

HISTORIC DISTRICT REVIEW BOARD MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170
Wednesday, April 19, 2023 | 7:00 p.m.

1. Call to Order

2. Approval of Minutes

- a. March 1, 2023, Historic District Review Board Work Session Minutes
- b. March 15, 2023, Historic District Review Board Regular Meeting Minutes

3. Comments

- a. Comments from the Board Members
- b. Comments from the Staff Members
- c. Comments from Citizens
Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

4. Public Hearing

- a. **APPLICATION FOR DEMOLITION, HDRB #23-001**, to consider an application for a Certificate of Appropriateness for the demolition of two contributing structures, a two-story house and a single-story accessory structure at 725 Elden Street, Herndon Virginia, located west of the intersection of Elden Street and Lynn Street. The subject property is further identified as Fairfax County Tax Map 0162 02 0091, is zoned as CC (Central Commercial District) and consists of 16,159 square feet of land area. Owner/Applicant: Kathryn Adams, Adams Herndon Holdings LLC. Agent: David Kipper, Golden Real Estate Services.
 - b. **APPLICATION FOR AN APPEAL OF AN ADMINISTRATIVE DECISION, HDRB #23-004**, an appeal of an administrative decision pursuant to Sec. 78-60.3(g)9(7) of the Town of Herndon Zoning Ordinance to deny an application for window replacement at 898 Station Street, Herndon, Virginia, located in the southeast quadrant of the intersection of Park Avenue and Station Street. The subject property is further identified as Fairfax County Tax Map 0104 34 0001, is zoned as R-10 (Residential Single family-10 District) and consists of 15,802 square feet of land area. Owners/Applicants: Kevin G Moses, Paige L Moses.
 - c. **APPLICATION FOR ALTERATION, HDRB #23-007**, to consider an application for a Certificate of Appropriateness for an alteration at 610 Spring Street, Herndon, Virginia, located on the east side of Spring Street between Nash Street and Van Buren Street. The subject property is further identified as Fairfax County Tax Map 0162 02 0140A, is zoned as R-10 (Residential Single family-10 District) and consists of 9,069 square feet of land area. Owner/Applicant: Robert C. Matthews.
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- d. **APPLICATION FOR SIGNAGE, HDRB #23-008**, to consider an application for a Certificate of Appropriateness for a wall sign at 754 Elden Street, Suite 201, Herndon, Virginia, further identified as Fairfax County Tax Map 0162-40-0201. The site is located within the Herndon Commerce Center Condominium and is situated in the northwest quadrant of the intersection of Elden Street and Center Street. The subject property is zoned PD-D (Planned Development – Downtown) and consists of approximately 11,477 square feet of land area. Owner: Probity II LLC. Applicant: Jay Crockett, Probity.

5. Adjournment



MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: April 19, 2023

Subject: HDRB #23-001, 725 Elden Street, Herndon Virginia

This staff memo is an addendum to the staff report for HDRB #23-001 which was presented to the Board prior to the work session on April 5th, 2023, and is in response to questions regarding this case brought up at the work session.

Updates. In response to questions at the work session regarding the structural report provided in the application, the applicant has provided two documents from Steven D. Goughnour who produced the original report. These documents are attached to this memo (Attachment #4, Attachment #5). An additional memo (Attachment #1) from the Town's Zoning Administrator explains the HDRB's role in applying the applicable standards from the Zoning Ordinance.

Engineering Report. The updated engineering report reiterates its purpose in evaluating the 725 Historic House for commercial use and specifies differences in load requirements for office vs retail commercial uses. The report contains additional general information regarding the observed structural elements and briefly describes options for types of renovation that may be required in order to increase the load capabilities of the structure. The report does not include calculations backing these findings, or any findings that indicate the structure is unsound, or that "detail the onsite conditions that support the demolition" (HDO Guidelines p. 127). It should also be noted that the engineering report update has not been sealed by the engineer.

Economic Feasibility Study/Cost Analysis. When considering an application for most types of alternations to historic structures, the guidelines do not impose upon the board to consider an economic or cost analysis of the proposed work or materials. **However, when considering an application for demolition of a structure in the Historic District Overlay, the guidelines and the zoning ordinance specifically require the property owner to provide a cost analysis and economic feasibility study for the board to consider.** Subsection (i) of the standards in Section 78-60.3(f)(4) of the zoning ordinance states: "An economic and structural feasibility study prepared by a qualified professional is submitted that concludes rehabilitating the building or reusing the building or structure is not a practicable alternative". Additionally, the guidelines on page 127 state the property owner

is to: “Provide a cost analysis of the expense of the rehabilitation versus market value of the property.” In the present case, the applicant has not provided an economic feasibility study or a cost analysis for consideration. Since this information has not been submitted the board has no such information to consider and therefore is a basis for denial.

Guidelines Matrix. Staff has re-formatted the comments in the staff report regarding the application of the applicable guidelines into the matrix format as requested by a board member (Attachment #2).

Zoning Ordinance Criteria Matrix. This matrix has been provided again (Attachment #3). The format has been modified to improve clarity on compliance and criteria “d” has been altered to reflect the application’s compliance with this one criteria. The Zoning Ordinance states that a Certificate of Appropriateness for demolition should not be approved unless the case meets all nine criteria. The HDRB is charged with applying these criteria to the case as explained in the memo from the Zoning Administrator.

Future Plans for Property. To clarify, this case is strictly for the demolition of the existing structures. The applicant is not proposing to rebuild any new structures on the site at this time. While future plans for the property would likely be included as part of an economic feasibility study or cost analysis, no such study or analysis has been provided. The case should be evaluated on the merits of only what is proposed. Any possible future use should not be considered.

Moving/Relocating the Structures. At the work session, the applicant’s representative stated that the applicant would be willing to move the building. This was the first time, staff was made aware of this proposal and is unaware of any activities conducted to pursue this option. Moving historic buildings would first require a COA approved by the HDRB.

History of the Property and Adjacent Properties. Questions were raised at the work session regarding background information of the property and the adjacent funeral home property. To clarify, the brick funeral home on the adjacent property (721 Elden) was built as a house c. 1914 and though not as old as the buildings at 725 Elden Street, is considered contributing to the Herndon Historic District. It was converted from a residence to the funeral home in the 1940s.

The house at 725 Elden Street was used as a residence, it’s original use, as recently as 2019. The property was first zoned for commercial use in with the Town’s first zoning ordinance in 1959. From that period to 2-years after it stopped being used as a residence, the residential use was allowed as a legal non-conformity.

While the Yellow House¹ and the Print/Purdie House² were mentioned at the work session and were at one time adjacent to the 725 Elden Historic Structures, the facts surrounding whether the criteria for relocation or demolition of a historic structure has been met are independent from each other. Each case that comes before the board or Town Council should be evaluated by the application of the zoning ordinance and guideline criteria to the unique set of facts and circumstances of each case.

Staff Recommendation. Staff's recommendation for denial based on the findings cited in the draft resolution remains unchanged however a continuation might be an option if the applicant plans to submit the cited missing application materials, and resubmit a new engineering report that includes the necessary data and analysis to ascertain the condition of the existing structure, the loads necessary for various commercial uses, and the measures needed to alter the structure to increase loads if necessary.

Attachments

- 1) Zoning Administrator Memo
- 2) Guidelines Matrix
- 3) Zoning Ordinance Matrix
- 4) Adams Green Cover Letter
- 5) Adams Green Engineering Report Update

¹ The Yellow House was a contributing structure and originally located along the frontage of Elden Street adjacent to the house at 725 Elden Street. The Yellow House was relocated to the back of the same lot to make way for the construction of the current brick house at 721 Elden Street where the existing funeral home business is currently located. The Yellow House was relocated again to a separate lot in its current location at 136 Pearl Street in 2006.

² The Printz/Purdie House, located at 727 Elden (the adjacent Main Street Bank location), was a historic house that was demolished in the early 1990s. This demolition was one of the first cases reviewed by the HDRB (then HPRB) after the establishment of the board. The board denied the application for a COA to demolish the structure citing that the application did not meet the applicable criteria in the Zoning Ordinance for demolition. That decision was appealed to the Town Council, which reversed the denial and approved a COA for demolition, with specific conditions based on the facts of the case. While the criteria in the zoning ordinance in effect at the time the case was heard were similar to the criteria in today's ordinance, the criteria were different enough to make a direct comparison inappropriate.



MEMORANDUM

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

From: David Stromberg, Zoning Administrator

Date: April 19, 2023

Subject: HDRB #23-001, 725 Elden Street, Herndon Virginia

This memo is being provided to clarify the HDRB's role in applying the Zoning Ordinance to demolition cases.

The Code of Virginia, Section 15.2-2306, provides the authority for a locality to adopt a local historic district and a local review board. The "Zoning Ordinance" includes all sections codified in Chapter 78 of the Town of Herndon Code of Ordinances. The zoning ordinance, Section 78-150.4, establishes the Historic District Review Board and specifies powers and duties of the Board. One of these duties is application review for certificates of appropriateness (Section 78-150.4(b)(2)(a)). The Historic District Overlay (HDO) is established in Section 78-60.3 of the zoning ordinance. The HDO promulgates, "No building, structure, or sign located in the historic district overlay 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 historic district overlay." (Section 78-60.3(b)).

The Historic District Review Board (HDRB) has the authority to consider zoning provisions contained in Section 78-60.3. The HDRB does not have the authority to consider zoning provisions in other sections of the zoning ordinance, such as permitted use, lot coverage, rear and side setbacks, and height. The HDRB also does not have the authority to alter or interpret proffers associated with a conditional rezoning.

