

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD
VIRTUAL WORK SESSION AGENDA
JANUARY 6, 2021
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **APPLICATION FOR NEW CONSTRUCTION, HDRB #21-001**, to consider an application for a Certificate of Appropriateness to construct a new residential structure and a new accessory structure at 647 Jefferson Street, Herndon, Virginia, located between the intersection of Jefferson Street and Monroe Street and the intersection of Jefferson Street and Quincy Street, and further identified as Fairfax County Tax Map 0162-53-0002. The property is zoned R-10, Residential, Single Family; and consists of approximately 4,926 total square feet of land. Owners/Applicant: Station House, LLC c/o Stephanie Wright.
3. **APPLICATION FOR NEW CONSTRUCTION, HDRB #21-002**, to consider an application for a Certificate of Appropriateness to construct a new residential structure and a new accessory structure at 649 Jefferson Street, Herndon, Virginia, located between the intersection of Jefferson Street and Monroe Street and the intersection of Jefferson Street and Quincy Street, and further identified as Fairfax County Tax Map 0162-53-0001. The property is zoned R-10, Residential, Single Family; and consists of approximately 5,101 total square feet of land. Owners/Applicant: Station House, LLC c/o Stephanie Wright.
4. **APPLICATION FOR NEW CONSTRUCTION, HDRB #21-004**, to consider an application for a Certificate of Appropriateness for a newly constructed accessory structure at 757 Grace Street, Herndon, Virginia, located between the intersection of Grace Street and Vine Street and the intersection of Grace Street and the Washington and Old Dominion Trail right-of-way, and further identified as Fairfax County Tax Map 0162-02-0007B. The property is zoned R-10, Residential, Single Family; and consists of approximately 28,224 total square feet of land. Owners/Applicants: James L. and Elizabeth A. Leach.

COMMENTS

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

ADJOURNMENT

Title: HDRB #21-001; New Construction – 647 Jefferson St.

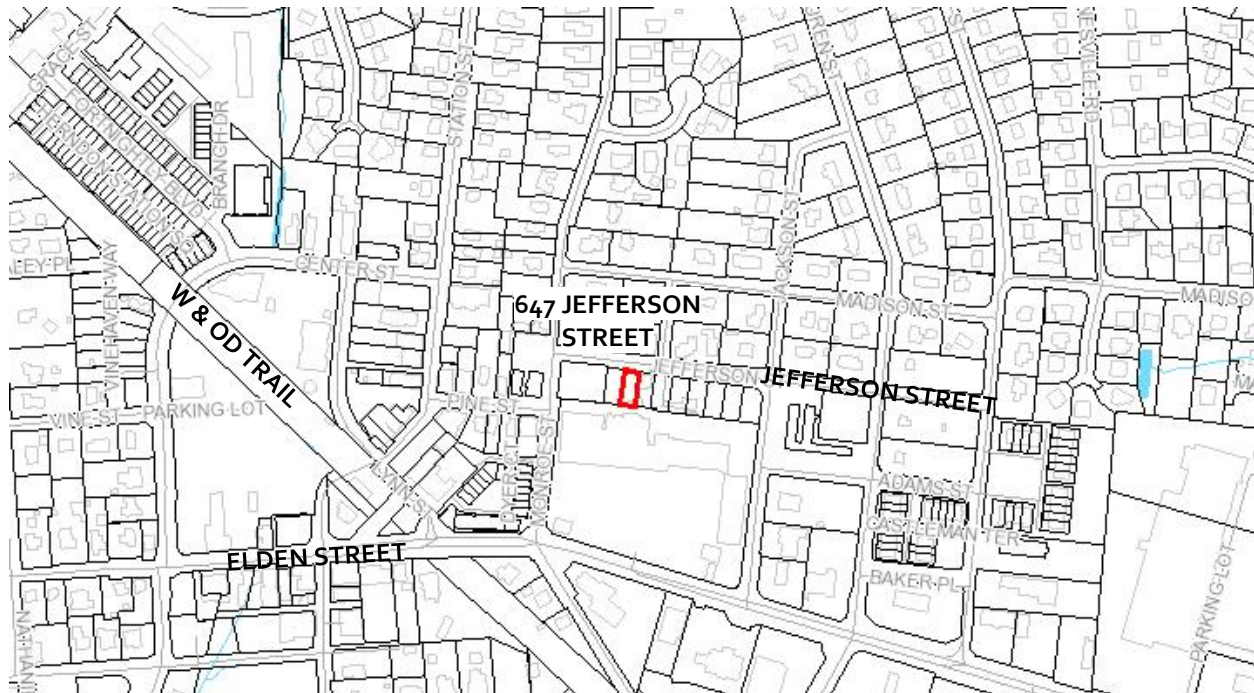
Staff Contact: Christopher J. Garcia, AICP
 Community Design Planner
christopher.garcia@herndon-va.gov
 (703) 787-7380

Summary Information

Applicant Request	New construction of a single-family detached residential dwelling with attached garage		
Address	647 Jefferson St, Station House; Downtown Herndon		
Fairfax County Tax Map Number	0162-53-0002		
Applicant/Owner	Station House, LLC c/o Stephanie Wright		
Agent	N/A		
Business/Organization	N/A		
Property Use	Single-family residential		
Zoning District	PD-TD, Planned Development – Traditional Downtown		
Parcel Size	4,926 square feet; 0 .113 acres		
HDO Designation	Non-contributing		
Adjacent Zoning	North: R-10, Residential, Single-family South: CS, Commercial Service	East: PD-TD, Planned Development – Traditional Downtown West: PD-TD, Planned Development – Traditional Downtown	
Adjacent Property HDO Designations	North: Contributing South: N/A	East: Contributing West: Noncontributing	
Associated Cases	ZMA #14-103; TP #17-10; HDRB #21-002		
Building Type(s)	Two-story residential	Date of Construction:	N/A
Architectural Style(s)	Post-modern residential, Craftsman influences		
Exterior Material(s)	Primary material: Cementitious fiber board cladding, wood, architectural asphalt shingle roof		
Neighborhood Design Profile	Single-family detached residential with contributing and non-structures to the north and west; established commercial uses to the south and east		
Comprehensive Plan Land Use Designation	Adaptive Area		

Staff Recommendation	Staff is withholding its recommendation at this time until the application submission discrepancies can be addressed as noted in the staff analysis of the staff report.
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Location Map



Case Details

Description:

This application proposes to construct a new single-family residence with attached garage, on a currently vacant parcel of land. The proposed house will have approximately 4,500 square of living space, two above-grade stories and a basement. The house would have a generally rectangular plan with a mostly symmetrical façade and a hyphen in the rear of the structure attaching to the 20' x 22' two-car, single-story garage.

The house's front façade features a main entrance is placed to the left side on the front façade and a full width front porch with a hipped roof. The roof is designed with two interlocking gable forms with varying roof pitches and covered with Tamko ® Heritage™ series architectural shingles. The roof edges are finished with moderate depth soffits and boxed-in eaves. The house is proposed to be clad primarily with Hardieplank® lap siding with 6" reveals and, 1" flat relief between courses. A portion of the concrete foundation is visible above-grade and is clad with a stone veneer around the entirety of the left side and front elevation(s). An accent fish-scale or scalloped siding is proposed on the gable ends of the front façade. This decorative cladding would have a roughly 4"-6" exposure between courses. The façades will be accented with real wood and composite trim for corners, window casings, frieze boards, moldings, soffits and fascias. The application is not clear as to which components will be made of wood or composite materials. The front porch is detailed with single-post square columns. The porch railings, pickets, and posts are proposed to be made of wood and painted to match the proposed color scheme of the house. All of the windows are to be double-hung vinyl windows with an indeterminate grille and/or muntin pattern. The windows will feature interior and exterior light divisions (simulated light divisions) and a grille between glass matching the simulated light division providing a simulation of true light divided

windows found on contributing structures within the district. Window casings and sills are proposed to be made of wood or a composite material and painted a different color than the siding. The application is not clear as to which window components will be made of wood or composite materials.

The garage is clad primarily with the Hardieplank® lap siding and roofed with a gabled roof covered in the Tamko ® Heritage™ series architectural shingles. (Attachment #1, #2 and #3).

Background:

The proposed non-contributing dwelling structure is one of two final components remaining to be completed for the new single-family residential, in-fill development known as Station House. The new residential structure being considered through HDRB #21-002 is the final structure to be considered for completion of the administratively approved site plan, TP #17-10, and the preceding zoning map amendment, ZMA #17-103, which approved the base zoning change to allow for the new single-family residential units along the south side of Jefferson Street in Herndon's Downtown area.

As part of the review of ZMA #17-03, the HDRB informally reviewed the building architecture and provided preliminary input to the applicant and Planning Commission. The HDRB, formerly the HPRB at that time, expressed general support for the architecture as proposed but did provide some feedback that may be beneficial to review with this case. Refer to Attachment #4 for the Board's memo to the Planning Commission with its design comments.

Applicable Zoning Ordinance Regulations and Design Guidance:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #6)
- Town of Herndon Historic District Overlay Guidelines (Pages 116-123)

Staff Analysis

1. Within the submission materials, staff has found some discrepancies related to the written description of design features and the proposed elevations. These discrepancies include but are not limited to the following:
 - a. Windows are described in writing as six-over-one light division while the elevations indicate a two-over-two patterns;
 - b. Porch columns are described in writing as square double posts while the elevations indicate one large square post
 - c. Front porch roof material is described in writing as standing seam metal while the elevations indicate asphalt shingle
 - d. Window and door specification with multiple options, but no specific notation of identification of the window and door selections intended
 - e. Lack of details of sizes and profiles of window trim boards, corner trim boards, rake boards, porch columns, and railing/balustrade
 - f. The stone veneer of the foundation is only shown on two elevations

Staff finds that these details need to be clarified and depicted accurately in all elevations and written descriptions such that the staff and Board can complete a full review of the project. Accordingly, staff is cannot provide a recommendation until these detail and material issues are resolved. Staff also recommends that these items be discussed in light of the stylistic comments provided by staff in comment #2 above.

2. The Historic District Overlay Guidelines, Chapter 9 Guidelines for New Construction (Pages 116-123) provide guidance on the construction of new residential structures within the Historic District Overlay. This section first discusses site and form/shape of new residential buildings. More specifically, pages 118 and 119, address siting new residential buildings, general size and shape and complexity of new building forms; and describe siting, building forms, and building sizes that are congruent and compatible with prevailing patterns on the street or block. In this case, much of these issues were addressed in the general site plan conditions and proffered conditions associated with ZMA #14-103, which established building envelope requirements such as reduced front setbacks, height limitations and infrastructure requirements such as sidewalks. The zoning map amendment further specifies a General Development Plan with conceptual elevations to which the dwellings should generally conform to. In addition, the approved site plan, TP #17-10, further defines the required building footprint(s), building placement and setbacks, and other features such as driveways and porches. As presented, staff believes that the proposed building design conforms to the guidelines regulating site planning, building sizes and forms, as well as conforms to the approved zoning map amendment conditions and the approved site plan. It is this conformance to the existing approvals for the project that constrains the Board's ability to mandate different site planning and building envelope characteristics.

Notwithstanding, the proffered conditions of the approved zoning map amendment do provide the Board the opportunity to review final elevations which may include the roof and roof from, exterior materials, and architectural details.

3. Staff has reviewed this case using the Chapter 9 of the HDOG and has generated an evaluation matrix that goes through an evaluation each applicable guideline. See Attachment #5. The comments below are meant to supplement the comments from that matrix.
4. The application describes the house as a Craftsman style, bungalow type house. While there are some slight influences noticed that relate to Craftsman styled houses, such as the use of an accent siding materials and the use of a compound roof form that gives the impression of a partial second floor when viewed from the front façade, those are generally shallow and infrequent enough to read as a Craftsman details.

Instead of the Craftsman house, the proposed architecture appears to include a variety of forms and details taken from Classical Revival, Victorian, and Craftsman. If the intent is to propose a Craftsman style house, staff suggests some changes to the design include:

- The use of shake or half-timber accent cladding instead of fish-scale/scalloped cladding which is more prevalent in Victorian architecture
- Different designed porch columns. Double columns (as described in application but not shown on the drawings) with pedestals are indicative of Craftsman style.
- The use of exposed structural elements such as brackets and rafter tails.

The images below show modern examples of houses with Craftsman architectural styles. Both examples use the items listed above.



Figure 1 _ Example of traditional Craftsman architecture in a modern house; Image source: <https://thearchitecturedesigns.com/craftsman-house-plan/>



Figure 2 Example of modern expression of Craftsman architecture; Image source: <https://homepatterns.com/collections/frontpage/products/the-hayes-eliose?variant=28025514824>

5. Within the Guidelines, vinyl exterior materials, including windows are not recommended in any form within the District. More specifically, Chapter 9, Guidelines of New Construction, Choosing Exterior Materials (page 121) states:

“3. Do not use modern materials with a plastic appearance or composition, or materials that cannot offer a scale, profile, and finish to mimic the appearance of a historic material. Vinyl is not an appropriate material for any exterior component.”

As proposed for vinyl windows in this case, staff finds that wood or aluminum clad wood windows would be the most appropriate window material types. In addition, the guidelines recommend that windows be horizontally and vertically aligned. The proposed design has virtually no vertically aligned windows and sparingly few horizontal alignments on each floor. This issue was specifically raised by the HDRB in its review of the General Development Plan architectural component of ZMA #14-103 (Attachment #6).

6. In the HDRB review of ZMA #14-103, the Board was supportive of the architecture in its conceptual design at that time, and general found the massing and scale of the architecture to be appropriate to the site and the district. The Board provided the Town’s Planning Commission with specific comments related to stylistic expression of Craftsman architecture and window arrangements. The Board expressed concern about the proposed residential structures taking architectural design cues from the existing residential structures across the street, coordinating and organizing the window designs and arrangements according to architectural style. The Board comments further discuss paying attention to architectural details such as brackets and rafter tails that should reflect the intended architectural style (Attachment #4). Two intentions of this commentary were to encourage architectural variety across the new development and ensure architectural compatibility of the new structure with the historic district.
7. Section 78-60.3(f) of the Zoning Ordinance requires the HDRB to consider specific criteria/standards when reviewing applications (Attachment #6). In consideration of the staff analysis and unresolved matters included herein, staff is unable to determine the building’s architectural compatibility with the historic landmarks, buildings, and structures in the district. Design revisions should be considered to address design issues and design information discrepancies noted in the preceding staff analysis commentary.

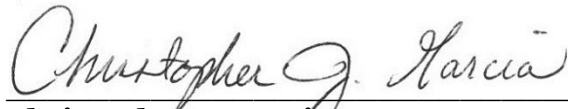
Staff Recommendation:

Motion	1. Motion to deny the application.
Alternatives:	2. Motion to approve the application as submitted.
	3. Motion to approve with condition(s).

	4. Motion for continuance of the public hearing to a date certain or the next HDRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	Staff is withholding its recommendation at this time given the additional information that is necessary as explained in the staff analysis.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Proposed Site Plan, Site Photos, Elevations and Materials Information
4.	ZMA #14-103 HPRB and ARB Report to Planning Commission
5.	Historic District Overlay Guidelines Review Matrix
6.	Town's Zoning Ordinance, Section 78-60.3.



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



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



October 1, 2020

Heritage Preservation Review Board
Town of Herndon
777 Lynn Street
Herndon, VA 20171

RE: Application for new home construction at Lot 1 and 2 of Residences at Station House on Jefferson St, Herndon, VA 20170

Dear Chairman and members of the Board:

Please accept this letter as part of the requirements for the application to construct two single family homes within Herndon's Downtown Heritage Preservation District.

We are proposing to construct two single-family homes, with in-ground basement, at the above mentioned address on Jefferson Street. Much effort was spent in design and product selection to achieve a structure that could seamlessly be incorporated into the varied architectural styles of the surrounding neighborhood. As a result, the exterior elevation of the proposed structures reflects a Craftsman Bungalow inspired architectural style and accompanying accents.

As was common with this style of home, the structures predominantly have a rectangular plan with a symmetrical façade. As was also typical, the entrances are central to the structure with a front porch spanning the width of the homes. Also characteristic, the roof is designed with both extended soffits and boxed-in eaves and is covered with asphalt shingles that are colored to compliment the color scheme of the entire house.

The structure is covered with Hardieplank or similar wood-grain vertical board and batten, as well as lap siding with real wood and composite trim for corners, window casings, frieze boards, mouldings, soffits and facias. The lap siding will have an exposure of 6", including a 1" flat relief between courses. The vertical siding will have a roughly 48" exposure between boards.

Some of the facade features include a band board, twin post front porch columns, period specific six-over-one window grill patterns, wide roof overhangs, large front and rear gables, standing seam metal front porch roof and a coordinated color palate indicative of this type of architectural



style. All railings, pickets, and posts will be made of wood and painted to match the color scheme of the house.

This home will feature a detached two-car garage that complements the style and color of the primary structure.

All of the windows will be a premium double-hung vinyl window with six-over-one pane design. The windows will feature interior and exterior grilles, providing a near true divided light window. Wide casings and sills will be made of wood or a composite material and painted a different color than the siding to further reflect the architectural style.

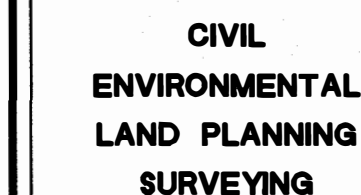
Overall, we are confident that the design and superior products used to construct this home will accomplish our efforts to provide a new home that not only compliments the surrounding structures but helps to preserve the predominant architectural character of the Downtown Heritage Preservation District.

Sincerely,

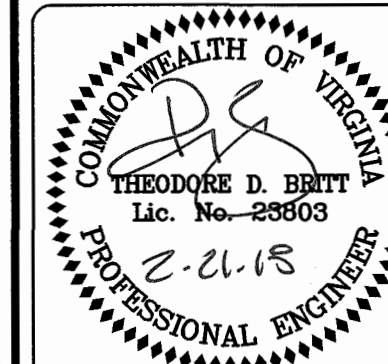
Doll Homes







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



RESIDENCES at THE STATION

FAIRBANKS COUNTY VIRGINIA

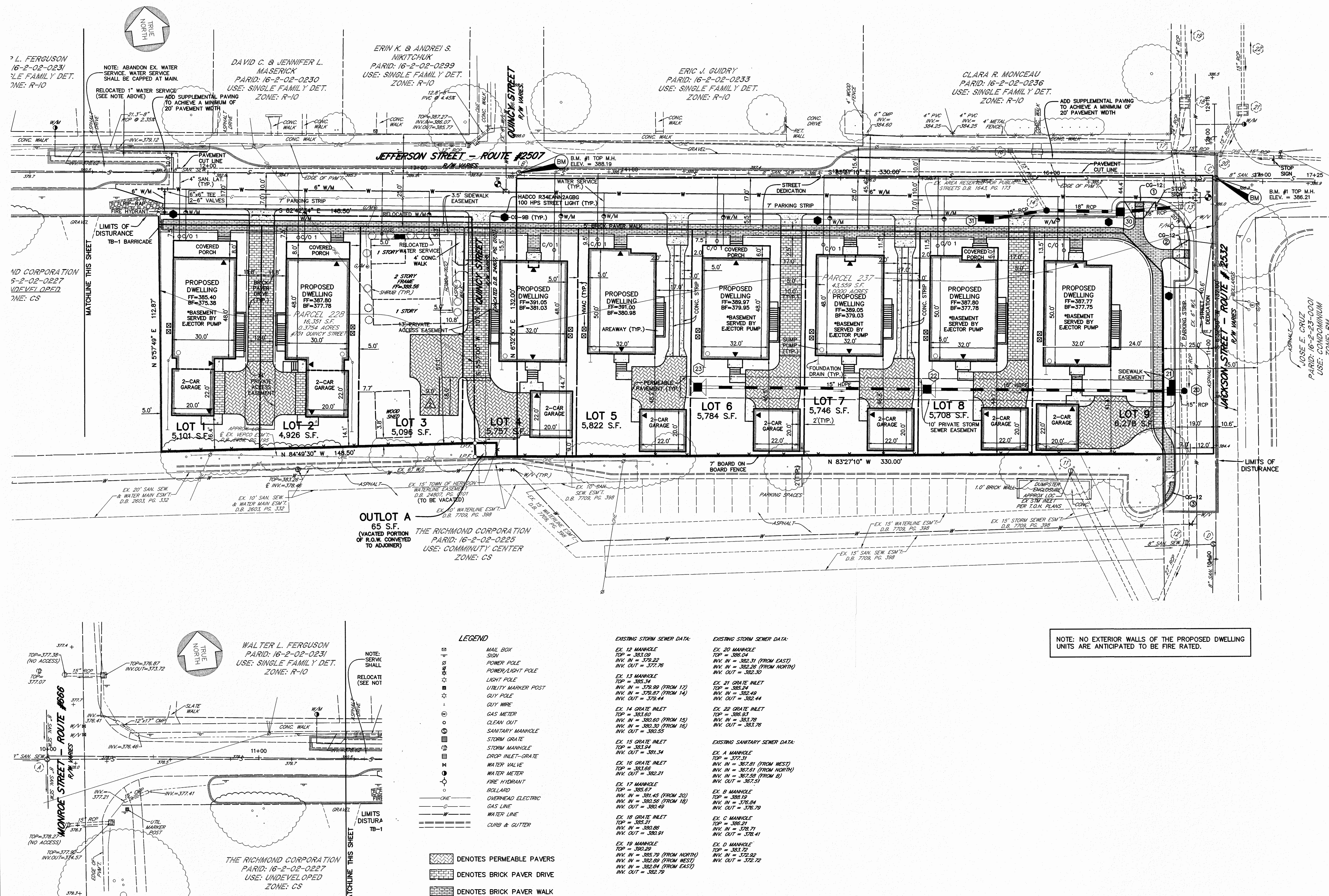
TOWN OF HERNDON

SUBDIVISION PLAN

[illegible]

PM: TDB SCALE: 1"=20'
PE: TDB DATE: 05.31.17
CO: MSO SHEET 5 OF 28

F-2796



NOTE: NO EXTERIOR WALLS OF THE PROPOSED DWELLING
UNITS ARE ANTICIPATED TO BE FIRE RATED.

O:\drawings\F-2796\plots\SUB\2796-05-SP.dwg, 2/21/2018 2:22:37 PM, dbrzezynski, KIP All-Other Systems1.pcs, 1:1, TRI-TEK Engineering, Inc.

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FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

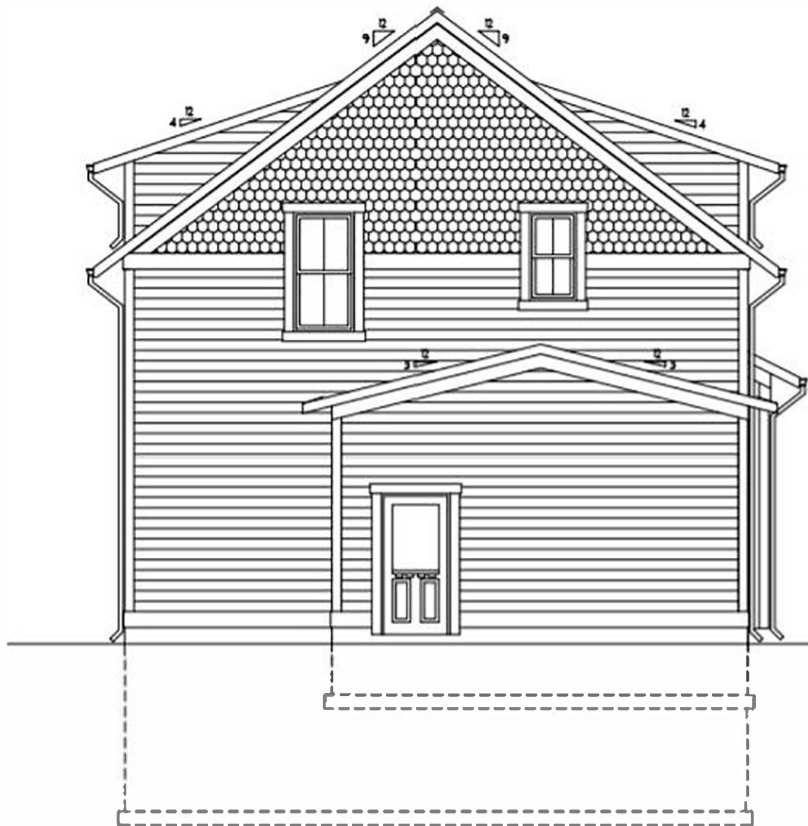


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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



REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

Classic-Craft® American Style Collection™

Features high-definition vertical Fir grain with Shaker styling, ideal for a variety of homes from Arts and Crafts to Contemporary and Modern.



Architectural Character

- Architecturally correct design – up to 25% wider panels.*
- Deeper embossments.
- Solid hardwood square edges.
- AccuGrain® technology.
- More than 10% wider glass.*
- EnLiten™ flush-glazed designs.
- Exclusive glass designs.
- Low-E glass standard.

