

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
PUBLIC HEARING AGENDA
JULY 17, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.**

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

ADOPTION OF MINUTES

3. June 5, 2019 Work Session Draft Minutes
4. June 19, 2019 Public Hearing Draft Minutes

COMMENTS

5. Comments from the Board Members
6. Comments from the Staff Members
7. Comments from the Audience

PUBLIC HEARINGS

8. **APPLICATION FOR NEW CON APPLICATION FOR A FREESTANDING SIGN, ARB #19-24**, to consider an application to construct a new freestanding sign near a vehicle entrance located on the commercial property at 494 Elden Street, Herndon, Virginia, located northwest of the intersection of Elden Street and Post Drive, and further identified as Fairfax County Tax Map 0162-24A. The property is zoned PD-B, Planned Development - Business, and consists of 331,041 square feet of land. Owner/Applicant: SVAP Herndon Centre, LLC. Applicant's Representative: Andrew Painter, Esq., Walsh, Colucci, Lubeley, & Walsh, PC.
9. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-25**, to consider an application to install new address signs on the commercial office building located at 251 Exchange Place, Herndon, Virginia, located northeast of the intersection of Exchange Place and Herndon Parkway, and further identified as Fairfax County Tax Map 0164-10-0001C. The property is zoned Office & Light Industrial, O & LI, and consists of 158,158 square feet of land. Owner/Applicant: Exeter 251 Exchange Place

LLC c/o James Dietz, Exeter Property Group. Applicant's Representative: Paul Fangmeyer, Ultra Company.

10. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-26**, to consider an application to install a new business sign on the multi-tenant commercial building located at 304 Elden Street, Herndon, Virginia, located between the intersection of Elden Street and Jonquil Lane and the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0171-02-0025B1. The property is zoned CS, Community Services, and consists of 107,699 square feet of land. Owner/Applicant: 300 Elden Street LLC. Applicant's Representative: Jessica Sutherland, Talley Sign.
11. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-27**, to consider an application to install a new business sign on the multi-tenant commercial building located at 311 Spring Street, Herndon, Virginia, located between the intersection of Elden Street and Jonquil Lane and the intersection of Elden Street and Herndon Parkway, and further identified as Fairfax County Tax Map 0162-02-0174D. The property is zoned PD-B, Planned Development - Business, and consists of 168,916 square feet of land. Owner/Applicant: Herndon-Reston Industrial LLC c/o Kenwood Management Company. Applicant's Representative: Heather Davis, Gable Company.
12. **APPLICATION FOR AN AMENDMENT TO AN APPROVED APPLICATION, ARB #19-28**, to consider an application to revise the master sign plan design standards for the Master Sign Plan #47, Herndon-Reston Industrial/Business Park at 301-315 Spring Street and 340-366 Victory Drive, Herndon, Virginia, located at the intersection of Spring Street and Victory Drive, and further identified as Fairfax County Tax Map 0162-02-0174D. The property is zoned PD-B, Planned Development - Business, and consists of 168,916 square feet of land. Owner/Applicant: Herndon-Reston Industrial LLC c/o Kenwood Management Company. Applicant's Representative: Heather Davis, Gable Company.

ADJOURNMENT

Future ARB Meetings

August 7, 2019	ARB Work Session	7:30 p.m.
August 21, 2019	ARB Public Hearing	7:30 p.m.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Bryce A. Perry, Deputy Director of Community Development 

Date: July 12, 2019

Subject: ARB#19-24; Monument Sign, 494 Elden Street

This memo serves as an addendum to the ARB staff report, dated June 28, 2019.