The zoning ordinance provides that development in the HDO shall be completed in accordance with the Historic District Overlay Guidelines (Guidelines) **and** the following standards (Sections 78-60.3(f)(1-4)). The zoning standards and the Guidelines are complementary, and one must utilize the Guidelines in order to fully evaluate the zoning standards.

As stated in the original Staff Report and the matrix included as Attachment #1 for HDRB #23-001, the specific standards for demolitions applications are in Section 78-60.3(f)(4) and shown below:

HDRB #23-001 – 725 Elden Street
April 19th, 2023
Page 2

- (4) Demolition. A certificate of appropriateness to demolish a building or structure may be approved, only after meeting the following standards:
- a. The building or structure does not contribute to the character of the historic district.
 - b. The building or structure would not qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register.
 - c. The building or structure has a common design that could reasonably be reproduced.
 - d. No historic events occurred in the building or structure.
 - e. It is determined the building or structure has a degree of structural unsoundness.
 - f. It is not practicable to relocate the building or structure, or portion thereof.
 - g. The proposed demolition does not adversely affect other historic landmarks located within the historic district overlay or adversely affect the character of the historic district overlay.
 - h. Practicable alternatives to demolition do not exist.
 - i. An economic and structural feasibility study prepared by a qualified professional is submitted that concludes rehabilitating or reusing the building or structure is not a practicable alternative.

When reviewing demolition cases, the Board should identify each criteria and determine whether or not the application meets that criteria. A denial or approval should be made using these findings.

Historic District Overlay Guidelines Review Matrix		
Chapter 10 – Relocation and Demolition (pages 124-127)		
#	Guidelines	Evaluation
1	The demolition of historic buildings within the HDO is strongly discouraged, as it results in a permanent loss that diminishes the overall integrity of the district. All alternatives should be exhausted before a building is demolished. (Guidelines p. 126)	Staff has not found that alternatives to demolition for the 725 historic structures have been explored and assessed based on the information provided for review. [Similar to ZO Stds. f & h]
2	During the COA application process, the building and its integrity should be re-evaluated to determine if it is still considered a contributing resource to the district; it is possible that if the building is being demolished due to neglect it no longer possesses the level of integrity required to be considered a contributing resource. If during this process it is determined that the building is no longer contributing, then the process for a noncontributing building should be followed. (Guidelines p. 126)	As discussed more robustly in the staff report, staff knows of no current conditions that would jeopardize the buildings' status as contributing within the Historic District. Despite alterations and changes over time, the buildings retain their distinct and recognizable architectural form and basic characteristics. [Similar to ZO Stds. a & b]
3	If, however, the building is found to be contributing, the following factors must be considered before demolition can be approved: Is the building structurally unsound or would it require unreasonable repairs to be deemed salvageable? (Guidelines p. 126)	No information or evidence has been provided suggesting any issues with the condition of the existing structures. The structures appear to be in good condition without any identified areas of repair needed. The engineer's report provided by the applicant is limited in scope and lacks sufficient data or analysis to demonstrate its conclusions. [Similar to ZO Stds. e & i]
	Will the removal of the building negatively impact the historic integrity of the district?	Removing historic buildings that have maintained their original form and design, that remain in good condition,

	(Guidelines p. 126)	and are located at a very prominent location in the Historic District will have a significant negative impact on the Historic District's integrity. Particularly, those buildings that surround the depot area and downtown in general. [Similar to ZO Stds. a & g]
4	How rare is the style or type of resource proposed for demolition? (Guidelines p. 126)	Historic fires in Herndon destroyed many of the historic wood frame buildings in the downtown. The 725 Elden Historic Structures pre-date those incidents and stand as the last remaining 19th century buildings within this block of the Historic District. Their survival serves as a reminder of Herndon's past that would be lost forever if removed. The building type and style represent one of the most character-defining types and styles of the Historic District, cross gable Folk Victorian. [Similar to ZO Std. c]
5	Is it in a visible or prominent location within the district? (Guidelines p. 126)	The 725 Elden Historic Structures are situated in a very prominent location in the center of the Historic District. Their removal would also impact an important character-defining viewshed of the town and Historic District, as for many Herndon's identity is associated with its visibility from the W&OD Regional Trail, from Elden Street in the downtown, and from the Town Hall Square and train depot. The historic house at 725 Elden overlooks and is highly visible from those locations. [Similar to ZO Stds. a & g]
6	Discuss alternatives to demolition with Herndon's Community Development Staff and the HDRB. a. Redesign the project to eliminate the need for demolition. b. Redesign the project to incorporate the building. c. Sell the building.	Staff discussed alternatives with the property owner when the proposal to demolish was originally expressed, however no information has been submitted for review indicating that alternatives to demolition were explored or assessed.

	d. Relocate the building within the HDO. e. Relocate the building outside the HDO. (Guidelines p. 127)	[Similar to ZO Std. f & h]
7	Document the condition of the building to justify its removal and identify any existing hazards (structural unsoundness, abatement needs.) a. Provide reports from professionals discussing their findings; examples include a structural report prepared by an engineer or an abatement report. Any reports should be signed and sealed by the professional who prepared them. Details included in the report should detail the onsite conditions that support the demolition. b. Provide a cost analysis of the expense of the rehabilitation versus market value of the property. (Guidelines p. 127)	The structural report provided by the applicant fails to demonstrate or explain the existing structural assessment of the 725 Elden Historic Structures. It reports on visual observations only on limited portions of the structure. The data and analysis necessary to make structural determinations are not provided nor is the appropriate information to ascertain capabilities to hold commercial loads, and whether they may or may not be feasible. The report also includes no data or analysis on the cited solutions for improving the structure to increase capable loads. No cost analysis of the expense of the rehabilitation versus market value of the property was provided. [Similar to ZO Stds. e & i]
8	Identify the impact of the demolition on the subject project and any adjacent or surrounding properties. a. Provide a streetscape analysis to illustrate how the removal of the building impacts the street and surrounding district. (Guidelines p. 127)	The applicant has not provided an analysis as described here or illustrated how the demolition of the 725 Elden Historic Structures would impact the surrounding area. [Similar to ZO Std. g]

Zoning Ordinance Section Sec. 78-60.3. - Historic District Overlay (HDO)			
Section 78-60.3.(f)(4) – Demolition			
“A certificate of appropriateness to demolish a building or structure may be approved, only after meeting the following standards:”			
#	Standards	Compliance	Evaluation
a.	The building or structure does not contribute to the character of the historic district.	Does not comply.	The historic house and historic carriage house at 725 Elden Street (collectively “the 725 Elden Historic Structures”) are categorized by the Town of Herndon as contributing structures within the Historic District Overlay. This status is consistent for all architectural surveys for the district which were completed by preservation and architectural professionals and the National Register of Historic Places resource description. The buildings have not been altered to a degree that would warrant a change in the contributing status.
b.	The building or structure would not qualify as a national or state landmark building or structure listed on the National Register of Historic Places or the Virginia Landmarks Register.	Does not comply.	The 725 Elden Historic Structures are both listed as contributing structures in the official National Register of Historic Places and the Virginia Landmarks Register resource description for the Herndon Historic District.
c.	The building or structure has a common design that could reasonably be reproduced.	Does not comply	Though a common style of architecture when constructed, few Folk Victorian structures remain in the Town. The historic house at 725 Elden Street is one of the last remaining structures of this design and construction in the downtown section of the Historic District. While modern versions of Folk Victorian houses do exist, reproduction of a historic house with its unique character and craftsmanship would not be reasonable.
d.	No historic events occurred in the building or structure.	Complies.	Staff is not aware of a specific historic event taking place in this building. The 725 Elden Historic Structures were built by Charles Reed, a prominent member of the Herndon community who built many of the oldest buildings in the Historic District and

			whose family started the first funerary business in Town. Staff is unaware of any specific historic events of significance occurring within these buildings.
e.	It is determined the building or structure has a degree of structural unsoundness.	Does not comply.	Staff has not been provided or found any evidence that the historic house at 725 Elden Street is structurally unsound. The structural report provided by the applicant assesses the property for commercial use but does not discuss the condition of the existing structure. It also does not include the necessary data or analysis to demonstrate or explain the conclusions drawn.
f.	It is not practicable to relocate the building or structure, or portion thereof.	Does not comply.	Aside from brief comments at the work session no information regarding the consideration, feasibility, or process for potentially relocating the 725 Elden Historic Structures was provided. Several historic buildings in the Herndon Historic District have been relocated in the past though relocation should be a last resort in order to retain a building facing demolition. Relocation in these instances has allowed the retention of contributing and important structures. Staff is unaware if any unique of specific conditions that would diminish the feasibility of relocating the 725 Elden Historic Structures or cause the process to exceed normal relocation efforts. Although relocation may be an option, the location of these structure in the historic core of the downtown and adjacent to the town square and historic depot, does make the location particularly noteworthy.
g.	The proposed demolition does not adversely affect other historic landmarks located within the historic district overlay or adversely affect the character of the historic district overlay.	Does not comply.	Demolition of historic structures within the Historic District affects the integrity of the district as a whole. It creates gaps in the fabric of the character that can't be replaced. The 725 Elden Historic Structures in particular would have significant impacts to important viewsheds of the district and townscapes for Herndon. The 725 Elden Historic Structures are located prominently near the intersection of three