Heavier Construction

- 20% heavier construction.*
- Top and bottom composite rails.
- 4" full-length engineered lumber lock stile for added weight and rigidity.
- Thicker fiberglass skins.

Available Sizes

- 3'0" and 3'6" wide doors in 6'8" and 8'0" heights.
- 2-½" of height trimmability allows flexibility to fit 80"–82-½" and 96"–98-½" rough openings.

Finish Options

Classic-Craft American Style entryways can be stained or painted any color.



See the difference stain can make.

Explore PrismaGuard™ finish and Same-Day® Stain color options on pages 268–269.

Warranty Riders

- See page 31 for details on the EnLiten™ Flush-Glazed Rider for Construction & Installation, and the EnLiten™ Flush-Glazed Rider for Homeowners.
- Tru-Defense® Warranty Rider eligible when properly assembled and installed with all Therma-Tru specified system components, in accordance with the Rider.



*Comparison of Classic-Craft to other standard fiberglass doors with similar styles. Visit www.thermatru.com for details.

Note: Finish colors may vary from an actual application due to fluctuations in finishing or printing. Glass privacy ratings may be more or less than indicated, based on glass design and size of glass. Glass designs may differ from depiction due to size and hand craftsmanship of glass. See your Therma-Tru seller or visit www.thermatru.com for more, including details on height trimmability, limited warranties and exclusions, Riders and ENERGY STAR qualified products.

Top: Classic-Craft American Style Collection, Low-E Glass with SDLs, Door – CCA230, Sidelites – CCA210SL, Finish – Raven
Right Page: Classic-Craft American Style Collection Door – CCA1133; Low-E Glass, Sidelites – CCA2400SL, Finish – Wildflower Honey

HardiePlank®

Thickness 5/16 in

Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

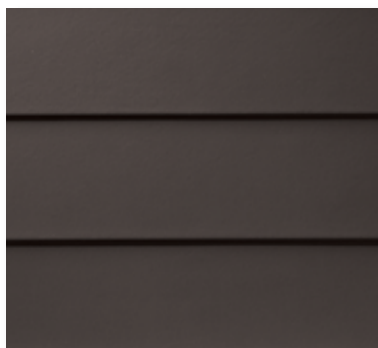
Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®



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

SMOOTH



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

BEADED CEDARMILL®

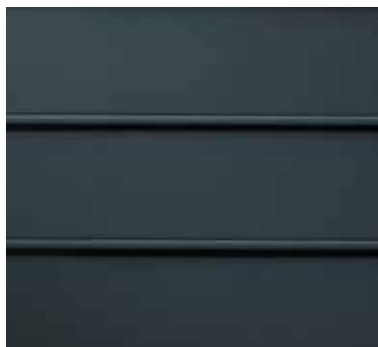


BEADED CEDARMILL® & BEADED SMOOTH

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

STATEMENT COLLECTION™	_____
DREAM COLLECTION™	✓
PRIME	_____

BEADED SMOOTH



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

HardiePanel®

Thickness 5/16 in

SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus Pcs/Pallet	50	—	50
Pcs/Sq	3.2	2.8	2.5

SELECT CEDARMILL®



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SMOOTH



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

STUCCO



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

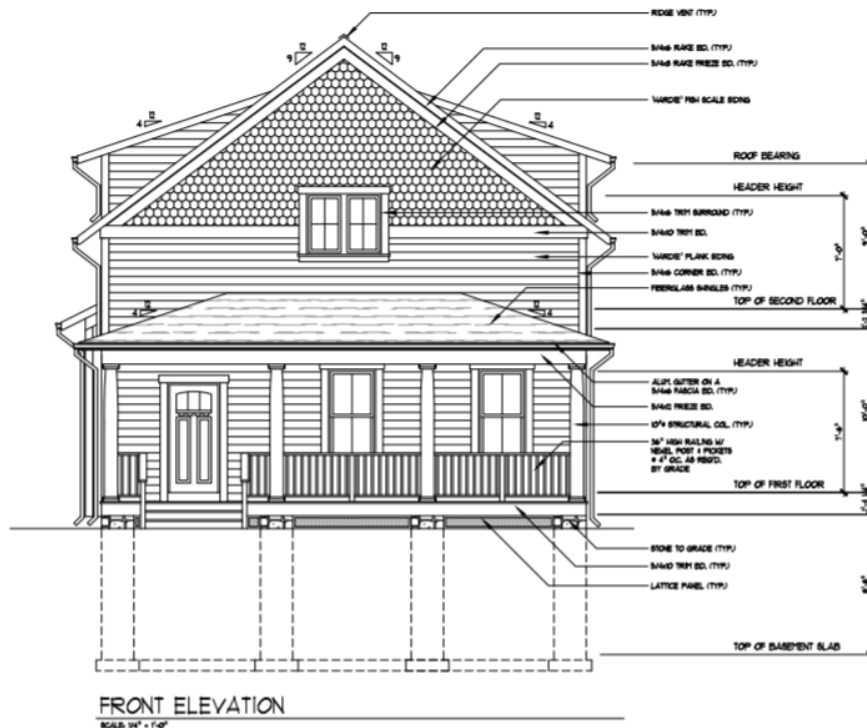
SIERRA 8



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™			
PRIME	✓	✓	✓

The Station Lot 2 @ Jefferson Street by

DOLL
H O M E S

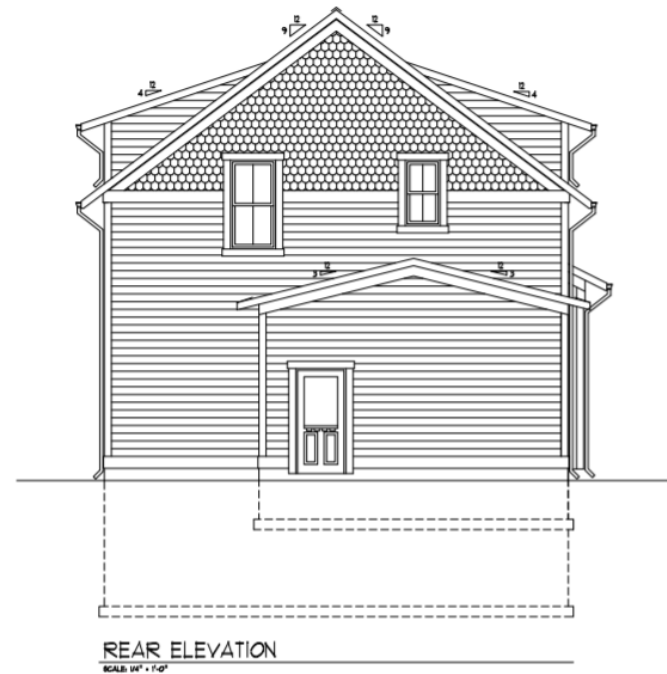
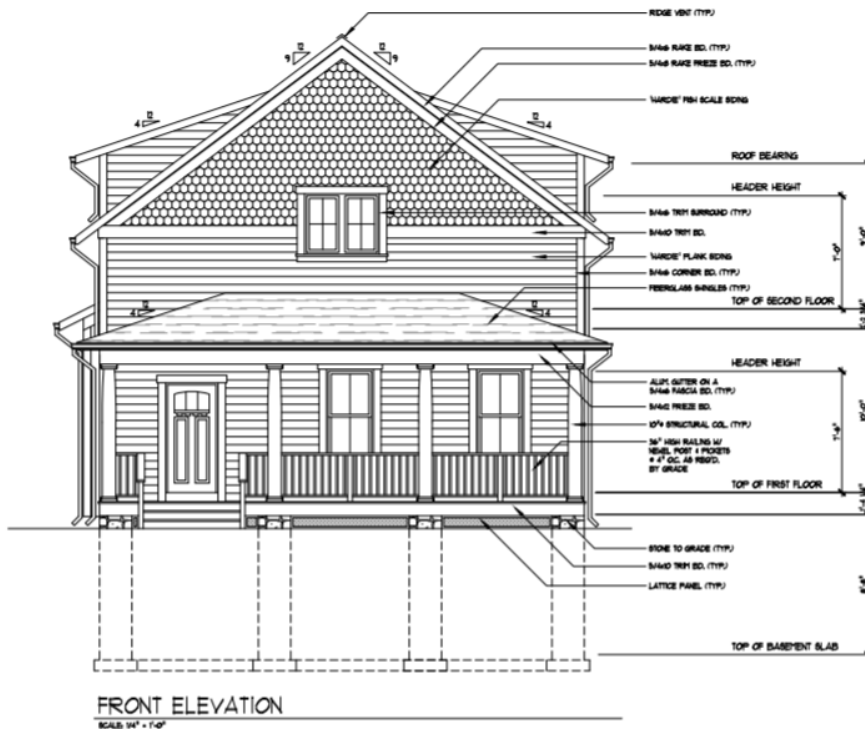


4528 Square Feet
2 stories w/basement

Convenience, simplicity, and sound construction are some of the fundamental tenets of this Arts & Crafts inspired vernacular style home. Having wide overhanging eaves, large front porch and exquisite detailing, this home strives to attain all three as well as boasting an eye-catching exterior. This 3-4 bedroom 2 ½ -3 ½ bath home offers a separate study, large kitchen with island seating, walk-in pantry, full-size 2nd floor laundry room and oversized bedrooms.

The Station @ Lot 2 Jefferson Street by Elevations

DOLL
HOMES



The Station @ Lot 2 Jefferson Street by Elevations

DOLL
HOMES



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

The Station @ Lot 2 Jefferson Street by Exterior Specifications



HOUSE 2 – TWO TONE



Paint all trim with SW 7012 Creamy.



Paint all siding first and second floor with SW 2845 Bunglehouse Gray.



Paint siding peaks with SW 2844 Roycroft Mist Gray



Windows bronze clad.

Paint door with SW 2802 Rookwood Red.



The Station @ Lot 2 Jefferson Street by Exterior Specifications



Roof Shingle – Tamko Heritage 50/30

Color: Oxford Grey



**30-YEAR LIMITED
WARRANTY**

15-YEAR FULL START

**5-YEAR LIMITED
TRANSFERABILITY**

**10-YEAR LIMITED
ALGAE RELIEF-ALGAE
CLEANING
WARRANTY***

**15-YEAR LIMITED
WARRANTY AGAINST
DAMAGE FROM WIND
UP TO 130 MPH****



The Station @ Lot 2 Jefferson Street by Exterior Specifications

DOLL
H O M E S

Siding

Vertical Siding

HardiePanel® Vertical Siding -
SMOOTH

Thickness:

0.312"

Lengths/Widths:

108"/48"

120"/48"

96"/48"



Horizontal Siding

HardiePlank® Lap Siding
SMOOTH

Thickness:

0.312"

Lengths: 144" boards

Widths: 5.25" 6.25" 7.25"

8.25"

Exposures: 4", 5", 6", 7"

The height of the plank
where it is not overlapped
by adjacent planks.



HARDIESHINGLE® SIDING HALF-ROUNDS

- o Primed and painted
- o Clad in scalloped-edge shingles, vacation homes and everyday abodes look equally quaint. Our half-rounds are available in Dream Collection products or primed for paint.
- o THICKNESS: 0.25"
- o LENGTH: 48" boards
- o WIDTHS: 15.25"
- o EXPOSURES: 6.976"



The HZ5™ product line lets you sleep easy in climates with freezing temperatures, extreme seasonal temperature variations, and snow and ice. To ensure its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. So you aren't getting an exterior that performs well in cold, nasty climates. You're getting an exterior engineered just for it.

The Station @ Lot 2 Jefferson Street by Exterior Specifications



Exterior Lighting – Garage doors, Garage entry, Basement areaway entry, Rear entry

**Barn Light Outdoor Wall
Galvanize Metal**



**Farmhouse Barn Light
Outdoor Wall Light Black**



The Station @ Lot 2 Jefferson Street by Exterior Specifications



Exterior Doors

Front

American Style Collection™ fiberglass entry doors were inspired by early 1900s residential architecture. The collection complements many popular home designs, including Arts and Crafts, Bungalow, Cottage and Colonial Revival styles.

Made with our patented AccuGrain™ technology, you get the look of high-grade wood with all of the durability of fiberglass. The exterior doors in this collection have the look and feel of a real wood front door — with solid wood square edges, architecturally correct stiles, rails and panels. Unlike genuine wood doors, they resist splitting, cracking and rotting.

Fiberglass Entry Door Systems: Classic-Craft American

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

**Craftsman Lite 2 Panel
Flush-Glazed 6 Lite
Style IDs**

Available Sizes

**Available
Options**

CCA260-SDL

3'0" x 6'8"

Flush Glazed (?)



Accessories:

Dentil Shelves



4-block dentil shelf

Color/Stain:



Walnut

The Station @ Lot 2 Jefferson Street by Exterior Specifications



Garage Door(s)

- o 16'x8'
- o Painted to match trim
- o 2"-Thick CFC-Free Polyurethane
- o 13.45 Calculated R-Value
- o 26-Gauge Galvanized Steel
- o Polyurethane Overlay Boards
- o 17 Base & Overlay Colors
- o 12 Door Designs
- o 10 Window Options
- o Full Thermal Break
- o Available with Wind Load
- o Lifetime Rust & Delamination



The Station @ Lot 2 Jefferson Street by Exterior Specifications



Windows - ELEVATE COLLECTION - Strike the perfect balance of beauty and strength



The Marvin Elevate™ collection is an ideal blend of remarkable design and superior strength, bringing balance to your style and performance needs. Patented fiberglass exteriors stand up to all elements, outperforming and outlasting vinyl, roll-form aluminum and other fiberglass composites. Warm wood interiors add timeless beauty, while resilient, long-lasting fiberglass stays strong in even the toughest conditions.

The facts speak for themselves. Our proprietary fiberglass is eight-times stronger than vinyl and three-times stronger than vinyl/wood composites. It resists fading, chalking, peeling and cracking.



Warm wood interiors and on-trend styles are just the start. We've carefully considered every feature and option so that your windows and doors can make a statement or blend into the decor.



Marvin is the leader in fiberglass, which outlasts vinyl windows by 38%.[1] Our pultruded fiberglass remains stable in extreme temperatures and expands at nearly the same rate as glass, so Elevate windows stay strong and true even in harsh conditions.



2 over 2 window panes with Semi-divided light

The Station @ Lot 2 Jefferson Street by Exterior Specifications



Porch flooring – composite decking



5/4 with grooved edges for fasteners.
Squared edges on stairs and perimeter of deck.

Trex or similar brand.



**BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT (BNC)
BOARD AND CODE ADMINISTRATION DIVISION**

**MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION**

11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/building/

NOTICE OF ACCEPTANCE (NOA)

**Tamko Building Products, Inc.
220 West Fourth Street
Joplin, MO 64802**

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County BNC - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BNC reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code. This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: TAMKO Roof Shingles

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This revises NOA # 10-0831.05 and consists of pages 1 through 4.
The submitted documentation was reviewed by Alex Tigera.



**NOA No.: 11-0223.11
Expiration Date: 12/01/15
Approval Date: 05/12/11
Page 1 of 4**

ROOFING ASSEMBLY APPROVAL

Category: Roofing
Sub-Category: Asphalt Shingles
Materials Laminate
Deck Type: Wood

SCOPE

This approves **Tamko Heritage 30, Heritage, Heritage 50, Heritage Premium, Heritage XL, and Heritage Woodgate** Asphalt Shingles, manufactured by **Tamko Building Products, Inc.** as described in this Notice of Acceptance.

PRODUCT DESCRIPTION

<u>Product</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
Heritage 30 and Heritage	13 1/4" x 39 3/8"	TAS 110	A heavy weight, dimensional asphalt shingle.
Heritage XL and Heritage Woodgate	13 1/4" x 39 3/8"	TAS 110	A heavy weight dimensional asphalt shingle.
Heritage 50 and Heritage Premium	13 1/4" x 39 3/8"	TAS 110	A heavy weight, dimensional asphalt shingle.

MANUFACTURING LOCATION

1. Dallas, TX
2. Tuscaloosa, AL

EVIDENCE SUBMITTED

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
Underwriters Laboratories, Inc	TAS 107	04CA44252	02/25/05
	ASTM D3462	02NK33813	09/23/02
	ASTM D3462	03CA14536	01/15/04
PRI Asphalt Technologies, Inc.	TAS 100	TAP-129-02-01	05/23/05
	TAS 100	TAP-130-02-01	05/23/05
	TAS 100	TAP-131-02-01	05/23/05

LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. Shall not be installed on roof mean heights in excess of 33 ft.
3. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 9B-72 of the Florida Administrative Code.

MIAMI-DADE COUNTY
APPROVED

NOA No.: 11-0223.11
Expiration Date: 12/01/15
Approval Date: 05/12/11
Page 2 of 4

INSTALLATION

1. Shingles shall be installed in compliance with Roofing Application Standard RAS 115.
2. Flashing shall be in accordance with Roofing Application Standard RAS 115
3. The manufacturer shall provide clearly written application instructions.
4. Exposure and course layout shall be in compliance with Detail 'A', attached.
5. Nailing shall be in compliance with Detail 'B', attached.

LABELING

1. Shingles shall be labeled with the Miami-Dade Seal as seen below, or the wording "Miami-Dade County Product Control Approved".



BUILDING PERMIT REQUIREMENTS

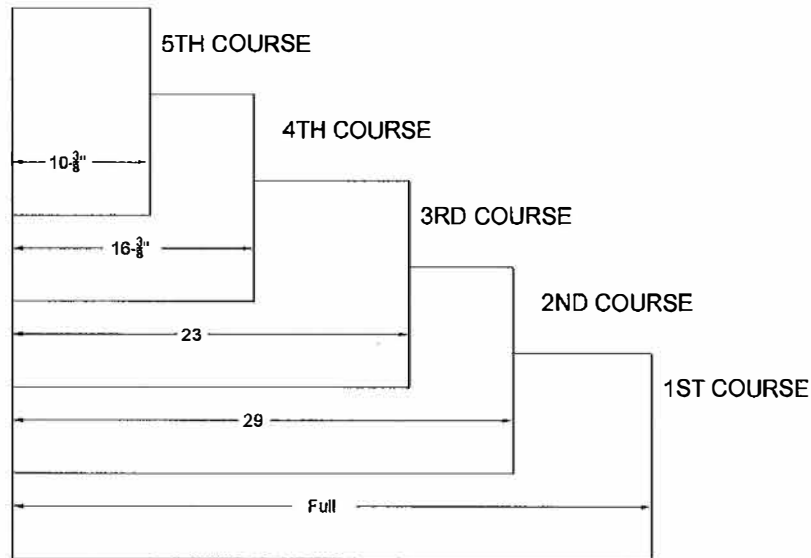
1. Application for building permit shall be accompanied by copies of the following:
 - 1.1 This Notice of Acceptance.
 - 1.2 Any other documents required by the Building Official or the applicable code in order to properly evaluate the installation of this system.



DETAIL A

HERITAGE 30, HERITAGE, HERITAGE XL, HERITAGE WOODGATE, HERITAGE50, AND HERITAGE PREMIUM

All dimensions are in inches.

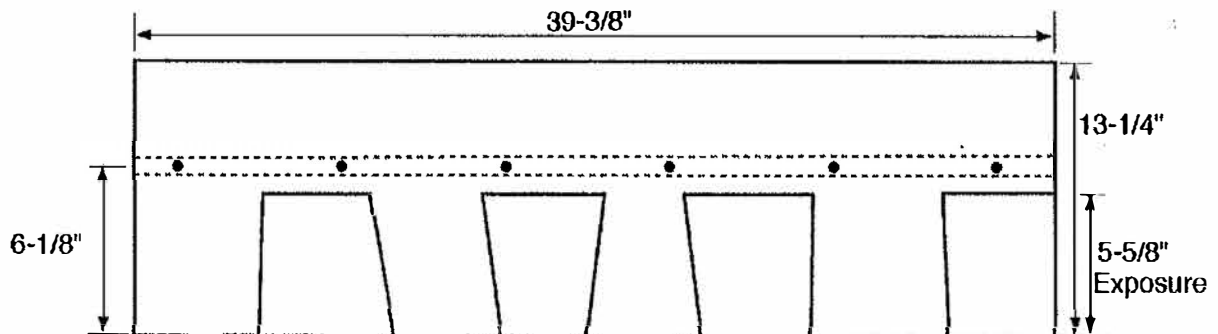


DETAIL B

HERITAGE 30, HERITAGE, HERITAGE XL, HERITAGE WOODGATE, HERITAGE50, AND HERITAGE PREMIUM

13-1/4" x 39-3/8" LAMINATED SHINGLE

All dimensions are in inches



END OF THIS ACCEPTANCE

HOUSE 2 – TWO TONE



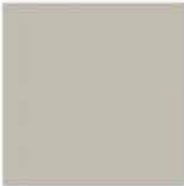
Paint all trim with SW 7012 Creamy.



Paint all siding first and second floor with SW 2845 Bunglehouse Gray.



Paint siding peaks with SW 2844 Roycroft Mist Gray



Windows bronze clad.

Paint door with SW 2802 Rookwood Red.









MEMORANDUM

To: Melissa Jonas, Chair and Members of the Planning Commission

From: Raymond P. Ocel Jr., Development Program Planner *RPO*

Date: August 29, 2016

Subject: ZMA #14-103: Residences at the Station; Heritage Preservation Review Board and Architectural Review Board Report on Proffered Elevations

The Town of Herndon Zoning Ordinance Sec. 78-202.1(g) requires the Heritage Preservation Review Board (HPRB) and the Architectural Review Board (ARB) to conduct an informal review of Zoning Map Amendment applications that include architectural information and to provide a written report to the Planning Commission regarding the architectural appropriateness of the proposal. This ordinance requirement applies to the referenced application, ZMA #14-103 ("Application"). As such, the HPRB and ARB have reviewed and evaluated the conceptual drawings associated with the Application. This memo, which includes the Boards' preliminary comments and recommendations, serves as the written report to the Planning Commission.

The Residences at the Station rezoning application encompasses land within and outside a preservation district. While three houses (including the existing house) are located within the preservation district, six new houses are located outside the district.

The applicants presented architectural renderings for the project to the HPRB and ARB at their work session on August 10, 2016. The drawings reviewed at that work session are the proffered elevations included in the Application's Generalized Development Plan. The Board's comments included within this report relate to these drawings and not any of the previously submitted drawings. Both the Heritage Preservation Handbook design guidelines and the design guidelines contained in the Downtown Herndon Pattern Book and the expertise of the Board members served as the basis for review and comment on the two houses in the District. The ARB's review criteria were used to evaluate the six houses outside the District.

Both Boards' are in general support of the project's architecture. The Boards' believe that with some further modifications, the project will offer an appropriate addition to the existing built environment and neighboring historic resources. The following comments are not intended as suggestions for a complete re-design of the houses. The major components of the architecture such as overall scale and massing appear suitable for the property and in the historic district. These comments are more moderate to minor in nature and can be addressed when the applicants apply for a Certificate of Appropriateness for the two houses with the HPRB.

- The simple forms and massing of the homes seem generally appropriate to the scale of the lots and to the vernacular character of the historic homes in Herndon. Variation in the house types

are mostly achieved though roof forms and height become slightly monotonous. Varying the actual model of house, rather than just changing some façade features should be considered.

- Some forms and styling should take design cues from contributing homes in the surrounding neighborhood. With some of the houses incorporating a number of styles, it would be helpful to know what specific architectural styles were being sought by the designer. The historic district is composed of a variety of unique houses. This must be kept in mind when the other side of Jefferson Street is taken into account with its small scaled and varied architecture. Consideration must be given to the existing and much smaller two story house so that it will not be dwarfed and appear as an undesirable residence.
- Fenestration needs to be more prominent and be better coordinated for the style which is intended to be achieved for each home. It will be important to pay attention to how a mix of certain detailing from various architectural styles may impact the overall cohesion of a home design.
- The extent to which front porches are used and the design of those porches is unclear. The suggestion is to use open front porches as much as possible and make sure they are deeper than 6' so they can provide functional space.

The remaining comment listed below are specific to certain elevations.

- Elevation #1: With its board and batten siding, it gives off a barn appearance or can even appear as a contemporary styled home. The use of large decorative braces akin to a Victorian stick style home does not necessarily match up with the contemporary barn aesthetic. If the intended architectural narrative is an old barn converted to a home then it should have more barn-like features like a barn loft door or cupola. If that is not the intended design, then consideration should be given to breaking up the vertical emphasis with a fascia board at the gable ends and a different siding material wrapping the gable ends.
- Elevation #3: The extra center gable form on the front porch adds unnecessary complexity to the porch roof.
- Elevation #4: Though mostly Queen Anne Victorian, this house has an eclectic mix of details that span across varying styles; the six over one windows and paneled doors and sidelights have more classical styling, the dentils are also a more classic style feature, and the columns are more of a Craftsman detail.
- Elevation #5: The brackets/rafter end details may need some attention to match up with the style of the house and be spaced more appropriately. This one is in the district and variety of non-standard window sizes on the side elevations are a concern.
- Elevation #6: Same window comment as Elevation #5.

