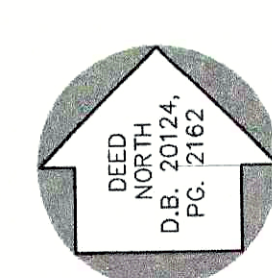
ADAMS GREEN
FUNERAL HOME

EXISTING CONDITIONS
AND EROSION &
SEDIMENT CONTROL
PLAN

REVISION	DATE	PER TOWN COMMENTS
1	01/25/22	
2	05/02/22	

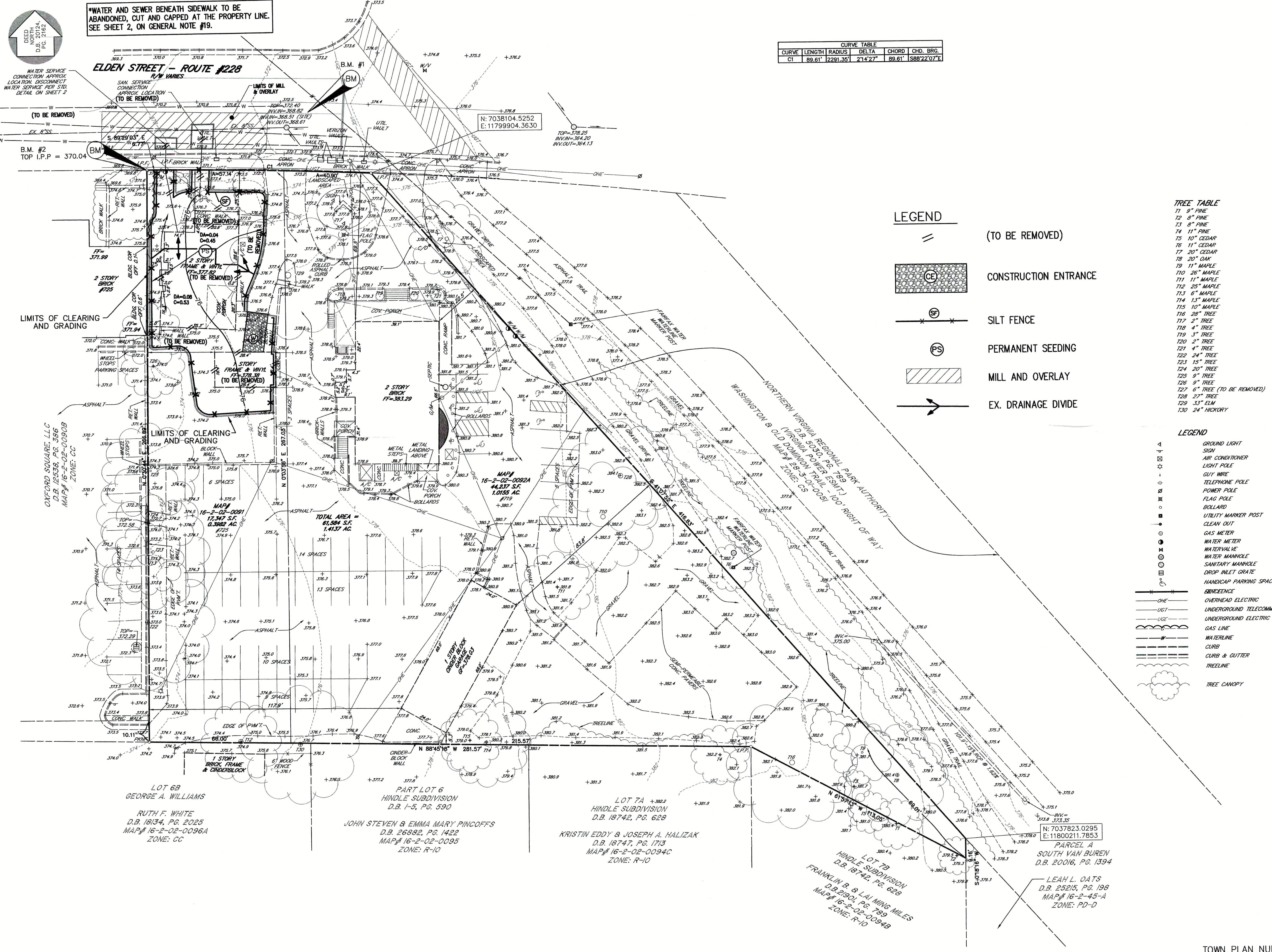
PM: TDB SCALE: 1"=20'
PE: ASB DATE: 08.30.21
CO: AN SHEET 4 OF 5

TOWN PLAN NUMBER: TP#2115



*WATER AND SEWER BENEATH SIDEWALK TO BE ABANDONED, CUT AND CAPPED AT THE PROPERTY LINE. SEE SHEET 2, ON GENERAL NOTE #19.

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHD. BRG.
C1	69.61'	2291.35'	214°27'	89.61'	S88°22'07"E



LEGEND

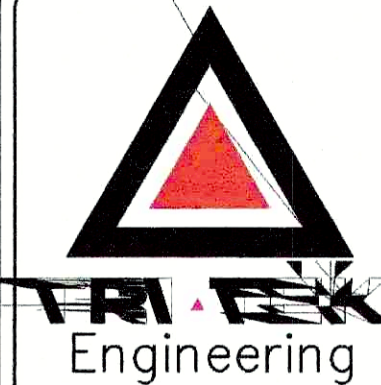
- (TO BE REMOVED)
- CONSTRUCTION ENTRANCE
- SILT FENCE
- PERMANENT SEEDING
- MILL AND OVERLAY
- EX. DRAINAGE DIVIDE

TREE TABLE

- 11 9" PINE
- 12 8" PINE
- 13 8" PINE
- 14 11" PINE
- 15 10" CEDAR
- 16 11" CEDAR
- 17 20" CEDAR
- 18 20" OAK
- 19 11" MAPLE
- 110 26" MAPLE
- 111 11" MAPLE
- 112 25" MAPLE
- 113 6" MAPLE
- 114 1.5" MAPLE
- 115 10" MAPLE
- 116 28" TREE
- 117 2" TREE
- 118 4" TREE
- 119 3" TREE
- 120 2" TREE
- 121 4" TREE
- 122 25" TREE
- 123 15" TREE
- 124 20" TREE
- 125 9" TREE
- 126 9" TREE
- 127 6" TREE (TO BE REMOVED)
- 128 27" TREE
- 129 33" ELM
- 130 24" HICKORY

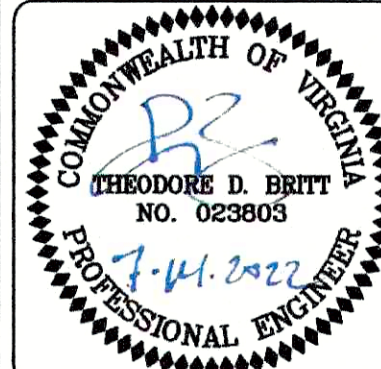
LEGEND

- GROUND LIGHT
- SIGN
- AIR CONDITIONER
- LIGHT POLE
- GUY WIRE
- TELEPHONE POLE
- POWER POLE
- FLAG POLE
- BOLLARD
- UTILITY MARKER POST
- CLEAN OUT
- GAS METER
- WATER METER
- WATERVALVE
- WATER MANHOLE
- SANITARY MANHOLE
- DROP INLET GRATE
- HANDICAP PARKING SPACE
- ENCLOSURE
- OVERHEAD ELECTRIC
- UNDERGROUND TELECOMM
- UNDERGROUND ELECTRIC
- GAS LINE
- WATERLINE
- CURB
- CURB & GUTTER
- TREELINE
- TREE CANOPY