			highly trafficked rights-of-way. Its placement in the heart of the Town and Historic District facing Town Hall Square with visibility from the Town Hall, The Herndon train depot, and the W&OD Trail greatly enhances the adverse impact it's removal would have on the character of the Historic District and Town.
h.	Practicable alternatives to demolition do not exist.	Does not comply.	The historic house was built as a residence and has continued to function as such until recent years. It is staff's understanding that the owners of the property have opted to use the space for storage associated with a neighboring business which they also own instead of renting to residents as they previously had been doing. Reinstating its historic function as a residence is one alternative to demolition. Currently the 725 Elden Historic Structures are zoned as a commercial property. Town staff would support a rezoning of this lot to accommodate residential use. Relocation could also be an alternative to demolition. Conversion of the historic house into a commercial use and expansion of the building for commercial use may also be an alternative. Information demonstrating that this is not a feasible option has not been provided. See Comment #5 in the staff report for further analysis of alternatives.
i.	An economic and structural feasibility study prepared by a qualified professional is submitted that concludes rehabilitating or reusing the building or structure is not a practicable alternative.	Does not comply.	The applicant has provided a report entitled "Structural Survey and Evaluation for 725 Elden Street" prepared by Goughnour Engineering, PC and dated March 10, 2020. The study is limited in scope to only address whether the existing structure could hold commercial uses. It is based on visual observations of limited portions of the structure and does not provide adequate data or analysis for staff to verify its findings. The report concludes that the historic house does not meet structural and load requirements for a commercial building and

			the work to meet those requirements would require rebuilding most of the structure. The report does not address rehabilitation or reuse of the historic house outside of a commercial use nor does it evaluate the physical condition of the structure. It also does not provide any data and analysis for solutions to alter the structure to increase the loads it could hold. Also, contrary to what is indicated in this report, the historic house would not need to be sprinklered or require accessibility upgrades if it was converted to a commercial use. See Comment #8 in the staff report for additional analysis regarding the deficiencies in this report.
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GOUGHNOUR
ENGINEERING, PC

Attachment #4

April 11, 2023

Mr. David Kipper
Golden Real Estate Services, LLC
761-C Monroe Street
Herndon, VA 20170

Re: Report of Survey and Evaluation
725 Elden Street
20026

Dear Mr. Kipper;

Please find the enclosed report regarding 7125 Elden Street. This report was prepared at the request of Tim McGrath for the purpose of evaluation the suitability of the exiting building and building structure for commercial use,

As discussed in the attached report. The existing structure and foundation do not possess adequate capacity to support the required loads and would require significant demolition and reconstruction of the existing structure. We did not need to know the precise commercial use other than for either retail or meeting rooms and offices because to the condition of the foundation would require the major destructive work described in our report would be required with any increase in required live load above the amount required of a single family home.

Thank you for this opportunity for service. If you have any further questions regarding this matter, please do not hesitate to contact us.

Very Truly Yours,

Steven D. Goughnour, P.E.
President

1 Introduction

Goughnour Engineering, PC has conducted a survey and evaluation of the existing structure located at 725 Elden Street, Herndon, Virginia. This work was requested by Tim McGrath to determine the existing structure and assess the feasibility of converting the building for commercial use.

Goughnour Engineering conducted a survey of the existing structure over a period of several days in February, 2020. During this site visit we conducted visual observations of readily accessible areas of the building. We did not perform any testing of the structure or structural members nor did we perform any selective demolition to expose hidden conditions, nor did we consider such work to be within our scope of work. Permit drawings and construction drawings for this building are unavailable. The recommendations provided in this report are based solely on our understanding of the building structure as determined by our observations and as described herein.

2 Survey & Analysis

The referenced property is a two story, with basement, wood framed structure that has been used as a single-family residence. The floors and roof are framed with wood joists and wood beams supported by wood stud bearing walls. The foundations are constructed of cast in place concrete and mortared stone. There is a basement under the living room, the remainder of the first floor is constructed over a crawl space. The first and second floor framing consists of 1-3/4" x 8" wood joists spaced at 16" o.c. The exterior bearing walls are supported by footings that are approximately 18" wide.

Goughnour Engineering performed an engineering analysis of the structure based on the member sizes observed and using assumed structural properties for the wood based on properties that typically were used in the early 20th century. Are analysis shows that the building, as constructed has a maximum allowable live load of 40 pounds per square foot. This live load is limited by both the joist size and spacing and the foundation size. If the building was to be repurposed for commercial use, the live load on the first floor would have to be increased to a minimum of 100 pounds per square foot for retail use and increased to 50 to 80 pounds per square foot for office use. The second floor live load would have to be increased to a minimum of 50 pounds per square foot. To achieve these love loads the all the floor framing would need to be reinforced and the foundations would need to be underpinned. The mortared stone footings can not be underpinned and would have to be replaced. The replacement of these footings would result in the demolition and reconstruction of significant portion of the existing building. Also, the existing building is not sprinkled and stairs and entrances do meet requirements for accessibility.

3 Conclusions

In our opinion, this building is not a candidate for renovation and commercial reuse. The structure and foundation will not support the required loads for a commercial building. The work to strengthen the structure and foundation and to meet fire code and accessibility requirements will result in the demolition and reconstruction of significant portions of the building to the extent that very little of the existing building will remain to be incorporated in the new structure.

Prepared By:

Steven D. Goughnour, P.E.
Goughnour Engineering, PC
P.O. Box 1817
Herndon, VA 20172



MEMORANDUM

To: Chair Blaker-Glass and Members of the Historic District Review Board
From: Tamsin Himes, Lead Planner / Design and Development 
Date: April 19, 2023
Subject: HDRB #23-004, 898 Station Street, Herndon Virginia

This staff memo is an update regarding HDRB #23-004 which was discussed by the Board and applicant at the April 5th work session.

The applicant for HDRB #23-004 has requested that this case be continued to the May HDRB meetings in order to provide more time to gather accurate information and an accurate sample of the replacement windows installed at 898 Station Street.



MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: April 19, 2023

Subject: HDRB #23-007, 610 Spring Street, Herndon Virginia

This staff memo is an addendum to the staff report for HDRB #23-007 which was presented to the Board prior to the work session on April 5th, 2023.

At the work session, the applicant and board members discussed the project and the additional information that Staff requested in the staff report:

- Window schedule and location detail
- Architectural drawings/sketch of the side porch new design showing the proposed location of the door and window and new siding
- Photo of the outside of the exterior door and storm door and information about the existing door material(s). Photo of the door proposed to be replaced from the exterior of the structure without the storm door concealing it
- Information and specifications for the proposed exterior storm door
- Information and specifications on the proposed replacement cladding

The applicant has provided updated application materials including:

- window schedule
- architectural sketches of the proposed new porch design
- photos of exterior storm door and existing primary door
- proposed exterior storm door specs

Updated application documents are attached to this memo. The applicant stated to staff in an email that “the replacement cladding/siding will be remnants that I have left over after some storm damage in the rear of the house. I’ll use those pieces for temporary repairs until the next phase of the project is approved for the new siding.”

Architectural sketches. At the work session the Board expressed a desire to understand better how much the new window and door would alter the solid-to-void ratio of the façade and whether that would be detrimental to retaining the architectural reference to a porch. The architectural sketch and photoshop rendering help to visualize the project and understand the level of change taking place. The updated drawings increase the window size, retaining more of the solid to void ratio that currently exists.

Window. Staff and the Board expressed concern that the proposed windows matched the historic windows on the main portion of the house instead of creating some differentiation between newer and older portions of the house. With the updated documents the applicant has removed any grill pattern from the window and increased the width of the window which both increases. Staff is supportive of this decision and is proposing a condition to provide windows specifications to staff prior to work.

Siding. The applicant has stated their desire to use repurposed identical siding for the necessary cladding repairs related to this project. Staff is proposing a condition addressing that siding and requesting a sample be submitted to the staff prior to the submission of a building permit.

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

- 1) The applicant shall provide specifications for door and window trim size and material to staff for approval prior to submission of building permit application.
- 2) The applicant shall provide a specs sheet and exact dimensions for the proposed window, and updated renderings should the exact window dimensions require it, to staff for approval prior to submission of building permit application.
- 3) The applicant shall use replacement siding that is an exact match to the existing siding and provide a sample to staff for review prior to submitting a building permit application.

Attachments:

1. Draft Resolution
2. Updated Application Documents

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

DRAFT RESOLUTION

April 19, 2022

Resolution- to approve HDRB #23-007, for alterations to a contributing single-family residence located at 610 Spring Street, Herndon Virginia, Fairfax County Tax Map Number 0162 02 0140A.

WHEREAS, the applicant has submitted an application for exterior alterations to the residence at the above referenced address; and

WHEREAS, the proposed alterations and rear addition comply with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance; and

WHEREAS, the Town of Herndon Historic District Review Board has determined that the proposed alterations comply with the applicable Historic District Overlay Guidelines; and

WHEREAS, the Town of Herndon Historic District Review Board has reviewed this application and has held a duly advertised public hearing on April 19, 2023.

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

Approves HDRB #23-007, for alterations at 610 Spring Street in Herndon, VA in substantial conformance with the design as shown in case materials reviewed by the HDRB and in accordance with the following conditions:

1. The applicant shall provide specifications for door and window trim size and material to staff for approval prior to submission of building permit application.
2. The applicant shall provide a specs sheet and exact dimensions for the proposed window, and updated renderings should the exact window dimensions require it, to staff for approval prior to submission of building permit application.
3. The applicant shall use replacement siding that is an exact match to the existing siding and provide a sample to staff for review prior to submitting a building permit application.

