



HISTORIC DISTRICT REVIEW BOARD REGULAR MEETING AGENDA

Town Council Chambers Building
765 Lynn Street, Herndon, VA 20170

Wednesday, August 20, 2025 | 7:00 PM

1. **Call to Order**
2. **Approval of Minutes**
 - a. July 2, 2025, Historic District Review Board Work Session
 - b. July 16, 2025, Historic District Review Board Regular Meeting
3. **Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
 - c. Comments from Citizens
4. **Public Hearings**
 - a. **APPLICATION FOR AN ADDITION, HDRB #25-006**, to consider an application for a Certificate of Appropriateness for the addition of a rear porch to the single-family residential building located at 639 Nash Street, Herndon, Virginia.
 - b. **APPLICATION FOR AN ALTERATION, HDRB #25-007**, to consider an application for a Certificate of Appropriateness for an alteration to add an entry portico to the single-family residential building located at 706 Main Drive, Herndon, Virginia.
5. **Adjournment**

Agenda Item: July 2, 2025, Historic District Review Board Work Session

Meeting Date: August 20, 2025

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the July 2, 2025, Historic District Review Board work session minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. July 2, 2025, Historic District Review Board Work Session Minutes

HERNDON HISTORIC DISTRICT REVIEW BOARD

**Work Session Minutes
Wednesday, July 2, 2025**

1. Call to Order

Chair Blaker-Glass called the July 2, 2025, Historic District Review Board work session to order at 7:17p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. Board Members in attendance: Tamim Chowdhury, Melody Fetske, Paul LeReche, Amy Oleinick, and Chair Leslie Blaker-Glass.

Board Members Triston Chase O'Savio and Vice Chair Lauren Edmondson were absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Angelina Jones, Lead Planner; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass determined there was a quorum with five members present.

2. Public Hearings

a. APPLICATION FOR AN ADDITION, HDRB #25-003, to consider an application for a Certificate of Appropriateness for a rear addition to the single-family residential building located at 706 Main Drive, Herndon, Virginia

Chair Blaker-Glass opened the public hearing and called on Ms. Jones for the staff report.

Ms. Jones delivered the staff report and staff presentation dated July 2, 2025, which are on file with the Department of Community Development. Ms. Jones stated that this is an application for a one-story rear addition at 706 Main Drive. Staff is withholding a recommendation at this time pending additional information.

There was discussion among Board Members and staff on this item, including: (1) clarification on the layout of the proposed addition; (2) whether any review of impacts from site modifications, including gutters and downspouts, took place; and (3) whether staff has worked with the applicant on staff's recommendations.

Chair Blaker-Glass recognized the applicant for comment.

The applicant's representatives, David Fazio and Elizabeth Sypal from MW Architects, were present. Mr. Fazio stated that the intent was to paint the brick. Mr. Fazio provided Board Members with pictures of a proposed alternative to painting the brick.

There was discussion among Board Members, the applicant's representatives, and staff on this item, including: (1) the homeowner's intent in painting the brick, (2) the Historic District Guidelines; (3) the damage to brick from painting; (4) the unique character of the brick to the home and the Historic District; (5) clarification on whether all the siding will be replaced; (6) whether there is any record of the original colors of the home; (7) clarification on the purpose of the update to the home; and (8) possible use of gray and white colors for the roofing and trim materials.

Chair Blaker-Glass recognized staff for any additional comments.

Ms. Jones provided their thoughts on the negative impact on the design of the home by painting the brick. Ms. Jones supports exploring alternative uses of HardiPlank to replace the siding.

b. APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HDRB #25-004, to consider an application for a Certificate of Appropriateness for alterations to a single-family residential building located at 703 Dranesville Road, Herndon, Virginia

Chair Blaker-Glass opened the public hearing and called on Ms. Jones for the staff report.

Ms. Jones informed the Board Members that the applicant had requested to withdraw the application. Ms. Jones provided some background on the application.

Ms. Sigler informed the Board Members that they would need to vote on the request to withdraw at the July 16, 2025, Historic District Review Board regular meeting.

3. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Board Members

No comments were offered.

4. **Adjournment**

There being no further business, and without objection, the July 2, 2025, Historic District Review Board work session was adjourned at 7:55 p.m.

Agenda Item: July 16, 2025, Historic District Review Board Regular Meeting

Meeting Date: August 20, 2025

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the July 16, 2025, Historic District Review Board regular meeting minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. July 16, 2025, Historic District Review Board Regular Meeting Minutes



HERNDON HISTORIC DISTRICT REVIEW BOARD

Regular Meeting Minutes

Wednesday, July 16, 2025

1. Call to Order

Chair Blaker-Blass called the July 16, 2025, Historic District Review Board regular meeting to order at 7:00 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. Board Members in attendance: Tamim Chowdhury, Melody Fetske, Paul LeReche, Vice Chair Lauren Edmondson, and Chair Leslie Blaker-Glass.

Board Members Amy Oleinick and Triston Chase O'Savio were absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Angelina Jones, Lead Planner; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass determined there was a quorum of five Board Members present.

2. Approval of Minutes

a. **June 4, 2025, Historic District Review Board Work Session**

b. **June 18, 2025, Historic District Review Board Regular Meeting**

Board Member Fetske motioned to approve the minutes for the June 4, 2025, Historic District Review Board work session, and the June 18, 2025, Historic District Review Board regular meeting. Motion seconded by Board Member Chowdhury. The question was called on the motion, which was carried by a 5 - 0 roll call vote. Board Members Chowdhury, Fetske, LeReche, Vice Chair Edmondson, and Chair Blaker-Glass voted "Aye."

3. Comments

a. **Comments from the Staff Members**

Ms. Jones provided an update on the August applications.

Mr. Zoellick stated that the August 6 work session will be held in the Herndon Police Department Community Room.

b. Comments from the Board Members

No comments were offered.

c. Comments from Citizens

No comments were offered.

4. Public Hearings

Certifications of Publication from the Editor of the Fairfax County Times Newspapers were filed, showing that notices of the following public hearing items were duly advertised in the June 27 and July 4, 2025, issues.

a. APPLICATION FOR AN ADDITION, HDRB #25-003, to consider an application for a Certificate of Appropriateness for a rear addition to the single-family residential building located at 706 Main Drive, Herndon, Virginia

Chair Blaker-Glass opened the public hearing and called on Ms. Jones for the staff presentation.

Ms. Jones delivered the staff presentation dated July 16, 2025, which is on file with the Department of Community Development. Ms. Jones stated that this application proposes a one-story rear addition that measures approximately 68.25 square feet in area, and will serve to extend a 2011 addition to square the northeast corner of the house. Staff recommended approval of the application in accordance with the conditioned draft resolution.

There was a discussion among staff and Board Members on this item, including: (1) clarification regarding staff's request for materials.

Chair Blaker-Glass invited the applicant to provide comments.

The applicant, David Fazio with MW Architects, was present and provided brief comments.

There was a discussion among the applicant, staff, and Board Members on this item, including: (1) the Board's requirement to follow the guidelines; (2) the yellow brick as a defining feature of the home and the historic district; (3) distinguishing previously unpainted masonry from painted masonry within the Historic District; (4) clarification that the location of a building within the historic district does not impact the review of the application; and (5) suggestions provided by Board Member Oleinick during the work session.

Mr. Fazio offered a compromise of painting the brick and then weathering it to provide an aged appearance. Ms. Jones provided a response explaining why staff did not support the compromise proposal.

The homeowner, Andrew Kelly, was present and provided comments regarding the original design of the home and the intent of the proposal.

There was a discussion among the homeowner, staff, and Board Members on this item, including: (1) whether the applicant has any documentation showing the home as built; (2) clarification regarding the replacement of siding; (3) the role of precedence in the Historic District Review Board's decision-making; (4) the Board's task to apply the guidelines evenly and fairly; (5) implications of moving forward with this application if the guidelines are not met; (6) the integrity and character defining significance of homes within the Historic District Overlay; and (7) whether just the 60 square feet of the addition or the entire rear of the home needs to have distinguishing siding.

Ms. Jones stated that she would like additional time to consider the information brought forth by the applicant. Ms. Jones proposed removing the condition regarding the painting from the resolution to give staff time to consider the painting of the brick with the original architectural intent.

Ms. Sigler stated that each property is supposed to be evaluated individually and clarified that previous applications do not necessarily establish a precedent.

Ms. Jones recommended striking condition (a) from the draft resolution and replacing it with "The portion of the proposed design related to painting the historic yellow brick of the primary dwelling and the detached garage shall be removed from the final set of application materials submitted to staff."

The applicant requested removing the siding from this application as well to see what was previously approved.

Vice Chair Edmondson recommended approving the siding now to save the applicant time.

The applicant wanted clarification on which windows needed to have 6-over-6 windows with exterior muntins. Ms. Jones responded.

The applicant sought clarification on whether future replacement of windows would need an additional application. Ms. Jones responded.

The applicant's representative, Michael Wijdoogen with MW Architects, was present and provided brief comments.

There was discussion among the applicant's representative, staff, and Board

Members on this item, including: (1) potential options on approving the application.

Chair Blaker-Glass recognized members of the audience for comment.

No comments were provided.

Board Member Fetske motioned to approve HDRB #25-003 as presented.

Board Member Fetske sought clarification from Ms. Sigler on the motion.

Ms. Sigler stated that amending the resolution would be recommended

Board Member Fetske motioned to approve HDRB #25-003 in accordance with the draft resolution with the exception of replacing item (a) with "The portion of the proposed design related to painting historic yellow brick of the primary dwelling and the detached garage shall be removed from the final set of application materials submitted to staff." Motion seconded by Board Member Chowdhury. The question was called on the motion, which was carried by a 5 - 0 roll call vote. Board Members Chowdhury, Fetske, LeReche, Vice Chair Edmondson, and Chair Blaker-Glass voted "Aye."

b. APPLICATION FOR AN ALTERATION TO AN EXISTING STRUCTURE, HDRB #25-004, to consider an application for a Certificate of Appropriateness for alterations to a single-family residential building located at 703 Dranesville Road, Herndon, Virginia

Chair Blaker-Glass did not open the public hearing and called on Ms. Jones for a staff update.

Ms. Jones stated that the applicant had requested the withdrawal of the application for HDRB #25-004.

Chair Blaker-Glass recognized the applicant for comments.

There was no further discussion between the Board and staff on this item.

The applicant was not present.

Board Member Fetske motioned to approve the withdrawal of HDRB #25-004. Motion seconded by Board Member Chowdhury. The question was called on the motion, which was carried by a 5 - 0 roll call vote. Board Members Chowdhury, Fetske, LeReche, Vice Chair Edmondson, and Chair Blaker-Glass voted "Aye."

5. Adjournment

There being no further business, and without objection, the July 16, 2025, Historic District Review Board regular meeting adjourned at 8:25 p.m.

Agenda Item: APPLICATION FOR AN ADDITION, HDRB #25-006, to consider an application for a Certificate of Appropriateness for the addition of a rear porch to the single-family residential building located at 639 Nash Street, Herndon, Virginia.

Meeting Date: August 20, 2025

Category: Public Hearings

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:

Project Summary: This application proposes to replace an existing deck on the rear of a non-contributing dwelling and construct a screened-in porch in its place. The footprint of the new porch will be approximately 13' x 25' (~325 square feet). The porch will sit 19.1' from the east property line, 15.8' from the west property line, and 86.3' from the rear (south) property line. The height of the porch will match that of an apparent addition at the rear of the building and will feature a flat roof. It will be designed with 3 bays supported by a wooden framing system with deck board flooring. Plans show two entrances to the porch, one to the east and one to the south, both with three steps to negotiate the height difference from grade. For additional information, please see the August 6, 2025, HDRB work session staff report.

Summary of Conformance with the HDO Guidelines: Staff find that the project as proposed generally complies with best practices as defined by the *Historic District Overlay Guidelines* (updated 2020) – Chapter 8 – Treatment of Non-Contributing Buildings. For additional information, please see the August 6, 2025, HDRB work session staff report and accompanying guidelines matrix.

Work Session Discussion:

Staff provided the following comments for discussion at the August 6, 2025, work session:

- Staff noted the application's general adherence to best practices as defined by the *HDO Guidelines*.
- Staff observed that the scale and massing of the addition is appropriate.
- Staff stated that the design as proposed specifies that the porch railing will be installed inside of the porch screening. Staff recommended that the design be revised to have the screening installed inside all railing elements of the porch to align with the guidelines.
- Staff also noted that the project proposal called for the use of polymer materials,

namely Boral and Polyvinyl Chloride (PVC). Staff stated that while some cellular PVC materials might be appropriate, solid vinyl is not appropriate for exterior materials for the Historic District Overlay.

- Staff stated that the HDRB has previously approved cellular PVC as long as the material can be installed and painted in a manner similar to wood.

At the August 6, 2025, work session the HDRB inquired whether the rear porch would be seen from the public right-of-way and staff confirmed that it will be visible from Spring Street. The applicant provided samples of the proposed boral and cellular PVC (Versatex) materials for the board's consideration. The board asked if it would be possible to install the screen inside of the railing in accordance with the guidelines and the applicant stated that it was.

Updates since the Work Session:

Staff followed up with the applicant via email on August 8, 2025, to summarize outstanding information needed based on the comments from the HDRB and staff at the work session. The applicant responded with the following information:

- The boral can be installed with a smooth finish facing out (as opposed to the faux woodgrain finish). This is aligned with the guidelines, which state that a smooth finish is appropriate for alternative materials rather than faux woodgrain.

Staff have prepared a draft resolution that includes conditions for the installation of the porch screen material on the inside of the porch railing, the use of boral with a smooth finish, and that any cellular PVC will be painted.

Background:

A one-story, single-family detached house sits on the property at 639 Nash Street located southeast of the intersection of Spring Street and Nash Street. The building was constructed in 1951 and is a non-contributing resource within the historic district. The house features a side gable roof, one-story full-width porch on the façade, and double-hung 1-over-1 sash windows. The primary cladding is lap siding, and the roof is currently covered with asphalt shingles. The owner submitted a separate application to replace the existing asphalt shingle roof with a standing seam metal roof. Roof replacements can generally be evaluated administratively under the *Historic District Overlay Guidelines* and this application was reviewed and approved by staff in July 2025 (HDA #25-015). The property also has a detached garage built around the same time as the dwelling located at the rear of the house's southeast corner.

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Staff recommend approval of the application in accordance with the conditioned draft

resolution.

Attachments:

1. Resolution (Proposed)

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

RESOLUTION

AUGUST 20, 2025

Resolution- to approve a Certificate of Appropriateness to permit the addition of a rear porch to the single-family residential building located at 639 Nash Street, Herndon, Virginia, located on the south side of the Nash Street, east of the intersection with Spring Street, and further identified as Fairfax County Tax Map 0162 02 0138.

BE IT RESOLVED by the Historic District Review Board of the Town of Herndon, Virginia that:

1. The Historic District Review Board approves a Certificate of Appropriateness for HDRB #25-006, to permit the addition of a porch at the rear of the residential property located at 639 Nash Street, Herndon, Virginia, in substantial conformance with the information shown in the case materials reviewed by the HDRB at the August 6, 2025, work session and August 20, 2025, public hearing and with the following conditions:
 - a. The porch screen will be installed inside the porch railing.
 - b. The smooth finish side of any boral components will be facing out and painted.
 - c. Any cellular PVC components will be painted.

Agenda Item: APPLICATION FOR AN ALTERATION, HDRB #25-007, to consider an application for a Certificate of Appropriateness for an alteration to add an entry portico to the single-family residential building located at 706 Main Drive, Herndon, Virginia.

Meeting Date: August 20, 2025

Category: Public Hearings

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:

This application proposes the addition of an entry portico over the main door on the façade (west elevation) of the contributing dwelling at 706 Main Drive. The proposed modification measures 3'-1 5/8" deep x 9'-3/4" wide x 9'-11 1/8" high. The application includes cut sheets for fiber cement exterior trim (Hardie, smooth) and an exterior light sconce (Creekside 1 Light Outdoor Flush Mount), as well as a detail for custom made wooden brackets. Revised drawing sheet A2.3 and sheet A4.2 specify that the portico will be covered by a flat seam metal roof. For additional information, please see the August 20, 2025, HDRB public hearing staff memo.

Background:

A two-story, single-family detached house sits on the property at 706 Main Drive at the corner of Main Drive and Vine Street. As this is a corner property, it has two front setbacks. The house features a jerkinhead or clipped gable roof, three shed roof dormers on the façade, a decorative door surround, and a mix of 9-over-9 and 6-over-6 double hung sash windows. The primary cladding is yellow brick with lap siding on the dormers, and the roof is covered with asphalt shingles. The property also has a detached garage located at the rear of the house along Vine Street. Both the house and the detached garage are contributing to the historic district. There is a siding-clad, two-story addition at the rear of the house that was added in 2011. This applicant also received a Certificate of Appropriateness in July 2025 for a small rear addition to the house that also included the addition of a canopy over the rear entry, a back porch, and pergola in the backyard (HDRB 25-003).

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Staff recommend approval of the application in accordance with the conditioned draft

resolution.

Attachments:

1. Staff Memo
2. Resolution (Proposed)
3. Additional Materials

MEMORANDUM

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

From: Angelina R. Jones, Lead Planner / Design & Development

Date: August 20, 2025

Subject: APPLICATION FOR AN ALTERATION, HDRB #25-007, to consider an application for a Certificate of Appropriateness for an alteration to add an entry portico to the single-family residential building located at 706 Main Drive, Herndon, Virginia

Description:

Project Summary: This application proposes the addition of an entry portico over the main door on the façade (west elevation) of the contributing dwelling at 706 Main Drive. The proposed modification measures 3'-1 5/8" deep x 9'-3/4" wide x 9'-11 1/8" high. The application includes cut sheets for fiber cement exterior trim (Hardie, smooth) and an exterior light sconce (Creekside 1 Light Outdoor Flush Mount), as well as a detail for custom made wooden brackets. Revised drawing sheet A2.3 and sheet A4.2 specify that the portico will be covered by a flat seam metal roof. For additional information, please see the August 6, 2025, HDRB work session staff report.

Summary of Conformance with the HDO Guidelines: Staff find that the project as proposed generally complies with best practices as defined by the *Historic District Overlay Guidelines* (updated 2020) – Chapter 5 Awnings and Canopies. The form of the proposed portico mimics the existing decorative arched entry pediment. However, it employs the use of contemporary materials that will not be confused with detailing from the period of significance. The architects have stated that the brackets will be attached through the mortar, so it will not interfere with the physical brick. Ultimately, the addition of the portico should be made in a way that is reversible, meaning that it can be removed in future without any noticeable damage to the building's character-defining features. The shape of the proposed portico is arched, complementing the existing arched entry pediment. Finally, the placement of the proposed portico is centered over the existing entry door, which maintains the symmetrical arrangement of the building's façade. For additional information, please see the August 6, 2025, HDRB work session staff report.

Work Session Discussion:

Staff provided the following comments for discussion at the August 6, 2025, work session:

- Staff noted the application's general adherence to best practices as defined by the *HDO Guidelines* (see summary analysis above).

- Staff requested that the applicant submit architectural details demonstrating that the portico can be affixed to the building in a way that will not damage the pediment or brick, both of which are character-defining features. Staff also asked that the final design package include technical information regarding the sealing of penetrations in the mortar.
- Staff noted that while the applicant's renderings depict the dwelling's brick as white, the subject application does not include a proposal to paint the yellow brick cladding of the house in the project scope.
- Staff noted that since writing the August 6 staff report, the applicant had updated material details for the proposal. PVC was initially proposed for the brackets and trim. The revised design includes custom made wooden brackets and smooth Hardie trim, both painted to match the portico.

At the August 6, 2025, work session the HDRB commented on the heaviness of the proposed brackets in the axonometric and elevation drawings. The HDRB asked staff whether there were other examples of porticos in the HDO. Staff responded that there are, but that they are not necessarily valid points of comparison, because architectural style must be taken into account when determining the appropriateness of new design elements for buildings. The HDRB noted that the house at 806 Monroe Street was also a Colonial Revival style building in the English Cottage form and that it had an arched portico over the entrance supported by columns (*Figure 1*). The HDRB and staff discussed the appropriateness of columns versus brackets. The HDRB stressed the need for the portico system to be visually light and minimal on the façade and questioned whether this could be accomplished with columns. Staff commented that the reversibility of the additional feature would be a key consideration, as well. The applicant stated that they would revise the design materials based on board comments prior to the regular meeting. They also noted their intention to change the proposed roof material from Certainteed Landmark TL in the moire black architectural shingle to a flat seam metal roof.



Figure 1: Dwelling at 806 Monroe Street that exhibits a similar architectural style to the dwelling at the subject property and features an entry portico.

Updates since the Work Session:

Staff followed up with the applicant via email on August 8, 2025, to summarize outstanding information needed based on the comments from the HDRB and staff at the work session. The applicant responded with revised drawings (see “Additional Materials” attachment) and the following information:

- The updated design still features brackets used to support the roof of the portico, rather than columns.
- Revised drawing sheet A2.3 and new sheet A4.2 depict the brackets as thinner than the initial design reviewed during the August 6 work session.
- The proposed roofing type is flat seam metal.
- “Tapcon” or equivalent expansion masonry screws will be used to affix the portico and inserted only into the mortar.

