

**TOWN OF HERNDON, VIRGINIA  
HERITAGE PRESERVATION REVIEW BOARD  
PUBLIC HEARING AGENDA  
FEBRUARY 19, 2020  
HERNDON COUNCIL CHAMBERS BUILDING  
765 LYNN STREET  
7:00 P.M.**

**CALL TO ORDER**

1. Roll Call
2. Determination of Quorum

**APPROVAL OF MINUTES**

3. January 8, 2020 Work Session Draft Minutes
4. January 15, 2020 Public Hearing Draft Minutes

**COMMENTS**

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

**PUBLIC HEARINGS**

8. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A FREESTANDING SIGN, HPRB #20-001**, to consider an application for a Certificate of Appropriateness for the alteration of the existing freestanding sign located near the entrance to the commercial property at 761A Monroe Street, Herndon, Virginia, located between the intersection of Monroe Street and Madison Street and the intersection of Monroe Street and Pine Street, and further identified as Fairfax County Tax Map 0162-02-0275A. The property is zoned CC, Central Commercial; and consists of 5,491 total square feet of land. Owners/Applicants: Monroe Street Studio, LCC c/o Steve Mitchell. Applicant's Representative: David Kipper, Golden Real Estate Services.
9. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A WALL OR WINDOW SIGN, HPRB #20-002**, to consider an application for a Certificate of Appropriateness for the installation of six (6) new business tenant wall signs on the commercial building at 761C Monroe Street, Herndon, Virginia, located between the intersection of Monroe Street and Madison Street and the intersection

of Monroe Street and Pine Street, and further identified as Fairfax County Tax Map 0162-02-0275C. The property is zoned CC, Central Commercial; and consists of 5,491 total square feet of land. Owners/Applicants: Monroe Street Ventures, LCC c/o Steve Mitchell. Applicant's Representative: David Kipper, Golden Real Estate Services.

10. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION, HPRB #20-003**, to consider an application for a Certificate of Appropriateness for the construction of a new accessory structure, a storage shed, on the single family residential property at 764 Grace Street, Herndon, Virginia, located at the southeast corner of the intersection of Grace Street and the Washington and Old Dominion Trail right-of-way, and further identified as Fairfax County Tax Map 0104-02-0017. The property is zoned R-10, Residential, Single Family; and consists of 16,074 total square feet of land. Owners/Applicants: Bryce A. Perry and Phuong T. Pham.

**ADJOURNMENT**

**Future HPRB Meetings**

|                |                     |           |
|----------------|---------------------|-----------|
| March 4, 2020  | HPRB Work Session   | 7:00 p.m. |
| March 18, 2020 | HPRB Public Hearing | 7:00 p.m. |



## MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: February 19, 2020

Subject: HPRB #20-001, 761A Monroe Street, Freestanding Sign Update

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As discussed at the February 5, 2020 Heritage Preservation Review Board (HPRB) Work Session, the Board had concerns and questions regarding tenant sign panel placement when the number of tenants and sign panels is less than eight, excluding the top address panel, as presented in the application materials with panel placeholders. While there was no request for design revision made of the applicant by staff or the Board, staff has re-evaluated the design and offers a recommendation with revised conditions based on the Board's work session discussion.

**Staff is recommending approval of HPRB #20-001 with the following conditions:**

- 1. Any holes in the exterior veneer that may remain from any previous signs on the front facing elevation shall be filled/repaired prior to installation of the new sign panel on the front elevation;**
- 2. All sign panels, whether proposed in this application or panels for future tenants, shall have the exact panel dimensions, and vertical and horizontal spacing as presented in the original case submission;**
- 3. Any proposed business sign panels approved as placeholders for future tenants (two (2) shown in the current application) shall maintain the consistent font type/lettering color, sign panel border size and color, and text and symbol arrangements as the proposed panels;**
- 4. Tenant sign panel arrangements shall be placed symmetrically, to the extent possible in two columns as shown in the original design and without blank panel spaces in any column; and**
- 5. The proposed signs shall be installed in substantial conformance with the application materials submitted on January 21, 2020.**

Thank you.



## MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

From: Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator 

Date: February 19, 2020

Subject: HPRB #20-002, 761C Monroe Street, Wall Signs Update

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As discussed at the February 5, 2020 Heritage Preservation Review Board (HPRB) Work Session, staff has comments within the staff report related to sign placement and location on the respective walls of the subject commercial structure. Since the work session, the applicant has submitted revised design information which includes the following:

- 1) Wall signs to be placed on the east elevation are enlarged to 12' in length to a total of 24 square feet of sign area in compliance with Zoning Ordinance Section 78-141.6. - *Sign standards for downtown mixed-use districts*, Table-141.6(a) (Page 4, Attachment #1);
- 2) Wall signs to be placed on the north facing elevation were lowered to a height 11'-8" on the building façade and presumably at or below the second-floor finish floor elevation in compliance Zoning Ordinance Section 78-141.6. - *Sign standards for downtown mixed-use districts*, Table-141.6(a) (Page 6, Attachment #1);
- 3) Number of wall signs to be placed on the east elevation have been reduced from three signs to two with the two signs being placed at a height of 12'-2" and presumably at or below the second-floor finish floor elevation in compliance Zoning Ordinance Section 78-141.6. - *Sign standards for downtown mixed-use districts*, Table-141.6(a) (Page 8, Attachment #1) and center horizontally between the first and second window bays and between the third and fourth window bays; and
- 4) Added vertical dimensions of the sign placement on the east elevation

Before continuing the evaluation, staff must correct an error in the original staff report related to the zoning ordinance citation which incorrectly stated that wall sign area limitations based on linear feet of building frontage. The correct citation of the Town's Zoning Ordinance Zoning Ordinance Section 78-141.6. - *Sign standards for downtown mixed-use districts*, Table-141.6(a) actually limits wall signs to the following:

- 1) Up to 2 (wall signs) per establishment
- 2) 24 square feet maximum per sign
- 3) Limited to ground floor
- 4) Halo-lit or indirect lit (if illuminated)

In this case the proposed signs are generally compliant with the referenced zoning ordinance (as now correctly cited), however staff is still questioning the exact vertical location of the signs related to the location of the second-floor finish floor on both the elevations. It remains unclear as to where the actual finish floor elevation for the second floor is on both the north and east sides of the building. Staff believes this final vertical location of finish floor elevations and the final sign location may be a condition of approval.

Staff has also determined that, even with the enlarged signs on the east wall, that the proposed signs still substantially conform to the Town's Heritage Preservation Handbook (Handbook), Chapter 21 Design Guidelines: Signs. However, staff is advising the Board and applicant that future sign applications will be reviewed for too much signage on the building which may overwhelm the architecture. Staff believes that replication of the proposed enlarged signs that are subject of this case, on either the north or east elevation, would substantially detract from the architecture where the signs would dominate or overwhelm these elevations.

**Staff is recommending approval of HPRB #20-002, in accordance with Alternative #3, with the following conditions:**

- 1. Any holes in the exterior siding that may remain from any previous signs on the front facing elevation shall be filled/repaired prior to installation of the new sign panel on the front elevation;**
- 2. The dimensioning of the location of all signs shall be clarified and detailed, specifically in relation to the second-floor finish floor elevation, in a re-submission to staff prior to issuance of a building (sign) permit;**
- 3. The wall signs shall be located horizontally on the north elevation centered on the respective window bays and the wall signs on the east elevation shall be centered horizontally between the first and second window bays and between the third and fourth window bays; and**
- 4. The proposed signs shall be installed in substantial conformance with the application materials submitted on January 21, 2020, February 11, 2020, and any updates required by Conditions #2 and #3.**

Thank you.

Attachment:

- 1) HPRB #20-002 761C Monroe St. Revised Sign Design and Elevations



761 Monroe Street  
New Signs  
(Monument & Building C ;January 2020)

NON LIT SIGN PLAN

Attachment #1

Prepared By: Jason Alexander-President

Vision Sign Inc. 45945 Trefoil Lane #184 Sterling, VA 20166

P:703 707 0858 F:1 866 838 0286 sales@visionsign.net

Installation Address:  
761-C Monroe st. Herndon  
Zoning: Historic (HPRB)

tax map:

Pin #:

MSP#:

Occupancy Permit #:

Building Permit #:

Frontage: west 64', north 32'