MERIDIAN OF RECORD
DB 6456 PG 1783

20' INGRESS/EGRESS ESM'T
DB 9569 PG 1113

I.P.F. S

DB 9569 PG 1113

64 PG 1113
LOT 3
R.S. & L.A.
GUANING DAFSON

L.P.F. DENOTES IRON PIPE FOUND
-X- DENOTES FENCE LINE
B.R.L. DENOTES BUILDING RESTRICTION LINES
I.R.F. DENOTES IRON ROD FOUND

- 1) THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
- 2) THE LOT SHOWN HEREON APPEARS TO PLOT IN FLOOD ZONE "C" AREA OF MINIMAL FLOODING, AS SHOWN ON F.E.M.A. MAP# 510052-0001-B EFFECTIVE DATE: AUGUST 1, 1979
- 3) THIS SURVEY WAS NOT PREPARED FOR CONSTRUCTION PURPOSES (INCLUDING FENCES).
- 4) LOCATION OF FENCES (IF SHOWN) ARE APPROXIMATE AND DO NOT CERTIFY TO OWNERSHIP.
- 5) THE PROPERTIES SHOWN ON THIS PLAT ARE LOCATED ON TAX ASSESSMENT MAP
016-2-02-0140A (PARCEL 1) &
016-2-02-0140 (PARCEL 2) &
016-2-02-0140B (PARCEL 3)
- 6) WAIVER CORNERS NOT SET PER WAIVER REQUEST.



PARCELS 1, 2 & 3 THE
MEGAN M. & WALTER L.
FERGUSON PROPERTIES

Window F

Window E

Window C

Window D

Window B

Window A

Diagram illustrating a street layout. A road labeled "ROUTE 675" runs diagonally. A "WOOD FENCE" is shown along the road. A red line indicates a path or boundary. A red box labeled "Window A" is positioned near the intersection of the road and the fence.

WINDOW SCHEDULE

MARKER	LOCATION	STYLE	SIZE		MATERIAL	COLOR	GRILL	GLASS TYPE	MANUF	NOTES
			WIDTH	HEIGHT						
A	Side Porch	DH	38-3/4"	70-1/4"	MCWD	PW	None	Tempered	Pella/Lifestyle	
B	Rear Porch	DH	70"	70-1/4"	MCWD	PW	None	Tempered	Pella/Lifestyle	
C	Kitchen	C	47"	35"	MCWD	PW	None	Insulated	Pella/Lifestyle	
D	Bathroom	DH	23-1/4"	38-1/2"	MCWD	PW	None	Insulated	Pella/Lifestyle	
E	Garage Side	DH	35-1/2"	47"	FG	PW	None	Insulated	Pella/Lifestyle	
F	Garage Back	DH	31-1/2"	41"	FG	PW	None	Insulated	Pella/Lifestyle	

LEGEND	
DH	DOUBLE HUNG
C	CASEMENT
MCWD	METAL CLAD/WOOD
FG	FIBERGLASS
PW	POPLAR WHITE

LEFT SIDE ELEVATION OF HOUSE AT
BATHROOM

WINDOW D



LEFT SIDE ELEVATION OF GARAGE

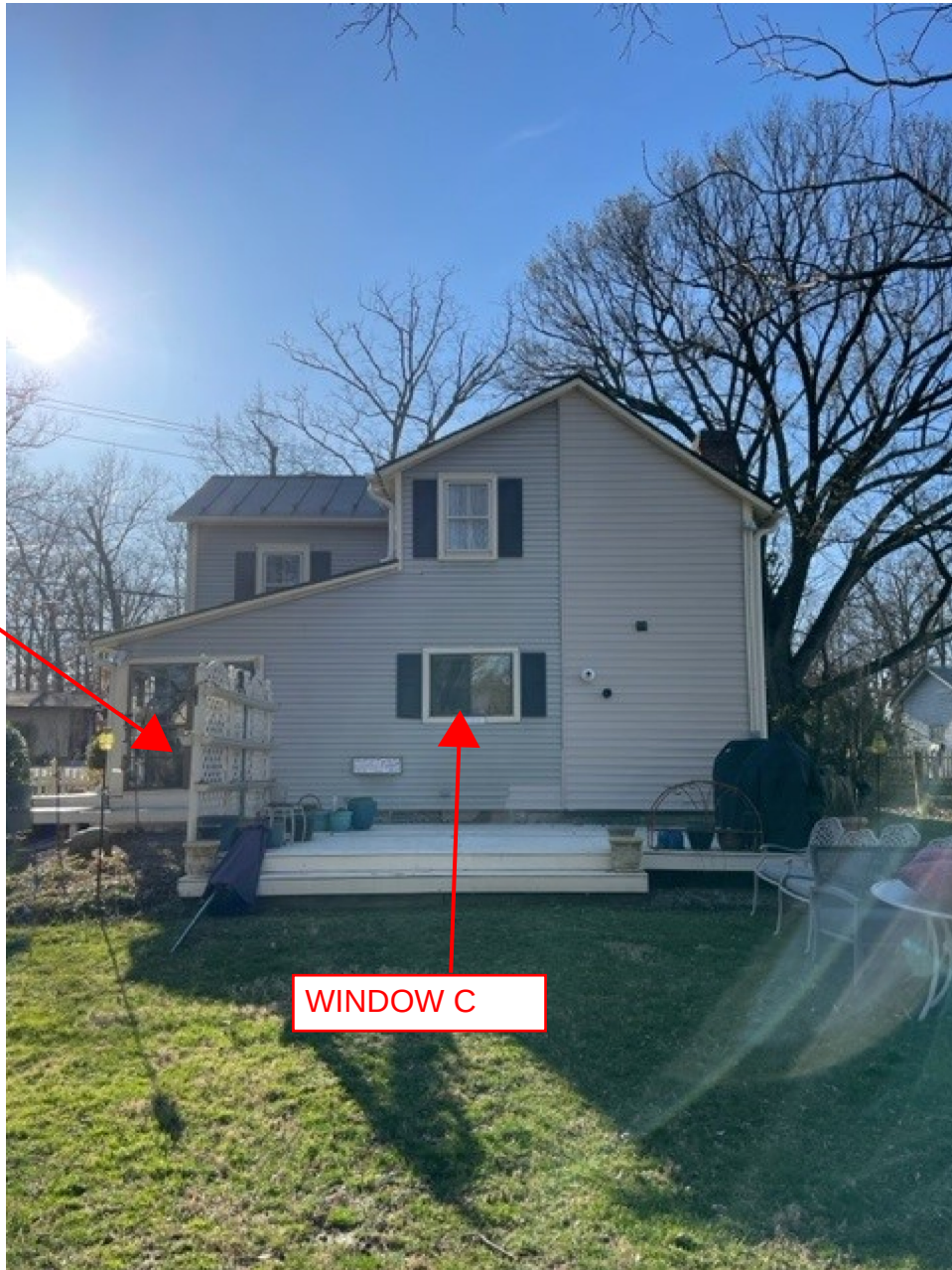


WINDOW E

REAR ELEVATION OF HOUSE

WINDOW B

WINDOW C



REAR ELEVATION OF GARAGE

WINDOW F



RIGHT SIDE ELEVATION OF HOUSE
AT REPLACEMENT DOOR AND
WINDOW



NEW DOOR

WINDOW A

Sketch of
existing and
new in Red.

Attachment #2

TRIM

TRIM

36"

SOFFIT

36"

30 3/4"

27"

27"

5 1/2"
2 3/4"

18"

45 1/8"

45 1/8"

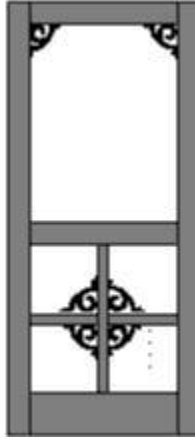
Proposed new look of 36"
door with only 1 window



SIDE DOOR WITHOUT SCREEN DOOR



610 Spring St. Proposed Screen Door



Material: Wood
Color: Painted Black
Screen/Glass: Screen only
Screen Color: Charcoal Fiberglass
Thickness: 1-1/8"
Size: Custom 36"x74"

www.vintagewoodworks.com
Door # 7103



MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: April 19, 2023

Subject: HDRB #23-008, 700 Lynn Street, Herndon Virginia

This staff memo is an addendum to the staff report for HDRB #23-008 which was presented to the Board prior to the work session on April 5th, 2023.

Following the work session staff provided the applicant with a summary of the Board's feedback. The applicant was also aware of the request by staff for additional information including sign materials information, a sample of the proposed sign material, and updated sign construction documents. The applicant has submitted updated drawings and a sample of the proposed sign material.

Sign sample. The sign sample submitted to staff is a glossy, formed plastic, unlit letter from Gemini Inc. This sample will be provided to the Board at the public hearing.

The Uniform Sign Standards which can be used as additional guidance for the Board when reviewing signs within the Herndon Historic District state that "*A sign's color and texture are important characteristics to consider and have significant impacts to the overall aesthetic of a sign. Glossy finishes shall not be used, and colors shall not clash with facade colors.*" Staff believes that this guidance along with emphasis in the Downtown Pattern Book and the Guidelines regarding the use of materials that are or can mimic traditional materials does not match the proposed materials for this sign. The material is glossy with rounded edges demonstrating a very plastic appearance.

In addition to this, the majority of the signage on this building adheres to the Master Sign Plan which requires that the sign material be 3/8-inch-thick aluminum cut letters, a higher quality sign material than the proposed material. This contrast would visibly highlight the lower quality of the plastic-formed letters decreasing the harmony between the proposed sign and existing signage.