Staff have prepared a draft resolution that includes conditions for the reversible installation of the portico without damage to character-defining features, the proper sealing of necessary penetrations in the mortar, flat seam metal roofing, and in-process documentation demonstrating that the portico will not damage character-defining features to be added to the case file. The conditioned draft also specifies that the Certificate of Appropriateness does not include approval for painting the yellow brick cladding of the dwelling or garage.

Background:

A two-story, single-family detached house sits on the property at 706 Main Drive at the corner of Main Drive and Vine Street. As this is a corner property, it has two front setbacks. The house features a jerkinhead or clipped gable roof, three shed roof dormers on the façade, a decorative door surround, and a mix of 9-over-9 and 6-over-6 double hung sash windows. The primary cladding is yellow brick with lap siding on the dormers, and the roof is covered with asphalt shingles. The property also has a detached garage located at the rear of the house along Vine Street. Both the house and the detached garage are contributing to the historic district. There is a siding-clad, two-story addition at the rear of the house that was added in 2011. This applicant also received a Certificate of Appropriateness in July 2025 for a small rear addition to the house that also included the addition of a canopy over the rear entry, a back porch, and pergola in the backyard (HDRB 25-003).

Staff Recommendation/Next Steps:

Staff recommend approval of the application in accordance with the conditioned draft resolution.

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

RESOLUTION

AUGUST 20, 2025

Resolution- to approve a Certificate of Appropriateness to permit an alteration to add an entry portico to the single-family residential building located at 706 Main Drive, Herndon, Virginia, located in the southeast corner of the intersection of Main Drive and Vine Street, and further identified as Fairfax County Tax Map 0162 04 0030B.

BE IT RESOLVED by the Historic District Review Board of the Town of Herndon, Virginia that:

1. The Historic District Review Board approves a Certificate of Appropriateness for HDRB #25-007, to permit the addition of a portico to the façade of the residential property located at 706 Main Drive, Herndon, Virginia, in substantial conformance with the information shown in the case materials reviewed by the HDRB at the August 6, 2025, work session and August 20, 2025, public hearing and with the following conditions:
 - a. The portico must be affixed to the building in a way that will not damage the pediment, yellow brick, or any other character-defining features of the building.
 - b. Any penetrations necessary to install the portico will be made into the mortar and will be properly sealed.
 - c. The roof of the portico will be flat seam metal.
 - d. This approval does not include painting the yellow brick cladding of the dwelling or the garage.
 - e. The applicant shall coordinate with town staff prior to installation of the portico to provide in-process documentation to add to the case record demonstrating that the modification will be reversible and confirming that any necessary penetrations into the mortar joints are properly sealed.

Town of Herndon
Ms. Angelina Jones
Department of Community Development
777 Lynn Street
Herndon, VA 20170

Re: 706 Main Drive Application for the Historic District Review Board

Dear Board Members,

Please accept this letter as part of the formal request to add an addition to the front of the existing structure at 706 Main Drive. The addition is a roofed front porch addition to be built over the existing front stoop.

The addition at the front center of the residence is 3'-1 5/8" deep x 9'-3/4" wide. This addition allows for shelter from the elements for the homeowner and visitors entering the home.

The finished materials of the addition will be traditional materials currently used within the HPRB district. The proposed roofing will consist of "Certainteed" Landmark TL Moire Black Architectural shingle. All exterior trim detailing will be "Hardi" trim painted white. The brackets will be custom made of wood and will be painted white.

We are confident that you will find this addition will complement the structure at 706 Main Drive and will add to the current aesthetics and value of the neighborhood. We would like to request that the Heritage Preservation Review Board review this application and approve this addition.

Please feel free to contact me at 571-524-6940 if there are any questions or if there might be an item that may be omitted from this application.

Sincerely,



Michelle Landaverde, Assoc. AIA

Enclosures:

(1) Plat Plan 11x17

(1) Elevations 24x36 Sheet A2.1, A2.2 and A2.3

(1) Photographs existing home and neighboring houses

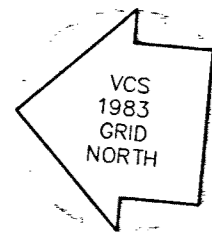
(1) Material cut sheets

Material Cut Sheets

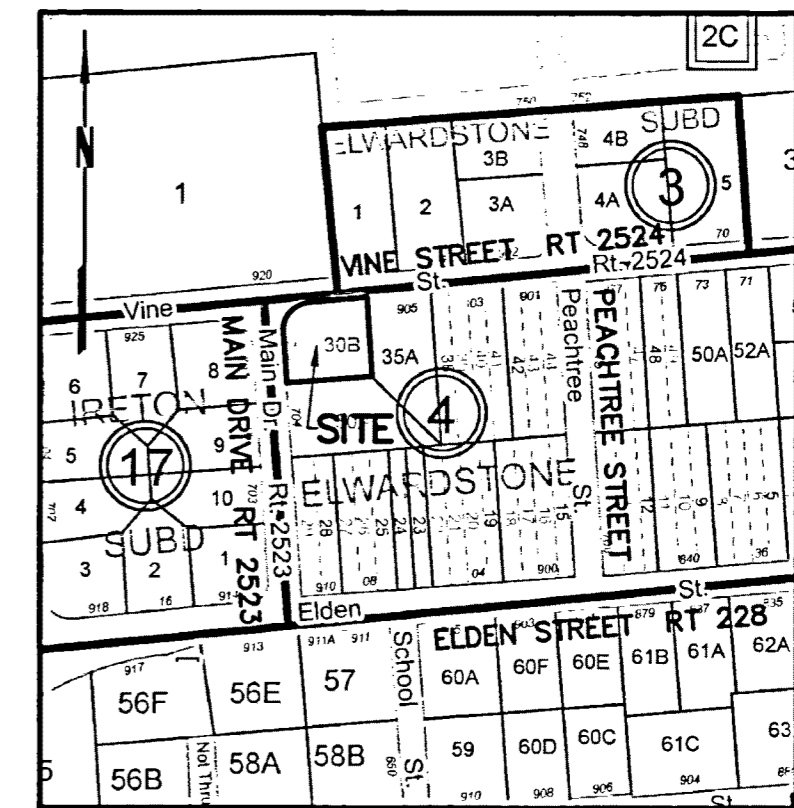
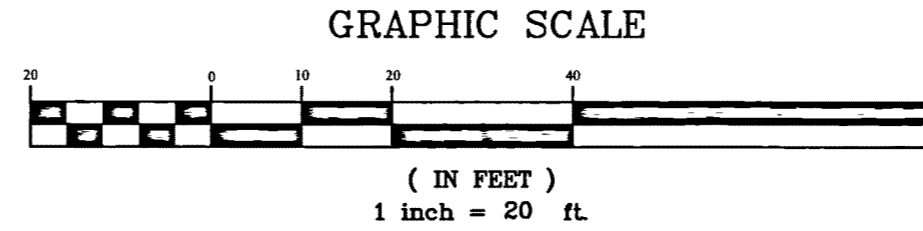
“Hardi” trim

“Certainteed” Landmark TL Moire black Architectural Shingle

“Creekside” outlight flush mount light

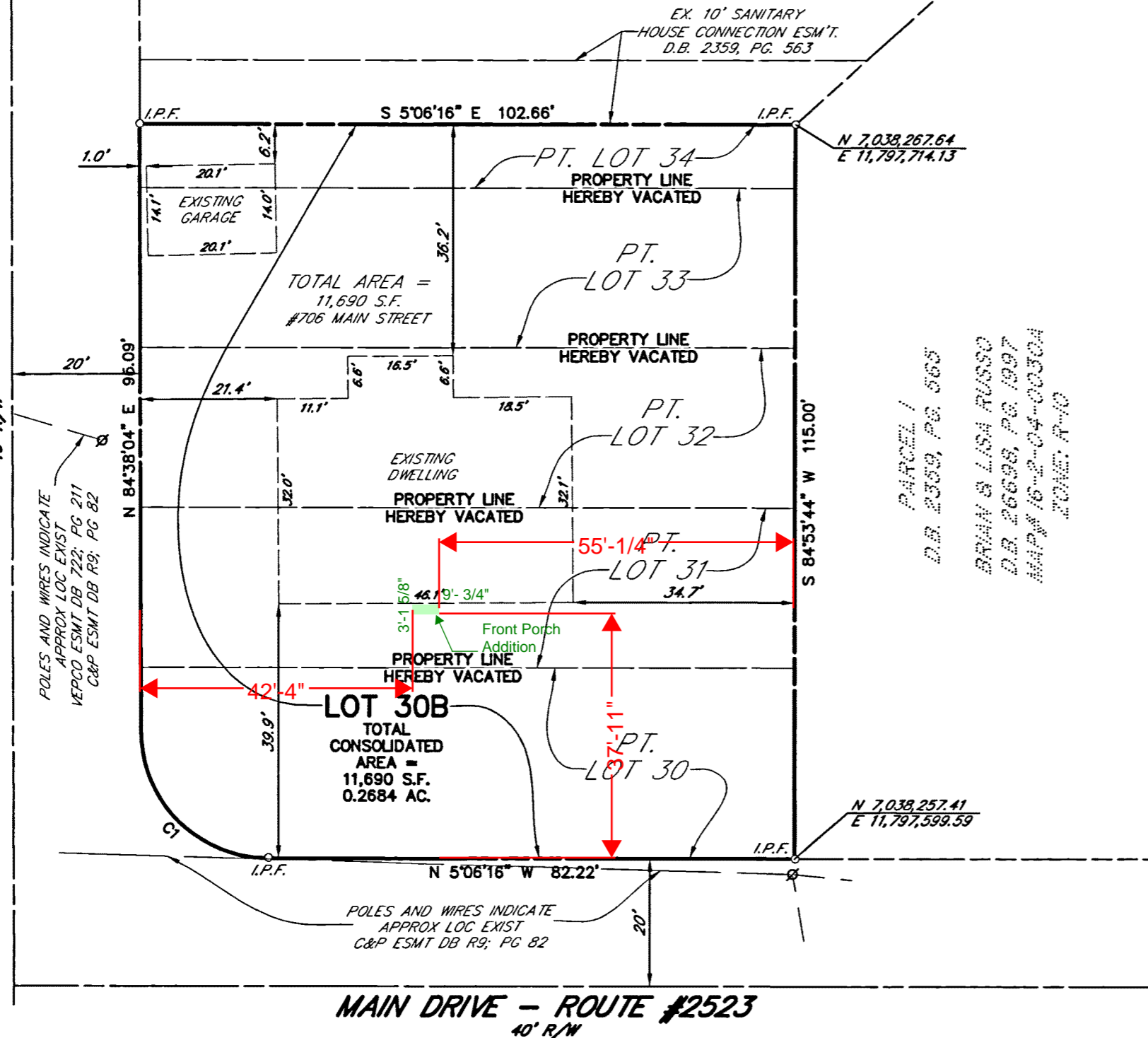


PARCEL 2
D.B. 2359, PG. 565
STEVEN PORTER & JOHNSIE MOLLOY
D.B. 23507, PG. 1
MAP# 16-2-04-0035A
ZONE: R-10



VICINITY MAP
SCALE: 1"=250'

VINE STREET - ROUTE #2524
40' R/W



PARCEL 1
D.B. 2359, PG. 565
BRAN & LISA RUSSO
D.B. 26696, PG. 1997
MAP# 16-2-04-00304
ZONE: A-10

NOTES:

- MAP# 16-2-04-0030B
- OWNER: ANDREW KELLEY AND GEORGIA ASLIN
706 MAIN DRIVE
HERNDON, VA 20170-3727
(D.B. 25175, PG. 59)
- ZONE: R-10
- TITLE REPORT PROVIDED BY TRINITY TITLE ABSTRACTORS / ALLIED TITLE & ESCROW, DATED MARCH 5, 2024 8:00AM MATTERS RELATING TO THE PROPERT PER TITLE REPORT:
LIENS - NONE
EASEMENTS - C&P DB R9; PG 82 (SHOWN APPROXIMATELY)
VEPCO DB 722; PG 211 (SHOWN APPROXIMATELY)
- BOUNDARY SURVEY BY THIS FIRM.
- F.E.M.A. / F.I.R.M. FLOOD DATA: COMMUNITY NO: 51059C
H & I PANEL NO: 0110 E
FLOOD ZONE: X
EFFECTIVE: SEPTEMBER 17, 2010
- ALL PREVIOUSLY RECORDED RIGHTS OF WAY, EASEMENTS OR OTHER INTERESTS OF THE TOWN REMAIN IN FULL FORCE AND AFFECT UNLESS OTHERWISE SHOWN ON THIS PLAT.
- VCS 1983 GRID NORTH BEARINGS AND COORDINATES BASED ON GPS CONTROL SURVEY TIED TO REGIONAL N.G.S. CONTROL MONUMENTATION.
- NO BURIAL GROUNDS OR CONTAMINATED AREAS WERE EVIDENT OR OBSERVED AT TIME OF SURVEY (2-2-2024).

OWNER'S CONSENT

THE LOT LINE VACATIONS AND CONSOLIDATION SHOWN ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY

Andrew Kelley
NAME SIGNATURE DATE 11/19/24

Georgia Aslin
NAME SIGNATURE DATE 11/19/24

NOTARY CERTIFICATE

COMMONWEALTH OF Virginia
COUNTY OF Fairfax

I, Danny E. Osteen, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF VIRGINIA (AT LARGE), WHOSE COMMISSION WILL EXPIRE ON March 31, 2027 HEREBY CERTIFY THAT Andrew Kelly and Georgia Aslin

WHOSE NAME APPEARS ON THE FOREGOING OWNERS CERTIFICATION, HAS ACKNOWLEDGED THE SAME BEFORE ME IN THIS STATE AND COUNTY AFORESAID.

GIVEN UNDER MY HAND THIS 19 DAY OF November, 2024

Danny E. Osteen
SIGNATURE

Danny E. Osteen
NOTARY PUBLIC
REGISTRATION # 154173
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES March 31, 2027

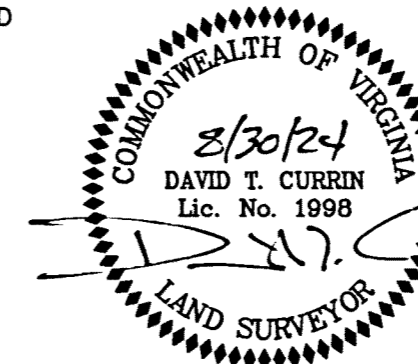
CURVE TABLE						
CURVE #	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	31.33'	20.00'	89°45'51"	19.92'	28.23'	N 39°45'30" E

AREA TABULATION	
EXISTING LOTS	ADJUSTED LOTS
PART OF LOTS 30, 31, 32, 33 & 34 - 11,690 S.F. OR 0.2684 AC. (MAP# 16-2-04-0030B)	LOT 30B - 11,690 S.F. OR 0.2684 AC.
TOTAL = 11,690 S.F. OR 0.2684 AC.	TOTAL = 11,690 S.F. OR 0.2684 AC.

SURVEYOR'S CERTIFICATE:

I, DAVID T. CURRIN, A DULY AUTHORIZED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PARCELS OF LAND SHOWN HEREON; THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND EXPERIENCE, THAT THEY ARE THE SAME LANDS AS CONVEYED TO ANDREW KELLEY AND GEORGIA ASLIN AS RECORDED IN DEED BOOK 25175 AT PAGE 59 THAT THIS LOT LINE VACATION AND CONSOLIDATION IS WITHIN THE BOUNDARIES THEREOF AND THAT IRON PIPES SHOWN THUS -----O----- SHALL BE SET AT ALL BOUNDARY CORNERS IN ACCORDANCE WITH THE TOWN OF HERNDON SUBDIVISION ORDINANCE.

David T. Currin
DAVID T. CURRIN, L.S. NO. 1998 DATED: 2/30/24



PLAT APPROVED BY THE
TOWN OF HERNDON, VIRGINIA

APPROVED: 4/24/25
DATE

BY: [Signature]
SUBDIVISION ADMINISTRATOR

PLAT SHOWING
LOT LINE VACATIONS AND
CONSOLIDATION OF
PART OF LOTS 30, 31, 32, 33 & 34
ELWARDSTONE
DEED BOOK 2359, PAGE 565
AND DEED BOOK X7, PAGE 328
TOWN OF HERNDON, VIRGINIA
SCALE: 1" = 20' DATE: 2-7-2024

SHEET 1 OF 1

TRI-TEK ENGINEERING
CIVIL • ENVIRONMENTAL • LAND PLANNING • SURVEYING
a professional corporation
690 Center Street, Suite 300
Herndon, Virginia 20170-5018 (703) 481-5900



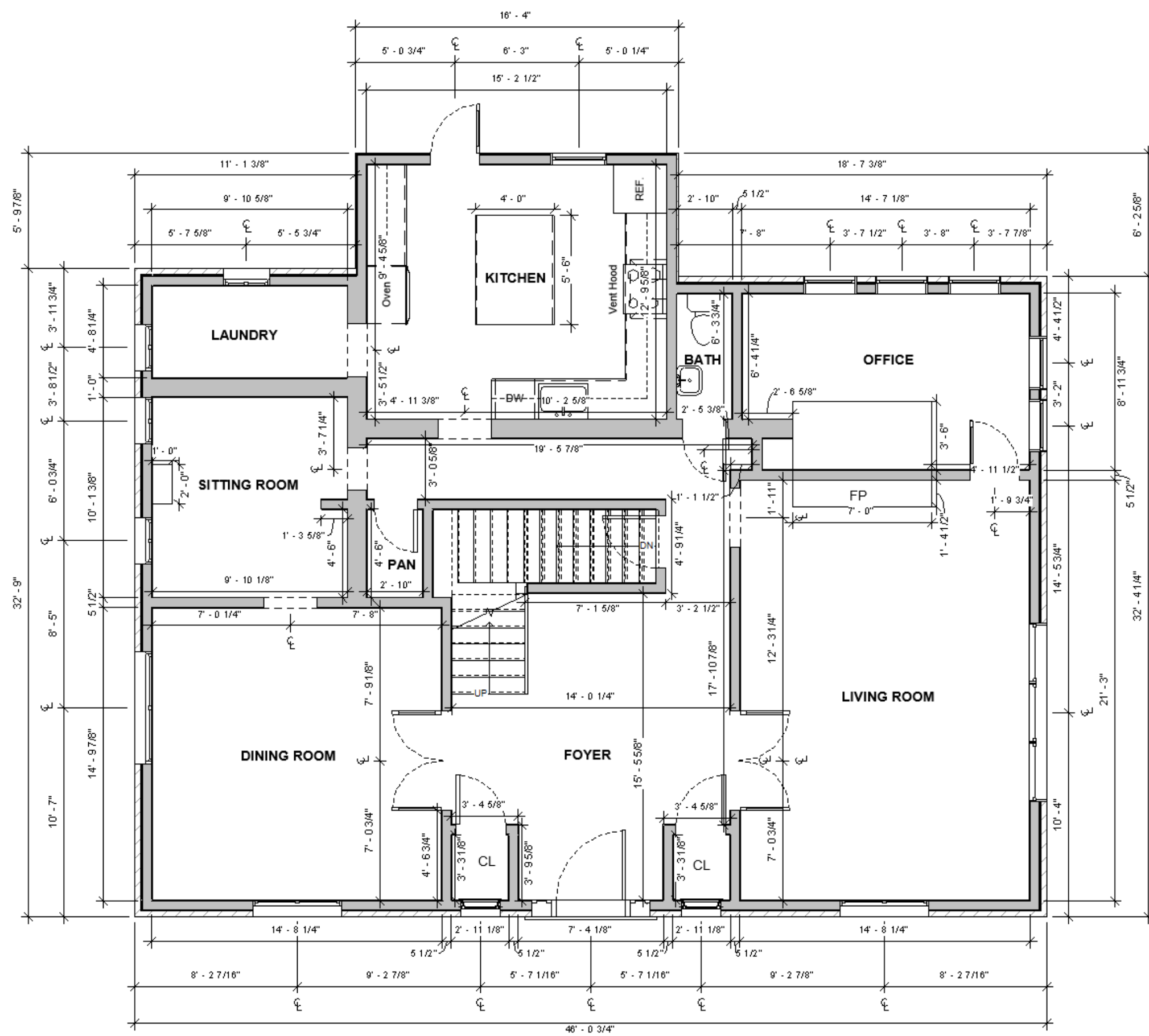
MAIN DR

706

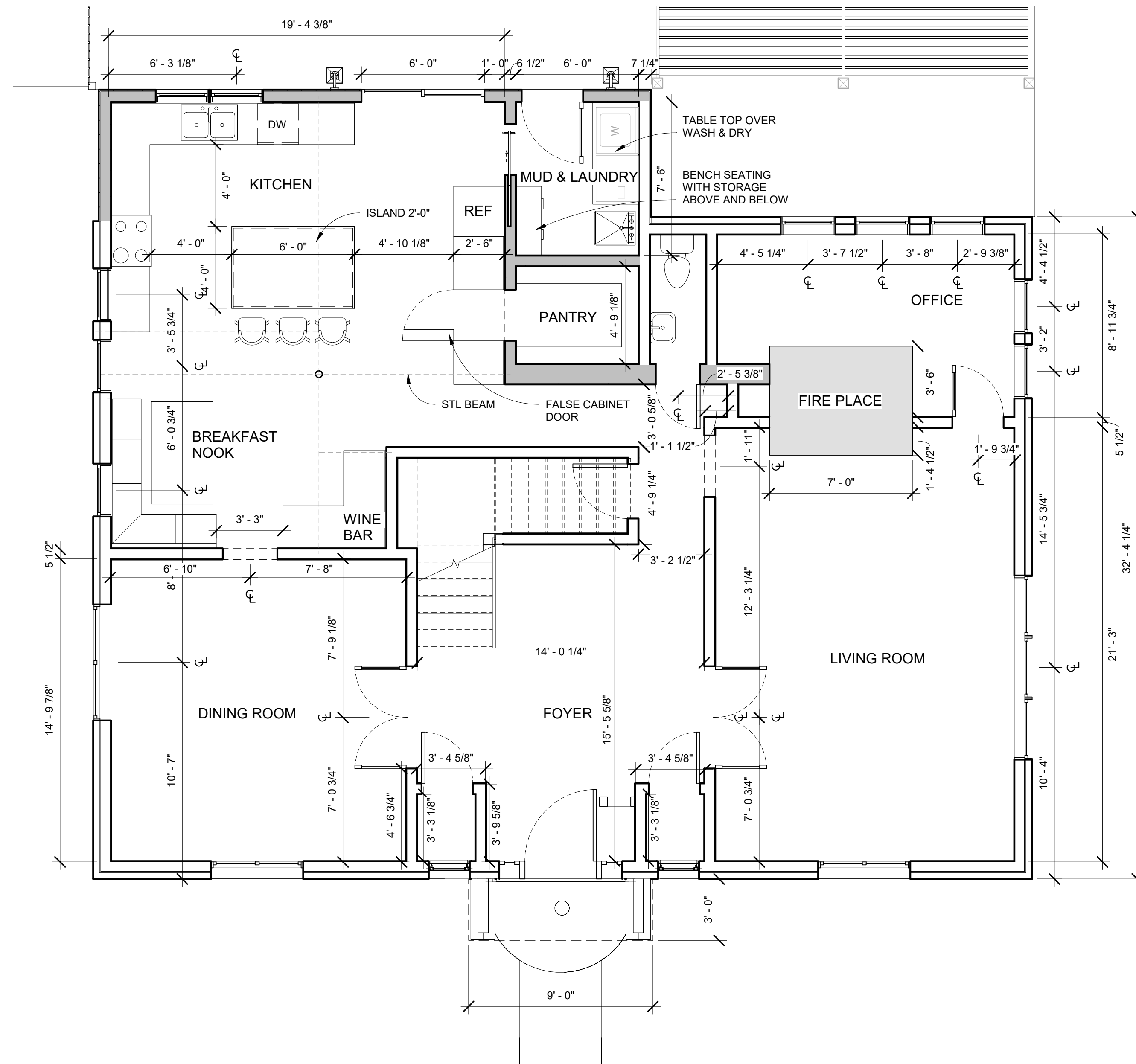
FRONT PORCH ADDITION

VINE ST

Note: Rear addition not included in the scope of work for HDR25-007. This work was reviewed and conditionally approved by the HDRB under a separate COA (HDR25-003).



