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**ARCHITECTURAL REVIEW BOARD
Wednesday
December 18, 2019**

The Architectural Review Board of the Town of Herndon, Virginia, met in public hearing on Wednesday, December 18, 2019 at 7:36 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chairman Walker and Board Members: Eric Boll, Leslie Blaker-Glass and Hiren Shah.

Others present during the meeting: Lauri Sigler, Deputy Town Attorney; Christopher Garcia, Community Design Planner; and Erika Orellana, Clerk to Boards and Commissions.

Chairman Walker called the meeting to order at 7:36 p.m., with four members present and with Chairman Walker presiding.

ANNOUNCEMENT

Chairman Walker announced that Vice Chair Eric Fielding has resigned.

1. CALL TO ORDER

Chairman Walker asked the Clerk to proceed with roll call.

2. DETERMINATION OF QUORUM

Chairman Walker stated that there were four members present, which constituted a quorum.

ADOPTION OF MINUTES

**3. Vote on November 6, 2019
Work Session Minutes**

On motion by Board Member Shah, seconded by Board Member Blaker-Glass, the minutes from the Wednesday, November 6, 2019 Work Session meeting were approved by a vote of 4-0, the vote was: Board Members Blaker-Glass, Boll, Shah, and Chairman Walker voting "Aye."

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**4. Vote on November 20, 2019
Public Hearing Minutes**

On motion by Board Member Blaker-Glass, seconded by Board Member Shah, the minutes from the Wednesday, November 20, 2019 Public Hearing meeting were approved by a vote of 4-0, the vote was: Board Members Blaker-Glass, Shah, Boll and Chairman Walker voting "Aye."

5. COMMENTS FROM THE BOARD MEMBERS

Board Member Blaker-Glass thanked Vice Chair Fielding for his serve with the Board.

6. COMMENTS FROM THE STAFF

Mr. Garcia advised the Board of the monthly outlook for the meetings in January 2020. There are two new ARB cases on the agenda for next month. Mr. Garcia informed that the Board will be taking new business to elect officers for the 2020 calendar year. Mr. Garcia informed that once staff has more information of the new vice chair appointee, the Board will be addressed.

7. COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PUBLIC HEARINGS

8. APPLICATION FOR NEW CONSTRUCTION, ARB #19-38, to consider an application to construct new site features and a new five-story hotel building, housing two separate hotel businesses, on the currently vacant property located at 232 Sunset Park Drive, Herndon, Virginia, located east of the intersection of Herndon Parkway and Fairbrook Drive, along a future extension of Fairbrook Drive, and further identified as Fairfax County Tax Map 0173-07-0005A and 0173-02-0004A. The property is zoned PD-B, Planned Development - Business, and consists of 66,698 square feet of land. Owner/Applicant: Herndon 1 LLC c/o Vinay Patel. Applicant's Representative/Agent: Michael Sweeney, Shamin Hotels. (Continued from November 20, 2019 ARB public hearing.)

Note: This item was continued from the November 20, 2019 ARB public hearing.

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Friday, November 27, 2019 and December 6, 2019 issues.

Chairman Walker opened the public hearing and called on Chris Garcia, Community Design Planner, for the staff report updates.

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Mr. Garcia presented the staff memo, dated December 18, 2019, which is on file in the Department of Community Development.

Mr. Garcia stated that staff has received substantive updated submission materials from the applicant in response to the staff report comments and the Board's work session discussion/comments on November 6, 2019, the staff memo encapsulating the Board's work session comments as presented to the Board on November 20, 2019, as well as the Board work session comments on December 4, 2019

Staff recommended **continuance** of ARB #19-38 to allow the applicant to address the following:

1. Updated single-line, black and white building elevation drawings with materials notes;
2. Updated colored elevation drawings;
3. Updated colored perspective drawings;
4. Updated materials information related to doors and windows, outdoor furnishings and site/building lighting; and
5. Additional materials samples of proposed materials (based on previous request(s) and updated design.

Chairman Walker recognized the applicant/applicant's representative for comments.

