

**TOWN OF HERNDON, VIRGINIA
HERITAGE PRESERVATION REVIEW BOARD
WORK SESSION AGENDA
SEPTMEBER 4, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARING

2. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL OR WINDOW SIGN, HPRB #19-32**, to consider an application for a Certificate of Appropriateness for the installation of a new business sign on the accessory commercial building at 797 Center Street, Herndon, Virginia, located at the intersection of Center Street and Station Street, and further identified as Fairfax County Tax Map 0162-02-0306. The property is zoned PD-D, Planned Development - Downtown; and consists of 5,966 total square feet of land. Owner/Applicant: Douglas K. and Melissa Anne Landau. Applicant's Representative/Tenant: Dorian Traynham.

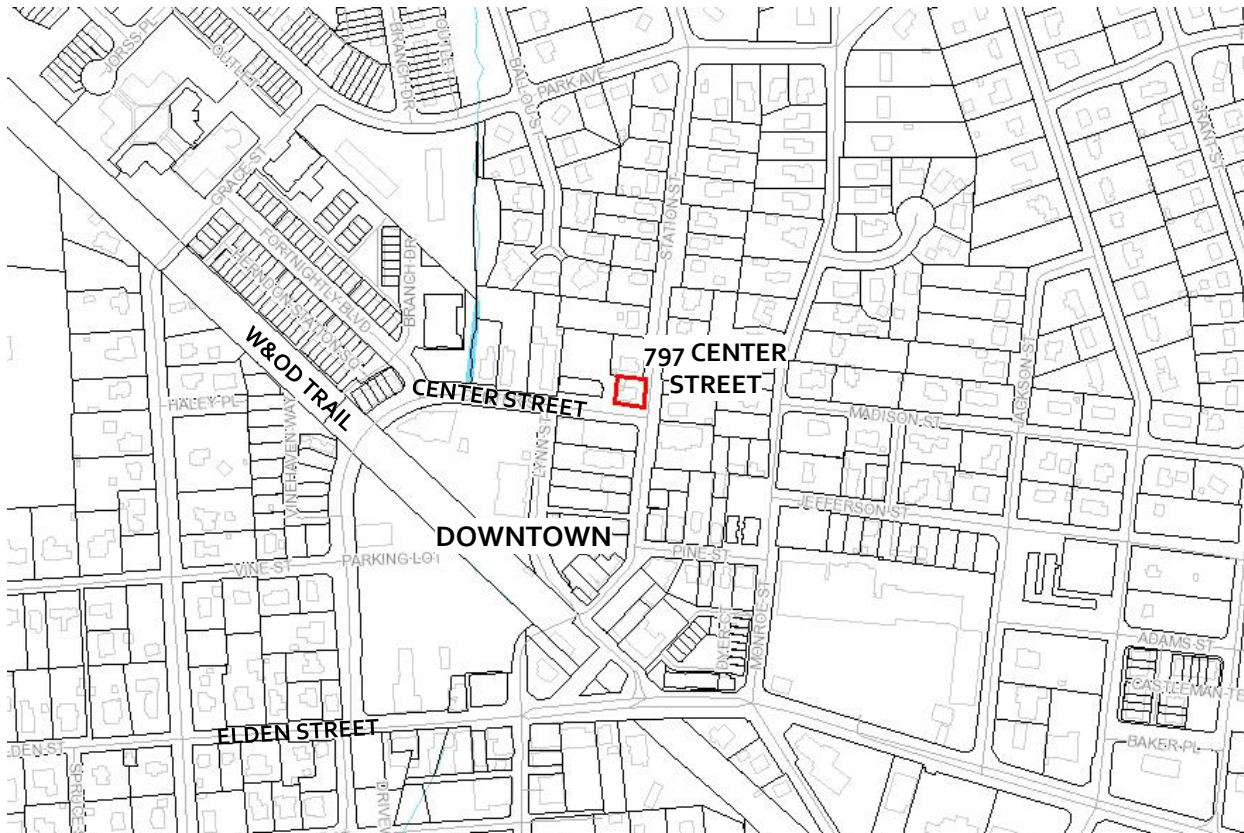
COMMENTS

3. Comments from the Staff Members
4. Comments from the Board Members

ADJOURNMENT

Case Number & Type: HPRB #19-32; Wall Sign
Case Summary: Construct and install new business sign on one elevation of an accessory commercial structure.
Case Location: 797 Center St.