EXISTING FLOOR PLAN (N.T.S)



1 1st Floor Plan Porch 1
1/4" = 1'-0"



761C Monroes Street, Suite 201
Herndon, VA 20170
(833)-819-9461
www.mwarchitects.com

Kelley Residence

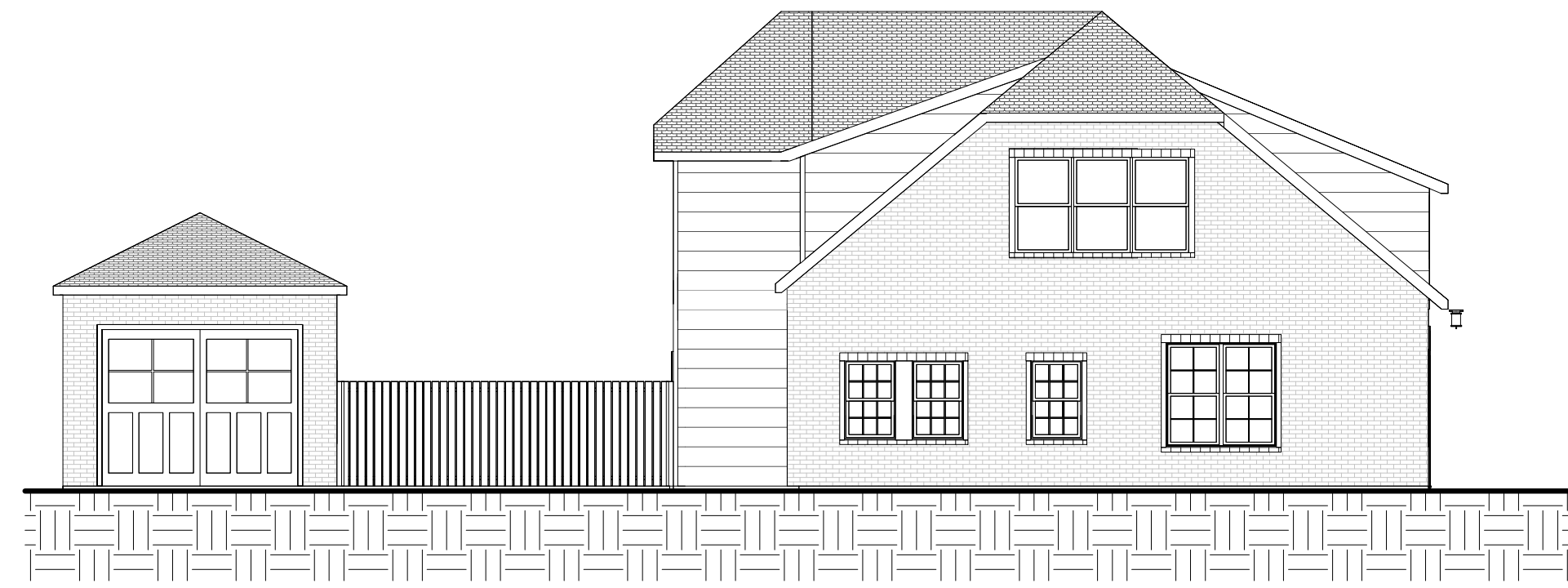
706 Main Dr.
Herndon, VA 20170

PROJECT	23.155
DATE	7/17/2025
DRAWN BY:	AN & DF
CHECKED BY:	MSW

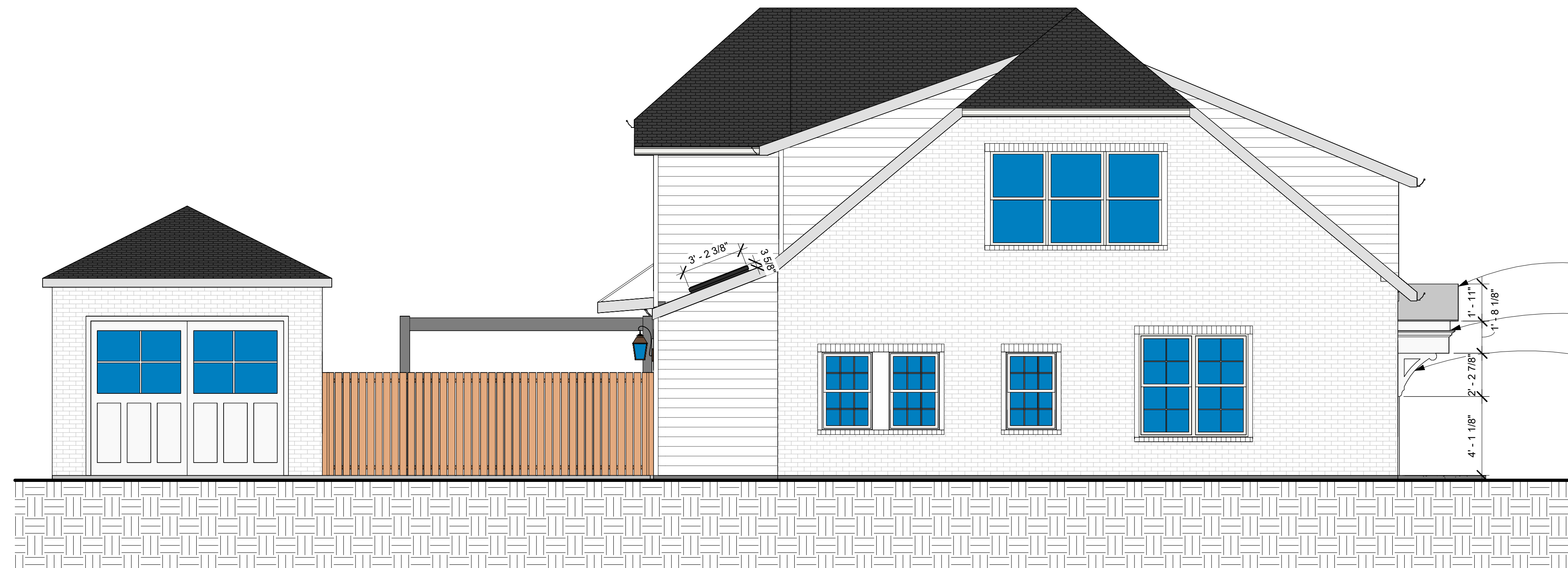
REVISIONS:	
Permit Set: 2/27/2025	
HDRB: 8/12/25	

SEAL:	
SCALE:	1/4" = 1'-0"
SHEET TITLE:	Floor Plan
SHEET NUMBER:	A1.0

Note: Painting the yellow brick cladding of the dwelling and garage are not included in the scope of work for HDR25-007. Additionally, the applicant has changed the proposed roofing material to flat seam metal (see drawing A2.3).



③ Left Elevation Existing
1/8" = 1'-0"



"CERTAINEED" MOIRE BLACK ARCHITECTURAL SHINGLE
5/4" x 4" "HARDI" TRIM PTD. WHITE
CUSTOM WOOD BRACKET. PTD.

⑤ Left Elevation Proposed Full - Porch 1
1/4" = 1'-0"

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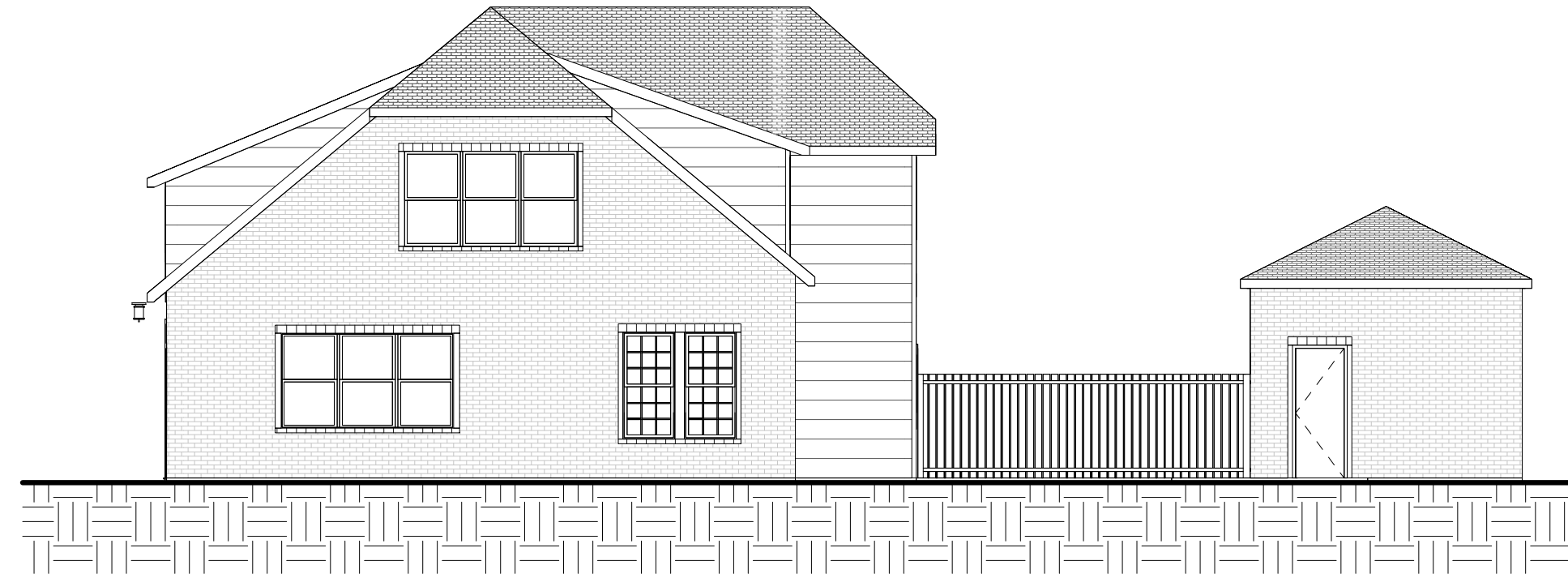
PROJECT	23.155
DATE:	7/17/2025
DRAWN BY:	AN & DF & CM
CHECKED BY:	MSW

REVISIONS:	
Permit Set: 2/27/2025	
HDRB: 8/12/2025	

SEAL:	
-------	--

SCALE:	As indicated
SHEET TITLE:	Left Elevation
SHEET NUMBER:	A2.1

Note: Painting the yellow brick cladding of the dwelling and garage are not included in the scope of work for HDR25-007. Additionally, the applicant has changed the proposed roofing material to flat seam metal (see drawing A2.3).



② Right Elevation Opt. OLD
1/8" = 1'-0"



① Right Elevation Opt. 3 Door Cover Full
1/4" = 1'-0"

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Kelley Residence

706 Main Dr.
Herndon, VA 20170

PROJECT	23.155
DATE:	7/17/2025
DRAWN BY:	AN & DF & CM
CHECKED BY:	MSW

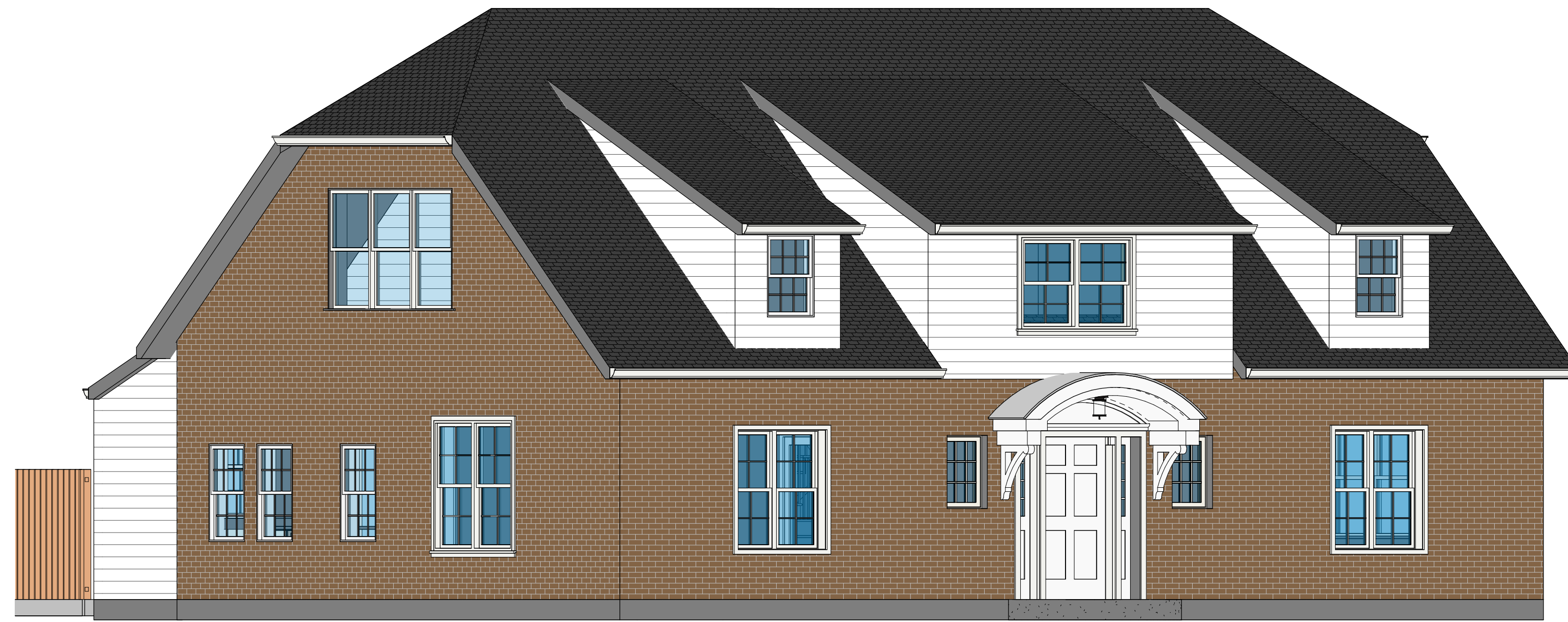
REVISIONS:	
Permit Set: 2/27/2025	
HDRB: 8/12/2025	

SEAL:

SCALE:	As indicated
SHEET TITLE:	Right Elevation
SHEET NUMBER:	A2.2



② Existing Front Elevation
1/8" = 1'-0"



④ Porch Opt 1



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

- *"CREEKSIDE" OUTLIGHT FLUSH MOUNT LIGHT
- FLAT SEAM METAL ROOF
- 1X8" "HARDI" TRIM PTD. WHITE
- CUSTOM WOOD BRACKET. PTD.

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Kelley Residence
706 Main Dr.
Herndon, VA 20170

PROJECT	23.155
DATE:	7/17/2025
DRAWN BY:	AN & DF & CM
CHECKED BY:	MSW

REVISIONS:	
HDRB: 8/12/2025	

SEAL:

SCALE:	As indicated
SHEET TITLE:	Front Elevation
SHEET NUMBER:	A2.3

Town of Herndon
Ms. Angelina Jones
Department of Community Development
777 Lynn Street
Herndon, VA 20170

Re: 706 Main Drive Property Photos and Neighboring Historic homes

Front of house:



Left Side Elevation:



Right Side Elevation:



Rear Elevation:



Arial View W./ Addition Represented in White:



Neighboring Historic Property (920 Vine St, Herndon, VA 20170):



Neighboring Property (905 Vine St, Herndon, VA 20170):



Neighboring Property (704 Main Dr, Herndon, VA 20170):



9607BK

CREEKSIDE 1 LIGHT OUTDOOR FLUSH MOUNT

Black

UPC: 841224029176

Available Finishes: BK (Black), OB (Old Bronze)



DIMENSIONS

Fixture Dimensions: 8.25"W x 12"H

Fixture Weight: 4 lbs.

Max. Hanging Height: 12"

Min. Hanging Height: 12"

Canopy: 5"W x 1.25"H

LAMPING INFORMATION

Lamping: 1 - 100 Watt E26 Medium

No. of Sockets: 1

Max. Wattage Per Bulb: 100

Socket Base: Medium

Bulb Included: No

Recommended Bulb: A19

Voltage: 120V

UL Rating: UL listed. Rated for Damp locations.

GLASS DESCRIPTION

Clear Seeded Glass

Glass Dimensions: 7.25"H x 4.50"W

Glass Part #: G9601

SHIPPING INFORMATION

Carton Dimensions:

10.50"W x 10.75"H x 16.25"L

Carton Weight: 5 lbs.

Shipping Method: Standard Ground

Designed in Atlanta. Manufactured in China.

JOB/LOCATION: _____

QUANTITY: _____

NOTES: _____



5359 Rafe Banks Drive, Flowery Branch, GA, 30542

TF: 800.323.3257 | P: 770.965.7238 | F: 770.965.7254 | W: capitalightingfixture.com

HardieTrim® Boards Products Description

HardieTrim® boards come finished with either the PrimePlus® factory primer and sealer or with ColorPlus® Technology. The ColorPlus® coating is a factory-applied, oven-baked finish available on a variety of James Hardie® siding and trim products. See your local dealer for details and availability of products, colors, and accessories.

HARDIETRIM® 5/4, 4/4 BOARDS

HardieTrim® 5/4, 4/4 board is a decorative non-load bearing trim product. HardieTrim 5/4 board is 1 in. thick, HardieTrim 4/4 board is 3/4 in thick, and both can be purchased in 10 ft. and 12 ft. lengths, based on local availability. In addition to frieze, rake, window, door, and corner details, HardieTrim 5/4, 4/4 boards may be used to construct light blocks, column wraps and decorative scroll work. Available in commonly-used nominal widths from 4 in to 12 in.

HARDIETRIM® BATTEN BOARDS

HardieTrim® Batten Boards are a decorative non-load bearing trim product. HardieTrim® Batten Boards are 3/4 in. thick, 2 1/2 in. wide, and come on 12 ft. lengths. See your local dealer for details and availability of product colors and accessories.



HardieTrim 5/4, 4/4 board - Smooth



HardieTrim Batten board - Rustic and Smooth (not shown)



HardiePanel vertical siding with HardieTrim Batten board for the Board & Batten look.

Note: Applicant proposes using the smooth finish.

A Complete James Hardie Exterior – Close-up on trim products.



ColorPlus TIP: HardieTrim 4/4, 5/4 boards with ColorPlus Technology is shipped with a protective laminate slip sheet. James Hardie recommends keeping the protective sheet in place during cutting and fastening to reduce damage to the boards. Remove the protective sheet only after installing the boards and filling the nail holes with a colored touch-up pen.



