

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA
MARCH 2, 2022
HERNDON POLICE DEPARTMENT
COMMUNITY ROOM
397 HERNDON PARKWAY
7:00 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARINGS

2. **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.**
3. **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.

COMMENTS

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

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:

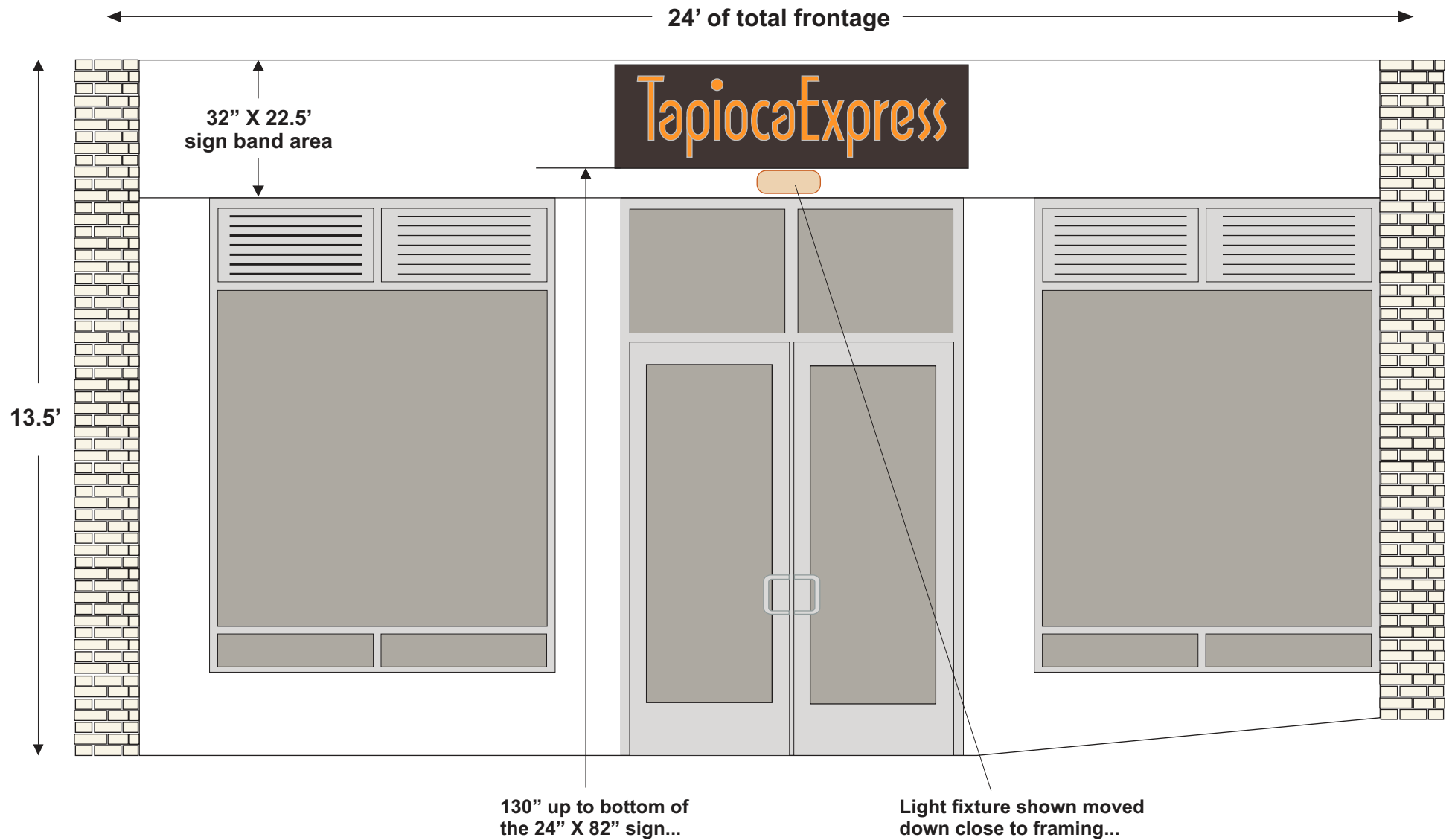
1. Proposed sign drawings
2. Existing elevation image
3. Draft resolution

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.

