



ARCHITECTURAL REVIEW BOARD MEETING AGENDA

Herndon Municipal Center
Large Conference Room, 2nd Floor
777 Lynn Street
Wednesday, May 3, 2023 | 7:30 p.m.

1. Call to Order

2. Public Hearing

- a. **APPLICATION FOR MASTER SIGN PLAN, ARB #23-005**, to consider an application for updates to an existing Master Sign Plan for the Worldgate Centre, which consists of two parcels located at 13001 and 13101 Worldgate Drive, Herndon, Virginia. The property is further identified as Fairfax County Tax Map 0163 02 0001A and 0163 02 0001B and is located in the southwestern quadrant of the Centerville Road and Worldgate Drive intersection. The property is zoned PD-W (Planned Development-Worldgate) and the parcels consist of 217,534 and 314,756 square feet of land respectively. Owners: Worldgate Centre Owner LLC (13001) and Dulles Suites LLC (13101). Applicant: Kathryn R. Taylor, Walsh, Colucci, Lubeley & Walsh, PC. **(Continued from the March 15, 2023 ARB Public Hearing)**
- b. **APPLICATION FOR ALTERATION, ARB #23-012**, to consider an application for alteration to existing structures located at 101 Elden Street, Herndon, Virginia, located in the southwest quadrant of the Elden Street/Fairfax County Parkway interchange. The subject property is further identified as Fairfax County Tax Map 0171 02 0009A, is zoned O&LI (Office & Light Industrial District) and consists of 331,619 square feet of land. Owner: Electric and Power Co Virginia. Applicant/Agent: Robert L. Natale, AIA.
- c. **APPLICATION FOR ALTERATION, ARB #23-013**, to consider an application for alteration to existing structures located at 460 Elden Street, Herndon, Virginia, located on the north side of Elden Street between the intersections with Grant Street and Jonquil Lane. The subject property is further identified as Fairfax County Tax Map 0162 24 G, is zoned PD-B (Planned Development - Business) and consists of 65,642 square feet of land. Owner: Stuart II Project LP. Applicant/Agent: Ken Padgett, Mid-Atlantic Permitting Services, LLC.

3. Comments

- a. Comments from the Staff Members
- b. Comments from the Board Members

4. Adjournment



MEMORANDUM

To: Chair Blaker-Glass and Members of the Architectural Review Board

From: Tamsin Himes, Lead Planner / Design and Development 

Date: May 3, 2023

**Subject: ARB #23-005; Master Sign Plan Update; 13001 and 13101
Worldgate Drive**

This memo serves as an addendum to the staff report provided to the board prior to the ARB work session held on March 1st, 2023, and the staff memos provided prior to the March 15th and April 19th public hearings.

The applicant's agent has indicated their intention to withdraw this application given the adoption of the Uniform Sign Standards, however, a formal withdrawal has not been received at this time.

Title: ARB #23-012; Alteration; 101 Elden Street

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

Summary Information

Applicant Request	Alteration		
Address	101 Elden Street		
Fairfax County Tax Map Number	0171 02 0009A		
Owner	Electric and Power Co Virginia		
Applicant	Robert L. Natale, AIA		
Business/Organization	Dominion Energy		
Property Use	Office and industrial site		
Zoning District	Office & Light Industrial District		
Adjacent Zoning	North: CO, Commercial Office South: O & LI, Office and Light Industrial East: n/a West: O & LI, Office and Light Industrial		
Building Type(s)	One story industrial office building	Date of Construction:	1973
Architectural Style(s)	Modern industrial		
Exterior Material(s)	Off white metal paneling, aluminum and glass storefront systems		
Neighborhood Design Profile	Office, commercial and industrial.		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Staff is withholding a recommendation.
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Case Details

Site Description:

101 Elden Street is a long, narrow lot that includes multiple buildings, the primary structure being a one-story industrial office building situated toward the north end of the lot. This structure is generally rectangular with an exterior cladding of off-white metal paneling with aluminum and glass window and door systems at the entrance on the northwest corner and on the east façade. Between the primary structure and the right of way is a substantial parking area which sits in the corner formed by Elden Street and the Dulles Toll Road onramp. Landscaping lines the east and west perimeters of the lot on the north end. Aside from the primary structure there is a canopy structure connecting

the primary structure to a second building to the rear, and garage at the southern end of the lot.

Proposal:

This application is proposing several modifications to the property: an addition to the front façade of the building in the area, an addition to the garage out-building to the rear of the lot, rooftop access stairs on the west façade of the building, and a rooftop stair from the main structure roof to the canopy roof and two equipment screening enclosures. Two garage door replacements and replacement louver panels on existing rooftop equipment screening are also included in these materials but do not require review by the ARB and are not addressed in this report.

Office building addition. The addition to the primary structure is 900 square feet and is located on the northwest corner of the building where there is a space rectangular space created by a recess in the building façade. The proposed addition cladding will match the existing building’s cladding and will not protrude farther than the existing building façade on either side. The north elevation includes large ground windows, and the east elevation includes an aluminum and glass storefront system. These will match existing window and door systems. This addition may be visible from Elden Street.

Garage addition. The proposed garage addition is located on the north elevation and is 64 square feet and has very minimal visual impact for this area. The addition cladding will match the existing garage cladding.

Stair systems. Two stair systems are proposed in this application. One is located on the north façade of the building and provides access from the ground to the roof of the office building. The other proposed stair (“new canopy roof stair”) provides access from the roof of the office building to the roof of the canopy directly south of the structure.

Equipment screening enclosures. Two new masonry equipment enclosures are proposed in this application. One is a stand-alone structure, 21 feet wide and 7 feet 6 inches high and is located to the east of the office building between the building and the Elden Street frontage. The proposed equipment screen will have a cement stucco cladding finish, painted to match the exterior of the office building.

The second equipment enclosure is located on the east elevation of the office building and is 25 feet wide, 12 feet deep and 11 feet 8 inches high. This enclosure includes a 12-foot double door access gate which faces the front of the lot. Both enclosures feature metal parapet coping.

Location Map



Applicable Design Guidance:

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

Staff Analysis

1. Staff has found that the proposed alterations meet the applicable standards and requirements of the Town of Herndon Zoning Ordinances.
2. The submitted materials indicate that the proposed alterations generally comply with the applicable design criteria within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances, however, staff is seeking additional information to completely review this project. See items 4, 5 and 6 below.
3. The majority of the alterations in this application have minor impact on the area, the office building addition being the largest modification. The addition is appropriately designed to be compatible with the existing building in its location (filling in a negative space area in the building's footprint) and its use of identical metal cladding and storefront systems.
4. **Stair systems finish.** Staff seeks clarity regarding the finish of the stair systems, whether metallic or painted, and if painted what color. This information will affect how prominent or noticeable these features are.
5. **Screening enclosure double door access gate.** The enclosure and access gate face the front of the lot and may be visible from Elden Street. Staff is requesting specifications or information regarding the gate.

6. Staff believes that the following information must be provided in order to review this project completely.
 - a. A sample or specs information for the type of cement stucco material on the exterior of the equipment enclosures
 - b. Specs or more detailed information for the double door access gate on the attached equipment enclosure.
 - c. Stair systems finish information.
7. Staff is withholding a recommendation pending further information from the applicant.

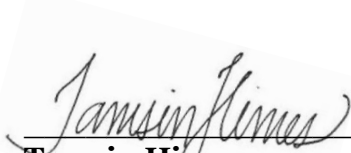
Staff Recommendation:

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 withholding a recommendation pending further information from the applicant.

Report Attachments

1.	Applicant Letter
2.	Architectural Drawings
3.	Architectural Renderings
4.	Existing Photos
5.	Stair System Framing Plan

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director



Town of Herndon

777 Lynn Street
Herndon, Virginia 20170-4602

Re: Alteration to an Existing Structure
Dominion Energy
101 Elden Street
Herndon, VA 20170

March 16, 2023

To Whom It May Concern:

Dominion Energy plans to renovate their office that is located at 101 Elden Street in Herndon, VA. Part of the facility upgrade is a 900 SF addition to the office building. Another upgrade is a 64 SF restroom addition to the Vehicle Maintenance Garage. Details of the two additions are as follows:

- A 900 SF addition will be added to the “Project Northeast” corner of the building.
- Both the existing office building and the office addition are single story.
- The office addition matches the height of the existing office addition.
- Setback from Elden Street is the same for both the existing building and the addition.
- Building materials will match the existing building.
- Metal panel color, aluminum storefront frame color and glass will match existing.
- A 21’ wide x 7’-6” high masonry equipment screen will be added to the “Project East” elevation at grade to conceal a pad mounted transformer. This masonry screen will have a cement stucco finish and will be painted to match the office building metal panel.
- A 25’-8” x 12’-0” x 11’-8” high masonry equipment screen will be added to the front of the building at grade to conceal a generator. This masonry screen will have a cement stucco finish and will be painted to match the office building metal panel.
- An exterior access stair will be added to the “Project North” elevation at the side of the office building to provide safe access to the roof for maintenance. Existing landscaping and trees should conceal visibility of the access stair.
- A small access stair will be added to provide access from the rear of the office building roof to the roof of the truck canopy. This will provide safe access for canopy roof maintenance.



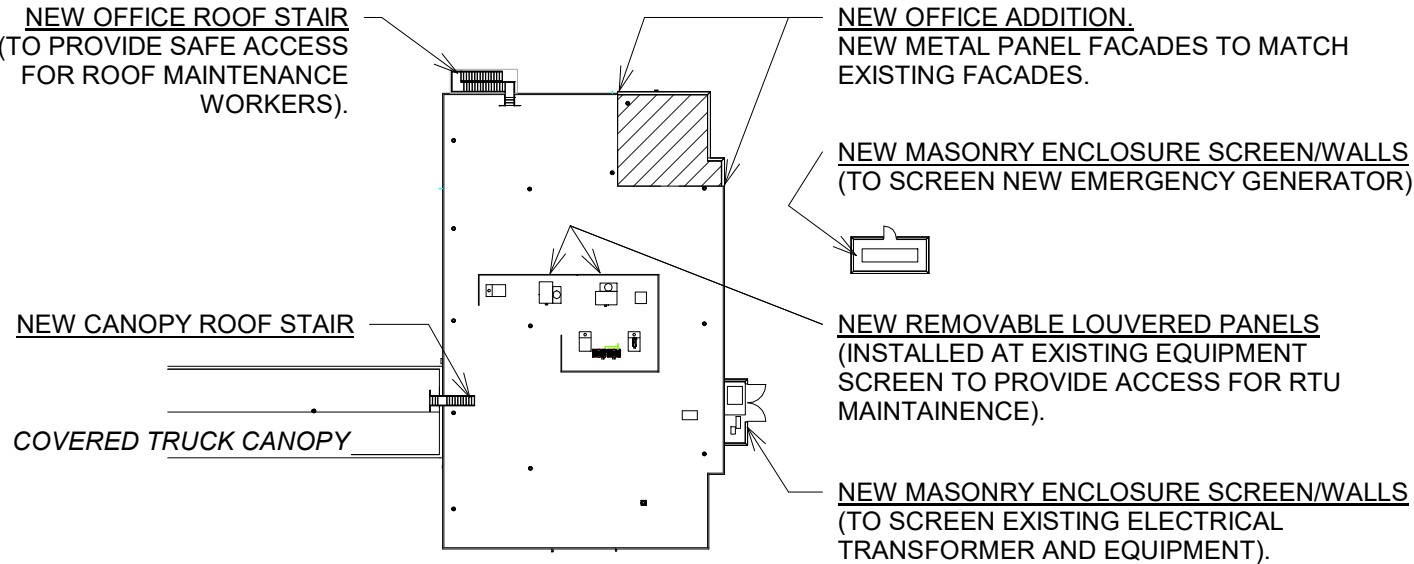
- A 64 SF restroom addition will be added to the Vehicle Maintenance Garage. This building is located at the rear of the property. The Garage is not visible from Elden Street.
- The addition is single story and will be approximately 10'-0" high. The eave height of the Garage is approximately 17'-0" high.
- The restroom addition materials will match the existing garage. The metal panel profile and color will match existing.
- The two existing 12' wide x 14' high garage doors will be replaced with coiling doors. Paint color will match existing.

Please advise if you require any additional information.

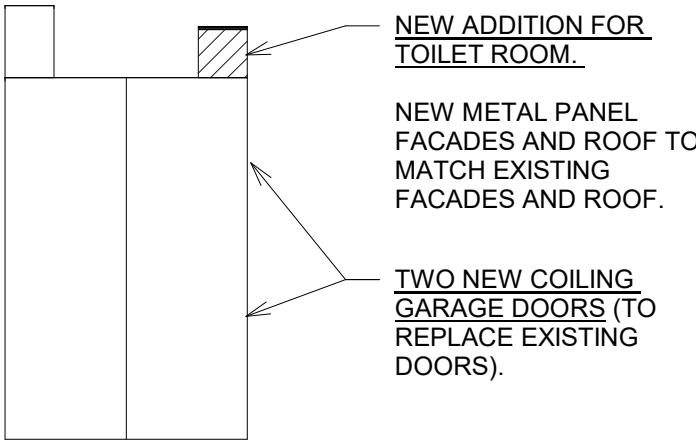
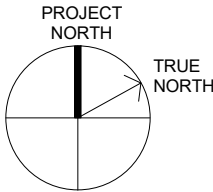
WENDEL

A handwritten signature in black ink that reads "Robert L. Natale".

