TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD PUBLIC HEARING AGENDA
May 18, 2022
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. March 2, 2022, Work Session Draft Minutes

4. March 16, 2022, Public Hearing Draft Minutes

COMMENTS

5. Comments from the Board Members

6. Comments from the Staff Members

7. Comments from the Audience

PUBLIC HEARING

8. **APPLICATION FOR SIGNAGE, HDRB #22-003,** to consider an application for an exterior wall sign located at 700 Lynn Street, Herndon Virginia, and further identified as Fairfax County Tax Map 0162 51 0001. The site is located within the Junction Square development and is situated in the northeast quadrant of the intersection between Lynn Street and Elden Street. This property is zoned as PD-TD (Planned Development – Traditional Downtown) and consists of 2,410 square feet of land area. Owner: LRS Herndon LLC. Applicant/Agent: Mohammed Omari.

NEW BUSINESS

9. **Resolution**- to establish an alternate meeting location in the Herndon Municipal Center, Second Floor Conference Room, located at 777 Lynn Street, Herndon, Virginia, for the Historic District Review Board regular work session meetings that occur on the first Wednesday of each month at 7:00 p.m.

ADJOURNMENT

MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development

Date: May 13, 2022

Subject: HDRB #22-003, 700 Lynn Street, Herndon Virginia

This staff memo is an addendum to the staff report for HDRB #22-003 which was presented to the Board prior to the work session on May 4th, 2022.

The applicant for this case was not in attendance at the work session but following the meeting staff provided the applicant with a summary of the discussion and the requests of the board. The issues discussed by staff and the board were as follows:

- The sign as presented does not meet the town code or design requirements because the proposed sign does not fit within the architectural elements of the space. The applicant must provide updated drawings showing the sign appropriately situated within the sign band between the window sills above and the brick soldier course below.
- The proposed sign documentation lacks material information. The applicant must provide materials specifications and show that the sign face material is completely opaque, thus functioning as a true halo lit sign.
- The board requested a materials sample of the sign face and information regarding the edge treatment of the sign

The applicant has provided staff with an updated rendering of the proposed sign showing a change in the design composition that allows it to fill the sign band appropriately and not overlap with architectural divisions (attachment #2). The updated sign drawing also include materials specifications: Komatex PVC letters with a painted aluminum laminate sign faces. The colors are red and white as depicted. Though not specified in the drawings, the applicant has noted that the edges of the sign letters are squared.

Staff relayed to the applicant the board's encouragement to explore other signage options as well as a wall sign to increase visibility for the company and add visual interest to the area. This could include blade signs, hung signs or other interesting uses of signage on the building.

Mentioned in the staff report but not discussed at the work session is the fact that exterior storefront windows on this building are completely filed with window signage. Town code

prohibits window signs that fill more that 25% of window space. These signs will need to be removed.

Staff is recommending approval of this updated application with conditions in accordance with the draft resolution:

1) The applicant shall provide a physical sample the sign face material to town staff confirming that it is opaque and will function as a true halo lit sign
2) The window signs shall be removed or reduced to signs filling up to 25% of the window space prior to the issuance of a building permit for this sign.

Attachments:

1. Draft Resolution
2. Updated sign drawings

TOWN OF HERNDON, VIRGINIA
HISTORIC DDISTRICT REVIEW BOARD

DRAFT RESOLUTION

May 18, 2022

Resolution- to approve HDRB #22-003, installation of signage on a commercial building located at 700 Lynn Street, Fairfax County Tax Map Number 0162 51 0001.

WHEREAS, the applicant has submitted an application to install signage located the above referenced address; and

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

WHEREAS, the Town of Herndon Historic District Review Board has found that the proposed signage complies with the applicable principles outlined in the Downtown Pattern Book, Section D: Storefronts and signage; and

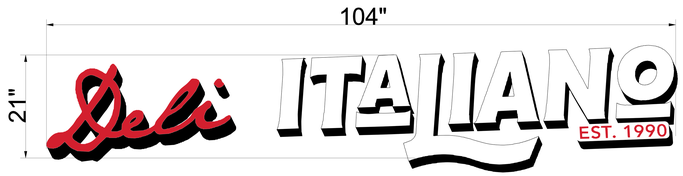
WHEREAS, the Town of Herndon Historic District Review Board has held a duly advertised public hearing concerning this application on May 18, 2022.

