

TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD PUBLIC HEARING AGENDA
MARCH 16, 2022
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.

CALL TO ORDER

1. Roll Call
2. Determination of Quorum

APPROVAL OF MINUTES

3. February 2, 2022, Work Session Draft Minutes
4. February 16, 2022, Public Hearing Draft Minutes

COMMENTS

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

PUBLIC HEARING

8. **APPLICATION FOR BUILDING ALTERATION, ARB #22-003**, to consider an application for a modification to existing structure located at 560 Florida Avenue, Herndon Virginia, further identified as Fairfax County Tax Map 0162 02 0123A and located approximately 200 feet northeast of the Florida Avenue and Alabama Drive intersection. This property is zoned as RM (Residential Multi-Family) and consists of 102,932 square feet of land. Owner: Parkridge Gardens LLC. Applicant/Agent: Michael Asbacher, Consulting Design.
9. **APPLICATION FOR SIGNAGE, ARB #22-004**, to consider an application for a business identification wall sign located at 510 Spring Street, Herndon Virginia, further identified as Fairfax County Tax Map 0162-02-0156J and located on the west side of the Spring Street and Van Buren Street intersection. The property is zoned as O & LI, Office and Light Industrial, and consists of 196,100 square feet of land. Owner: Nova Realty Holdings INC. Applicant/Agent: Betsy Marino, Service Neon Signs.

ADJOURNMENT

Title: ARB #22-003; Building alteration; 560 Florida Avenue

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

Summary Information

Applicant Request	Building alteration		
Address	560-576 Florida Avenue		
Fairfax County Tax Map Number	0162 02 0123A		
Owner	Parkridge Gardens LLC.		
Applicant	Michael Asbacher, Consulting Design		
Business/Organization	Parkridge Gardens LLC.		
Property Use	Multi-family residential buildings		
Zoning District	RM; Residential Multi-Family		
Adjacent Zoning	North: RM; Residential Multi-Family East: RTC; Residential Townhouse Cluster District South: R-10; Residential Single-Family - 10 West: RM; Residential Multi-Family		
Building Type(s)	Multi-story brick apartment building	Date of Construction:	1989
Architectural Style(s)	Post-modern		
Exterior Material(s)	Brick, siding, asphalt shingle		
Neighborhood Design Profile	Multi-family and single family residential		
Comprehensive Plan Land Use Designation	Adaptive Area - Residential		

Staff Recommendation	Staff is recommending approval of this application as submitted in accordance with the draft resolution (Attachment #1)
----------------------	---

Case Details

Proposal:

This application is proposing a project to install windows in partially enclosed stairways throughout a multi-family residential complex at the above-mentioned address. As existing, the stairways are open to the outdoors at each landing. The proposed glazing will serve to protect the stairways from the weather, increasing safe access and diminishing maintenance needs.

The existing stairwells are constructed in a way that each landing (open now to the exterior) is divided by the brick façade so that each stairway has two channels of landings. These open channels are the spaces intended for the new window installation. At each stairwell entrance, the doorway will be left open as it is today, and each stairway will contain a ventilation louver at the top landing located above the glazing. Existing railings at stairwell landing openings will be retained and but recessed into landing to accommodate the window installation.

The proposed window frames are storefront style, 4 ½” by 1 ¾” aluminum with a Duronotic Bronze finish. Louvers are also Duronotic Bronze aluminum. The proposed glass is ¼” clear tempered in 4’ by 6’ ¾”. Throughout the design there will be some new wood trim elements, all of which are to be fire retardant treated.

Site Description:

The site of this project is a three story, “L” shaped multi-family residential building. The façade is primarily brown brick with light tan siding and painted metal balcony railings throughout. The proposed windows will be facing into the center of the “L” which consists of a lawn and parking and faces Florida Avenue.