Updated sign documents. The updated drawings include sign details requested such as sign diagrams, method of construction, etc. The updated sign rendering shows the sign located above the second-story windows on the same rounded corner facing the intersection of Elden and Spring/Station streets as was proposed previously, but the sign no longer overlaps decorative architectural features.

Signage above the first floor on structures within the Historic District is permitted only with the approval of a COA by the HDRB. This allowance was intended to allow the option for signage on upper floors in limited cases when traditional and appropriate locations are proposed. Staff does not believe that this sign location as proposed merits the approval of a COA as it is neither a historic location on the building nor enhances the traditional aesthetic of the downtown.

Sign Alignment. The Downtown Pattern Book states that “*Multiple storefronts within one building must be designed to coordinate the alignment of signs to achieve a harmonious appearance to the base of the building.*” Staff believes that the currently proposed location does not align cohesively with the existing signage.

Master Sign Plan. At the work session, Board members expressed interest in seeing the Master Sign Plan (MSP) for this location. The MSP has been attached to this memo along with additional drawings from the HPRB case where this sign plan was approved. Staff believes that the office sign locations described in the MSP located on the building façade to either side of the central curved façade corner could be an appropriate option for the location of the proposed sign. Staff also notes that the currently proposed location for the Probity sign was intended for a sign identifying the structure as a whole as the Herndon Commerce Center and was not intended for individual tenant signage.

Staff recommendation. Staff is recommending that this application be continued to the May HDRB meetings to allow time for the applicant and staff to work together to find the best solution for this sign in terms of location and material/design.

Attachments:

1. Updated Sign Drawings
2. Herndon Commerce Center Master Sign Plan
3. Herndon Commerce Center additional MSP drawings

Proposed Sign

Proposed Sign



Scale: 3/16" = 1'

PROJECT ADDRESS:
Probity
754 Elden Street, Suite 303
Herndon, VA 20170

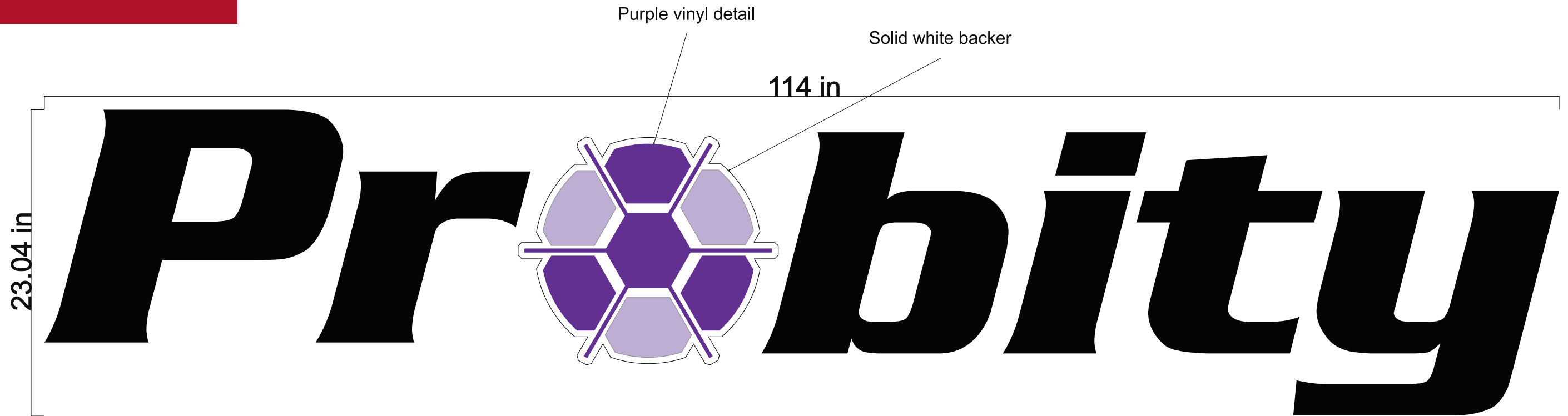


Town of Herndon
Permit Drawings

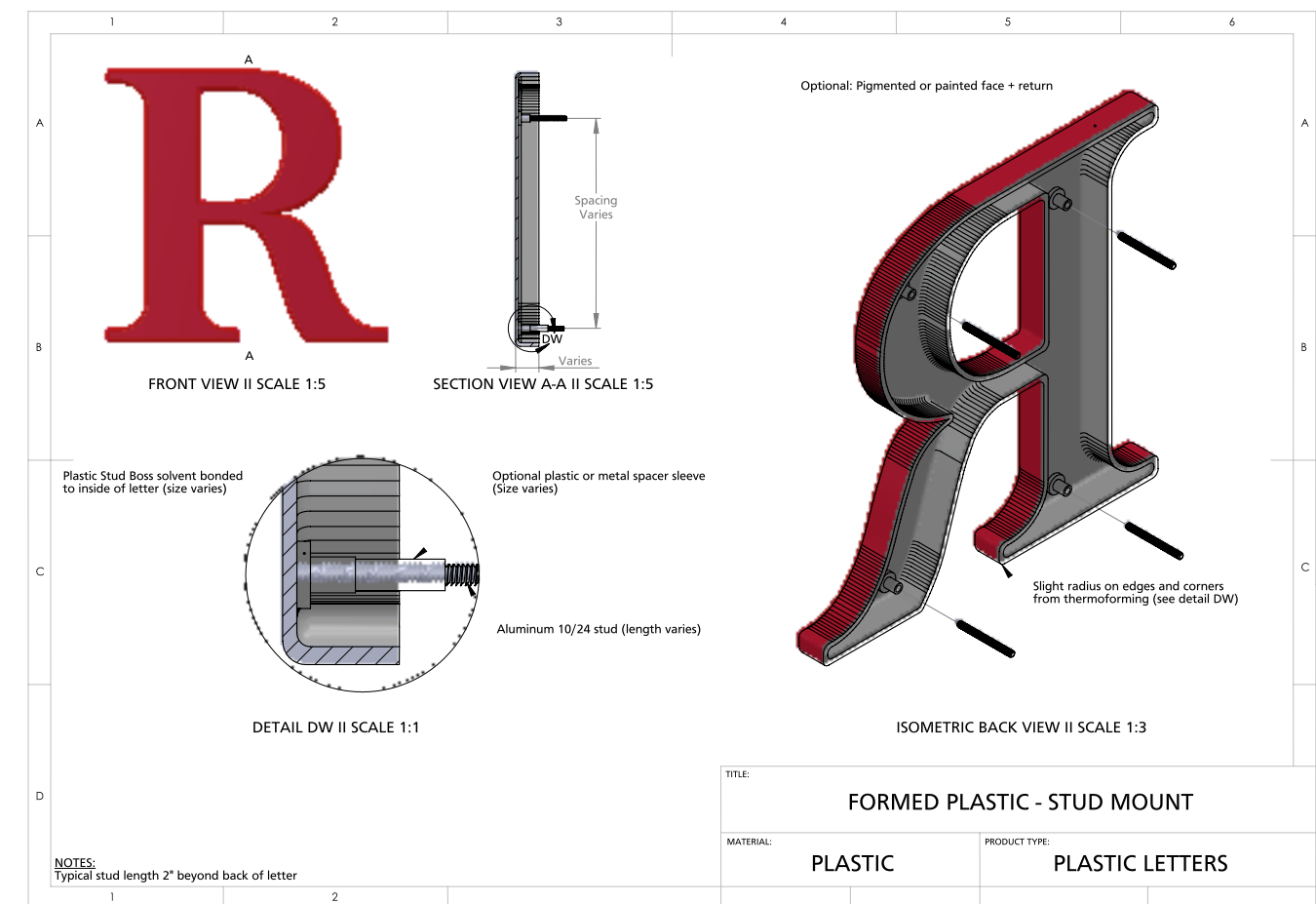
Proposed Sign

04.06.2023





Formed plastic dimensional letters
 non-illuminated
 1-1.5" Depth
 Color: Black
 Logo: Solid white piece with purple vinyl detail
 Mount: Flush stud mount to exterior brick



PROJECT ADDRESS:
 Probity
 754 Elden Street, Suite 303
 Herndon, VA 20170



Town of Herndon
 Permit Drawings

Sign Specs

04.06.2023



Master Sign Plan for:

TPI Herndon Commerce Center**754 Elden Street, Herndon, VA**

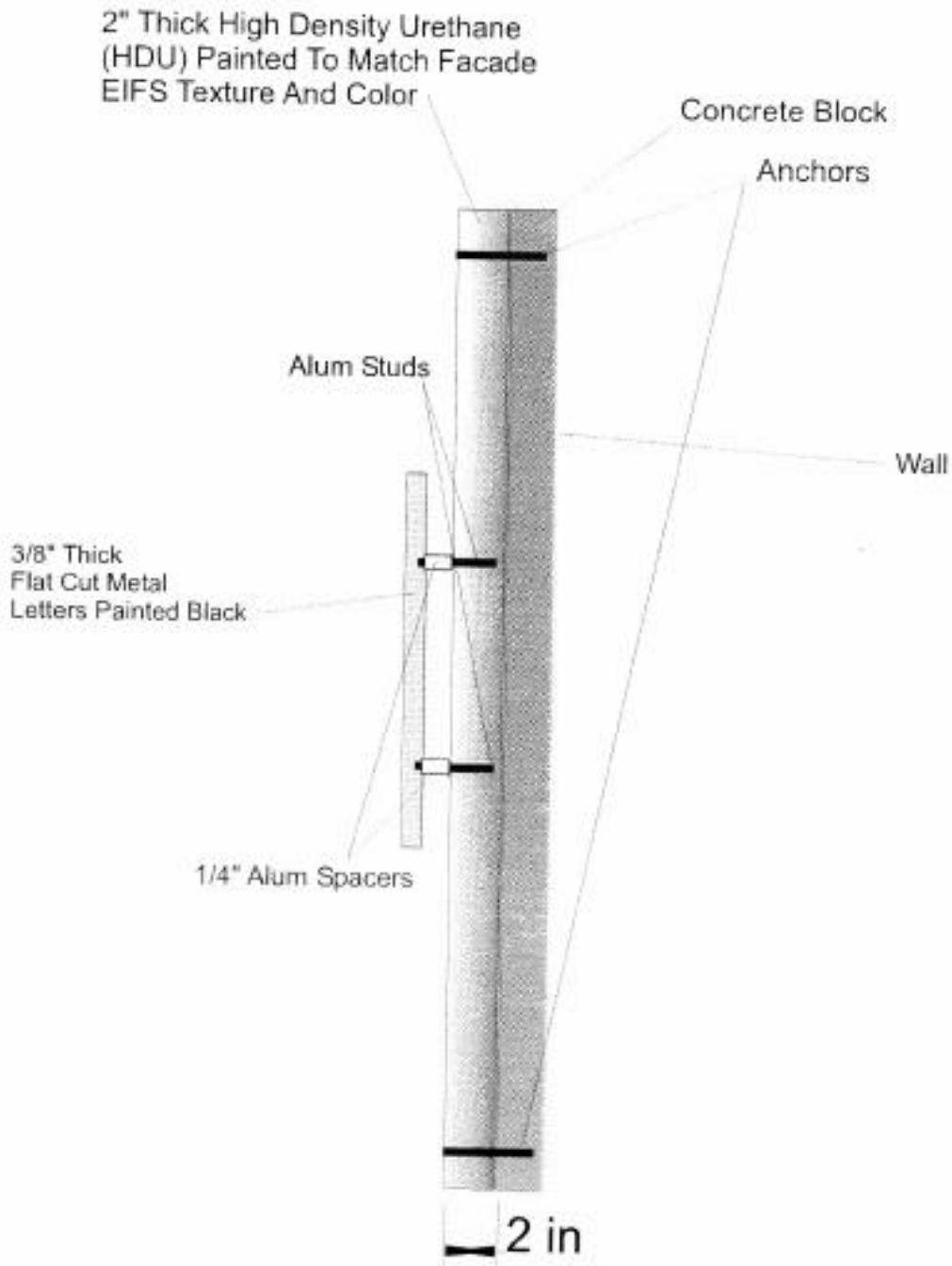
MSP_Number	14	14	14
MSP_Name	TPI Herndon Commerce Center	TPI Herndon Commerce Center	TPI Herndon Commerce Center
MSP_Address	754 Elden Street, Herndon, VA	754 Elden Street, Herndon, VA	754 Elden Street, Herndon, VA
Date_Updated	NA	NA	NA
Historic Preservation Review Board:	HPRB#05-25(10/17/2005), HPRB#09-17(09/21/2009)	HPRB#05-25(10/17/2005), HPRB#09-17(09/21/2009)	HPRB#05-25(10/17/2005), HPRB#09-17(09/21/2009)
Architectural Review Board:	NA	NA	NA
Application Form:	Administrative Sign Permit	Administrative Sign Permit	Administrative Sign Permit
Sign Type:	Wall Signs	Projecting Signs	Awning/Canopy Signs
Base Sign Rules:	NA	NA	NA
Sign Location:	NA	Projecting signs shall be located in vertical alignment with each other on a horizontal axis mostly level with the signage fascia band; the approved drawings indicate the specific locations where projecting signs shall be located with the exception of the projecting sign near the center of the south elevation which shall be relocated to the southwest corner of the building, facing Elden Street, centered horizontally in the brick area, and in vertical alignment with the other projecting sign locations.	Awnings shall be installed above the storefronts of the ground floor tenants along Station and Elden Streets.
Sign Number:	NA	Each ground floor tenant shall be permitted one projecting sign per establishment frontage.	NA

Sign Content:	NA	NA	NA
Frame Material:	NA	Projecting signs shall be mounted on a standardized vertical steel bracket.	NA
Frame Color:	NA	Projecting sign brackets shall be painted black.	NA
Frame Dimensions:	NA	Projecting sign brackets shall have the same dimensions with the exception of the bracket height, which shall match the height of the attached projecting sign; the space between the bracket and the signs shall be 3 inches.	NA
Sign Materials:	Office and tenant/retail wall signs shall be constructed of 3/8 inch thick aluminum cut letters.	Projecting signs shall be constructed of high density urethane foam board and finished with a matte or flat paint.	Awnings shall be constructed of metal frames with black synthetic Sunbrella fabric covers.
Sign Dimensions	NA	Projecting signs shall be 3 feet high, 2 feet wide, and 2 inches thick on the south (Elden Street) and west (alley) elevations. Projecting signs shall be 1 foot 6 inches high, 2 feet wide, and 2 inches thick on the east (Station Street south (Elden Street) and west (alley) elevations.	Awnings shall be 3 feet high, 4 feet deep with a straight slope, and their width shall extend 1 foot beyond each door jamb, and their valance shall be 11 inches high.
Sign/Background Color:	Office and tenant/retail wall signs shall be painted black.	Projecting sign colors shall be compatible with the building and subject to review by the HPRB if deemed non-compatible by town staff.	NA
Text Color:	NA	NA	The letters of this signage shall be Benjamin Moore White Dove only.
Text Font:	Tenant/retail wall signs shall have Americana Bold copy. Office wall sign copy shall be in Americana Bold font.	NA	NA
Text Dimensions:	Tenant/retail wall signs shall have 10 inch copy. Office wall sign copy shall be 12 inches in height.	NA	The valance shall include tenant signage with content height not to exceed 8 inches

	Office wall signs shall have a maximum of 2 lines of text. Tenant/retail wall signs shall have a maximum of 1 line of text.		for letters.
Text Location:	NA	NA	NA
Other Text Notes:	Office wall sign copy shall use both upper and lower case letters. Tenant/retail wall signs shall have text in upper and lower case letters.	NA	NA
Logos Permitted:	Not Permitted	Not Permitted	Permitted
Logo Color:	NA	NA	Logos may be a color other than Benjamin Moore White Dove, subject to HPRB staff review. If another color of preferred, it shall be compatible with the building and subject to review by the HPRB if deemed non-compatible by town staff.
Logo Dimensions:	NA	NA	The valance shall include tenant signage with content height not to exceed 9.5 inches for logos.
Other Logo Notes:	NA	NA	NA
Illumination:	Tenant/retail wall signs on the ground floor shall be illuminated; all other wall signs will not be illuminated.	NA	NA
Illumination Color:	NA	NA	NA
Other Illumination Notes:	Wall signage illumination will be limited to black gooseneck lamps centered above each pair of doors and the building identification sign, which will have reverse illumination.	NA	The awnings shall be illuminated using the existing building-mounted gooseneck light fixtures.
Landscaping:	NA	NA	NA

Margin Dimensions:	NA	NA	NA
Non-Logo Design:	NA	NA	NA
Other Design Notes:	Office and tenant/retail wall signs will have ¼ inch spacers separating the letters from the wall surface. Tenant/retail wall signs shall be located on the sign fascia band and installed into 2" thick high-density foam. Tenant/retail replacement wall signs shall use a new high-density foam fascia and remove the high-density foam board used with the previous signage. Tenant/retail wall sign foam shall be painted to match the EIFS texture and color.	Projecting signs shall be used only by the ground floor tenants. Projecting sign bracket fasteners shall be mounted into the mortar joints of the brick. Projecting signs shall only be permitted when awnings are also installed; the tenant shall have the option of installed pin-mounted wall signs, two awnings only, or the combination of two awnings with one projecting sign.	The valance shall have a hanging scallop pattern.
Disclaimer1:	*To receive administrative sign approval, new signs at this property must adhere to all of the above standards.	NA	NA
Disclaimer2:	NA	NA	NA
Disclaimer3:	NA	NA	NA

1 ST FLOOR RETAIL SIGNAGE



HPRB #05-24



* ALL PRICES are for standard colors and sizes. * FINISHES are 1/2 the price of an upper case letter. * STANDARD SIGNAL WORDS are included with all letters or aluminum letters over 15" in height. * INSTALLATION TEMPLATES are 25¢ flat per inch of letter height, \$3.00 each more per letter. For full details on Installation Methods, see page 96.