Title: HDRB #22-002; Alterations to Previously Approved Application; 764 Grace Street

Staff Contact: Elizabeth M. Gilleran, AICP
Director of Community Development
lisa.gilleran@herndon-va.gov
(703) 787-7380

Summary Information

Applicant Request	Alterations to a previously approved application for an addition to a contributing building		
Address	764 Grace Street		
Fairfax County Tax Map Number	0104-02-0017		
Owners	Bryce A. Perry and Phuong T. Pham		
Applicants	Bryce A. Perry and Phuong T. Pham		
Business/Organization	N/A		
Property Use	Single-family residence		
Zoning District	R-10, Residential Single Family-10 District		
HDO Designation	Contributing		
Adjacent Zoning	North: R-10, Residential Single-Family – 10 District South: R-10, Residential Single-Family – 10 District East: R-10, Residential Single-Family – 10 District West: R-10, Residential Single-Family – 10 District		
Building Type(s)	Two story residential	Date of Construction:	1908
Architectural Style(s)	Folk Victorian		
Exterior Material(s)	Wood lap siding, standing seam metal roof		
Neighborhood Design Profile	Single-family detached residential buildings with primarily contributing structures to the south and west; Abuts the W&OD Trail right-of-way.		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

Staff Recommendation	Staff is recommending approval of this application as presented in accordance with the draft resolution (attachment #1).
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Resource Description:

The structure that is the subject of this application is a two-story traditional Folk Victorian residence constructed in 1908 and is a contributing resource in the Historic District. The

structure features a typical Victorian porch with modest decorative woodwork, one-over-one sash windows, painted wood lap siding, wide window trim, with a simple gabled, standing seam metal roof.

764 Grace Street was the subject of a previous HDRB application (HDRB #21-008), which the board approved, for an addition to the primary structure. The current application seeks approval for modifications to that approved application.

Location Map



Map source: fairfaxcounty.gov

Case Details

Proposal:

This application proposes three changes to the previously approved addition:

Windows. Two second story windows on the west façade are proposed to be changed from 18" high to 2' high. These windows face the right of way and are on the façade of the addition that is adjacent to the front entrance of the house. A new window is proposed to be added in the rear of the new addition on the east façade. This horizontal window aligns with an approved addition window to the left and with an existing window on the primary structure.

Cladding. The applicant is proposing a change in cladding material from the previously approved James Hardie v-groove siding to HardiePlank 7" exposure, smooth finish lap siding. The originally approved siding is no longer available, prompting this change in

materials. The applicant is requesting flexibility to use either of these siding options should the originally approved v-groove siding become available again.

Trim. As a result of the change in siding material, the new proposed siding requires the use of corner boards throughout the addition. Windows throughout the new addition are without trim surrounds.

Applicable Design Guidance:

- Zoning Ordinance Section 78-60.3. - *Heritage Preservation Overlay District (HP District)*
- Town of Herndon Historic District Overlay Guidelines (Pages 73-74)

Staff Analysis

1. Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. With the findings expressed below, staff believes that the proposed alterations, as they are described in the application, meet the applicable design guidelines for the Herndon Historic District Overlay.
 - The proposed changes adhere to the principles of compatibility and architectural consistency without replication as specified in the HDO Guidelines.
 - The proposed alternative materials are appropriate for a modern addition within the historic district.
 - The principle of subordination to a primary structure not only applies to the size and massing of an addition, but can also apply to cladding design and material. Staff believes that the proposed cladding does not distract from or overshadow the primary structure.
 - The proposed new window in the rear of the modern addition is a stylistic departure from the traditional vertical Victorian windows displayed throughout the historic house. However, the window is positioned so that it aligns with the historic windows on the same elevation and is also rear facing on the east façade.

Staff Recommendation:

HDRB Alternatives:	1. Resolution to deny the application. 2. Resolution to approve the application as submitted. 3. Resolution to approve with condition(s). 4. The HDRB may also continue the review of this item to a future public hearing
Staff Recommendation:	Staff is recommending approval of the application as submitted in accordance with the draft resolution.