Location Map



Property Information

Applicant/Owner:	Douglas K. and Melissa Anne Landau		
Agent:	Dorian Traynham, Tenant		
Business/Organization:	Studio 797		
Property Use:	Commercial office, multi-tenant		
Zoning District:	PD-D, Planned Development – Downtown	HPOD Designation:	Contributing
Adjacent Zoning:	North: R-10, Residential, Single Family South: CC, Central Commercial	East: R-10, Residential, Single Family West: CC, Central Commercial	
Adjacent Property HPOD Designation:	North: Contributing South: Non-contributing	East: Contributing West: Non-contributing	
Associated Cases:	HPRB #04-06, HPRB #09-22		

Building Type(s):	Two-story residential with commercial use / single story accessory commercial structure	Date of Construction:	Circa 1900 (primary) / Unknown (accessory)
Architectural Style(s):	Folk Victorian (primary structure)/Contemporary (accessory structure)		
Exterior Material(s):	Cementitious fiber board (primary and accessory), wood porch, standing seam metal roof (primary), asphalt shingle roof (accessory), vinyl windows		
Neighborhood Design Profile:	Urban commercial / mixed use		

Case Details

Case Description:

This application proposes to install one new 1.5' X 2', non-illuminated, metal business sign panel on the east facing façade of the accessory building on the subject property. The proposed sign is to be mounted approximately 4.5' above grade at its highest point and will be located to the left of the entrance door. The sign will be constructed of a ¼" thick black metal panel mounted with screws to the exterior cementitious fiber board. The routed sign letters are estimated to be 4" to 5" for the "STUDIO" capital letters with the "797" numbers estimated to be 10" wide X 11" high (Attachment #1, #2, and #3).

Case Background:

The original address for the property was 865 Station Street for the primary, contributing structure, and 867 Station Street for the accessory structure. The current address for the subject property is 797 Center Street. The accessory structure was built after the district's period(s) of significance (Attachment #4). The accessory structure is a common non-contributing commercial vernacular of the 1970's and 1980's time frame, with no extraordinary or unusual architectural design features or details. The accessory structure was the subject of a previous HPRB case, HPRB #04-06, which improved the visual appearance of the exterior materials of the structure to be more in keeping with exterior cladding, windows and other features of the primary, contributing structure. Previous tenant signage for the accessory structure has been removed from the building and the site. The Board has recently reviewed and approved signs for tenant businesses in nearby locations to include the Nachman Building, 790 Station Street, Junction Square, 704 Elden Street, and Aslin Beer Company, 765-767 Elden Street.

Applicable Design Guidelines & Criteria:

- Town of Herndon Heritage Preservation Handbook, Chapter 21 Design Guidelines: Signs
- Town Zoning Ordinance Section 78-141.6. - Sign standards for downtown mixed-use districts
- Town Zoning Ordinance, Section 78-140.6. - General standards for all signs
- Town Zoning Ordinance Section 78-60.3. - Heritage Preservation Overlay District (HP District)(Attachment #5)