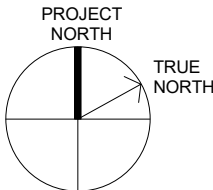
Robert L. Natale, AIA
Architect



1 KEYPLAN - OFFICE (ROOF PLAN)
1/64" = 1'-0"



2 KEYPLAN - VEHICLE GARAGE (ROOF
PLAN)
1/32" = 1'-0"



EXTERIOR FACADE CLADDING SPECIFICATIONS

1. **OFFICE BUILDING NEW ADDITION, INCLUDING THE TRANSFORMER ENCLOSURE,
AND ROOFTOP EQUIPMENT SCREENS**

METAL FACADE CLADDING SHALL BE AS FOLLOWS:

- A. METAL CLADDING (DESIGN INTENT IS TO MATCH EXISTING CLADDING) -
MANUFACTURER: PAC-CLAD; "FLUSH PANEL", 22 GA. COATED STEEL, 12" O.C.
PANELS W/ WITH ONE PENCIL RIB; 1" HIGH; SANDSTONE COLOR. SUBMIT
SAMPLES AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
- B. PARAPET COPING (DESIGN INTENT IS TO MATCH EXISTING) -
MANUFACTURER: "ATAS" CONTINUOUS CLEAT COPING, 22 GA. COATED
STEEL; SANDSTONE COLOR (MATCH CLADDING PANELS). SUBMIT SAMPLES
AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
- C. ARCHITECTURAL SILICONE SEALANT - MANUFACTURER: PECORA; 864 NST,
SILICONE SEALANT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS.
- D. BACKER ROD - MANUFACTURER: NOMACO, DUAL*ROD, BACKER ROD
DIAMETER/SIZE TO BE DETERMINED BY GC.

2. **GARAGE BUILDING, NEW ADDITION**

METAL FACADE CLADDING SHALL BE AS FOLLOWS:

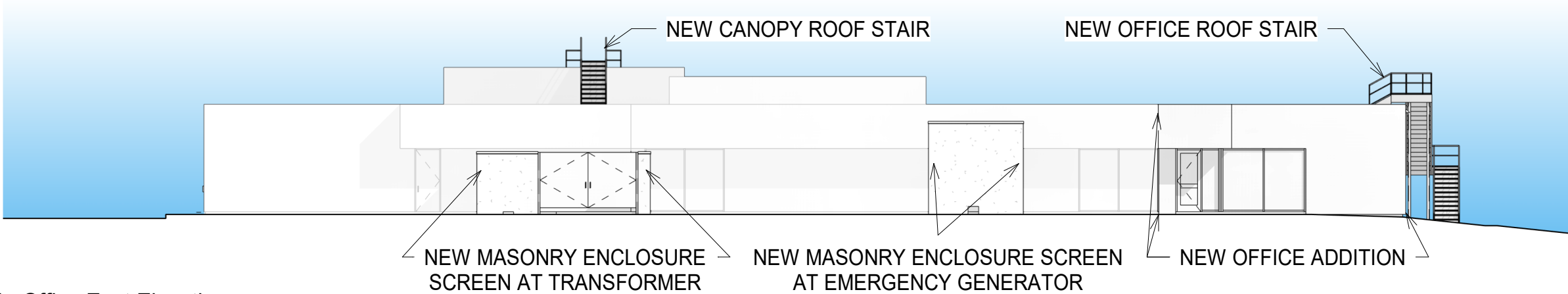
- A. METAL WALLS & ROOF CLADDING W/ EXPOSED FASTENERS (DESIGN INTENT
IS TO MATCH EXISTING) - MANUFACTURER: PAC-CLAD; "R-36" PANEL, 22 GA.
COATED STEEL, 36" O.C. OVERALL, WITH 12" RIBS; 1 1/4" HIGH; SANDSTONE
COLOR. SUBMIT SAMPLES AND SHOP DRAWINGS TO ARCHITECT FOR
APPROVAL.



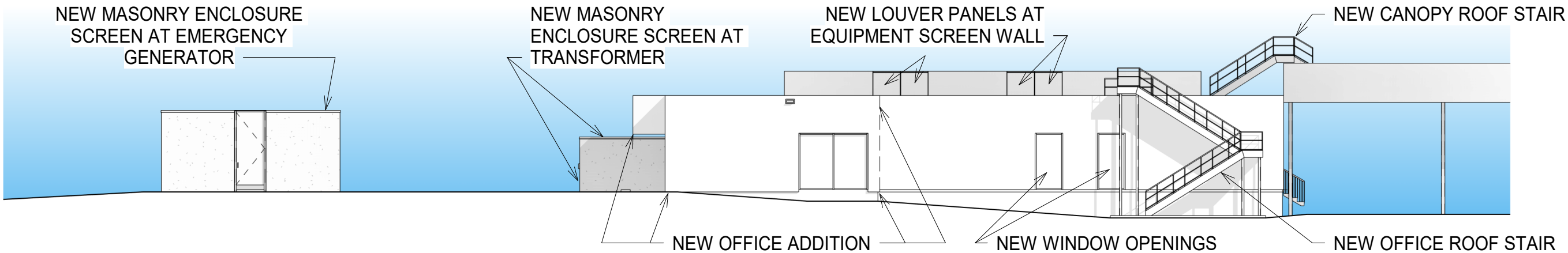
DOMINION - HERNDON

KEYPLANS AND FACADE CLADDING SPECIFICATIONS

Proj. No.:	500241
Date:	3/16/2023
Ref. DWG.:	
Sheet No.:	A0.0



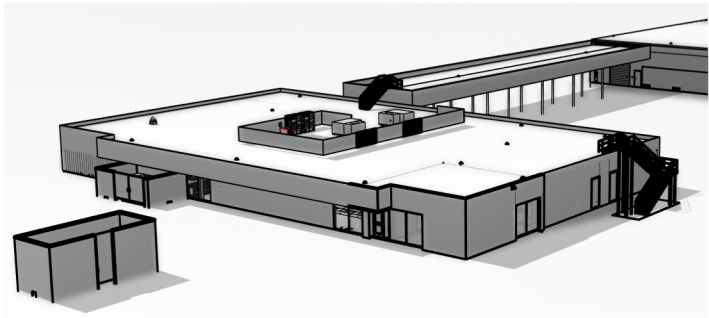
1 NEW - Office East Elevation
1/16" = 1'-0"



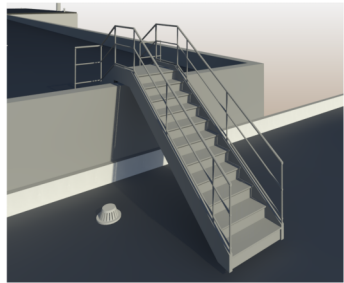
2 NEW - Office North Elevation
1/16" = 1'-0"



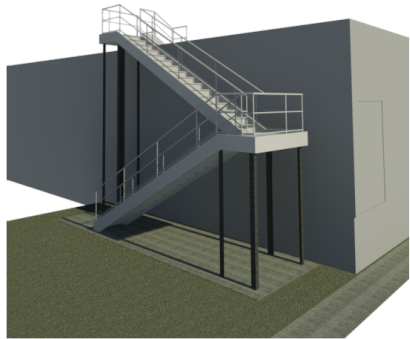
3 EXISTING - Aerial View, Looking Southwest
1/2" = 1'-0"



4 NEW - Rendering, Looking Southwest



5 CANOPY ROOF STAIR RENDERING
12" = 1'-0"



6 OFFICE ROOF STAIR RENDERING
12" = 1'-0"



DOMINION - HERNDON

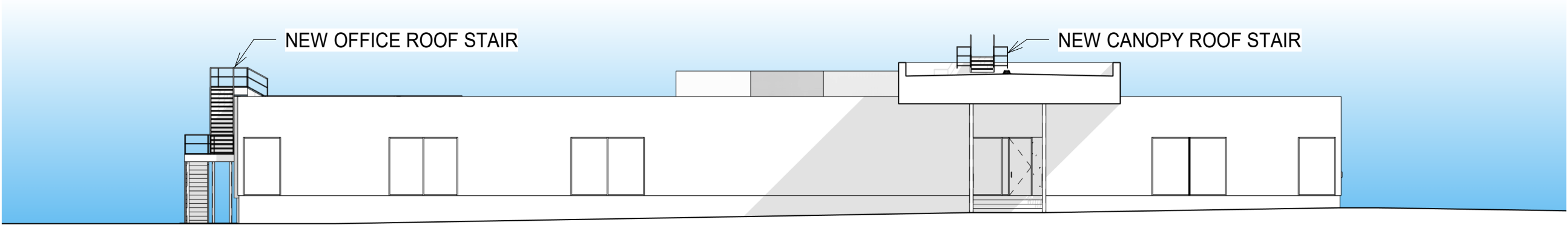
OFFICE BUILDING - NORTH AND EAST ELEVATIONS

Proj. No.: 500241

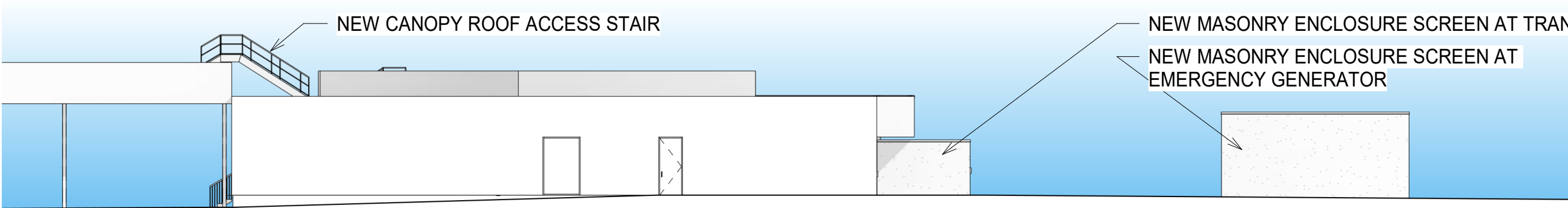
Date: 3/16/2023

Ref. DWG.:

Sheet No.: A0.1



2 West
1/16" = 1'-0"



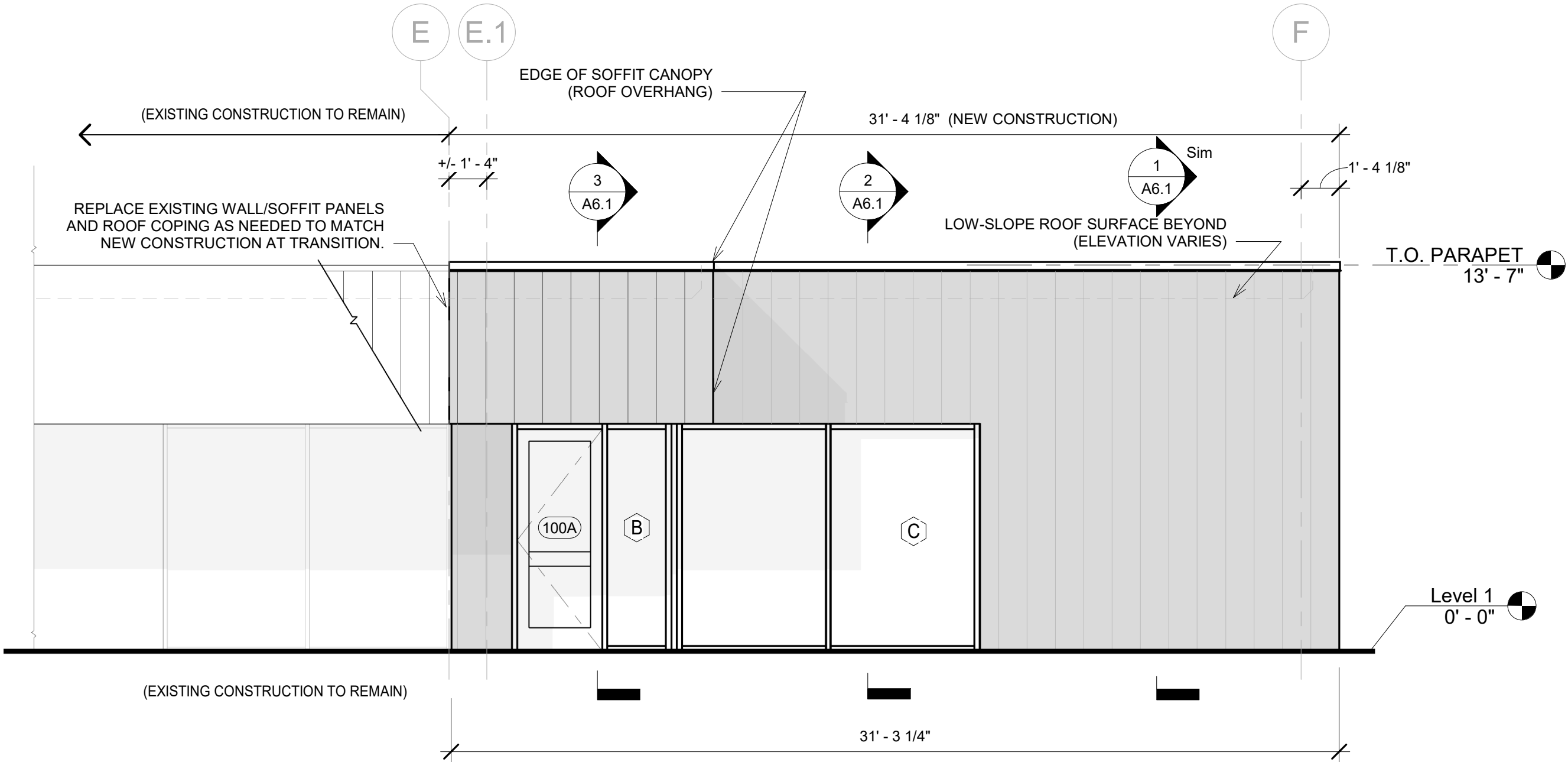
1 South
1/16" = 1'-0"