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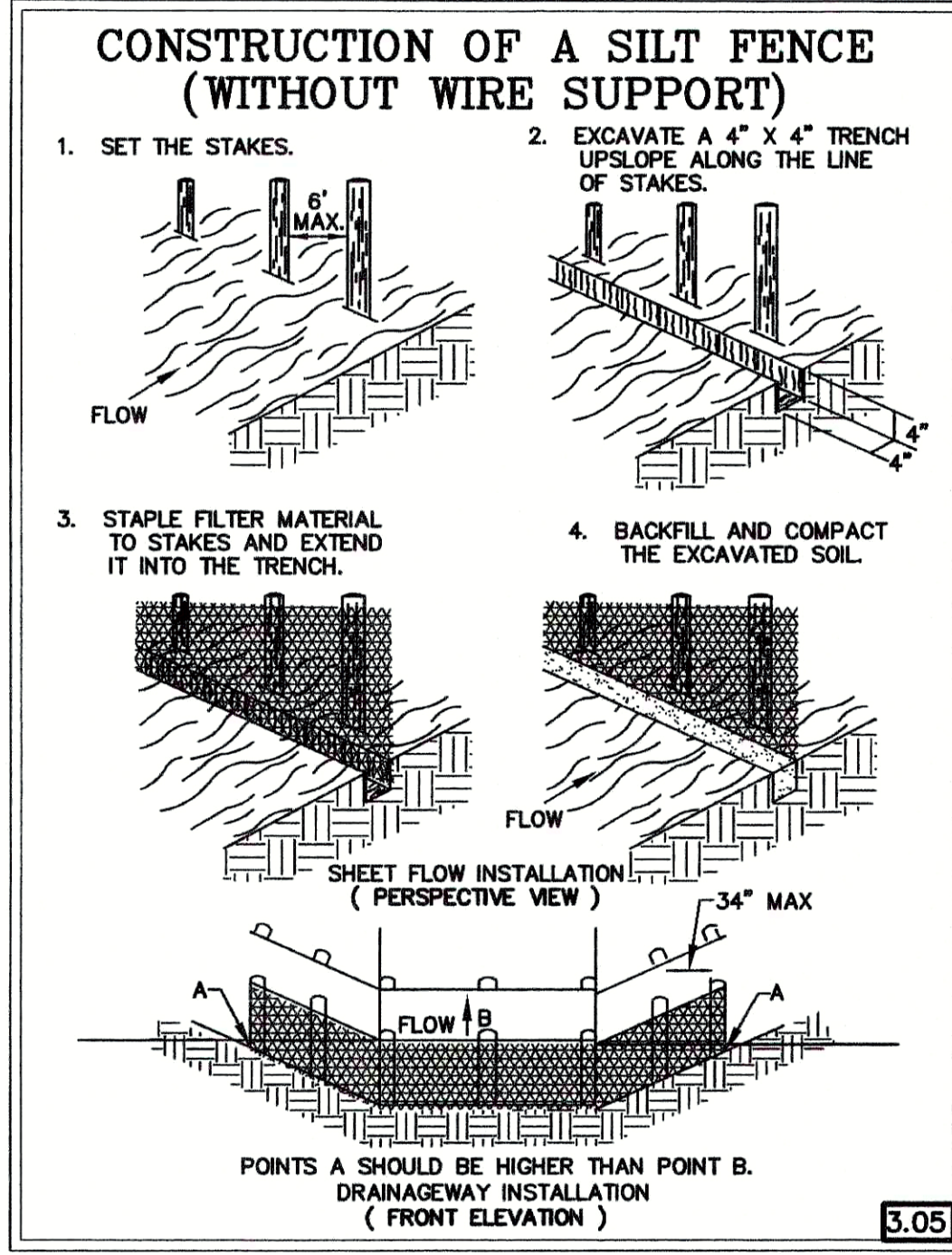
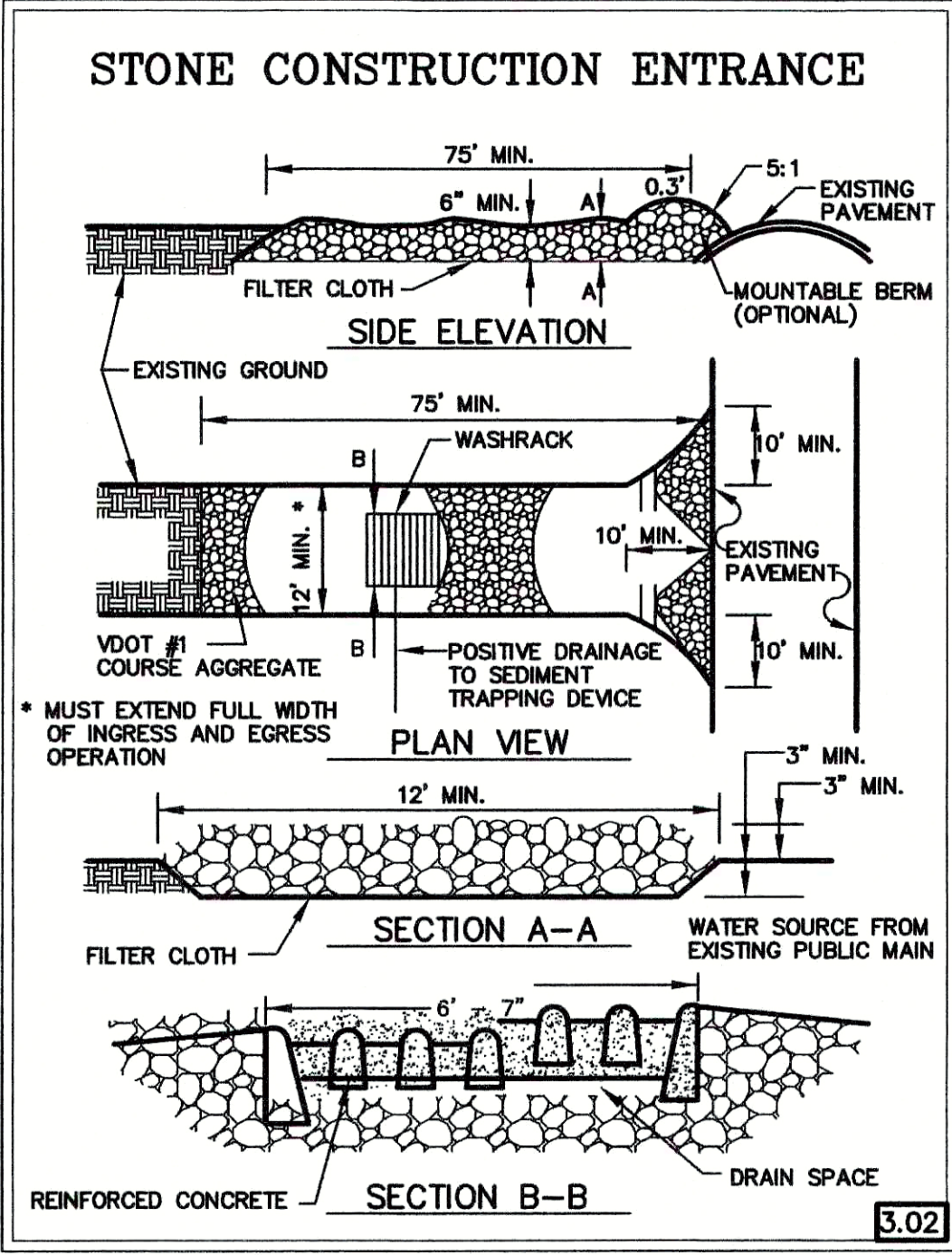
ADAMS GREEN
FUNERAL HOME

FAIRFAX COUNTY, VIRGINIA
TOWN OF HERNDON

EROSION AND
SEDIMENT CONTROL
NOTES & DETAILS

DATE	REVISION
01/25/22	PER TOWN COMMENTS
05/02/22	PER TOWN COMMENTS
07/14/22	SIGNATURE SET

PM: IDB SCALE: NONE
PE: ASB DATE: 08.30.21
CO: AN SHEET 5 OF 5



EROSION AND SEDIMENT CONTROL NARRATIVE

PROJECT DESCRIPTION

THIS PLAN PROPOSES THE REMOVAL OF AN EXISTING TWO STORY WOOD STRUCTURE AND A SINGLE STORY WOOD STRUCTURE. APPROXIMATELY 0.12 AC (5,255 SF) WILL BE DISTURBED.

EROSION AND SEDIMENT CONTROL MEASURES

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE MINIMUM STANDARDS AND SPECIFICATIONS PRESENTED IN THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.

STRUCTURAL PRACTICES

1. Temporary Construction Entrances w/Wash Rack - 3.02
The Contractor shall provide a water source by either a water truck or water tank on-site for washing vehicles before entering the public road.
2. Silt Fence- 3.05
A temporary sediment barrier consisting of a synthetic filter fabric stretched across and attached to supporting posts and entrenched installed to intercept and detain small amounts of sediment from disturbed areas during construction operations in order to prevent sediment from leaving the site and to decrease the velocity of sheet and channel flows.
3. DUST CONTROL - 3.39
A WATER TRUCK WILL PERIODICALLY SPRINKLE THE SITE WITH WATER TO PREVENT UNNECESSARY DUST MOVEMENT. ALTERNATE METHODS OF DUST CONTROL CAN BE USED AT THE DISCRETION OF THE SITE INSPECTOR.

VEGETATIVE PRACTICES

1. MULCHING - 3.35
STRAW MULCH WILL BE PLACED OVER NEWLY SEEDED AREAS FOLLOWING FINAL GRADING TO PREVENT EROSION OF BOTH SOILS AND SEED.
2. PERMANENT SEEDING - 3.32
PERMANENT SEEDING WILL BE APPLIED TO ALL DISTURBED AREAS AT THE COMPLETION OF FINAL GRADING. RESEEDING OF AREAS WHERE THE PREVIOUS SEED DID NOT GERMINATE SHALL BE PERFORMED TO INSURE AN EVEN GRASS COVER IS PROVIDED ON THE SITE.

MANAGEMENT STRATEGIES

1. CONSTRUCTION WILL BE SEQUENCED SO THAT GRADING OPERATIONS CAN BEGIN AND END AS QUICKLY AS POSSIBLE.
2. AREAS THAT ARE NOT TO BE DISTURBED DURING CONSTRUCTION WILL BE CLEARLY MARKED WITH FLAGS OR OTHER APPROPRIATE SIGNAGE.
3. THE JOB SUPERINTENDENT WILL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES CALLED FOR IN THE EROSION AND SEDIMENT CONTROL PLANS AND DETAILS.
4. AFTER ADEQUATE SITE STABILIZATION HAS BEEN ACCOMPLISHED, THE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE REMOVED.
5. NO EROSION AND SEDIMENT CONTROLS SHALL BE REMOVED WITHOUT THE APPROVAL OF THE TOWN OF HERNDON SITE INSPECTOR.

PERMANENT STABILIZATION

ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY FOLLOWING FINISHED GRADING. THE SEEDING SHALL BE COMPLETED IN ACCORDANCE WITH STD. & SPEC. 3.32, PERMANENT SEEDING OF THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK. STRAW MULCH WILL BE EMPLOYED TO PROTECT THE SITE FROM EROSION WHILE THE SEED GERMINATES. IN ALL SEEDING OPERATIONS, SEED, FERTILIZER AND LIME WILL BE APPLIED PRIOR TO MULCHING.



Title: HDRB #23-004; Appeal: window replacement; 898 Station Street

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

Summary Information			
Applicant Request	Replacement windows		
Address	898 Station Street		
Fairfax County Tax Map Number	0104 34 0001		
Owners	Kevin G Moses, Paige L Moses		
Applicant	Paige L Moses		
Business/Organization	Private residence		
Property Use	Residence		
Zoning District	R-10, Residential Single Family-10 District		
HDO Designation	Contributing		
Adjacent Zoning	North: R-15, Residential Single-Family – 15 District South: R-10, Residential Single-Family – 10 District East: R-10, Residential Single-Family – 10 District West: R-10, Residential Single-Family – 10 District		
Building Type(s)	Two story residential	Date of Construction:	Pre-1879
Architectural Style(s)	Greek revival with additions and modifications		
Exterior Material(s)	Wood lap siding, asphalt tile		
Neighborhood Design Profile	Single family residential		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

Staff Recommendation	Staff recommending denial of this application.
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Resource Description:

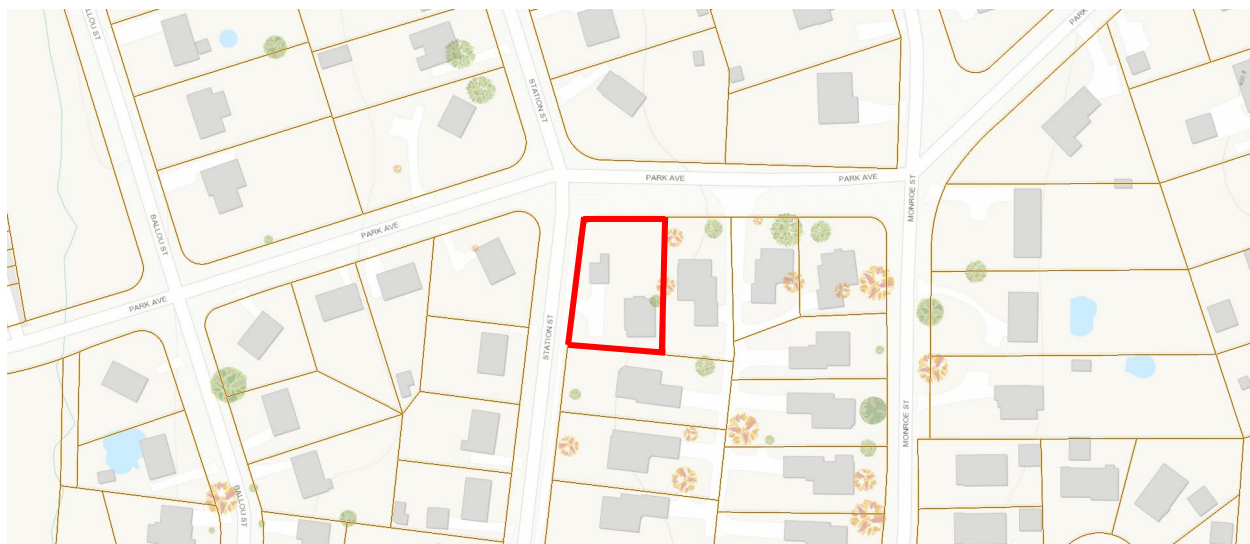
The house at 898 Station Street sits on the corner of Station Street and Park Avenue. It is a contributing structure in the Herndon Historic District. Lack of early records for this property make it difficult to pinpoint a date of construction, but it does appear in records from 1878, and so it at least pre-dates that year. *Herndon A Town and Its History* references the house as the Ballou Farmhouse and dates it to “late eighteenth-century”. (p.29) There is an addition which added a second gabled bay, slightly narrower than the original portion of the house which sits parallel to the original single gable structure. The original structure is a Greek revival with a full façade porch featuring square columns and

a centered entry. Above the entry is a broken pediment with simple trim down each side of the doorway.