* AMERICANA BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
VWXYZ 1234567890/&,-, ""

ABC 123

HEIGHT	AVERAGE	DEPTH	MIN-MAX	ALUMINUM FINISHES			BRONZE FINISHES			
2"	2"	3/4"	1/4"-3/4"	1	2	3	4	5	6	7
2"	2"	3/4"	1/4"-3/4"	\$ 9.20	\$ 10.10	\$ 16.20	\$ 19.30	\$ 22.80	\$ 25.00	\$ 28.40
3"	3 1/4"	3/4"	3/4"-1 1/4"	15.00	17.10	20.90	22.80	24.50	33.30	35.50
4"	4 1/4"	3/4"	3/4"-1 1/4"	17.70	19.20	23.00	25.50	32.70	36.60	39.70
6"	6 1/4"	3/4"	3/4"-1 1/4"	23.90	27.70	34.80	36.20	52.30	58.50	62.50
8"	8"	3/4"	3/4"-1 1/4"	34.30	38.70	45.50	47.20	76.20	84.70	89.70
10"	10 1/4"	3/4"	3/4"-1 1/4"	44.70	49.10	62.30	65.00	93.70	111.00	119.50
12"	12 1/4"	3/4"	3/4"-1 1/4"	49.90	55.40	73.50	76.00	105.20	129.40	135.40
15"	15 1/4"	3/4"	3/4"-1 1/4"	55.60	58.10	80.10	89.00	112.40	153.30	162.60
18"	18 1/4"	1"	3/4"-1 1/4"	66.20	67.80	114.20	128.00	174.00	214.90	237.60

ARCHITECTURAL ABC 123

ABCDEFGHIJKLMNOPQRSTUVWXYZ 1234567890/&,-, ""

HEIGHT	AVERAGE	DEPTH	MIN-MAX	ALUMINUM FINISHES			BRONZE FINISHES			
2"	1 1/4"	3/4"	3/4"-1 1/4"	1	2	3	4	5	6	7
2"	1 1/4"	3/4"	3/4"-1 1/4"	-	\$ 24.00	\$ 28.80	\$ 30.50	\$ 38.50	\$ 35.00	\$ 38.50
3"	2 1/4"	3/4"	3/4"-1 1/4"	-	25.00	31.70	36.90	42.60	38.90	42.60
4"	3 1/4"	3/4"	3/4"-1 1/4"	-	26.80	35.40	40.30	50.50	44.50	50.50
5"	4 1/4"	3/4"	3/4"-1 1/4"	-	30.00	38.10	45.00	58.00	49.70	58.00
6"	5 1/4"	3/4"	3/4"-1 1/4"	-	33.60	42.40	54.60	70.60	59.80	70.60
8"	6 1/4"	3/4"	3/4"-1 1/4"	-	38.40	60.70	71.70	95.90	84.80	95.90
10"	8 1/4"	3/4"	3/4"-1 1/4"	-	50.90	75.00	82.00	139.00	112.30	139.00
12"	10 1/4"	3/4"	3/4"-1 1/4"	-	61.70	85.00	97.20	160.60	139.90	160.60
14"	12"	3/4"	3/4"-1 1/4"	-	81.30	93.10	111.80	213.40	185.00	213.40
16"	13 1/4"	1"	3/4"-1 1/4"	-	106.10	130.50	149.30	278.10	244.00	278.10
18"	15 1/4"	1"	3/4"-1 1/4"	-	126.10	159.20	174.70	327.80	292.80	327.80
24"	20 1/4"	1 1/4"	2-4"	-	195.40	240.90	255.30	461.90	423.80	461.90

* Available in polished finish only. ** Steel finished form.

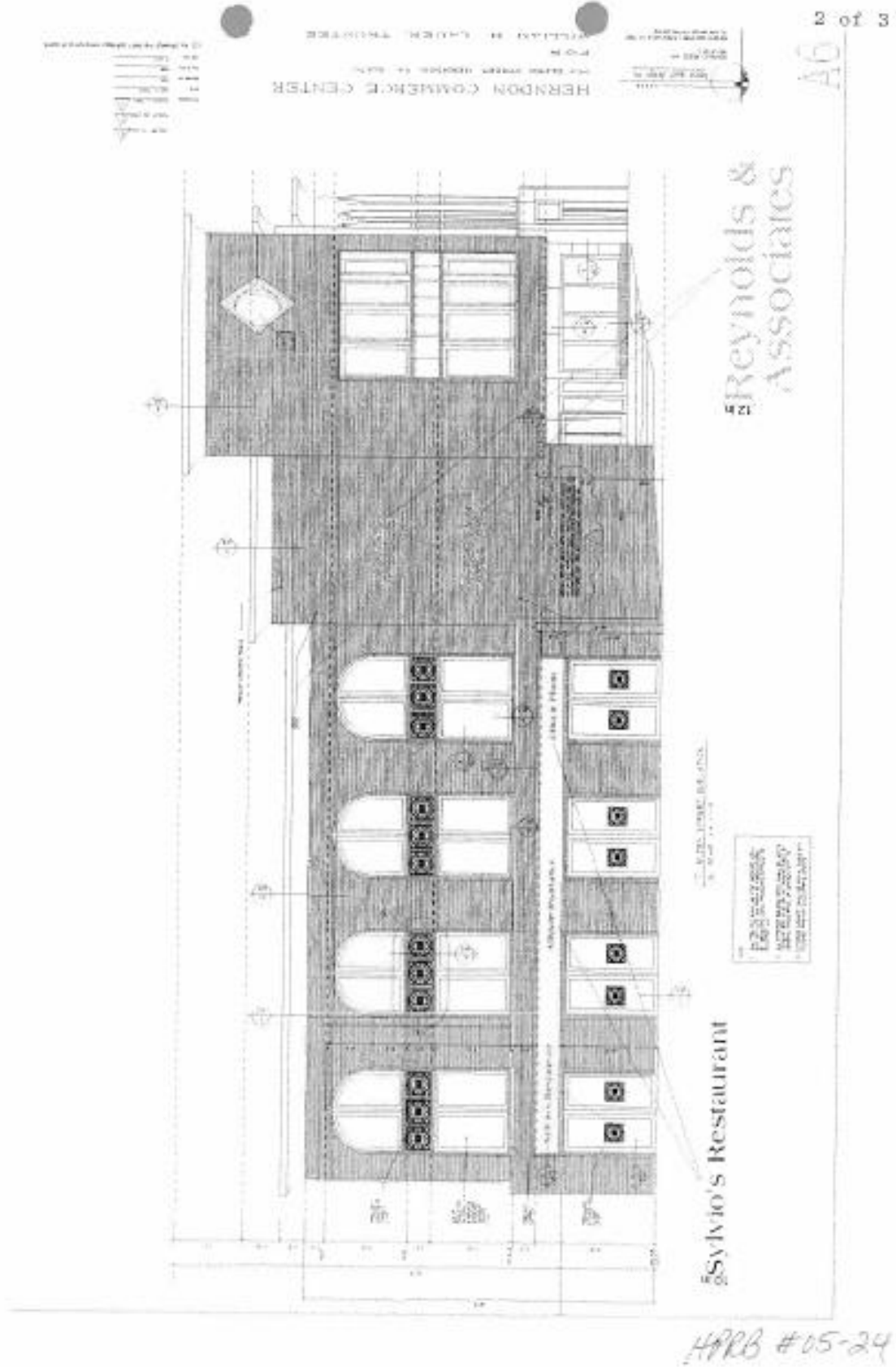
ACANTHUS BOLD

ABCDEFGHIJKLMNOPQRSTUVWXYZ
VWXYZ 1234567890/&,-, ""

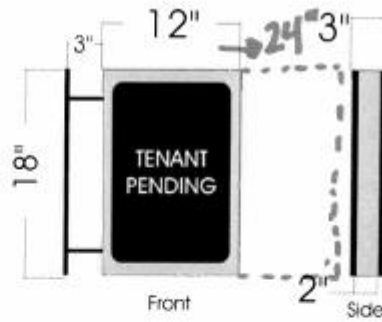
ABC 123

HEIGHT	AVERAGE	DEPTH	MIN-MAX	ALUMINUM FINISHES			BRONZE FINISHES			
4"	3 1/4"	3/4"	1"-1 1/4"	1	2	3	4	5	6	7
4"	3 1/4"	3/4"	1"-1 1/4"	\$ 17.40	\$ 17.80	\$ 30.50	\$ 22.30	\$ 29.20	\$ 32.30	\$ 38.00
6"	4 1/4"	3/4"	1 1/4"-1 3/4"	21.30	22.90	29.80	32.50	44.60	48.50	58.20
8"	6 1/4"	1"	1 1/4"-2 1/4"	29.00	31.40	38.70	44.40	64.40	71.40	80.70
10"	8 1/4"	1 1/4"	2 1/4"-2 3/4"	38.90	39.80	50.90	56.90	78.70	86.90	102.30
12"	9 1/4"	1 1/4"	2 1/4"-3 1/4"	46.20	47.00	60.90	68.00	95.70	103.50	124.40
15"	13 1/4"	1 1/4"	3 1/4"-3 3/4"	60.40	61.40	79.00	87.80	137.90	149.10	179.20

For other styles or sizes of these typotypes, see Custom Cast Metal starting on page 96.



2-sided V-carved HDU sign
 Sign = 12" wide x 18" high
 painted forest green, beige to match fascia,
 white and pms109, colors will be made fresh
 Sign bottom is 108 inches from the ground (minimum)
 Black Aluminum Custom Sign bracket
 Total sign/bracket dimension: 18" high x 15" wide
 Bracket = 3" wide
 Braces = 3" (from sign to bracket)



Station Street Frontage

Sake Club
 Gil Blankespoor

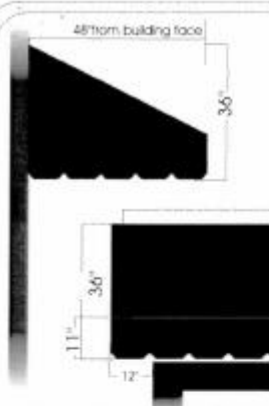
SIGN-A-RAMA

14215-V Centreville Square, Centreville, VA 20121
 Phone: 703-815-5440 • Fax: 703-815-5579
sardesign@verizon.net

This artwork is the property of Sign-A-Rama and may not be used or copied without prior written permission. Color palette and approvals are the responsibility of the customer.