3 Southwest - Google Aerial View
1/2" = 1'-0"

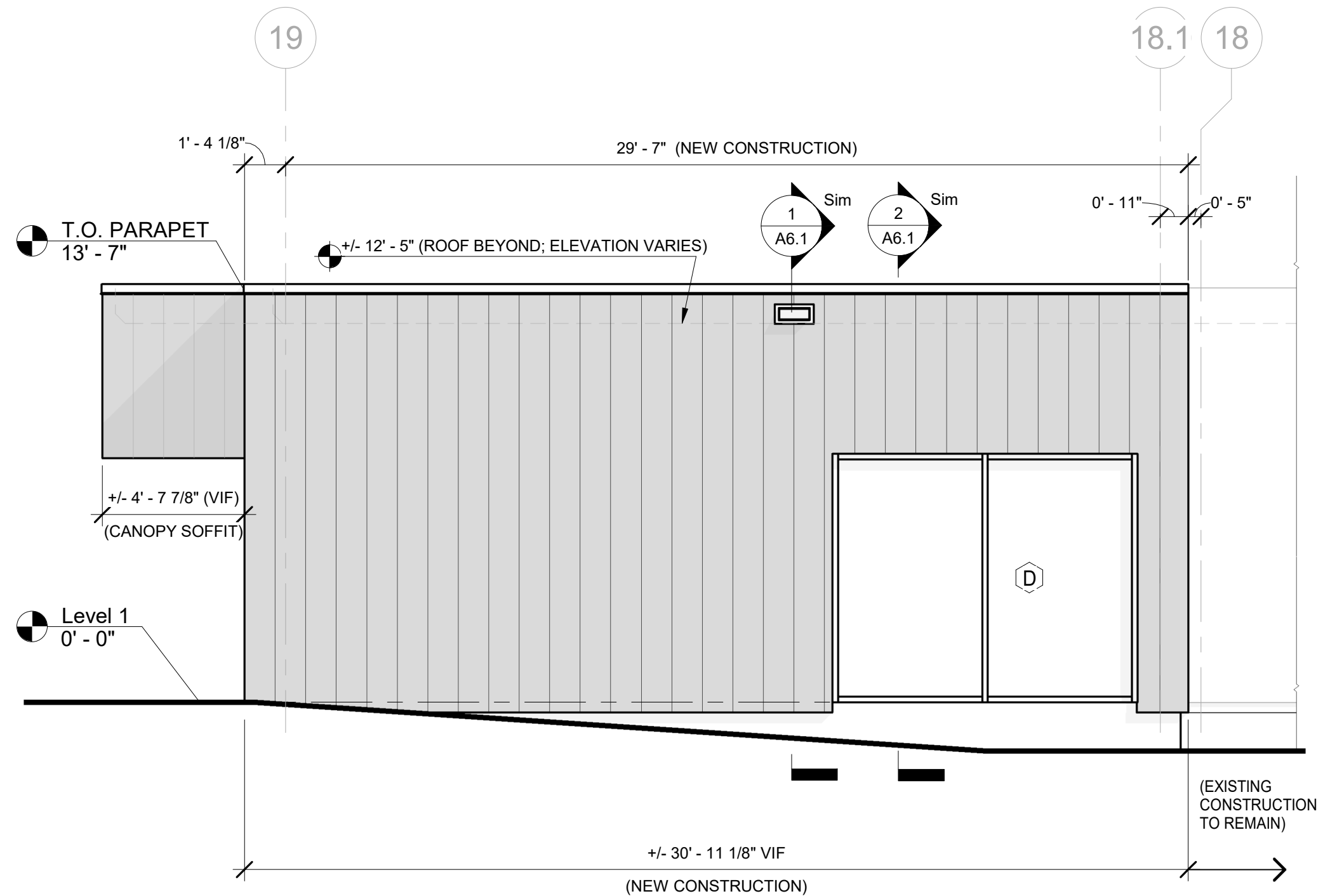


DOMINION - HERNDON	Proj. No.:	500241
	Date:	3/16/2023
	Ref. DWG.:	
	Sheet No.:	A0.2
OFFICE BUILDING - SOUTH AND WEST ELEVATIONS		



1 EAST ELEVATION - OFFICE ADDITION
(FRONT ENTRANCE)
1/4" = 1'-0"

	DOMINION - HERNDON		Proj. No.: 500241
			Date: 3/16/2023
	OFFICE ADDITION - EAST ELEVATION		Ref. DWG.:
			Sheet No.: A0.3



1 NORTH ELEVATION - OFFICE ADDITION
1/4" = 1'-0"



DOMINION - HERNDON

OFFICE ADDITION - NORTH ELEVATION

Proj. No.: 500241

Date: 3/16/2023

Ref. DWG.:

Sheet No.: **A0.4**

EXTERIOR STOREFRONT SPECIFICATION

1. STOREFRONT SYSTEM TO BE AS FOLLOWS:

A. EXTERIOR STOREFRONT: KAWNEER TRIFAB VG 601T (DOUBLE GLAZING)

B. PROVIDE 1" INSULATING GLASS AT EXTERIOR STOREFRONT DOORS AND SIDELIGHTS.
2. FRAME DEPTH: 6" (CAPTURED) - FRONT GLASS APPLICATION WITH 2" SIGHTLINE FOR FIXED GLASS AND CENTER GLAZED AT STOREFRONT DOORS.
3. EXTERIOR STOREFRONT FINISH:

FRAME COLOR AND FINISH TO MATCH BUILDING STANDARD (COLOR IS DARK ARCHITECTURAL BRONZE/CHARCOAL). SUBMIT SAMPLES AND SHOP DRAWINGS TO ARCHITECT FOR APPROVAL.
4. ARCHITECTURAL SILICONE SEALANT - EXTERIOR WORK

PECORA 864 NST, SILICONE SEALANT, INSTALL PER MANUFACTURER'S RECOMMENDATIONS. COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD COLORS.
5. BACKER ROD

MANUFACTURER: NOMACO, DUAL*ROD, BACKER ROD DIAMETER/SIZE TO BE DETERMINED BY GC.
6. PROVIDE OFFSET PIVOT HINGES. PROVIDE INTERMEDIATE OFFSET PIVOT HINGE WITH OPTION EL WHERE DOMINION SECURITY REQUIRES ACCESS CONTROL.
7. PROVIDE ADAMS RITE 7401 ELECTRIC STRIKE, ULTRALINE, FAIL-SAFE OPERATION, 24 VDC, 130 CLEAR ANODIZED FINISH. STRIKE TO BE RELEASED BY CARD READER OF PANIC HARDWARE.
8. PROVIDE KAWNEER 1786 RIM EXIT HARDWARE AT ALL STOREFRONT DOORS. PROVIDE OPTION EL WHERE CONTROL ACCESS IS REQUIRED.

A. ALTERNATE PANIC HARDWARE: APEX 2000 SERIES, PHI PRECISION - STANLEY HARDWARE. PROVIDE RIM EXIT DEVICE. EXTERIOR LEVER TO MATCH BUILDING STANDARD.
9. PROVIDE LCN 5030 CONCEALED OVERHEAD CLOSER, SINGLE ACTING WITH 90 DEGREE HOLD OPEN.
10. PROVIDE KAWNEER CO-9 SINGLE ACTING PULL, #14 CLEAR ANODIZED ALUMINUM AT EACH DOOR.
11. PROVIDE "SEALAIR" WEATHERING SYSTEM IN DOORS AND FRAME WITH EPDM BLADE GASKET APPLIED TO BOTTOM OF DOOR FRAME WITH CONCEALED FASTENERS.
12. KAWNEER 4" X 1/2" THRESHOLD FOR SINGLE ACTING DOORS. PROVIDE A THRESHOLD AT DOOR 100. DOOR THRESHOLD IS NOT REQUIRED AT DOOR 100A.
13. GLASS MANUFACTURERS: PILKINGTON USA - GLASS TO MATCH BUILDING STANDARD. SUBMIT SAMPLES TO ARCHITECT FOR APPROVAL.

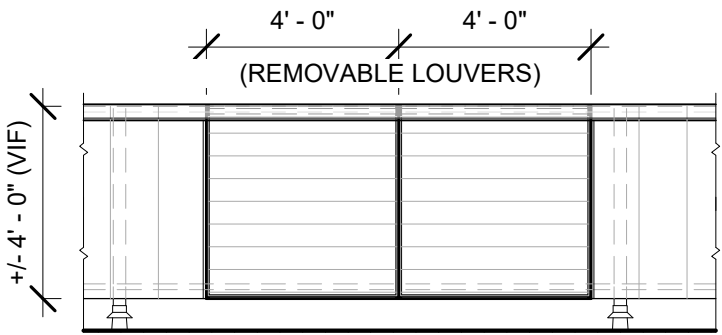
A. 1" INSULATING GLASS UNIT TO HAVE 1/2" AIR SPACE BETWEEN TWO 1/4" THICK GLASS LITES.

B. TYPICAL GLASS: PILKINGTON SOLAR-E CLEAR (OUTER LITE-SURFACE #2) AND PILKINGTON ENERGY ADVANTAGE (INNER LITE - SURFACE #3)

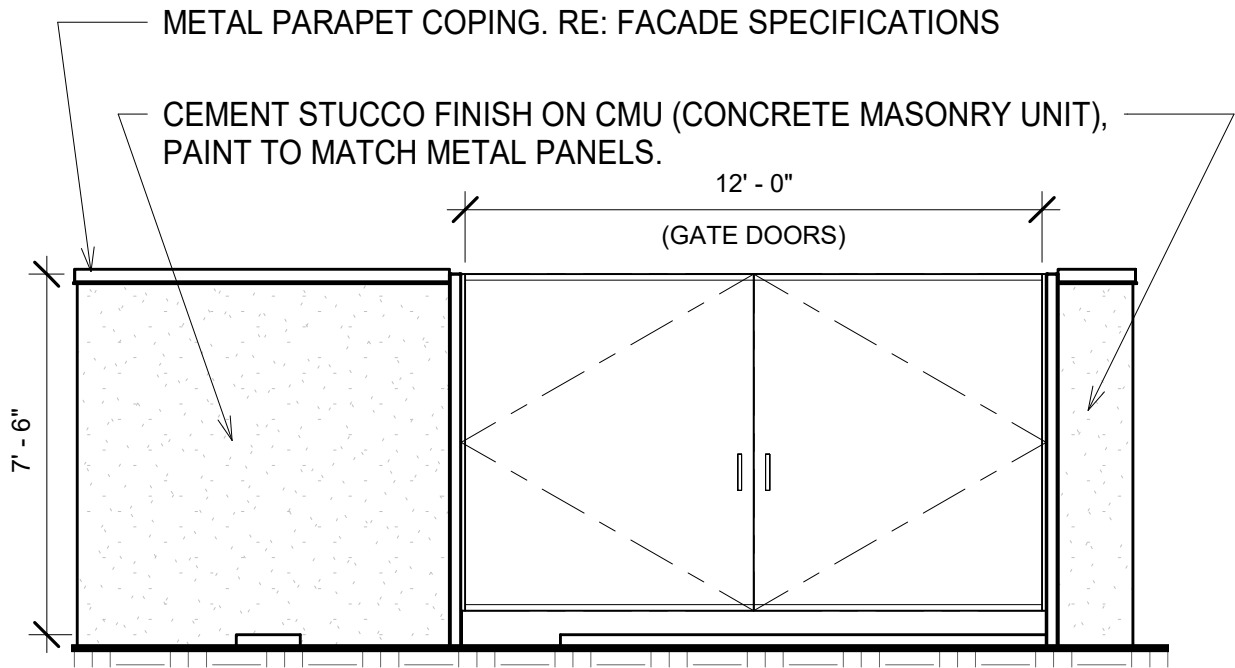
C. TRANSMITTANCE: 49%

D. REFLECTANCE: 11%

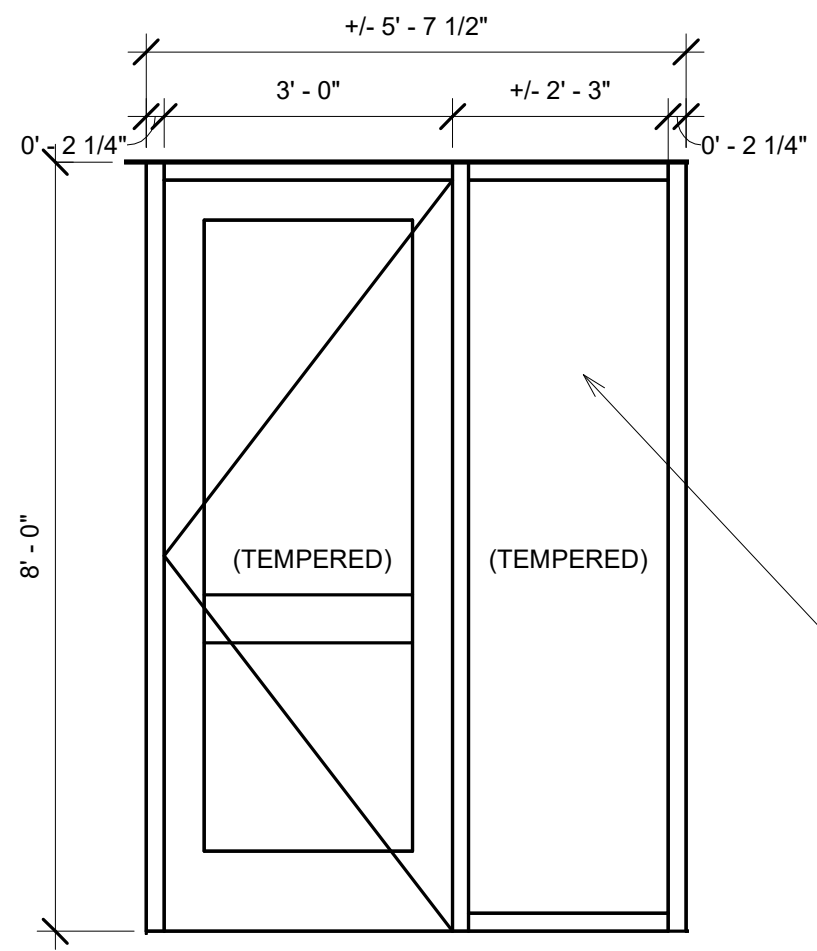
E. OUTSIDE AND 17% INSIDE U-VALUE: .24 SUMMER & .26 WINTER