The applicant's architect, Mr. Neil Bhatt. Mr. Bhatt provided additional materials to the Board and a copy was provided to the Clerk for the record. Mr. Bhatt provided the background of the applicant's submission. Mr. Bhatt addressed the five design comments /issues stated in the staff memo:

1. Mr. Bhatt stated the porte cochere will be a contemporary design using steel structural columns and steel canopy side panels with an aluminum colored finish. The ceiling material that retains the downlighting would be a fiber cement product finished in white to contrast the aluminum finish of the structural elements. The aluminum finish of the porte cochere is designed to match the finish of the first-floor entry design which simulates a silver metal panel.
2. Mr. Bhatt informed brief information on the elevation and exterior lights mounted on exterior walls and provided new elevations with the exterior wall light fixture details.
3. Mr. Bhatt clarified the screen wall designs on the building elevation and plans that were not described clearly in the most recent design submission materials. The screen wall is designed match the exterior façade materials and are shown in the plans and elevations to house mechanical equipment and refuse container spaces.
4. Mr. Bhatt addressed staff questions related to the revised designs of the storefront windows/doors and the guest room doors with typical window and door details provided in the revised submission materials.
5. Mr. Bhatt provided information of the revised designed on the EIFS which is to be placed on the façade surrounds, accent bands between floors, and the green accents on the Hilton Home 2® brand wing for the building.

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The applicant requested the Board's consideration for approval of the design with a conditional approval based on the minor nature of the design issues note by staff.

Board Member Shah asked for clarity of the location(s) the EIFS on the building, in general, and specific details of the comparison on the metallic silver finishes of EIFS on the building compared to the finish of metal materials of the porte cochere.

Chairman Walker asked if there were any questions by the Board for Mr. Bhatt.

Board Member Boll asked for clarity of EIFS and cementitious fiber boards on two of the elevations. Mr. Bhatt clarified the application of the two materials on the two elevations.

There was a brief discussion amongst the Board Members regarding the design revisions and proposed exterior materials, staff identified design questions/concerns, and the appropriateness of an approval with conditions.

Chairman Walker recognized audience for comments. There were no comments from the audience.

Following the public hearing, Board Member Blaker-Glass moved approval of HPRB #19-38 with the following conditions:

1. The submission is in substantial conformance with the materials that have been received to date, to include those received on November 6, 2019, the 2014 designs and the additional material the Board received this evening (December 18, 2019).
2. Any remaining issues will be reviewed by staff for final approval to include the lighting plan, to clarify the porte cochere in terms of the metallic materials and some of the other surrounding materials that they are fully compatible.
3. That samples will be completely provided and approved by staff.
4. The EIFS application is clarified on how it is applied on the building with emphasis on the Hilton Home 2® section.
5. That the signage will be evaluated separately by the ARB.

This motion was seconded by Board Member Shah.

Deputy Town Attorney asked for clarification on the motion of the previous designs. Board Member Blaker-Glass informed that on the November 6, 2019 work session, there was an attachment with the 2014 designs.

The question was called on the motion, which was carried by a vote of 4-0, the vote was: Board Members Blaker-Glass, Shah, Boll and Chairman Walker voting "Aye."

9. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-42**, to consider an application to install a new wall sign panel on an existing sign cabinet on the commercial restaurant building located at 645 Elden Street, Herndon, Virginia, located between the intersection of Monroe Street and Elden Street and the intersection of Van Buren Street

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and Elden Street, and further identified as Fairfax County Tax Map 0162-02-0199. The property is zoned CS, Commercial Services, and consists of 20,697 square feet of land. Owner/Applicant: Shub Karaj RE, LLC c/o Manject Singh. Applicant's Representative/Agent: Anthony Bashorun, Signarama.

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Friday, November 27, 2019 and December 6, 2019 issues.

Chairman Walker opened the public hearing and called on Chris Garcia, Community Design Planner, for the staff report updates.

Mr. Garcia presented the staff memo, dated December 18, 2019, which is on file in the Department of Community Development.

Staff recommended approval of ARB #19-42, with the following conditions.

Chairman Walker asked if there were questions by the Board for Mr. Garcia. There was a brief discussion by the Board and staff to clarify the applicant's preference on the color for the sign.

Chairman Walker recognized the applicant.

Mr. Bashorun, the applicant's representative, provided comments.

Chairman Walker questioned the coloring on the sign proposed. Mr. Garcia informed that as part of the zoning ordinance, staff had concerns about the sign background appearing opaque to be in compliance with the Town's Zoning Ordinance.

Board Member Blaker-Glass provided comments on the background material requirements. There was additional discussion with related to zoning ordinance compliance and outcomes should a design solution for the background material not be opaque when illuminated at night.

Chairman Walker asked if there were any comments by the audience. There were no comments.

Following the public hearing, Board Member Blaker-Glass moved approval of ARB #19-42, with the following conditions:

1. That the proposed sign should have a sign background made of a solid or opaque material such as aluminum or other for the background color with the routed outlines of the sign lettering and logo for insertion of translucent, push-through lettering and logos to achieve the desired illumination proposed in the application.