Allowable: 32 SF North, 64 SF East

Sq ft of Signs: 31.81 SF North, 48 SF East

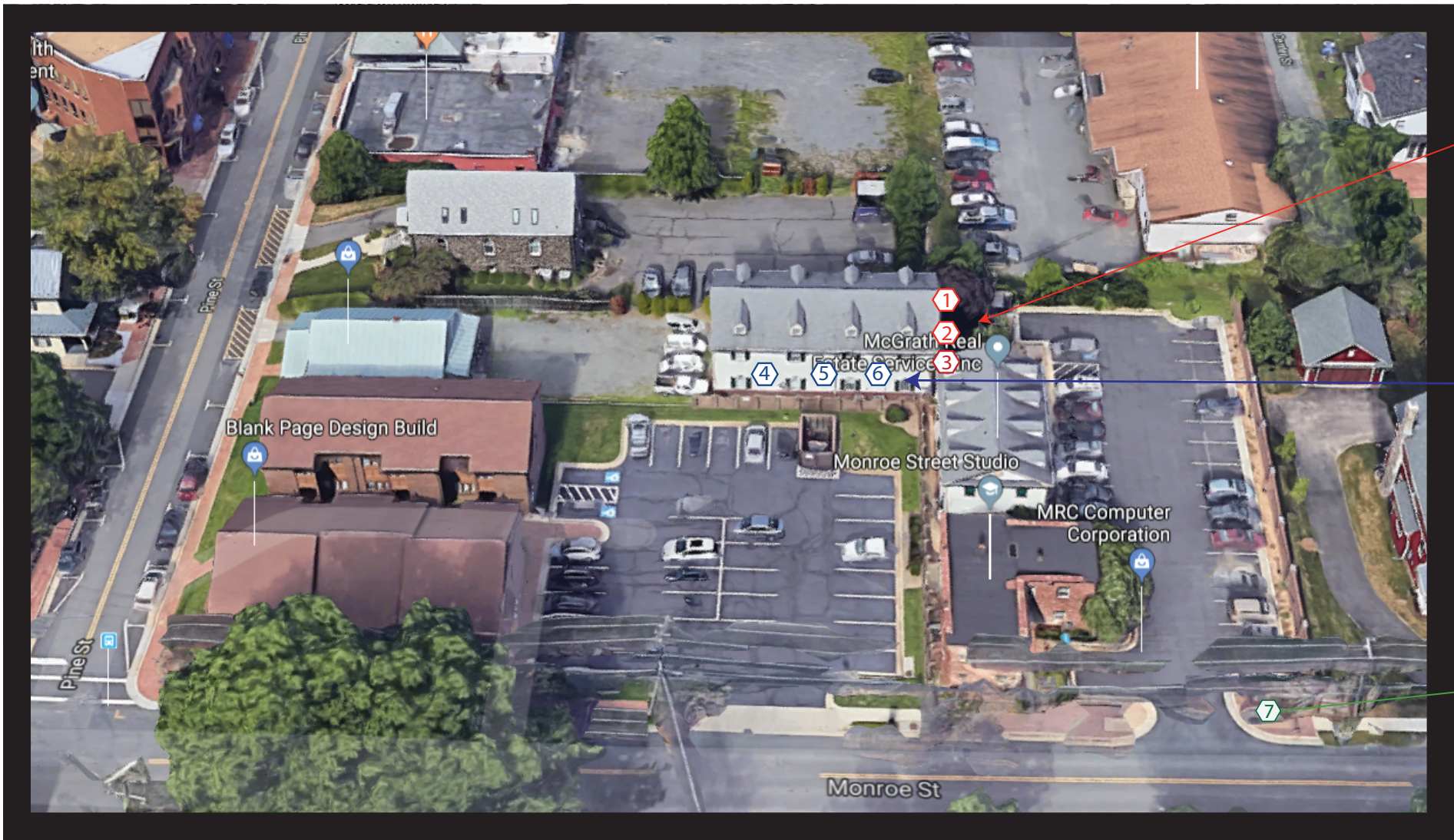
Signs 1 2  
4 5  
6

1.5" sandblasted HDU painted SW-7551 Hunter Green and SW-6741 Greek Villa. Panels mounted to facade siding panels with 1/4" aluminum studs silicone sealed