This project has the potential to significantly alter the character of the street by removing a commercial asphalt business across the street from houses located in the District. By effectively

Chairman Walker, HPRB
Residences at the Station
August 29, 2014
Page 3

utilizing the guidance provided by the Heritage Preservation Handbook and Downtown Herndon Pattern Book, the HPRB expects to assist in ensuring compatible architecture that could bolster the existing character and atmosphere that the Town has worked to preserve.

Title: HDRB #21-001; New Construction – 647 Jefferson St.

Historic District Overlay Guidelines Review Matrix

Chapter 9 Guidelines for New Construction		
New Construction Guidelines for Single Family Detached Residential (pages 116 -123)		
Subsection	Guidelines	Staff Evaluation
Siting a New Building:	- Position new buildings on the lot in a manner that is consistent with contributing structures on the same block in order to retain the historic character and pattern of the neighborhood. - Match the building orientation and building separation from the street established by the historic buildings in the neighborhood. - Maintain the rhythm of buildings along the street staying consistent with the average distances between historic buildings in the neighborhood. - To maintain an appropriate siting, the shape and size of building footprints should correspond to the lot configuration. For example, a building that is wider along its frontage than its sides may not be appropriate	The proposed residential structure is general located closer to the street/public right-of-way typical within the HDO. The I-shaped floor plan of the main dwelling component is generally configured to be congruent in orientation the rectangular lot shape on which it is located. In addition, the location of the building is consistent with the setbacks and location of the building on the parcel of the newly constructed residential structures of the Station House development. The proposed site and primary dwelling conform to the HDO Guidelines related to building orientation and siting on the parcel.
	Orient parking to the side and rear of the lot. Parking should not be located in the front yard.	Parking is located on the side and rear of the primary dwelling and conforms to the parking location guideline.
	Avoid impacts to any existing traditional streetscape features including street trees.	There are no existing street trees on this site and this guideline is not applicable to this case.
	Locate HVAC and other mechanical equipment on the ground and in locations that are not visible from public streets or susceptible to flooding.	HVAC / mechanical equipment is located on the side of the structure and setback from the street to the extent possible making it the least obtrusive as practical. Approval of the site plan, TP #17-10, addresses this site planning issue. The proposed site plan generally conforms to this guideline.

Architectural Style:	1. Design new residential buildings to be compatible in style to the HDO’s historic houses. Use the Historic Building Resources in Chapter 4 to verify the architectural styles found in the HDO and the details and elements that define the individual styles. a. A new house should specifically reflect one of these architectural styles and that style should be carried through the design of the house from basic form to specific details. b. A modern interpretation of a single historic architectural style can be used; however, the forms should remain consistent with the historic architectural style chosen. c. Mixing of architectural styles or the inclusion of forms and elements that are not consistent with the selected architectural style is inappropriate and should not be done.	The proposed structure has described an appropriate architectural style, Craftsman, common to Herndon’s Historic District Overlay. While the overall form of the building is reminiscent of the Craftsman, much of the stylistic details are not present in the proposed design or unclear within the applications materials due to conflicting information discussed in more detail in other guideline subsections. Staff evaluation of these guidelines is inconclusive and incomplete.
Establishing the Building’s General Shape and Size:	1. Shape and size building for consistency with overall massing and scale of historic buildings within the HDO, particularly those of the same architectural style as the new structure. Building dimensions and complexity in form help to define the massing and scale of a building.	Overtime, new residential construction has generally increased in size and scale, including new construction with the HDO. The proposed building is somewhat larger than some historic, contributing Craftsman homes in the district. However, this size and rectangular shape proposed has successfully managed

	2. Building Dimensions a. Establish a building height from finished grade to roof ridge (measured in feet) within the typical range of heights of historic buildings on the block and immediate surrounding neighborhood. b. Limit the distance between the existing grade (pre-development) and the first-floor height of new buildings to two feet or less on facades visible from the street, unless a high foundation wall is a prevalent feature of historic buildings on the block and within the immediate neighborhood. c. Overall building height can be managed by minimizing the first-floor height and by breaking up large roof forms with architectural features such as dormers. d. Establish the width and length of the building taking into consideration the shape of the lot, any prevailing historic building shapes and sizes on the block, and architectural style of the building. e. Establish the proportion of length to width and width to height. These proportions will dictate whether the building has a horizontal or vertical orientation and whether its mass is most visible from the front or a side elevation. Maintain consistency with any prevailing historic building dimensions present on the block particularly and the HDO generally.	this typical larger scale and size with a compact footprint and a simple form that is compatible with buildings within the district and adjacent residential buildings in the new development. The proposed size, shape, and scale of the new residential structure within the Station House development were largely managed in the General Development Plan approved with ZMA #14-103 and the site plan approval through TP #17-10. These two approvals established clear patterns for lot and building shapes, building heights, floor heights, and general roof forms to be compatible within the new development and compatible to existing development around it. The overall building size and forms are very similar to recent new residential construction approved by the HDRB and similar to existing contributing structures. Staff finds the HDO guidelines have been appropriately addressed in the proposed design.
	3. Complexity in Form a. The overall shape of a roof, its basic form, can be simple or complex, symmetrical or asymmetrical. The overall roof shape should be broken up into smaller forms to help reduce the roof massing and scale. Manage large roof forms with the use of cross gables, dormer windows, secondary roofs at lower heights, and similar features and techniques.	The overall roof form and shape is interlocking front (facing) gables that is somewhat reminiscent of the Craftsman style but an odd or unusual expression. Breaking the lower gable on the side elevation or using dormers on the side elevations that would help address the appearance of a massive roof form, less characteristic of the Craftsman style. The front porch feature is appropriate to the style and address breaking up the scale of the front building façade in relation to

	b. Smaller roof forms should not be used indiscriminately if they do not relate to the arrangement of bays and building spaces below the roof. c. The overall roof shape and design, including slope or pitch, should reflect the typical roof shape and design of the architectural style of the house. d. Below the roof, building form can be broken up with vertical-oriented features, horizontal-oriented features, or often a combination of both. These features should be used to differentiate wall planes. New houses should reflect the size and scale of the contributing resources in the HDO with simpler forms. Larger houses will require breaking up the wall planes and forms to better reflect an appropriate scale and mass. e. While the introduction of more complex forms can improve the overall scale and mass of new construction, excessive complexity is a departure from the historic architectural forms found in the HDO. f. Architectural features such as porches, details such as eaves and trim, and wall openings (windows/doors) can also help define the mass and scale of a structure	the adjacent street/right-of-way. The building form is very simple and not unusual to the Craftsman style. Specific to the guidelines in this section, the proposed building generally conforms, though adjustments to the lower (implied) gable form or using dormers on the side elevations would be more appropriate to the style.
Incorporating Architectural Features:	1. All facades of a new house should have thoughtfully composed facades that reinforce the architectural style, the appropriate massing and scale, and consistency in how architectural features are incorporated.	There has been some thought applied to the design of facades and generally address massing and scale as previously noted in evaluation of other guideline subsections. The proposed building conforms to this guideline.
	2. Avoid designing building exteriors based upon interior layouts. Exterior roof forms, window locations and sizes, and other exterior features such as porches should be designed and then the interior space programmed to work with the architecture.	The exterior has somewhat been designed based upon the interior floor plan and is evidenced by the unorganized placement of windows and window sizes. Conversely, the front-loaded porch design is consistent with establishing building symmetry and consistent with the Craftsman style. The proposed front porch detailing is inconclusive as there differing
	3. Incorporate open front and/or side porches and porticos. Incorporate the architectural style of the	

	house into all components of the porch design, including but not limited to roof form, column type, balustrade pattern, porch skirt details, and porch decking orientation.	graphic and written descriptions of the porch details. Staff evaluation of these guidelines is incomplete.
	4. Do not attach garages unless the shape and size of the lot prohibits the use of a detached garage. If space limitations necessitate the use of an attached garage; it should be placed in the rear yard behind the house and attached with an architectural hyphen or breezeway. If space constraints do not allow the use of an architectural hyphen or breezeway, integrate attached garages into the principal house form in a manner that fully hides the garage and does not create any forms or massing that disrupt the appropriate scale of the house. When integrated into the house, do not use front-loaded garage doors. Do not use side-loaded garage doors either unless the doors are setback from the front of the house and screened from view from a street.	The garage is attached using a hyphen has been placed in the rear of the parcel, though side loaded, and is likely not visible or only partially visible from the adjacent street / right-of-way. Space constraints have largely dictated this site and building arrangement. Staff has determined the proposed attached garage conforms to the guidelines.
	5. The rhythm, pattern, size, and design specific window details, such as the muntin pattern or jamb profile, should reflect the same characteristics of the architectural style chosen. Simulated true divided windows are necessary to create the appearance of realistic muntins, an important feature of historic windows.	As noted in earlier evaluation sections and the staff report, evaluations of the window design and materials is largely incomplete due to unclear information provided in this submission materials. The written description of the proposed windows states a vinyl window with an appropriate 6-over-1 simulated muntin pattern while the proposed elevation drawings show a 4-over-4 design. The submission materials provide little information about the exact window sizes and window trim sizes and material. Vinyl windows are proposed which does not conform to other design guidelines in this chapter. Staff review of this proposed design using these guidelines is inconclusive and incomplete due to missing and unclear information provided in the submission materials. Simultaneously the proposed window arrangements on the side and rear facades are inconsistent with virtually no vertical or horizontal alignment pattern, thus not conforming to the guidelines.
	6. Align windows horizontally and vertically across the front and side elevations and use consistent window sizes and designs. Horizontally align windows in architectural bays. Specialty windows, that reflect the historic architectural style, may be used in architecturally appropriate locations such as Palladian windows in gable ends, transom windows and side lights around front doors, and fixed stain glass windows at internal stairwell landings. Recess windows on masonry buildings and use a raised trim surround on frame buildings.	

	7. Door placement should reinforce the symmetry or asymmetry of the house. A single front door should be prominently placed on the front façade and designed to be consistent with the architectural style of the house. Double doors should not be used. The front door surround is a good place to add details that reinforce the architectural style of the house such as transom windows and side lights or decorative trim and headers. Secondary doors should convey a simpler expression of the front door's design, while keeping with architectural style.	The door placement of this design does not reinforce symmetry of the front façade, and not highly indicative of the Craftsman style. While the door design with 6 light divisions at the top panel of the door somewhat appropriate to the style, the proposed design avoids some of the less appropriate features noted in the design guidelines and does not necessarily detract from the overall design. Staff finds the proposed door generally complies with the guideline.
	8. Incorporate chimneys into new construction that are designed to appear as full working wood-burning chimneys. If placed outside an exterior wall, clad the chimney in its entirety in either brick or stone veneer. If internal, build a false chimney above the roof that is clad in either brick or stone veneer. Decorative chimney caps should be included and should reflect the architectural style of the house.	There is no chimney proposed with this design, thus the guideline does not apply.
Adding the Ornamentation:	1. Add exterior details and ornamentation to reinforce the chosen architectural style. Avoid over decoration or any decorative features that are not typical of the historic style the house is meant to reflect.	The proposed design is generally lacking in architectural detailing and stylistic features common the Craftsman style. Window trim, corner trim and other trim features do not have any definitive dimension or materials information provided. In the staff report, exposed rafter tails, and decorative brackets are recommended solutions to express the architectural style. In other cases, porch column details and window details have conflicting information provided between architectural elevations and written descriptions in the submission materials. In addition, the staff report has provided examples of appropriate Craftsman style expression in modern homes for potential solutions to this design issue. Evaluation of ornamentation feature in relation to these standards is inconclusive and incomplete.
	2. Locate style-specific details on the façade in areas where they would be historically placed. Common locations include immediately below the roof within the gable ends, the eaves, and the cornices, around windows and doors, and on porches and porticos.	
	3. The size and scale of details such as window trim or rafter tails should reflect the size and scale of the same features found on the historic architectural style the new house reflects. Details that are not sized appropriately or located correct locations will detract from the authenticity of the design.	
	4. When used appropriately to reinforce the architectural style of the house, shutters should be operable or fully designed, sized, and installed to	
		There are no shutters proposed with this design, thus the guideline does not apply.

	appear operable with complete shutter hardware and placement at the jamb of the window.	
	5. Design eaves with some degree of detail such as beadboard soffits, decorative rafter tails, or wide rake boards with possible decorative profiles to reinforce and reflect the architectural style of the house.	The proposed boxed soffit largely eliminates the possibility for expressing exposed and/or decorative elements to reflect the intended architectural style. The proposed design and details do not conform to this design guideline.
	6. Light fixtures should reflect the period of the building's architecture and the size of the fixture and its proportions should be scaled appropriately to fit with the scale of the house and its other details and features.	There are no exterior lights shown in this design, thus the evaluation of this feature is inconclusive and incomplete.
	7. The design qualities of any exterior materials, such as siding profile, should reflect the architectural style of the house.	The main cladding material and profile is with Hardieplank® lap siding with 6" reveals and, 1" flat relief between courses that is consistent with the Craftsman style, though a common modern material is used. However, as noted in the staff report, the fish-scale or scalloped profile under the front facing gable roof form is not appropriate. Staff has recommended the use of a shake or half-timber profile in the accent application as an appropriate expression of the style using modern composite materials in order to fully conform to this guideline.
Choosing the Exterior Materials:	1. Materials selected should be consistent with the architectural style of the structure.	The primary cladding materials and horizontal siding profile is indicative of a modern expression of the Craftsman style. In many cases, the trim features are not detailed with the specific materials and profiles making part of the evaluation of these features inconclusive and incomplete.
	2. Materials used commonly during the HDO period of significance and modern materials designed to mimic those historic materials and designed to be painted, unless masonry, are appropriate.	
	3. Do not use modern materials with a plastic appearance or composition, or materials that cannot offer a scale, profile, and finish to mimic the appearance of a historic material. Vinyl is not an appropriate material for any exterior component.	
	4. Modern materials that may be used in applications that traditionally were wood, must be painted and	As noted above, the appearance of some materials is not clear in the submission materials, thus Staff cannot complete the evaluation. However, the use of vinyl windows in the proposed design is clearly not appropriate and not in conformance with the guideline.
		The design appears to use modern materials a traditional wood material, though not clear as to

	designed to hold paint, and be cut and installed in a manner similar to wood. They must also share the same visual characteristics of wood such as size, scale, finish, and profile.	where each material will be applied. However, staff believes that the intent of the design is to either use wood or mimic wood. Staff finds the with additional information, a complete evaluation of the materials as noted in previous sections.
	5. Use decorative and durable roof cladding. Primary and secondary roofs may have different cladding materials. The use of metal shingles or metal stand seam panels are encouraged on primary and/or secondary roofs.	Staff finds the primary roof material, architectural shingles to be appropriate in a modern application of the Craftsman style, however the application materials describe the use of standing seam metal roofing over this low-sloped porch roof in writing, but an asphalt shingle roof in the elevation drawings. In either case, this detail needs to be clarified in all submission materials. In either case, staff finds this material application conforming to this guideline.
	6. Use the primary cladding materials on all sides of the house.	The proposed Hardieplank ® siding is applied on all elevations and conforms to the design guideline.
	7. For houses proposed with horizontal lap siding, use cedar painted (or similar hardwood) or fiber cement boards. Fiber cement boards should not have a raised woodgrain texture.	The submission materials do not clearly specify the finish of the primary fiber cement board, which needs to be clarified. Staff evaluation of these guidelines is incomplete.
	8. For houses with stucco, brick, or other traditional masonry material as the primary cladding material, the pattern, course, and texture should appropriately reflect the historic application of those materials.	Stucco, brick or other masonry materials are not primary cladding materials in this design and guideline does not apply to the prosed design.
	9. Cladding materials may be mixed with a primary (field) and secondary (accent) material. This approach may be used to add visual interest and ornamentation to the facades and to reinforce the architectural style of the house.	The cladding materials and general accent arrangements reinforce the intended style visually, though there is missing information. Staff finds there is a moderate amount of visual interest in the compositions and generally conforms to the guidelines.
	10. Exterior materials collectively should present a textured and varied surface reflecting historic example. Avoid an image of overall flatness with wall plane articulation, material texture, and material profile. Materials that exhibit a degree of depth such as siding with a Dutch lap profile create shadow lines that can help generate the proper articulation of a façade.	

	11. Use trim in an appropriate size, profile, and location to reflect the architectural style of the house. Use fascia, rake, and corner boards on houses with siding. Use window trim with sills and headers on house with siding and sills and lintels on masonry clad houses.	Trim sizes and locations shown in elevations drawings appears appropriate to the style, though not clear in materials composition, specific dimensions and profiles. Notwithstanding the evaluation of non-conformance and/or incomplete evaluations in previous subsections, trim features visually appear appropriate and conform to this guideline.
	12. Clad exposed house foundations in stone or brick. Porch foundations should have the same cladding in addition to wood lattice between brick or stone clad piers.	Two elevations appear to clad exposed foundation with stone veneer, which is appropriate, while two elevations appear to not have this cladding feature. This cladding detail needs to be clarified in elevation and specific materials selection, which is missing, in order to complete the review of this feature. Staff evaluation of this feature in relation to these guidelines is incomplete.
	13. Doors should be painted unless made of wood and stained when appropriate to reflect the architectural style of the house. Avoid doors with faux wood grains or faux wood stains.	Windows and doors are painted or colored to accentuate these features appropriately and conform to these guidelines.
	14. Windows should be painted unless made of wood and stained when appropriate to reflect the architectural style of the house. Avoid window materials that cannot reflect the same visual qualities of wood such as size, scale, finish, and profile.	
Articulation of Openings	1. Traditionally designed openings generally are recessed on masonry buildings but have a raised surround on frame buildings.	The proposed windows appear to have a raised frame around on the windows and conforms to the guidelines.
	2. New construction should follow these methods in Downtown Herndon as opposed to designing openings that are flush with the rest of the wall.	

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

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

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

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

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

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

- (a) *Purpose and intent.* The ~~heritage preservation~~ **historic district** overlay district (HP **HDO** district) is *established pursuant to the authority granted to localities by Virginia Code § 15.2-2306. It is intended to promote and protect the unique character of the town through the identification, preservation and enhancement of buildings, structures, settings, neighborhoods, places and features with historical architectural significance to the town. The HDO further intends to:* ~~intended to provide for the establishment of historic landmarks and preservation districts as a means of preserving the historical, cultural, and architectural heritage of the town and protecting designated historic resources and is adopted pursuant to the authority granted to localities by Virginia Code §15.2-2306.~~

- (1) *Ensure that additions, repairs, modifications, and new construction enhance rather than detract from the town's historic architectural settings.*
- (2) *Preserve the architectural, artistic, and historic merit of individual structures.*
- (3) *Protect historic resources from neglect and demolition.*

(4) *Retain important townscapes, streetscapes, and viewsheds integral to the identity of Herndon.*

(b) *Applicability.* No building, structure, or sign located in the ~~HP historic~~ district *overlay* shall be erected, reconstructed, altered, demolished, moved, expanded or restored except in accordance with the provisions of 78-60.3(g), certificate of appropriateness in the ~~heritage preservation historic district~~ overlay. ~~district.~~

(c) *District boundaries and maps.* The boundaries of the ~~HP-district~~ *historic district overlay* shall be shown on the town's official zoning map and on the appropriate comprehensive plan maps after action by the planning commission and town council.

(d) *Revision of ~~HP-district~~ historic district overlay boundary and designation of landmarks.* The boundaries of the ~~HP-district~~ *HDO* may be amended or areas, sites, buildings, and structures may be designated as historic landmarks in compliance with the following:

(1) *Amendment procedures.* The procedures for amendment of the ~~HP-district~~ *HDO* boundaries or designation of historic landmarks shall be as provided for as an amendment to the official zoning map pursuant to section 78-155.1, zoning map amendment. In addition, the following procedures shall apply:

a. The planning commission shall conduct or delegate a survey of the town. The survey shall identify and inventory all landmarks, buildings, or structures, in areas being proposed within the proposed district boundaries. The planning commission shall also prepare reports recommended to be included in the ~~HP-district~~ *HDO*.

b. Prior to establishing or expanding the ~~HP-district~~ *HDO* the town council shall:

1. Provide for public input from the community and affected property owners in accordance with Code of Virginia, § 15.2-2204;

2. Follow the written criteria set out below to be used to determine which properties should be included within the ~~HP-district~~ *HDO*; and

3. Review the inventory and the criteria to determine which properties in the areas being considered for inclusion within the proposed district meet the criteria to be included in the ~~HP-district~~ *HDO*.

c. Upon the inclusion of an area in the ~~HP-district~~ *HDO*, the owner of each property within the established district boundaries therein shall be given written notification, including a description of the factors justifying the designation.

(2) *Review of ~~HP-district~~ **HDO** boundary amendments.* The advisability of amending the ~~HP-district~~ **HDO** boundary is a matter committed to the legislative discretion of the town council and is not controlled by any one factor. The following shall be considered by the town council, and its advisory bodies as part of the deliberation process:

a. In considering an amendment to ~~HP-district~~ **the HDO** boundary, the town council may adopt a change for only part of the area surveyed by the planning commission. The town council may amend the ~~HP-district~~ **HDO** boundary to include any area that has been considered by the planning commission.

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

5. The property or properties are closely related to or contiguous with properties that meet criteria a-d as related to their visual character or historic pattern of development; or otherwise contribute to the historic and architectural context of the proposed or existing ~~HP-district~~ **HDO**.

c. Such ~~HP-district~~ **HDO** boundaries may be adjusted to exclude properties along the perimeter that do not meet the criteria. The town council shall include only the geographical areas in the ~~HP-district~~ **HDO** where a majority of the properties meet the criteria established below by the town in accordance with this section. However, parcels of land contiguous to arterial streets or highways found by the town council to be significant routes of tourist access to the town or to be designated historic landmarks, buildings, structures, or districts therein, or in a contiguous locality, may be included in the ~~HP-district~~ **HDO** notwithstanding the provisions of this subsection.

(e) *Reduction of setback.* In the ~~HP-district~~ **HDO**, the front setback for a single-family detached dwelling may be reduced from 35 feet to a lesser amount but not less than 20 feet, in instances where the ~~HPRB~~ **HDRB** makes a finding that such reduction shall cause the subject structure to be more compatible with nearby contributing structures.

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

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

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

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

~~the roof~~, as determined by the zoning administrator, shall be considered new construction.

- (3) *Moving or relocating a building.* A certificate of appropriateness to move or relocate a building or structure may be approved only after ~~considering the following, as well as other appropriate matters~~ *meeting the following standards:*

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

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

- a. ~~Whether or not the~~ *The* building or structure ~~is an historic landmark or is a building within the heritage preservation overlay district that~~ *does not contribute* ~~contributes to the character of the heritage preservation overlay~~ *historic district*~~;~~.
- b. ~~Whether or not the~~ *The* building or structure ~~is of such interest or significance that it would~~ *not* qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register~~;~~.
- c. ~~Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense;~~ *The building or structure has a common design that could reasonably be reproduced.*

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

Title: HDRB #21-002; New Construction – 649 Jefferson St.