Report Attachments

1.	Draft Resolution
2.	Proposed Drawings
3.	Guidelines Review Matrix
4.	Applicant Letter

Staff Signatures

Elizabeth M. Gilleran

Elizabeth M. Gilleran, AICP
Director of Community Development

**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 #3 of the same staff report, Guideline Review Matrix; and

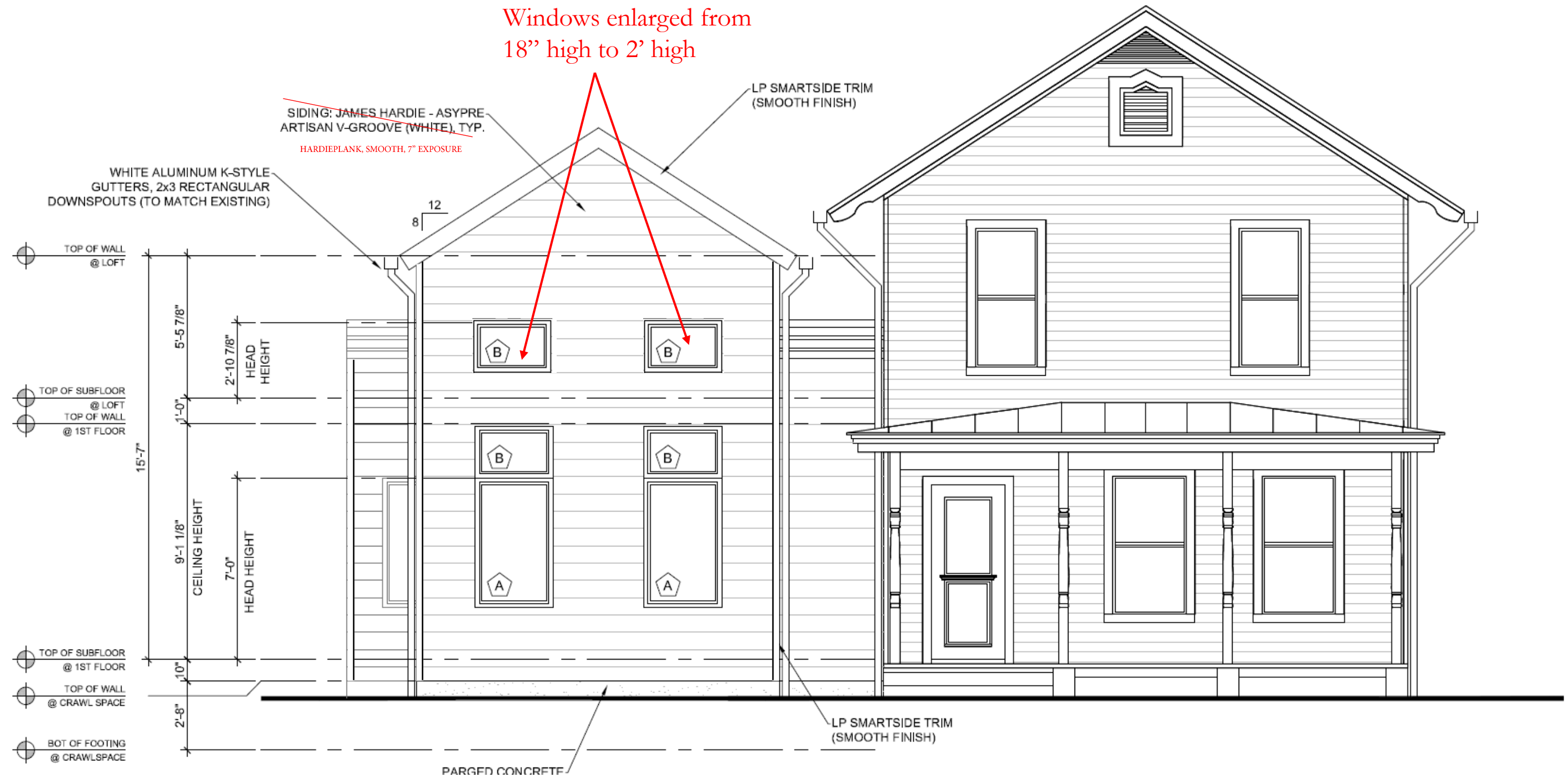
WHEREAS, the Town of Herndon Historic District Review Board has reviewed this application and has held a duly advertised public hearing on March 16, 2022.

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.