The applicant has submitted revised sign drawings and updated material and color samples to address the issues stated in the staff report and discussed at the work session (See Attachment #1). The vinyl film to be placed on the backgrounds of the signs has been changed to opaque dark blue and opaque dark green. Also, the width of the brick base has increased to align with the width of the sign cabinet above. Staff believes the adjustment to the base addresses the concern stated in the staff report. The use of an opaque vinyl film for the backgrounds may meet the zoning ordinance requirement, however staff will need to verify whether the vinyl film will fully block any light penetration. Typically, monument signs will use aluminum faces with cut out areas for the sign copy to ensure background opaqueness. Upon initial evaluation it does not appear the proposed opaque vinyl film is fully opaque.

With these revised and new application materials, staff has updated its recommendation as follows:

Staff recommends approval of ARB #19-24 with the following conditions:

- 1. The proposed sign be constructed and installed in conformance with the application and supporting materials submitted June 10, 2019 and June 21, 2019 and as revised by the materials submitted July 10, 2019; and**
- 2. If required to meet the zoning ordinance, the sign shall be revised to ensure that the green and blue backgrounds are fully opaque prior to issuance of the Certificate of Appropriateness and Commercial Sign Permit. The revised drawings shall be submitted to staff for review and inclusion in the ARB#19-24 case file.**

Attachment:

1. Revised ARB #19-24 Sign Drawings, Dated July 10, 2019



A VISUAL
SOLUTIONS
COMPANY.

7440 Fort Smallwood Road
Baltimore, Maryland 21226
800.854.0568

PROJECT TITLE:
Herndon Centre

ORDER TITLE:
Herndon Centre (Monument Sign)

CITY/STATE
Herndon, VA

PHONE NUMBER
561-835-1810

DRAWING DATE
7/10/19

GABLE REP
Grayson G

PROJECT MGR.

REVISION HISTORY

NO.	DATE	PREV DRWG	DESCRIPTION
1	3/22/19	18656ca	
2	5/28/19	18754ca	
3	6/19/19	18754ca	
4	7/2/19	18758ca	

The concept illustrated is for representational purposes only. Structural, resolution, and/or specification changes may occur during the design and implementation process that may result in changes from this illustration. Environmental conditions at the site may affect final results.

This drawing remains the exclusive property of Gable. It is submitted for your consideration in the purchase of the product(s) manufactured according to these plans. This design cannot be copied in whole or in part, altered or exhibited in any manner without written permission of Gable. Exceptions are previously copyrighted artwork supplied by client.