The house consists of two primary gabled bays, two brick chimneys on each gable of the original bay, an asphalt shingle roof, and is clad with wood lap siding. The front entrance faces the adjacent property to the south while the side and back of the structure face Station Street and Park Ave. Two facades of the original bay of the house are visible from the right of way: the south façade, and the west façade.

This property has been altered over the years including an addition in 1999 and alterations in 2000 and 2006 which were all subjects of HDRB review.

Location Map



Case Details

Proposal:

This application proposes replacing all remaining wood windows (23 in total) and two non-wood windows with new vinyl windows. The structure contains seven newer windows that are currently vinyl which are situated on the addition or newer portions of the house. The existing vinyl windows are not proposed to be replaced. The applicant stated that the proposed replacement windows would not alter the size of the window openings created by the removal of the original wood windows but did not provide specifics regarding the size, light division, or specific design of the proposed windows. The proposed replacement windows are Window World double-hung vinyl windows.

This application is an appeal of HDA #22-039, an administratively reviewed case in which staff denied the application for window replacements on the basis that the windows did not meet the Historic District Overlay Guidelines. Staff coordinated with the applicant prior to denial and let them know that staff could not approve the application as submitted, providing information regarding the Guidelines and possible alternative

window materials. Staff also informed the applicant that an administrative denial could be appealed to the HDRB. The applicant opted to keep the application as proposed and appeal the denial to the HDRB.

The modifications proposed for this case have already been completed. All wood windows have been replaced with vinyl windows. This application seeks a Certificate of Appropriateness for an unapproved existing condition.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay District (HP District)*
- Town of Herndon Historic District Overlay Guidelines (Pages 60, 87, 111)

Staff Analysis

1. **Zoning Ordinance Compliance.** Given that this work was completed without approval, it is in violation of the zoning ordinance. Approval of a Certificate of Appropriateness would bring it into compliance with that regulation.
2. **Completion of Work.** The windows were replaced with the proposed vinyl replacement windows after the applicant had submitted the application and received the denial from staff. After staff became aware of the unapproved work, a zoning violation was issued, and the applicant was contacted by staff with a reminder of the option to appeal staff's decision.
3. **Appeal Reviews.** When evaluating an appeal, the same guidelines that staff used in its administrative review and decision must be applied for the appeal. Regardless of whether the appeal is upheld or reversed, the HDRB must cite the specific reasons based on the applicable guidelines for the decision. The details of the case, such as the type of replacement window, may change during the HDRB review without the need for remanding back to staff.
4. **Guidelines Adherence.** The Herndon Historic District Overlay Guidelines emphasize the importance of historic features such as windows and recommend repair rather than replacement. The Guidelines allow for replacement when necessary: "For historic . . . windows, when necessary, replacement should be in-kind. Avoid wholesale replacement of historic windows and doors; these features should be replaced on an as-needed basis" (Guidelines, p. 60).
5. **Alternative Materials.** The Guidelines do allow for alternative materials to be used if the feature in question is beyond repair and replacement in-kind is not possible. Criteria for choosing an alternative material include the following: "In order to retain the historic appearance of a building, the new material should match the details and craftsmanship, as well as visual and physical qualities of the historic material (color, surface texture, surface reflectivity, finish, size/shape, profile)" (Guidelines, p. 87). Vinyl as a replacement material for windows does not mimic wood but displays a bulkier, heavier profile that can alter the appearance of a historic façade. Alternative materials generally determined to be appropriate for window replacements have been

fiberglass or aluminum clad windows. These materials are able to mimic the design and profile of wood windows and generally can be painted like wood windows.

6. **Vinyl in the HDO.** Regarding alternative materials more generally, the Guidelines state that: “Modern materials with a plastic appearance or composition, materials that cannot offer a scale, profile, and finish to mimic the appearance of a historic material, and modern materials with poor durability should not be used. For example, vinyl and EIFS are generally not appropriate materials for any exterior component due to quality and durability concerns”. (Guidelines, p. 111)
7. **Significance of the Resource.** Staff wishes to reemphasize the importance of this building. As one of the oldest contributing structures in the historic district and as one that sits in a prominent location, the retention of features and character are vital. This is a unique piece of architecture and the work being done affects the historic district as a whole – for better or worse. Staff urges careful consideration of this project and the work being proposed.
8. **Consideration of Other Solutions.** Staff also understands and acknowledges the needs and desires of owners. When navigating applications like this, the goal is to find a solution where the Guidelines for the historic district and the needs of the owner can both be met. Staff does not believe that the proposed windows adhere to the Guidelines. The Board may wish to discuss alternative windows with the applicant that could meet the Guidelines or options that might limit certain types of replacement windows to areas that are less visible from the street or on non-historic portions of the house.
9. **Necessary Additional Information.** Any complete assessment of the proposed/existing vinyl replacement windows can only be done with the provision of a window sample and clarification on the window specifications. New materials are often becoming available that employ new innovations and technologies. Understanding this is the reason the guidelines allow for flexibility in the consideration of suitable alternative materials but to fully understand exactly how a modern material such as vinyl may compares to a traditional material, a physical sample of the modern material would need to be reviewed.

Staff Recommendation:

HDRB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The HDRB #23-004 may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending denial of this application.

Report Attachments

1.	Guidelines Review Matrix
2.	Administrative Result Letter HDA #22-039

3.	Applicant Letter
4.	Proposed Replacement Windows Specs Sheet
5.	Images: Windows Pre-Replacement
6.	Image: Windows Post-Replacement

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director



Historic District Overlay Guidelines Review Matrix		
Chapters 5 & 6 – Treatment of Contributing Resources – Alternative Materials in the Historic District		
#	Guidelines	Evaluation
	Windows: For historic doors and windows, when necessary, replacement should be in-kind. Avoid wholesale replacement of historic windows and doors; these features should be replaced on an as-needed basis.	The windows proposed to be replaced are wood windows. The application states that they are not original.
	To achieve replacement-in-kind, new windows should match historic windows in material, composition, shape, size, profile, glass pane division/configuration, muntin type, pattern, glazing, transparency and other visual qualities.	The proposed windows do not match existing in material or composition. The applicant stated to staff that they would mimic the exact dimensions of the existing windows and not alter the opening size or shape.
	Window Replacement a. Replacement doors and windows should match the historic doors as closely as possible in general composition, shape, size, profile, glass usage, glass pane division, muntin type, glazing, texture and finish. b. Replacement doors and windows should retain historic character defining features, such as hardware, accessories, and decorative details. c. If the feature cannot be replicated using traditional materials, refer to Chapter 6, Use of Alternative Materials for information on selecting an appropriate alternative material. d. Replacement should be limited to the door itself or the window sashes to reduce the replacement of historic fabric and impacts to the building envelope.	The proposed windows appear to match the existing windows in light division. The proposed windows do not match existing nor retain historic character in terms of material, texture, finish, and visual appearance. The proposed windows are vinyl which is a material that staff has found is not able to mimic the look, dimension or visual quality of wood windows. Vinyl windows tend to have a bulkier profile which can alter the appearance of the façade and often reduces the size of the window even while the façade opening remains the same.



GUIDELINES REVIEW MATRIX

HDRB #23-004

April 5, 2023

	e. Avoid the use of insert window replacements, which reduce the size of window openings.	
	If the historic design of a window or door is unknown, an appropriate replacement style should be selected. In this case, the window or door can be replaced with a modern material; refer to Chapter 6, Use of Alternative Materials for information on selecting an appropriate alternative material.	See section below: Alternative Materials
	On existing modern additions (post 1940), door and window replacements should be clearly differentiated as modern but remain compatible with the historic building.	A few of the window replacements (two on the west façade) are modern windows. It appears that there is no differentiation between the proposed window replacements for the modern windows and the wood windows on the original portion of the house.
	Alternative Materials Appearance: In order to retain the historic appearance of a building, the new material should match the details and craftsmanship, as well as visual and physical qualities of the historic material (color, surface texture, surface reflectivity, finish, size/shape, profile).	The proposed replacement windows do not reflect the historic appearance of the house or the craftsmanship of appropriate windows which the Guidelines identify as important when selecting an alternative material. As stated in sections above, vinyl has not been considered an appropriate material for windows within the historic district. In the process of the administratively reviewed application for this project, staff coordinated with the applicant and notified them of alternative materials that could be appropriate modern replacement materials to wood.