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2. In addition, with the materials that were submitted on December 18, 2019 and the preference of the owner in terms of color that the background color will be white with the blue lettering as proposed.
3. Design revisions shall be submitted to Town staff prior to issuance of a corresponding building permit.

This motion was seconded by Board Member Shah.

There was no discussion amongst the Board members on this item.

Following the public hearing, the question was called on the motion, which was carried by a vote of 4-0, the vote was: Board Members Blaker-Glass, Shah, Boll and Chairman Walker voting "Aye."

10. **APPLICATION FOR AN ADDITION TO AN EXISTING STRUCTURE, ARB #19-43**, to consider an application to construct a fitness center enclosure around an existing outdoor pool deck on the 3rd floor of an existing hotel located at 13101 Worldgate Drive, Herndon, Virginia, located at the intersection of Elden Street/Centreville Road and Worldgate Drive and further identified as Fairfax County Tax Map 0163-02-0001A. The property is zoned PD-W, Planned Development - Worldgate, and consists of 217,534 square feet of land area. Owner/Applicant: Dulles Suites, LLC c/o Steven J. Fairbanks. Applicant's Representative/Agent: Matt Runyon, Newcomer Associates.

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Friday, November 27, 2019 and December 6, 2019 issues.

Chairman Walker opened the public hearing and called on Chris Garcia, Community Design Planner, for the staff report updates.

Mr. Garcia presented the staff memo, dated December 18, 2019, which is on file in the Department of Community Development.

Staff recommended approval of ARB #19-43, with the following condition:

1. The proposed addition shall be constructed in substantial conformance with the original application materials and the additional design information provided by the applicant on December 9, 2019.

Chairman Walker recognized the applicant's representative.

Mr. Matt Runyon, the applicant's representative, did not provide comments.

Following the public hearing, Board Member Shah moved approval of ARB #19-43, with the condition as recommended by staff. This motion was seconded by Board Member Boll.

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There was no discussion amongst the Board members on this item.

Following the public hearing, the question was called on the motion, which was carried by a vote of 4-0, the vote was: Board Members Blaker-Glass, Shah, Boll and Chairman Walker voting "Aye."

11. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-44, to consider an application to install a new tenant parapet sign on the commercial office building located at 12901 Worldgate Drive, Herndon, Virginia, located between the intersection of Monroe Street and Worldgate Drive and the intersection of Worldgate Drive and Alton Square and further identified as Fairfax County Tax Map 0164-02-0028B. The property is zoned PD-W, Planned Development - Worldgate, and consists of 159,973 square feet of land. Owner/Applicant: Worldgate Dulles, LLC c/o Todd Anderson, Property Manager, Moore and Associates. Applicant's Representative/Agent: Gary Brent, MG Permits, LLC.**

Certificates of Publication were filed from the Editor of the *Fairfax County Times Newspapers*, showing that notices of said public hearing had been duly advertised in the Friday, November 27, 2019 and December 6, 2019 issues.

Chairman Walker opened the public hearing and called on Chris Garcia, Community Design Planner, for the staff report updates.

Mr. Garcia presented the staff memo, dated December 18, 2019, which is on file in the Department of Community Development.

Staff recommended approval of ARB #19-44, with the following condition:

1. The proposed sign shall be constructed and installed in substantial conformance with the revised design provided by the applicant on December 2, 2019.

Chairman Walker recognized the applicant's representative.

Mr. Gary Brent, the applicant's representative, did not provide comments.

Following the public hearing, Board Member Boll moved approval of ARB #19-44, with the condition as recommended by staff. This motion was seconded by Board Member Shah.

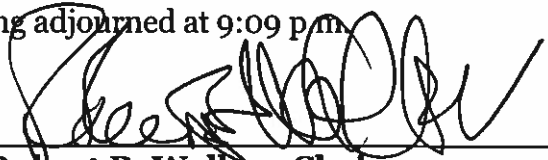
There was no discussion amongst the Board members on this item.

Following the public hearing, the question was called on the motion, which was carried by a vote of 4-0, the vote was: Board Members Blaker-Glass, Shah, Boll and Chairman Walker voting "Aye."

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ADJOURNMENT

There being no further business, the meeting adjourned at 9:09 p.m.

A handwritten signature in black ink, appearing to read "Robert B. Walker", written over a horizontal line.

**Robert B. Walker, Chairman
Architectural Review Board**

A handwritten signature in blue ink, appearing to read "Erika Orellana", written over a horizontal line.

**Erika Orellana
Clerk to Boards and Commissions**

Minutes approved by the Architectural Review Board: January 15, 2020