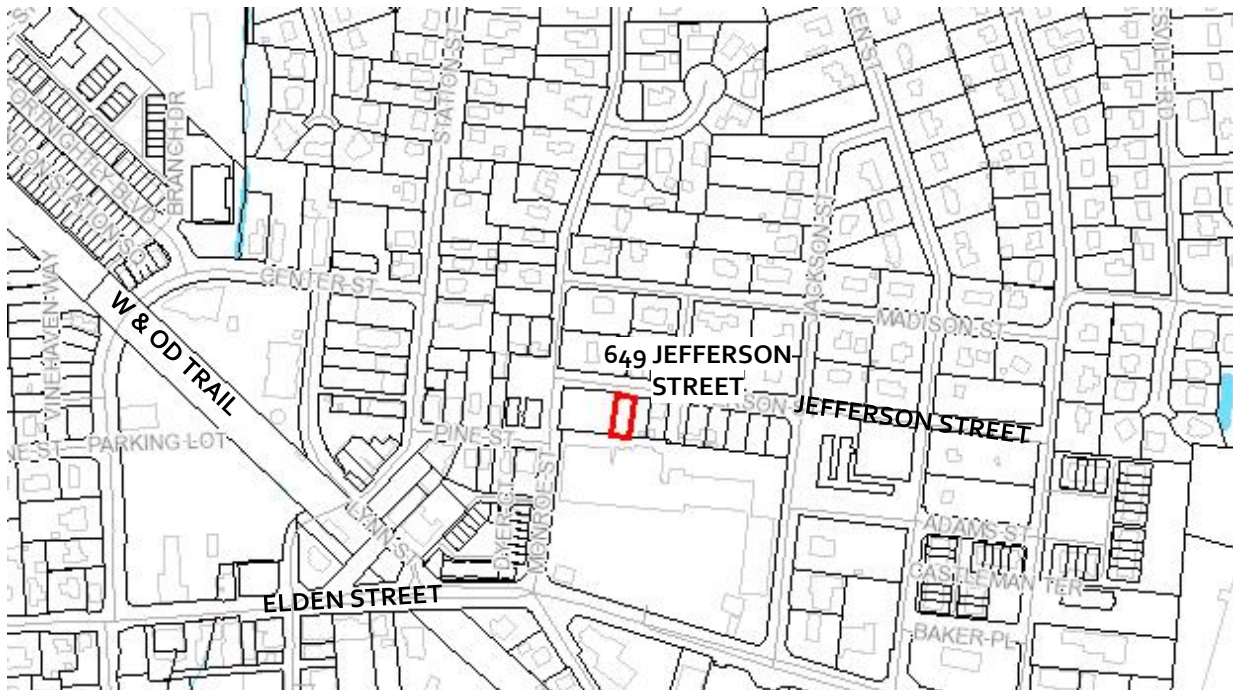
Staff Contact: Christopher J. Garcia, AICP
 Community Design Planner
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 (703) 787-7380

Summary Information

Applicant Request	New construction of a single-family detached residential dwelling with attached garage		
Address	649 Jefferson St, Station House; Downtown Herndon		
Fairfax County Tax Map Number	0162-53-0001		
Applicant/Owner	Station House, LLC c/o Stephanie Wright		
Agent	N/A		
Business/Organization	N/A		
Property Use	Single-family residential		
Zoning District	PD-TD, Planned Development – Traditional Downtown		
Parcel Size	5,101 square feet; 0.117 acres		
HDO Designation	Non-contributing		
Adjacent Zoning	North: R-10, Residential, Single-family South: CS, Commercial Service East: PD-TD, Planned Development – Traditional Downtown West: PD-TD, Planned Development – Traditional Downtown		
Adjacent Property HDO Designations	North: Contributing South: N/A East: Noncontributing West: Noncontributing		
Associated Cases	ZMA #14-103; TP #17-10; HDRB #21-001		
Building Type(s)	Two-story residential	Date of Construction:	N/A
Architectural Style(s)	Post-modern residential, Craftsman influences		
Exterior Material(s)	Primary material: Cementitious fiber board cladding, wood, architectural asphalt shingle roof		
Neighborhood Design Profile	Single-family detached residential with contributing and non-structures to the north and west; established commercial uses to the south and east		
Comprehensive Plan Land Use Designation	Adaptive Area		

Staff Recommendation	Staff is withholding its recommendation at this time until the application submission discrepancies can be addressed as noted in the staff analysis of the staff report.
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Location Map



Case Details

Description:

This application proposes to construct a new single-family residence with attached garage, on a currently vacant parcel of land. The proposed house will have approximately 4,500 square of living space, two above-grade stories and a basement. The house would have a generally rectangular plan with a mostly symmetrical façade and a hyphen in the rear of the structure attaching to the 20' x 22' two-car, single-story garage.

The house's front façade features a main entrance is placed to the left side on the front façade and a full width front porch with a hipped roof. The roof is designed with two interlocking gable forms with varying roof pitches and covered with Tamko ® Heritage™ series architectural shingles. The roof edges are finished with moderate depth soffits and boxed-in eaves. The end roof gables are detailed with decorative brackets of unknown materials or dimensions. The house is proposed to be clad primarily with Hardieplank® lap siding with 6" reveals and, 1" flat relief between courses. A portion of the concrete foundation is visible above-grade and is clad with a stone veneer around the entirety of the left side and front elevation(s). The façades will be accented with real wood and composite trim for corners, window casings, frieze boards, moldings, soffits and fascias. The application is not clear as to which components will be made of wood or composite materials. The front porch is detailed with single-post square columns and exposed rafter tails along the front porch edge. The porch railings, pickets, and posts are proposed to be made of wood and painted to match the proposed color scheme of the house. All of the windows are to be double-hung vinyl windows with an indeterminant grille and/or muntin pattern. The windows will feature interior and exterior light divisions (simulated light divisions) and a grille between glass matching the simulated light division providing a simulation of true light divided windows found on contributing structures within the

district. Window casings and sills are proposed to be made of wood or a composite material and painted a different color than the siding. The application is not clear as to which window components will be made of wood or composite materials.

The garage is clad primarily with the Hardieplank® lap siding and roofed with a gabled roof covered in the Tamko ® Heritage™ series architectural shingles. (Attachment #1, #2 and #3).

Background:

The proposed non-contributing dwelling structure is one of two final components remaining to be completed for the new single-family residential, in-fill development known as Station House. The new residential structure being considered through HDRB #21-002 is the final structure to be considered for completion of the administratively approved site plan, TP #17-10, and the preceding zoning map amendment, ZMA #17-103, which approved the base zoning change to allow for the new single-family residential units along the south side of Jefferson Street in Herndon's Downtown area.

As part of the review of ZMA #17-03, the HDRB informally reviewed the building architecture and provided preliminary input to the applicant and Planning Commission. The HDRB, formerly the HPRB at that time, expressed general support for the architecture as proposed but did provide some feedback that may be beneficial to review with this case. Refer to Attachment #4 for the Board's memo to the Planning Commission with its design comments.

Applicable Zoning Ordinance Regulations and Design Guidance:

- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #6)
- Town of Herndon Historic District Overlay Guidelines (Pages 116-123)

Staff Analysis

1. Within the submission materials, staff has found some discrepancies related to the written description of design features and the proposed elevations. These discrepancies include but are not limited to the following:
 - a. Windows are described in writing as six-over-one light division while the elevations indicate a two-over-two patterns;
 - b. Porch columns are described in writing as square double posts while the elevations indicate one large square post
 - c. Front porch roof material is described in writing as standing seam metal while the elevations indicate asphalt shingle
 - d. Window and door specification with multiple options, but no specific notation of identification of the window and door selections intended
 - e. Lack of details of sizes and profiles of window trim boards, corner trim boards, rake boards, porch columns, and railing/balustrade
 - f. The stone veneer of the foundation is only shown on two elevations

Staff finds that these details need to be clarified and depicted accurately in all elevations and written descriptions such that the staff and Board can complete a full review of the project. Accordingly, staff is cannot provide a recommendation until these detail and material issues are resolved. Staff also recommends that these items be discussed in light of the stylistic comments provided by staff in comment #2 above.

2. The Historic District Overlay Guidelines, Chapter 9 Guidelines for New Construction (Pages 116-123) provide guidance on the construction of new residential structures within the Historic District Overlay. This section first discusses site and form/shape of new residential buildings. More specifically, pages 118 and 119, address siting new residential buildings, general size and shape and complexity of new building forms; and describe siting, building forms, and building sizes that are congruent and compatible with prevailing patterns on the street or block. In this case, much of these issues were addressed in the general site plan conditions and proffered conditions associated with ZMA #14-103, which established building envelope requirements such as reduced front setbacks, height limitations and infrastructure requirements such as sidewalks. The zoning map amendment further specifies a General Development Plan with conceptual elevations to which the dwellings should generally conform to. In addition, the approved site plan, TP #17-10, further defines the required building footprint(s), building placement and setbacks, and other features such as driveways and porches. As presented, staff believes that the proposed building design conforms to the guidelines regulating site planning, building sizes and forms, as well as conforms to the approved zoning map amendment conditions and the approved site plan. It is this conformance to the existing approvals for the project that constrains the Board's ability to mandate different site planning and building envelope characteristics.

Notwithstanding, the proffered conditions of the approved zoning map amendment do provide the Board the opportunity to review final elevations which may include the roof and roof from, exterior materials, and architectural details.

3. Staff has reviewed this case using the Chapter 9 of the HDOG and has generated an evaluation matrix that goes through an evaluation each applicable guideline. See Attachment #5. The comments below are meant to supplement the comments from that matrix.
4. The application describes the house as a Craftsman style, bungalow type house. While there are some slight influences noticed that relate to Craftsman styled houses, such as the use of an exposed rafter tails on the front porch, end gable brackets and the use of a compound roof form that gives the impression of a partial second floor when viewed from the front façade, those are generally shallow and infrequent enough to read as a Craftsman details.

Instead of the Craftsman house, the proposed architecture appears to include a variety of forms and details taken from Classical Revival, Victorian, and Craftsman. If the intent is to propose a Craftsman style house, staff suggests some changes to the design include:

- The use of an exposed timber or frame and panel design halfway underneath the front and rear roof gables
- Different designed porch columns. Tapered columns with pedestals are indicative of Craftsman style.
- The additional use of exposed structural elements such as brackets and rafter tails on the side elevation roof lines.

The images below show modern examples of houses with Craftsman architectural styles. Both examples use the items listed above.



Figure 1 _ Example of traditional Craftsman architecture in a modern house; Image source: <https://thearchitecturedesigns.com/craftsman-house-plan/>



Figure 2 Example of modern expression of Craftsman architecture; Image source: <https://homepatterns.com/collections/frontpage/products/the-hayes-eliose?variant=28025514824>

5. Within the Guidelines, vinyl exterior materials, including windows are not recommended in any form within the District. More specifically, Chapter 9, Guidelines of New Construction, Choosing Exterior Materials (page 121) states:

“3. Do not use modern materials with a plastic appearance or composition, or materials that cannot offer a scale, profile, and finish to mimic the appearance of a historic material. Vinyl is not an appropriate material for any exterior component.”

As proposed for vinyl windows in this case, staff finds that wood or aluminum clad wood windows would be the most appropriate window material types. In addition, the guidelines recommend that windows be horizontally and vertically aligned. The proposed design has virtually no vertically aligned windows and sparingly few horizontal alignments on each floor. This issue was specifically raised by the HDRB in its review of the General Development Plan architectural component of ZMA #14-103 (Attachment #6).

6. In the HDRB review of ZMA #14-103, the Board was supportive of the architecture in its conceptual design at that time, and general found the massing and scale of the architecture to be appropriate to the site and the district. The Board provided the Town’s Planning Commission with specific comments related to stylistic expression of Craftsman architecture and window arrangements. The Board expressed concern about the proposed residential structures taking architectural design cues from the existing residential structures across the street, coordinating and organizing the window designs and arrangements according to architectural style. The Board comments further discuss paying attention to architectural details such as brackets and rafter tails that should reflect the intended architectural style (Attachment #4). Two intentions of this commentary were to encourage architectural variety across the new development and ensure architectural compatibility of the new structure with the historic district.
7. Section 78-60.3(f) of the Zoning Ordinance requires the HDRB to consider specific criteria/standards when reviewing applications (Attachment #6). In consideration of the staff analysis and unresolved matters included herein, staff is unable to determine the building’s architectural compatibility with the historic landmarks, buildings, and structures in the district. Design revisions should be considered to address design issues and design information discrepancies noted in the preceding staff analysis commentary.

Staff Recommendation:

Motion	1. Motion to deny the application.
Alternatives:	2. Motion to approve the application as submitted.
	3. Motion to approve with condition(s).
	4. Motion for continuance of the public hearing to a date certain or the next HDRB Public Hearing for action to address a specified design issue or concern of the Board

Recommended Motion:	Staff is withholding its recommendation at this time given the additional information that is necessary as explained in the staff analysis.
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Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Proposed Site Plan, Site Photos, Elevations and Materials Information
4.	ZMA #14-103 HPRB and ARB Report to Planning Commission
5.	Historic District Overlay Guidelines Review Matrix
6.	Town's Zoning Ordinance, Section 78-60.3.



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



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



October 1, 2020

Heritage Preservation Review Board
Town of Herndon
777 Lynn Street
Herndon, VA 20171

RE: Application for new home construction at Lot 1 and 2 of Residences at Station House on Jefferson St, Herndon, VA 20170

Dear Chairman and members of the Board:

Please accept this letter as part of the requirements for the application to construct two single family homes within Herndon's Downtown Heritage Preservation District.

We are proposing to construct two single-family homes, with in-ground basement, at the above mentioned address on Jefferson Street. Much effort was spent in design and product selection to achieve a structure that could seamlessly be incorporated into the varied architectural styles of the surrounding neighborhood. As a result, the exterior elevation of the proposed structures reflects a Craftsman Bungalow inspired architectural style and accompanying accents.

As was common with this style of home, the structures predominantly have a rectangular plan with a symmetrical façade. As was also typical, the entrances are central to the structure with a front porch spanning the width of the homes. Also characteristic, the roof is designed with both extended soffits and boxed-in eaves and is covered with asphalt shingles that are colored to compliment the color scheme of the entire house.

The structure is covered with Hardieplank or similar wood-grain vertical board and batten, as well as lap siding with real wood and composite trim for corners, window casings, frieze boards, mouldings, soffits and facias. The lap siding will have an exposure of 6", including a 1" flat relief between courses. The vertical siding will have a roughly 48" exposure between boards.

Some of the facade features include a band board, twin post front porch columns, period specific six-over-one window grill patterns, wide roof overhangs, large front and rear gables, standing seam metal front porch roof and a coordinated color palate indicative of this type of architectural



style. All railings, pickets, and posts will be made of wood and painted to match the color scheme of the house.

This home will feature a detached two-car garage that complements the style and color of the primary structure.

All of the windows will be a premium double-hung vinyl window with six-over-one pane design. The windows will feature interior and exterior grilles, providing a near true divided light window. Wide casings and sills will be made of wood or a composite material and painted a different color than the siding to further reflect the architectural style.

Overall, we are confident that the design and superior products used to construct this home will accomplish our efforts to provide a new home that not only compliments the surrounding structures but helps to preserve the predominant architectural character of the Downtown Heritage Preservation District.

Sincerely,

Doll Homes





COMING SOON

LONG & FOSTER
REAL ESTATE

703.437.3800



JABAR BAIG
571-277-4533

STATIONHOUSEHERNDON.COM

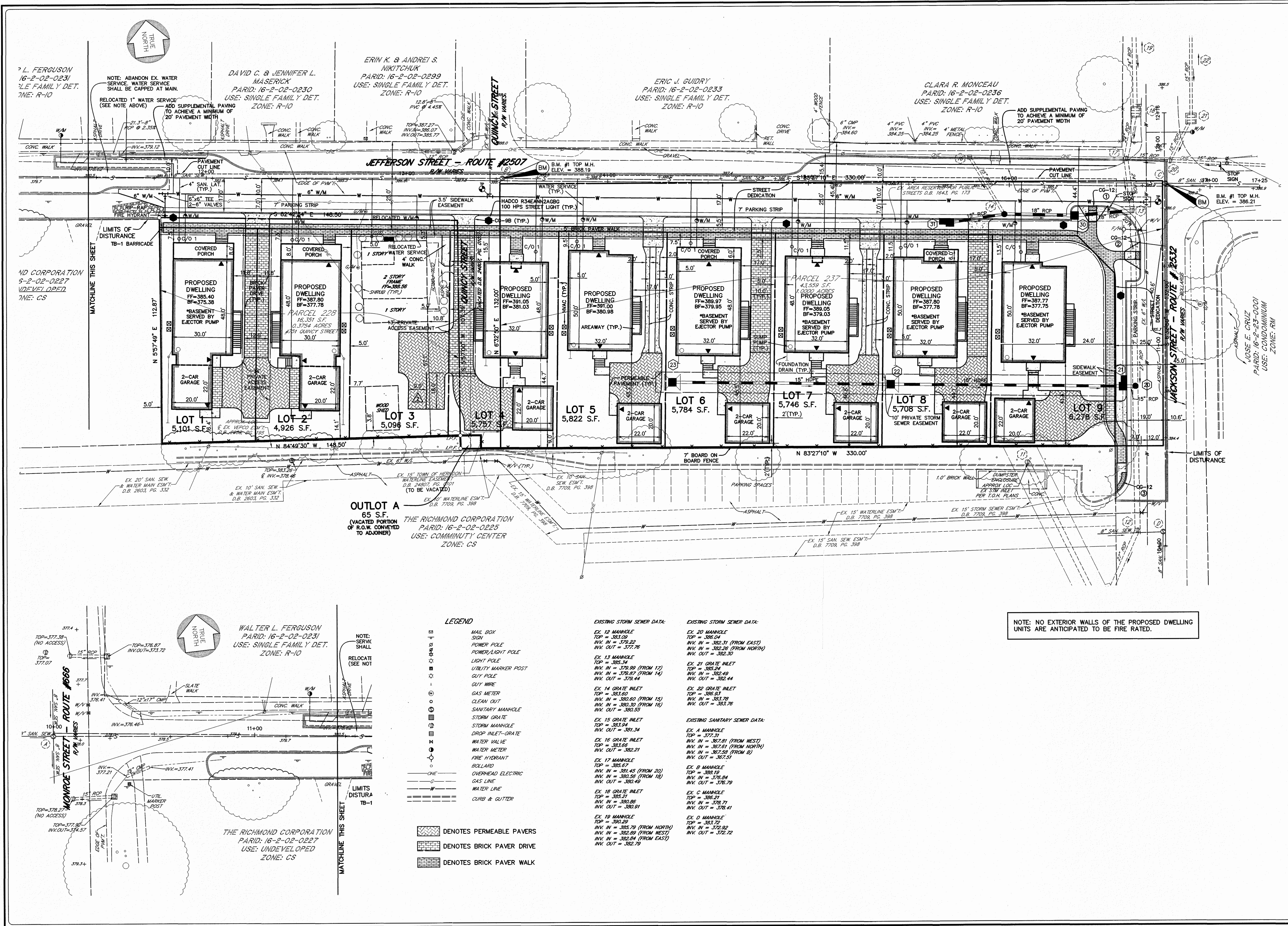
COMING SOON - LOTS 1 & 2



Shireoaks Model
Lots 1 & 2

StationHouseHerndon.com

C:\Drawings\2796\pds\SUB2796-05-SP.dwg, 2/21/2018 2:22:37 PM, dorazynski, KIP All-Other Systems1.pcd, 1:1, TRI-TEK Engineering, Inc.



TRI-TEK Engineering

CIVIL
ENVIRONMENTAL
LAND PLANNING
SURVEYING

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

COMMONWEALTH OF VIRGINIA

THEODORE D. BRITT
Lic. No. 25803

2.21.18

PROFESSIONAL ENGINEER

RESIDENCES at THE STATION

FAIRFAX COUNTY, VIRGINIA

TOWN OF HERNDON

SUBDIVISION PLAN

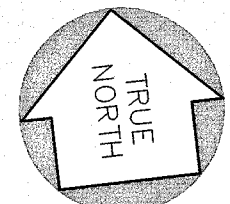
REVISION	DATE	PER TOWN COMMENTS	PER TOWN COMMENTS
12.11.17	02.21.18		

DATE: 12.11.17
DATE: 02.21.18

PM: JDB. SCALE: 1"=20'
PE: JDB. SHEET: 05.31.17
CO: MSO. SHEET: 5 OF 28

F-2796

C:\Drawings\F-2796\pds\SUB-17-LAND.dwg, 2/21/2018 2:15:50 PM, dbraszynski, KIP All-Other Systems Inc. 1:1, TRITEK Engineering, Inc.



LANDSCAPE SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	11	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL.	B & B
	11	QUERCUS PHELLOS	WILLOW OAK	3" CAL.	B & B
	3	NYSSA SYLVATICA	BLACK GUM	3" CAL.	B & B
	6	ACER RUBRUM	RED MAPLE	3" CAL.	B & B
	13	ILEX OPACA	AMERICAN HOLLY	6"-8" HT.	B & B