January 19, 2023

Ms. Paige Moses
898 Station Street
Herndon, VA 20170

**RE: Certificate of Appropriateness, Historic District Property Modification,
HDA #22-039, 898 Station Street, Herndon, VA**

Dear Ms. Moses:

This is to notify you that the Town of Herndon, Community Development Department has received and reviewed your application for a Historic District Property Modification. Based on the type of modification proposed, this case was eligible for administrative review. The following decision has been rendered in the review of this case:

Denial of case HDA#22-039, as submitted, of the Certificate of Appropriateness and Historic District Property Modification, at the above referenced address, based upon the following findings:

Basis for denial:

1. 898 Station Street is a contributing structure within the Herndon Historic District and one of the oldest in the Town, built possibly as early as c. 1850. This property has been altered a number of times over the years including an addition in 1999 and alterations in 2000 and 2006 which were all subjects of HDRB review. This application proposes replacing all remaining wooden windows (28 in total) with new vinyl windows. The structure contains seven newer windows that are currently vinyl which are situated on the addition or newer portions of the house. The existing vinyl windows are not proposed to be replaced. The applicant states that the proposed replacement windows would not alter the size of the window openings created by the removal of the original wood windows but did not provide specifics regarding the size, light division, or specific design of the proposed windows. The proposed replacement windows are Window World double-hung vinyl windows.
2. The Herndon Historic District Overlay Guidelines emphasize the importance of historic features such as windows and recommend repair rather than replacement: "For historic . . . windows, when necessary, replacement should be in-kind. Avoid wholesale replacement of historic windows and doors; these features should be replaced on an as-needed basis" (Guidelines, p.60).
3. The Guidelines do allow for alternative materials to be used if the feature in question is beyond repair and replacement in-kind is not possible. Criteria for choosing an alternative material include the following: "In order to retain the historic appearance of a building, the new material should match the details and craftsmanship, as well as visual and physical qualities of the historic material (color, surface texture, surface reflectivity, finish, size/shape, profile)" (Guidelines, p. 87). Vinyl as a replacement material for windows does

Ms. Paige Moses
Page 2
January 19, 2023

not mimic wood but displays a bulkier, heavier profile that can alter the appearance of a historic façade. Alternative materials generally determined to be appropriate for window replacements have been fiberglass or aluminum clad windows. These materials are able to mimic the design and profile of wood windows and generally can be painted like wood windows.

4. Regarding alternative materials more generally, the Guidelines state that “Modern materials with a plastic appearance or composition, materials that cannot offer a scale, profile, and finish to mimic the appearance of a historic material, and modern materials with poor durability should not be used. For example, vinyl and EIFS are generally not appropriate materials for any exterior component due to quality and durability concerns” (Guidelines, p. 111).

For questions concerning this decision, please contact historicdistrict@herndon-va.gov or (703) 787-7380.

In accordance with Section 78-60.3(g)(7) of the Town of Herndon Zoning Ordinance, the applicant may appeal the decision to the Town’s Historic District Review Board, by filing a written notice of appeal with the Zoning Administrator specifying the grounds for the appeal within **30 days** of the final decision of the Town staff. Action on the Certificate of Appropriateness shall be stayed pending the decision by the Historic District Review Board.

Respectfully,

A handwritten signature in cursive script, reading "Tamsin Himes", enclosed within a rectangular box.

Tamsin Himes
Lead Planner, Design and Development

To whom it may be concerned:

My husband and I decided we needed to replace our windows at the end of last summer. None of the windows in our house were original windows. We wanted to replace windows installed before we purchased the house from Stanley Martin Co. We met with a number of companies and chose a window that closely matched the current replacement windows and they had an installer who knew how to install windows in an older home. We placed our order with the company and made a deposit. Unfortunately we did not realize we needed to get permission from the town until after the windows were ordered and we were financially obligated. When I filled out the application for the window replacement our application was denied because the windows are vinyl. I can find nothing in writing in the town guidelines that vinyl windows are not allowed but that is the reason that was given. My husband and I chose the best window that we would afford for our home while preserving the look of our home.

Windows replaced:

South side of house (has front door)

8 windows

East side of house

4 windows in main house

4 windows in addition – not replaced

North side of house (has back door)

6 windows

4 windows – not replaced

West side of house (faces Station Street)

7 windows

Vendor and window information:

Window World of DC, Inc.

Series 4000 windows with colonial contoured grids (6 over 6), white

Photo below is newly installed windows on south side of house. It is very similar to the windows that were replaced but superior in quality.



Window World®

4000 SERIES DOUBLE-HUNG AND DOUBLE SLIDING VINYL REPLACEMENT WINDOWS

4000 Series
Double-Hung Window
in White.



AMERICA'S EXTERIOR REMODELERSM

Improving Homes. Changing Lives.®

4000 SERIES

DOUBLE-HUNG AND DOUBLE SLIDING
VINYL-REPLACEMENT WINDOWS



4000 Series
Double Sliding Window
In White

Showcase your home with our 4000 Series Vinyl Windows. With top energy efficiency, exceptional strength, and beautifully clean and sleek lines, they'll provide you everything you're looking for, and more.



4000 Series Windows are available in a variety of color options including black matte interior paint.

Energy-efficient options and a variety of stylish design choices offer numerous opportunities to customize our 4000 Series Replacement Windows to suit your needs. Choose to upgrade with our SolarZone® glass packages to help improve thermal performance and reduce energy costs. A variety of operational configurations gives you the ability to select the window style that will make the most of your home. Achieve your most creative design aspirations by choosing from our white, almond, or clay color offerings with options to add an interior woodgrain laminate, rich-hued exterior color, plus multiple distinctive grid patterns or blinds-between-the-glass. After Window World's expert installation, you'll rest assured knowing you've chosen the best quality windows available.



Best-in-Class Features:

- 1 Welded, heavy-duty vinyl construction provides superior strength and durability while multiple hollow chambers in the mainframe create sealed air spaces for an effective insulating barrier.
- 2 High-density foam is available throughout the mainframe of the double-hung to enhance structural and thermal performance.
- 3 The beveled exterior edge adds style and curb appeal to an already sleek design.
- 4 Dual- and triple-pane insulating glass creates a sealed air space between the panes that is enhanced by our Duralite® warm-edge spacer system.
- 5 Metal reinforcements at the meeting rail add further stability.
- 6 Recessed, opposing cam locks secure your window without interrupting sight lines.
- 7 Heavy-duty weatherstripping and interlocking sashes help to keep weather and wind outside.
- 8 Recessed tilt latches can be released to tilt both top and bottom sashes into the home for easy cleaning.
- 9 Balance channel covers help achieve a finished look.
- 10 Push-button vent latches allow for optimal ventilation while giving you added peace of mind.
- 11 Welded combination sill featuring a deflection leg enhances rigidity and a five-degree slope directs water away from the home and eliminates unsightly weep holes.
- 12 Full-length, integrated ergonomic lift rails provide convenient, easy operation. Bevel on bottom rail makes gripping easy.
- 13 Detent clip keeps the top sash from drifting while an inverted-coil balance system ensures both sashes will stay where you put them, no matter the position.
- 14 An easily removable latching half screen gives you the freedom to let air in while keeping pests out. Featuring BetterVue® mesh, the screen allows you to focus on what's important: the view.

Series consists of double-hung, double sliding, casement, awning, basement, bay and bow, picture, and architectural shape windows.

Double Sliding Window Features:

- Heavy-duty tandem rollers ensure easy, consistent operation.
- Two- or three-panel configurations are available.

Energy-Saving Glass Packages:

Our SolarZone® insulated glass packages help you save on heating and cooling costs while also keeping your home more comfortable. In warm weather, SolarZone reduces solar heat gain, minimizes interior glare, and lowers inside glass temperature to save energy and keep you cool. In cold weather, SolarZone helps to control the heat inside your home by providing thermal protection that keeps the inside glass panel warmer.

THERMAL PERFORMANCE COMPARISON ¹				
	DOUBLE-HUNG		SLIDING	
	U-FACTOR	SHGC	U-FACTOR	SHGC
Clear Glass	0.44	0.57	0.44	0.57
SolarZone®	0.27	0.28	0.27	0.27
SolarZone® w/ Foam	0.27	0.28	N/A	N/A
SolarZone® Elite	0.27	0.21	0.27	0.20
SolarZone® Elite w/ Foam	0.26	0.21	N/A	N/A
SolarZone® TG	0.22	0.25	0.21	0.23
SolarZone® Sunshield	0.28	0.13	0.28	0.13
SolarZone® w/ Blinds	0.36	0.23	N/A	N/A
SolarZone® w/ Foam & Blinds	0.35	0.23	N/A	N/A

Clear Glass: Dual-pane, double-strength glass with warm-edge spacer system

SolarZone®: Dual-pane, double-strength glass with Low-E coating, argon enhancement, and Duralite® warm-edge spacer system

SolarZone® Elite: Dual-pane, double-strength glass with HP Low-E coating, argon enhancement, and Duralite® warm-edge spacer system

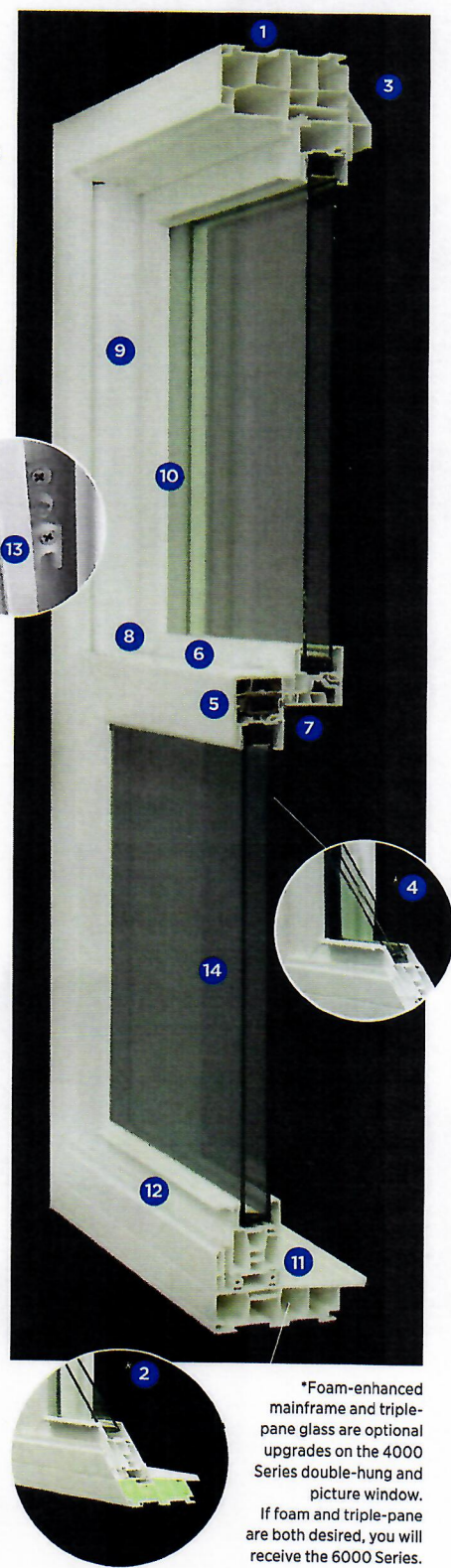
SolarZone® TG: Triple-pane, single-strength glass with warm-edge spacer system, two coatings of Low-E, and argon enhancement

SolarZone® Sunshield: Dual-pane, double-strength glass with LoE3-340 coating, argon enhancement, and warm-edge spacer system

SolarZone® w/ Blinds: Dual-pane, double-strength glass with Low-E coating, warm-edge spacer system, and blinds-between-the-glass

Foam Enhancement: Foam enhancement is injected into the mainframe of the window, providing increased thermal performance

¹: Window values are based on standard 4000 Series offering. Values vary depending on grids and optional glass thicknesses upgrades (1/4" laminated, 1/8" tempered, 3/16" decorative glass etc) STC and HP performance values are also available. SolarZone for products with blinds-between-the-glass does not contain argon gas



*Foam-enhanced mainframe and triple-pane glass are optional upgrades on the 4000 Series double-hung and picture window. If foam and triple-pane are both desired, you will receive the 6000 Series.