Signs 3

is 1/2" MDO wood painted SW-6741 Greek Villa with 1/4" acrylic painted SW-7551 Derbyshire Text Beige. Backer panel mounted to facade siding panels with 1/4" aluminum studs silicone sealed. Tenant panels are mounted with 1" satin aluminum barrel mounts

Sign overview:



1 Tenant Sign: O'Rielly Law  
Type: 1.5" Sandblasted HDU  
Size: 10.5 Sq Ft

2 Tenant Sign: Fiero & Kori  
Type: 1.5" Sandblasted HDU  
Size: 10.5 Sq Ft

3 Building C Directory  
Type: 1/2" Wood & 1/4" Acrylic  
Size: 10.81 Sq Ft

Total Signage North Elevation 31.81 Sq Ft

4 Tenant Sign: Golden real Estate  
Type: 1.5" Sandblasted HDU  
Size: 24 Sq Ft

5 Tenant Sign: Fierro & Kori  
Type: 1.5" Sandblasted HDU  
Size: 24 Sq Ft

Total Signage East Elevation 48 Sq Ft

6 Tenant Sign Panels for Monument  
Type: 1.5" Sandblasted HDU  
Size: 24 Sq Ft

(1) Header: 4.5 SF  
(8) Tenant Panels: 1.88 SF each

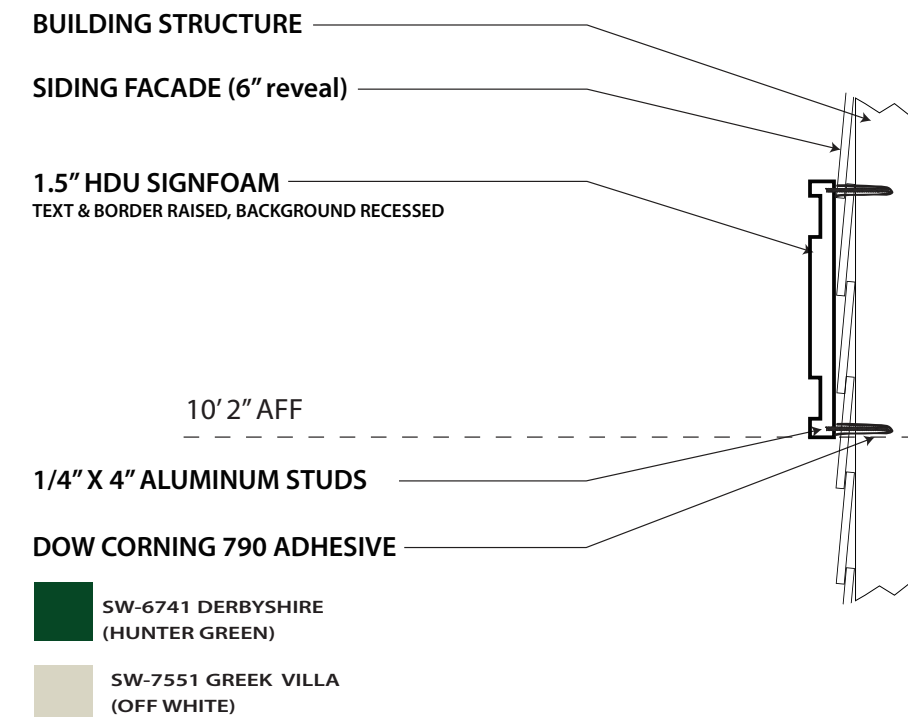
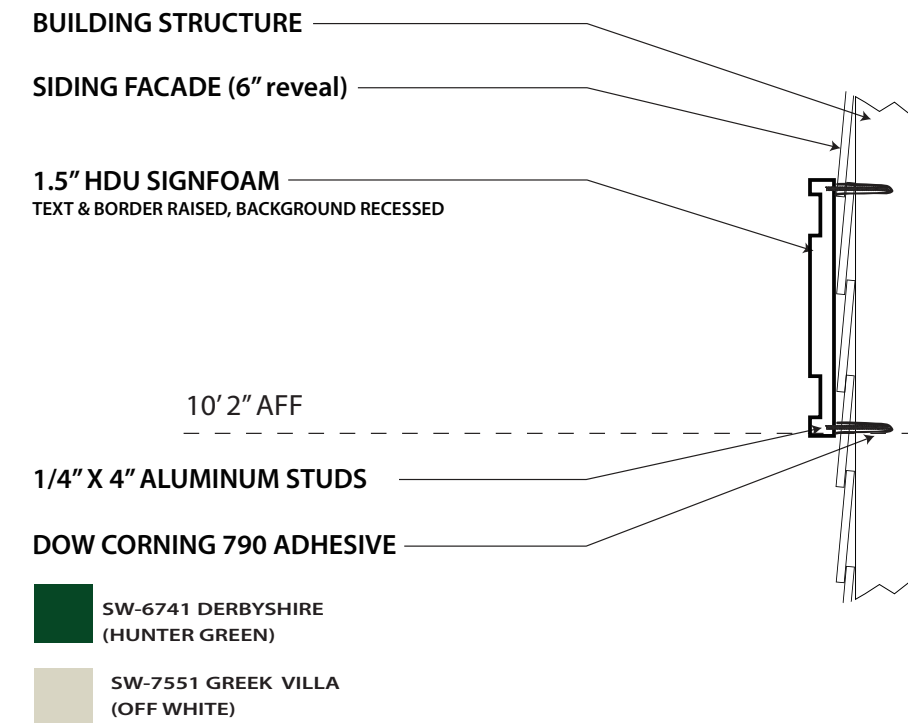
Total Center Entrance Signage 24 Sq Ft