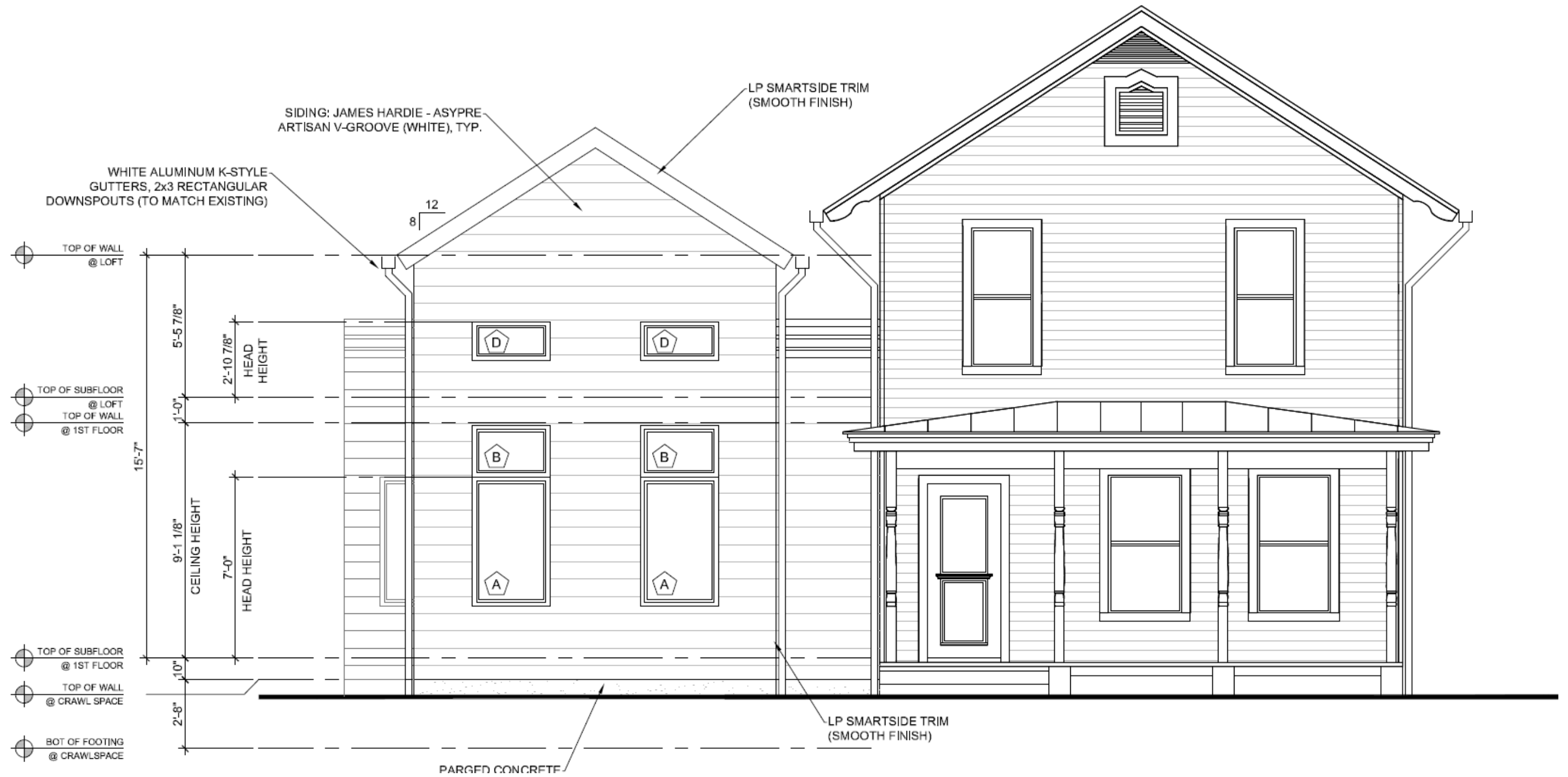
Historic District Overlay Guidelines Review Matrix		
Chapter 5 – Treatment of Contributing Buildings – New Additions (pages 73-74)		
#	Guidelines	Evaluation
1	New additions should be compatible – consistent, harmonious – to the historic building, but should also be differentiated – differences between historic and new should be discernible – so that it is clear they are not original.	The changes proposed in this application are modifications to a previously approved addition to this historic structure. The changes adhere to the principles of compatibility and architectural consistency without replication as specified in the HDO Guildines, and feature materials appropriate for a modern addition within the historic district.
2	New additions should be subordinate to the historic building.	The changes proposed in this application do not affect the size and massing of the new addition. However, subordination to primary structure can also apply to cladding design and material. Staff believes that the proposed cladding does not distract from or overshadow the primary structure.
3	The openings of the new addition should mimic the rhythm of the historic building but differentiate them in design and configuration. The arrangement of the proposed windows and doors should reflect that of the existing building.	The change proposed to the west façade windows is an increase in height by 6”. Their location is unchanged. The size and location reflect the fenestration of the historic structure but do not attempt to replicate. The proposed window to the rear of the addition on the west facade is a departure from the traditionally vertical Victorian window design. However, it is positioned in a way that it aligns with the historic windows on the same elevation and is on the rear/east façade, not visible from the right of way.
4	Materials should be compatible, but differentiated from those found on the historic building.	Cladding proposed in this application is the same general type (lap siding) as the main structure but differentiated in material (Hardieplank) and style (height of reveal).
5	The style of the proposed windows and doors should be compatible with the contributing building’s existing windows	The proposed changes to windows does not affect the style and design of windows previously approved by the board. The