Window World®

Color Options:

Window World offers a wide variety of color options to complement the interior or exterior style of your home. Classic extruded vinyl colors can be enhanced by expertly applied interior woodgrains and rich-hued interior and exterior finishes. Window World's high-performance color coatings provide low-maintenance, durable color while combining the look of wood-crafted windows with the energy efficiency of vinyl.

Interior Palette



^{*}Black interior available with black exterior only

[†]Clay interior available with clay exterior only

Exterior Palette



[†] White exterior not available with almond or clay interior

[‡] Grids not available with silver and black exteriors with woodgrain interiors

Grid Options:

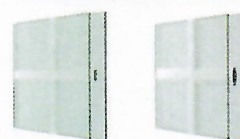
Grids are available in numerous colors, sizes, and patterns to help achieve your desired aesthetic. From simulated divided lite grids, which convey a historical look, to grids-between-the-glass, which allow for easy cleaning, Window World's variety of grid options has something for everyone.

Simulated Divided Lite



Available in white, clay, or almond only

Grids-Between-the-Glass



Flat

Sculptured

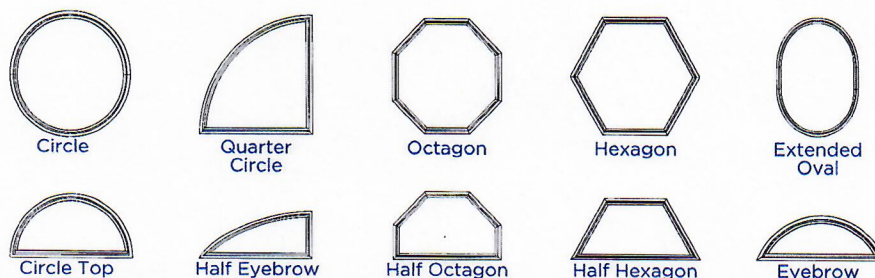


Blinds-Between-the-Glass

The unique blinds-between-the-glass offer a longer service life than standard blinds while also eliminating the need for dusting. Engineered for ease of use, the internal design makes raising and lowering the blinds simple and intuitive and eliminates the possibility of blinds obstructing window operation. Blinds are not available on the double sliding window.

Architectural Shapes:

Many standard and custom window shapes are available to fit a wide range of spaces.



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Attachment #6







Title: HDRB #23-007; Alteration; 610 Spring Street

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

Summary Information

Proposed Modification	Window and door alterations		
Address	610 Spring Street		
Fairfax County Tax Map Number	0162 02 0140A		
Owner	Robert C Matthews		
Applicant	Robert C Matthews		
Business/Organization	n/a		
Property Use	Residence		
Zoning District	R-10, Residential Single Family-10 District		
HDO Designation	Contributing		
Adjacent Zoning	North: R-10, Residential Single-Family – 10 District South: R-10, Residential Single-Family – 10 District East: R-10, Residential Single-Family – 10 District West: R-10, Residential Single-Family – 10 District		
Building Type(s)	Two-story Wood Frame	Date of Construction:	1890-1915
Architectural Style(s)	Folk Victorian		
Exterior Material(s)	Wood lap siding, metal standing seam roof		
Neighborhood Design Profile	Single family residential		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

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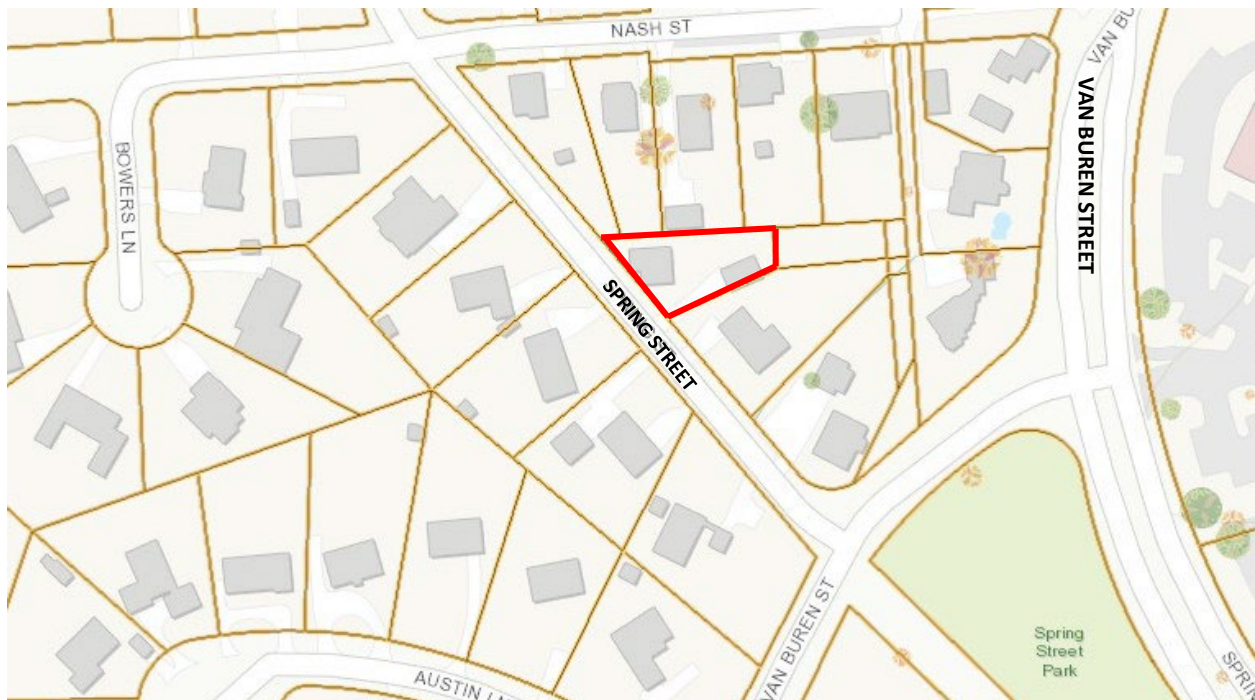
Resource Description:

The building at 610 Spring Street is a two-story contributing structure in the Herndon Historic District, built between 1890-1915 and is an example of the Folk Victorian architectural style. It sits at an angle with relation to the street so that both the front and one side elevation partially face Spring Street. The house is t-shaped with prominent front and side gables. The front elevation has two bays, both of which feature an at-grade porch with plain porch posts and decorative brackets, and a standing seam metal roof. Windows

on the front elevation are historic two-over-two Victorian double hung with various other window designs on the side and rear elevations.

The side elevation facing Spring Street on an angle has a gable with two off-center windows and a historic porch which has been enclosed to the right of the gable. The enclosed porch is one story and contains a door and two windows facing the Spring Street. From historic records and images staff believes that the porch was added to the house between 1910 and 1950. Cladding for the entire building is comprised of narrow-reveal lap siding with corner boards with shutters on most windows.

Location Map



Case Details

Proposal:

This application proposes to replace the existing openings (one exterior door and one set of double windows) in a historic porch on the side elevation. The new door will be 36" wide (4" wider than the existing door) and shifted 12" to the right from its existing location. The set of windows will be reduced to a single double-hung window with a new alignment on the wall. The new door will be fiberglass (Provia Heritage Smooth Entry Door), designed with a half lite with two vertical panels on the bottom half. The window will be aluminum clad wood double hung (Pella Lifestyle) with a two-over-two, simulated divided light grilles.

There are a several other window replacements proposed as part of this project. However, they appear to be not visible from the street and as such would be exempt from review. A

window schedule and location detail should be submitted to staff for this determination to be made. This staff report addresses only the door and two windows on the south façade facing Spring Street.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. – *Heritage Preservation Overlay District (HP District)* (Attachment #5)
- Town of Herndon Historic District Overlay Guidelines (pages 51-67, 86-87)

Staff Analysis

1. **Zoning Compliance.** Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. **Project Review.** Window replacement projects are generally administratively reviewed. However, since this application includes the alteration of a door location this project is coming to the Board for review.
3. **Retention of the “Porch”.** The proposed windows are to replace existing windows located on a portion of the house that was originally a porch, constructed sometime in the early to mid-1900s which falls partially within the period of significance.

As referenced below, the Guidelines emphasize the importance of retaining solid-to-void ratios on building facades. The guidelines also express the importance of retaining character defining features such as porches. Though the enclosure of this porch predates the Historic District creation, it’s current design retains the porch context with the high degree of glazing. The proposed changes appear to notably change the solid-to-void ratio and remove recognition of this feature as a enclosed porch. It is important to maintain the context of this portion of the structure as a porch.

4. **Replacement door.** The proposed replacement door is fiberglass, a material that has been approved for replacement doors within the Historic District in the past. Staff is requesting a photo of the existing door from the exterior of the house and information about its material before further assessing the replacement door.

Door location. The existing door is 32 inches while the proposed is 36 inches and would be moved 12 inches to the right to allow for the installation of an interior electrical panel. The Guidelines state that:

“On secondary elevations of historic buildings, doors and windows may be added or deleted. This allowance should occur in limited circumstances on any given building elevation. . . the overall fenestration and solid to void ratios [should not be] altered to a degree that becomes inappropriate to the addition’s compatibility and context with the historic building.”(p. 61).

5. **Windows.** The windows to be replaced are modern windows located on the south elevation which faces Spring Street at an angle. Proposed replacement windows are

aluminum clad wood which have been considered an appropriate replacement material for windows within the Historic District.