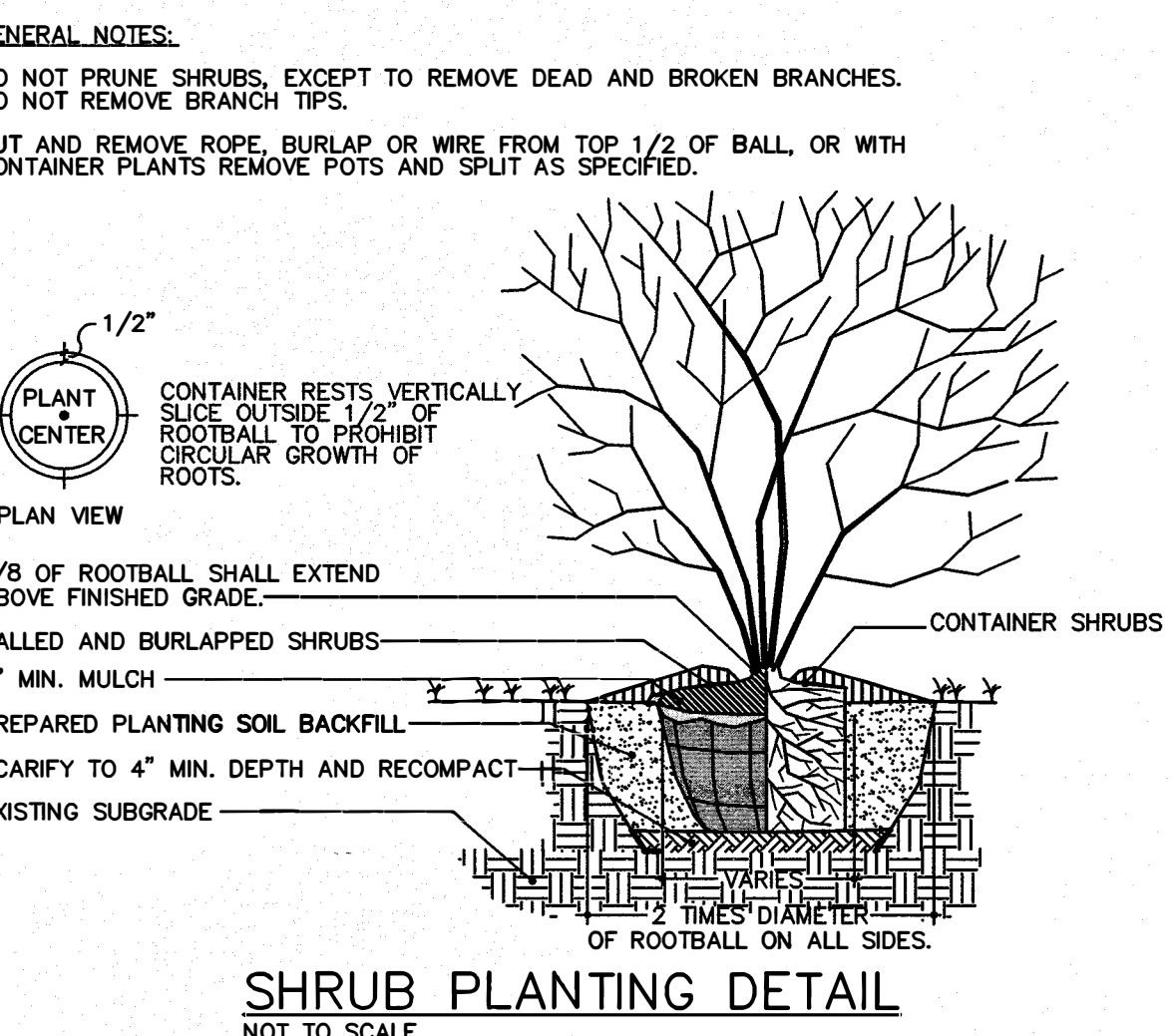
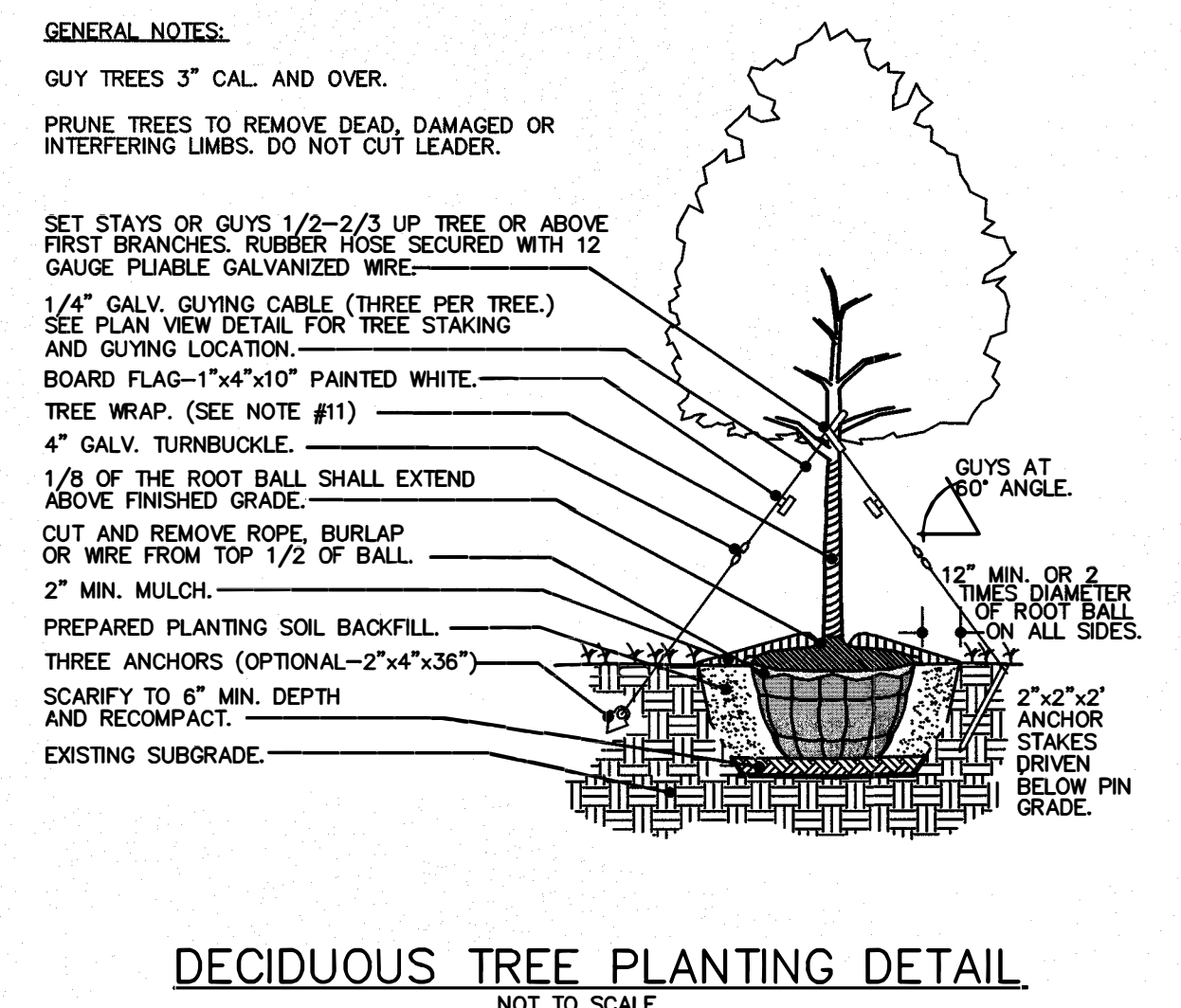
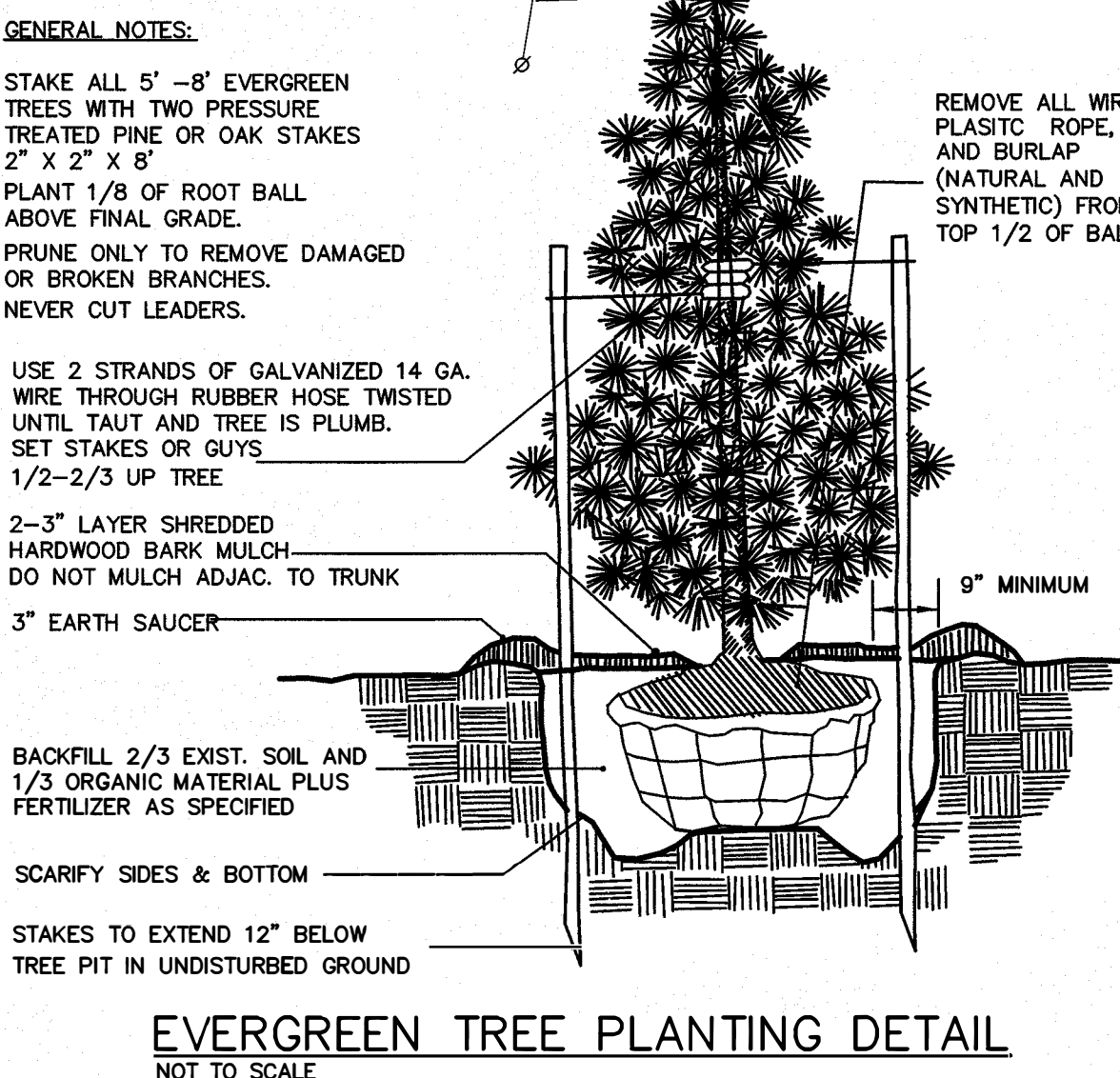
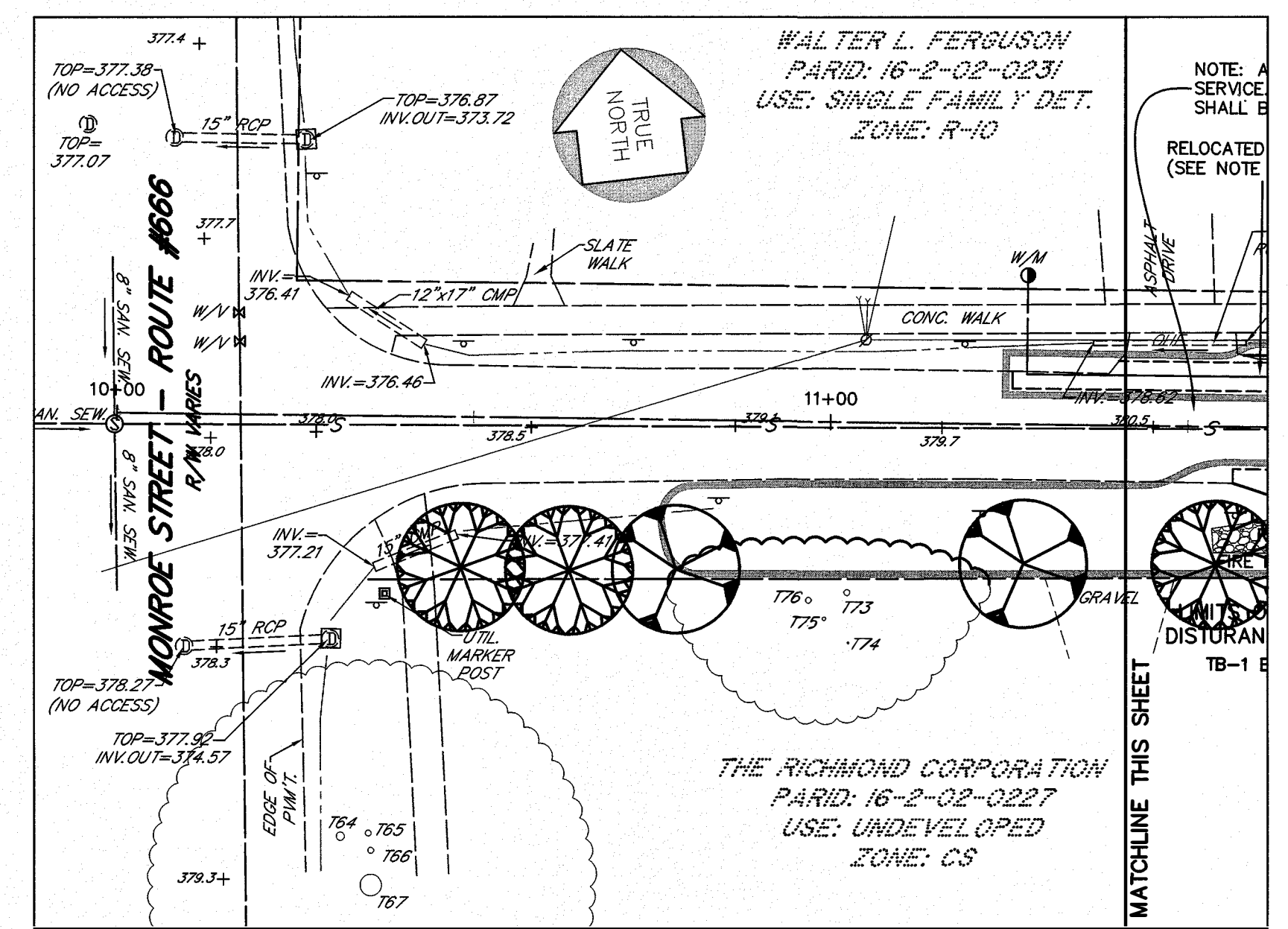
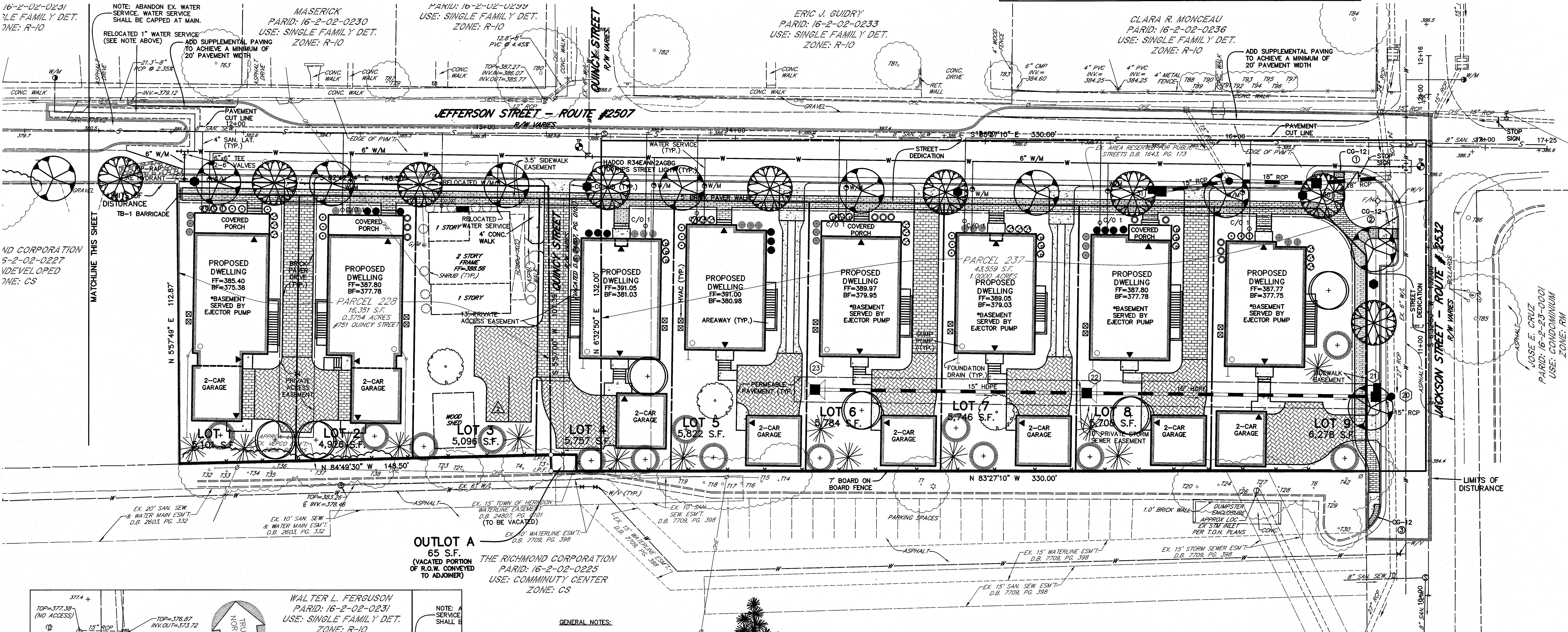
LANDSCAPE SCHEDULE					
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	14	THUGA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6'-8" HT.	B & B
	12	NANDINA DOMESTICA	NANDINA	2 GAL. 24" HT.	CONTAINER
	14	CEANOTHUS AMERICANUS	NEW JERSEY TEA	2 GAL. 24" HT.	CONTAINER
	15	CORNUS AMOMUM	SILKY DOGWOOD	2 GAL. 24" HT.	CONTAINER
	15	AZALEA	AZALEA	2 GAL. 24" HT.	CONTAINER
	15	ILEX GLABRA	INKBERRY HOLLY	2 GAL. 24" HT.	CONTAINER
	13	RHODODENDRON	RHODODENDRON	2 GAL. 24" HT.	CONTAINER
	12	AMELANCHIER	SERVICEBERRY	2 GAL. 24" HT.	CONTAINER

LANDSCAPING NOTE:
INTERIOR LANDSCAPING SUMMARY:
SINGLE-FAMILY DETACHED LOT:
REQUIRED: ONE (1) DECIDUOUS, THREE (3) EVERGREEN, TWELVE (12) SHRUBS.
PROVIDED: NINE (9) DECIDUOUS, TWENTY SEVEN (27) EVERGREEN, NINETY SIX (96) SHRUBS.
(LOCATION OF PLANTING MATERIAL TO BE ADJUSTED TO ACCENT THE ARCHITECTURAL FEATURES OF THE HOUSE TYPE AND ELEVATION.)
BUFFER LANDSCAPING SUMMARY (PER SEC. 78-503.4 (b) (1)):
REQUIRED: TWENTY TWO (22) DECIDUOUS OR EVERGREEN
PROVIDED: TWENTY TWO (22) DECIDUOUS TREES FULFILL REQUIREMENT ON JEFFERSON AND JACKSON STREET FRONTAGE.

31 - DECIDUOUS TREES	X	\$450.00/TREE	=	\$13,950.00
27 - EVERGREEN TREES	X	\$240.00/TREE	=	\$6,480.00
96 - SHRUBS	X	\$30.00/SHRUB	=	\$2,880.00
				\$23,310.00

NOTE: FINAL PLANTING LOCATIONS SHALL BE COORDINATED WITH THE COMMUNITY FORESTER.

- LEGEND**
- MAL. BOX
 - SIGN
 - POWER POLE
 - POWER/LIGHT POLE
 - LIGHT POLE
 - UTILITY MARKER POST
 - GUY POLE
 - GUY WIRE
 - GAS METER
 - CLEAN OUT
 - SANITARY MANHOLE
 - STORM GRATE
 - STORM MANHOLE
 - DROP INLET-GRATE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - BOLLARD
 - OVERHEAD ELECTRIC



TRI-TEK Engineering

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ENVIRONMENTAL
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SURVEYING

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

RESIDENCES at THE STATION

LANDSCAPE PLAN

REVISION	DATE	PER TOWN COMMENTS	PER TOWN COMMENTS
1	12.11.17		
2	02.21.18		

DATE: 02.21.18
SCALE: 1"=20'
SHEET: 17 OF 28



FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

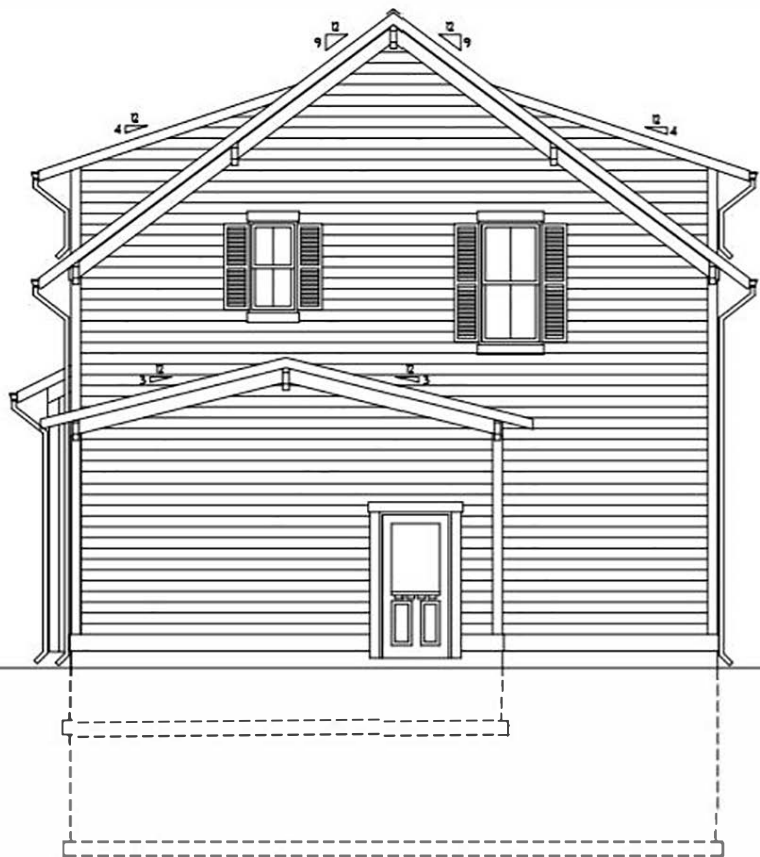


RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

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



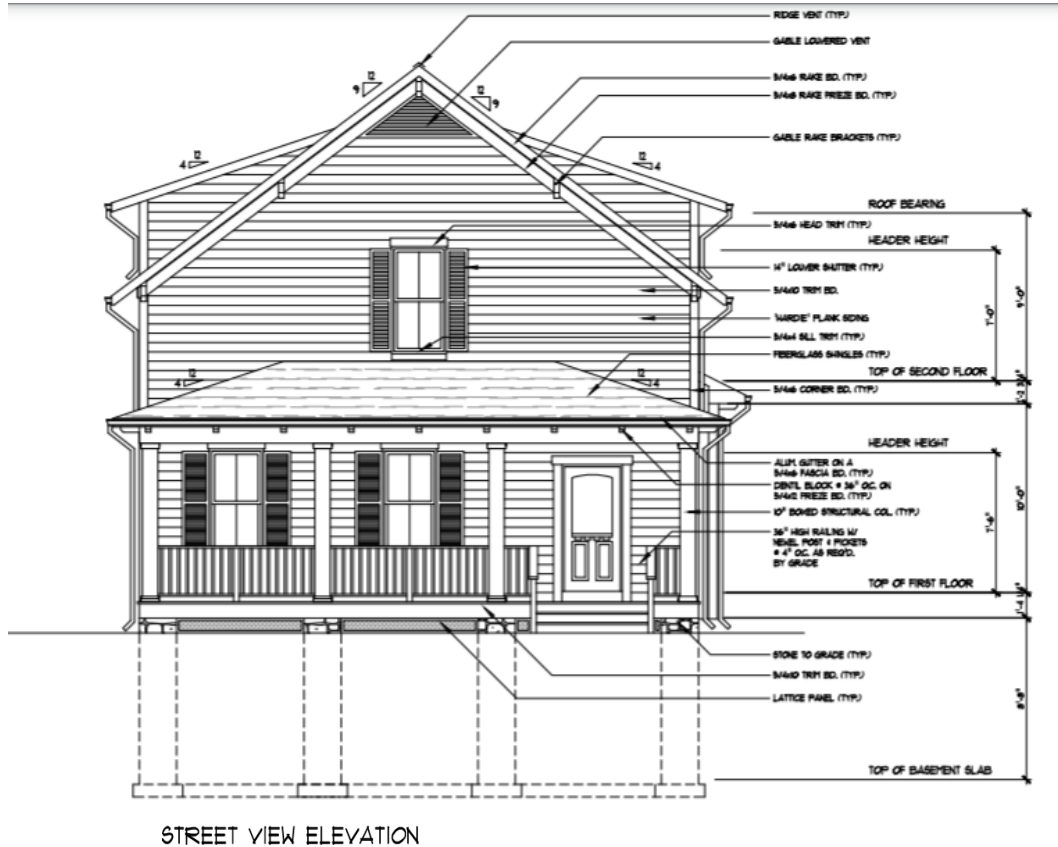
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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

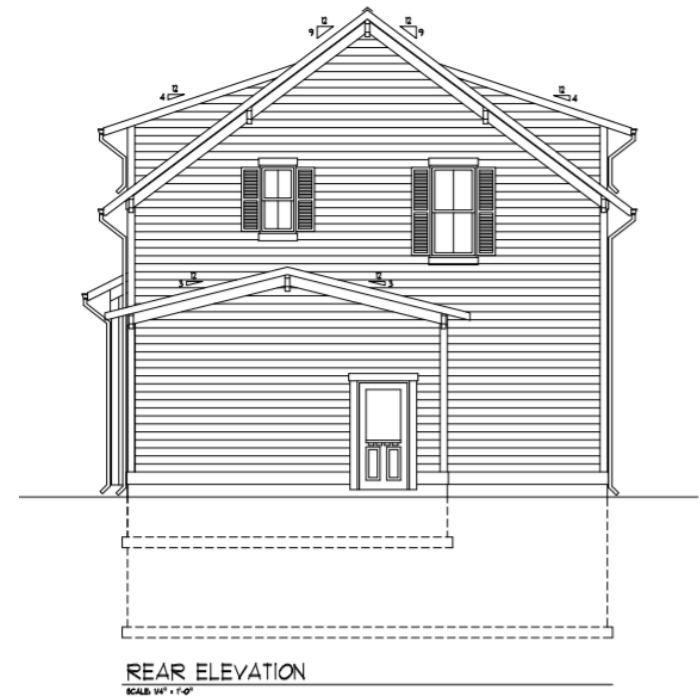
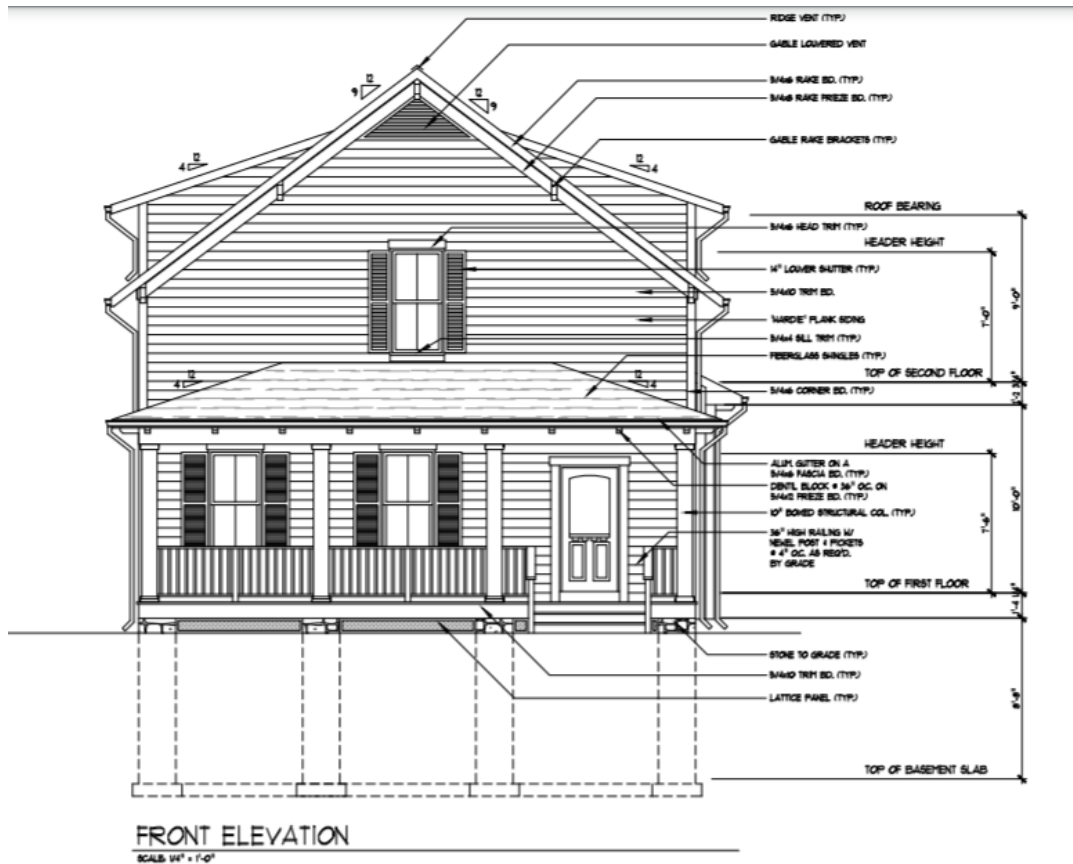
DOLL
HOMES

4528 Square Feet
2 stories w/basement

Convenience, simplicity, and sound construction are some of the fundamental tenets of this Arts & Crafts inspired vernacular style home. Having wide overhanging eaves, large front porch, attached, side loading, two-car garage and exquisite detailing, this home strives to attain all three as well as boasting an eye-catching exterior. This 3-4 bedroom 3-4 ½ bath home offers a separate parlor, large kitchen with island seating, walk-in pantry, full-size 2nd floor laundry room and oversized bedrooms.