SIGN TYPE:
d/f Monument Sign

DWG. TYPE:
Conceptual

PROJECT NO.	TASK NO.	QTY.
81986-1	191459	1

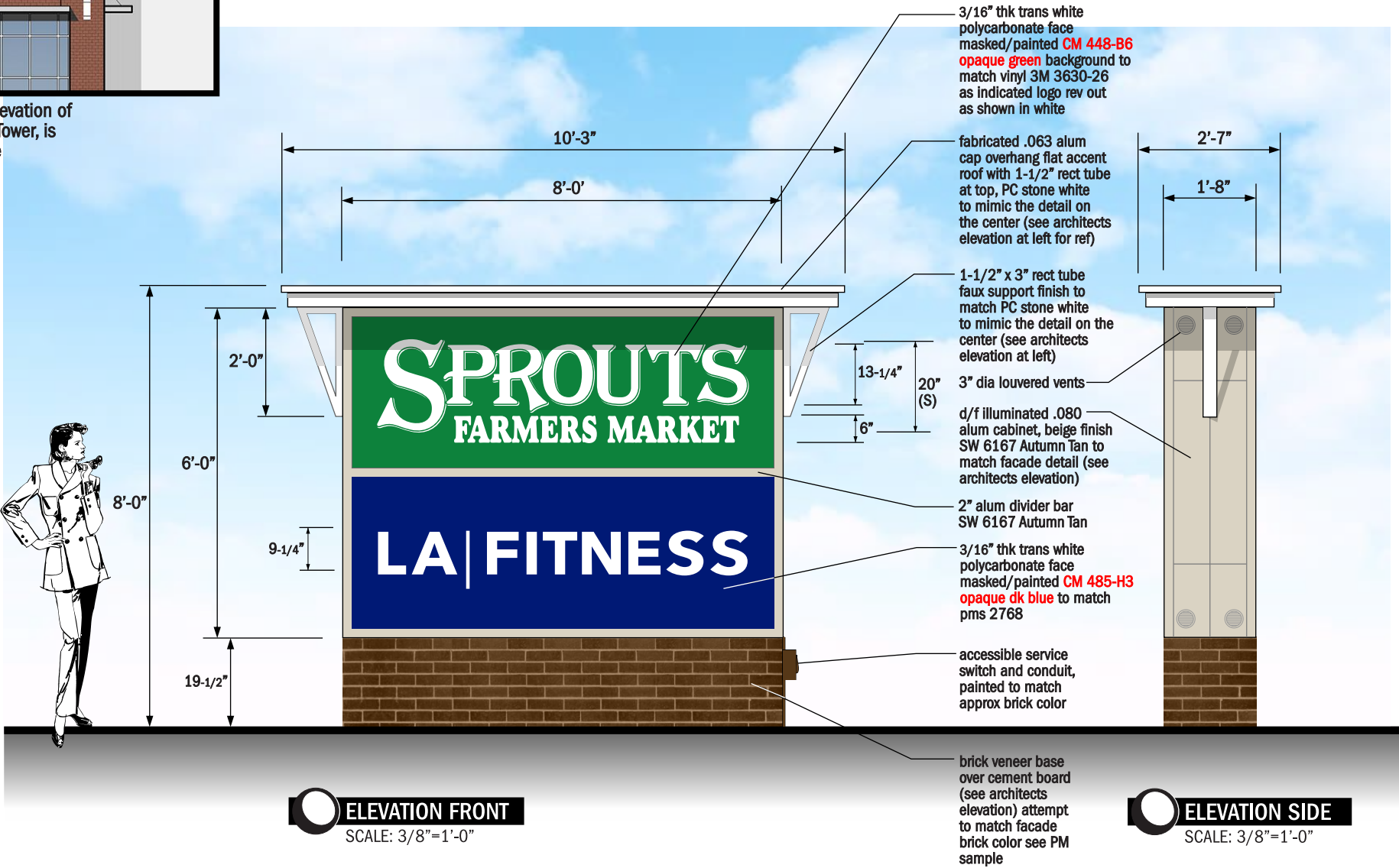
DWG. NO.	SHEET
18762ca	1 of 1

EVENING
ELEVATION FRONT
SCALE: 1/4"=1'-0"

Note: backgrounds will
NOT illuminate (only Logo/Copy)