Window design. The application proposes replacing the two existing large, almost floor-to-ceiling, 6-over-6 double hung side by side windows with a 2-over-2 window that mimics the design of historic windows on other portions of the house. Staff believes in this case that appropriate window design should be differentiated from the windows on the main portions of the house for two reasons:

- 1) The original porch, while historic, was likely converted into an enclosed space outside of the period of significance, and so it is important to still differentiate between the design of windows in this space (which would have been installed outside the period of significance) and windows on the front façade of the house which are original, and
 - 2) To ensure this portion of the house which was originally a porch retains the level of solid-to-void ratio that exists today and is more visually compatible with its original function as porch or partially enclosed space.
6. **Siding.** This application does not include proposed siding. However, the project will require replacement siding as the door and some windows will be altering opening sizes and locations. The siding should be addressed in this application since the work will be done at the same time and so that the project can be approved as a whole. This application should not be approved without first having a complete understanding of what the new cladding material may be within the historic porch area. There may be an opportunity to use a cladding material in this location that differs from the rest of the house to further differentiate the later enclosure of the porch.
7. **Additional information.** Staff is requesting that the applicant provide the following information so that this application can be fully reviewed.
- Window schedule and location detail. Photos of each elevation annotated to indicate which windows are being replaced along with an aerial image or property survey calling out the location of the windows.
 - To scale architectural drawings/sketch of the side porch new design showing the proposed location of the door and window and new siding
 - Photo of the outside of the exterior door and storm door and information about the existing door material(s). Photo of the door proposed to be replaced from the exterior of the structure without the storm door concealing it.
 - Information and specifications for the proposed exterior storm door.
 - Information and specifications on the proposed replacement cladding.

Staff Recommendation:

HDRB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The HDRB #23-007 may also continue the review of this item to a future public hearing
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Staff Recommendation:	Staff is withholding its recommendation at this time until the requested additional information has been provided.
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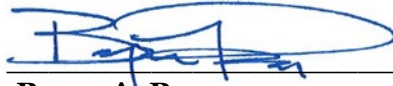
Report Attachments

1.	Guidelines Review Matrix
2.	Application Materials
3.	Current Photos
4.	1987 Photo

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director



Historic District Overlay Guidelines Review Matrix		
Chapter 8 – Treatment of Contributing Resources – Windows, Exterior Doors and Associated Features; Use of Alternative Materials on Contributing Buildings and Historic Accessory Structures (pages 51-67, 86-87)		
#	Guidelines	Evaluation
	Alternative materials (windows and door): Potential impact on historic integrity: The proposed alternative material should not impact the historic integrity of the resource or the overall district.	Both the proposed windows (aluminum clad wood) and proposed door (fiberglass) have been considered appropriate alternative materials for contributing structures within the Historic District in the past.
	Durability and performance: The selected alternative material should be as durable as the historic material being replaced while remaining physically compatible with the remaining adjacent historic materials. The new material should have a demonstrated track record of performance over time to avoid entering a shorter cycle of replacement.	Both replacement materials have a track record of durability and longevity.
3	Building Fenestration Maintain historic wall openings on the front façade and side elevations with visibility from the street. Doors and windows should not be added, deleted, or otherwise altered in these areas.	The door and windows proposed to be replaced are located on the south side of the house to the right of the front elevation, facing Spring Street at an angle. The location and context of this project is unique (as described more fully in the staff report) and is a combination of historic with modern alterations. Staff believes that some modifications can be appropriate and in line with the guidelines so long as the character of the building and features is maintained as referenced below.
	On secondary elevations of historic buildings, doors and windows may be added or deleted. This allowance should occur in limited circumstances on any given building elevation. . . the overall fenestration and solid to void ratios [should not be] altered to a degree that	The proposed modifications take place on a side elevation that is visible from Spring Street. Staff is requesting additional documentation (renderings of the proposed door and windows) in order to more fully understand the project and its affect on the historic house.



GUIDELINES REVIEW MATRIX

HDRB #23-007

April 5, 2023

	becomes inappropriate to the addition's compatibility and context with the historic building.	Staff believes that changes may need to be made to the proposed project in order to retain the solid to void ratios on this façade.
	New wall openings on historic buildings must reflect and reinforce the architectural style of the building and fit with the established fenestration pattern. New doors and windows must be differentiated from historic doors and windows in configuration, such as a different number or arrangement of panes, but should be comprised of historically appropriate materials that match the material, composition, shape, size, glazing, and other visual qualities of the existing windows on the historic building.	Staff is requesting additional information to more fully establish adherence to these guidelines.

February 11, 2023

Property Address: 610 Spring St, Herndon VA

Project Description: New electrical panel needed which involves relocating the side door of the house to allow room for new panel and replacement of door and windows.

The reason for the upgrade of the electrical panel is because the panel was not properly installed when we purchased the house in 2005. It appears that a previous home owner installed it or an unskilled electrician. I have included pictures of the existing conditions, currently that panel is not up to code.

Our goal is to update the panel from 60amps to a larger capacity. The new panel is much larger and will require the relocation of the door approximately 12" to the left if looking towards the outside in the picture below.

1. Side Sun Porch door and Windows. I am proposing a new door increased in width from a 32" existing size to a 36" new size door. As stated above the door has to move approximately 12" for the increased electrical panel size. New door to be Fiberglass with aluminum storm door. The 2 existing double hung aluminum windows will be replaced with 1 double hung Pella Lifestyles wood window, because the space will decrease in size by 12"+4", total of 16". The new window will fill in the available space.
2. Rear Sun Porch Windows. I am proposing to replace these windows that don't match the rest of the house windows with 2 new double hung Pella Lifestyles wood windows.
3. Reach Kitchen window. I am proposing this window be replaced with a twist out casement window by Pella Lifestyles wood windows.
4. Left side Bathroom Window. There was never an actual window in this location when we purchased the house in 2005, it only had the storm window as shown in the picture. This window is located in the shower stall and causes constant mold issues. We would like to relocate this window out of the shower and into the non wet area of the bathroom approximately 36" to the left of the current position. The siding will be repaired/replaced at the old location (request for new siding under separate request) 1 new double hung Pella Lifestyles wood windows.
5. Left side of the Garage Window. This window has been falling apart due to the carpenter bees that have been eating up our home and garage. We propose a new window to match the rest of the home. 1 new double hung Pella Lifestyles wood window.
6. Rear of the Garage Window. The old window was just a window pane that the previous owner installed. The old window has since been damaged by carpenter bees and temporary vinyl window was put in its place. We propose a new window to match the rest of the house. 1 new double hung Pella Lifestyles wood window



1. To the right of the side door is the electrical panel covered by a hinged wood door.



This is the electrical panel behind the hinged door.



Horrible look inside of the panel box. Appears that a non professional installed this wiring. Not code compliant



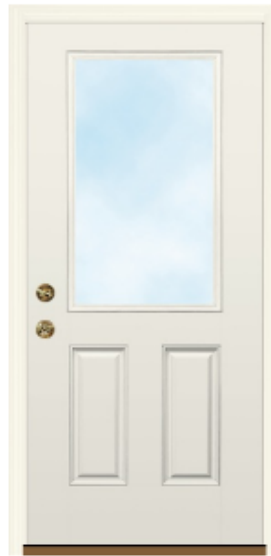
1. View from outside of side door.

YOUR PROFESSIONAL-CLASS PRODUCT

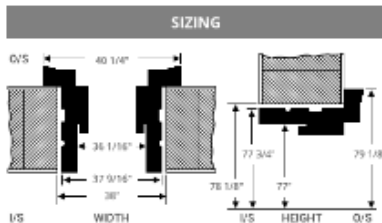
Heritage Smooth Fiberglass Entry Door with Clear Glass



OUTSIDE VIEW



INSIDE VIEW



QUOTE INFORMATION

Job: Robert Matthews

Tag: Side Porch

DETAILS

Heritage Single Entry Door in FrameSaver Frame

36" Nominal Width
77 3/4" Custom Unit Height
Unit Size: 37 9/16" x 77 3/4"
Frame Depth: 5 9/16"
2" Standard Brickmold
With Storm Door - Sized to Fit on Brickmold
Left Hand Inswing - Inside Looking Out

Entry Door

2 Panel 430 Style Heritage Smooth Fiberglass Door
Comfortech DLA-UW
Cafe Cream Inside and Outside

Hardware

All Hardware in Lifetime Bright Brass Finish
Georgian Lockset
Thumbturn Deadbolt

Frame

Textured Cafe Cream Aluminum Frame Cladding
Cafe Cream Inside Frame
3 Tubes of Cafe Cream Caulk
Mill Finish ZAl Adjustable Threshold (6 3/8" Depth)
Zinc Chromate Ball Bearing Hinges (Complements Bright and Antique Brass)
Installation Kit with Composite Shims
Security Plate
Poplar Beaded Colonial KL 106 (3 1/2" Casing - Cafe Cream
Oak Quarter Round (1/2" x 3/4") Shoemold - Natural Oak

INFORMATION AND WARNINGS

Special order casing requires additional lead time.

Replacement: single double hung.

Line #	Location:	Attributes
10	Side Porch-TEMP	Lifestyle, Double Hung, 38.75 X 70.25, Without HGP, Poplar White
	PK # 2127	1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 38 3/4 X 70 1/4 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Linen White Paint Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Poplar White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00427-00003, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Clear Opening Width 35.562, Clear Opening Height 31.875, Clear Opening Area 7.871797, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: SDL, No Custom Grille, 7/8", Traditional (2W1H / 2W1H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 218".

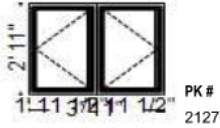
Rough Opening: 3' 3 1/2" X 5' 11"

Customer Notes: TEMPERED

Line #	Location:	Attributes
15	Back Porch-TEMP	Lifestyle, 2-Wide Double Hung, 70 X 70.25, Without HGP, Poplar White Viewed From Exterior PK # 2127 1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 35 X 70 1/4 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Linen White Paint Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Poplar White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00427-00003, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Clear Opening Width 31.812, Clear Opening Height 31.875, Clear Opening Area 7.041719, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: SDL, No Custom Grille, 7/8", Traditional (2W1H / 2W1H) Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical 2: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 35 X 70 1/4 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Linen White Paint Interior Glass: Insulated Tempered Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Poplar White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00427-00003, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, Year Rated 08/11, Clear Opening Width 31.812, Clear Opening Height 31.875, Clear Opening Area 7.041719, Egress Meets Typical 5.7 sqft (E) (United States Only) Grille: SDL, No Custom Grille, 7/8", Traditional (2W1H / 2W1H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 281".
Rough Opening: 5' 10 3/4" X 5' 11"		
Customer Notes:		TEMPERED



3. Kitchen Window: Rear of house

Line #	Location:	Attributes
20	Kitchen Window	Lifestyle, 2-Wide Casement, 47 X 35, Without HGP, Poplar White
	Viewed From Exterior	1: Non-Standard Size Left Casement Frame Size: 23 1/2 X 35 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Linen White Paint Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Brown, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor Screen: Rolscreen®, Linen White, Linen White Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Clear Opening Width 13.06, Clear Opening Height 28.5, Clear Opening Area 2.584792, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Vertical Mull 1: FactoryMull, Standard Joining Mullion, Mull Design Pressure- 20, Overall Thru Direction- Vertical 2: Non-Standard Size Right Casement Frame Size: 23 1/2 X 35 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16" Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Linen White Paint Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Wash Hinge Hardware, Fold-Away Crank, Brown, No Window Opening Control Device, No Limited Opening Hardware, No Integrated Sensor Screen: Rolscreen®, Linen White, Linen White Performance Information: U-Factor 0.29, SHGC 0.27, VLT 0.51, CPD PEL-N-14-00677-00001, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Clear Opening Width 13.06, Clear Opening Height 28.5, Clear Opening Area 2.584792, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: No Grille, Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 3 11/16", 5", Factory Applied, Pella Recommended Clearance, Perimeter Length = 164".
Rough Opening: 3' 11 3/4" X 2' 11 3/4"		
Customer Notes: NO JAMB EXTENSION		



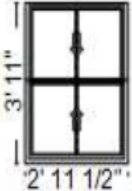
4. Bathroom Window: Side of house

Line #	Location:	Attributes
25	Bathroom	Lifestyle, Double Hung, 23.25 X 38.5, Without HGP, Poplar White
	PK # 2127	1: Non-Standard SizeNon-Standard Size Double Hung, Equal Frame Size: 23 1/4 X 38 1/2 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Linen White Paint Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Poplar White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08 11, Clear Opening Width 20.062, Clear Opening Height 16, Clear Opening Area 2.229111, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL, No Custom Grille, 7/8", Traditional (2W1H / 2W1H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 124".