Staff Analysis

1. The application proposes a total of 3 square feet of sign area along the east façade, near the corner of the building, and visible from Station Street. The sign regulations in Section 78-141, Tables 78-141.6 (a) of the Zoning Ordinance state that the sign area is determined by a standard square foot maximum in the Planned Development - Downtown (PD-D) zoning district. The total permitted area for commercial signs for this building is up to 48 square feet for up to two (2) wall signs and 24 square feet maximum per sign. Thus, the proposed sign on the east elevation meets the size and placement standards of the referenced zoning ordinance section.
2. The proposed sign meets the Town Zoning Ordinance, Section, 78-140.6. - General standards for all signs regarding, the sign types, design, placement, and illumination.
3. Review of the Town's Heritage Preservation Handbook, Chapter 21 Design Guidelines: Signs, indicates that the proposed commercial sign conforms to the guidelines for general sign design and placement on commercial building (pages 99 – 102). The sign lettering does not exceed the overall dimensional heights of 12" as the tallest letters or numbers are approximately 11" in height or less. The sign's highest point on the building is approximately 4.5' above ground level next to the primary front entrance, which also meets the recommended sign height (above ground level). The sign area proposed with this sign application is well under the 6 square foot maximum noted in the guidelines. The proposed sign conforms to the referenced design guidelines for commercial buildings and the sign design is in keeping with the existing modern form, architectural character, and composition of the building design. Further, staff also finds that the new sign does not detract from the architecture of the primary contributing structure on the subject property.
4. Section 78-60.3(f) of the Zoning Ordinance requires the HPRB to consider specific criteria/standards when reviewing applications (Attachment #5). Based on the evaluation of each criteria, staff finds the proposed signs will improve the overall visual appearance of this commercial structure and meet the intent of the evaluation criteria in the reference section of the Town's Zoning Ordinance.

Staff Recommendation:

Motion Alternatives:	1. Motion to deny the application. 2. Motion to approve the application as submitted. 3. Motion to approve with condition(s). 4. Motion for continuance of the public hearing to a date certain or the next HPRB Public Hearing for action to address a specified design issue or concern of the Board
Recommended Motion:	Motion for approval of HPRB #19-32, in accordance with Alternative #3, with the following conditions: 1. Any holes in the exterior façade that may remain from any previous signs on the front elevation shall be filled/repaired prior to installation of the new sign panel on the front elevation.

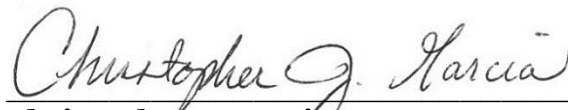
	2. The proposed sign shall be installed in substantial conformance with the application materials submitted on August 12, 2019.
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Report Attachments

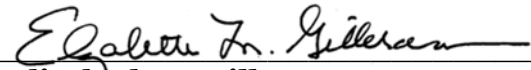
1.	Aerial Image
2.	Applicant Letter
3.	Site Plan, Sign Elevations and Details
4.	1987 Historic District Survey Form(s)
5.	Town's Zoning Ordinance, Section 78-60.3.

Staff Contact

Name/Title:	Christopher J. Garcia, Community Design Planner
Phone/Email:	(703)787-7380; christopher.garcia@herndon-va.gov



Christopher J. Garcia
Community Design Planner



Elizabeth M. Gilleran
Director of Community Development

CENTER STREET

797 Center St

797 CENTER STREET

STATION STREET



50 ft

Google Earth
© 2018 Google

SITE LOCATION – AERIAL PHOTO



Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

wall sign permit application for:



STUDIO 797 - new art studio of Dorian Traynham
797b Center Street
Herndon, VA 20170
740-802-3618