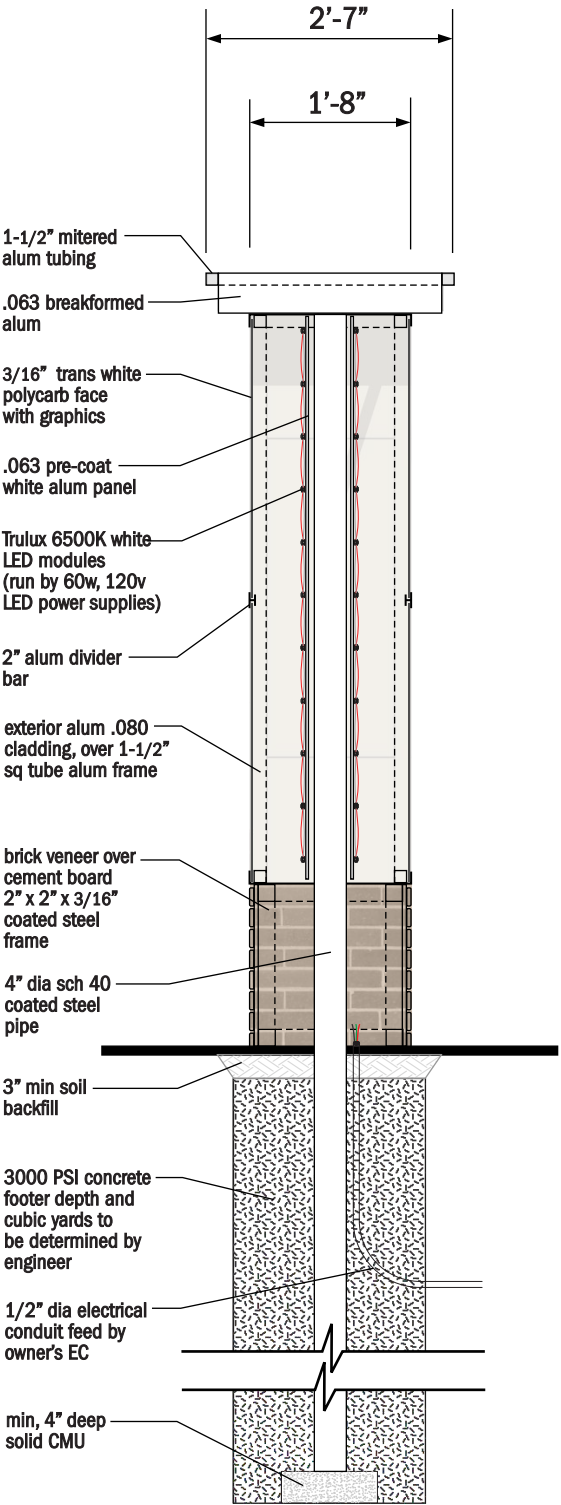
Proposed Architects Elevation of
Associated Building's Tower, is
provided for Reference



ELEVATION FRONT
SCALE: 3/8"=1'-0"

ELEVATION SIDE
SCALE: 3/8"=1'-0"

NOTE: 8' is maximum allowable Height by zoning code



SECTION VIEW
SCALE: 1/4"=1'-0"



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Bryce A. Perry, Deputy Director of Community Development 

Date: July 12, 2019

Subject: ARB#19-25; Address Sign, 251 Exchange Place

This memo serves as an addendum to the ARB staff report, dated June 28, 2019.

There have not been any changes or new information provided for this case since the work session. The staff recommendation remains unchanged from the staff report. That recommendation is as follows:

Staff recommends approval of ARB #19-25 with a condition that the proposed sign be constructed and installed in conformance with the application and supporting materials submitted June 7, 2019.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Bryce A. Perry, Deputy Director of Community Development 

Date: July 12, 2019

Subject: ARB#19-26; Wall Sign, 304 Elden Street

This memo serves as an addendum to the ARB staff report, dated June 28, 2019.

There have not been any changes or new information provided for this case since the work session. The staff recommendation remains unchanged from the staff report. That recommendation is as follows:

Staff recommends approval of ARB #19-26 with a condition that the proposed sign be constructed and installed in conformance with the application and supporting materials submitted June 10, 2019.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Bryce A. Perry, Deputy Director of Community Development 

Date: July 12, 2019

Subject: ARB#19-27; Wall Signs, 311 Spring Street

This memo serves as an addendum to the ARB staff report, dated June 28, 2019.

There have not been any changes or new information provided for this case since the work session. The staff recommendation remains unchanged from the staff report. That recommendation is as follows:

Staff recommends approval of ARB #19-27 with a condition that the proposed signs be constructed and installed in conformance with the application and supporting materials submitted June 10, 2019.



MEMORANDUM

To: Chair Walker & Members of the Architectural Review Board

From: Bryce A. Perry, Deputy Director of Community Development 

Date: July 12, 2019

Subject: ARB#19-28; Master Sign Plan Amendment, 303-366 Victory Drive

This memo serves as an addendum to the ARB staff report, dated June 28, 2019.

The applicant for this case has withdrawn the application and no longer wishes to pursue the proposed master sign plan amendment at this time.

Staff will verify at the public hearing whether any action by the ARB will be necessary for this item.