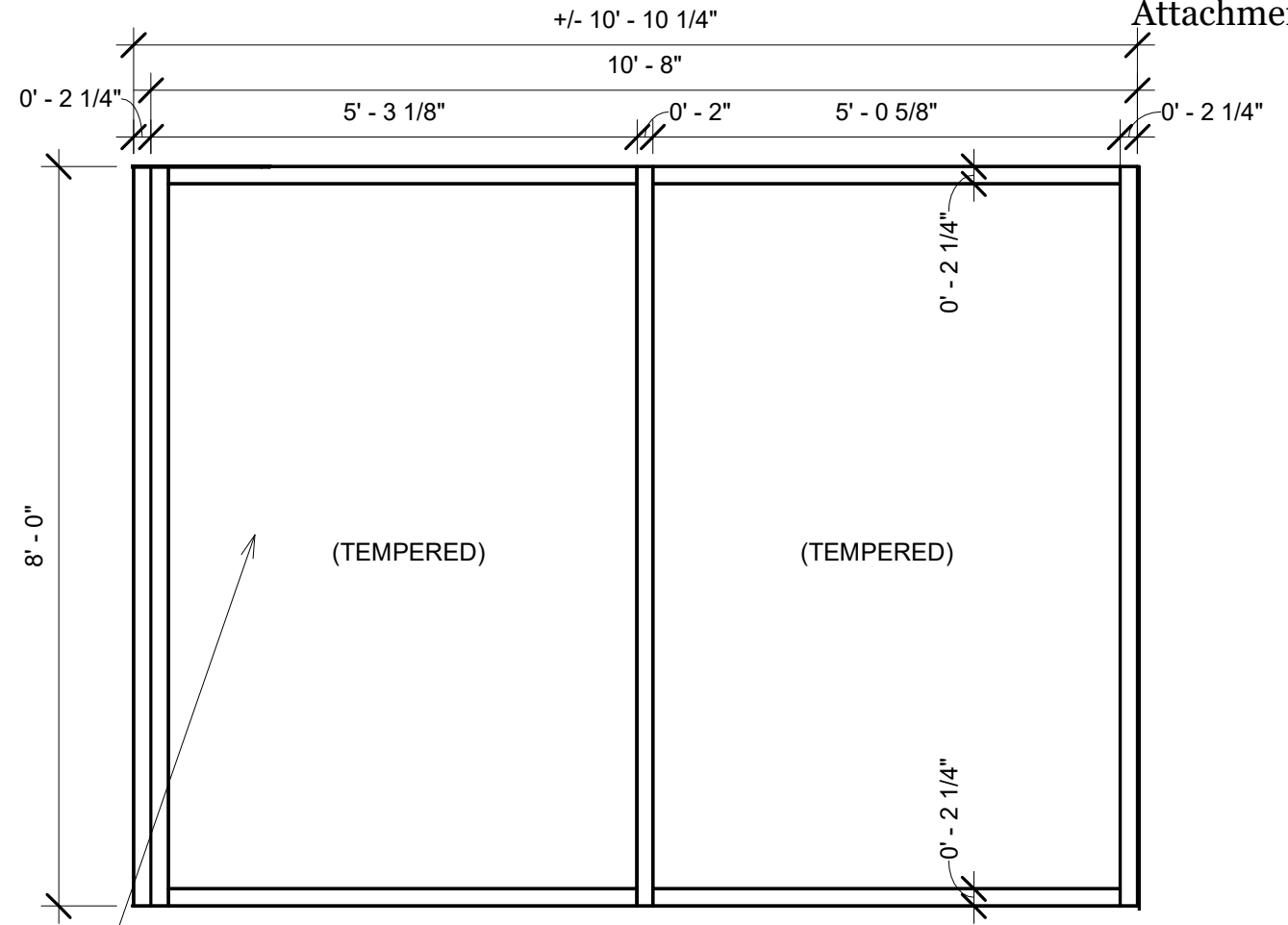
NORTH ELEVATION - REMOVABLE LOUVERS AT ROOF EQUIPMENT SCREEN (TYPICAL)
1 1/4" = 1'-0"



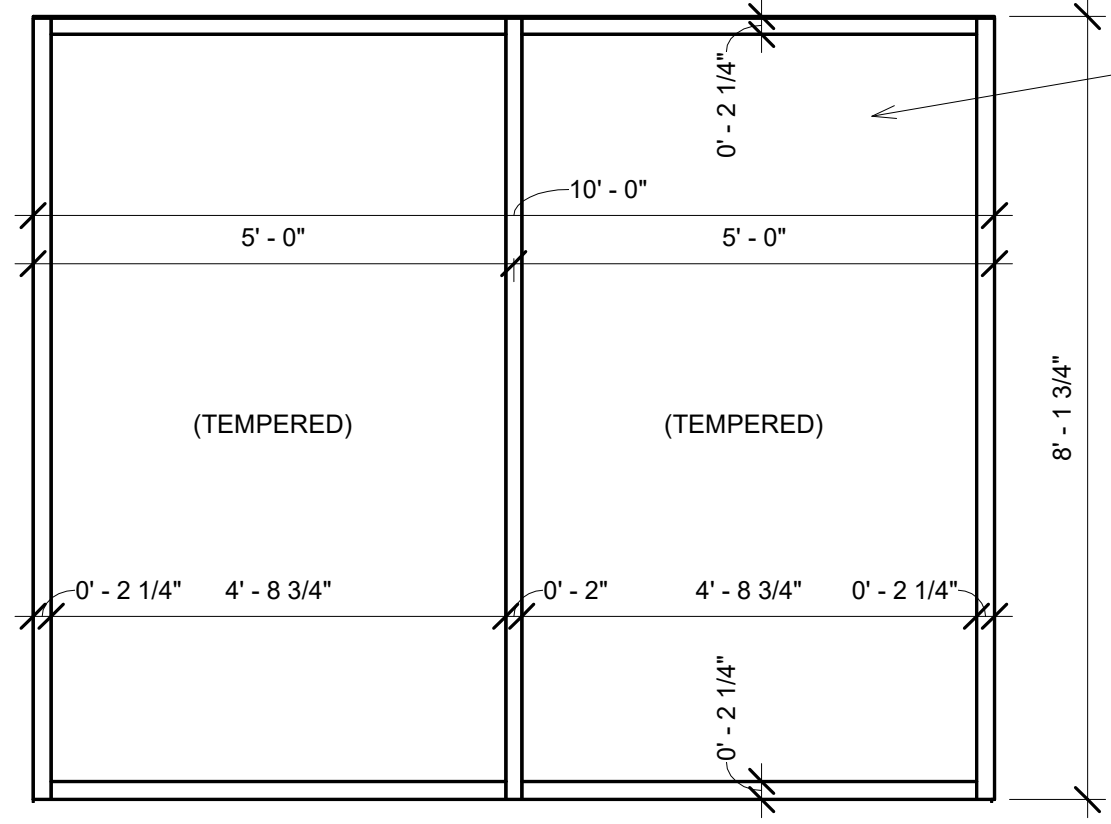
EAST ELEVATION - TRANSFORMER SCREEN ENCLOSURE
2 1/4" = 1'-0"



1 EXTERIOR STOREFRONT - TYPE B
1/2" = 1'-0"



2 EXTERIOR STOREFRONT - TYPE C
1/2" = 1'-0"



3 EXTERIOR STOREFRONT - TYPE D
1/2" = 1'-0"

1" INSULATED TINTED GLAZING TO MATCH THE EXISTING BUILDING, TYPICAL ALL WINDOWS.

2" WIDE ANODIZED ALUMINUM STOREFRONT FRAMES AND DOORS, DARK BRONZE COLOR TO MATCH THE EXISTING BUILDING, TYPICAL ALL WINDOWS.

REFER TO EXTERIOR STOREFRONT SPECIFICATIONS ON SHEET A0.5.



DOMINION - HERNDON	Proj. No.:	500241
	Date:	3/16/2023
	Ref. DWG.:	
	Sheet No.:	A0.5A
OFFICE ADDITION - EXTERIOR STOREFRONT ELEVATIONS		

COILING DOOR SPECIFICATION

- A.

BASIS-OF-DESIGN: MANUFACTURER: OVERHEAD DOOR CORPORATION.,
2501 S. STATE HWY. 121 BUS., SUITE 200, LEWISVILLE, TX 75067. PHONE:
1-800-929-DOOR; SALES@OVERHEADDOOR.COM; WEBSITE:
OVERHEADDOOR.COM; **OR AN APPROVED EQUAL.**
2.

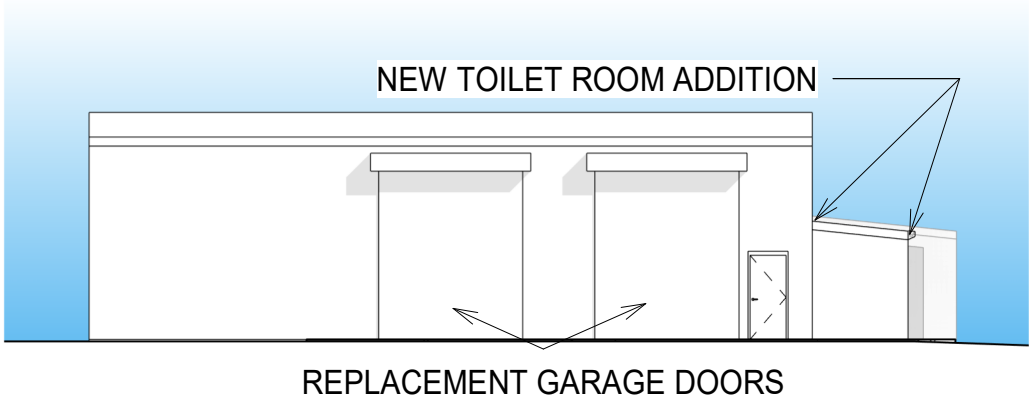
BASIS-OF-DESIGN: MODEL: STORMTITE™ MODEL 625 INSULATED, HEAVY-DUTY
ROLLING SERVICE DOOR.
- A.

STAINLESS STEEL SLATS - PROFILE 'F265I' - INSULATED. R-VALUE 7.7.
- B.

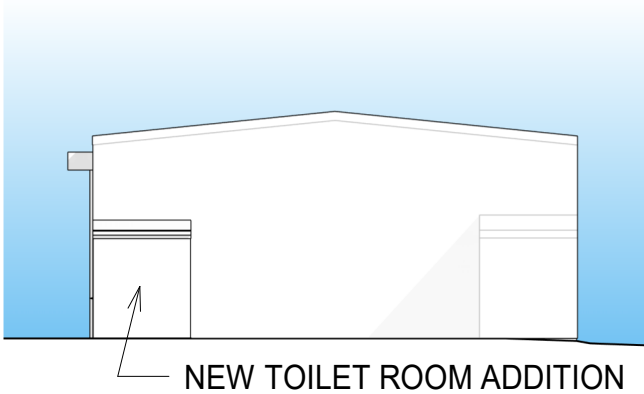
COLOR TO BE SELECTED FROM MANUFACTURER'S STANDARD COLOR
PALATTE . SUBMIT SAMPLES AND SHOP DRAWINGS TO ARCHITECT FOR
APPROVAL.
- C.

PROVIDE WEATHERSTRIPPING ALL SIDES, AND BOTTOM 'SENSING EDGE'.
- D.

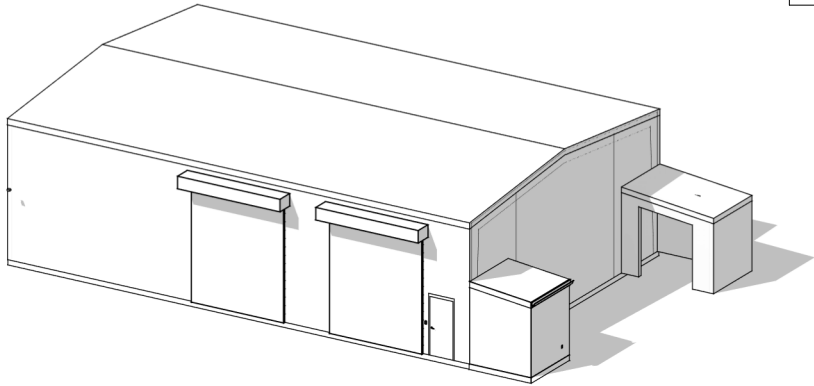
RHX MOTOR OPERATOR; 1.5 HP. 120V SINGLE PHASE.