WARNING

DO NOT caulk nail heads when using ColorPlus products. Refer to the ColorPlus touch-up section

Installation of HardieTrim® 5/4, 4/4 & NT3® Back Grooved Boards

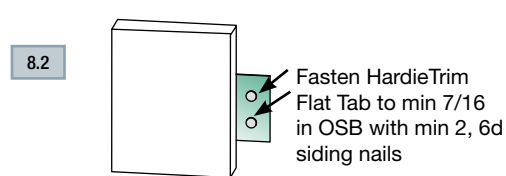
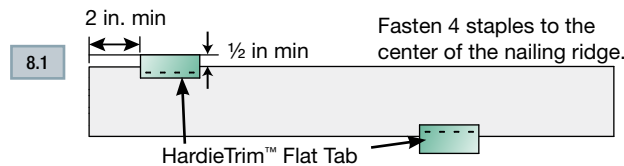
CONCEALED FASTENING TABS

For Corners, Band Boards, Windows, and Door Applications: HardieTrim® boards can be installed with Flat Tabs (JH sku no. 280154) and Corner Tabs (JH sku no. 280155) which provide concealed fastening. Only Flat and Corner Tabs can be used with HardieTrim® boards to create a concealed fastening. Additional framing may be required to ensure the Flat and Corner Tabs are fastened properly to the structure. Special attention should be paid to the framing when using a sheathing that does not have fastener holding equivalent to OSB or Plywood sheathing.

Step 1: Attach Flat Tabs to the back side of the trim with 4 18 ga. ½ in L x ¼ in W narrow crown corrosion resistant staples, equally spaced in one row, positioned no closer than ½ in from trim edges, using a pneumatic staple gun. (Figure 8.1)

Step 2: For wood frame construction, attach the trim to the building using 2, 6d siding nails fastened through the Flat Tabs. ET&F or equivalent fasteners may be used to attach the Flat Tabs to steel frame construction. (Figures 8.2)

Fastener spacing will vary based on application. Refer to specific sections in these instructions for required fastener spacing by application (window, band board, etc.). (Figures 8.14)



Installation of HardieTrim tabs in Coastal Regions:

James Hardie requires that stainless steel staples & fasteners be used when installing HardieTrim™ Tabs in coastal regions.

Installation of HardieTrim Tabs over Pressure Treated Lumber:

HardieTrim™ tabs shall not come in direct contact with ACQ or CA preservative-treated wood. Refer to the General Fastening section of this document for further information.

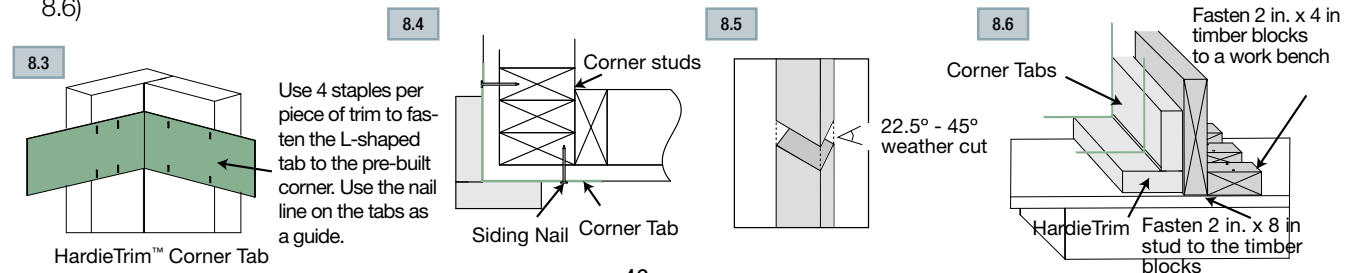
HardieTrim NT3® ColorPlus® boards with back grooves:

Remove the laminate sheet as soon as possible after attaching the trim to the building.

TRIMMING CORNERS

HardieTrim® boards are installed around corners by pre-building the corner off the wall with the Corner Tabs (JH sku no. 280155).

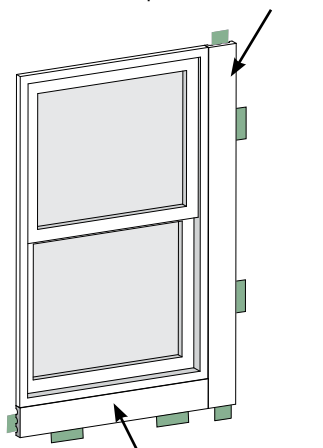
- Attach Corner Tabs to the back side of the trim with 8 18 ga. 1/2 in. L x 1/4 in W narrow crown corrosion resistant staples using a pneumatic staple gun. Ensure the Corner Tabs are fastened tight and straight to the trim boards. (Figures 8.3)
- For wood frame construction, attach the trim to the building with 2, 6d siding nails fastened through the Corner Tabs. ET&F or equivalent fasteners may be used to attach the Corner Tabs to steel frame construction. (Figures 8.4)
- Attach a Corner Tab 1 in. from each edge and every 20 in o.c.
- TIP: Creating a jig for the work station is recommended to ensure the corners are fastened securely and straight. (Figures 8.6)



TRIM APPLICATION FOR WINDOWS, DOORS & OTHER OPENINGS

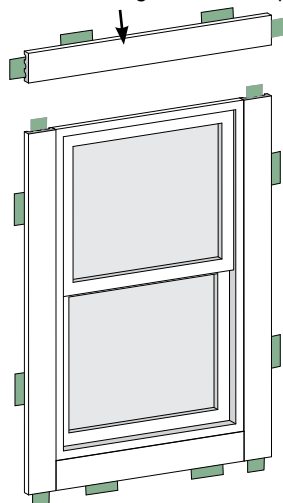
Trim the opening prior to the installation of the siding (Figure 8.7). Place a Flat Tab at the end of each trim board and one tab every 16 in OC. Attach the trim boards and Flat Tabs around the opening as shown in Figures 8.7 and 8.8.

8.7 Side trim pieces go to the top of the window.



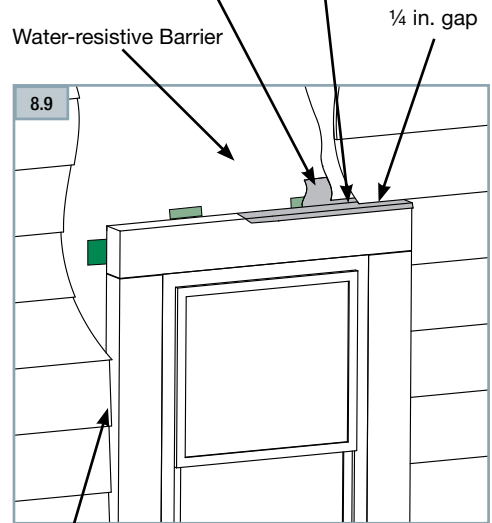
Bottom trim piece is the width of the window.

8.8 Header piece spans the window including the side trim pieces.



Flashing needs to be tucked under the water resistive barrier and over the Flat Tabs.

Do not caulk between the siding and the flashing.

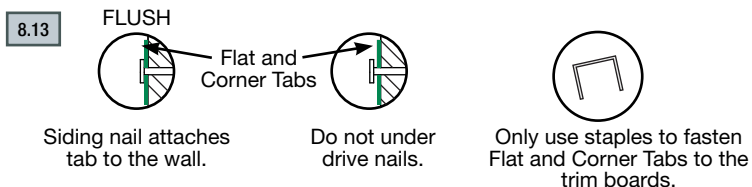
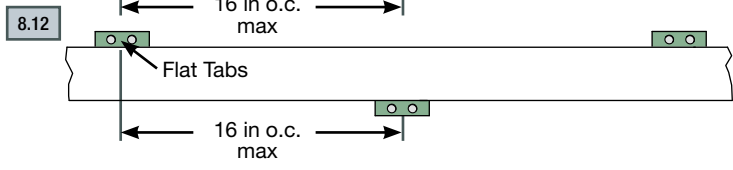
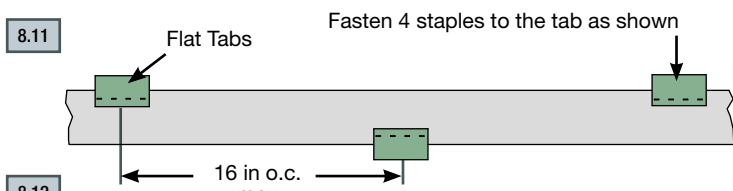
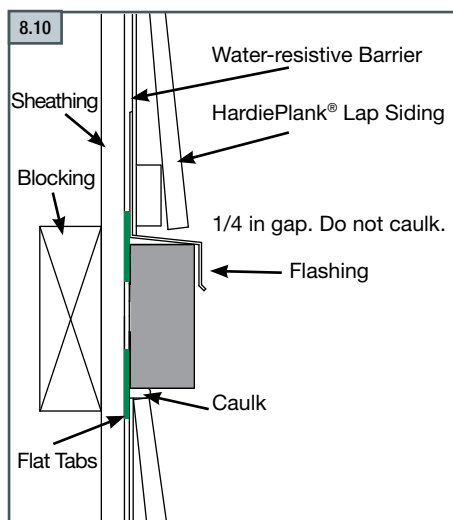


1/8 in caulked gap is left between siding and the side trim pieces.

NOTE: Follow your window/door manufacturers installation instructions.

BAND BOARD

A flashing is required over the trim and Flat Tabs. (Figure 8.10) Terminate ends of the Band Board into Trim or Siding or miter cut the edges of the trim at the corners of the building. Place a Flat Tab at the end of each trim board and one tab every stud at a maximum of 16 in. o.c. The Flat Tabs should be attached to the trim in an alternating pattern to the top and bottom of the band board (Figures 8.11 and 8.12).



Installation of HardieTrim® 5/4, 4/4 & NT3® Back Grooved Boards

FASTENER TABLE

8.14

Application	Framing Material Tab is nailed into	Fastener (tab to framing)	Fastener (tab to Hardietrim)	Max Tab Spacing (inches on center)
Flat Tab	Wood Stud (minimum G=0.42)	One 6d corrosion resistant siding nail installed through center of flange into framing	Four 18 ga. X 1/2" long X 1/4" wide corrosion resistant crown staples, equally spaced in one row	16
	Minimum APA rated 7/16" OSB	Two 4d ring shank corrosion resistant siding nails equally spaced installed through flange into framing		
	Minimum 20 gauge steel	One No. 8 X 1" long X 0.323" head diameter screw (corrosion resistant) installed through flange into framing		
Corner Tab	Wood Stud (minimum G=0.42)	On each flange, Install one 6d corrosion resistant siding nail through flange into framing	For each piece of trim, install Four 18 ga. X 1/2" long X 1/4" wide corrosion resistant crown staples, equally space in two rows	20
	Minimum APA rated 7/16" OSB	On each flange, Install two 4d ring shank corrosion resistant siding nails through flange into framing		
	Minimum 20 gauge steel	On each flange, Install one No. 8 X 1" long X 0.323" head diameter screw (corrosion resistant) through flange into framing		

Wind-Borne Debris Region: "Supplemental fasteners may be necessary when installing tabs in a Wind-Borne Debris Region, please call Technical Services 800-942-7343 with any questions."

RECOGNITION: HardieTrim boards may be installed as an equal alternative to conventional trim permitted for use in; the 1997 Uniform Building Code, Section 601.5.5; the 1997 Standard Building Code, Section 1404.1; the 1999 BOCA National Building Code, Section 1407.2.2; 2003 International Building Code, Section 1402.1, the 2003 International Residence Code for One - and Two - Family - Dwellings, Section R703.1. the 2003 International Residence Code for One - and Two - Family - Dwellings, Section R703.1. and the 1998 International One-and -Two -Family Dwelling Code, Section 601.1.

OUTSIDE CORNERS

Corners made from HardieTrim® 5/4, 4/4 boards can be pre-assembled before they're installed. Pre-assembled corners look better and generally make the installation go more quickly. To join two pieces of HardieTrim 5/4, 4/4 boards for a corner, drive 2 in. 16 ga. corrosion-resistant finish nails 1/2 in. from the edge and spaced 16 in. apart along the edge.

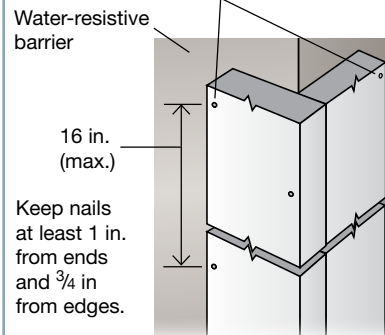
To fasten 4 in. corners to the wall, drive a pair of finish nails or siding nails, (one nail into each face of the corner) with the nails spaced 16 in. apart. For 6 in. corners, drive a pair of finish nails or siding nails into each face spaced 16 in. apart. Nails should be kept 3/4 in. from the edges of the board and 1 in. from the ends.

When walls are more than 10 ft high, splice corner boards together using weather cuts of at least a 22.5° angle. The angle of the weather cut must slope downward and away from the building. Then nail both boards to the building with the same attachment schedule as for pre-assembled corners, except that 4 in. HardieTrim 5/4, 4/4 boards that should get two nails per side every 16 in. Only install trim by butting to it with the siding. Do not install any trim product over James Hardie® siding.

8.15

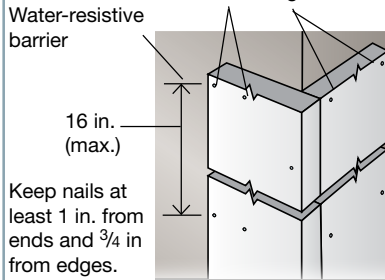
Pre-built corner installation 4 in. boards

A pair of nails (one in each face) attach the corner to the building.



Pre-built corner installation 6 in. boards

Two nails in each face attach the corner to the building.



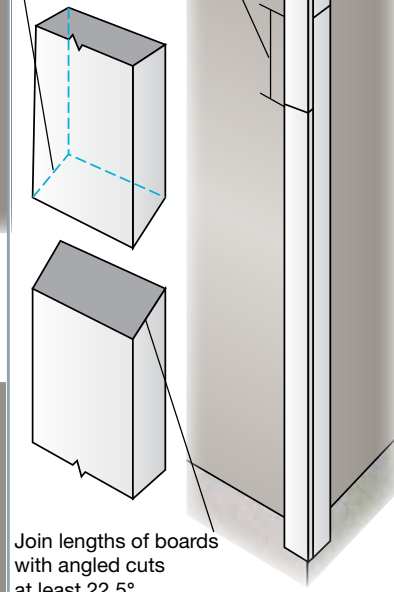
NOTE: All weather cut joints should be touched up prior to installation.

8.16

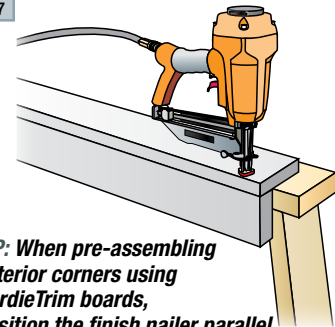
Weather cuts

Keep weather cuts at least 12 in. apart on adjacent corner boards.

Angle slopes down and to the outside.



8.17



TIP: When pre-assembling exterior corners using HardieTrim boards, position the finish nailer parallel with the trim

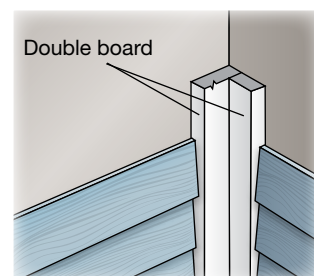
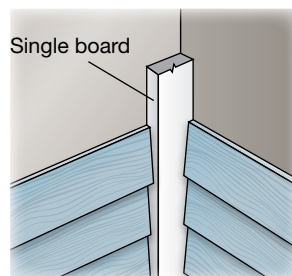
WARNING

Use only 2 in. 16-ga. finish nails to pre-assemble HardieTrim 5/4 boards corners.

INSIDE CORNERS

Inside corners can be made with either a single HardieTrim 5/4, 4/4 board in the corner, or with one board on each wall depending on the desired look.

8.18



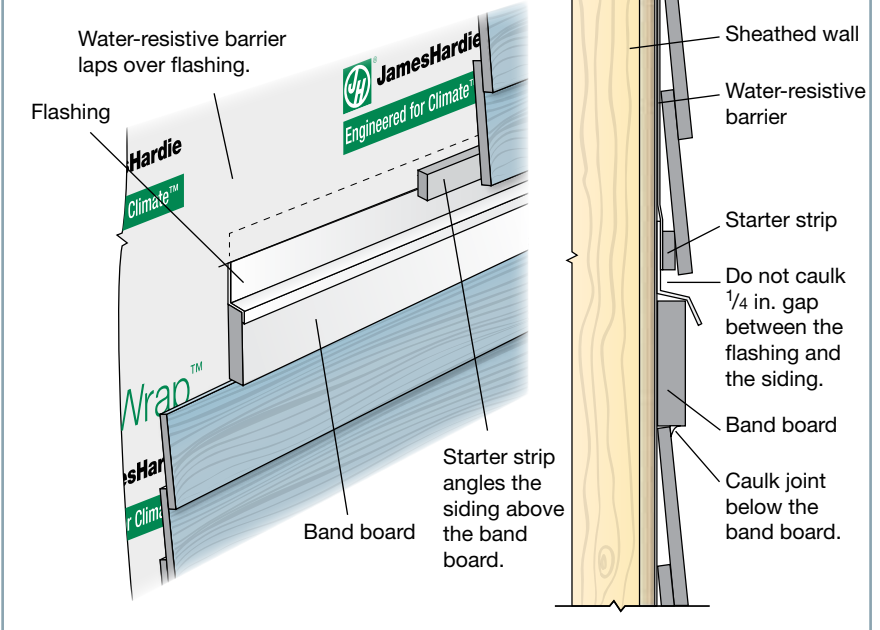
Installation of HardieTrim® 5/4, 4/4 & NT3® Back Grooved Boards

BAND BOARD

A Band board is a decorative horizontal trim used to break up the field of siding on a building. Any width of HardieTrim® 5/4, 4/4 boards can be used for band board depending on the type of detail desired. If installing a band board, pay special attention to flashing details and allow for potential shrinkage of solid rim joists in the walls that the band board may be attached to.

Caulk between the underside of the band board and the siding below. Do not caulk between the flashing and siding above the band board, and maintain a 1/4 in. gap between the two. Also make sure that the water-resistive barrier laps over the flashing for a continuous

8.19



drainage plane. If running lap siding or shingle siding above the band board, a starter strip should be installed first to maintain the correct siding angle. Small Periodic gaps should be left in the starter strip to provide an escape route for excess moisture that may drain down behind the siding.

Use bevel-cut splice joints of at least 22.5° to join long lengths of HardieTrim 5/4, 4/4 boards. To attach band board to the building, drive two recommended fasteners every 16 in. for 4 in. and 6 in. boards. For 8 in. boards, use three fasteners every 16 in., and use four fasteners every 16 in. for 12 in. boards.

HARDIETRIM BOARDS FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastening Substrate	Approved Fastener	Fastening Types	Nailing Patterns
wood studs	10	 Trim Screw, 2 in — screw	Pre-built corners 4 in. 1 nail every 16 in to attach boards together 6 in. 1 nail every 16 in for each board 6 in. 1 nail every 16 in to attach boards together 2 nails every 16 in for each board
over minimum 7/16 in OSB	10	 16 gauge, 2 in — finish nail	
steel studs	7 12 11	 AST-075-0200G — ET&F finish nail	
Pre-built corners	10	 [AKN100-0150NA] .100 in x .25 in x 1.5 in — ET&F	Site-built corners & other areas (eg. windows, etc.) 4 in. & 6 in. 2 nails every 16 in 8 in. 3 nails every 16 in 12 in. 4 nails every 16 in

10 indicates recommended fasteners

TIP: James Hardie recommends using stainless steel finish nails when installing HardieTrim (Trim, Battens, Fascia, etc.) products.

WINDOW AND DOOR TRIM

Windows and doors must be installed per the manufacturer's instructions. Window flanges or flashings must be properly installed and lapped correctly under the water-resistive barrier prior to the installation of HardieTrim® 5/4, 4/4 boards. Once the HardieTrim 5/4, 4/4 boards is put on, proper flashing must be installed above the trim and lapped under the water-resistive barrier correctly.

Install HardieTrim 5/4, 4/4 boards around doors and windows using the "cap over" method, which means that the header or horizontal top piece of the trim extends and caps over the vertical jamb pieces on both sides. For windows, the bottom trim piece or sill trim fits in between the jambs.

For cap-over trim installation:

1. Start by measuring the length of the bottom edge of the window, not including the flange.
2. Cut a piece of trim to that length and install it.
3. Next measure from the bottom of the installed trim to the top of the window.
4. Cut two pieces of trim to that length and install them on either side of the window.
5. For the cap, measure the distance between the outside edges of the side trim pieces. Cut a piece of trim to length and install it.

For doors the process is the same except that it starts with the side pieces, step three.