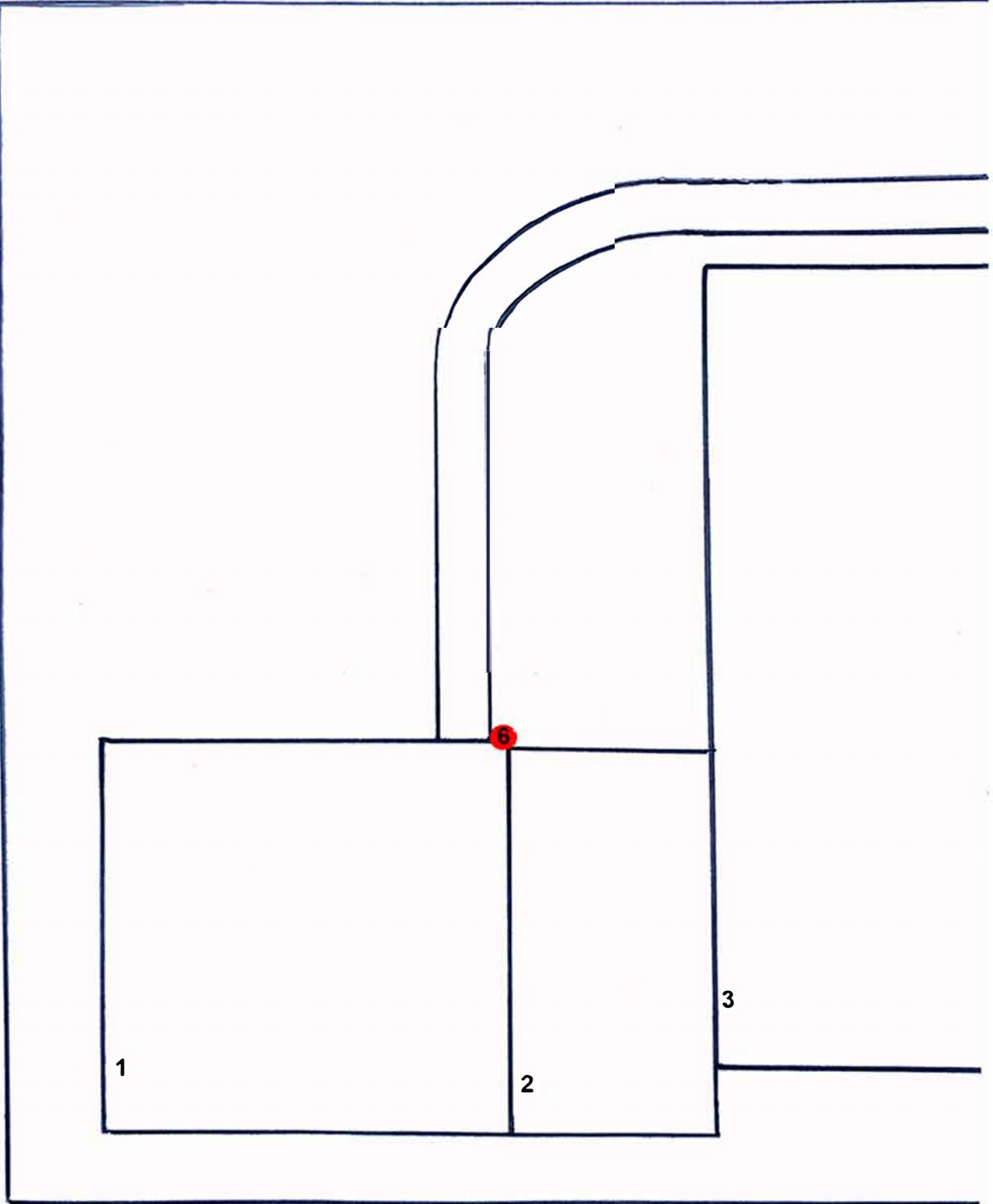
18" x 24" raw metal sign - 'STUDIO 797' cut out letters and border. Sealed with a clear, matte finish.

contents of completed application:

1. contents page
2. application
3. application fee - check
4. 8 - color photograph of entire store front with sign
5. 8 - identifying location of sign - facade
6. 8 - proposed sign information
7. footprint of property & location of sign
8. sample of material