1 NEW - Garage East Elevation (Front)
1/16" = 1'-0"



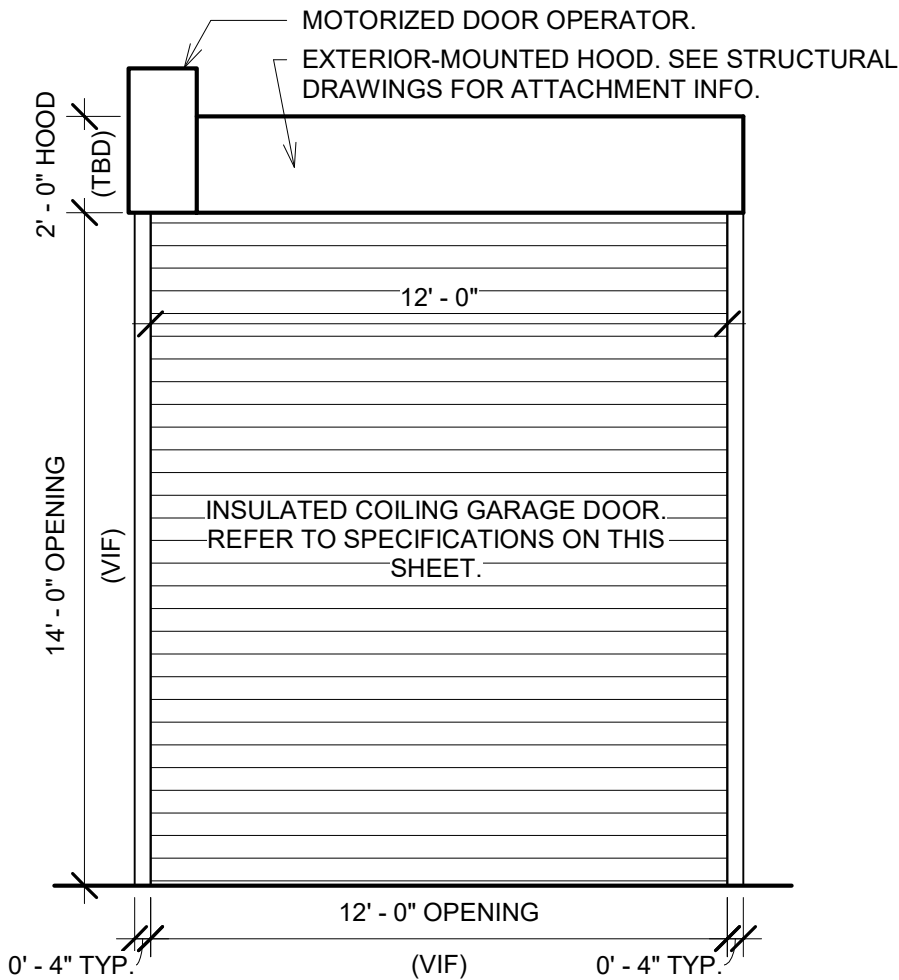
2 NEW - Garage - North Elevation
1/16" = 1'-0"



3 NEW - Garage Axonometric Rendering

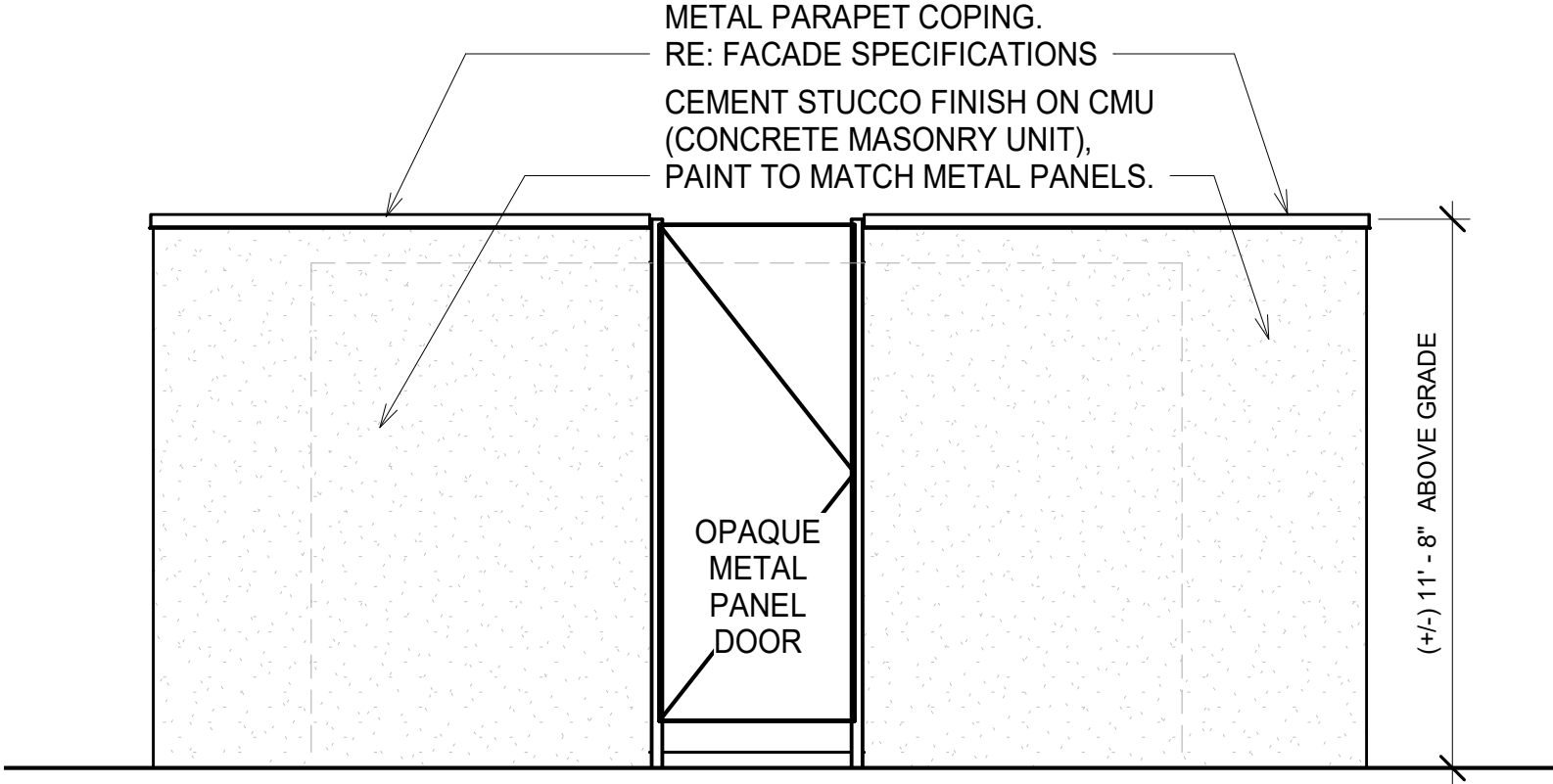


4 EXISTING VEHICLE GARAGE - Aerial
View, Looking Southwest
1/2" = 1'-0"

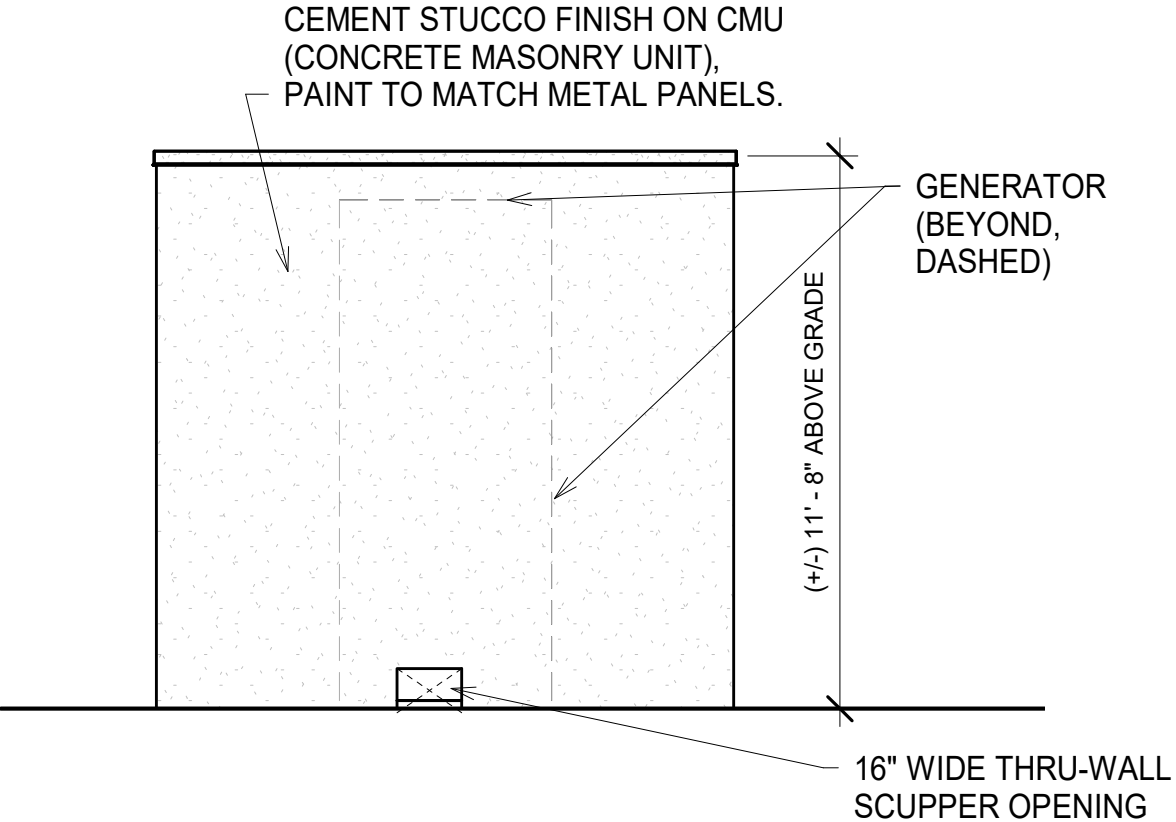


5 TYPICAL GARAGE DOOR ELEVATION
1/4" = 1'-0"

 www.wendelcompanies.com	DOMINION - HERNDON		Proj. No.: 500241
	VEHICLE GARAGE - NORTH AND EAST ELEVATIONS		Date: 3/16/2023
			Ref. DWG.:
			Sheet No.: A0.6



1 ELEVATION - GENERATOR ENCLOSURE (FRONT VIEW)
1/4" = 1'-0"



2 ELEVATION - GENERATOR ENCLOSURE (SIDE VIEW)
1/4" = 1'-0"

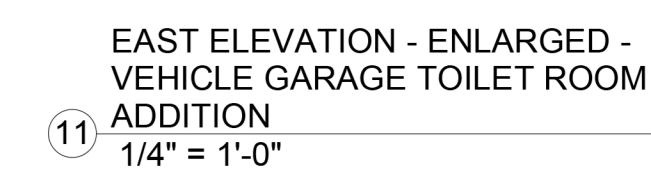
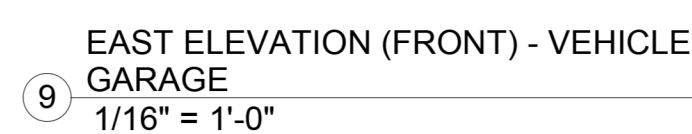
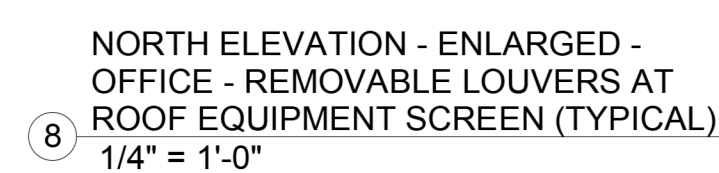
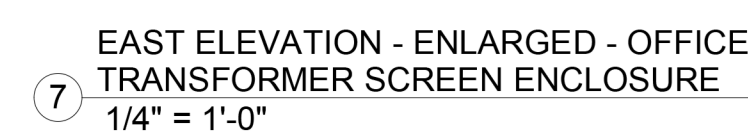
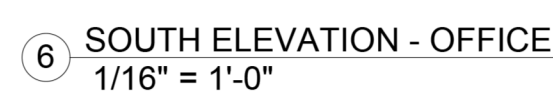
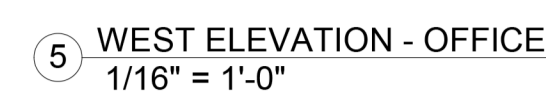
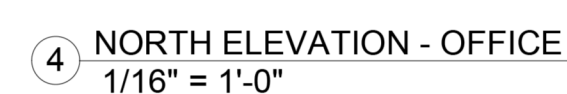
101 Elden Street
Herndon, VA 20170

ISSUE FOR PERMIT



Centerpointe Corporate Park
375 Essjay Road, Suite 200
Williamsville, NY 14221
www.wendelcompanies.com
p:716.688.0766 f:716.625.6825

WENDEL ARCHITECTURAL RESOURCES, INC.