	and doors, but should not attempt to replicate them.	addition windows are similar in width and placement, but do not replicate the historic windows. In addition to this, the new windows do not feature any window trim, increasing their modern aesthetic while remaining compatible and cohesive with the historic structure.
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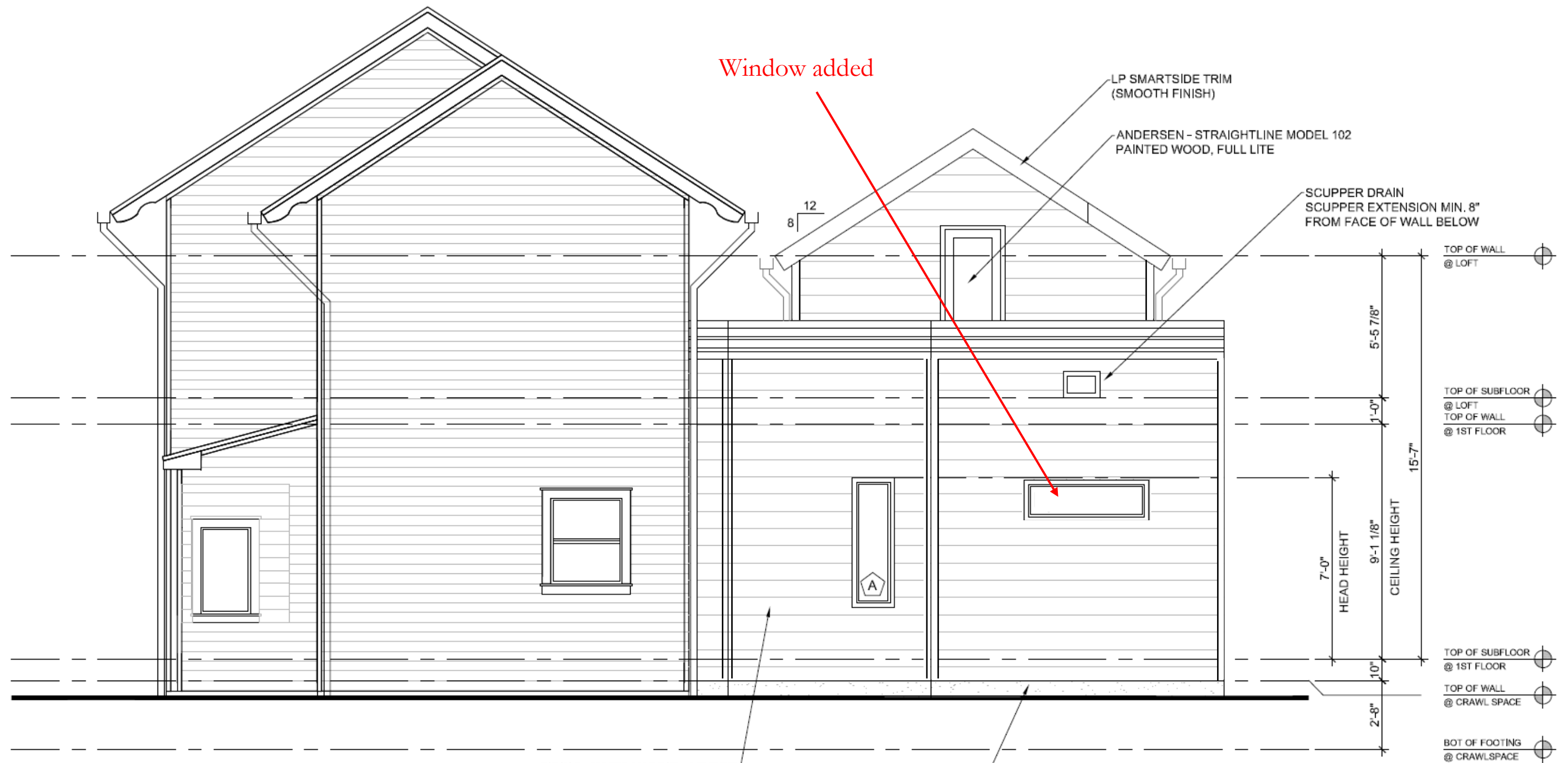