Location Map



Map source: fairfaxcounty.gov

Applicable Design Guidance:

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

Staff Analysis

1. Staff has found that the proposed building alteration meets the applicable standards and requirements of the Town of Herndon Zoning Ordinance.
2. With the findings expressed below, staff believes the proposed building 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 alteration is not obtrusive or distracting from the surrounding area. It faces the right of way but does not add substantial change to the architecture, nor does it alter the size and massing of the building in any way.
 - b. The design choices are subtle and compatible with the existing building and surrounding area. The glazing fits within the existing design building without the necessity of major alterations. The color and material choices are appropriate for the space and design of the building.

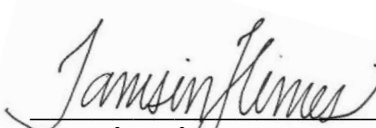
Staff Recommendation:

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 recommending a resolution to approve the application as submitted.

Report Attachments

1.	Draft Resolution
2.	Proposed Drawings and images

Staff Signatures



Tamsin Himes
Lead Planner/Design and Development



Bryce A. Perry
Deputy Director

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

March 16, 2022

Resolution- to approve ARB #22-003, building alteration to an existing multi-family residential structure located at 560-576 Florida Avenue, Fairfax County Tax Map Number 0162-02-0123A.

WHEREAS, the applicant has submitted an application for a building alteration located at the above referenced address; and

WHEREAS, the proposed alteration complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed alteration complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on March 16, 2021.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

Approves ARB #22-003, for a building alteration at 560-576 Florida Avenue, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB.





576

574

Parkridge Apartments Exterior Alterations

560-576 Florida Avenue

Herndon, Virginia 20170

INDEX OF DRAWINGS

T1.1

COVER SHEET

A1.1

EXTERIOR ELEVATIONS

A2.1

SECTIONS AND DETAILS

STAIRWELL ENCLOSURE LOCATIONS



2015 VUSBC and 2015 IFC	EXISTING BUILDING	EXISTING SPACE	PROPOSED SPACE CHANGES & ALTER.
VUSBC USE GROUP CLASSIFICATION(S)	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
NFPA 101 OCCUPANCY CLASSIFICATION(S)	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
SEPARATED MIXED USE PER VUSBC/NFPA (Y/N)	YES	NO	NO
CONSTRUCTION TYPE	IIIB	IIIB	IIIB
NUMBER OF STORIES ABOVE GRADE	3 STORY	GROUND FLOOR	GROUND FLOOR
HIGH RISE (Y/N)	NO	NO	NO
FIRE ALARM (Y/N)	NO	NO	NO
FULLY SPRINKLED & MONITORED (Y/N)	NO	NO	NO
FLOOR AREA OF RENOVATION/TENANT SPACE (S.F.)	N/A	1,411 s.f.	1,411 s.f.
HEIGHT	24'-0"		

BUILDING CODE INFORMATION

IT IS THE INTENT OF THE DRAWINGS AND THE SPECIFICATIONS ON THE DRAWINGS TO BE COMPLETE. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE OWNER OF ANY INCONSISTENCIES, OMISSIONS, OR ERRORS PRIOR TO THE BID SUBMITTALS.

SCOPE OF WORK: ENCLOSE THE EXTERIOR STAIRWELLS WITH GLAZING AND FRAMES

GENERAL BUILDING REQUIREMENTS:

- A. ALL WOOD, LUMBER AND PLYWOOD USED FOR NEW BLOCKING SHALL BE FIRE-RETARDANT TREATED ACCORDING TO 2015 VUSBC
- B. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE FROM WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- C. INTERIOR FINISHES AND TRIM SHALL CONFORM TO THE REQUIREMENTS 2015 VUSBC

GENERAL BUILDING CODES:

2015 VGC
2015 IBC,
2015 IMC,
2015 IPC,
2014 NEC, as amended by the VGC/VGC and
2010 ANSI A11.1.

Exterior Alterations to:

Parkridge Apartments

560 - 576 Florida Avenue

Herndon, Maryland

SUBMITTALS

JOB No. 021-053

FILE

DATE 07.07.21

COVER SHEET

T1.1

"Professional Certification."
I certify that these documents were prepared or approved by me, and that I am a
duly licensed architect under the laws of the State of Virginia, license number 8590,
expiration date: 01.31.2023."