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[illegible]

NO.	REVISIONS	DATE
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EXTERIOR ELEVATIONS



GENERIC SCALE BAR
SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAW
IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDING

DATE 3/16/2023

SCALE As indicated

CONF	THE INTERVIEW
DW/N	BLN
CH/K	BLW/D

DWN.	REN
PROJ. No.	500241

DWG. No.

A0.8



DOMINION ENERGY

101 Elden Street
Herndon, VA 20170

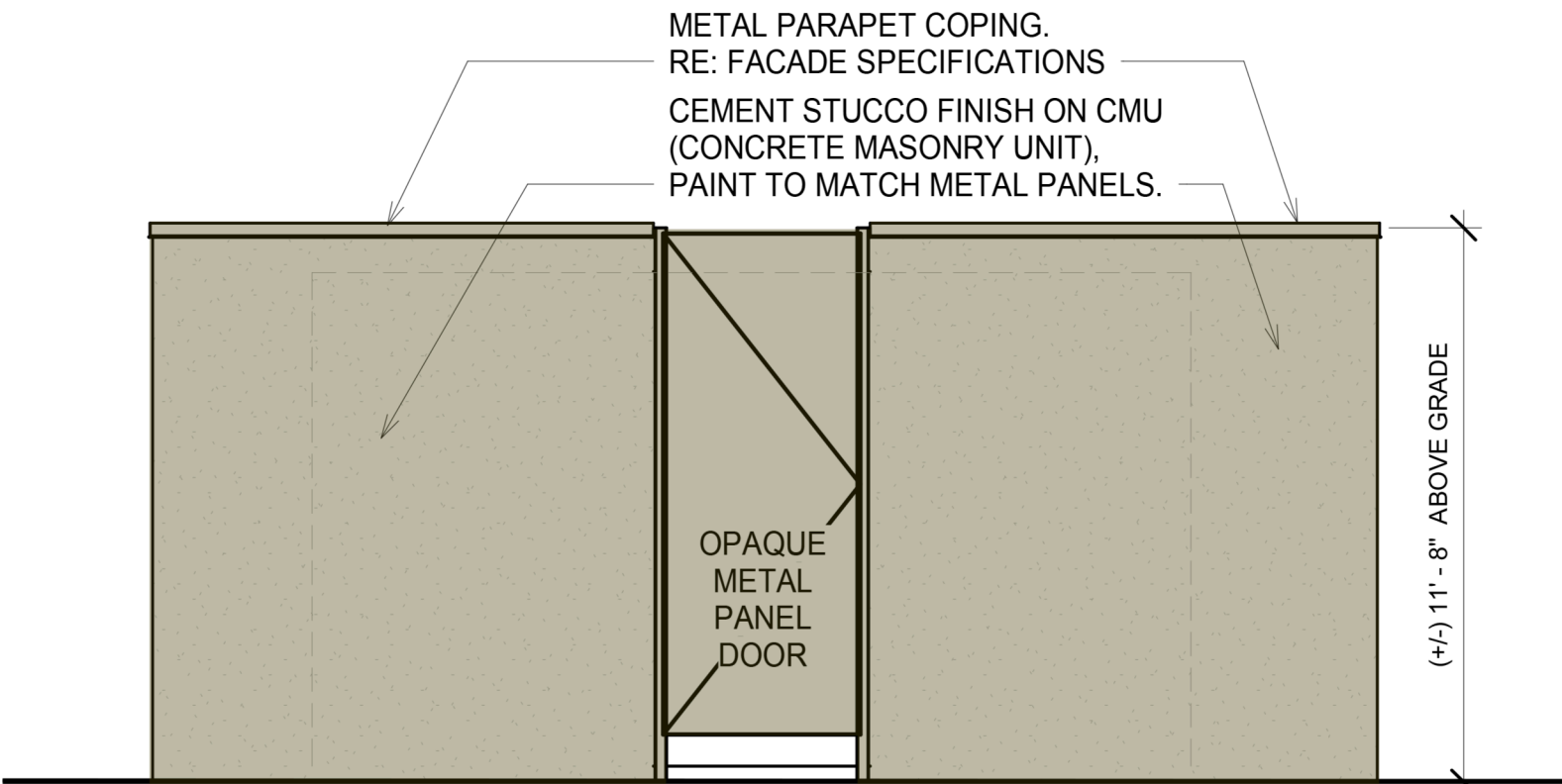
DOMINION - HERNDON

ISSUE FOR PERMIT

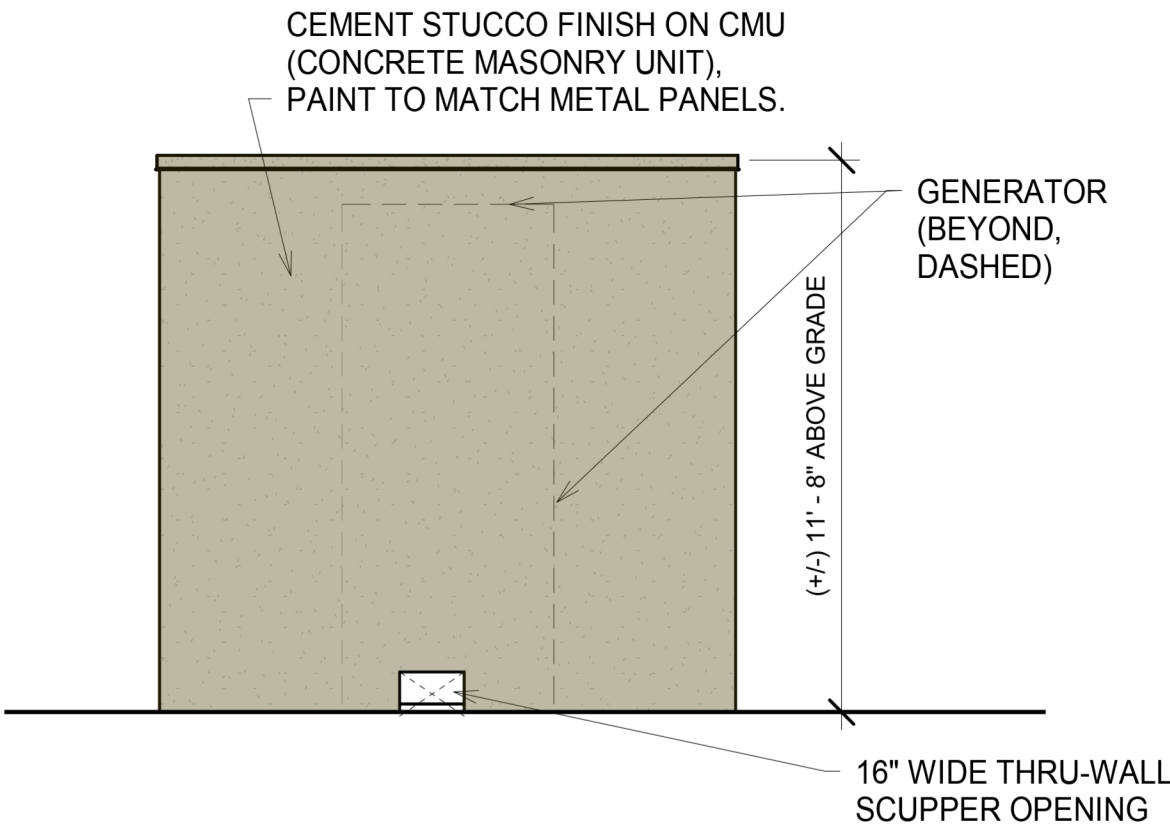


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WENDEL ARCHITECTURAL RESOURCES, INC.



① ELEVATION - GENERATOR ENCLOSURE
(FRONT VIEW)
1/4" = 1'-0"



② ELEVATION - GENERATOR ENCLOSURE
(SIDE VIEW)
1/4" = 1'-0"

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NO.	REVISIONS	DATE
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DWG. TITLE

EXTERIOR ELEVATIONS



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SCALE BAR SHOWN IS TWO INCHES ON THE ORIGINAL DRAWING.
IF NOT TWO INCHES ON THIS SHEET, ADJUST ACCORDINGLY.

DATE	3/16/2023		
SCALE	1/4" = 1'-0"		
DWN.	RLN	CHK.	RWD
PROJ. No.	500241		
DWG. No.			



DOMINION ENERGY - 101 ELDON STREET, HERNDON, VA 23170

MAIN BUILDING – FRONT



MAIN BUILDING – FRONT



DOMINION ENERGY - 101 ELDON STREET, HERNDON, VA 23170



MAIN BUILDING – RIGHT SIDE



MAIN BUILDING – LEFT SIDE



DOMINION ENERGY - 101 ELDON STREET, HERNDON, VA 23170



MAIN BUILDING – REAR





DOMINION ENERGY - 101 ELDON STREET, HERNDON, VA 23170

GARAGE – FRONT



GARAGE – LEFT SIDE





DOMINION ENERGY - 101 ELDON STREET, HERNDON, VA 23170

GARAGE – RIGHT SIDE



GARAGE – REAR





DOMINION ENERGY - 101 ELDON STREET, HERNDON, VA 23170

TRUCK CANOPY – METAL PANELING



MAIN BUILDING AND TRUCK CANOPY – PARAPET METAL PANEL CLOSEUP





DOMINION ENERGY - 101 ELDON STREET, HERNDON, VA 23170

MAIN BUILDING – METAL PANEL CLOSEUP



MAIN BUILDING – ROOF EQUIPMENT SCREEN





DOMINION ENERGY - 101 ELDON STREET, HERNDON, VA 23170

GARAGE – METAL PANELING



GARAGE – METAL PANEL CLOSEUP





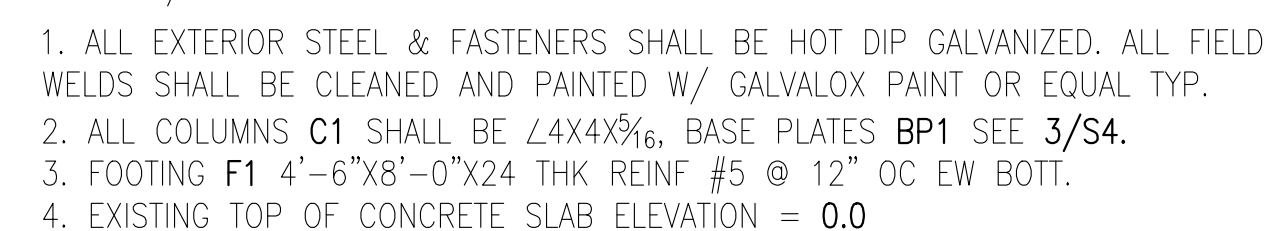
1051 East Cary Street, Suite 700
Richmond, VA 23219
www.wendelcompanies.com
p:804.649.9400

WENDEL ARCHITECTURE, P.C.

LOUISA ENGINEERING, INC
STRUCTURAL ENGINEERS



1065 Jouett School Rd.
Mineral, Virginia 23117
Phone: (804) 612-4866
Email: john@jgousengineering.com



1. ALL EXTERIOR STEEL & FASTENERS SHALL BE HOT DIP GALVANIZED. ALL FIELD WELDS SHALL BE CLEANED AND PAINTED W/ GALVALOX PAINT OR EQUAL TYP.

2. ALL COLUMNS SHALL BE 4X4X $\frac{5}{16}$, ALL STRINGERS SHALL BE MC12X10.2 TYP



SCALE 3/4"=1'
1. ALL EXTERIOR STEEL SHALL BE HOT DIP GALVANIZED. ALL FIELD WELDS SHALL BE CLEANED AND PAINTED W/ GALVALOX PAINT OR EQUAL TYP.



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NO	REVISIONS	DATE

EXTERIOR STAIR PLANS & DETAILS

DATE	03/25/2021		
SCALE	As indicated		
DWN.	JDL	CHK.	JHN
PROJ. No.	500241		
DWG. No.			

DWG. No.

S.4

Title: ARB #23-013; Alteration; 460 Elden Street

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

Summary Information

Applicant Request	Alteration		
Address	460 Elden Street		
Fairfax County Tax Map Number	0162 24 G		
Owner	Stuart II Project LP		
Applicant	Ken Padgett, Mid-Atlantic Permitting Services, LLC		
Business/Organization	Panera Bread		
Property Use	Commercial		
Zoning District	PD-B, Planned Development - Business		
Adjacent Zoning	North: PD-B, Planned Development - Business East: PD-B, Planned Development - Business South: CC, Central Commercial West: PD-B, Planned Development - Business		
Building Type(s)	One story commercial	Date of Construction:	1979
Architectural Style(s)	Contemporary commercial		
Exterior Material(s)	Brick and EIFS		
Neighborhood Design Profile	Commercial, retail		
Comprehensive Plan Land Use Designation	Business Corridor		

Staff Recommendation	Staff is withholding a recommendation.
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Case Details

Site Description:

460 Elden Street is a standalone rectangular building that sits parallel to Elden Street and is part of the Herndon Centre shopping mall. The exterior consists of brick, a red-brown stringcourse, and a tall tan EIFS cladding band with unpainted aluminum and glass storefront and window systems, and green accent parapets. Over each window or door system there is a canopy with a lighting fixture above. The building's south façade faces Elden Street and there is a band of landscaping and parking between it and the right-of-way. The space is occupied by Panera Bread.