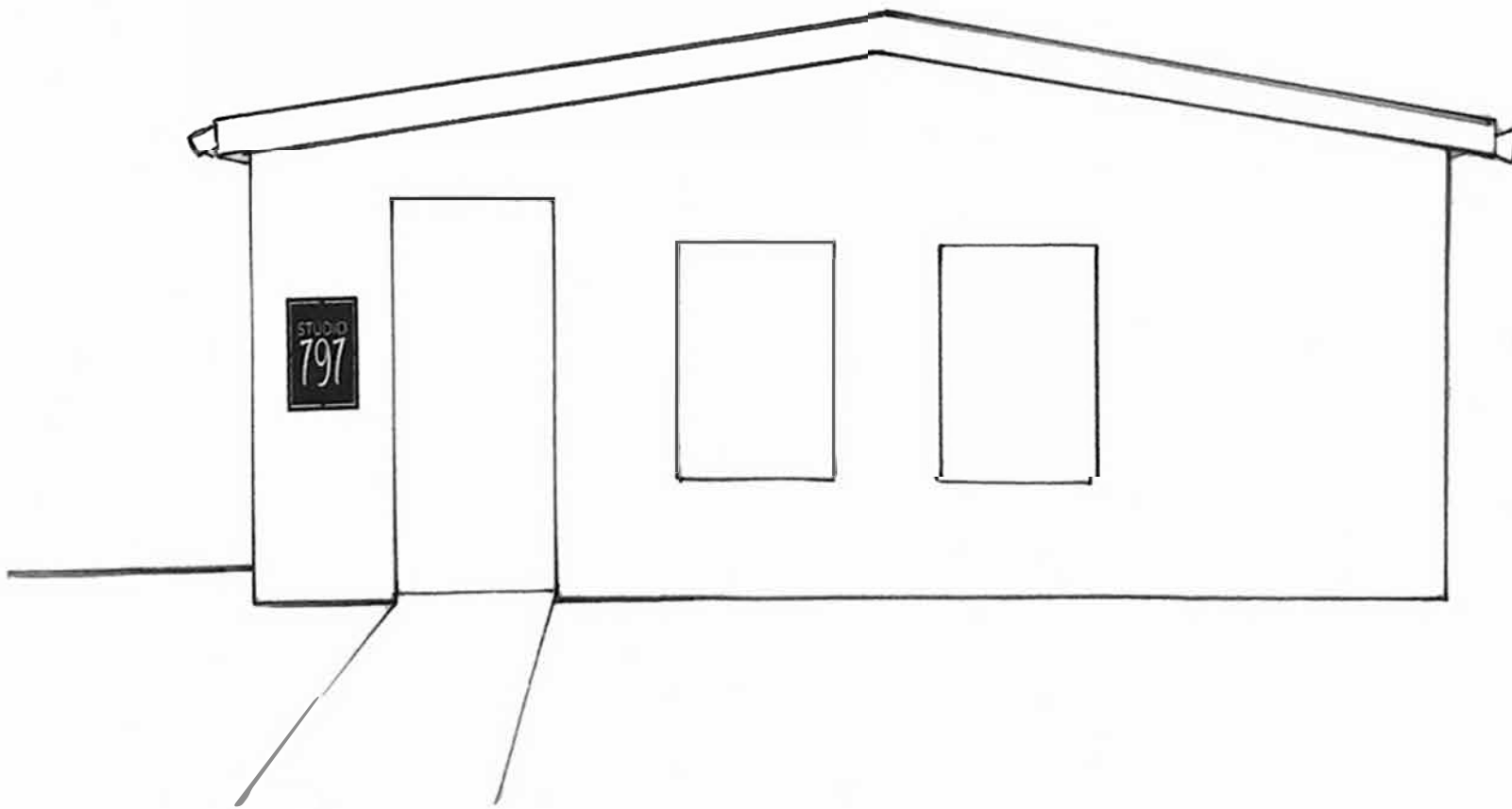
Dorian Traynham
1541 Chatham Colony Court
Reston, VA. 20190
740-802-3618

4



- 1. studio
- 2. attached patio
- 3. Landau offices
- 4. sidewalk
- 5. street
- 6. sign location

1" = 5'



1" = 2'



STUDIO 797

797b Center Street
entrance on Station Street



black 18" x 24"
no illumination
matte coat, raw metal
attached by exterior screws

1" = 2'

STUDIO
12" x 2/34 x 1/4



border
1/4"

797
10" x 11" x 3/4"



DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-75
Negative no(s). 9089/22

Attachment #4

City/Town/Village/Hamlet	Herndon	County	Fairfax
Street address or route number	864 Station St.	U.S.G.S. Quad	Herndon
Historic name	865	Common name	
Present use	vacant	Building Style	Victorian Vernacular
Original use	residence	Building Date(s)	ca. 1890-1915

1. Construction Materials

☒ wood frame
☐ brick
bond: ☐ English
☐ Flemish
☐ ____-course American
☐ stretcher
☐ other _____

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

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

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

2. Cladding Material

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

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

4. Bays (number): front ____ side (church) ____
☐ symmetrical ☐ asymmetrical

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

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

7. Dormers (number): front ____ side ____
☐ gable ☐ pediment?
☐ shed
☐ hipped

8. Primary Porch
style 1 story hipped, wraparound
stories 1
levels 1 bays 3 (?)
materials wood with tar paper roof
description and decorative details
The porch is now completely enclosed with board and batten siding.