Rough Opening: 2' 0" X 3' 3 1/4"



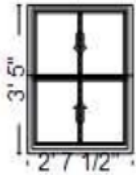
5. Garage Window: Left Side.

Line #	Location:	Attributes
30	Garage Side	Lifestyle, Double Hung, 35.5 X 47, Without HGP, Poplar White
	PK # 2127	1: Non-Standard Size Double Hung, Equal Frame Size: 35 1/2 X 47 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Linen White Paint Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Poplar White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 35, Calculated Positive DP Rating 35, Calculated Negative DP Rating 35, Year Rated 08/11, Clear Opening Width 32.312, Clear Opening Height 20.25, Clear Opening Area 4.543875, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL, No Custom Grille, 7/8", Traditional (2W1H / 2W1H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 165".

Rough Opening: 3' 0 1/4" X 3' 11 3/4"



6. Garage Window: Rear

Line #	Location:	Attributes
35	Garage Rear	Lifestyle, Double Hung, 31.5 X 41, Without HGP, Poplar White  PK # 2127 1: Non-Standard Size Double Hung, Equal Frame Size: 31 1/2 X 41 Unit Type: No Program General Information: No Package, Without Hinged Glass Panel, Clad, Pine, 5", 3 11/16", Jambliner Color: Gray Exterior Color / Finish: Standard Enduraclad, Poplar White Interior Color / Finish: Linen White Paint Interior Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude Hardware Options: Cam-Action Lock, White, No Limited Opening Hardware, No Sash Lift, No Integrated Sensor Screen: Full Screen, Poplar White, InView™ Performance Information: U-Factor 0.30, SHGC 0.27, VLT 0.50, CPD PEL-N-35-00426-00003, Performance Class LC, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 50, Year Rated 08/11, Clear Opening Width 28.312, Clear Opening Height 17.25, Clear Opening Area 3.391542, Egress Does not meet typical United States egress, but may comply with local code requirements Grille: SDL, No Custom Grille, 7/8", Traditional (2W1H / 2W1H) Wrapping Information: Foldout Fins, Factory Applied, No Exterior Trim, 4 9/16", 5 7/8", Standard Four Sided Jamb Extension, Factory Applied, Pella Recommended Clearance, Perimeter Length = 145"

Rough Opening: 2' 8 1/4" X 3' 5 3/4"

Grilles

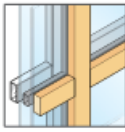
Grille Types

Choose the look of true divided light with Integral Light Technology® or make cleaning easier by selecting grilles-between-the-glass.



Ogee
Integral Light
Technology®
7/8", 1-1/4"
or 2"

T



Square
Integral Light
Technology®
5/8", 7/8",
1-1/4" or 2"

C



Aluminum
Grilles-
Between-
the-Glass
3/4"

C

T

Grilles-Between-the-Glass Interior Colors:²



Black



White



Brown



Fossil



Ivory



Harvest



Cordovan

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.



12-Lite
Prairie

T



14-Lite
Prairie

T



Victorian

T



New
England

T



Traditional

C

T



9-Lite
Prairie

C

T



Top
Row

C

T



Cross

C

T



Custom

C

T



Diamond

T



Simulated
French

T



Original windows in home. The goal is to match this design for the new windows.

Pella®
Lifestyle Series
Aluminum-Clad Wood

#1 performing wood window and patio door¹
For the combination of energy, sound and value.

37 time-tested innovations
Create unique, room-by-room solutions to meet real-life needs.

83% more energy efficient²
On average compared to single-pane windows – with performance solutions for improved comfort.



Exceptional performance and style.

Style flexibility. Whether your client's home is traditional, modern or somewhere in between, create beautiful windows and patio doors that fit their style.

Redefining performance. Get both unrivaled energy efficiency and sound performance at an incredible value. With the Ultimate Performance package, windows are on average 79% more energy efficient and reduce 52% more outside noise than single-pane windows.^{2,5}

Enhanced durability. Our windows and patio doors are designed to stand the test of time with exterior wood parts treated with exclusive EnduraGuard® wood protection and an aluminum-clad exterior with EnduraClad® finish.

Room-by-room solutions.

Most desired features, options and innovations. Complement your project with the most popular colors, finishes, grille patterns and more. Many innovative solutions also come standard.

Integrated blinds and shades. Intentionally designed to be accessible, blinds and shades are tucked between glass panes and are protected from dust, pets and little hands.

Added security and convenience. Add peace of mind with optional Pella Insynctive® built-in window and door sensors and motorized between-the-glass blinds and shades that raise and lower with a button.

Create solutions that are perfect for real life. Covered by the best limited lifetime warranty in the industry for wood windows and patio doors, Pella Lifestyle Series offers everything you love about wood – including beauty, durability and style flexibility.³ Begin with dual- or triple-pane glass and then select from the most desired features and options.⁴

Pella Lifestyle Series is the #1 performing wood window and patio door for the combination of energy, sound and value.¹ Packed with purposeful innovations like Integrated Blinds, Shades and Security Sensors, we designed windows and patio doors to work for your project, room by room.

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glass thickness. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.

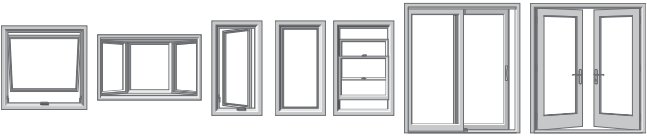
² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when comparing Pella Lifestyle Series windows with Advanced Comfort Low-E triple-pane glass with argon and mixed glass thickness to a single pane wood or vinyl window. Double-hung windows are not available with triple-pane glass. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.

³ Based on comparing written limited warranties of leading national wood window and wood patio door brands. See Pella written Limited Warranty for details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service at 877-473-5527.

⁴ Double-hung window only available with dual-pane glass.

⁵ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with triple-pane glass with mixed glass thickness to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

Available in these window and patio door styles:



Special shapes also available.

Colors & Finishes

Wood Type	A beautiful wood species to complement a home's interior.						
	Pine						
Prefinished Pine Interior Colors	We can prefinish in your choice of a variety of beautiful paints and stains. Unfinished or primed and ready-to-paint are also available.						
	White	Bright White	Linen White	Golden Oak Stain	Early American Stain	Provincial Stain	Black Stain
Aluminum-Clad Exterior Colors	Our low-maintenance EnduraClad® exterior finish resists fading and helps protect windows and patio doors for years.						
	Black	White	Brown	Fossil			
	Iron Ore	Portobello	Putty	Almond	Classic White	Brick Red	Hartford Green
				Wolf Gray			

Glass¹

InsulShield® Low-E Glass²				
	Advanced Low-E insulating dual-pane glass with argon or triple-pane glass with argon	AdvancedComfort Low-E insulating dual-pane glass with argon and triple-pane glass with argon	NaturalSun Low-E insulating dual-pane glass with argon or triple-pane glass with argon	SunDefense™ Low-E insulating dual-pane glass with argon or triple-pane glass with argon

Additional Glass Options

Tempered glass available on dual- and triple-pane products	Obscure and frosted obscure glass available on dual- and triple-pane products

¹ Double-hung window available with dual-pane glass only.
² Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

Performance Packages

To make things easier, we've created performance packages that highlight what's most important to your customers.

Performance solutions offer an unbeatable combination of energy efficiency, sound control and value.¹ Upgrade from a dual- to a triple-pane glass design with the packages below to meet the unique needs of each room in your customer's home.

All values below are averages compared with single-pane windows.



Performance
Improved energy efficiency and sound performance.

71%
More Energy Efficient²

+

34%
Noise Reduction³



Sound Control
Exceptional noise control for a quieter home.

52%
Noise Reduction³



Energy Efficiency
Superior energy efficiency for a more comfortable home.

83%
More Energy Efficient²



Ultimate Performance
The best combination of energy efficiency and noise control.

79%
More Energy Efficient²

+

52%
Noise Reduction³



Scan the QR code with your smartphone camera to learn more about how each performance package can benefit your client's home.

¹ Performance solutions require upgrades to triple-pane, AdvancedComfort Low-E and mixed glazing thickness glass. Based on comparing product quotes and published STC/OITC and U-Factor ratings of leading national wood window and patio door brands.
² Window energy efficiency calculated in a computer simulation using RESFEN 6.0 default parameters for a 2000 sq. foot new construction single-story home when Pella Lifestyle Series windows with the respective performance package are compared to a single-pane wood or vinyl window. The energy efficiency and actual savings will vary by location. The average window energy efficiency is based on a national average of 94 modeled cities across the country and weighting based on population. For more details see pella.com/methodology.
³ Reduction in sound based on OITC ratings of Pella Lifestyle Series windows with respective performance package compared to a single-pane wood or vinyl window with an OITC of 19. Calculated by using the sound transmission loss values in the 80 to 4000 Hz range as measured in accordance with ASTM E-90(09). Actual results may vary.

Grilles

Grille Types

Choose the look of true divided light with simulated-divided-light or make cleaning easier by selecting grilles-between-the-glass.