Proposal:

This application proposes recovering ten canopies or awnings on three facades of the building at 460 Elden Street. The structure and framing of the canopies are to remain the same while the awning fabric is proposed to be replaced. The existing awnings are a faded brown-green color while the proposed appear to be a mid-tone gray, Weathertyte Charcoal/PMS 7540C.

Location Map



Applicable Design Guidance:

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

Staff Analysis

1. Staff has found that the proposed alteration meets the applicable standards and requirements of the Town of Herndon Zoning Ordinances.
2. With the findings expressed below, staff believes the proposed alteration 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 design is suitable for a good suburban community.
 - b. The proposed alteration is compatible with existing well-designed structures.
 - c. The proposed alteration would promote the general welfare and protect the public health and safety.
3. Awnings play an integral role in the design of this building and their color and quality will affect the building as a whole. The mockups submitted with this application do not give an accurate idea of the color of the awning coverings. Staff is requesting a sample of the fabric in order to review the quality and color.

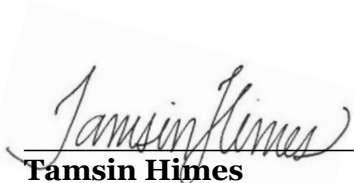
Staff Recommendation:

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 withholding a recommendation pending further information from the applicant.

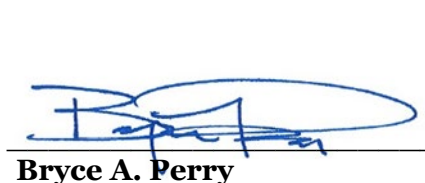
Report Attachments

1.	Project Designs
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Staff Signatures



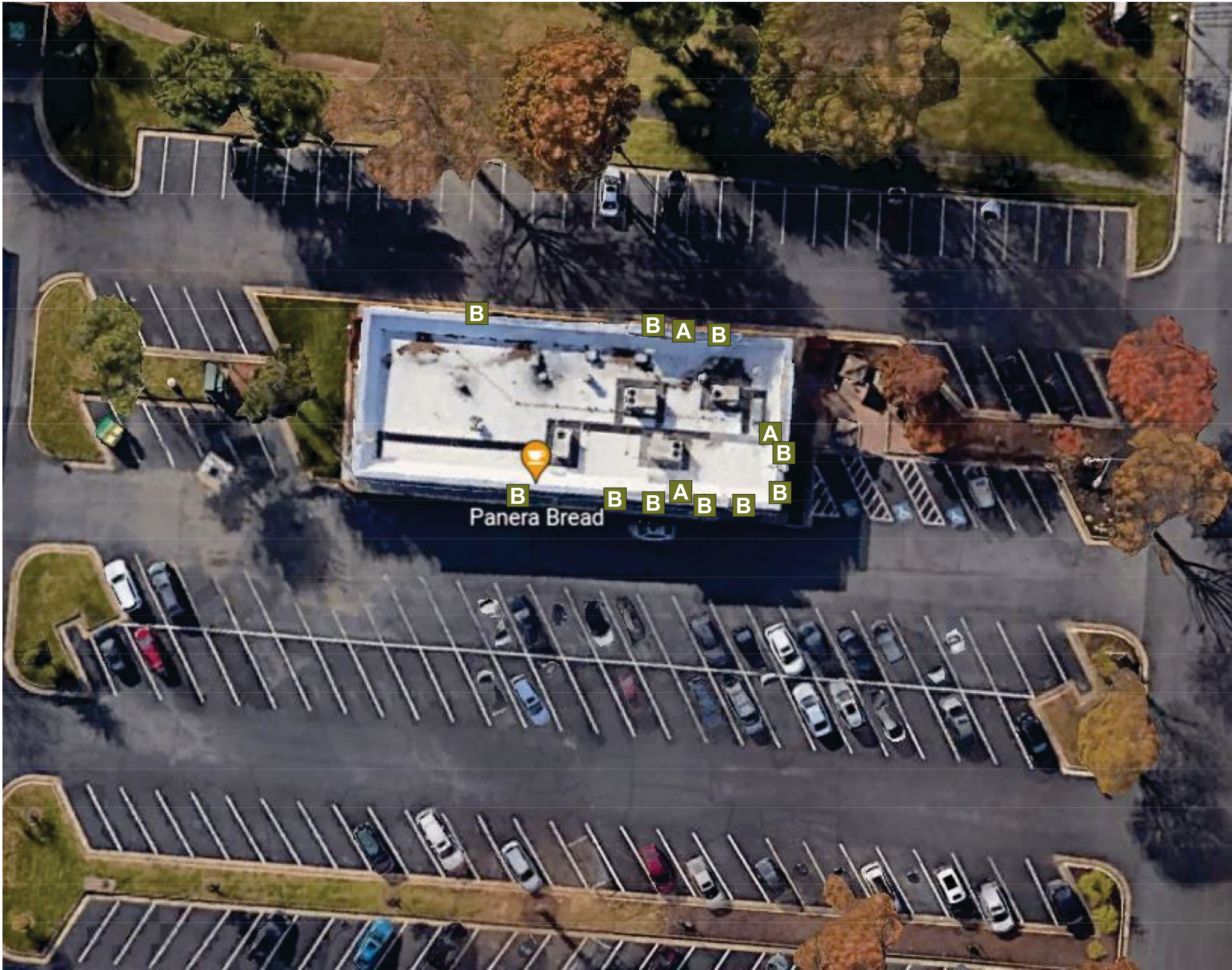
Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

SITE PLAN

- A MB LOGO
- B AWNING RECOVER



Attachment #1

HILTONDISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 22-64267

JOB NAME

Panera 601230

LOCATION

460 Elden Street
Herndon VA 20170

CUSTOMER CONTACT

SALESMAN / PM

Andrea Lowery

DESIGNER

Brian Sowder

DWG. DATE

1-3-23

REV. DATE / REVISION

SCALE

FILE

2023/Panera/Locations/
Herndon VA/22-64267/
PB Herndon VA 22-64267

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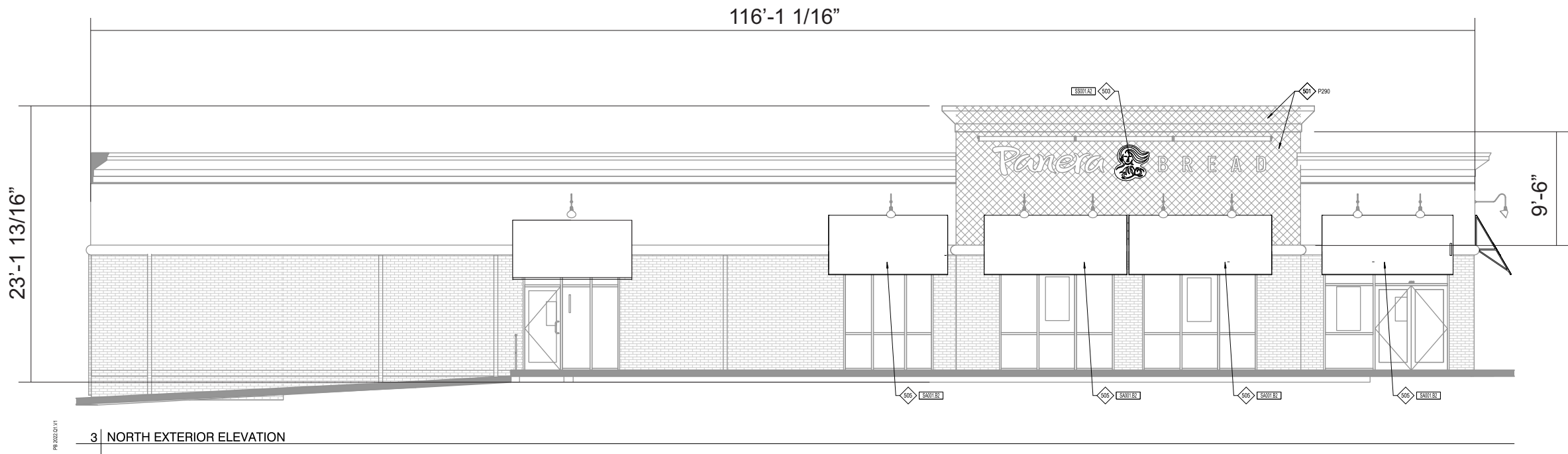
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ELEVATIONS

- A MB LOGO
- B AWNING RECOVER



SCALE: 3/32" = 1' (11X17 PAPER)

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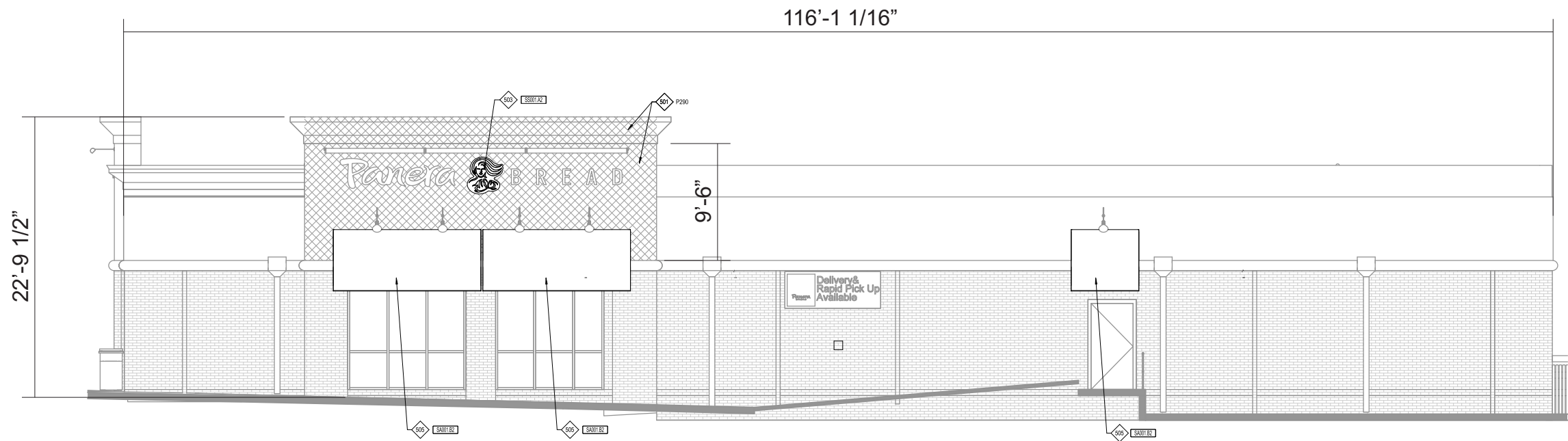
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ELEVATIONS

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1 | SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1' (11X17 PAPER)

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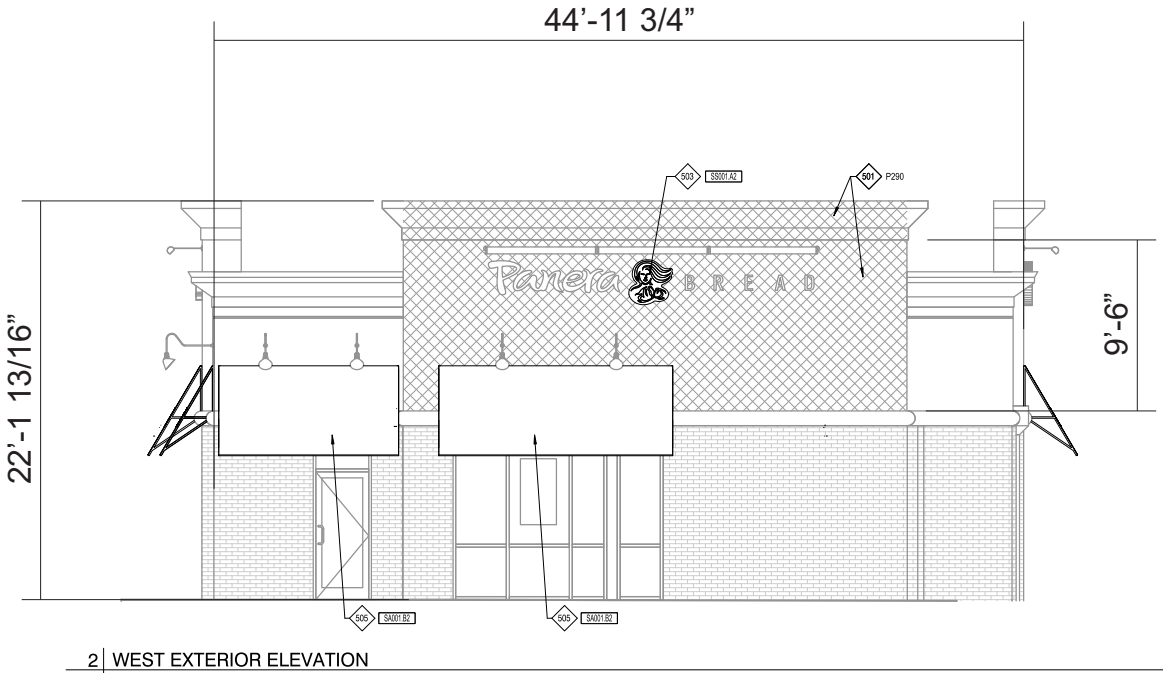
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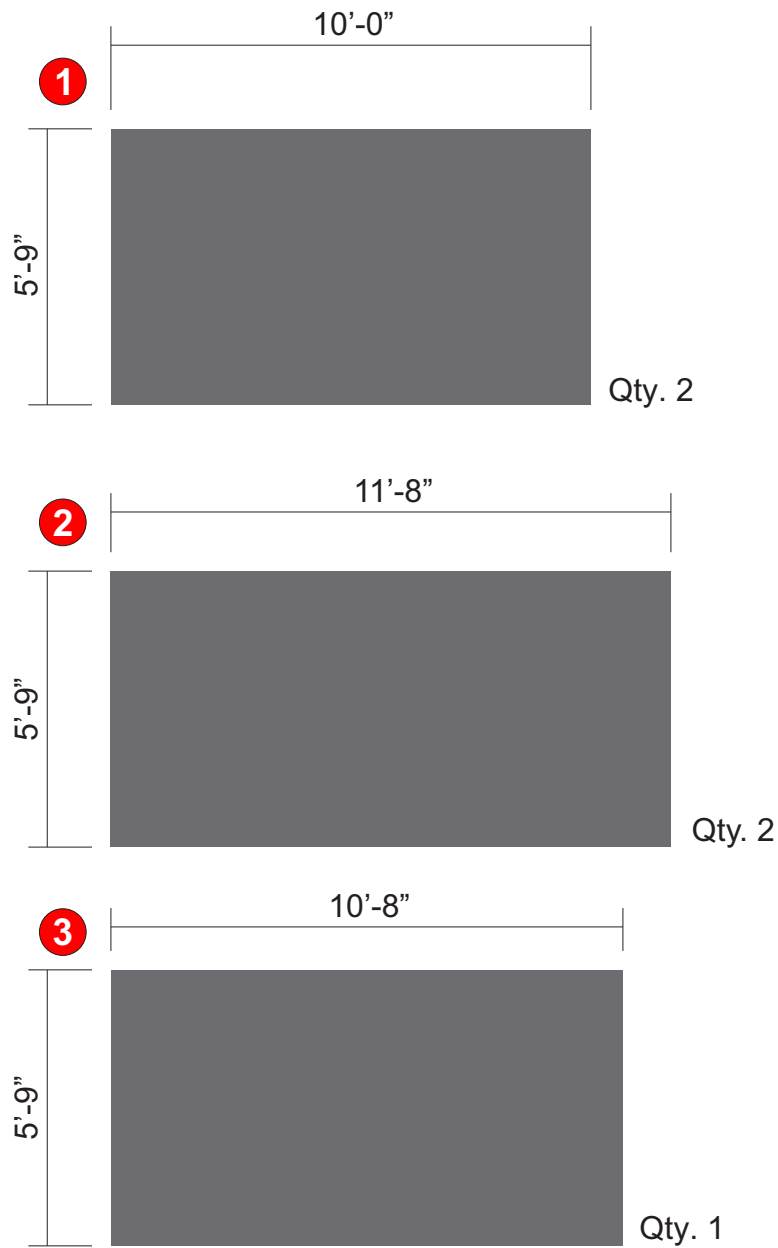