The Station @ Lot 1 Jefferson Street by Elevations

DOLL
HOMES



The Station @ Lot 1 Jefferson Street by Elevations

DOLL
HOMES



LEFT SIDE ELEVATION
SCALE 1/4\"/>



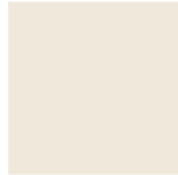
RIGHT SIDE ELEVATION
SCALE 1/4\"/>

The Station @ Lot 1 Jefferson Street by Exterior Specifications



HOUSE 1 - SINGLE TONE

Paint all trim with SW 7012 Creamy.



Paint all siding with SW 2832 Colonial Revival Gray.



Windows black clad.

Paint door with SW 2811 Rookwood Blue Green.



The Station @ Lot 1 Jefferson Street by Exterior Specifications



Roof Shingle – Tamko Heritage 50/30

Color: Oxford Grey



**30-YEAR LIMITED
WARRANTY**

15-YEAR FULL START

**5-YEAR LIMITED
TRANSFERABILITY**

**10-YEAR LIMITED
ALGAE RELIEF-ALGAE
CLEANING
WARRANTY***

**15-YEAR LIMITED
WARRANTY AGAINST
DAMAGE FROM WIND
UP TO 130 MPH****



The Station @ Lot 1 Jefferson Street by Exterior Specifications



Siding

Vertical Siding

HardiePanel® Vertical Siding -
SMOOTH

Thickness:

0.312"

Lengths/Widths:

108"/48"

120"/48"

96"/48"



Horizontal Siding

HardiePlank® Lap Siding
SMOOTH

Thickness:

0.312"

Lengths: 144" boards

Widths: 5.25" 6.25" 7.25" 8.25"

Exposures: 4", 5", 6", 7"

The height of the plank where it is
not overlapped by adjacent planks.



The HZ5™ product line lets you sleep easy in climates with freezing temperatures, extreme seasonal temperature variations, and snow and ice. To ensure its beauty matches its durability, we've engineered the surface for higher performance, giving it superior paint adhesion and moisture resistance. So you aren't getting an exterior that performs well in cold, nasty climates. You're getting an exterior engineered just for it.

The Station @ Lot 1 Jefferson Street by Exterior Specifications



Exterior Lighting – Garage doors, Garage entry, Basement areaway entry, Rear entry

Barn Light Outdoor Wall Galvanize Metal

Farmhouse Barn Light Outdoor Wall Light Black



The Station @ Lot 1 Jefferson Street by Exterior Specifications



Exterior Doors

Front

American Style Collection™ fiberglass entry doors were inspired by early 1900s residential architecture. The collection complements many popular home designs, including Arts and Crafts, Bungalow, Cottage and Colonial Revival styles.

Made with our patented AccuGrain™ technology, you get the look of high-grade wood with all of the durability of fiberglass. The exterior doors in this collection have the look and feel of a real wood front door — with solid wood square edges, architecturally correct stiles, rails and panels. Unlike genuine wood doors, they resist splitting, cracking and rotting.

Fiberglass Entry Door Systems: Classic-Craft American

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Therma-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

**Craftsman Lite 2 Panel
Flush-Glazed 6 Lite
Style IDs**

Available Sizes

**Available
Options**

CCA260-SDL

3'0" x 6'8"

Flush Glazed (?)



Accessories:

Dentil Shelves



4-block dentil shelf

Color/Stain:



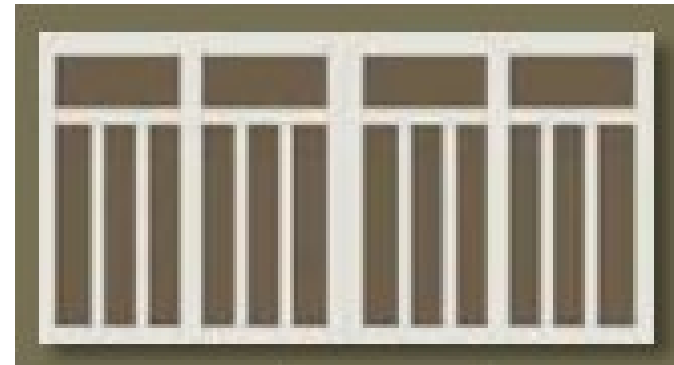
Walnut

The Station @ Lot 1 Jefferson Street by Exterior Specifications



Garage Door(s)

- o 16'x8'
- o Painted to match trim
- o 2"-Thick CFC-Free Polyurethane
- o 13.45 Calculated R-Value
- o 26-Gauge Galvanized Steel
- o Polyurethane Overlay Boards
- o 17 Base & Overlay Colors
- o 12 Door Designs
- o 10 Window Options
- o Full Thermal Break
- o Available with Wind Load
- o Lifetime Rust & Delamination



The Station @ Lot 1 Jefferson Street by Exterior Specifications



Windows - ELEVATE COLLECTION - Strike the perfect balance of beauty and strength

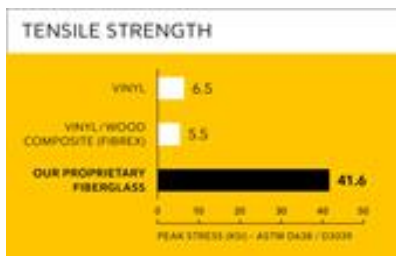


The Marvin Elevate™ collection is an ideal blend of remarkable design and superior strength, bringing balance to your style and performance needs. Patented fiberglass exteriors stand up to all elements, outperforming and outlasting vinyl, roll-form aluminum and other fiberglass composites. Warm wood interiors add timeless beauty, while resilient, long-lasting fiberglass stays strong in even the toughest conditions.

The facts speak for themselves. Our proprietary fiberglass is eight-times stronger than vinyl and three-times stronger than vinyl/wood composites. It resists fading, chalking, peeling and cracking.



Warm wood interiors and on-trend styles are just the start. We've carefully considered every feature and option so that your windows and doors can make a statement or blend into the decor.



Marvin is the leader in fiberglass, which outlasts vinyl windows by 38%.[1] Our pultruded fiberglass remains stable in extreme temperatures and expands at nearly the same rate as glass, so Elevate windows stay strong and true even in harsh conditions.

2 over 2 window panes with Semi-divided light

The Station @ Lot 1 Jefferson Street by Exterior Specifications



Porch flooring – Composit decking



5/4 with grooved edges for fasteners.
Squared edges on stairs and perimeter of deck.

Trex or similar brand.

HOUSE 1 – SINGLE TONE



Paint all trim with SW 7012 Creamy.



Paint all siding with SW 2832 Colonial Revival Gray.



Windows black clad.

Paint door with SW 2811 Rookwood Blue Green.



Classic-Craft® American Style Collection™

Features high-definition vertical Fir grain with Shaker styling, ideal for a variety of homes from Arts and Crafts to Contemporary and Modern.



Architectural Character

- Architecturally correct design – up to 25% wider panels.*
- Deeper embossments.
- Solid hardwood square edges.
- AccuGrain® technology.
- More than 10% wider glass.*
- EnLiten™ flush-glazed designs.
- Exclusive glass designs.
- Low-E glass standard.

Heavier Construction

- 20% heavier construction.*
- Top and bottom composite rails.
- 4" full-length engineered lumber lock stile for added weight and rigidity.
- Thicker fiberglass skins.

Available Sizes

- 3'0" and 3'6" wide doors in 6'8" and 8'0" heights.
- 2-½" of height trimmability allows flexibility to fit 80"-82-½" and 96"-98-½" rough openings.

Finish Options

Classic-Craft American Style entryways can be stained or painted any color.



See the difference stain can make.

Explore PrismaGuard™ finish and Same-Day® Stain color options on pages 268–269.

Warranty Riders

- See page 31 for details on the EnLiten™ Flush-Glazed Rider for Construction & Installation, and the EnLiten™ Flush-Glazed Rider for Homeowners.
- Tru-Defense® Warranty Rider eligible when properly assembled and installed with all Therma-Tru specified system components, in accordance with the Rider.



*Comparison of Classic-Craft to other standard fiberglass doors with similar styles. Visit www.thermatru.com for details.

Note: Finish colors may vary from an actual application due to fluctuations in finishing or printing. Glass privacy ratings may be more or less than indicated, based on glass design and size of glass. Glass designs may differ from depiction due to size and hand craftsmanship of glass. See your Therma-Tru seller or visit www.thermatru.com for more, including details on height trimmability, limited warranties and exclusions, Riders and ENERGY STAR qualified products.

Top: Classic-Craft American Style Collection, Low-E Glass with SDLs, Door – CCA230, Sidelites – CCA210SL, Finish – Raven

Right Page: Classic-Craft American Style Collection Door – CCA1133; Low-E Glass, Sidelites – CCA2400SL, Finish – Wildflower Honey

HardiePlank®

Thickness 5/16 in

Length 12 ft planks

SELECT CEDARMILL® & SMOOTH

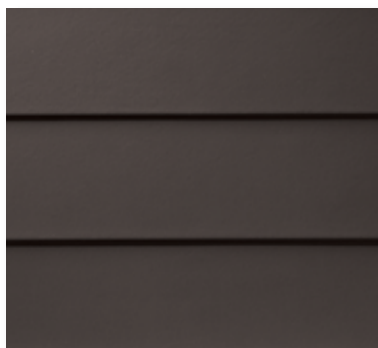
Width	5.25 in*	6.25 in	7.25 in	8.25 in
Exposure	4 in	5 in	6 in	7 in
Prime Pcs/Pallet	360	308	252	230
ColorPlus Pcs/Pallet	324	280	252	210
Pcs/Sq	25.0	20.0	16.7	14.3

SELECT CEDARMILL®



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

SMOOTH



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

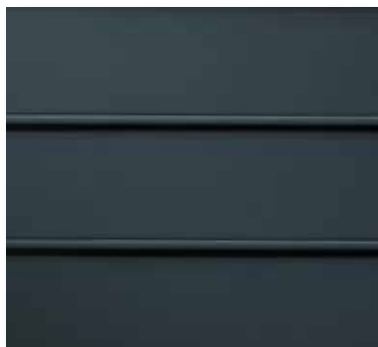
BEADED CEDARMILL®



BEADED CEDARMILL® & BEADED SMOOTH

Width	8.25 in
Exposure	7 in
ColorPlus Pcs/Pallet	210
Pcs/Sq	14.3
STATEMENT COLLECTION™	
DREAM COLLECTION™	✓
PRIME	

BEADED SMOOTH



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

HardiePanel®

Thickness 5/16 in

SELECT CEDARMILL®, SMOOTH, STUCCO & SIERRA 8

Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
Prime Pcs/Pallet	50	50	50
ColorPlus Pcs/Pallet	50	—	50
Pcs/Sq	3.2	2.8	2.5

SELECT CEDARMILL®



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SMOOTH



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			✓
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

STUCCO



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™	✓		✓
PRIME	✓	✓	✓

SIERRA 8



Size	4 ft x 8 ft	4 ft x 9 ft	4 ft x 10 ft
STATEMENT COLLECTION™			
DREAM COLLECTION™			
PRIME	✓	✓	✓



**BUILDING AND NEIGHBORHOOD COMPLIANCE DEPARTMENT (BNC)
BOARD AND CODE ADMINISTRATION DIVISION**

**MIAMI-DADE COUNTY
PRODUCT CONTROL SECTION**

11805 SW 26 Street, Room 208
Miami, Florida 33175-2474
T (786) 315-2590 F (786) 315-2599
www.miamidade.gov/building/

NOTICE OF ACCEPTANCE (NOA)

**Tamko Building Products, Inc.
220 West Fourth Street
Joplin, MO 64802**

SCOPE:

This NOA is being issued under the applicable rules and regulations governing the use of construction materials. The documentation submitted has been reviewed and accepted by Miami-Dade County BNC - Product Control Section to be used in Miami Dade County and other areas where allowed by the Authority Having Jurisdiction (AHJ).

This NOA shall not be valid after the expiration date stated below. The Miami-Dade County Product Control Section (In Miami Dade County) and/or the AHJ (in areas other than Miami Dade County) reserve the right to have this product or material tested for quality assurance purposes. If this product or material fails to perform in the accepted manner, the manufacturer will incur the expense of such testing and the AHJ may immediately revoke, modify, or suspend the use of such product or material within their jurisdiction. BNC reserves the right to revoke this acceptance, if it is determined by Miami-Dade County Product Control Section that this product or material fails to meet the requirements of the applicable building code. This product is approved as described herein, and has been designed to comply with the Florida Building Code including the High Velocity Hurricane Zone of the Florida Building Code.

DESCRIPTION: TAMKO Roof Shingles

LABELING: Each unit shall bear a permanent label with the manufacturer's name or logo, city, state and following statement: "Miami-Dade County Product Control Approved", unless otherwise noted herein.

RENEWAL of this NOA shall be considered after a renewal application has been filed and there has been no change in the applicable building code negatively affecting the performance of this product.

TERMINATION of this NOA will occur after the expiration date or if there has been a revision or change in the materials, use, and/or manufacture of the product or process. Misuse of this NOA as an endorsement of any product, for sales, advertising or any other purposes shall automatically terminate this NOA. Failure to comply with any section of this NOA shall be cause for termination and removal of NOA.

ADVERTISEMENT: The NOA number preceded by the words Miami-Dade County, Florida, and followed by the expiration date may be displayed in advertising literature. If any portion of the NOA is displayed, then it shall be done in its entirety.

INSPECTION: A copy of this entire NOA shall be provided to the user by the manufacturer or its distributors and shall be available for inspection at the job site at the request of the Building Official.

This revises NOA # 10-0831.05 and consists of pages 1 through 4.
The submitted documentation was reviewed by Alex Tigera.



**NOA No.: 11-0223.11
Expiration Date: 12/01/15
Approval Date: 05/12/11
Page 1 of 4**

ROOFING ASSEMBLY APPROVAL

Category: Roofing
Sub-Category: Asphalt Shingles
Materials Laminate
Deck Type: Wood

SCOPE

This approves **Tamko Heritage 30, Heritage, Heritage 50, Heritage Premium, Heritage XL, and Heritage Woodgate** Asphalt Shingles, manufactured by **Tamko Building Products, Inc.** as described in this Notice of Acceptance.

PRODUCT DESCRIPTION

<u>Product</u>	<u>Dimensions</u>	<u>Test Specifications</u>	<u>Product Description</u>
Heritage 30 and Heritage	13 1/4" x 39 3/8"	TAS 110	A heavy weight, dimensional asphalt shingle.
Heritage XL and Heritage Woodgate	13 1/4" x 39 3/8"	TAS 110	A heavy weight dimensional asphalt shingle.
Heritage 50 and Heritage Premium	13 1/4" x 39 3/8"	TAS 110	A heavy weight, dimensional asphalt shingle.

MANUFACTURING LOCATION

1. Dallas, TX
2. Tuscaloosa, AL

EVIDENCE SUBMITTED

<u>Test Agency</u>	<u>Test Identifier</u>	<u>Test Name/Report</u>	<u>Date</u>
Underwriters Laboratories, Inc	TAS 107	04CA44252	02/25/05
	ASTM D3462	02NK33813	09/23/02
	ASTM D3462	03CA14536	01/15/04
PRI Asphalt Technologies, Inc.	TAS 100	TAP-129-02-01	05/23/05
	TAS 100	TAP-130-02-01	05/23/05
	TAS 100	TAP-131-02-01	05/23/05

LIMITATIONS

1. Fire classification is not part of this acceptance; refer to a current Approved Roofing Materials Directory for fire ratings of this product.
2. Shall not be installed on roof mean heights in excess of 33 ft.
3. All products listed herein shall have a quality assurance audit in accordance with the Florida Building Code and Rule 9B-72 of the Florida Administrative Code.

MIAMI-DADE COUNTY
APPROVED

NOA No.: 11-0223.11
Expiration Date: 12/01/15
Approval Date: 05/12/11
Page 2 of 4

INSTALLATION

1. Shingles shall be installed in compliance with Roofing Application Standard RAS 115.
2. Flashing shall be in accordance with Roofing Application Standard RAS 115
3. The manufacturer shall provide clearly written application instructions.
4. Exposure and course layout shall be in compliance with Detail 'A', attached.
5. Nailing shall be in compliance with Detail 'B', attached.

LABELING

1. Shingles shall be labeled with the Miami-Dade Seal as seen below, or the wording "Miami-Dade County Product Control Approved".



BUILDING PERMIT REQUIREMENTS

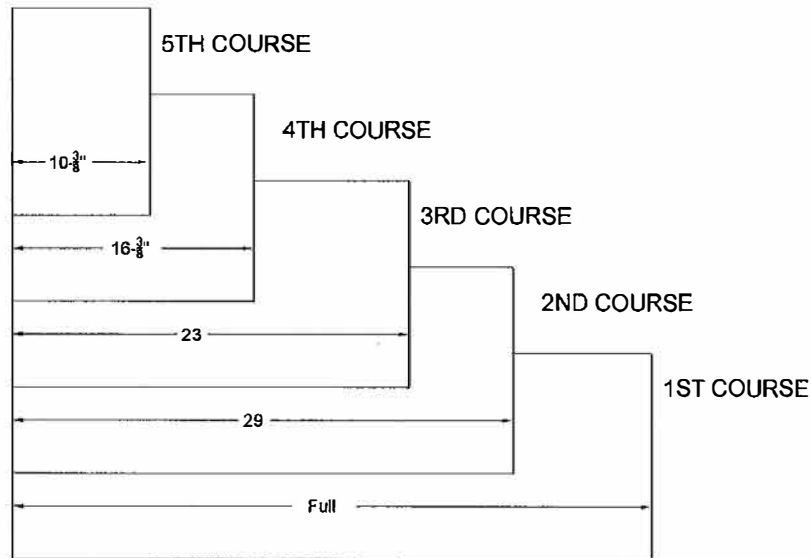
1. Application for building permit shall be accompanied by copies of the following:
 - 1.1 This Notice of Acceptance.
 - 1.2 Any other documents required by the Building Official or the applicable code in order to properly evaluate the installation of this system.



DETAIL A

HERITAGE 30, HERITAGE, HERITAGE XL, HERITAGE WOODGATE, HERITAGE50, AND HERITAGE PREMIUM

All dimensions are in inches.

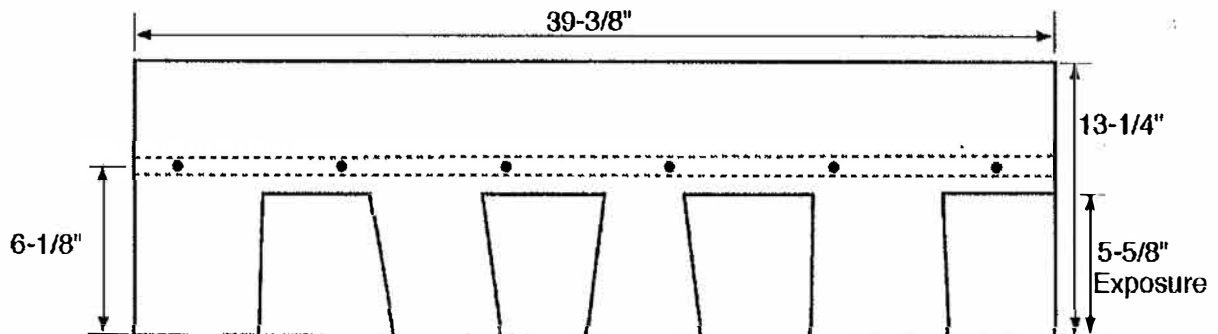


DETAIL B

HERITAGE 30, HERITAGE, HERITAGE XL, HERITAGE WOODGATE, HERITAGE50, AND HERITAGE PREMIUM

13-1/4" x 39-3/8" LAMINATED SHINGLE

All dimensions are in inches



END OF THIS ACCEPTANCE







MEMORANDUM

To: Melissa Jonas, Chair and Members of the Planning Commission

From: Raymond P. Ocel Jr., Development Program Planner *RPO*

Date: August 29, 2016

Subject: ZMA #14-103: Residences at the Station; Heritage Preservation Review Board and Architectural Review Board Report on Proffered Elevations

The Town of Herndon Zoning Ordinance Sec. 78-202.1(g) requires the Heritage Preservation Review Board (HPRB) and the Architectural Review Board (ARB) to conduct an informal review of Zoning Map Amendment applications that include architectural information and to provide a written report to the Planning Commission regarding the architectural appropriateness of the proposal. This ordinance requirement applies to the referenced application, ZMA #14-103 ("Application"). As such, the HPRB and ARB have reviewed and evaluated the conceptual drawings associated with the Application. This memo, which includes the Boards' preliminary comments and recommendations, serves as the written report to the Planning Commission.

The Residences at the Station rezoning application encompasses land within and outside a preservation district. While three houses (including the existing house) are located within the preservation district, six new houses are located outside the district.

The applicants presented architectural renderings for the project to the HPRB and ARB at their work session on August 10, 2016. The drawings reviewed at that work session are the proffered elevations included in the Application's Generalized Development Plan. The Board's comments included within this report relate to these drawings and not any of the previously submitted drawings. Both the Heritage Preservation Handbook design guidelines and the design guidelines contained in the Downtown Herndon Pattern Book and the expertise of the Board members served as the basis for review and comment on the two houses in the District. The ARB's review criteria were used to evaluate the six houses outside the District.

Both Boards' are in general support of the project's architecture. The Boards' believe that with some further modifications, the project will offer an appropriate addition to the existing built environment and neighboring historic resources. The following comments are not intended as suggestions for a complete re-design of the houses. The major components of the architecture such as overall scale and massing appear suitable for the property and in the historic district. These comments are more moderate to minor in nature and can be addressed when the applicants apply for a Certificate of Appropriateness for the two houses with the HPRB.

- The simple forms and massing of the homes seem generally appropriate to the scale of the lots and to the vernacular character of the historic homes in Herndon. Variation in the house types

are mostly achieved though roof forms and height become slightly monotonous. Varying the actual model of house, rather than just changing some façade features should be considered.

- Some forms and styling should take design cues from contributing homes in the surrounding neighborhood. With some of the houses incorporating a number of styles, it would be helpful to know what specific architectural styles were being sought by the designer. The historic district is composed of a variety of unique houses. This must be kept in mind when the other side of Jefferson Street is taken into account with its small scaled and varied architecture. Consideration must be given to the existing and much smaller two story house so that it will not be dwarfed and appear as an undesirable residence.
- Fenestration needs to be more prominent and be better coordinated for the style which is intended to be achieved for each home. It will be important to pay attention to how a mix of certain detailing from various architectural styles may impact the overall cohesion of a home design.
- The extent to which front porches are used and the design of those porches is unclear. The suggestion is to use open front porches as much as possible and make sure they are deeper than 6' so they can provide functional space.

The remaining comment listed below are specific to certain elevations.

- Elevation #1: With its board and batten siding, it gives off a barn appearance or can even appear as a contemporary styled home. The use of large decorative braces akin to a Victorian stick style home does not necessarily match up with the contemporary barn aesthetic. If the intended architectural narrative is an old barn converted to a home then it should have more barn-like features like a barn loft door or cupola. If that is not the intended design, then consideration should be given to breaking up the vertical emphasis with a fascia board at the gable ends and a different siding material wrapping the gable ends.
- Elevation #3: The extra center gable form on the front porch adds unnecessary complexity to the porch roof.
- Elevation #4: Though mostly Queen Anne Victorian, this house has an eclectic mix of details that span across varying styles; the six over one windows and paneled doors and sidelights have more classical styling, the dentils are also a more classic style feature, and the columns are more of a Craftsman detail.
- Elevation #5: The brackets/rafter end details may need some attention to match up with the style of the house and be spaced more appropriately. This one is in the district and variety of non-standard window sizes on the side elevations are a concern.
- Elevation #6: Same window comment as Elevation #5.

This project has the potential to significantly alter the character of the street by removing a commercial asphalt business across the street from houses located in the District. By effectively

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utilizing the guidance provided by the Heritage Preservation Handbook and Downtown Herndon Pattern Book, the HPRB expects to assist in ensuring compatible architecture that could bolster the existing character and atmosphere that the Town has worked to preserve.

Title: HDRB #21-002; New Construction – 649 Jefferson St.