Dual-Pane:



Simulated-Divided-Light with Spacer 7/8"



Simulated-Divided-Light without Spacer 7/8"



Aluminum Grilles-Between-the-Glass 3/4" ¹

Triple-Pane:



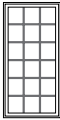
Aluminum Grilles-Between-the-Glass 3/4" ¹

Grille Patterns

In addition to the patterns shown here, custom grille patterns are available.



9-Lite Prairie



Traditional



Top Row



Cross



Custom

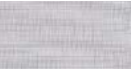
Screens²

Rolscreen®

Rolscreen soft-closing retractable screens roll out of sight when not in use. Available on casement windows and sliding patio doors.

Flat

InView™ screens are clearer than conventional window screens and provide efficient ventilation.



InView™

Added Peace of Mind

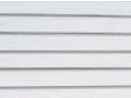
Integrated Security Sensors

Optional integrated wireless security sensors maintain aesthetics, streamline security installation and ensure no warranty loss is caused by post-installation drilling. Sensors can be monitored via the free Pella® Insynctive® App and are compatible with major security panel systems.³ For more information, go to connectpella.com.

Integrated Blinds & Shades

Integrated Blinds*

Raise blinds up for an unobstructed view or tilt to let in the right amount of light. Our accessible, integrated blinds are available with or without motorization powered by Pella Insynctive® technology.



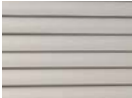
White



Poplar White



Bisque



Golden



Mocha



Storm



Black

Integrated Shades*

Our best integrated fabric shades feature a white exterior fabric for a uniform look from the street. Our accessible, integrated shades are available with or without motorization powered by Pella Insynctive® technology.

Light-Filtering:



White



Maize



Silver

Room-Darkening:



Cotton



Bamboo



Ash

Haven't landed on a final blind or shade color yet? No problem.

With our patented triple-pane design, your customers can make the decision later in the process. Our triple-pane products come with all of the hardware to add blinds or shades before they arrive to the home or later in the building or remodeling process.



Scan the QR code with your smartphone camera to learn more about our motorized Insynctive blinds and shades.

Window Hardware

Essential Collection

Our most popular designs with finishes to suit every style.

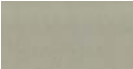


Fold-Away Crank



Cam-Action Lock

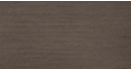
Finishes:



Champagne



White



Brown



Matte Black



Satin Nickel



Satin Brass

22

¹ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
² Warning: Use caution when children or pets are around open windows and doors. Screens are not designed to retain children or pets.
³ Requires the Insynctive App on a smart device, an Insynctive Bridge and a wireless home router with internet connection.

* Available on triple-pane products only.

23









Title: HDRB #23-008; Signage; 754 Elden Street, Suite 201

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

Summary Information

Proposed Modification	New wall sign		
Address	754 Elden Street, Suite 201		
Fairfax County Tax Map Number	0162 40 0201		
Owner	Probity II LLC		
Applicant	Jay Crockett, Probity		
Business/Organization	Probity		
Property Use	Commercial		
Zoning District	PD-D, Planned Development –Downtown		
Adjacent Zoning	North: PD-TD, Planned Development - Traditional Downtown South: CC, Central Commercial East: CC, Central Commercial West: CC, Central Commercial		
Building Type(s)	Commercial	Date of Construction:	2006
Architectural Style(s)	Modern traditional		
Exterior Material(s)	Brick, pre-cast concrete		
Neighborhood Design Profile	Downtown commercial, future development area		
Comprehensive Plan Land Use Designation	Adaptive Area		

Staff Recommendation	Staff is withholding a recommendation.
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Site & Resource Description:

The site of this proposed sign is part of the Herndon Commerce Center which sits on the corner of the intersection of Elden Street and Station Street. This is a non-contributing structure within the Historic District and was built in 2006. It consists of three stories; the external material is primarily brick with decorative architectural accents of pre-cast concrete. Aluminum and glass storefronts line the ground floor with the second-floor rectangular windows aligning with the first-floor storefronts and the third-floor arched windows extending the pattern above. The Herndon Commerce Center houses multiple businesses and there are several existing signs on the first floor and one on the second floor.

Location Map



Case Details

Proposal:

The application proposes installing an unlit individual letter sign on the curved decorative architectural feature between the second and third floors directly facing the intersection of Elden, Spring, and Station Streets. The application gives no information regarding sign materials. The proposed sign would consist of black, white, and purple letters reading “Probity”, mounted to the decorative façade element.

Applicable Design Guidance:

- Town Code of Ordinances, Section 78-141.6 – *Signs Standards for downtown mixed-use districts*
- Herndon Downtown Pattern Book, Section D Storefronts and Signage

Staff Analysis

1. **Zoning Ordinance Compliance.** Staff has found that the proposed signage meets most of the applicable standards and requirements of the Town of Herndon Zoning Ordinance with the exception of the placement of the sign above the ground floor which is only permitted in this area with a Certificate of Appropriateness approved by the Historic District Review Board.
2. **Pattern Book Adherence.** With the findings expressed below, staff believes that the proposed sign does not adhere to the design criteria and guidelines in the Herndon Downtown Pattern Book. Both the sign design and placement fail to meet guidelines.

The Pattern Book Guideline Compliance Matrix provided as Attachment #1 to this report details the findings of this evaluation.

3. **Design.** Staff believes that the general design and graphics of the proposed sign are more generic and modern than the guidance in the Downtown Pattern Book allows for. This type of sign design is seen in modern commercial centers and does not contribute to or enhance the character of the Herndon Commerce Center or the Historic District. Existing signage on this building includes unlit, narrower copy, flush-mounted wall signs, a canopy sign, and a traditional style board sign. These types of signage are more cohesive with the character of the Historic District and the aesthetic of the surrounding area.
4. **Location.** Given that this tenant space is on the interior of the building and does not have a storefront or designated sign band, choosing a location for this business identification sign presents some challenges. Staff recognizes this situation but does not believe that the sign as proposed can be considered appropriate as it directly overlays a prominent decorative feature. There are areas of the building façade which could more appropriately accommodate a sign.
5. **Approved Master Sign Plan.** The Master Sign Plan for the building identified specific areas for signage for the upper floor businesses and was developed, reviewed, and approved to allow cohesive signage on the building and signage that fit within the architecture.
6. **Sign Material.** No information is provided regarding sign materials in this application. Though this sign is not being reviewed under the Universal Sign Standards, it can be helpful to look at these standards as further guidance for signs within the Historic District. The USS state that traditional materials or materials that mimic the appearance and characteristics of traditional materials should be used for signs in the Historic District. A sample of the sign material should be submitted prior to any complete review of the case.
7. **Prior Staff Coordination.** Prior to scheduling this case to be heard by the Board, staff worked with the applicant and provided feedback regarding the sign. The applicant was aware that as proposed, staff would not be recommending an approval of the sign.
8. **Staff Recommendation.** Staff is withholding a recommendation for this application as proposed. If the sign is relocated to a more appropriate location on the building and re-designed to meet applicable guidelines, staff may be able to recommend approval. However more information, noted below, is required to further evaluate any modified application.
 - a. Provide sign materials information including a physical sample of the sign material/letter construction. Sign materials should mimic traditional materials such as wood, metal, etc.

- b. Provide full page, to-scale sign construction documents that include sign measurements, method of construction and attachment to the façade, and a section view of the sign.

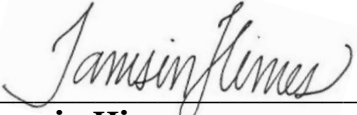
Staff Recommendation:

ARB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The HDRB #23-008 may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is withholding a recommendation of this application pending further information from the applicant.

Report Attachments

1.	Downtown Pattern Book Matrix
2.	Proposed Sign Renderings

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director



Downtown Pattern book Review Matrix		
Section D: Storefronts and Signage (pages 63-71)		
#	Pattern book	Evaluation
1	Mixed-use building signage: » Must be in accordance with town regulations. These guidelines are intended to add further refinement to the town sign ordinance. They are not intended to lessen the jurisdiction of the ordinance. » Should express quality and unique characteristics. » Must be legible and easily understood. » Should contribute positively to the sense of place and the character of the district. » Should communicate the nature of the corresponding business. » Must reinforce pedestrian scale in size and mounting height. » Should reflect proper purpose, context, and location.	As proposed, staff believes that the sign does not contribute positively to the sense of place and character of the district, but displays generic, modern strip mall design that could be found in any urban commercial center. The sign and its placement does not reinforce pedestrian scale in its size and mounting height.
2	Prohibited signs. The following signs are prohibited: » Any “box” or “can” letters or signs (internally-lit boxes with translucent covers). » Any sign illuminated by bare floodlight, blinking or flashing bulbs. » Any sign that extends above the roof line or parapet wall.	The proposed sign does not fall into any specifically prohibited sign categories listed here.



	» Any sign erected, painted, or maintained upon fences, rocks, trees, or any natural feature. » Electronic message signs with changing text or graphics generated by electronic components	
3	Signage Requirements The following items should be noted prior to any sign design or building development: » Multiple storefronts within one building must be designed to coordinate the alignment of signs to achieve a harmonious appearance to the base of the building. » Signs must fit within the architectural divisions of the building and should not span across structural bays or columns. » If present, the signage band must be incorporated into the design of the façade and situated above the storefront clerestory and below the second story windows » Signs incorporated in cornices or parapets must be limited in size or made an integral part of the architecture. » Signs only lit by exterior wall mounted fixtures or signs with individually shadow-lit opaque letters are permitted. » The inclusion of creative shapes, symbols, and three-dimensional motifs with accompanying text is strongly encouraged in all sign design.	As proposed, the sign does not fit within the architectural divisions of the building but is overlayed on a prominent architectural feature. There are sign bands present on this building but they are associated with the first floor storefronts and are not associated with this tenant. The sign is not internally illuminated, there is no sign lighting proposed for this sign.
4	Flush-Mount Wall Signs » Flush-mounted wall signs are a fundamental form of identity signage. They are attached flat to the wall and form an integral part of the architectural detailing of the building. The signs should	As noted above, as proposed, the sign does not fit logically within the architectural divisions of this structure. Though the Pattern book does allow some flexibility in terms of the standard of height of a wall sign being between 4 to 6



DOWNTOWN PATTERN BOOK MATRIX
HDRB #23-008
April 5, 2023

	be positioned within logical features of the building, such as transom panels above entryways, signage bands above storefronts, or wall panels next to storefront windows. Signs should typically be located between 4 to 6 feet above the adjacent walking surface or in the architectural sign band located above doors and shops.	feet above the adjacent walking surface, the proposed sign far exceeds that height guideline and is not located within a sign band on the building façade.
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NO
TURN
ON RED



ProBity

Edward Jones

754 E. 1st St.

POUR HOUSE

Illusions Hair Salon

Herndon Nail & Spa

Village Market