See diagram
 9-10-09

APPROVED *MP*

	Custom Awnings 120" w x 36" h x 48" d Metal Construction (frame) Black synthetic canvas cover SAKE CLUB LOGO = 8" x 30" color = off-white	
		
		
Sake Club Gil Blankespoor 703-472-0765	SIGN-A-RAMA 14215-V Centreville Square, Centreville, VA 20121 Phone: 703-815-5440 • Fax: 703-815-5579 sardesign@verizon.net This artwork is the property of Sign-A-Rama and may not be used or copied without prior written permission. Local permits and approvals are the responsibility of the customer.	See diagram 9-10-09

2-sided V-carved HDU sign
 Sign = 24" wide x 36" high
 painted ~~black~~ **black** (matched to drawing), beige to match fascia
 white and pins 109, color will be matte finish
 Sign bottom is 108 inches from the ground (minimum)
 Black Aluminum Custom Sign Bracket
 Total sign/bracket dimension: 36" high x 28" wide
 Bracket = 4" wide
 Bracket = 4" (from sign to bracket)

BLACK



LOCATION: 3 brick-widths from concrete, vertically aligned to brick face



Elden Street Frontage

Sake Club
 Gil Blankespoor

SIGN★A★RAMA

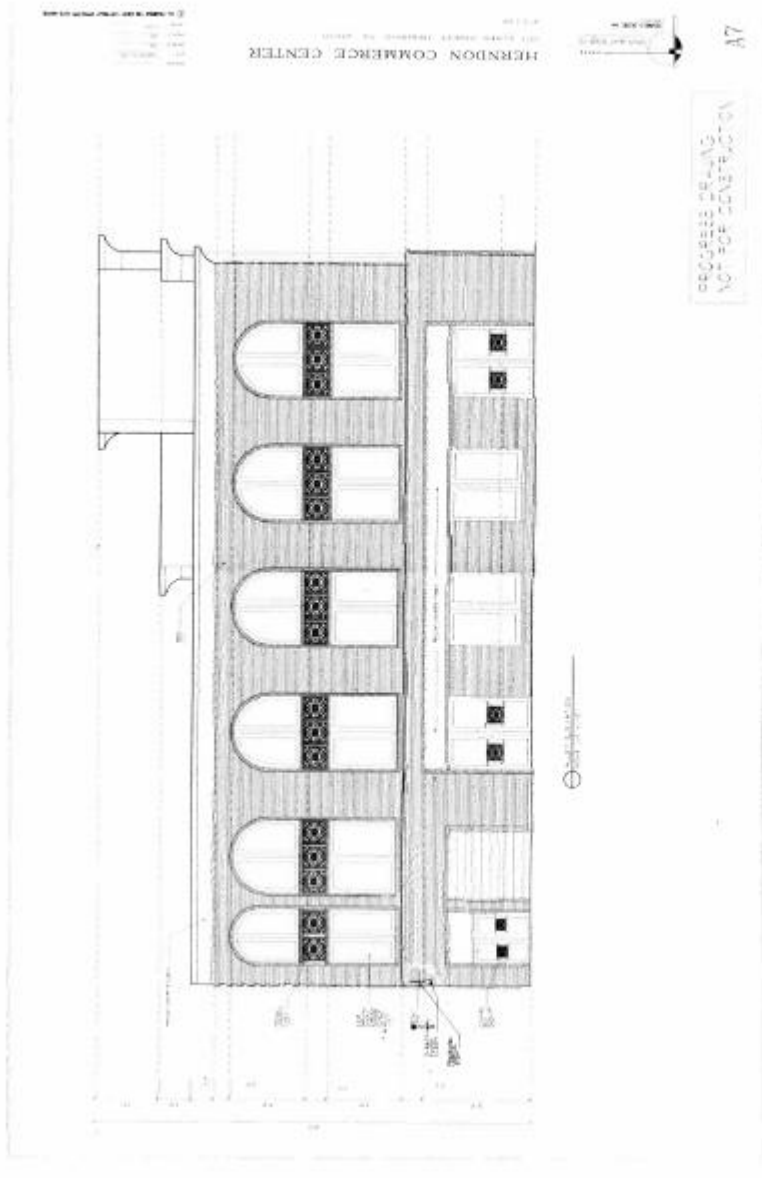
14215-V Centreville Square, Centreville, VA 20121
 Phone: 703-815-5440 • Fax: 703-815-5579
sardesign@verizon.net

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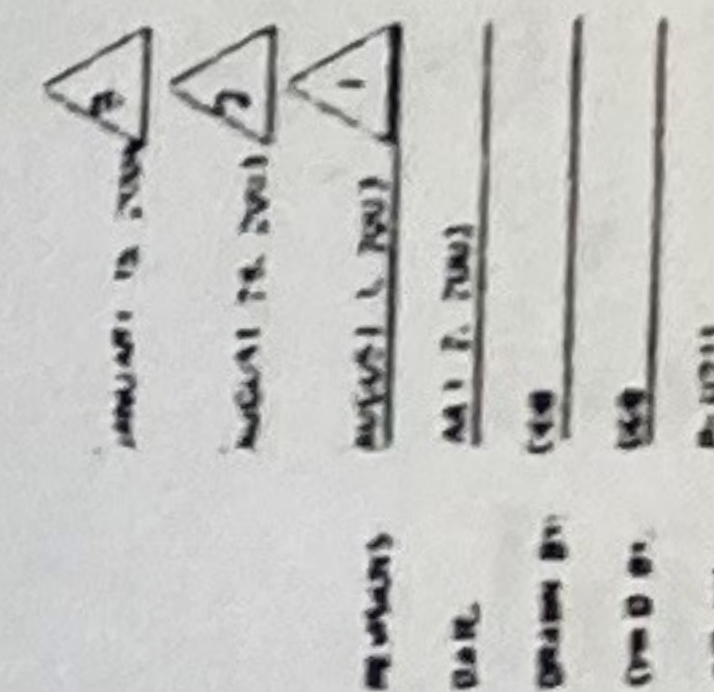
See diagram
 8-26-09

703-472-0765









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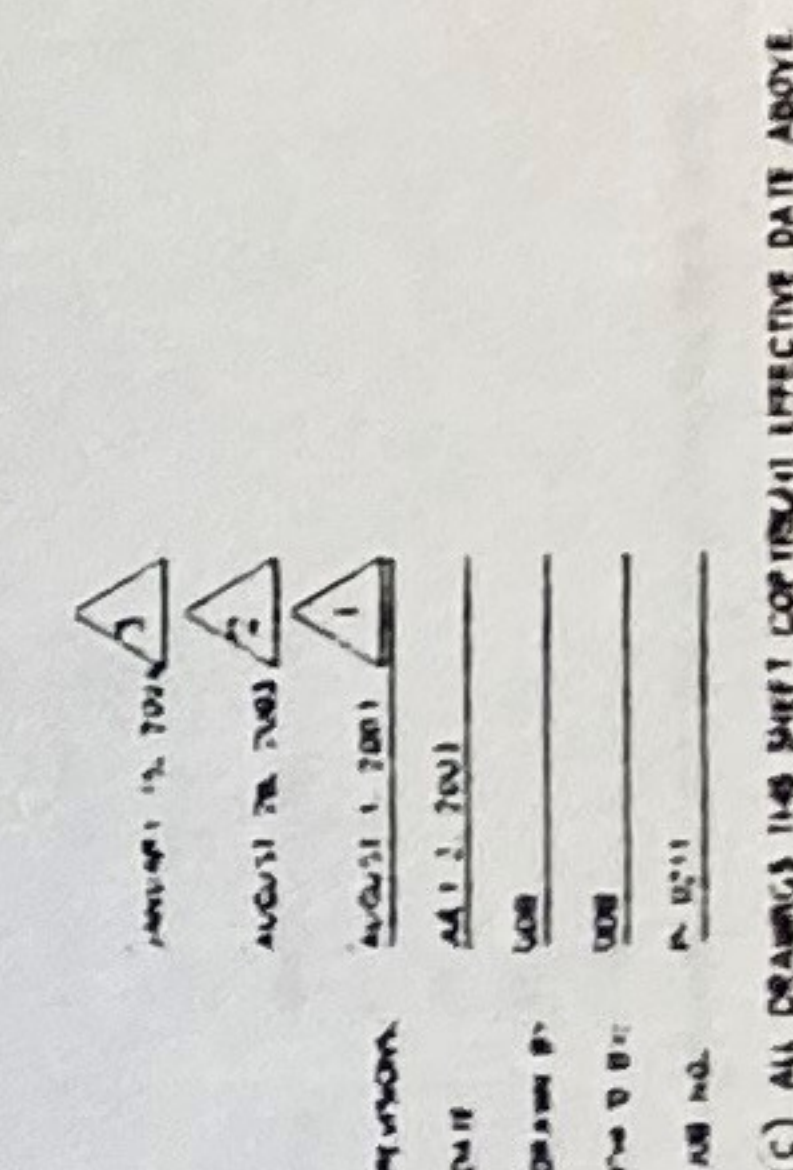
3. GRANTE DRAWINGS ARE DESIGNED TO
SHOW VISUAL / AESTHETIC INTENT ONLY.

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

10 in Champion Travel Agent

Q. Now, I believe you said that you were not sure if the person was a woman or a man, is that correct?

A.C.



12 in Reynolds &
Associates

2013