

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD PUBLIC HEARING AGENDA
MARCH 16, 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. February 2, 2022, Work Session Draft Minutes
4. February 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 #21-016**, to consider an application for an exterior wall sign located at 702 Elden Street, Herndon Virginia Suite A, and further identified as Fairfax County Tax Map 0162 52 0010. The site is located within the Junction Square development and is situated approximately 90 feet west of the intersection of Elden Street and Monroe Street. This property is zoned as PD-TD, Planned Development – Traditional Downtown, and consists of 461 square feet of floor area. Owner: Kavitha Maddi, Skyvish Square 702 Elden St A LLC. Applicant/Agent: Clay Downing, Signs by Clay Downing. **Continued from February 16, 2022, HDRB public hearing.**
9. **APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR AMENDMENTS TO AN APPROVED APPLICATION, HDRB #22-002**, to consider an application for a Certificate of Appropriateness for amendments to an approved addition 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, 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



MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: February 25, 2022

Subject: HDRB #21-016, 702 Elden Street

This staff memo addresses HDRB case #21-016, an application for a business wall sign at 702 Elden Street. This application was presented to the board at the February work session and public hearing meetings. At the public hearing, the board voted to continue this item to the March HDRB work session.

The applicant has submitted updated sign plans addressing the issues present in the previous proposed drawings. The updated drawings describe a 14 square foot, non-illuminated wall sign, flush mounted to the building facade. The sign consists of a 2" thick aluminum backer board with 1/2" thick acrylic letters directly mounted to the aluminum backer. Located directly above the entrance, the proposed sign is placed in the center of the storefront width.

The position of the proposed sign above the entrance necessitates the relocation of an egress light fixture. As mentioned in a previous staff report, egress light fixtures cannot be covered or removed but may be revised or altered if the following two conditions are met:

- Any new revised lighting design or configuration produces the required illuminance required by building code; and
- Any new revised lighting design or configuration is connected to the emergency backup power source, in the exact same manner as the egress light(s) along this elevation are currently connected to an emergency backup power source.

In a previous HDRB case for an adjacent storefront (HDRB #19-021) these conditions were met, the egress light adjusted, and a sign installed in a similar manner.

Staff has found that the proposed sign meets the applicable zoning requirements and adheres to the design criteria and standards in the Herndon Downton Pattern Book, Section D: Storefronts and Signage. Staff is recommending approval of this application as presented in accordance with the draft resolution (attachment #3).

Attachments:

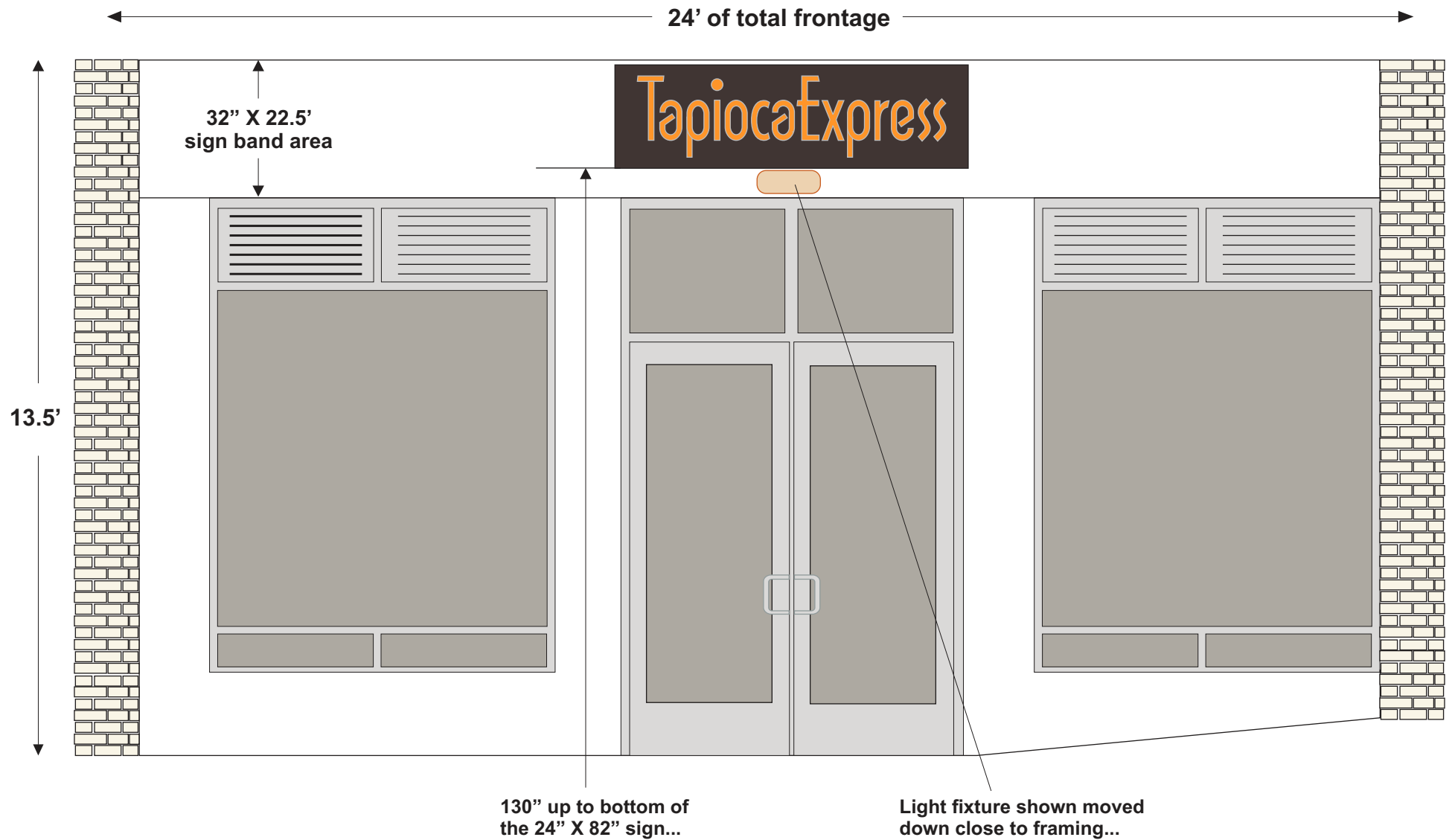
1. Proposed sign drawings
2. Existing elevation image
3. Draft resolution