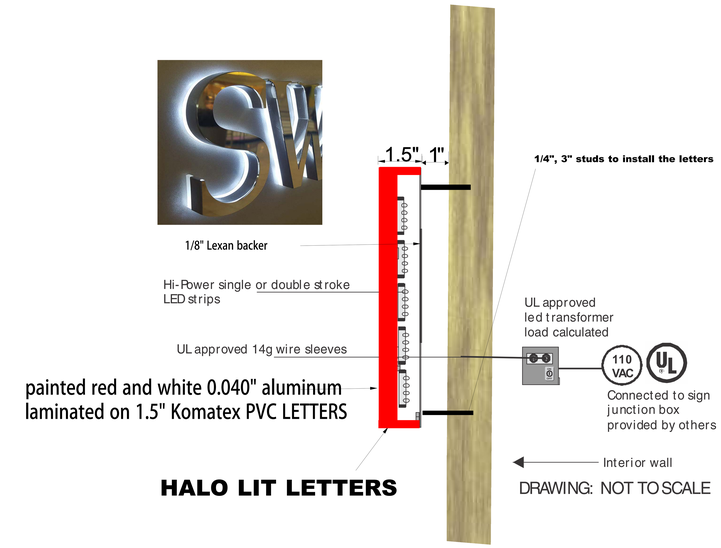
NOW THEREFORE, BE IT RESOLVED that the Historic District Review Board of the Town of Herndon, Virginia, HEREBY:

Approves HDRB #22-003, for a signage located at 700 Lynn Street, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the HDRB and with the following condition:

1) The applicant shall provide a physical sample the sign face material to town staff confirming that it is opaque and will function as a true halo lit sign
2) The window signs shall be removed or reduced to signs filling up to 25% of the window space prior to the issuance of a building permit for this sign.

Attachment #2





SIDE VIEW

Existing

Catchysign

This Design concept is the property of Catchysign, LLC and cannot be copied, duplicated or manufactured in part or whole without written consent of CATCHYSIGN, LLC.

Client:

Deli ITALIANO

Project:

channel letters

Submittal Date: 3/3/2022

Revision 1:- 4/9/2022 -

Revision 2:- -

Revision 3:- -

Revision 4:- -

Designer: Med OMARI

Sales Rep.: -

Project Manager: -

Project No.:

Page: 1

Sign Type: Channel Letters

All Components UL Listed

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Electric To Site "By Others"

CONCEPT

Date:

Client's signature required for approval prior to fabrication.

TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD

RESOLUTION

May 18, 2022

Resolution to establish an alternate meeting location at 777 Lynn Street, Herndon, Virginia, for the Historic District Review Board regular work session meetings that occur on the first Wednesday of each month at 7:00 p.m.

WHEREAS, on March 24, 2020 the Town Council affirmed the existence of a disaster and declared a state of emergency due to the Pandemic Disaster (COVID-19) throughout the entire Town; and

WHEREAS, to ensure the resumption of in-person meetings of the Town Council, Boards and Commissions the Town Manager sought to find alternate meeting room accommodations, due to the small size of the Hoover Conference Room at 765 Lynn Street, Herndon Virginia, and the inability to safely distance members, staff, applicants and the general public and decided that the Herndon Police Station Community Room, located at 397 Herndon Parkway, Herndon, Virginia, provided the best alternate meeting space; and

WHEREAS, the Town Council's declared state of emergency expired December 31, 2021; and

WHEREAS, the Town Manger has found that it is now possible and in the best interests of the Town, HDRB, staff, applicants and the general public, to change the meeting location for regular work session meetings of the HDRB to the Herndon Municipal Center, Second Floor Conference Room, located at 777 Lynn Street Herndon, Virginia; and

WHEREAS, ARTICLE IV. MEETINGS of the HDRB By-laws provides that the HDRB may also meet at such other times or places within the boundaries of the Town of Herndon that the HDRB designates by duly adopted resolution.

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

Establishes that the location for the Historic District Review Board regular work session meetings that occur on the first Wednesday of each month at 7:00 p.m., shall be at the Herndon Municipal Center, Second Floor Conference Room, located at 777 Lynn Street Herndon, Virginia, until further changed.

DRAFT