Revised West Elevation

Amendments: corner trim added, windows enlarged, siding changed to Hardieplank smooth 7" lap

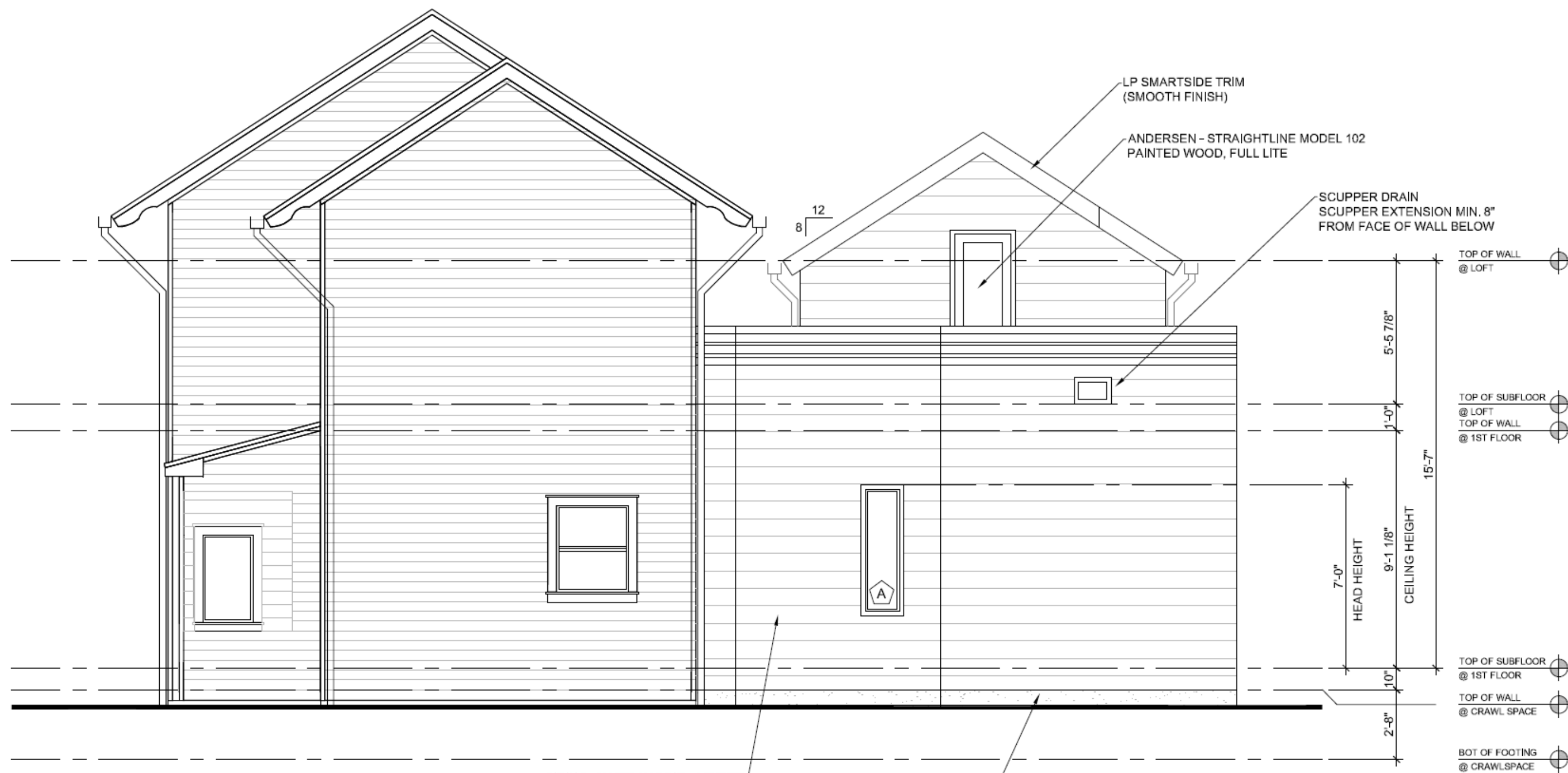


Approved West Elevation



Revised East Elevation

Amendments: corner trim added, window added, siding changed to Hardieplank smooth 7" lap