Historic District Overlay Guidelines Review Matrix

Chapter 9 Guidelines for New Construction		
New Construction Guidelines for Single Family Detached Residential (pages 116 -123)		
Subsection	Guidelines	Staff Evaluation
Siting a New Building:	- Position new buildings on the lot in a manner that is consistent with contributing structures on the same block in order to retain the historic character and pattern of the neighborhood. - Match the building orientation and building separation from the street established by the historic buildings in the neighborhood. - Maintain the rhythm of buildings along the street staying consistent with the average distances between historic buildings in the neighborhood. - To maintain an appropriate siting, the shape and size of building footprints should correspond to the lot configuration. For example, a building that is wider along its frontage than its sides may not be appropriate	The proposed residential structure is general located closer to the street/public right-of-way typical within the HDO. The I-shaped floor plan of the main dwelling component is generally configured to be congruent in orientation the rectangular lot shape on which it is located. In addition, the location of the building is consistent with the setbacks and location of the building on the parcel of the newly constructed residential structures of the Station House development. The proposed site and primary dwelling conform to the HDO Guidelines related to building orientation and siting on the parcel.
	Orient parking to the side and rear of the lot. Parking should not be located in the front yard.	Parking is located on the side and rear of the primary dwelling and conforms to the parking location guideline.
	Avoid impacts to any existing traditional streetscape features including street trees.	There are no existing street trees on this site and this guideline is not applicable to this case.
	Locate HVAC and other mechanical equipment on the ground and in locations that are not visible from public streets or susceptible to flooding.	HVAC / mechanical equipment is located on the side of the structure and setback from the street to the extent possible making it the least obtrusive as practical. Approval of the site plan, TP #17-10, addresses this site planning issue. The proposed site plan generally conforms to this guideline.

Architectural Style:	1. Design new residential buildings to be compatible in style to the HDO’s historic houses. Use the Historic Building Resources in Chapter 4 to verify the architectural styles found in the HDO and the details and elements that define the individual styles. a. A new house should specifically reflect one of these architectural styles and that style should be carried through the design of the house from basic form to specific details. b. A modern interpretation of a single historic architectural style can be used; however, the forms should remain consistent with the historic architectural style chosen. c. Mixing of architectural styles or the inclusion of forms and elements that are not consistent with the selected architectural style is inappropriate and should not be done.	The proposed structure has described an appropriate architectural style, Craftsman, common to Herndon’s Historic District Overlay. While the overall form of the building is reminiscent of the Craftsman, much of the stylistic details are not present in the proposed design or unclear within the applications materials due to conflicting information discussed in more detail in other guideline subsections. Staff evaluation of these guidelines is inconclusive and incomplete.
Establishing the Building’s General Shape and Size:	1. Shape and size building for consistency with overall massing and scale of historic buildings within the HDO, particularly those of the same architectural style as the new structure. Building dimensions and complexity in form help to define the massing and scale of a building.	Overtime, new residential construction has generally increased in size and scale, including new construction within the HDO. The proposed building is somewhat larger than some historic, contributing Craftsman homes in the district. However, this size and rectangular shape proposed has successfully managed

	2. Building Dimensions a. Establish a building height from finished grade to roof ridge (measured in feet) within the typical range of heights of historic buildings on the block and immediate surrounding neighborhood. b. Limit the distance between the existing grade (pre-development) and the first-floor height of new buildings to two feet or less on facades visible from the street, unless a high foundation wall is a prevalent feature of historic buildings on the block and within the immediate neighborhood. c. Overall building height can be managed by minimizing the first-floor height and by breaking up large roof forms with architectural features such as dormers. d. Establish the width and length of the building taking into consideration the shape of the lot, any prevailing historic building shapes and sizes on the block, and architectural style of the building. e. Establish the proportion of length to width and width to height. These proportions will dictate whether the building has a horizontal or vertical orientation and whether its mass is most visible from the front or a side elevation. Maintain consistency with any prevailing historic building dimensions present on the block particularly and the HDO generally.	this typical larger scale and size with a compact footprint and a simple form that is compatible with buildings within the district and adjacent residential buildings in the new development. The proposed size, shape, and scale of the new residential structure within the Station House development were largely managed in the General Development Plan approved with ZMA #14-103 and the site plan approval through TP #17-10. These two approvals established clear patterns for lot and building shapes, building heights, floor heights, and general roof forms to be compatible within the new development and compatible to existing development around it. The overall building size and forms are very similar to recent new residential construction approved by the HDRB and similar to existing contributing structures. Staff finds the HDO guidelines have been appropriately addressed in the proposed design.
	3. Complexity in Form a. The overall shape of a roof, its basic form, can be simple or complex, symmetrical or asymmetrical. The overall roof shape should be broken up into smaller forms to help reduce the roof massing and scale. Manage large roof forms with the use of cross gables, dormer windows, secondary roofs at lower heights, and similar features and techniques.	The overall roof form and shape is interlocking front (facing) gables that is somewhat reminiscent of the Craftsman style but an odd or unusual expression. Breaking the lower gable on the side elevation or using dormers on the side elevations that would help address the appearance of a massive roof form, less characteristic of the Craftsman style. The front porch feature is appropriate to the style and address breaking up the scale of the front building façade in relation to

	b. Smaller roof forms should not be used indiscriminately if they do not relate to the arrangement of bays and building spaces below the roof. c. The overall roof shape and design, including slope or pitch, should reflect the typical roof shape and design of the architectural style of the house. d. Below the roof, building form can be broken up with vertical-oriented features, horizontal-oriented features, or often a combination of both. These features should be used to differentiate wall planes. New houses should reflect the size and scale of the contributing resources in the HDO with simpler forms. Larger houses will require breaking up the wall planes and forms to better reflect an appropriate scale and mass. e. While the introduction of more complex forms can improve the overall scale and mass of new construction, excessive complexity is a departure from the historic architectural forms found in the HDO. f. Architectural features such as porches, details such as eaves and trim, and wall openings (windows/doors) can also help define the mass and scale of a structure	the adjacent street/right-of-way. The building form is very simple and not unusual to the Craftsman style. Specific to the guidelines in this section, the proposed building generally conforms, though adjustments to the lower (implied) gable form or using dormers on the side elevations would be more appropriate to the style.
Incorporating Architectural Features:	1. All facades of a new house should have thoughtfully composed facades that reinforce the architectural style, the appropriate massing and scale, and consistency in how architectural features are incorporated.	There has been some thought applied to the design of facades and generally address massing and scale as previously noted in evaluation of other guideline subsections. The proposed building conforms to this guideline.
	2. Avoid designing building exteriors based upon interior layouts. Exterior roof forms, window locations and sizes, and other exterior features such as porches should be designed and then the interior space programmed to work with the architecture.	The exterior has somewhat been designed based upon the interior floor plan and is evidenced by the unorganized placement of windows and window sizes. Conversely, the front-loaded porch design is consistent with establishing building symmetry and consistent with the Craftsman style. The proposed front porch detailing is inconclusive as there are
	3. Incorporate open front and/or side porches and porticos. Incorporate the architectural style of the	

	house into all components of the porch design, including but not limited to roof form, column type, balustrade pattern, porch skirt details, and porch decking orientation.	differing graphic and written descriptions of the porch details. Staff evaluation of these guidelines is incomplete.
	4. Do not attach garages unless the shape and size of the lot prohibits the use of a detached garage. If space limitations necessitate the use of an attached garage; it should be placed in the rear yard behind the house and attached with an architectural hyphen or breezeway. If space constraints do not allow the use of an architectural hyphen or breezeway, integrate attached garages into the principal house form in a manner that fully hides the garage and does not create any forms or massing that disrupt the appropriate scale of the house. When integrated into the house, do not use front-loaded garage doors. Do not use side-loaded garage doors either unless the doors are setback from the front of the house and screened from view from a street.	The garage is attached using a hyphen has been placed in the rear of the parcel, though side loaded, and is likely not visible or only partially visible from the adjacent street / right-of-way. Space constraints have largely dictated this site and building arrangement. Staff has determined the proposed attached garage conforms to the guidelines.
	5. The rhythm, pattern, size, and design specific window details, such as the muntin pattern or jamb profile, should reflect the same characteristics of the architectural style chosen. Simulated true divided windows are necessary to create the appearance of realistic muntins, an important feature of historic windows.	As noted in earlier evaluation sections and the staff report, evaluations of the window design and materials is largely incomplete due to unclear information provided in this submission materials. The written description of the proposed windows states a vinyl window with an appropriate 6-over-1 simulated muntin pattern while the proposed elevation drawings show a 4-over-4 design. The submission materials provide little information about the exact window sizes and window trim sizes and material. Vinyl windows are proposed which does not conform to other design guidelines in this chapter. Staff review of this proposed design using these guidelines is inconclusive and incomplete due to missing and unclear information provided in the submission materials. Simultaneously the proposed window arrangements on the side and rear facades are inconsistent with virtually no vertical or horizontal alignment pattern, thus not conforming to the guidelines.
	6. Align windows horizontally and vertically across the front and side elevations and use consistent window sizes and designs. Horizontally align windows in architectural bays. Specialty windows, that reflect the historic architectural style, may be used in architecturally appropriate locations such as Palladian windows in gable ends, transom windows and side lights around front doors, and fixed stain glass windows at internal stairwell landings. Recess windows on masonry buildings and use a raised trim surround on frame buildings.	

	7. Door placement should reinforce the symmetry or asymmetry of the house. A single front door should be prominently placed on the front façade and designed to be consistent with the architectural style of the house. Double doors should not be used. The front door surround is a good place to add details that reinforce the architectural style of the house such as transom windows and side lights or decorative trim and headers. Secondary doors should convey a simpler expression of the front door's design, while keeping with architectural style.	The door placement of this design does not reinforce symmetry of the front façade, and not highly indicative of the Craftsman style. While the door design with 6 light divisions at the top panel of the door somewhat appropriate to the style, the proposed design avoids some of the less appropriate features noted in the design guidelines and does not necessarily detract from the overall design. Staff finds the proposed door generally complies with the guideline.
	8. Incorporate chimneys into new construction that are designed to appear as full working wood-burning chimneys. If placed outside an exterior wall, clad the chimney in its entirety in either brick or stone veneer. If internal, build a false chimney above the roof that is clad in either brick or stone veneer. Decorative chimney caps should be included and should reflect the architectural style of the house.	There is no chimney proposed with this design, thus the guideline does not apply.
Adding the Ornamentation:	1. Add exterior details and ornamentation to reinforce the chosen architectural style. Avoid over decoration or any decorative features that are not typical of the historic style the house is meant to reflect.	The proposed design is generally lacking in architectural detailing and stylistic features common the Craftsman style. Window trim, corner trim and other trim features do not have any definitive dimension or materials information provided. In the staff report, exposed rafter tails, and decorative brackets are recommended solutions to express the architectural style. In other cases, porch column details and window details have conflicting information provided between architectural elevations and written descriptions in the submission materials. In addition, the staff report has provided examples of appropriate Craftsman style expression in modern homes for potential solutions to this design issue. Evaluation of ornamentation feature in relation to these standards is inconclusive and incomplete.
	2. Locate style-specific details on the façade in areas where they would be historically placed. Common locations include immediately below the roof within the gable ends, the eaves, and the cornices, around windows and doors, and on porches and porticos.	
	3. The size and scale of details such as window trim or rafter tails should reflect the size and scale of the same features found on the historic architectural style the new house reflects. Details that are not sized appropriately or located correct locations will detract from the authenticity of the design.	
	4. When used appropriately to reinforce the architectural style of the house, shutters should be operable or fully designed, sized, and installed to	

	appear operable with complete shutter hardware and placement at the jamb of the window.	common inoperable design very common and typical of suburban house designs. While shutters are not uncommon to modern Craftsman homes, the selected shutters appear superficial and common to suburban design as noted. This detail should consider a different shutter design to be more in keeping with Craftsman style detailing. Staff finds the proposed shutter do not conform to the guideline.
	5. Design eaves with some degree of detail such as beadboard soffits, decorative rafter tails, or wide rake boards with possible decorative profiles to reinforce and reflect the architectural style of the house.	The proposed boxed soffit largely eliminates the possibility for expressing exposed and/or decorative elements to reflect the intended architectural style. This detail is also somewhat unclear in the elevation drawings. The proposed design and details do not conform to this design guideline.
	6. Light fixtures should reflect the period of the building's architecture and the size of the fixture and its proportions should be scaled appropriately to fit with the scale of the house and its other details and features.	There are no exterior lights shown in elevations of this design, though listed in product information, thus the evaluation of this feature is inconclusive and incomplete.
	7. The design qualities of any exterior materials, such as siding profile, should reflect the architectural style of the house.	The main cladding material and profile is with Hardieplank® lap siding with 6" reveals and, 1" flat relief between courses that is consistent with the Craftsman style, though a common modern material is used. However, as noted in the staff report, additional design detailing should be considered underneath the front and rear gables to add visual interest and architectural character to the rather plain elevations Staff has recommended the use of an exposed half-timber or frame and panel profile in the accent application as an appropriate expression of the style using modern composite materials in order to fully conform to this guideline.
Choosing the Exterior Materials:	1. Materials selected should be consistent with the architectural style of the structure.	The primary cladding materials and horizontal siding profile is indicative of a modern expression of the Craftsman style. In many cases, the trim features are not detailed with the specific materials and profiles making part of the evaluation of these features inconclusive and incomplete.
	2. Materials used commonly during the HDO period of significance and modern materials designed to mimic those historic materials and designed to be painted, unless masonry, are appropriate.	

	3. Do not use modern materials with a plastic appearance or composition, or materials that cannot offer a scale, profile, and finish to mimic the appearance of a historic material. Vinyl is not an appropriate material for any exterior component.	As noted above, the appearance of some materials is not clear in the submission materials, thus Staff cannot complete the evaluation. However, the use of vinyl windows in the proposed design is clearly not appropriate and not in conformance with the guideline.
	4. Modern materials that may be used in applications that traditionally were wood, must be painted and designed to hold paint, and be cut and installed in a manner similar to wood. They must also share the same visual characteristics of wood such as size, scale, finish, and profile.	The design appears to use modern materials a traditional wood material, though not clear as to where each material will be applied. However, staff believes that the intent of the design is to either use wood or mimic wood. Staff finds the with additional information, a complete evaluation of the materials as noted in previous sections.
	5. Use decorative and durable roof cladding. Primary and secondary roofs may have different cladding materials. The use of metal shingles or metal stand seam panels are encouraged on primary and/or secondary roofs.	Staff finds the primary roof material, architectural shingles to be appropriate in a modern application of the Craftsman style, however the application materials describe the use of standing seam metal roofing over this low-sloped porch roof in writing, but an asphalt shingle roof in the elevation drawings. In either case, this detail needs to be clarified in all submission materials. In either case, staff finds this material application conforming to this guideline.
	6. Use the primary cladding materials on all sides of the house.	The proposed Hardieplank ® siding is applied on all elevations and conforms to the design guideline.
	7. For houses proposed with horizontal lap siding, use cedar painted (or similar hardwood) or fiber cement boards. Fiber cement boards should not have a raised woodgrain texture.	The submission materials do not clearly specify the finish of the primary fiber cement board, which needs to be clarified. Staff evaluation of these guidelines is incomplete.
	8. For houses with stucco, brick, or other traditional masonry material as the primary cladding material, the pattern, course, and texture should appropriately reflect the historic application of those materials.	Stucco, brick or other masonry materials are not primary cladding materials in this design and guideline does not apply to the proposed design.
	9. Cladding materials may be mixed with a primary (field) and secondary (accent) material. This approach may be used to add visual interest and ornamentation to the facades and to reinforce the architectural style of the house.	The cladding materials and general accent arrangements somewhat reinforce the intended style visually, though there is missing information. Staff finds there is a minimal amount of visual interest in the compositions and generally conforms to the

	10. Exterior materials collectively should present a textured and varied surface reflecting historic example. Avoid an image of overall flatness with wall plane articulation, material texture, and material profile. Materials that exhibit a degree of depth such as siding with a Dutch lap profile create shadow lines that can help generate the proper articulation of a façade.	guidelines, though less so than the design of the house being considered through HDRB #21-001.
	11. Use trim in an appropriate size, profile, and location to reflect the architectural style of the house. Use fascia, rake, and corner boards on houses with siding. Use window trim with sills and headers on house with siding and sills and lintels on masonry clad houses.	Trim sizes and locations shown in elevations drawings appears appropriate to the style, though not clear in materials composition, specific dimensions and profiles. Notwithstanding the evaluation of non-conformance and/or incomplete evaluations in previous subsections, trim features visually appear appropriate and conform to this guideline.
	12. Clad exposed house foundations in stone or brick. Porch foundations should have the same cladding in addition to wood lattice between brick or stone clad piers.	Two elevations appear to clad exposed foundation with stone veneer, which is appropriate, while two elevations appear to not have this cladding feature. This cladding detail needs to be clarified in elevation and specific materials selection, which is missing, in order to complete the review of this feature. Staff evaluation of this feature in relation to these guidelines is incomplete.
	13. Doors should be painted unless made of wood and stained when appropriate to reflect the architectural style of the house. Avoid doors with faux wood grains or faux wood stains.	Windows and doors are painted or colored to accentuate these features appropriately and conform to these guidelines.
	14. Windows should be painted unless made of wood and stained when appropriate to reflect the architectural style of the house. Avoid window materials that cannot reflect the same visual qualities of wood such as size, scale, finish, and profile.	
Articulation of Openings	1. Traditionally designed openings generally are recessed on masonry buildings but have a raised surround on frame buildings.	The proposed windows appear to have a raised frame around on the windows and conforms to the guidelines.
	2. New construction should follow these methods in Downtown Herndon as opposed to designing openings that are flush with the rest of the wall.	

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

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

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

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

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

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

- (a) *Purpose and intent.* The ~~heritage preservation~~ **historic district** overlay district (HP **HDO district**) is *established pursuant to the authority granted to localities by Virginia Code § 15.2-2306. It is intended to promote and protect the unique character of the town through the identification, preservation and enhancement of buildings, structures, settings, neighborhoods, places and features with historical architectural significance to the town. The HDO further intends to:* ~~intended to provide for the establishment of historic landmarks and preservation districts as a means of preserving the historical, cultural, and architectural heritage of the town and protecting designated historic resources and is adopted pursuant to the authority granted to localities by Virginia Code §15.2-2306.~~

- (1) *Ensure that additions, repairs, modifications, and new construction enhance rather than detract from the town's historic architectural settings.*
- (2) *Preserve the architectural, artistic, and historic merit of individual structures.*
- (3) *Protect historic resources from neglect and demolition.*

(4) *Retain important townscapes, streetscapes, and viewsheds integral to the identity of Herndon.*

(b) *Applicability.* No building, structure, or sign located in the ~~HP historic~~ district *overlay* shall be erected, reconstructed, altered, demolished, moved, expanded or restored except in accordance with the provisions of 78-60.3(g), certificate of appropriateness in the ~~heritage preservation~~ *historic district* overlay. ~~district.~~

(c) *District boundaries and maps.* The boundaries of the ~~HP-district~~ *historic district overlay* shall be shown on the town's official zoning map and on the appropriate comprehensive plan maps after action by the planning commission and town council.

(d) *Revision of ~~HP-district~~ historic district overlay boundary and designation of landmarks.* The boundaries of the ~~HP-district~~ *HDO* may be amended or areas, sites, buildings, and structures may be designated as historic landmarks in compliance with the following:

(1) *Amendment procedures.* The procedures for amendment of the ~~HP-district~~ *HDO* boundaries or designation of historic landmarks shall be as provided for as an amendment to the official zoning map pursuant to section 78-155.1, zoning map amendment. In addition, the following procedures shall apply:

a. The planning commission shall conduct or delegate a survey of the town. The survey shall identify and inventory all landmarks, buildings, or structures, in areas being proposed within the proposed district boundaries. The planning commission shall also prepare reports recommended to be included in the ~~HP-district~~ *HDO*.

b. Prior to establishing or expanding the ~~HP-district~~ *HDO* the town council shall:

1. Provide for public input from the community and affected property owners in accordance with Code of Virginia, § 15.2-2204;

2. Follow the written criteria set out below to be used to determine which properties should be included within the ~~HP-district~~ *HDO*; and

3. Review the inventory and the criteria to determine which properties in the areas being considered for inclusion within the proposed district meet the criteria to be included in the ~~HP-district~~ *HDO*.

c. Upon the inclusion of an area in the ~~HP-district~~ *HDO*, the owner of each property within the established district boundaries therein shall be given written notification, including a description of the factors justifying the designation.

(2) *Review of ~~HP-district~~ **HDO** boundary amendments.* The advisability of amending the ~~HP-district~~ **HDO** boundary is a matter committed to the legislative discretion of the town council and is not controlled by any one factor. The following shall be considered by the town council, and its advisory bodies as part of the deliberation process:

- a. In considering an amendment to ~~HP-district~~ **the HDO** boundary, the town council may adopt a change for only part of the area surveyed by the planning commission. The town council may amend the ~~HP-district~~ **HDO** boundary to include any area that has been considered by the planning commission.
- b. The following criteria shall be used by the historic ~~preservation~~ **district** review board, planning commission, and town council in evaluating the potential expansion of the ~~HP-district~~ **HDO**. The historic ~~preservation~~ **district** review board and planning commission may recommend, and the town council may so ordain, a landmark, building, or structure, for designation as a ~~HP-district~~ **which within the HDO, provided it** meets one or more of the following criteria:

- 5. The property or properties are closely related to or contiguous with properties that meet criteria a-d as related to their visual character or historic pattern of development; or otherwise contribute to the historic and architectural context of the proposed or existing ~~HP-district~~ **HDO**.

- c. Such ~~HP-district~~ **HDO** boundaries may be adjusted to exclude properties along the perimeter that do not meet the criteria. The town council shall include only the geographical areas in the ~~HP-district~~ **HDO** where a majority of the properties meet the criteria established below by the town in accordance with this section. However, parcels of land contiguous to arterial streets or highways found by the town council to be significant routes of tourist access to the town or to be designated historic landmarks, buildings, structures, or districts therein, or in a contiguous locality, may be included in the ~~HP-district~~ **HDO** notwithstanding the provisions of this subsection.

- (e) *Reduction of setback.* In the ~~HP-district~~ **HDO**, the front setback for a single-family detached dwelling may be reduced from 35 feet to a lesser amount but not less than 20 feet, in instances where the ~~HPRB~~ **HDRB** makes a finding that such reduction shall cause the subject structure to be more compatible with nearby contributing structures.

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

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

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

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

~~the roof~~, as determined by the zoning administrator, shall be considered new construction.

- (3) *Moving or relocating a building.* A certificate of appropriateness to move or relocate a building or structure may be approved only after ~~considering the following, as well as other appropriate matters~~ *meeting the following standards:*

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

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

- a. ~~Whether or not the~~ *The* building or structure ~~is an historic landmark or is a building within the heritage preservation overlay district that~~ *does not contribute* ~~contributes to the character of the heritage preservation overlay~~ *historic district*~~;~~.
- b. ~~Whether or not the~~ *The* building or structure ~~is of such interest or significance that it would~~ *not* qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register~~;~~.
- c. ~~Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense;~~ *The building or structure has a common design that could reasonably be reproduced.*

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

Title: HDRB #21-004; New Construction –757 Grace St.

Staff Contact: Christopher J. Garcia, AICP
Community Design Planner
christopher.garcia@herndon-va.gov
(703) 787-7380

Summary Information

Applicant Request	New construction of a new accessory structure in the rear yard		
Address	757 Grace St., Downtown Herndon		
Fairfax County Tax Map Number	0162-02-0007B		
Applicant/Owner	James L. and Elizabeth A. Leach		
Agent	N/A		
Business/Organization	N/A		
Property Use	Single-family residential		
Zoning District	R-10, Residential, Single Family		
Parcel Size	4,926 square feet; 0 .113 acres		
HDO Designation	Non-contributing		
Adjacent Zoning	North: R-10, Residential, Single-family South: R-10, Residential, Single-family East: R-10, Residential, Single-family West: R-10, Residential, Single-family		
Adjacent Property HDO Designations	North: Contributing South: Contributing East: Contributing West: Noncontributing		
Associated Cases	N/A; Pending building location survey		
Building Type(s)	Two-story residential	Date of Construction:	circa 1903
Architectural Style(s)	Colonial Revival, Bungalow type		
Exterior Material(s)	Primary material: Wood lap siding, standing seam metal roof; stucco accent(s)		
Neighborhood Design Profile	Single-family detached residential with contributing and non-structures to the north, south and east; established institutional use to the west		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

Staff Recommendation	Staff is recommending a continuance until the Building Location Survey requirement is met.
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Location Map



Case Details

Description:

The proposed structure has overall dimensions of 16' X 20' with an overall area of 320 square feet. The new structure will have a 12' X 20' enclosed area and a 4' X 20' covered porch at the front of the wood framed structure. The shed is clad in 5 1/2" double lap siding to match the cladding of the existing house. The side gable roof with low-sloped porch roof is covered with GAF Timberline architectural shingles in a brown color. The front porch roof is held up by three 6" structural wood Tuscan styled columns. One of the structural columns is a column salvaged from a previous renovation of the primary dwelling in 2015. The roof will have a boxed soffit and fascia with a metal soffit vent. A 1" x 6" rake board is used along the roof edge. Corner trim will be 1" x 4" wood boards. The window and door on the front façade have 1" x 8" wood trim around the openings. The window is a 32" x 54" double hung wood window with a 6-over-1 muntin pattern salvaged from the previous renovation of the primary dwelling. The front door a 60" x 80" Andersen ® 400 Series Frenchwood Patio door. The porch deck flooring is 2" x 4" pressure treated wood. On the south elevation there is an approximately 60" x 72" opening for two (2) wood framed access doors clad in the double lap siding and 1" x 4" trim and an approximately 60" X 70" wood access ramp. The entire structure will have the primary cladding painted yellow with white painted trim to match the existing primary dwelling. (Attachment #1, #2 and #3).