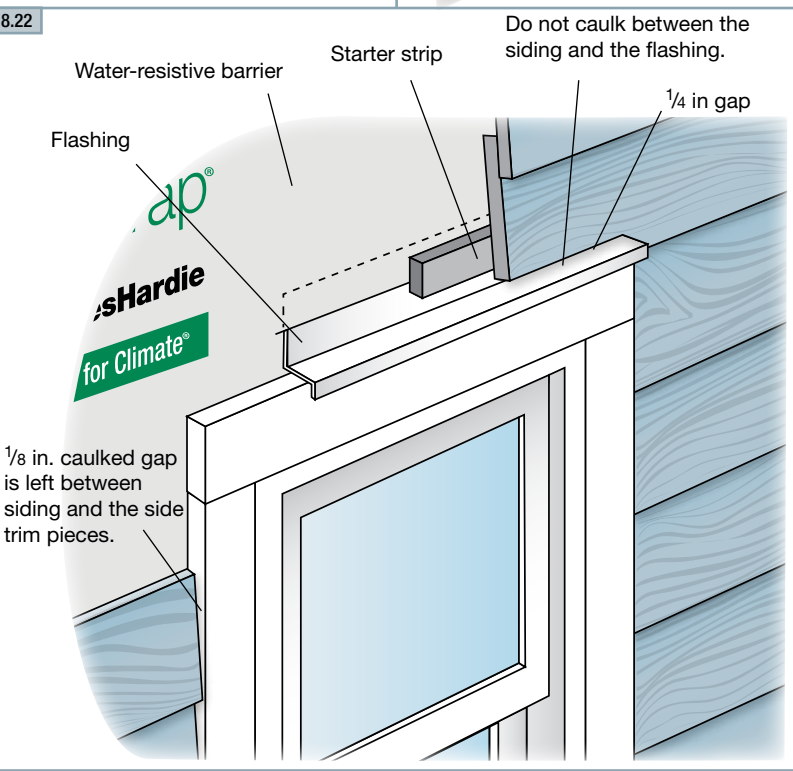
8.20 Window and door trim



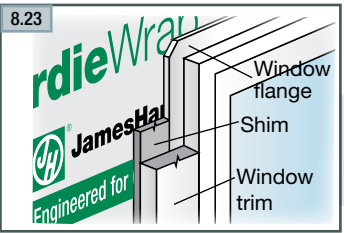
8.21



8.22



8.23



TIP: For trimming around windows and doors with attachment flanges, install a shim strip to build out the wall even with the flange. This strip lets the trim sit flat and parallel with the wall.

Installation of HardieTrim® 5/4, 4/4 & NT3® Back Grooved Boards

INSTALLING RAKE AND FASCIA BOARD

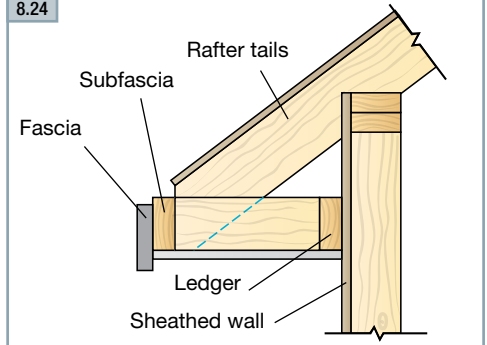
HardieTrim boards can be fastened directly over a 2x sub-fascia or directly to rafter tails. Check local building code for relevant codes. James Hardie recommends that the fascia be no more than 2 in. larger than the subfascia, e.g. over a nominal 2 x 6 subfascia, install an 8 in. fascia board (7¼ in. actual) fascia. On longer fascia runs, join HardieTrim boards with weather/bevel cuts.



WARNING

Use only 2 in. 16-ga. finish nails to pre-assemble HardieTrim 5/4, 4/4 board corners.

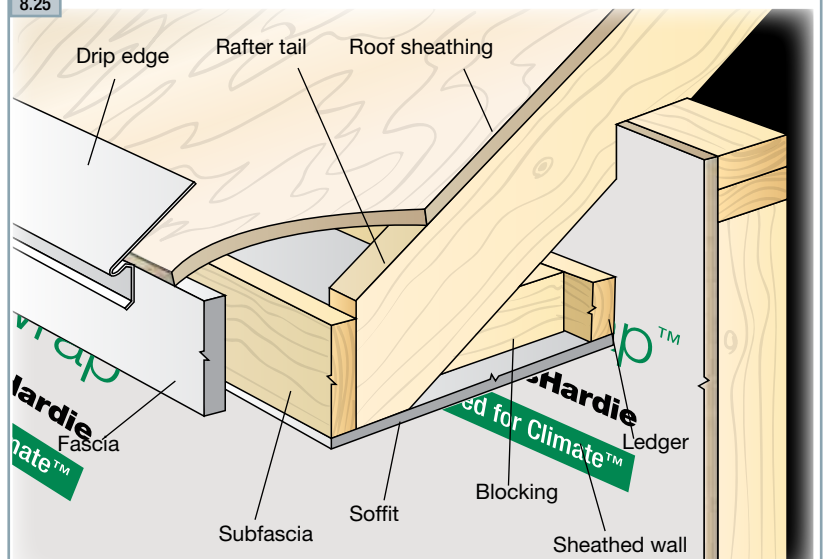
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DRIP EDGE

After the fascia is installed, a vinyl, coated aluminum or galvanized drip-edge flashing must be installed to the roof sheathing overlapping the fascia board. The drip edge helps protect the top edge of the fascia board and it minimizes water ingress into the soffit and/or cornice cavity. Choose a drip edge design that effectively channels water away from the face of the fascia and into gutters if present.

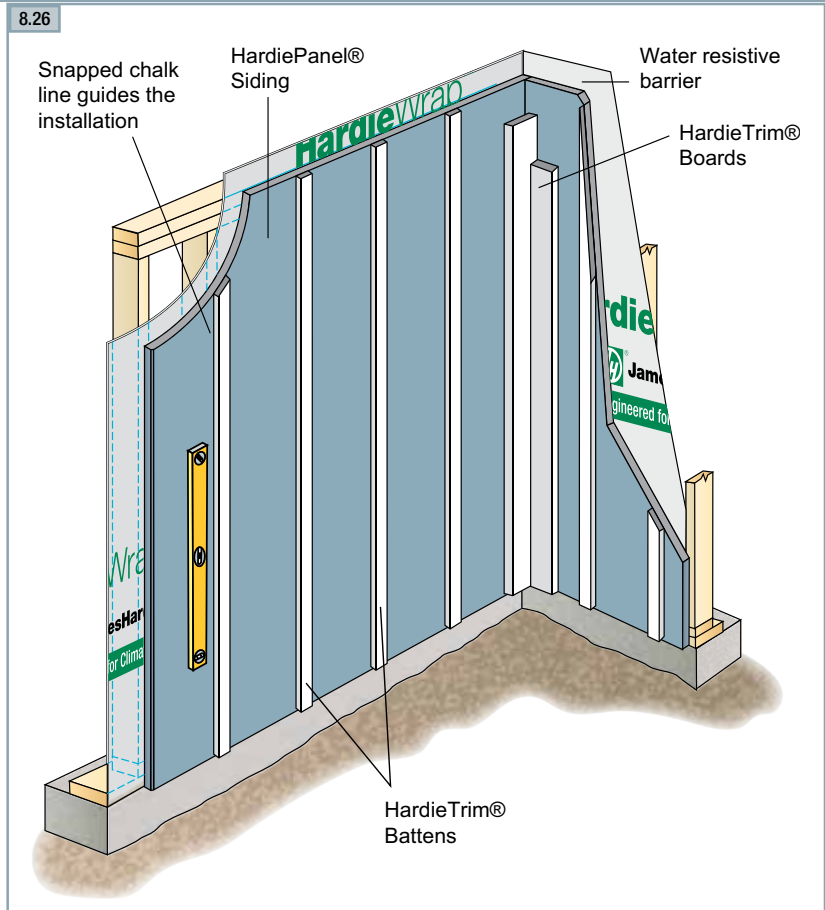
8.25



Installation of HardieTrim® Battens

GETTING STARTED

HardieTrim® Battens are intended to be used with HardiePanel® vertical siding to achieve a board and batten look. HardieTrim Battens must be attached to wood or steel backing using an approved fastener from the table below. When installing HardieTrim Battens, determine layout and mark where battens will be attached. To ensure that HardieTrim Battens are installed vertically and parallel to each other, either snap chalk lines or use a level. When attaching battens ensure that fasteners are a minimum of 3/4 in. from edges, 1 in. from ends, and a maximum of 16 in. o.c.



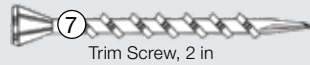
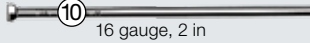
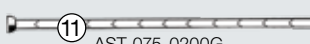

ColorPlus® TIP:

HardieTrim Battens with ColorPlus® Technology are shipped with a protective laminate slip sheet. James Hardie recommends keeping the protective sheet in place during cutting and fastening to reduce damage to the boards. Remove the protective sheet only after installing the boards and filling the nail holes with a colored touch-up pen. Finish nails are required for ColorPlus products.



HARDIETRIM BATTENS FASTENER SPECIFICATIONS

The Fastener Specifications table shows fastener options for a variety of different nailing substrates. Please refer to the applicable ESR report online (see back page) to determine which fastener meets your wind load design criteria.

Fastening Substrate	Approved Fastener	Fastener Types
wood studs	10	 screw Trim Screw, 2 in
over minimum 7/16 in OSB	10	 finish nail 16 gauge, 2 in
steel studs	7 12 11	 ET&F finish nail AST-075-0200G
		 ET&F [AKN100-0150NA] .100 in x .25 in x 1.5 in

● Indicates recommended fasteners. Required for ColorPlus Products.

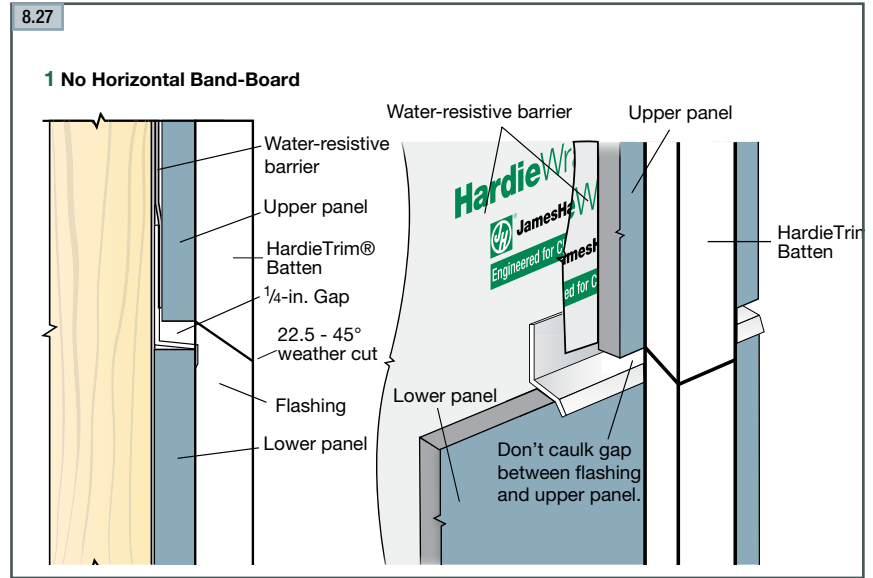
TIP: James Hardie recommends using stainless steel finish nails when installing HardieTrim (Trim, Battens, Fascia, etc.) products.

Installation of HardieTrim® Battens (cont.)

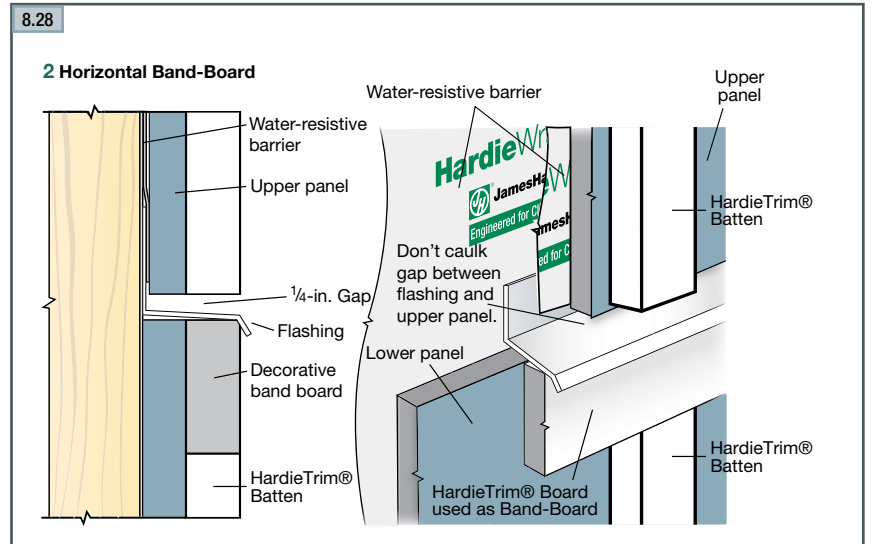
HORIZONTAL JOINT TREATMENT

Horizontal HardieTrim® Batten joints must occur at the same location as horizontal joints in HardiePanel® siding. Install horizontal HardieTrim Batten joints by using one of the following options:

1. If HardieTrim Battens are going to be installed over horizontal panel joints without the use of a horizontal band board, follow the procedure as illustrated in fig. 8.27. Start installing HardieTrim Battens by creating a weather-cut of at least a 22.5° angle, making a joint at the same location as the panel joint. Attach the bottom batten. Make sure the top batten has a matching weather-cut and then install top batten.



2. If HardieTrim Battens are to be installed over horizontal panel joints with the use of a horizontal band board, follow the procedure as illustrated in fig. 8.28. If HardieTrim Battens are to be installed horizontally, they must be installed in the same manner as in fig. 8.28. Make sure the horizontal Z-flashing is installed over both the lower panel and the horizontal band board. Attach the bottom batten tight to the bottom edge of the band board. Next, leaving a minimum 1/4 in. gap above the horizontal Z-flashing, install the top batten.



WARNING

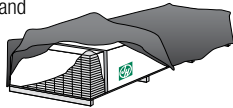
Do not bridge floors with HardieTrim Battens and/or HardiePanel Siding. A horizontal joint should always be created between floors.



IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



CUTTING INSTRUCTIONS

OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
 - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

- DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.
- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
 - For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
 - For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
 - Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

HardieTrim® boards are decorative non-load bearing trim products.

Do not use HardieTrim boards to replace any structural component.

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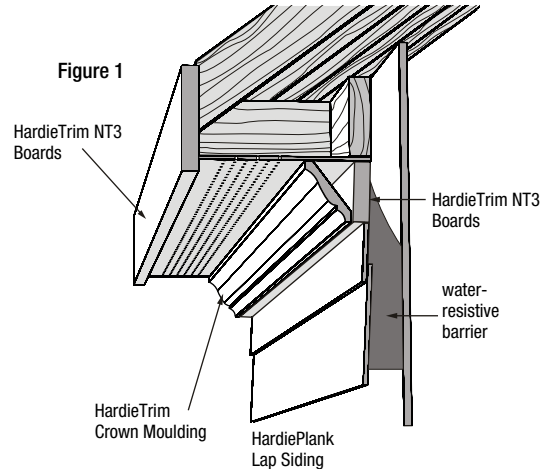
 Frieze Page 4

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 HardieTrim™ Tabs Page 7-8

FINISHING Page 9



GENERAL REQUIREMENTS

- Wood or steel must be provided for attaching HardieTrim boards.
- Follow all applicable codes when installing HardieTrim boards.
- DO NOT install HardieTrim boards, such that they may remain in contact with standing water.





FLASHING/CLEARANCE REQUIREMENTS NO-COVER

HardieTrim may be installed with a minimum 1/4 in. clearance when installed vertically to grade, decks, paths, steps, and driveways

Maintain a minimum 2 in. horizontal clearance between James Hardie trim products and decks, paths, steps and driveways.

At the juncture of the roof and vertical surfaces, flashing and counter flashing shall be installed per the roofing manufacturer's instructions. Provide a 2 in. clearance between the roofing and the bottom edge of the trim.

Figure 2

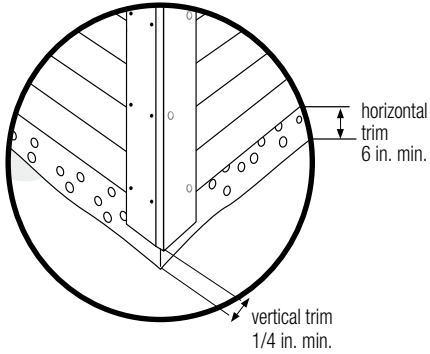


Figure 3

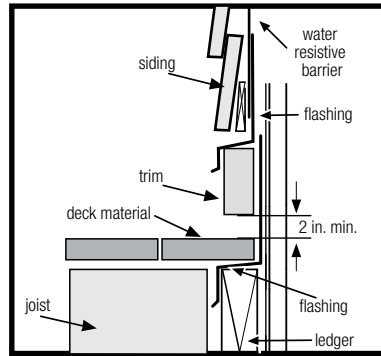
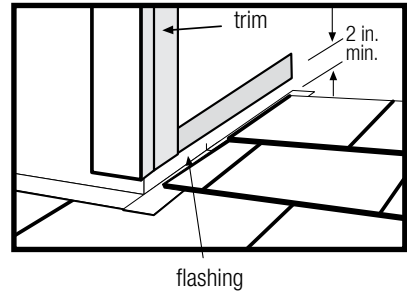
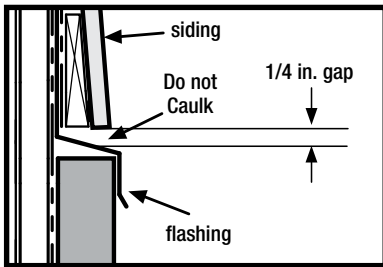


Figure 4



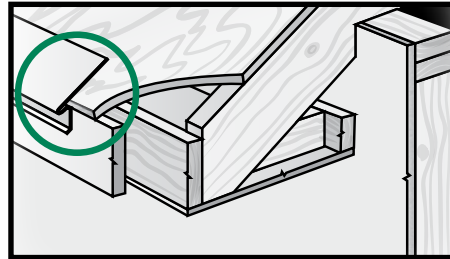
Maintain a 1/4 in. clearance between the bottom of James Hardie products and horizontal flashing. Do not caulk gap.

Figure 5



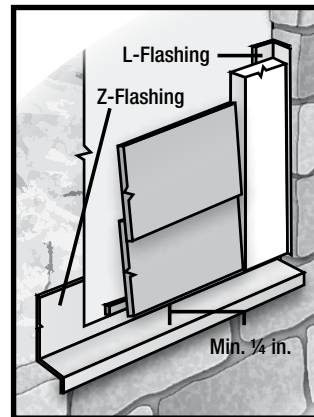
Drip Edge

Figure 6 for fascia installation see page 6



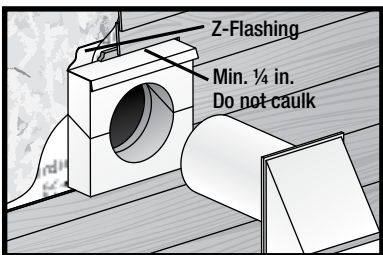
Mortar/Masonry

Figure 7



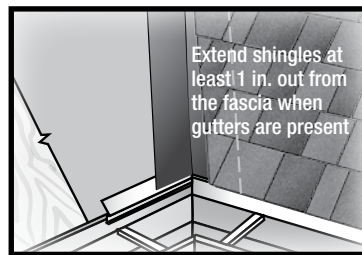
Block Penetration Recommended in HZ10

Figure 8



Valley/Shingle Extension

Figure 9

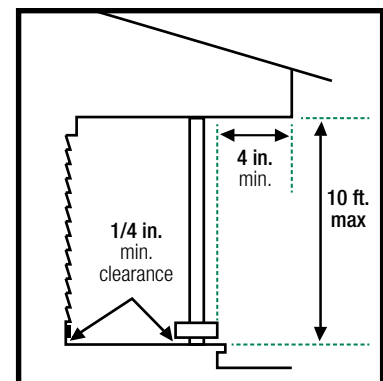


CLEARANCE REQUIREMENTS UNDER-COVER

Maintain a 1/4 in. clearance for HardieTrim boards installed under cover. Under cover is defined as:

- Not more than 10 feet below a roof overhang, and
- Not less than 4 inches horizontally from the edge of the roof overhang

Figure 10





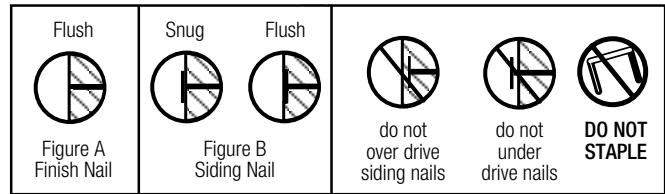
GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5.”

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the trim. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



FACE NAILING REQUIREMENTS

Use 2 in. minimum 16 ga. finish nails to attach HardieTrim boards to wood frame construction. ET&F or equivalent fasteners or screws may be used to attach HardieTrim boards to steel frame construction.

Fastening instructions are similar for all applications. When using finish nails, position nails no closer than 1/2 in. from the edges of the trim and for all other fasteners no closer than 3/4 in. Fasteners must be no closer than 1 in. from ends of trim and spaced a maximum of 16 in. O.C. Ensure trim is adequately fastened.

