

TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD PUBLIC HEARING AGENDA
AUGUST 17, 2022
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. July 6, 2022, Work Session Draft Minutes
4. July 20, 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 AND ALTERATIONS, ARB #22-018**, to consider an application for signage and re-covering existing awnings on a building at 1142 Elden Street, Herndon, Virginia, on property located at 1100 Herndon Parkway, Herndon Virginia, further identified as Fairfax County Tax Map 0161 02 0014. The property is located on the northwest quadrant of the Herndon Parkway and Elden Street intersection. The property is zoned CS, Commercial Services District, and consists of 158,086 square feet of land. Owner: Sovran Limited Co. Applicant/Agent: George Marino, The Sign Machine, Inc.

ADJOURNMENT

Title: ARB #22-018; New signage and awning alteration; 1142 Elden Street, 1100 Herndon Parkway

Staff Contact: Tamsin Himes
Lead Planner – Development and Design
tamsin.himes@herndon-va.gov
(571) 612-0537

Summary Information

Applicant Request	Signage and re-covering existing awnings		
Address	1142 Elden Street, on property located at 1100 Herndon Parkway		
Fairfax County Tax Map Number	0161 02 0014		
Owner	Sovran Limited Co.		
Applicant	George Marino, The Sign Machine, Inc.		
Business/Organization	Big Buns		
Property Use	Commercial business		
Zoning District	CS, Commercial Services District		
Adjacent Zoning	North: CS, Commercial Services District South: CS, Commercial Services District East: CO, Commercial Office District West: CS, Commercial Services District		
Building Type(s)	One story brick commercial building	Date of Construction:	1988
Architectural Style(s)	Simple modern forefront		
Exterior Material(s)	Brick		
Neighborhood Design Profile	Commercial and office		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Staff is recommending approval of this application.
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Case Details

Proposal:

This application is for the installation of new signage and recovering of an awning at 1142 Herndon Parkway. The two proposed signs are situated above the door and window of the building respectively. The existing awnings to be recovered are situated below the proposed signs and above the window and door. Both signs are internally illuminated channel letters flush mounted to the brick façade. Above the entrance, the first sign consists of white acrylic faced channel letters reading “BIG BUNS,” internally illuminated with stainless steel returns painted to match the face. Above the window, the second sign

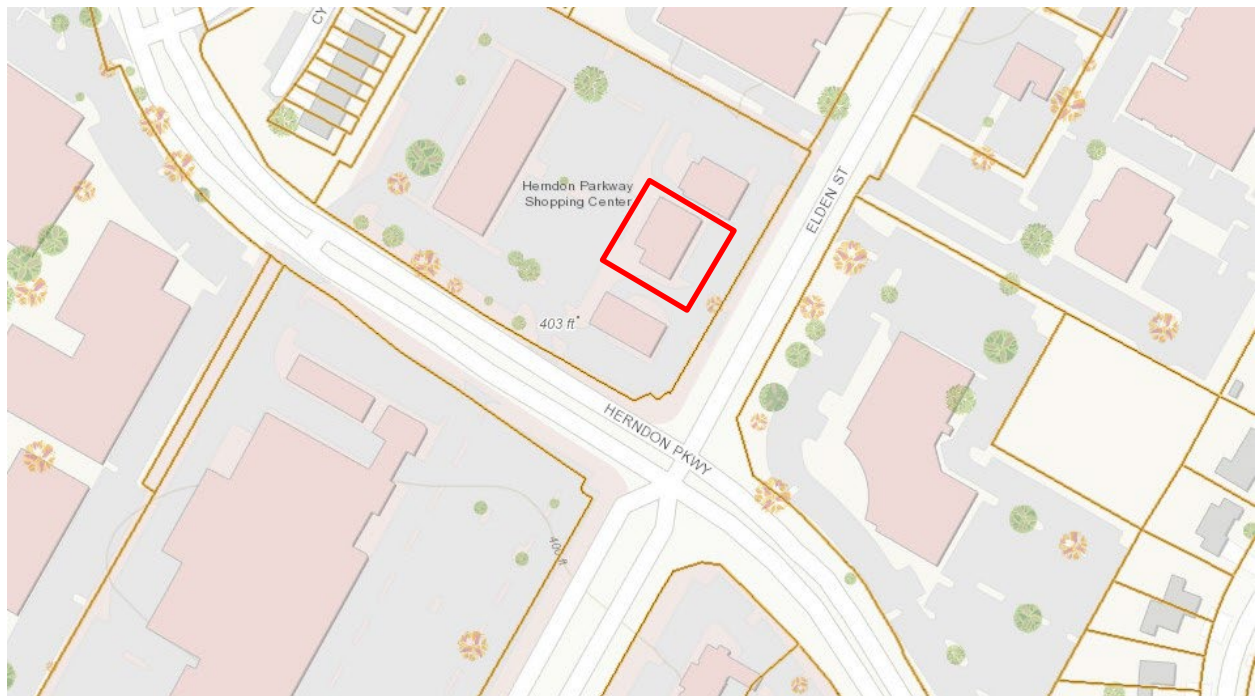
consists of teal acrylic faced channel letters, internally illuminated, reading “D#! GOOD BURGERS”. The two signs measure a total of 19.6 Square feet.