Proposed Sign for Tapioca Express @ 702 Elden St - Suite A - Herndon, VA

Produce and install (x1) 2" deep X 2' tall X 7' long welded 0.90" aluminum sign panel with 1/2" thick acrylic letters stud mounted to the surface. The letters will be painted PMS 144 orange. The complete sign will be installed using 1/4" X 5" non-corrosive hardware. The sign as shown is 14 sq ft.



Proposed panel sign for Tapioca Express at 702 Elden St - Suite A - Herndon, VA 20170





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

DRAFT RESOLUTION

March 16, 2022

Resolution- to approve HDRB #21-016, installation of signage on a commercial building located at 702 Elden Street, Fairfax County Tax Map Number 0162 52 0010.

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 March 16, 2022.

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

Approves HDRB #21-016, for a signage located at 702 Elden Street, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the HDRB.



MEMORANDUM

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

From: Elizabeth M. Gilleran, AICP, Director of Community Development *EG*

Date: March 11, 2022

Subject: HDRB #22-002

This staff memo is an addendum to the staff report for HDRB #22-002 provided to the Board prior to the work session of March 2, 2022. This memo alters the draft resolution slightly to include a condition allowing the applicant to use either the previously approved cladding material (James Hardie v-groove) or the siding proposed in the current amendment to that original application (Hardie Plank 7" exposure smooth finish lap siding). This change is reflected in the updated draft resolution attached to this memo (attachment #1).

No other changes were submitted by the applicant, nor are there any additional changes or updates recommended by staff.

Attachment:

1. Updated Draft Resolution

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

DRAFT RESOLUTION

March 16, 2022

Resolution- to approve HDRB #22-002, for amendments to an approved addition on the single-family residential property at 764 Grace Street, Fairfax County Tax Map Number 0104-02-0017.

WHEREAS, the applicant has submitted an application for amendments to an approved addition on the single family residential property at the above referenced address; and

WHEREAS, the proposed amendments 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 amendments comply with the applicable Historic District Overlay Guidelines per the analysis as stated in the staff report dated March 2, 2022 and attachment #2 of the same staff report, Guideline Review Matrix; and

WHEREAS, the Town of Herndon Historic District Review Board has reviewed this application and has held a duly advertised public hearing on March 16, 2022.

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

Approves HDRB #22-002, for amendments to an approved addition to the single-family residential property at 764 Grace Street, Herndon, VA in substantial conformance with the design as shown in case materials reviewed by the HDRB and with the following condition:

1. The applicant may choose to use either the previously approved James Hardie v-groove siding without corner boards for the addition's exterior cladding material or the alternative HardiePlank 7" exposure smooth finish lap siding with corner boards as approved in this amendment.