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**ARCHITECTURAL REVIEW BOARD
Work Session
November 6, 2019**

The Architectural Review Board of the Town of Herndon, Virginia, met in work session on Wednesday, November 6, 2019 at 8:04 p.m. in the Herndon Municipal Center Building, 777 Lynn Street, Herndon, Virginia. In attendance were: Board Members: Leslie Blaker-Glass, Hiren Shah, Vice Chair Eric Fielding and Chairman Robert B. Walker. Board member Eric Boll was absent.

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

1. DETERMINATION OF QUORUM

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

PUBLIC HEARINGS

- 2. 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.**

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated November 6, 2019, which is on file in the office of Community Development.

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

**November 6, 2019
(Work Session)**

1. Overall design intent and character of the building
2. Revision of design details and materials selection noted in the Staff Analysis
3. Additional requested information regarding design of features and materials of selected components noted in the Staff Analysis

The applicant, Mr. Vinay Patel, was in attendance to discuss the case. There was a discussion amongst the Board, staff and applicant regarding many of the design issues specified in the staff report. The Board indicated several concerns with the proposed five story hotel building which included the color rendition of similarly colored brick and cementitious fiber board materials on the exterior of the building, the first floor window design, placement and patterns, wide variation of roof lines and cornice designs, and the lack of prominence of the main entry/ entry bay of the building compared to the previous design reviewed by the Board. The Board requested floor plans and three dimensional renderings or perspective drawings in order to gain a clearer understanding of the exterior design features of the building. One Board member stated that they concurred with all of the staff design issues and concerns detailed in the presented staff report. The applicant was afforded an opportunity to discuss the hotel chain's architectural branding trends and constraints to the process of revising the proposed corporate design. Staff concluded the discussion with recapping the major design concerns and commitment to the Board to provide an update memo with the summarized Board comments, which would be made available to the applicant.

3. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-41, to consider an application to install a new wall sign on the commercial office building located at 131 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Carlisle Drive and the intersection of Elden Street and Fairfax County Parkway and further identified as Fairfax County Tax Map 0171-29010201C. The property is zoned O&LI, Office and Light Industrial, and consists of 1,821 square feet of floor area. Owner/Applicant: DRP II, LLC c/o Nicholas A. Muss. Applicant's Representative/Agent: Richard Trimble, KRT Architectural Signage, Inc.**

Chairman Walker opened the work session and called on Christopher Garcia, Community Design Planner, for the staff report. Mr. Garcia presented the staff report dated November 6, 2019, which is on file in the office of Community Development.

Staff recommended approval of ARB #19-41 in accordance with the following condition:

1. The proposed sign shall be installed in substantial conformance with the original application design and construction details as submitted on October 11, 2019.

The applicant was in attendance to discuss the case. The Board had no comments or requests for additional information for staff or the applicant.

COMMENTS

**November 6, 2019
(Work Session)**

4. Comments from the Staff Members

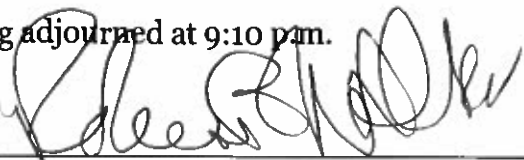
There were no comments from the staff.

5. Comments from the Board Members

There were no comments from the Board Members.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:10 p.m.


**Robert B. Walker, Chairman
Architectural Review Board**
**Erika Orellana
Clerk of Boards and Commissions**

Minutes approved by the Architectural Review Board: December 18, 2019