9. General supplementary description and decoration:
2/2 sashes with molded cornices, capped cornerboards. Gable with fish scale shingles. Wide overhang. 2 story bay with gallery.

10. Major additions and alterations:
Front porch enclosed. Old 1½ story ell with more recent 1 story, shed roof, board and batten addition.

11. Outbuildings:
None

12. Landscape Features:
Some trees and shrubs.

13. Significance:
Size, scale, and setback contribute to the overall character of neighborhood. Excellent example of Victorian style in Herndon.

Surveyed by: Polhill/Frazier Date: 12/87





VIRGINIA
DIVISION OF HISTORIC LANDMARKS
HISTORIC DISTRICT/BRIEF
SURVEY FORM

File no. 235-214
Negative no(s). 9101/4

City/ Town/ Village/ Hamlet	Herndon	County	Fairfax
Street address or route number	864 or 866(?)	U.S.G.S. Quad	Herndon
Historic name	867?	Common name	
Present use	residence	Building Style	Noncontributing
Original use	residence	Building Date(s)	1975-1985

1. Construction Materials

- ☐ wood frame
- ☐ brick

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

☐ random rubble
☐ coursed rubble
☐ ashlar ☐ dressed
☐ rock-faced
- ☐ log:

☐ squared ☐ unsquared
notching:
☐ V-notch ☐ half dovetail
☐ saddle ☐ full dovetail
☐ square ☐ diamond
- ☐ concrete block
- ☐ terra cotta
- ☐ steel frame
- ☐ other _____

3. Stories (number) _____
☐ low basement ☐ raised basement

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

5. Roof Type

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

6. Roofing Material

☐ shingle

☐ composition (asphalt, asbestos, etc.)
☐ wood

☐ metal

☐ standing seam
☐ corrugated
☐ pressed tin (simulated shingles)

☐ tile

☐ pantile ☐ flat ☐ glazed

☐ slate

☐ not visible

7. Dormers (number): front _____ side _____
☐ gable ☐ pediment?
☐ shed
☐ hipped

8. Primary Porch
style _____
stories _____
levels _____ bays _____
materials _____
description and decorative details _____

9. General supplementary description and decoration:

10. Major additions and alterations:

11. Outbuildings:

12. Landscape Features:

13. Significance:

Noncontributing one story cottage.



HERITAGE PRESERVATION REVIEW BOARD STANDARDS FOR DESIGN REVIEW

Excerpts from the Town of Herndon Code of Ordinances Chapter 78 – Zoning, Article VI Overlay Districts

Sec. 78-60.3. - Heritage Preservation Overlay District (HP District).

- (a) *Purpose and intent.* The heritage preservation overlay district (HP district) is intended to provide for the establishment of historic landmarks and preservation districts as a means of preserving the historical, cultural, and architectural heritage of the town and protecting designated historic resources and is adopted pursuant to the authority granted to localities by Virginia Code § 15.2-2306.
- (b) *Applicability.* No building, structure, or sign located in the HP district shall be erected, reconstructed, altered, demolished, moved, expanded or restored except in accordance with the provisions of section 78-60.3(g), certificate of appropriateness in the heritage preservation overlay district.
- (c) *District boundaries and maps.* The boundaries of the HP district shall be shown on the town's official zoning map and on the appropriate comprehensive plan maps after action by the planning commission and town council.....
- (f) *Development within the heritage preservation overlay district.* Development located within a preservation district shall be completed in accordance with the Herndon Heritage Preservation Handbook, and the following standards:
 - (1) *Alteration, restoration or reconstruction.* A certificate of appropriateness for altering, restoring, or reconstruction of a building or structure shall be approved only after considering the following standards, as well as other appropriate matters:
 - a. Whether or not reasonable effort shall be made to alter the site, building, or structure, and its environment to the minimal extent practicable.
 - b. Whether or not alteration of the original distinguishing qualities or character of a site, building, or structure and its environment and the removal or alteration of any historic material or distinctive architectural features shall be avoided to the greatest extent practicable.
 - c. Whether all sites, buildings and structures shall be recognized as products of their own time, with alterations and reconstruction to existing buildings and structures to be consistent with the original style of such buildings and structures.
 - d. Whether or not distinctive stylistic features or examples of skilled craftsmanship that characterize a building or structure or site shall be retained and restored to the greatest extent practicable.
 - e. Whether or not deteriorated architectural features shall be repaired, rather than replaced, wherever reasonably possible, and, if replacement is necessary, whether or not new materials shall match the material being replaced in composition, design, color, texture and other visual qualities to the greatest extent practicable.
 - f. Whether or not repair or replacement of missing architectural features shall, to the greatest extent possible, be based on accurate duplications of the original features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
 - g. Whether or not the surface cleaning of buildings and structures constituting historic landmarks shall be undertaken with the gentlest means practicable; provided, however, that

sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.

- h. Whether or not partial demolition of buildings or structures within preservation districts may be approved when one or more of the existing facades are retained for the purpose of integrating new construction into existing historic buildings or structures when such is appropriate and in accordance with the intent of this article. The town does not advocate this procedure, as it goes against the Secretary of the Interior's guidelines for rehabilitation and credits would not be allowed in such projects.
 - i. Whether or not, to the greatest extent practicable, every effort shall be made to protect and preserve archeological resources within or adjacent to the heritage preservation overlay district.
 - j. Whether or not contemporary design for alterations and additions to existing buildings and structures is compatible with the size, scale, color, material, and character of the building and structures within preservation districts, and whether or not such alterations and additions would destroy significant historical, architectural, or cultural material.
 - k. Whether or not the proposed additions or alterations to existing buildings and structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would be unimpaired. Whenever possible, new additions or alterations to existing buildings and structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building or structure would be unimpaired.
- (2) *New construction.* A certificate of appropriateness for new construction of a building or structure may be approved only after considering the following standards, as well as other appropriate matters:
- a. Whether or not the design will be architecturally compatible with the historic landmarks, buildings, and structures in the heritage preservation overlay district in terms of size, scale, color, material, and character.
 - b. No specific architectural style shall be adopted or imposed in the administration of this section.
- (3) *Moving or relocating a building .* A certificate of appropriateness to move or relocate a building or structure may be approved only after considering the following, as well as other appropriate matters:
- a. Whether or not the proposed relocation may have a detrimental effect on the structural soundness of the building or structure;
 - b. Whether or not the proposed relocation would have a negative or positive effect on other historic landmarks or on other sites, buildings or structures located within the heritage preservation overlay district;
 - c. Whether or not the proposed relocation would provide new surroundings that would be compatible with the architectural aspect of the building or structure;
 - d. Whether or not the proposed relocation is the only practicable means of saving the structure from demolition; and
 - e. Whether or not the building or structure will be relocated to another site within the corporate limits of the town or to another adjacent site that is subject to preservation control.

- (4) *Demolition.* A certificate of appropriateness to demolish a building or structure may be approved, only after reviewing and considering the circumstances and conditions of the structure or building or the part proposed for demolition, and considering the following factors as well as all other appropriate matters:
- a. Whether or not the building or structure is an historic landmark or is a building within the heritage preservation overlay district that contributes to the character of the heritage preservation overlay district;
 - b. Whether or not the building or structure is of such interest or significance that it would qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register;
 - c. Whether or not the building or structure is of such old or uncommon design, texture or scarce material that it could not be reproduced or could be reproduced only with great difficulty and expense;
 - d. Whether or not historic events occurred in the building or structure;
 - e. Whether or not the building or structure is structurally unsound and to what extent;
 - f. Whether or not a relocation of the building or structure or a portion thereof would be to any extent practicable as a preferable alternative to demolition;
 - g. Whether or not the proposed demolition could potentially adversely affect other historic landmarks located within a preservation district or adversely affect the character of a preservation district;
 - h. If a building is damaged by a fire or other natural hazard, the building inspector shall determine if a building is structurally sound and is in imminent danger to public safety and should be demolished;
 - i. The reason for demolishing the building or structure and whether or not any alternatives to demolition exist;
 - j. Whether or not there has been a professional, economic, and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.