The existing awning is proposed to be recovered with new fabric, teal and black, the frame painted black.

Site Description:

1142 Elden Street is situated at the edge of the Herndon Parkway shopping center and faces Elden Street. The space is a smaller brick wing in a two-tenant building. The front façade features a large front window and a main entrance with double aluminum framed doors. The building is flanked by two brick buildings with a similar aesthetic. The existing front awnings on this space provide some dimension to the otherwise flat front façade but appear to be worn and damaged.

Location Map



Applicable Design Guidance:

- Town Code of Ordinances, Section 58-96 – *Design criteria*

Staff Analysis

1. Staff has found that the proposed signage meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.
2. With the findings expressed below, staff believes the proposed signage generally complies with the applicable design criteria within the Town’s Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances.

- a. The proposed wall sign in its design and construction is suitable for a good suburban community and promotes the use and improvement of the surrounding buildings.
 - b. The proposed wall sign clearly and legibly represents the intended business
 - c. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
3. The existing awnings appear worn and damaged. Staff believes that the proposed repainting of the frame and recovering with new fabric are appropriate for the building and area.

Staff Recommendation:

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

Report Attachments

1.	Draft Resolution
2.	Project Drawings

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

August 17, 2022

Resolution- to approve ARB #22-018, for signage and re-covering existing awnings on a building at 1142 Elden Street, Herndon, Virginia, on property located at 1100 Herndon Parkway, Herndon Virginia, further identified as Fairfax County Tax Map 0161 02 0014.

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

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

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed signage and awning recovering complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on August 17, 2022.

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

Approves ARB #22-018, for signage and re-covering existing awnings on a building at 1142 Elden Street, Herndon, Virginia, on property located at 1100 Herndon Parkway, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB.



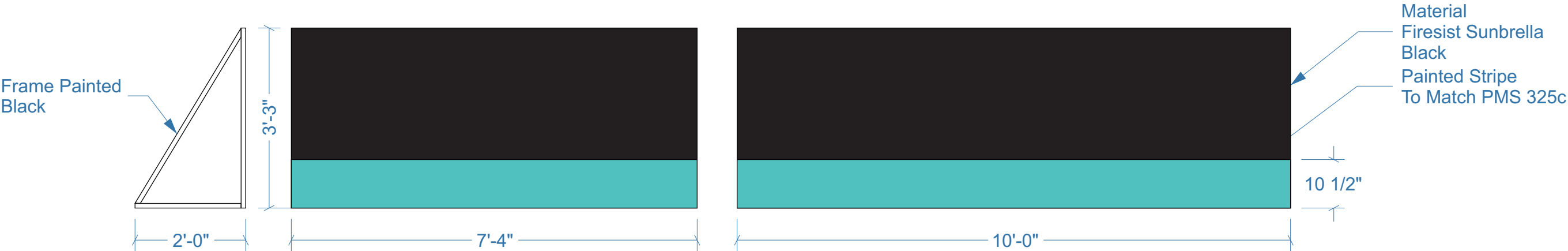
1 Storefront Elevation
Scale: 1/4" = 1'-0"

17 sq.ft.