761 Monroe Street  
New Signs  
Building C North Elevation)

**WALL MOUNTED SIGNS**  
Detail  
Prepared By: Jason Alexander-President  
Vision Sign Inc. 45945 Trefoil Lane #184 Sterling, VA 20166  
P: 703 707 0858 F: 1 866 838 0286 sales@visionsign.net

North elevation





761 Monroe Street  
New Signs  
Building C North Elevation)

# WALL MOUNTED SIGNS

Prepared By: Jason Alexander-President  
Vision Sign Inc. 45945 Trefoil Lane #184 Sterling, VA 20166  
P: 703 707 0858 F: 1 866 838 0286 sales@visionsign.net

Detail

3



BUILDING STRUCTURE

SIDING FACADE (6" reveal)

1/2" MDO WOOD  
SW-GREEK VILLA FINISH

1/4" CLEAR ACRYLIC  
SW-DERBYSHIRE FINISH

AVERY SUPERCASE VINYL  
SC-9220 BEIGE

GYFORD 1" SATIN ALUMINUM BARREL MOUNTS  
SW-GREEK VILLA FINISH

1/4" X 4" ALUMINUM STUDS  
SW-GREEK VILLA FINISH

DOW CORNING 790 ADHESIVE

SW-6741 DERBYSHIRE  
(HUNTER GREEN)

SW-7551 GREEK VILLA  
(OFF WHITE)

42" AFF

Ground line



761 Monroe Street  
New Signs  
Building C East Elevation)

WALL MOUNTED SIGNS  
Prepared By: Jason Alexander-President  
Vision Sign Inc. 45945 Trefoil Lane #184 Sterling, VA 20166  
P: 703 707 0858 F: 1 866 838 0286 sales@visionsign.net

24"  
4

Golden Real Estate  
PROPERTY MANAGEMENT

144"