Approved East Elevation

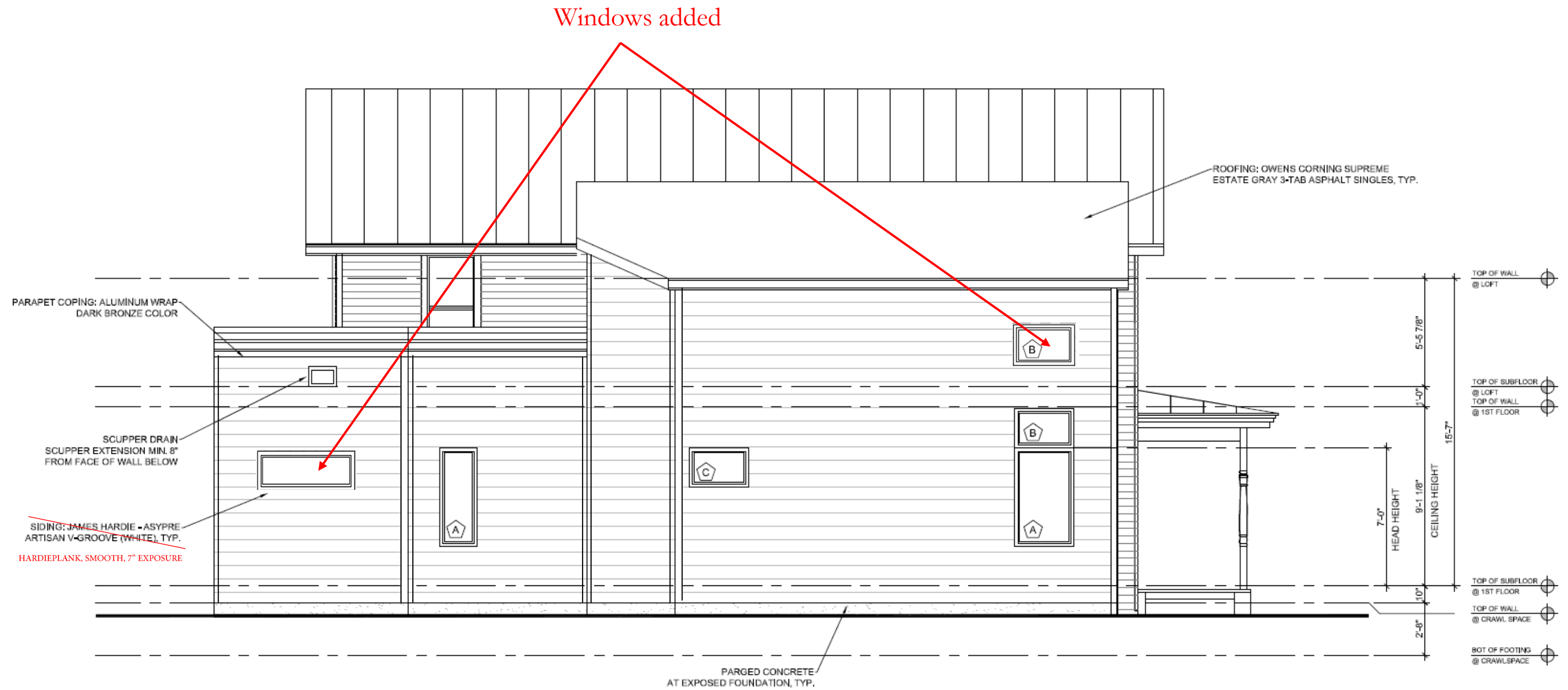


Revised South Elevation

Amendments: corner trim added, siding changed to Hardieplank smooth 7" lap



Approved South Elevation

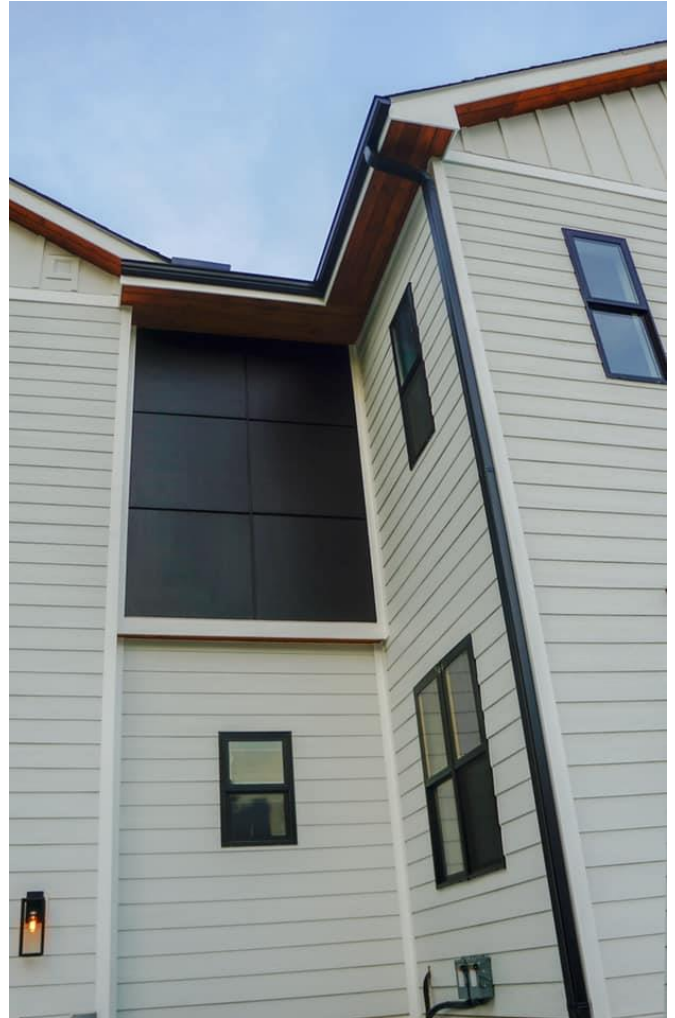


Revised North Elevation

Amendments: corner trim added, windows added, siding changed to Hardieplank smooth 7" lap

Precedent Images

showing smooth 7" exposure Hardieplank lap siding with cornerboards and no window trim



Town of Herndon
Historic District Review Board
February 10, 2022

RE: COA Application for Amendments to a Previously Approved Addition at 764 Grace Street

Board Members and Town Staff:

I have begun to hire contractors and source materials for my much-delayed house addition and hope for work to begin within the month. I have two amendments to the design of the addition as approved by the HDRB. One, I'm adding two windows and enlarging two other windows. This was a result of just further refining the design and realizing we needed more natural light. We're excited for the use of more windows. We're less than excited about the other change. The James Hardie v-groove siding originally proposed is no longer available. As an alternative, we're requesting to use of more standard Hardieplank 7" exposure, smooth, lap siding. This change will necessitate the use of corner boards instead of the originally proposed mitered corners. Though a seemingly minor change, we understand the notable impact it will have on the architecture. We'd like to keep the cornerboards' profiles as minimal as possible to reduce the visual impact on the overall simple contemporary design. We would still not use any trim on the windows. We're told James Hardie *may* restart manufacturing the v-groove siding later this spring with availability in the summer so we'd like the flexibility to still use that product however, it's probable that will not be possible and so we'll need an approved alternative available to use.

Thanks for your time and consideration on these amendments. We've submitted revised line elevation sketches and a sheet of precedent images showing an example of what the siding would look like.

Respectfully,



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

Attached Files:

1. Revising Drawings
2. Precedent Images