AWNING RECOVER

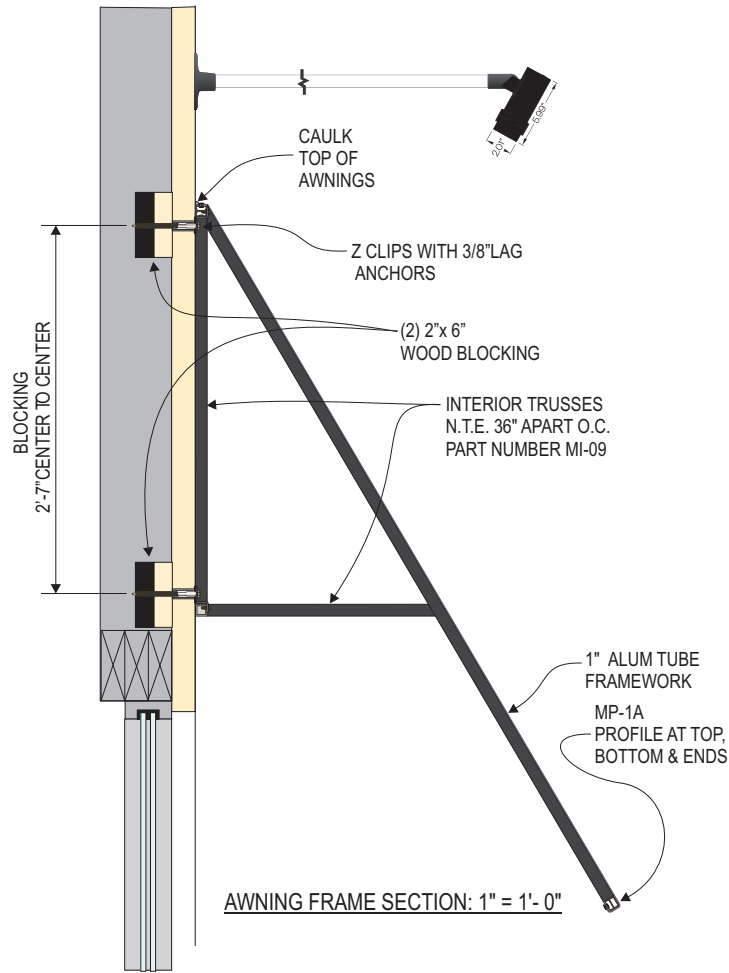
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BACKGROUND: WEATHERTYTE 'CHARCOAL' / PMS 7540C

Existing Awnings To Be Recovered



TYPICAL: Existing Awning Detail



BEFORE



AFTER



SCALE: 1/4" = 1' (11X17 PAPER)

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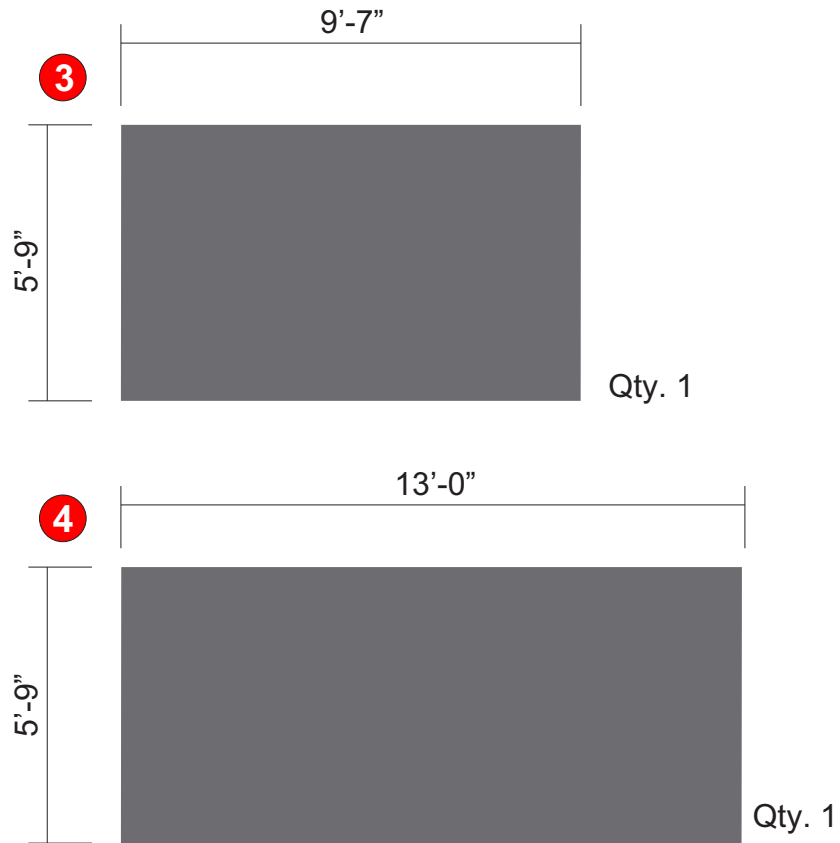
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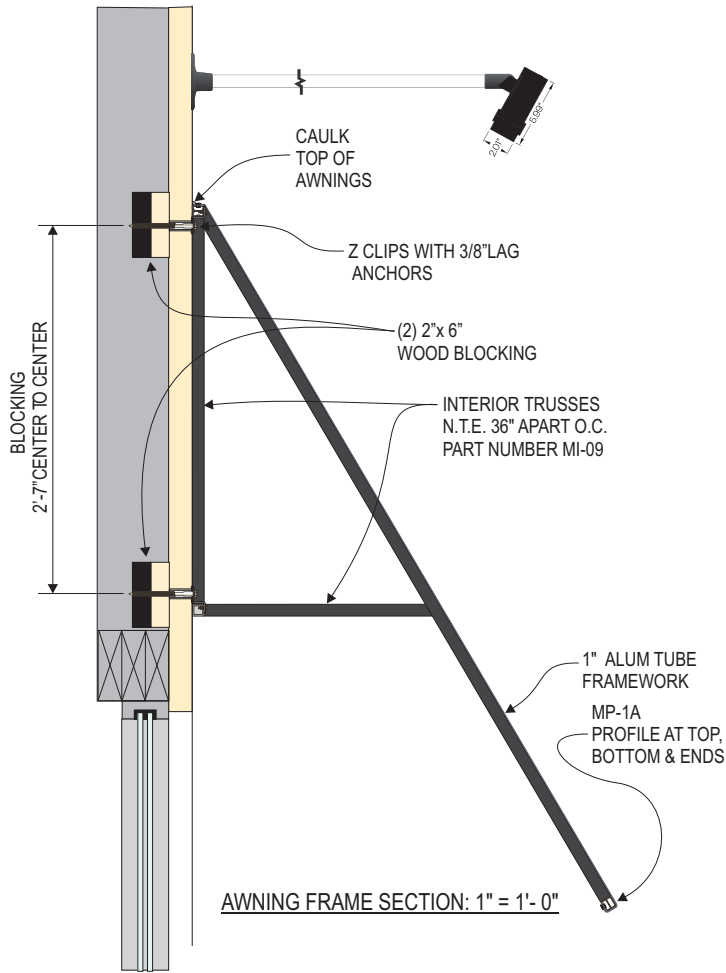


BACKGROUND: WEATHERYTE 'CHARCOAL' / PMS 7540C

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BEFORE



AFTER



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UL

Underwriters Laboratories Inc.

DRY

DAMP

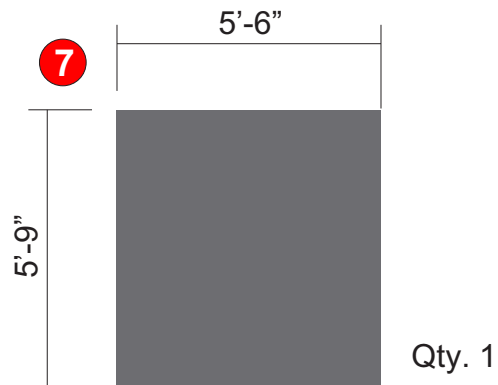
WET

AWNING RECOVER

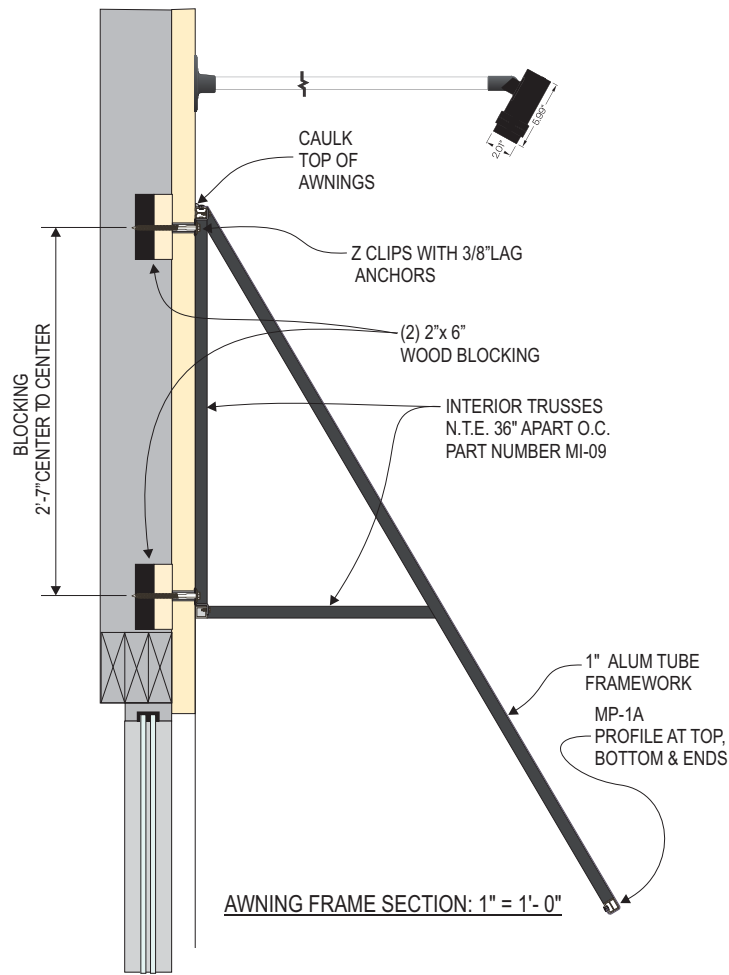
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BACKGROUND: WEATHERTYTE 'CHARCOAL' / PMS 7540C

Existing Awnings To Be Recovered



TYPICAL: Existing Awning Detail



BEFORE



AFTER



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CUSTOMER CONTACT

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UL

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DRY

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NIGHT SURVEY



Attachment #1

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Attachment #2

