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**ARCHITECTURAL REVIEW BOARD
Wednesday
April 17, 2019**

The Architectural Review Board of the Town of Herndon, Virginia, met in public hearing on Wednesday, April 17, 2019 at 7:30 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Chairman Walker, Vice Chair Eric Fielding and Board Members: Leslie Blaker-Glass and Eric Boll.

Board Member Hiren Shah was absent.

Others present during the meeting: Lesa Yeatts, Town Attorney, Christopher Garcia, Community Design Planner and Erika Orellana. Clerk to Boards and Commissions.

Chairman Walker at 7:30 p.m., four members present and with Chairman Walker presiding.

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 March 6, 2019
Work Session Minutes**

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

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

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

5. COMMENTS FROM THE BOARD MEMBERS

There were no comments from the Board Members.

6. COMMENTS FROM THE STAFF

Mr. Garcia advised the Board of monthly outlook for the meeting in May 2019. There are two new ARB cases for next month.

7. COMMENTS FROM THE AUDIENCE

There were no comments from the audience.

PUBLIC HEARINGS

8. APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #19-13, to consider an application to replace and install new rooftop telecommunication antennas and associated equipment with three (3) screened enclosures on the commercial office building located at 505 Huntmar Park Drive, Herndon, Virginia, and further identified as Fairfax County Tax Map 0162-02-0156D. Owner: Brit-Herndon Square LLC, c/o Jeffrey Lee Conen. Applicant: Shannon West, Agent. Continued from March 20, 2019 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, March 1 and March 8, 2019 issues.

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

Mr. Garcia presented the staff memo dated April 12, 2019, which is on file in the Department of Community Development.

Mr. Garcia stated that staff has reviewed the stealth antenna enclosures and find the exterior design and texture will appear more in keeping with the existing architecture and

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materials of the commercial office building. While the exterior material of the enclosures will not be constructed of brick or brick veneer, the simulated brick material is of less contrast to the existing building materials than the previous design.

The enclosures will still noticeably break the roofline of the two wings of the building, however the texture, pattern and color rendition of the enclosures will appear more coordinated with the existing materials. After discussing options with the applicant, there are few design options that would not inhibit the function and operational optimization of the RF antenna systems at this location.

Staff recommended approval of ARB #19-13 with the following condition:

1. The proposed enclosures are installed in substantial conformance with the application and supporting materials as submitted February 11, 2019 and updates submitted on April 2 and April 11, 2019.

Chairman Walker recognized applicant, for comments.

Applicant provided brief comments to the Board regarding the revisions provided.

There were no comments from the audience.

Following the public hearing, Vice Chair Fielding moved approval of ARB #19-13, with a condition. This motion was seconded by Board Member Boll. The motion's condition of approval was:

1. The proposed antennas and enclosures are installed in substantial conformance with the application and supporting materials as submitted February 11, 2019 and updates submitted on April 2 and April 11, 2019.

Following brief discussion, the question was called on the motion, which was carried by vote of, 3-1. The vote was: Board Members Boll, Vice Chair Fielding and Chairman Walker voting "Aye." Board Member Blaker-Glass voting "nay." Board Member Shah was absent.

9. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-15**, to consider an application to install three (3) new illuminated business signs on exterior walls of the commercial building located at 330 Elden Street, Herndon, Virginia, and further identified as Fairfax County Tax Map #0171-03-0001A. Owner/Applicant: Herndon Center Phase V LP., c/o Sean Bordwell, A. J. Dwoskin & 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, March 29 and April 5, 2019 issues.

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

Mr. Garcia presented the staff report dated March 29, 2019, which is on file in the Department of Community Development.

Of the three signs, one would be centered over these storefront windows on the south elevation, one over the entrance doors on the east elevation, and one over the entrance doors on the west elevation. Staff reported that the signs meet the Town's Zoning Ordinance and the criteria for design review found in the Town's Code of Ordinances.