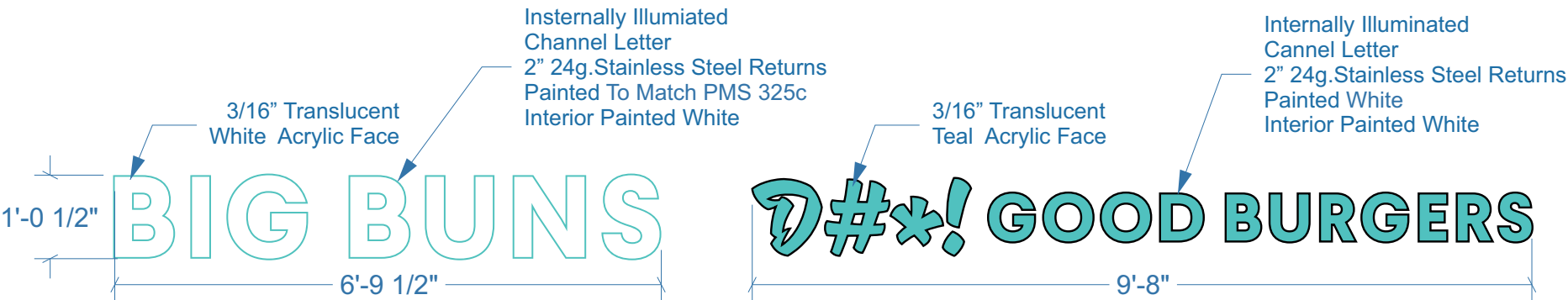


2 Existing Signage
Scale: N.T.S.

Underwriters Laboratories, Inc®
Listed Components and Completed Sign

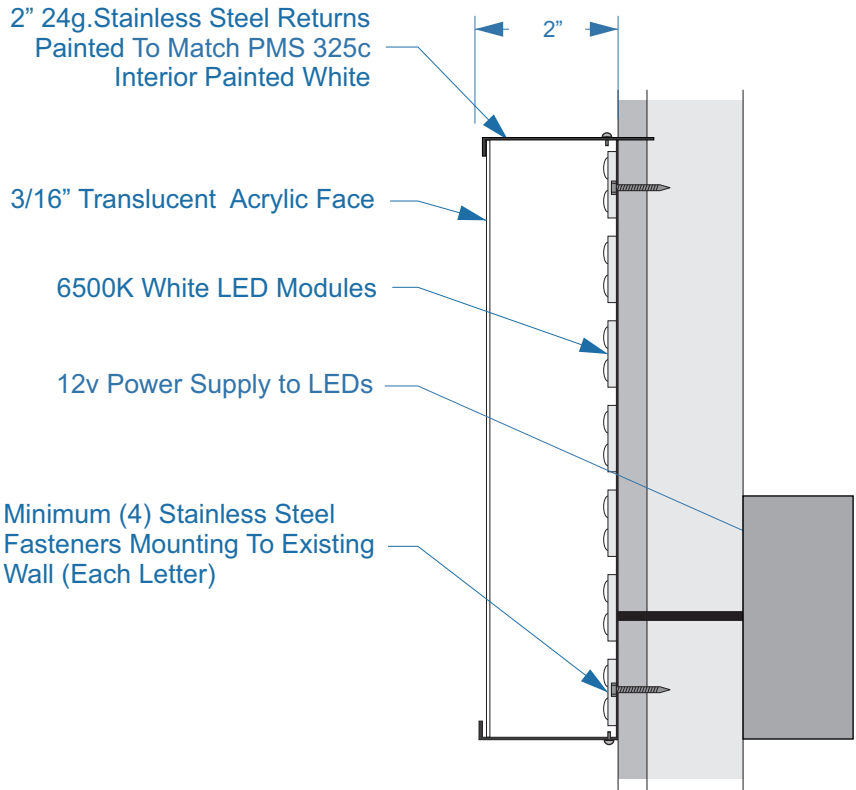


1
2.00
Awning Details
Scale: 1/2" = 1'-0"



2
2.00
Storefront Sign Details
Scale: 1/2" = 1'-0"

17 sq.ft.



3
2.00
Typical Section Detail
Scale: N.T.S.

 Underwriters Laboratories, Inc®
Listed Components and Completed Sign


NEON COMPANY INC
150 Kuniholm Dr. Holliston, MA 01746
508-879-2663

REVISIONS:

PROJECT

Big Buns
1142 Elden St.
Herndon, VA

DRAWING TITLE

Sign Details

DATE: **06/07/22**
SCALE: **As Shown**
DRAWN BY: **Ernst**
JOB #:

DRAWING NUMBER

2.0