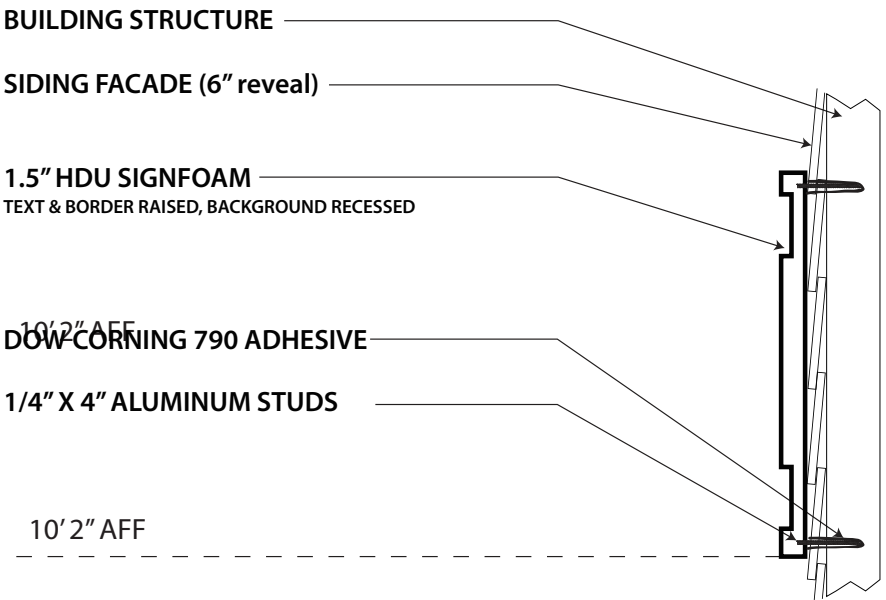
24"  
5

PIERRO & KORI  
ATTORNEYS AT LAW / ABOGADOS

144"

Detail

Colors



- SW-6741 DERBYSHIRE  
(HUNTER GREEN)
- SW-7551 GREEK VILLA  
(OFF WHITE)

scale 1 " = 1'



761 Monroe Street  
New Signs  
Building C North Elevation)

**WALL MOUNTED SIGNS**  
Render  
Prepared By: Jason Alexander-President  
Vision Sign Inc. 45945 Trefoil Lane #184 Sterling, VA 20166  
P: 703 707 0858 F: 1 866 838 0286 sales@visionsign.net



Before: No scale



Proposed  
To Scale



761 Monroe Street  
New Signs  
Building C North Elevation)

**WALL MOUNTED SIGNS**  
Prepared By: Jason Alexander-President  
Vision Sign Inc. 45945 Trefoil Lane #184 Sterling, VA 20166  
P: 703 707 0858 F: 1 866 838 0286 sales@visionsign.net



Before: No scale

3



Proposed  
To Scale



761 Monroe Street  
New Signs  
Building C East Elevation)

**WALL MOUNTED SIGNS**  
Prepared By: Jason Alexander-President  
Vision Sign Inc. 45945 Trefoil Lane #184 Sterling, VA 20166  
P: 703 707 0858 F: 1 866 838 0286 sales@visionsign.net

4

5



Before: No scale



Proposed  
To Scale

6" 4' 6.5" 6' 10' 6' 10' 6' 10' 6' 4' 4.5" 6"

64' Frontage'

scale 1/8" = 1'



## MEMORANDUM

To: Chairman Walker and Members of the Heritage Preservation Review Board

From: Elizabeth M. Gilleran, Director of Community Development

Date: February 19, 2020

Subject: HPRB #20-003, New Construction, 764 Grace Street Accessory Structure

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Staff provides the following updates regarding the above referenced application.

On February 5, 2020 the applicant provided additional information and samples, which were discussed at the work session. The updated information and materials were submitted to address questions and comments raised in the staff report dated February 5, 2020. Below is a summary of the information provided and a list of the submitted samples.

The applicant provided the following information:

- a. The front door and loft door have been modified to a more classic barn style;
- b. The fish-scale shingles are being replaced with engineered wood shake shingles;
- c. Revised drawings more accurately reflect the scale of the vertical siding;
- d. The support platform will be of marine grade treated pine lumber with cellular PVC trim along the outside vertical surface. The trim will be painted Behr *Ultra Pure White*. The base will be mounted on 4" tall solid concrete blocks at corners and midpoints of the platform;
- e. The shed will be in the general location as described and shown in the staff report dated February 5, 2020, but with minor adjustment of one to two feet. However, it will not be moved closer than 15 feet from the primary structure on the site or closer than 2 feet from the rear (side) property line;
- f. The siding and trim color will be Behr *Ultra Pure White*;
- g. Window sashes and doors will be Behr *Berry Brown*;
- h. The applicant wishes the option of using either the metal ribbed panel roofing material as shown and described in the staff report of February 5, 2020 and in photos submitted on February 5, 2020, or a metal standing seam roof with 1 inch seams and 12 inch wide panels; and
- i. The metal roof will be either factory painted red or field painted Behr *Morocco Red*.