Staff recommended approval of ARB #19-15 with the following condition:

1. The proposed signage shall be installed in substantial conformance with the application and supporting materials as submitted March 8, 2019.

Chairman Walker recognized applicant, for comments.

There were no comments from the applicant.

There were no comments from the audience.

Board Member Boll moved **APPROVAL** of ARB #19-15, as recommended by staff. This motion was seconded by Board Member Blaker-Glass.

Following brief discussion, the question was called on the motion, which was carried by a unanimous vote, 4-0. The vote was: Board Members Boll, Blaker-Glass, Vice Chair Fielding and Chairman Walker voting "Aye." Board Member Shah was absent.

10. **APPLICATION FOR ALTERATION TO A FREE-STANDING SIGN, ARB #19-16, to consider an application to construct a new canopy with new free-standing monument sign near an existing vehicle entrance to the office building site located at 12901 Worldgate Drive, Herndon, Virginia, and further identified as Fairfax County Tax Map 0164-02-0028B. Owner: Worldgate Dulles, LLC. Applicant: Bob Biroonak.**

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, March 29 and April 5, 2019 issues.

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

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Mr. Garcia presented the staff reports dated March 29, 2019, which are on file in the Department of Community Development.

The proposed monument sign would display the development name, tenant and address information for the commercial office property. It would be placed near the existing monument sign, which would be removed. However, staff found that the proposed sign(s) did meet the Town's Zoning Ordinance but were not in keeping with the existing architecture of the subject properties. Staff recommended a continuance of ARB #19-16, to the May 15, 2019 ARB Public Hearing to allow the applicant to address the following intent and requirements:

1. Revise the submitted application and sign design to be complementary, in design, form, and materials, to the existing architecture of the office buildings on the subject property.

Chairman Walker recognized applicant, for comments.

There were no comments from the applicant, who was not present.

There were no comments from the audience.

Following the public hearing, Vice Chair Fielding moved to **CONTINUE** ARB #19-16 to the Board's May 15, 2019 public hearing, . This motion was seconded by Board Member Blaker-Glass.

Following brief discussion, the question was called on the motion, which was carried by a unanimous vote, 4-0. The vote was: Board Members Boll, Blaker-Glass, Vice Chair Fielding and Chairman Walker voting "Aye." Board Member Shah was absent.

11. **APPLICATION FOR ALTERATION TO A FREE-STANDING SIGN, ARB #19-17, to consider an application to construct a new canopy with new free-standing monument sign near an existing vehicle entrance to the office building site located at 12825 Worldgate Drive, Herndon, Virginia, and further identified as Fairfax County Tax Map 0164-02-0024A. Owner: Worldgate Dulles, LLC. Applicant: Bob Biroonak.**

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, March 29 and April 5, 2019 issues.

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

Mr. Garcia referred to the materials and previous presentation for ARB #19-16 and the staff report dated March 29, 2019 for ARB #19-17, which is on file in the Department of Community Development and addressed the same sign design issues noted for the

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previous case. The Board Chair agreed with staff to forego the staff presentation of the item due to the nearly identical design of ARB #19-17.

Staff recommended a continuance of ARB #19-17, to the May 15, 2019 ARB Public Hearing to allow the applicant to address with the following intent and requirements:

1. Revise the submitted application and sign design to be complementary, in design, form, and materials, to the existing architecture of the office buildings on the subject property

Chairman Walker recognized applicant, for comments.

There were no comments from the applicant, who was not present.

There were no comments from the audience.

Following the public hearing, Board Member Boll moved to **CONTINUE** ARB #19-17 to the Board's May 15, 2019 public hearing. This motion was seconded by Vice Chair Fielding.

Following brief discussion, the question was called on the motion, which was carried by a unanimous vote, 4-0. The vote was: Board Members Boll, Blaker-Glass, Vice Chair Fielding and Chairman Walker voting "Aye." Board Member Shah was absent.