James Hardie recommends using stainless steel finish nails when installing HardieTrim products.

Minimum fastener guide for finish nailing:

	Pre-built corner	Site Built Corners	Other areas (e.g. window trim, and band boards)
4 in.	1 nail every 16 in. to attach boards together + 1 nail every 16 in. each board	2 nails every 16 in.	2 nails every 16 in.
6 in.	1 nail every 16 in. to attach boards together + 2 nails every 16 in. each board		
8 in.	-	3 nails every 16 in.	3 nails every 16 in.
12 in.	-	4 nails every 16 in.	3 nails every 16 in.

Use a 2 in. finish nail to fasten trim together. Longer finish nails may bend.

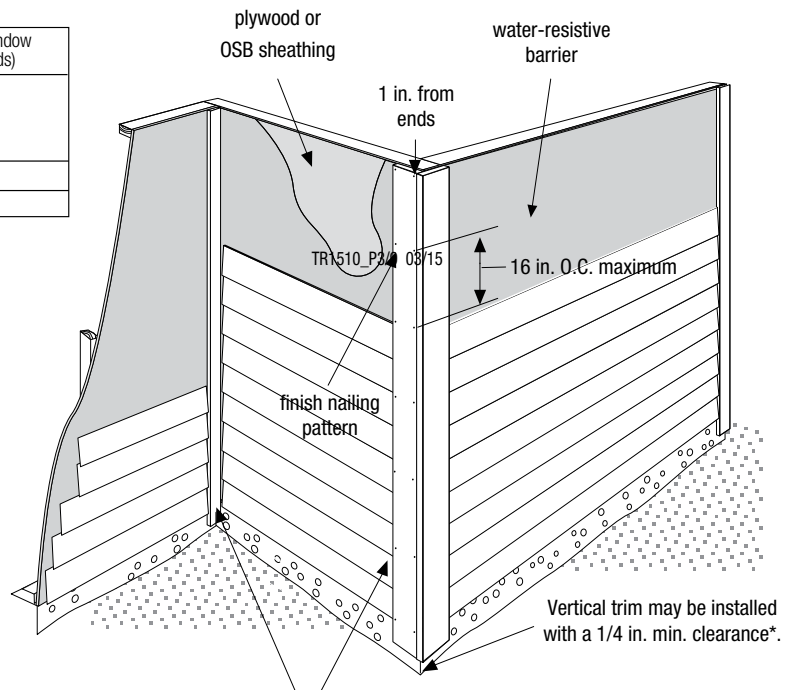


Figure 11

Leave a minimum 1/8 in. gap between the siding and trim, then caulk.

*Follow all applicable codes when installing HardieTrim boards



INSTALLATION

TRIMMING CORNERS

When installing corners or other vertical trim, position boards on the wall and attach (figure 12).

Pre-Built Corners

Alternatively, corners can be pre-built off the wall using 2 in. finishing nails. Each side of the pre-built corner must be secured to the wall (figure 13).

Figure 12

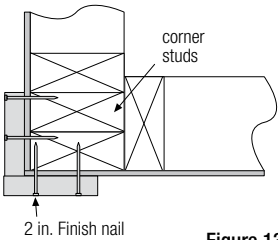
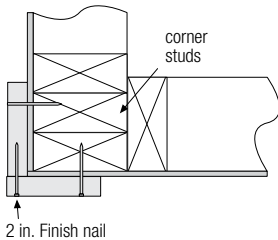
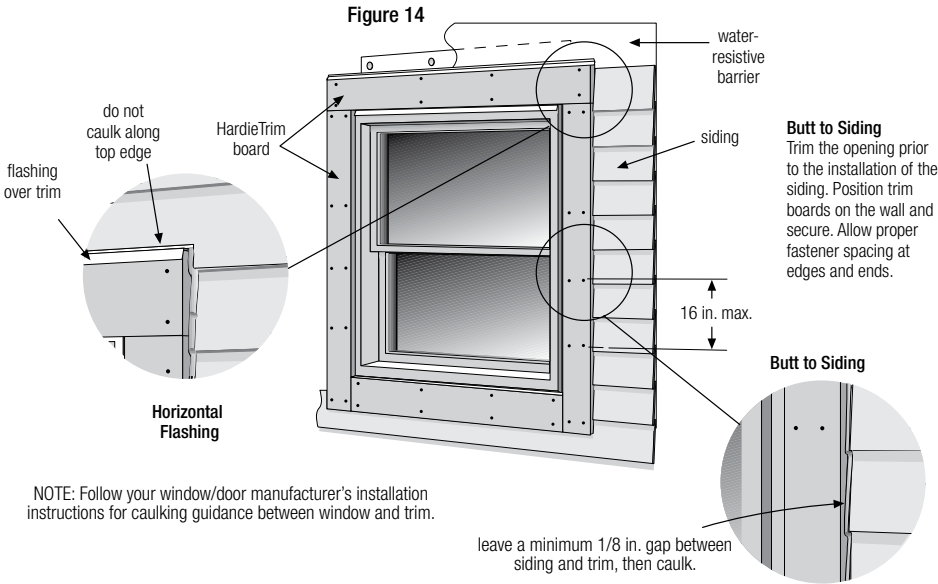


Figure 13



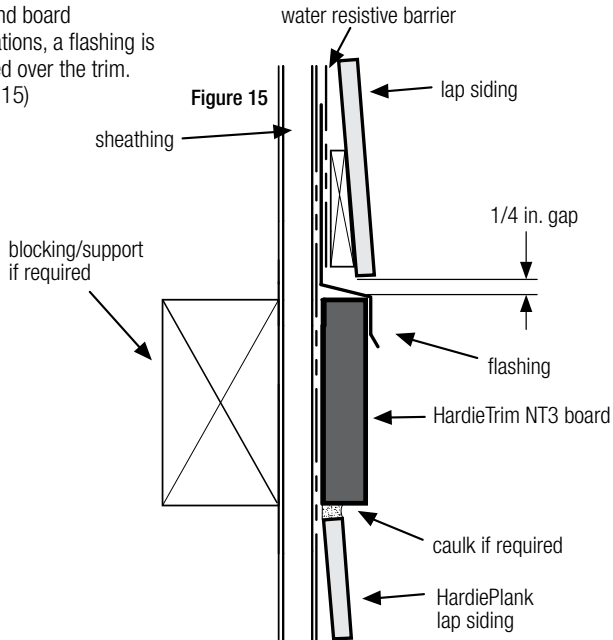
TRIM APPLICATION FOR WINDOWS, DOORS & OTHER OPENINGS

Flashing over trim is required per code for all installation methods. (figure 14)



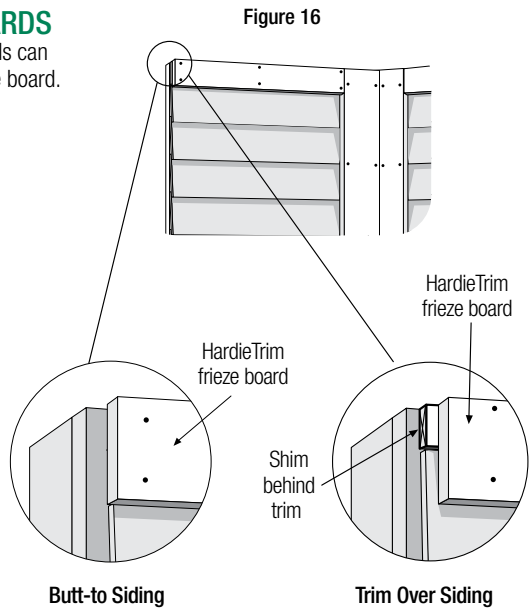
BAND BOARD

For band board applications, a flashing is required over the trim. (figure 15)



FRIEZE BOARDS

HardieTrim boards can be used as frieze board. (figure 16)



BATTEN BOARDS

HORIZONTAL PANEL JOINTS

At horizontal panel joints HardieTrim battens must be installed according to option 1 or 2 below. When installing HardieTrim Battens horizontally, they must be installed as a panel joint according to option 2.

Option 1

Figure 17 - No horizontal band board - Make a 22.5 - 45 degree weather cut, in the HardieTrim batten, just above the 1/4 in. clearance between panels.

Option 2

Figure 18 - Horizontal Band Board - Install a horizontal band board at the top of the bottom panel. Butt the lower batten to the band board and start the top batten at the bottom edge of the top panel. Maintain a 1/4 in. clearance above horizontal flashing.

Figure 17

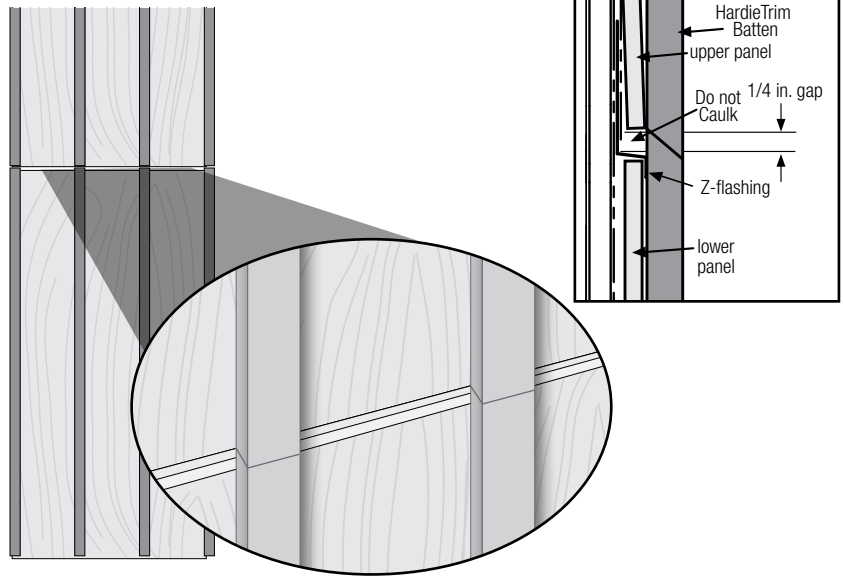
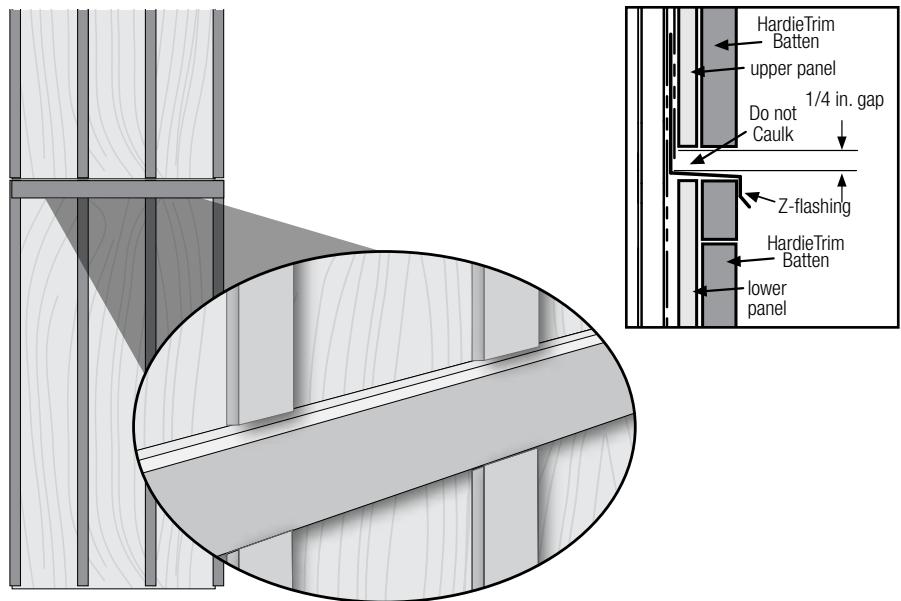


Figure 18



FASCIA

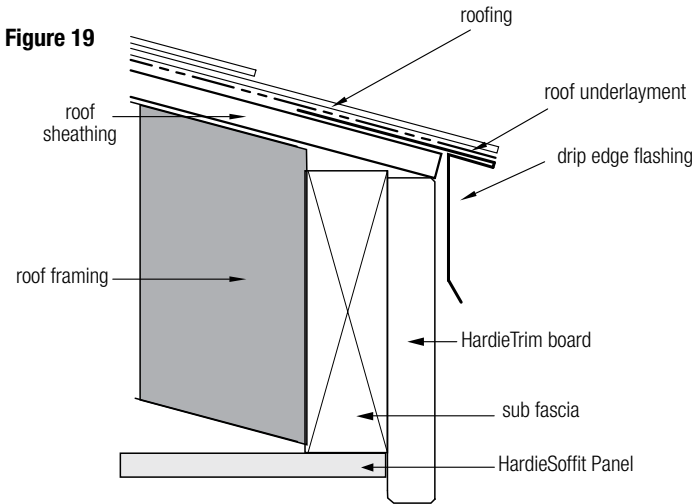
Do not use HardieTrim to replace any structural component

HardieTrim boards can be fastened directly over a 2x sub-fascia or directly to rafter tails. Check local building code for relevant codes.

Option 1

Over sub-fascia: (figure 19)

When installing HardieTrim boards over solid 2x sub-fascia use minimum 2 in., 16 gauge corrosion resistant finish nails. (*see fastener guide below*)



Gutters:

James Hardie recommends the use of rain gutters whenever possible.

Do not attach gutters directly to HardieTrim

Use gutter hangers that attach through the roof sheathing into a rafter tail or other structural member.

Soffit

When installing HardieSoffit additional framing/blocking may be needed depending on application. Refer to HardieSoffit installation instructions for guidance.

Option 2

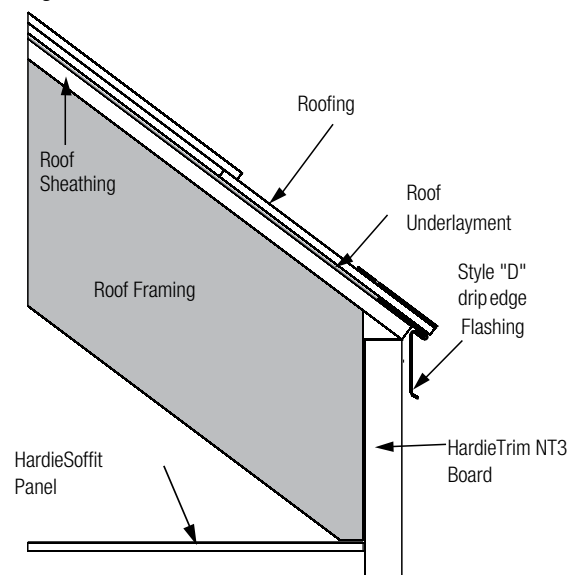
Direct to rafter tails: (figure 20)

When installing HardieTrim NT3 boards without the presence of a 2x sub-fascia, a minimum 8d siding corrosion resistant nails must be used to attach HardieTrim NT3 boards DO NOT use finish nails. (*refer to fastener guide below*).

Fascia Fastener Guide

HardieTrim Board	FASTENER SPACING	
	Direct to Rafter (min 8d siding)	Over 2x Sub-fascia (Minimum 2 in. 16 ga. Finish nails)
6 in.	2 nails every rafter spaced max 24 in. O.C.	2 nails spaced maximum 16 in. O.C.
8 in.	3 nails every rafter spaced max 24 in. O.C.	3 nails spaced maximum 16 in. O.C.
10 in.		4 nails spaced maximum 16 in. O.C.

Figure 20



HARDIETRIM® TABS

FASTENER REQUIREMENTS

For Corners, Band Boards, Windows, and Door Applications:

HardieTrim NT3 boards may be installed with HardieTrim™ Flat Tabs and HardieTrim™ Corner Tabs which provide concealed fastening. Only HardieTrim Flat and Corner Tabs can be used with HardieTrim NT3 boards to create a concealed fastening.

Step 1: Attach HardieTrim Flat Tabs to the back side of the trim using four, 18 ga. 1/2 in. L x 1/4 in. W narrow crown corrosion resistant staples, equally spaced in one row, positioned no closer than 1/2 in. from trim edges using a pneumatic staple gun. (figures 21, 22)

Step 2: For wood frame construction, attach the trim to the building with minimum 2, 6d siding nails fastened through the HardieTrim Flat Tabs (figure 23). ET&F or equivalent fasteners may be used to attach the HardieTrim Flat Tabs to steel frame construction.

Fastener spacing will vary based on application. Refer to fastener table on page 9. Refer to specific sections in these instructions for required fastener spacing by application (window, band board, etc.)

For Fascia, Rake, and Frieze board Applications:

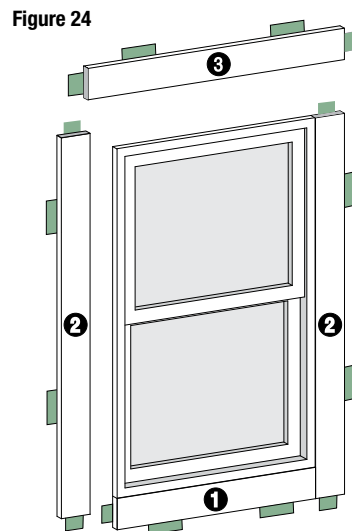
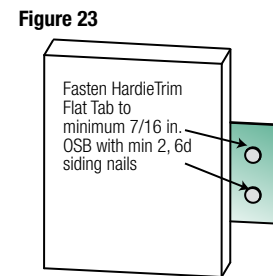
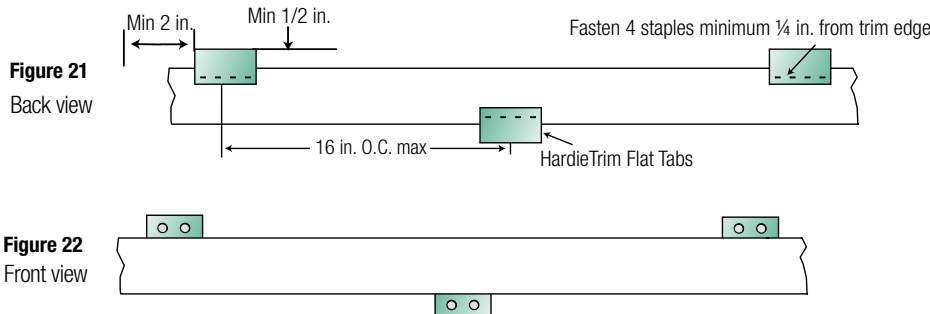
HardieTrim tabs cannot be used in fascia, rake, or frieze board applications. Follow Face nailing fastening specifications.

Installation of HardieTrim tabs in Coastal Regions:

James Hardie requires that stainless steel staples & fasteners be used when installing HardieTrim Tabs in coastal regions.

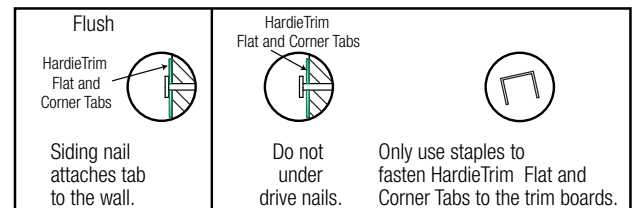
Installation of HardieTrim Tabs over Pressure Treated Lumber: HardieTrim tabs shall not come in direct contact with ACQ or CA preservative-treated wood. Refer to the General Fastening section of this document for further information.

HardieTrim boards with ColorPlus Technology: Remove the laminate sheet as soon as possible after attaching the trim to the building.



Trim Application for Windows, Doors & Other Openings

Trim the opening prior to the installation of the siding. Place a Flat Tab at the end of each trim board and one tab every 16 in. OC. Attach the trim boards and Flat Tabs around the opening as shown in figure 24. Use 16 ga. galvanized 2 in. long finish nails to ensure proper fastening if needed.



NOTE: Follow your window/door manufacturers installation instructions for caulking guidance between window and trim.



TRIMMING CORNERS

When using HardieTrim tabs prebuild outside corners off the wall.

- Attach HardieTrim Corner Tabs to the back side of the trim using eight(8) - 18 ga. 1/2 in. L x 1/4 in. W narrow crown corrosion resistant staples using a pneumatic stapler. Ensure the HardieTrim Corner Tabs are fastened tight and straight to the trim boards. (figure 25)
- For wood frame construction, attach trim to building using min. 6d siding nails fastened through the HardieTrim Corner Tabs attached to minimum 7/16 in. OSB *. (figure 26)
- Attach a HardieTrim Corner Tab 1 in. from each ends and every 20 in. O.C.
- TIP: Creating a jig for the work station is recommended to ensure corners are fastened securely and straight. (figure 27)

Figure 25

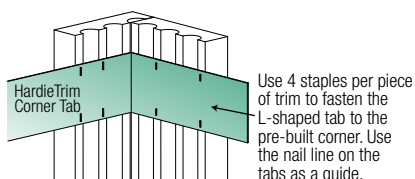


Figure 26

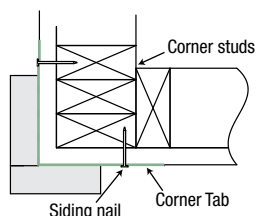
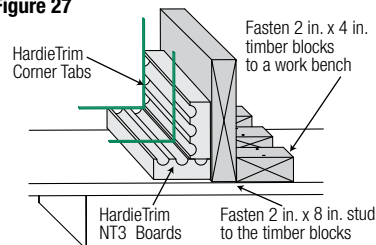


Figure 27



BAND BOARD

Terminate ends of the Band Board into Trim or Siding or miter cut the edges of the trim at the corners of the building. Place a HardieTrim Flat Tab at the end of each trim board and one tab every stud at a maximum of 16 in. O.C. The HardieTrim Flat Tabs should be attached to the trim in an alternating pattern to the top and bottom of the band board (figures 21, 22). Use 16 ga. galvanized 2 in. long finish nails to ensure proper fastening if needed.