The following materials were provided by the applicant:

- a. Photos of the metal ribbed roof panels

- b. Photos of LP Smartside engineered wood shake shingles
- c. Updated perspective renderings
- d. Aerial photo of the property with the proposed shed
- e. Paint samples – Behr *Ultra Pure White*, Behr *Berry Brown* and Behr *Morocco Red*
- f. Perspective renderings of the revised proposal
- g. Sample of the proposed siding
- h. Sample of the proposed PVC trim

The staff recommends approval of the application as amended on February 5, 2020, with conditions.

Staff suggests the following motion:

**Approval of a Certificate of Appropriateness for HPRB #20-003, an application for new construction of an accessory structure as submitted on and amended on February 5, 2020, with the following clarifications and conditions:**

- 1. The proposed accessory structure shall be located, constructed and installed in substantial conformance with the application and supporting materials as submitted January 13, 2020, January 23, 2020 and as clarified and revised in the subsequent submittal on February 5, 2020.**
- 2. The roof shall be either standing seam metal with 1-inch seams and 12 inch panels or metal ribbed roof panels as shown in the material submitted and presented on February 5, 2020.**
- 3. The color of the roof shall be either factory finished red or painted *Behr Morocco Red*.**
- 4. The applicant shall stake the footprint of the structure and provide final distances from the northern property line to the accessory structure and from the primary structure to the accessory structure to the Town of Herndon Zoning Administrator prior to construction.**
- 5. This Certificate of Appropriateness is valid for a period of one year from the date of approval.**

Thank you.

Attachment:

1. HPRB #20-003 764 Grace St. Applicant Letter & Design Revisions

Town of Herndon  
Heritage Preservation Review Board  
February 4, 2020  
**RE: COA Application for New Shed at 764 Grace Street**

Board Members and Town Staff:

Since the initial submission of my shed COA application some changes have occurred to the design of the project as proposed. The design of the front door and loft door have been modified to a more classic barn style and the fish-scale shingles have been replaced with the engineered wood shake shingles. Also the drawings were revised to more accurately reflect the scale of the vertical siding.

Material samples will be provided at the work session for the trim and vertical siding however it has been difficult to obtain a sample for the shake siding and metal roof in time for this meeting. Colored photos of these used elsewhere will be provided as a possible substitute with samples to be later provided to staff if permissible.

To address some of the issues raised in the staff report, the following additional info can be provided:

- The platform will be constructed of marine grade treated pine lumber stained white along the outside vertical surface. It will be mounted on 4" tall solid concrete blocks spaced at corners and mid-points of the platform.
- Exact placement of the shed has yet to be determined and is dependent on possible tree removal. It will be placed generally in the location shown on the proposed property plat however it may move a foot or two in either direction. It will not however be moved any closer than 15' from the existing house and any closer than 2' from the rear property line.
- The proposed paint colors are *Behr Ultra Pure White* for the siding and trim (to match the existing outbuilding), *Behr Berry Brown* for the doors and window sashes. The metal roof panels will be factory painted red. The intent is to match the color of the red metal roof on the existing outbuilding to the greatest extent possible. If the proposed roof ends up not being a close match, it will be painted *Behr Morocco Red*. Color swatches will be provided at the work session.

Lastly I wanted to clarify that the roof panel proposed is available locally in small quantities for DIY projects. This is the reason it was chosen. I would prefer to use standing seam metal panels to exactly match the existing outbuilding however local availability has been a challenge. I would ask that the Board consider allowing the ribbed metal panels as proposed but allow staff to approve a possible change to standing seam if I am able to find the product. If standing seam is used, the intent would be to use the same specifications as the standing seam on the existing outbuilding which has 1" seams every 12".

Attached documents include:

- Images of proposed roof and accent siding material
- Perspective renderings of revised shed drawings
- Bird's eye aerial view showing shed location and massing in relation to the house and existing outbuilding.

Samples include:

- Color swatches
- Primary siding (LP Smartside vertical panel)
- Trim (cellular PVC)

Respectfully,



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

**Examples of Metal Sales ribbed metal roof panels:**



**Examples of LP Smartside engineered wood shake shingles:**



**Perspective Renderings** showing revised door design, shake accent siding and more accurate representation of vertical siding:





**Bird's Eye Massing Rendering (NTS):**