12. **APPLICATION FOR A WALL OR WINDOW SIGN, ARB #19-18, to consider an application to install one (1) new non-illuminated business sign on an exterior wall of the commercial building located at 365 Herndon Parkway, Suite #18, Herndon, Virginia, and further identified as Fairfax County Tax Map #0171-06-E1. Owner: 365 Partners, LLC. Applicant: Kathy Bucher.**

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, March 29 and April 5, 2019 issues.

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

Mr. Garcia presented the staff report dated March 29, 2019, which is on file in the Department of Community Development.

The proposed wall sign would be installed on the exterior brick wall of the building facing Herndon Parkway.

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The overall wall sign dimensions will be 1'-10 1/4" tall X 7'-8" wide. It would be constructed of 1" thick stainless-steel letters with 1" returns pin-mounted to the double soldier brick course(s) over the entrance of the tenant suite.

Staff recommended approval of ARB #19-18 with the following conditions:

1. The sign shall be centered vertically on the fascia either between the bottom and middle brick soldier courses or the top and middle brick soldier courses to not obscure the limited architectural details of brick soldier course.
2. The sign shall be centered over the tenant entrance as provided in the updated design.
3. The proposed signage shall be installed in substantial conformance with the application and supporting materials as submitted March 11, 2019.

Chairman Walker recognized applicant, for comments.

There were no comments from the applicant.

There were no comments from the audience.

Following the public hearing, Board Member Blaker-Glass moved approval of ARB #19-18 as recommended by staff. This motion was seconded by Board Member Boll.

Following brief discussion, the question was called on the motion, which was carried by a unanimous vote, 4-0. The vote was: Board Members Boll, Blaker-Glass, Vice Chair Fielding and Chairman Walker voting "Aye." Board Member Shah was absent.

13. **APPLICATION FOR NEW CONSTRUCTION, ARB #19-19, to consider an application to construct new architectural metal perimeter fence on the commercial property located at 900 - 902 Alabama Drive, Herndon, Virginia, and further identified as Fairfax County Tax Map 0162-13010001B. Owner: Elden Corner Center, LLC c/o Sanjay Bajaj. Applicant: Yung Kim.**

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, March 29 and April 5, 2019 issues.

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

Mr. Garcia presented the staff report dated March 29, 2019, which is on file in the Department of Community Development.

Staff reported that the proposed metal fence will be 6 feet high and 131.7 linear feet in length and will be constructed of commercial grade steel 2.5" X 2.5" posts set in 30" of

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concrete, generally below grade, with three 1" X 1.5" stringers and 3/4" X 3/4" pickets. The application does not specify the color of the fence metal or if it is to be painted or powder coated a specific color. This new construction is being completed to comply with previous administrative site plan approvals noted. Staff also noted that the applicant had clarified the fence would have a black colored, powder-coated finish.

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

1. The proposed perimeter fence shall be installed in substantial conformance with the application and supporting materials as submitted March 04, 2019.

Chairman Walker recognized applicant, for comments.

There were no comments from the applicant.

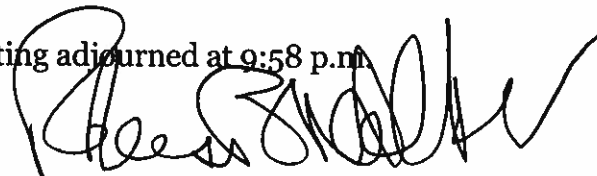
There were no comments from the audience.

Following the public hearing, Vice Chair Fielding moved approval of ARB #19-19, as recommended by staff. This motion was seconded by Board Member Blaker-Glass.

Following brief discussion, the question was called on the motion, which was carried by a unanimous vote, 4-0. The vote was: Board Members Boll, Blaker-Glass, Vice Chair Fielding and Chairman Walker voting "Aye." Board Member Shah was absent.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:58 p.m.



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



**Erika Orellana
Clerk to Boards and Commissions**

Minutes approved by the Architectural Review Board: May 15, 2019