Background:

The subject property contains a contributing residential structure to the Historic District Overlay and is an example of a Colonial Revival bungalow building type built circa 1903

(Attachment #4). The last documented and approved alteration on this property was completed through HPRB #15-05 and included a first-floor addition enveloping a previously approved addition, a new rear balcony, a second-floor renovation and a covered walkway to an existing garage.

The proposed shed has already been constructed. The applicant has stated that he was unaware of the requirement to obtain a Certificate of Appropriateness for the shed. Upon notification by the Town, the applicant worked in pursuant of this submission.

Applicable Zoning Ordinance Regulations and Design Guidance:

- Town Zoning Ordinance Section 78-155.6. - Site Plans, Subdivision Plans, Single Lot Development Plans and Building Location Surveys
- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District) (Attachment #6)
- Town of Herndon Historic District Overlay Guidelines (Pages 113-114)

Staff Analysis

1. Since the submission of the HDRB application, staff has determined that the applicant is required to submit a Building Location Survey (BLS) in accordance with Town Zoning Ordinance Section 78-155.6. - *Site Plans, Subdivision Plans, Single Lot Development Plans and Building Location Surveys*. Prior to the Board acting on the case with an approval of any kind, the applicant must receive an approved BLS, and submit that approved BLS as part of the HDRB case materials.
2. The Historic District Overlay Guidelines, Chapter 9 Guidelines for New Construction (Pages 113-114) provide guidance on the construction of new accessory structures within the Historic District Overlay. The new accessory structure has been sited in a traditional location, the rear yard, for the intended use, a storage shed. The size, scale and use of this structure is clearly ancillary to the contributing resource, the primary dwelling. In general, the accessory structure uses elements of exterior cladding, roof form, windows, doors and porch columns that are either are either similar in profile or materials or have been salvaged from the previous renovation(s). The materials are predominantly traditional, wood, and finished to match the colors of the primary dwelling. The roof form and slopes are not identical but similar to that of the primary dwelling and covered with architectural shingles, not uncommon to non-contributing structures in the district.

In summation, staff finds that the proposed design for this new non-contributing accessory structure is appropriate for the primary contributing structure with a subordinate size and scale, uses the same or similar materials and is clearly designed to be complimentary to the primary dwelling. Staff also finds that the accessory structure is not designed to be identical in its architectural expression, thus does not produce a false historical narrative. Staff evaluation of the applicable design guidelines is further detailed in a guideline evaluation matrix found in Attachment #5.

3. Section 78-60.3(f) of the Zoning Ordinance requires the HDRB to consider specific criteria/standards when reviewing applications (Attachment #6). In consideration of

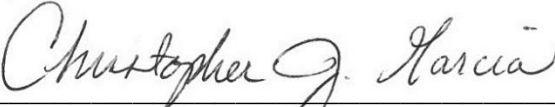
the staff analysis, staff finds proposed building architecturally compatible with the historic landmarks, buildings, and structures in the district and on the subject property.

Staff Recommendation:

Alternatives:	1. Deny the application. 2. Approve the application as submitted. 3. Approve the application with condition(s). The HDRB may also continue the review to future public hearing if additional time is necessary to address a specified design issue or concern raised.
Staff Recommendation:	If the applicant is able to receive an approved Building Location Survey before the HDRB January 20, 2021 public hearing, staff recommends approval of the case in accordance with the attach resolution (Attachment #7). If the approved Building Location Survey is not received by that date, staff recommends a continuance, in accordance with Alternative #4, to allow the applicant additional time to complete and receive an approval a Building Location Survey in accordance with Zoning Ordinance Section 78-155.6.

Report Attachments

1.	Aerial Image
2.	Applicant Letter
3.	Proposed Site Plan, Site Photos, Elevations and Materials Information
4.	1987 Historic District Survey Form
5.	Historic District Overlay Guidelines Review Matrix
6.	Town's Zoning Ordinance, Section 78-60.3.
7.	HDRB Draft Resolution



Christopher J. Garcia
Community Design Planner



Bryce A. Perry
Deputy Director



SITE LOCATION – AERIAL PHOTO



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

Addendum to HPRP Application for Certificate of Appropriateness for External Storage Shed at 757 Grace Street

Item 1 – Description of Proposed Construction

This is an application for an external storage shed 12' x 20' with a 4' x 20' attached porch. The interior square footage (240 sq. ft.) of the shed comes under the requirement for a building permit, so none was requested. Construction of the shed – exclusive of painting – was completed prior to notification from the Town that HPRB approval was required for a structure that does not require a building permit.

Nonetheless, the description of materials is as follows:

- 12" round concrete foundation piers (9 in total).
- 2x8 pressure treated (PT) southern yellow pine (SYP) flooring structure with ¾" plywood floor.
- 2x4 SPF wall studs for framing with ½" CDX plywood sheathing
- 2x6 Hem Fir rafters and ridge beam.
- ½" CDX roof decking with GAF Timberline brown shingles
- Deck construction of 1x6 PT SYP.
- 6" structural wood Tuscan style columns to match house (one salvaged from 2015 renovation).
- 1x4, 1x6, and 1x8 primed spruce trim. Custom milled windowsill and door and window trim custom milled to match existing house.
- Boxed soffit and fascia to match existing structures on property, including metal soffit vent.
- ¼" plywood porch ceiling with lath band to match existing front porch ceiling on house.
- 5-1/2" double lap SYP siding to match existing structures on property.
- One 32" x 54" 6/1 double hung all wood window to match existing windows on house (salvaged from house during 2015 renovation).
- One 60" x 80" Andersen 400 Series Frenchwood Patio Door to match existing doors on house (salvaged from house during 2015 renovation).
- Paint colors to match existing structures on property.

Item 2 – Completed Application Form

Attached

Item 3 – Application Fee

See attached check

Item 4 – Photos of Existing Structure and Neighboring Properties

Adjacent Neighbor to North (761 Grace Street):



Adjacent Neighbor to North (755 Grace Street):



Adjacent Neighbor to South (754 Grace Street):



Existing Property (East Facing Street):



Existing Property (North Facing 761 Grace Street):



Existing Property (South Facing 755 Grace Street) – 2 pictures needed since neighbor's house is in the way):





Existing Property (West Facing St. Joseph's Church) – 2 pictures needed:





Item 5 – One Set of Color Elevation Drawings

Since the shed is already built, I am attaching pictures of the finished product rather than elevation drawings:

Shed Front (North Elevation):



Shed Side (South Elevation):



Shed Rear (West Elevation):



Shed Side (North Elevation):



Item 6 – Eight (8) Copies of Elevation Drawings

Please refer to the photographs available in Item 5 for elevations

Item 7 – Samples of Building Materials

Please refer to the photographs available in Item 5 and the descriptions in Item 1 of building materials.

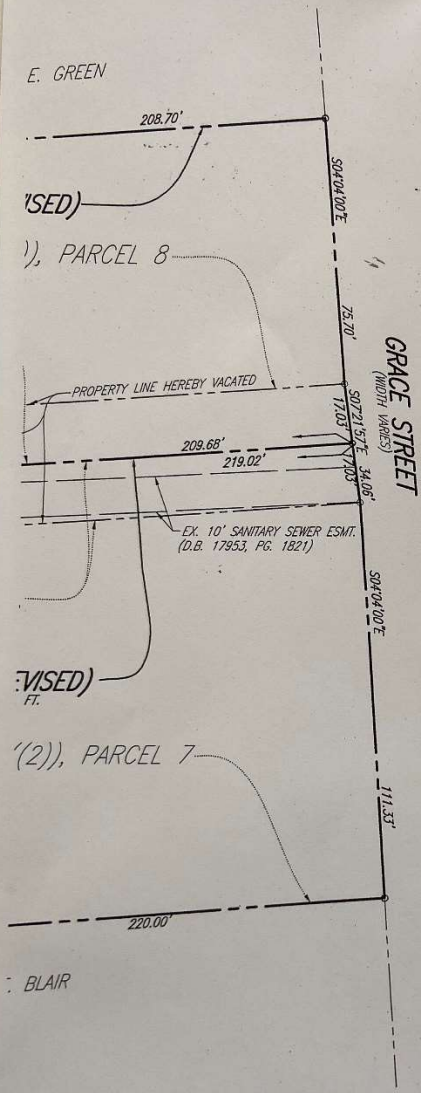
Item 8 – (8) Copies of Spec Sheets

Please refer to the photographs available in Item 5 and the descriptions in Item 1 of building materials.

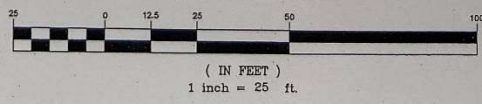
Item 9 – Eight Copies of Site Plan

I do not have site plan, but I have marked up the survey of the subdivision in 2006 for reference. The site plan shows the existing structures as well as the new shed placed on the northwest corner of the lot with a 10-foot set back from the rear and side property lines.

Picture provided for scale reference (1" = 25') and 8 copies of the scale drawing on 11"x17" paper has been hand delivered:



PLAT SHOWING A
 BOUNDARY LINE ADJUSTMENT
 BETWEEN THE LANDS OF
THE CATHOLIC DIOCESE OF
ARLINGTON, VIRGINIA,
JAMES L. AND ELIZABETH ANNE LEACH,
 AND
BOBBY BROOKS EMMONS
 TOWN OF HERNDON
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=25' MARCH 15, 2006
 SHEET 2 OF 2
 GRAPHIC SCALE



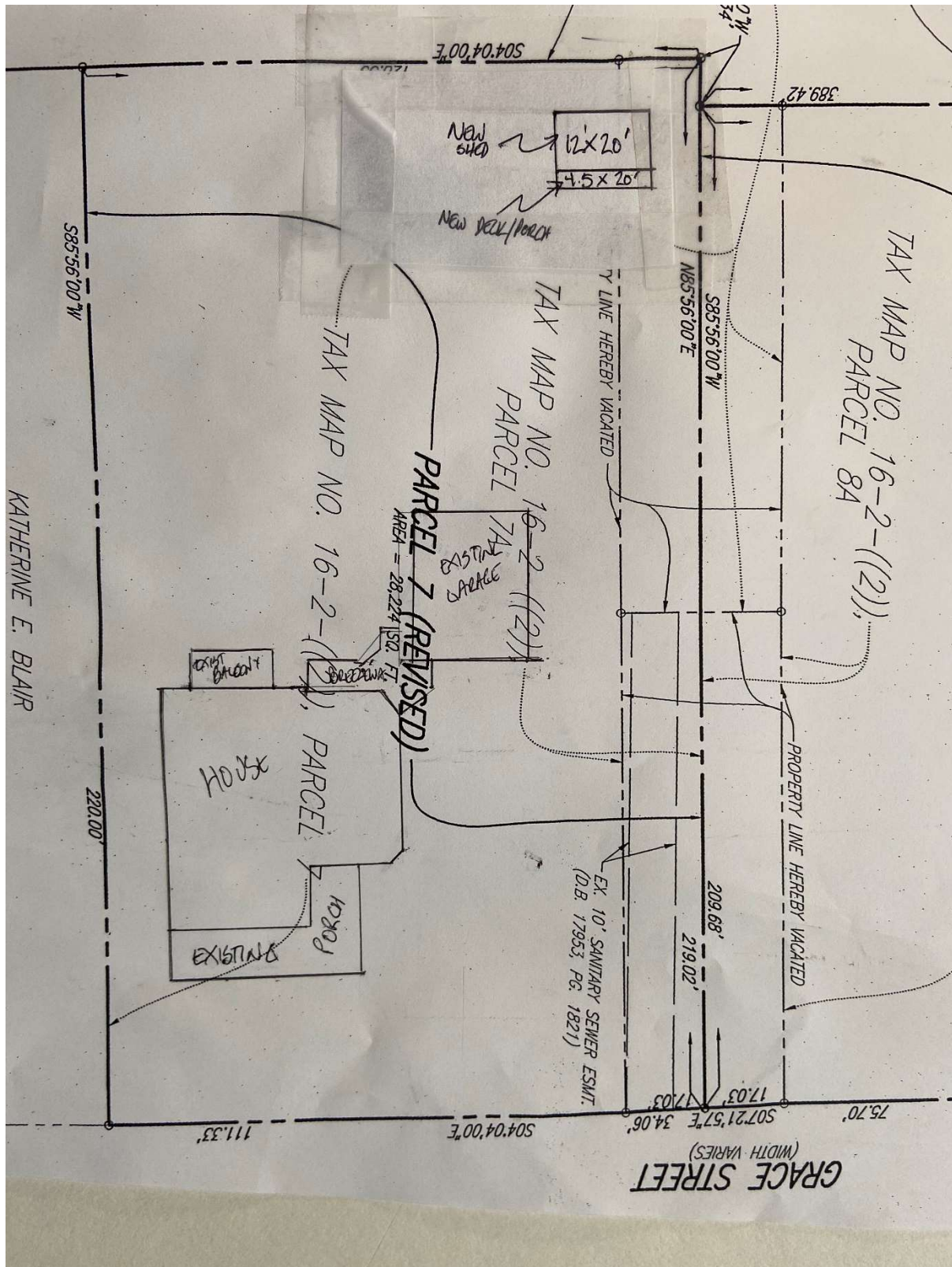
Engineering • Surveying • Land Planning • Transportation • Environmental Services
 530 West Courthouse Road, Suite 200, Manassas, VA 20108
 Phone: (703) 797-1111 Fax: (703) 797-1112
 Email: info@rda.com www.rda.com

Rinker Design Associates, P.C.



"Turning Challenges Into Opportunities"

Site Plan:



Item 10 – Eight Copies of Landscape Plan

The landscape plan is visible in the attached photographs. The soil disturbed during construction will be reseeded with tall fescue to match the rest of the yard.

Item 10 – Electronic Submission

I could not get the Town, or Chris Garcia to provide me with an FTP site or e-mail address with which to deliver this electronically. If provided later I will submit accordingly.



VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-176
Negative no(s). 9097/8

Attachment #4

City/Town/Village/Hamlet Herndon
Street address or route number 757 Grace St.
Historic name
County Fairfax
U.S.G.S. Quad Herndon
Common name
Present use residence
Building Style Bungalow
Original use residence
Building Date(s) 1910-1925

1. Construction Materials

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

2. Cladding Material

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



3. Stories (number) 1 1/2
☒ low basement ☐ raised basement

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

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

6. Roofing Material

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

7. Dormers (number): front 1 side _____
☒ gable ☐ pediment?
☐ shed with three 2/2 casements.
☐ hipped

8. Primary Porch
style classical, extends from main roof
stories 1
levels 1 bays 3
materials wood with metal roof
description and decorative details
Doric columns, plain cornices lattice at ground

9. General supplementary description and decoration:
Divided originally into two units. 6/1 sashes. Massive central flue. Front doors with side-lights. Exposed rafters.

10. Major additions and alterations:

None

11. Outbuildings:

Frame, gable roofed shed.

12. Landscape Features:

Mature trees & shrubs.

13. Significance:

Unaltered bungalow with unusual duplex form.

Surveyed by: Polhill/Frazier

Date 12/87

Title: HDRB #21-004; New Construction – 757 Grace Street

Historic District Overlay Guidelines Review Matrix

Chapter 9 Guidelines for New Construction		
New Construction Guidelines of an Accessory Structure on a Contributing Property (pages 113 -114)		
Subsection	Guidelines	Staff Evaluation
	1. New accessory structures on contributing properties should be sited so that they do not negatively impact the contributing resource or historic site features. a. New accessory structures should be sited in a traditional location for its intended use. b. The size and massing of the accessory structure should be clearly ancillary to the contributing resource. c. Historic site or landscape features should not be removed to accommodate the construction of the accessory structure.	The proposed accessory structure, a storage shed, is small at approximately 340 square feet and clearly sized and located in the rear yard to be ancillary to the primary residential use. The primary historic resource is not being impacted by this new accessory structure due to its size and located. Staff finds this new accessory structure conforms to these guidelines.
	2. New accessory structures should not attempt to create a false historical narrative.	The new accessory structure incorporates several exterior materials, and reuses features such as windows and doors found the on the primary dwelling structures. In addition, the building form does include a gabled roof form and front porch, reminiscent of the primary dwelling. However, though similar in many ways, the accessory structure is not identical in all facets of the design does not replicate the architecture of the primary dwelling and thus does nor create a false historical narrative. Staff finds this new accessory structure conforms to these guidelines.
	3. The design of the accessory structure should be compatible with the primary building by using similar roof type (shape and slope), opening patterns, and materials. a. Roof slope and form should reflect those of historic accessory structures on the site or that of the contributing resource. Shed roofs on smaller accessory structure may be appropriate.	As noted in the previous evaluation, the new accessory structure possesses several similar and identical features which are complimentary to the primary dwelling. As noted, similar roof slopes, salvaged windows and doors, a slaved porch column and similar exterior cladding and trim have been constructed to mimic and/or match the primary structure. Little decorative embellishment has been applied though

	b. Windows representing multiple panes should have simulated divided lites to ensure a realistic muntin profile on the exterior of the glass. c. Window and door trim should be an appropriate size and profile for the size of the structure and the feature. d. Decorative embellishment should be kept to a minimum. e. Colors should be compatible with the primary building or standard barn red.	detailed trim can be found around the front door and front window. In addition, the exterior cladding has been painted yellow and trim painted white to match the existing structure. Staff finds this new accessory structure conforms to these guidelines.
	4. Materials should be traditional materials of wood, stone, brick and/or metal, or appropriate modern materials. a. The appropriateness of alternative materials should be determined based upon the considerations found in Chapter 6. b. Plastic, heavy-duty resin, and vinyl are not appropriate materials for accessory structures on contributing properties.	The primary exterior materials are wood for this structure. Staff finds this new accessory structure conforms to these guidelines.
	5. Small prefabricated wood sheds, located where they cannot be seen from the public right-of-way, may be appropriate provided that they do not adversely impact any historic site features.	This structure is not prefabricated. This design guideline does not apply to this structure.

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

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

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

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

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

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

- (a) *Purpose and intent.* The ~~heritage preservation~~ **historic district** overlay district (HP **HDO district**) is *established pursuant to the authority granted to localities by Virginia Code § 15.2-2306. It is intended to promote and protect the unique character of the town through the identification, preservation and enhancement of buildings, structures, settings, neighborhoods, places and features with historical architectural significance to the town. The HDO further intends to:* ~~intended to provide for the establishment of historic landmarks and preservation districts as a means of preserving the historical, cultural, and architectural heritage of the town and protecting designated historic resources and is adopted pursuant to the authority granted to localities by Virginia Code §15.2-2306.~~

- (1) *Ensure that additions, repairs, modifications, and new construction enhance rather than detract from the town's historic architectural settings.*
- (2) *Preserve the architectural, artistic, and historic merit of individual structures.*
- (3) *Protect historic resources from neglect and demolition.*

(4) *Retain important townscapes, streetscapes, and viewsheds integral to the identity of Herndon.*

(b) *Applicability.* No building, structure, or sign located in the ~~HP~~ historic district *overlay* shall be erected, reconstructed, altered, demolished, moved, expanded or restored except in accordance with the provisions of 78-60.3(g), certificate of appropriateness in the ~~heritage preservation~~ *historic district* overlay. ~~district.~~

(c) *District boundaries and maps.* The boundaries of the ~~HP-district~~ *historic district overlay* shall be shown on the town's official zoning map and on the appropriate comprehensive plan maps after action by the planning commission and town council.

(d) *Revision of ~~HP-district~~ historic district overlay boundary and designation of landmarks.* The boundaries of the ~~HP-district~~ *HDO* may be amended or areas, sites, buildings, and structures may be designated as historic landmarks in compliance with the following:

(1) *Amendment procedures.* The procedures for amendment of the ~~HP-district~~ *HDO* boundaries or designation of historic landmarks shall be as provided for as an amendment to the official zoning map pursuant to section 78-155.1, zoning map amendment. In addition, the following procedures shall apply:

a. The planning commission shall conduct or delegate a survey of the town. The survey shall identify and inventory all landmarks, buildings, or structures, in areas being proposed within the proposed district boundaries. The planning commission shall also prepare reports recommended to be included in the ~~HP-district~~ *HDO*.

b. Prior to establishing or expanding the ~~HP-district~~ *HDO* the town council shall:

1. Provide for public input from the community and affected property owners in accordance with Code of Virginia, § 15.2-2204;

2. Follow the written criteria set out below to be used to determine which properties should be included within the ~~HP-district~~ *HDO*; and

3. Review the inventory and the criteria to determine which properties in the areas being considered for inclusion within the proposed district meet the criteria to be included in the ~~HP-district~~ *HDO*.

c. Upon the inclusion of an area in the ~~HP-district~~ *HDO*, the owner of each property within the established district boundaries therein shall be given written notification, including a description of the factors justifying the designation.

(2) *Review of ~~HP-district~~ **HDO** boundary amendments.* The advisability of amending the ~~HP-district~~ **HDO** boundary is a matter committed to the legislative discretion of the town council and is not controlled by any one factor. The following shall be considered by the town council, and its advisory bodies as part of the deliberation process:

- a. In considering an amendment to ~~HP-district~~ **the HDO** boundary, the town council may adopt a change for only part of the area surveyed by the planning commission. The town council may amend the ~~HP-district~~ **HDO** boundary to include any area that has been considered by the planning commission.
- b. The following criteria shall be used by the historic ~~preservation~~ **district** review board, planning commission, and town council in evaluating the potential expansion of the ~~HP-district~~ **HDO**. The historic ~~preservation~~ **district** review board and planning commission may recommend, and the town council may so ordain, a landmark, building, or structure, for designation as a ~~HP-district~~ **which within the HDO, provided it** meets one or more of the following criteria:

5. The property or properties are closely related to or contiguous with properties that meet criteria a-d as related to their visual character or historic pattern of development; or otherwise contribute to the historic and architectural context of the proposed or existing ~~HP-district~~ **HDO**.

- c. Such ~~HP-district~~ **HDO** boundaries may be adjusted to exclude properties along the perimeter that do not meet the criteria. The town council shall include only the geographical areas in the ~~HP-district~~ **HDO** where a majority of the properties meet the criteria established below by the town in accordance with this section. However, parcels of land contiguous to arterial streets or highways found by the town council to be significant routes of tourist access to the town or to be designated historic landmarks, buildings, structures, or districts therein, or in a contiguous locality, may be included in the ~~HP-district~~ **HDO** notwithstanding the provisions of this subsection.

- (e) *Reduction of setback.* In the ~~HP-district~~ **HDO**, the front setback for a single-family detached dwelling may be reduced from 35 feet to a lesser amount but not less than 20 feet, in instances where the ~~HPRB~~ **HDRB** makes a finding that such reduction shall cause the subject structure to be more compatible with nearby contributing structures.

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

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

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

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

~~the roof~~, as determined by the zoning administrator, shall be considered new construction.

- (3) *Moving or relocating a building.* A certificate of appropriateness to move or relocate a building or structure may be approved only after ~~considering the following, as well as other appropriate matters~~ *meeting the following standards:*

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

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

- a. ~~Whether or not the~~ *The* building or structure ~~is an historic landmark or is a building within the heritage preservation overlay district that~~ *does not contribute* ~~contributes to the character of the heritage preservation overlay~~ *historic district*~~;~~.
- b. ~~Whether or not the~~ *The* building or structure ~~is of such interest or significance that it would~~ *not* qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register~~;~~.
- c. ~~Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense;~~ *The building or structure has a common design that could reasonably be reproduced.*

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

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

DRAFT RESOLUTION

January 20, 2021

Resolution to consider HDRB #21-004, for new construction of a storage shed located at 757 Grace Street, Fairfax County Tax Map Number 0162-02-0007B.

WHEREAS, the applicant has submitted an application for a storage shed at the above referenced address; and

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

WHEREAS, the proposed shed received an approved Building Location Survey; and

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

WHEREAS, the Town of Herndon Historic District Review Board has reviewed this application and has held a public hearing on January 20, 2021.

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

Approves HDRB #21-004, for new construction of a storage shed at 757 Grace Street in Herndon, VA.