Trim Tab Fastener Table

Application	Framing Material Tab is nailed into	Fastener (tab to framing)	Fastener (tab to trim)	Max Tab Spacing (inches on center)
Flat Tab	Wood Stud (minimum G=0.42)	One 6d corrosion resistant siding nail installed through center of tab into framing	Four 18 ga. X 1/2 in. long X 1/4 in. wide corrosion resistant crown staples, equally spaced in one row	16
	Minimum APA rated 7/16 in. OSB	Two 4d ring shank corrosion resistant siding nails equally spaced installed through tab into framing		
	Minimum 20 gauge steel	One No. 8 X 1 in. long X 0.323 in. head diameter screw (corrosion resistant) installed through flange into framing		
Corner Tab	Wood Stud (minimum G=0.42)	On each flange, install one 6d corrosion resistant siding nail through tab into framing	For each piece of trim, install Four 18 ga. X 1/2 in. long X 1/4 in. wide corrosion resistant crown staples, equally space in two rows	20
	Minimum APA rated 7/16 in. OSB	On each flange, install two 4d ring shank corrosion resistant siding nails through tab into framing		
	Minimum 20 gauge steel	On each flange, install one No. 8 X 1 in. long X 0.323 in. head diameter screw (corrosion resistant) through tab into framing		





FINISHING

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834. Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie Products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coat, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE SIDING AND TRIM PRODUCTS WITH COLORPLUS TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

TR1510_P9/9 09/19

SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: HardieTrim boards may be installed as an equal alternative to conventional trim permitted for use in; 2006, 2009, 2012 & 2015 International Building Code, Section 1403, and the 2006, 2009, 2012 & 2015 International Residential Code for One and Two-Family Dwellings, Section R703.



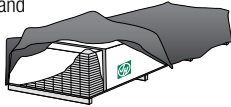
These instructions are to be used for HardieTrim® HZ™ Boards ONLY and are **ONLY VALID** in the following states: WA, OR, CA, NV, UT, ID, CO, WY, MT, AZ, NM.

IMPORTANT: FAILURE TO FOLLOW JAMES HARDIE WRITTEN INSTALLATION INSTRUCTIONS AND COMPLY WITH APPLICABLE BUILDING CODES MAY VIOLATE LOCAL LAWS, AFFECT BUILDING ENVELOPE PERFORMANCE AND MAY AFFECT WARRANTY COVERAGE. FAILURE TO COMPLY WITH ALL HEALTH AND SAFETY REGULATIONS WHEN CUTTING AND INSTALLING THIS PRODUCT MAY RESULT IN PERSONAL INJURY. BEFORE INSTALLATION, CONFIRM YOU ARE USING THE CORRECT HARDIEZONE® PRODUCT INSTRUCTIONS BY VISITING HARDIEZONE.COM OR CALL 1-866-942-7343 (866-9-HARDIE)

⚠ CUTTING INSTRUCTIONS

STORAGE & HANDLING:

Store flat and keep dry and covered prior to installation. Installing siding wet or saturated may result in shrinkage at butt joints. Carry planks on edge. Protect edges and corners from breakage. James Hardie is not responsible for damage caused by improper storage and handling of the product.



OUTDOORS

1. Position cutting station so that airflow blows dust away from the user and others near the cutting area.
2. Cut using one of the following methods:
 - a. Best: Circular saw equipped with a HardieBlade® saw blade and attached vacuum dust collection system. Shears (manual, pneumatic or electric) may also be used, not recommended for products thicker than 7/16 in.
 - b. Better: Circular saw equipped with a dust collection feature (e.g. Roan® saw) and a HardieBlade saw blade.
 - c. Good: Circular saw equipped with a HardieBlade saw blade.

INDOORS

- DO NOT grind or cut with a power saw indoors. Cut using shears (manual, pneumatic or electric) or the score and snap method, not recommended for products thicker than 7/16 in.
- DO NOT dry sweep dust; use wet dust suppression or vacuum to collect dust.
 - For maximum dust reduction, James Hardie recommends using the "Best" cutting practices. Always follow the equipment manufacturer's instructions for proper operation.
 - For best performance when cutting with a circular saw, James Hardie recommends using HardieBlade® saw blades.
 - Go to jameshardiepros.com for additional cutting and dust control recommendations.

IMPORTANT: The Occupational Safety and Health Administration (OSHA) regulates workplace exposure to silica dust. For construction sites, OSHA has deemed that cutting fiber cement with a circular saw having a blade diameter less than 8 inches and connected to a commercially available dust collection system per manufacturer's instructions results in exposures below the OSHA Permissible Exposure Limit (PEL) for respirable crystalline silica, without the need for additional respiratory protection.

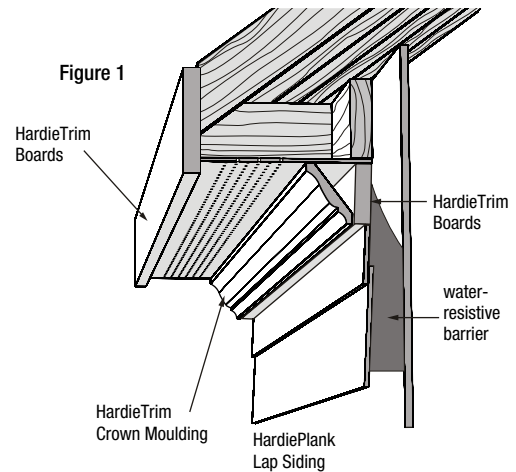
If you are unsure about how to comply with OSHA silica dust regulations, consult a qualified industrial hygienist or safety professional, or contact your James Hardie technical sales representative for assistance. James Hardie makes no representation or warranty that adopting a particular cutting practice will assure your compliance with OSHA rules or other applicable laws and safety requirements.

HardieTrim® boards are decorative non-load bearing trim products.

Do not use HardieTrim boards to replace any structural component.

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GENERAL REQUIREMENTS

- Wood or steel must be provided for attaching HardieTrim boards.
- Follow all applicable codes when installing HardieTrim boards.
- DO NOT install HardieTrim boards, such that they may remain in contact with standing water.
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie Products.





FLASHING/CLEARANCE REQUIREMENTS NO-COVER

HardieTrim may be installed with a minimum 1/4 in. clearance when installed vertically to grade, decks, paths, steps, and driveways

Maintain a minimum 1 in. horizontal clearance between James Hardie trim products and decks, paths, steps and driveways.

At the juncture of the roof and vertical surfaces, flashing and counter flashing shall be installed per the roofing manufacturer's instructions. Provide a 1 in. clearance between the roofing and the bottom edge of the trim.

Figure 2

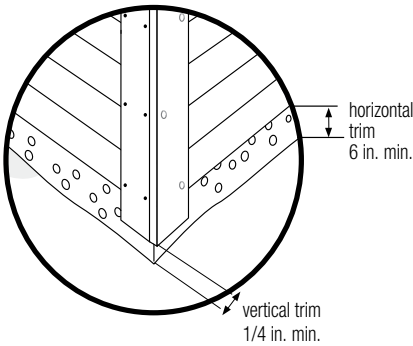


Figure 3

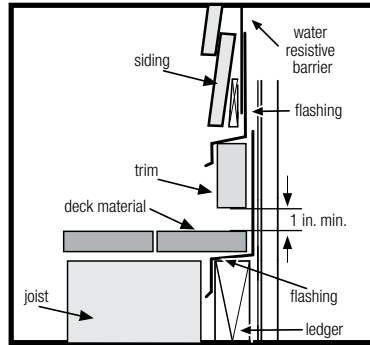
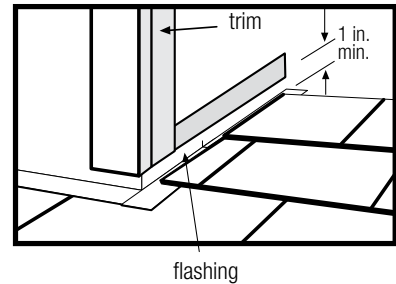
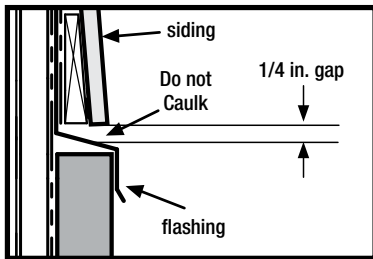


Figure 4



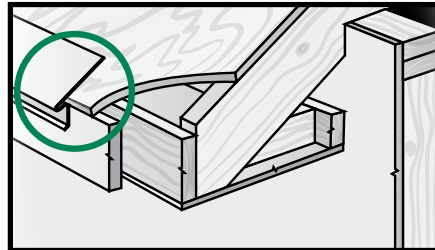
Maintain a 1/4 in. clearance between the bottom of James Hardie products and horizontal flashing. Do not caulk gap.

Figure 5



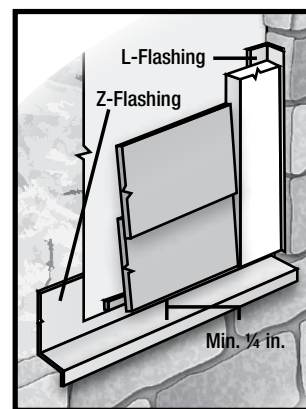
Drip Edge

Figure 6 for fascia installation see page 6



Mortar/Masonry

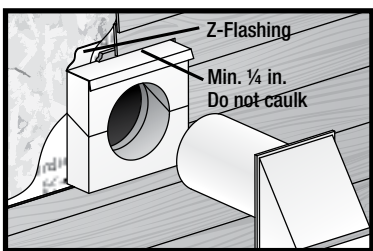
Figure 7



Block Penetration

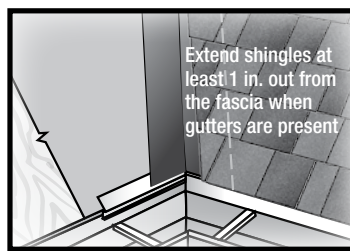
(recommended in HZ10)

Figure 8



Valley/Shingle Extension

Figure 9

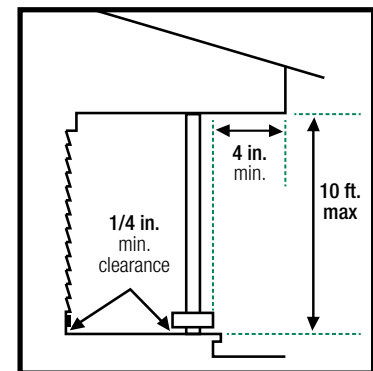


CLEARANCE REQUIREMENTS UNDER-COVER

Maintain a 1/4 in. clearance for HardieTrim boards installed under cover. Under cover is defined as:

- Not more than 10 feet below a roof overhang, and
- Not less than 4 inches horizontally from the edge of the roof overhang

Figure 10





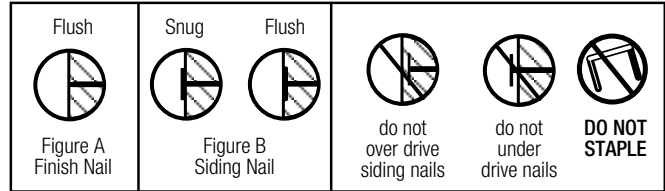
GENERAL FASTENING REQUIREMENTS

Fasteners must be corrosion resistant, galvanized, or stainless steel. Electro-galvanized are acceptable but may exhibit premature corrosion. James Hardie recommends the use of quality, hot-dipped galvanized nails. James Hardie is not responsible for the corrosion resistance of fasteners. Stainless steel fasteners are recommended when installing James Hardie products near the ocean, large bodies of water, or in very humid climates.

Manufacturers of ACQ and CA preservative-treated wood recommend spacer materials or other physical barriers to prevent direct contact of ACQ or CA preservative-treated wood and aluminum products. Fasteners used to attach HardieTrim Tabs to preservative-treated wood shall be of hot dipped zinc-coated galvanized steel or stainless steel and in accordance to 2009 IRC R317.3 or 2009 IBC 2304.9.5.”

PNEUMATIC FASTENING

James Hardie products can be hand nailed or fastened with a pneumatic tool. Pneumatic fastening is highly recommended. Set air pressure so that the fastener is driven snug with the surface of the trim. A flush mount attachment on the pneumatic tool is recommended. This will help control the depth the nail is driven. If setting the nail depth proves difficult, choose a setting that under drives the nail. (Drive under driven nails snug with a smooth faced hammer - Does not apply for installation to steel framing).



FACE NAILING REQUIREMENTS

Use 2 in. minimum 16 ga. finish nails to attach HardieTrim boards to wood frame construction. ET&F or equivalent fasteners or screws may be used to attach HardieTrim boards to steel frame construction.

Fastening instructions are similar for all applications. When using finish nails, position nails no closer than 1/2 in. from the edges of the trim and for all other fasteners no closer than 3/4 in. Fasteners must be no closer than 1 in. from ends of trim and spaced a maximum of 16 in. O.C. Ensure trim is adequately fastened.

James Hardie recommends using stainless steel finish nails when installing HardieTrim products.

Minimum fastener guide for finish nailing:

	Pre-built corner	Site Built Corners	Other areas (e.g. window trim, and band boards)
4 in.	1 nail every 16 in. to attach boards together + 1 nail every 16 in. each board	2 nails every 16 in.	2 nails every 16 in.
6 in.	1 nail every 16 in. to attach boards together + 2 nails every 16 in. each board		
8 in.	-	3 nails every 16 in.	3 nails every 16 in.
12 in.	-	4 nails every 16 in.	3 nails every 16 in.

Use a 2 in. finish nail to fasten trim together. Longer finish nails may bend.

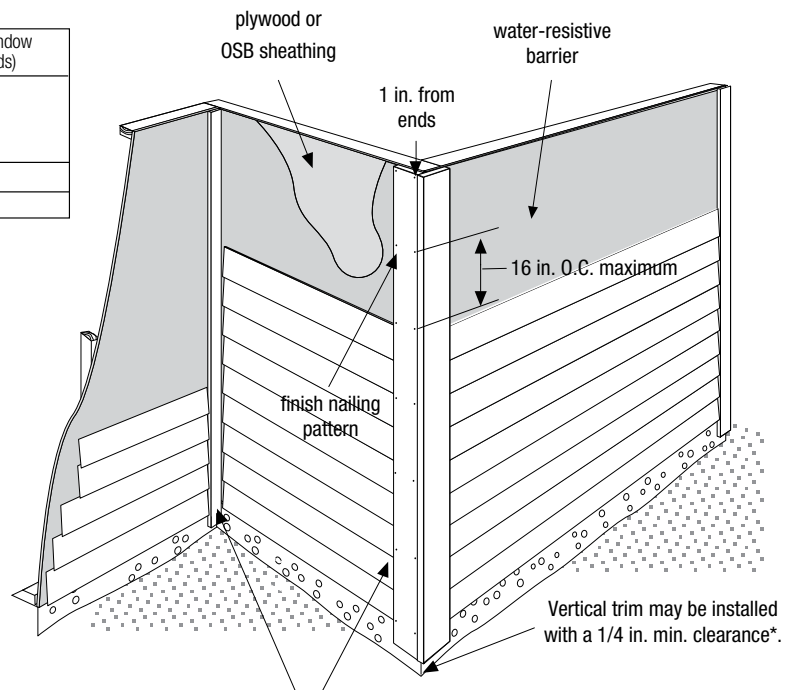


Figure 11

*Follow all applicable codes when installing HardieTrim boards



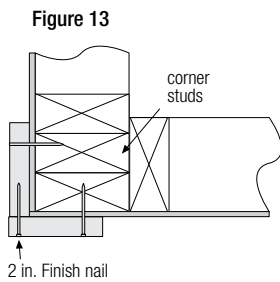
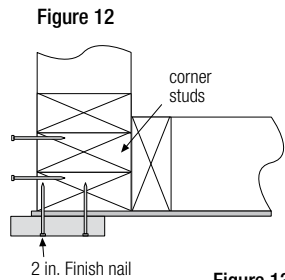
INSTALLATION

TRIMMING CORNERS

When installing corners or other vertical trim, position boards on the wall and attach (figure 12).

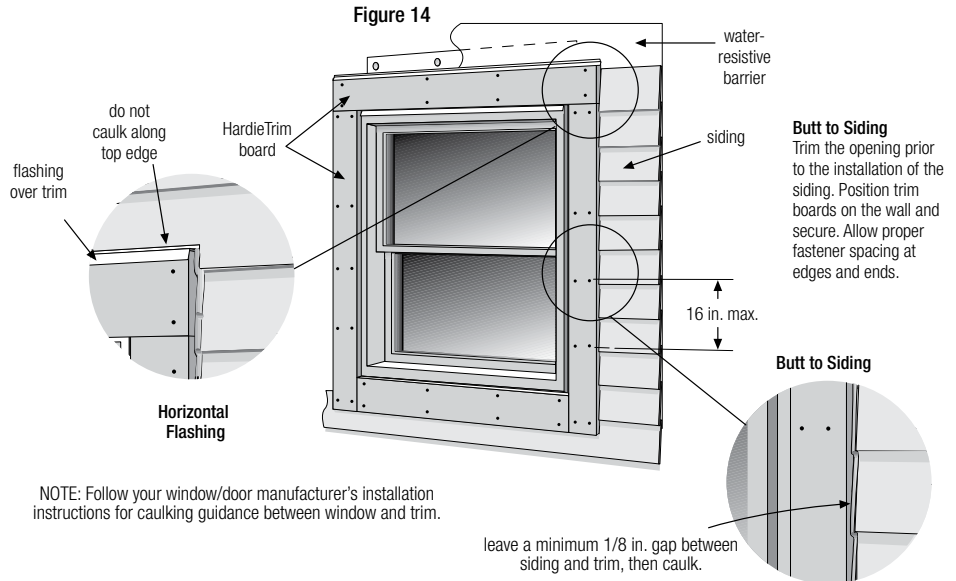
Pre-Built Corners

Alternatively, corners can be pre-built off the wall using 2 in. finishing nails. Each side of the pre-built corner must be secured to the wall (figure 13).



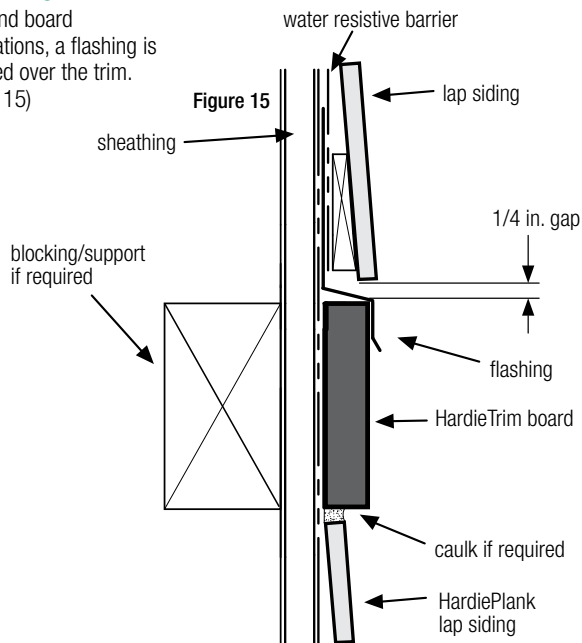
TRIM APPLICATION FOR WINDOWS, DOORS & OTHER OPENINGS

Flashing over trim is required per code for all installation methods. (figure 14)



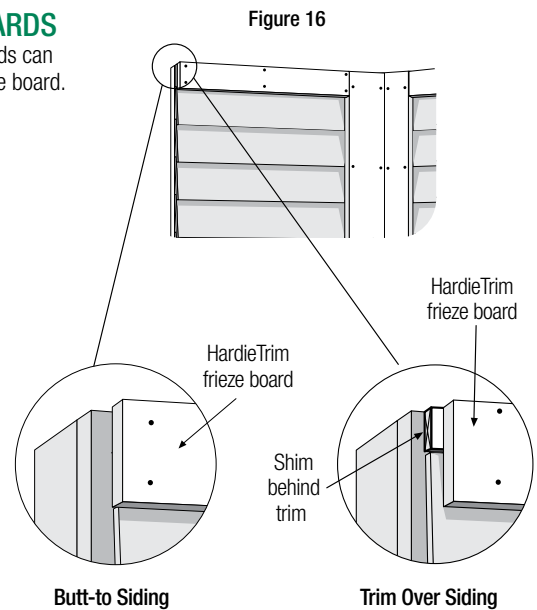
BAND BOARD

For band board applications, a flashing is required over the trim. (figure 15)



FRIEZE BOARDS

HardieTrim boards can be used as frieze board. (figure 16)





BATTEN BOARDS

HORIZONTAL PANEL JOINTS

At horizontal panel joints HardieTrim battens must be installed according to option 1 or 2 below. When installing HardieTrim Battens horizontally, they must be installed as a panel joint according to option 2.

Option 1

Figure 17 - No horizontal band board - Make a 22.5 - 45 degree weather cut, in the HardieTrim batten, just above the 1/4 in. clearance between panels.

Option 2

Figure 18 - Horizontal Band Board - Install a horizontal band board at the top of the bottom panel. Butt the lower batten to the band board and start the top batten at the bottom edge of the top panel. Maintain a 1/4 in. clearance above horizontal flashing.

Figure 17

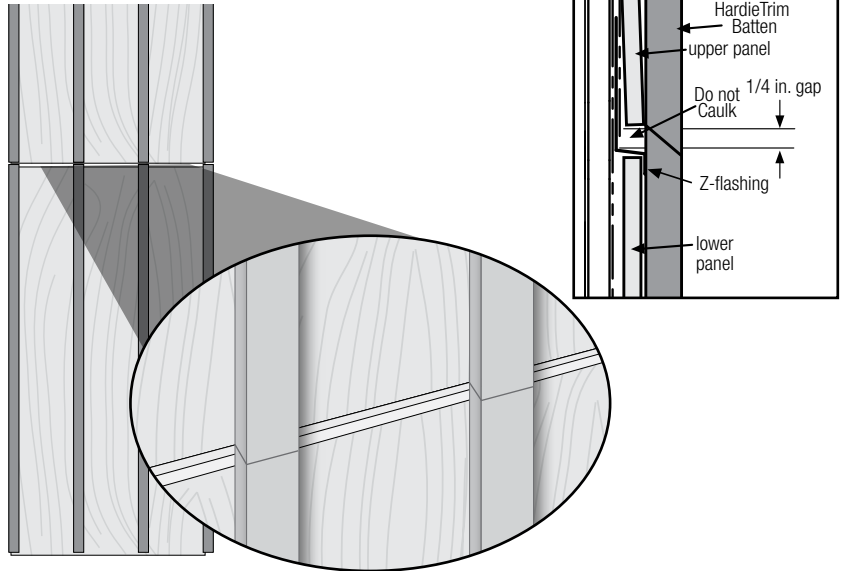
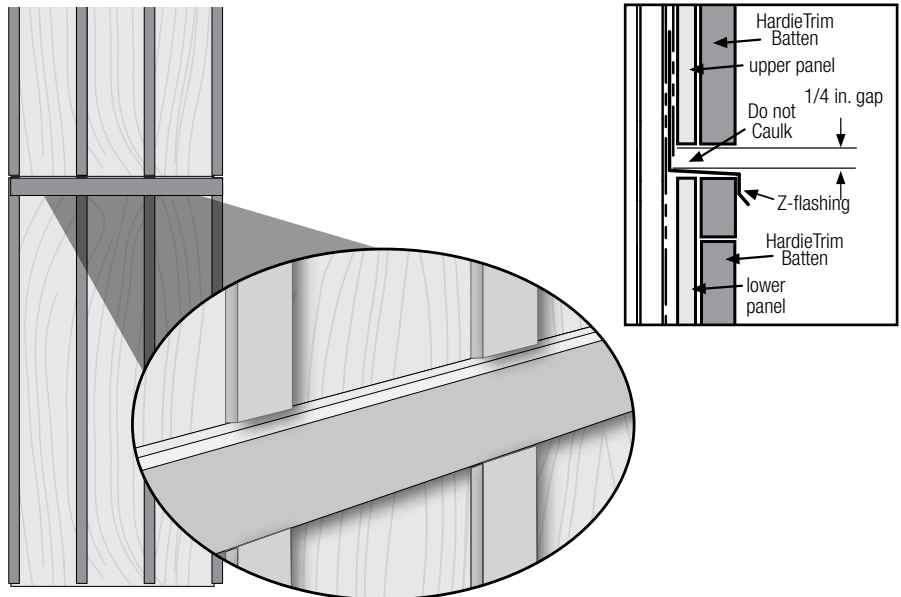


Figure 18





FASCIA

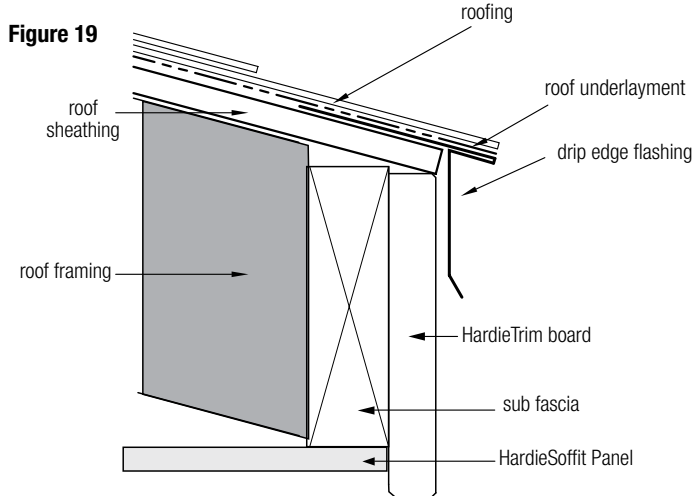
HardieTrim board is a decorative non-load bearing trim product. Do not use HardieTrim to replace any structural component.

HardieTrim boards can be fastened directly over a 2x sub-fascia or directly to rafter tails. Check local building code for relevant codes.

Option 1

Over sub-fascia: (figure 19)

When installing HardieTrim boards over solid 2x sub-fascia use minimum 2 in., 16 gauge corrosion resistant finish nails. (see fastener guide below)



Gutters:

James Hardie recommends the use of rain gutters whenever possible.

Do not attach gutters directly to HardieTrim

Use gutter hangers that attach through the roof sheathing into a rafter tail or other structural member.

Soffit

When installing HardieSoffit additional framing/blocking may be needed depending on application. Refer to HardieSoffit installation instructions for guidance.

Option 2

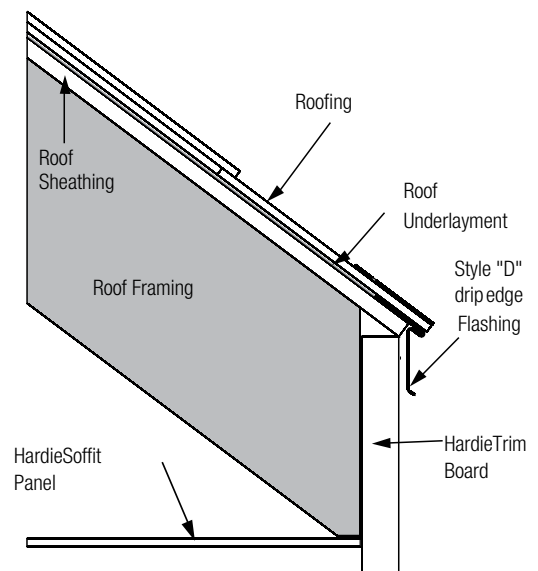
Direct to rafter tails: (figure 20)

When installing HardieTrim boards without the presence of a 2x sub-fascia, a minimum 8d siding corrosion resistant nails must be used to attach HardieTrim boards DO NOT use finish nails. (refer to fastener guide below).

Fascia Fastener Guide

HardieTrim Board	FASTENER SPACING	
	Direct to Rafter (min 8d siding)	Over 2x Sub-fascia (Minimum 2 in. 16 ga. Finish nails)
6 in.	2 nails every rafter spaced max 24 in. O.C.	2 nails spaced maximum 16 in. O.C.
8 in.	3 nails every rafter spaced max 24 in. O.C.	3 nails spaced maximum 16 in. O.C.
10 in.		4 nails spaced maximum 16 in. O.C.

Figure 20





HARDIETRIM® TABS

FASTENER REQUIREMENTS

For Corners, Band Boards, Windows, and Door Applications:

HardieTrim boards may be installed with HardieTrim™ Flat Tabs and HardieTrim™ Corner Tabs which provide concealed fastening. Only HardieTrim Flat and Corner Tabs can be used with HardieTrim boards to create a concealed fastening.

Step 1: Attach HardieTrim Flat Tabs to the back side of the trim using four, 18 ga. 1/2 in. L x 1/4 in. W narrow crown corrosion resistant staples, equally spaced in one row, positioned no closer than 1/2 in. from trim edges using a pneumatic staple gun. (figures 21, 22)

Step 2: For wood frame construction, attach the trim to the building with minimum 2, 6d siding nails fastened through the HardieTrim Flat Tabs (figure 23). ET&F or equivalent fasteners may be used to attach the HardieTrim Flat Tabs to steel frame construction.

Fastener spacing will vary based on application. Refer to fastener table on page 9. Refer to specific sections in these instructions for required fastener spacing by application (window, band board, etc.)

For Fascia, Rake, and Frieze board Applications:

HardieTrim tabs cannot be used in fascia, rake, or frieze board applications. Follow Face nailing fastening specifications.

Installation of HardieTrim tabs in Coastal Regions:

James Hardie requires that stainless steel staples & fasteners be used when installing HardieTrim Tabs in coastal regions.

Installation of HardieTrim Tabs over Pressure Treated Lumber: HardieTrim tabs **shall not** come in direct contact with ACQ or CA preservative-treated wood. Refer to the General Fastening section of this document for further information.

HardieTrim boards with ColorPlus Technology: Remove the laminate sheet as soon as possible after attaching the trim to the building.

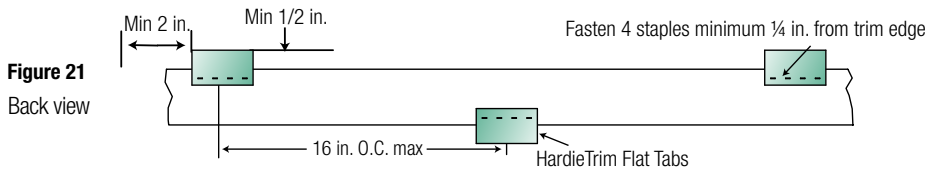
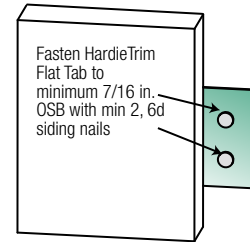


Figure 21
Back view

Figure 23

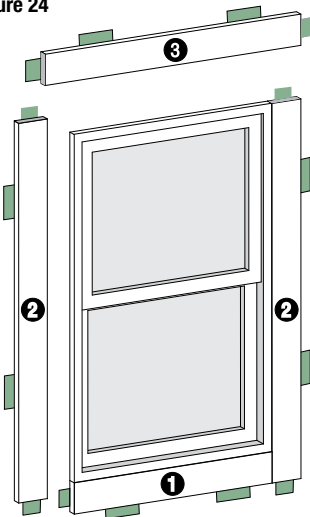


Fasten HardieTrim Flat Tab to minimum 7/16 in. OSB with min 2, 6d siding nails



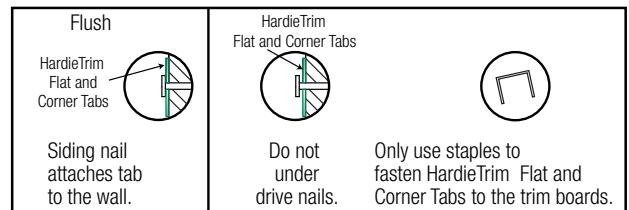
Figure 22
Front view

Figure 24



Trim Application for Windows, Doors & Other Openings

Trim the opening prior to the installation of the siding. Place a Flat Tab at the end of each trim board and one tab every 16 in. OC. Attach the trim boards and Flat Tabs around the opening as shown in figure 24. Use 16 ga. galvanized 2 in. long finish nails to ensure proper fastening if needed.



NOTE: Follow your window/door manufacturers installation instructions for caulking guidance between window and trim.





TRIMMING CORNERS

When using HardieTrim tabs prebuild outside corners off the wall.

- Attach HardieTrim Corner Tabs to the back side of the trim using eight(8) - 18 ga. 1/2 in. L x 1/4 in. W narrow crown corrosion resistant staples using a pneumatic stapler. Ensure the HardieTrim Corner Tabs are fastened tight and straight to the trim boards. (figure 25)
- For wood frame construction, attach trim to building using min. 6d siding nails fastened through the HardieTrim Corner Tabs attached to minimum 7/16 in. OSB *. (figure 26)
- Attach a HardieTrim Corner Tab 1 in. from each ends and every 20 in. O.C.
- TIP: Creating a jig for the work station is recommended to ensure corners are fastened securely and straight. (figure 27)

Figure 25

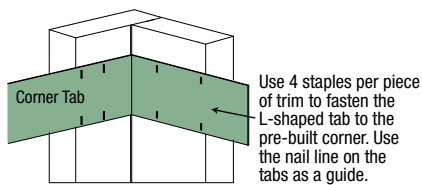


Figure 26

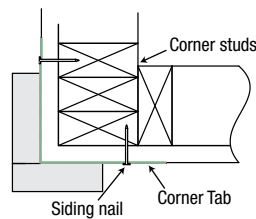
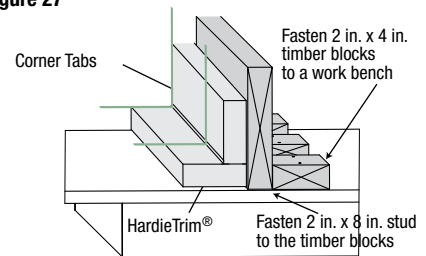


Figure 27



BAND BOARD

Terminate ends of the Band Board into Trim or Siding or miter cut the edges of the trim at the corners of the building. Place a HardieTrim Flat Tab at the end of each trim board and one tab every stud at a maximum of 16 in. O.C. The HardieTrim Flat Tabs should be attached to the trim in an alternating pattern to the top and bottom of the band board (figures 21, 22). Use 16 ga. galvanized 2 in. long finish nails to ensure proper fastening if needed.

Trim Tab Fastener Table

Application	Framing Material Tab is nailed into	Fastener (tab to framing)	Fastener (tab to trim)	Max Tab Spacing (inches on center)
Flat Tab	Wood Stud (minimum G=0.42)	One 6d corrosion resistant siding nail installed through center of tab into framing	Four 18 ga. X 1/2 in. long X 1/4 in. wide corrosion resistant crown staples, equally spaced in one row	16
	Minimum APA rated 7/16 in. OSB	Two 4d ring shank corrosion resistant siding nails equally spaced installed through tab into framing		
	Minimum 20 gauge steel	One No. 8 X 1 in. long X 0.323 in. head diameter screw (corrosion resistant) installed through flange into framing		
Corner Tab	Wood Stud (minimum G=0.42)	On each flange, Install one 6d corrosion resistant siding nail through tab into framing	For each piece of trim, install Four 18 ga. X 1/2 in. long X 1/4 in. wide corrosion resistant crown staples, equally space in two rows	20
	Minimum APA rated 7/16 in. OSB	On each flange, Install two 4d ring shank corrosion resistant siding nails through tab into framing		
	Minimum 20 gauge steel	On each flange, Install one No. 8 X 1 in. long X 0.323 in. head diameter screw (corrosion resistant) through tab into framing		





FINISHING

CUT EDGE TREATMENT

Caulk, paint or prime all field cut edges. James Hardie touch-up kits are required to touch-up ColorPlus products.

CAULKING

For best results use an Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or a Latex Joint Sealant complying with ASTM C834.

Caulking/Sealant must be applied in accordance with the caulking/sealant manufacturer's written instructions.

PAINTING

DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie Products. James Hardie products must be painted within 180 days for primed product and 90 days for unprimed. 100% acrylic topcoats are recommended. Do not paint when wet. For application rates refer to paint manufacturers specifications. Back-rolling is recommended if the siding is sprayed.

COLORPLUS TECHNOLOGY CAULKING, TOUCH-UP & LAMINATE

- Care should be taken when handling and cutting James Hardie® ColorPlus® products. During installation use a wet soft cloth or soft brush to gently wipe off any residue or construction dust left on the product, then rinse with a garden hose.
- Touch up nicks, scrapes and nail heads using the ColorPlus® Technology touch-up applicator. Touch-up should be used sparingly. If large areas require touch-up, replace the damaged area with new HardiePlank® lap siding with ColorPlus® Technology.
- Laminate sheet must be removed immediately after installation of each course.
- Terminate non-factory cut edges into trim where possible, and caulk. Color matched caulks are available from your ColorPlus® product dealer.
- Treat all other non-factory cut edges using the ColorPlus Technology edge coaters, available from your ColorPlus product dealer.

Note: James Hardie does not warrant the usage of third party touch-up or paints used as touch-up on James Hardie ColorPlus products.

Problems with appearance or performance arising from use of third party touch-up paints or paints used as touch-up that are not James Hardie touch-up will not be covered under the James Hardie ColorPlus Limited Finish Warranty.

PAINTING JAMES HARDIE SIDING AND TRIM PRODUCTS WITH COLORPLUS TECHNOLOGY

When repainting ColorPlus products, James Hardie recommends the following regarding surface preparation and topcoat application:

- Ensure the surface is clean, dry, and free of any dust, dirt, or mildew
- Repriming is normally not necessary
- 100% acrylic topcoats are recommended
- DO NOT use stain, oil/alkyd base paint, or powder coating on James Hardie® Products.
- Apply finish coat in accordance with paint manufacturers written instructions regarding coverage, application methods, and application temperature
- DO NOT caulk nail heads when using ColorPlus products, refer to the ColorPlus touch-up section

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SILICA WARNING

DANGER: May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product. Refer to the current product Safety Data Sheet before use. The hazard associated with fiber cement arises from crystalline silica present in the dust generated by activities such as cutting, machining, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust. When doing any of these activities in a manner that generates dust you must (1) comply with the OSHA standard for silica dust and/or other applicable law, (2) follow James Hardie cutting instructions to reduce or limit the release of dust; (3) warn others in the area to avoid breathing the dust; (4) when using mechanical saw or high speed cutting tools, work outdoors and use dust collection equipment; and (5) if no other dust controls are available, wear a dust mask or respirator that meets NIOSH requirements (e.g. N-95 dust mask). During clean-up, use a well maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet clean-up methods - never dry sweep.

! WARNING: This product can expose you to chemicals including respirable crystalline silica, which is known to the State of California to cause cancer. For more information go to P65Warnings.ca.gov.

RECOGNITION: In accordance with ICC-ES Evaluation Report ESR-2290, HardiePlank® lap siding is recognized as a suitable alternate to that specified in: the 2006,2009,&2012 International Residential Code for One- and Two-Family Dwellings, and the 2006, 2009, & 2012 International Building Code., HardiePlank lap siding is also recognized for application in the following: City of Los Angeles Research Report No. 24862, State of Florida listing FL#889, Dade County, Florida NOA No. 02-0729.02, U.S. Dept. of HUD Materials Release 1263c, Texas Department of Insurance Product Evaluation EC-23, City of New York MEA 223-93-M, and California DSA PA-019. These documents should also be consulted for additional information concerning the suitability of this product for specific applications.

**Town of Herndon Survey
Fairfax County, Virginia**

Surveyor: EHT Traceries (B. Marzella)

Date: October 6, 2017

Street #: 706 Street Name: Main Drive DHS ID#: 235-0003-0237

Primary Resource Property Name (if any):

Resource Category: Domestic Resource Type: Single Family Dwelling
 Construction Date: 1927 Exact VDHR Time Period: World War I to World War II (1917-1945)
 Contributing Status: Contributing Condition: Good Style: Colonial Revival
 Bldg. Type: Rectangular Bays: 3 Stories: 1.5

Primary Cladding Material: Primary Treatment: Stretcher Bond Primary Material: Brick
Secondary Cladding Material: Secondary Treatment: Siding, Lap Secondary Material: Vinyl
 Roof Type: Clipped Gable (Jerkinhead) Roof Material: Asphalt shingle
 Chimney Type: Interior Slope Chimney Treatment: Stretcher Bond Chimney Material: Brick
 Dormer Type: Shed Dormer Material: Vinyl
 Foundation Type: Solid/Continuous Found'n Treatment: Stretcher Bond Found'n Material: Brick
 Porch Type: Stoop/Deck Support Type: No Supports Floor Material : Brick
 Window Type: Double-Hung Glazing Type: 9/9 True Window Material: Wood
 Shutter Type: None Shutter Treatment: N/A Shutter Material: N/A
 Garage Type: Detached Garage Treatment: Side-loaded No. of Bays: 1

Describe the following features, where present:

Main Entry Door: Paneled wood door with glazed sidelights and segmentally arched surround.
 Front Porch: Half-round brick stoop.
 Signs and/or Murals: None



Photograph - Primary Elevation(s)

Describe the following features, where present:

Details or Character-Defining Features:

Distinctive Colonial Revival house with English Cottage form. Intact wood windows and details, yellow brick, and brick sills and lintels.

Major Additions and/or Alterations:

House remodeled circa 2009 with two-story rear addition. Replacement of some exterior cladding materials, including siding and windows on shed dormers.



Photograph - Secondary Elevations or Details

(Note location, size, & date)

Secondary Resource #1

Resource Type: Garage Condition: Good
Construction Date: 1927 Circa
Stories: 1 Bays: 1
Resource Description: One-story, original garage building at rear of property facing side street. Matching yellow brick to main house



Photograph - Secondary Resource(s)

(Note location, size, and distinctive features)

Table with 4 columns: Material/Treatment, Primary Treatment, Primary Material, Secondary Material, Roof Type, Chimney Type, Foundation Type, Porch Type, Window Type, Roof Material, Chimney Material, Found'n Material, Floor Material, Window Material.

Additional Resources

Resource Description:

(Note location, type, & appearance)