Exterior Alterations to:
Parkridge Apartments
560 - 576 Florida Avenue
Herndon, Maryland

[illegible]

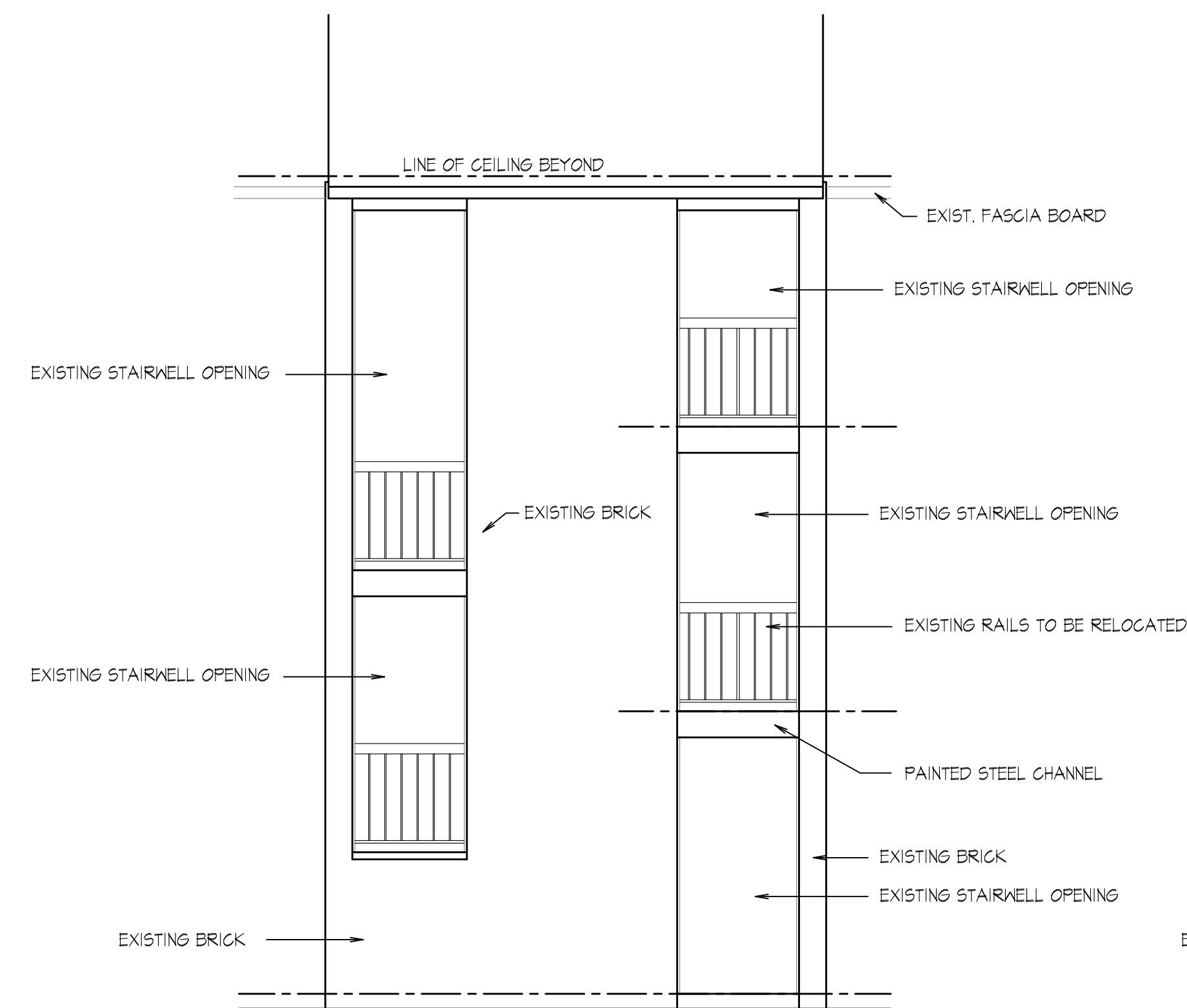
JOB No. 021-053

FILE

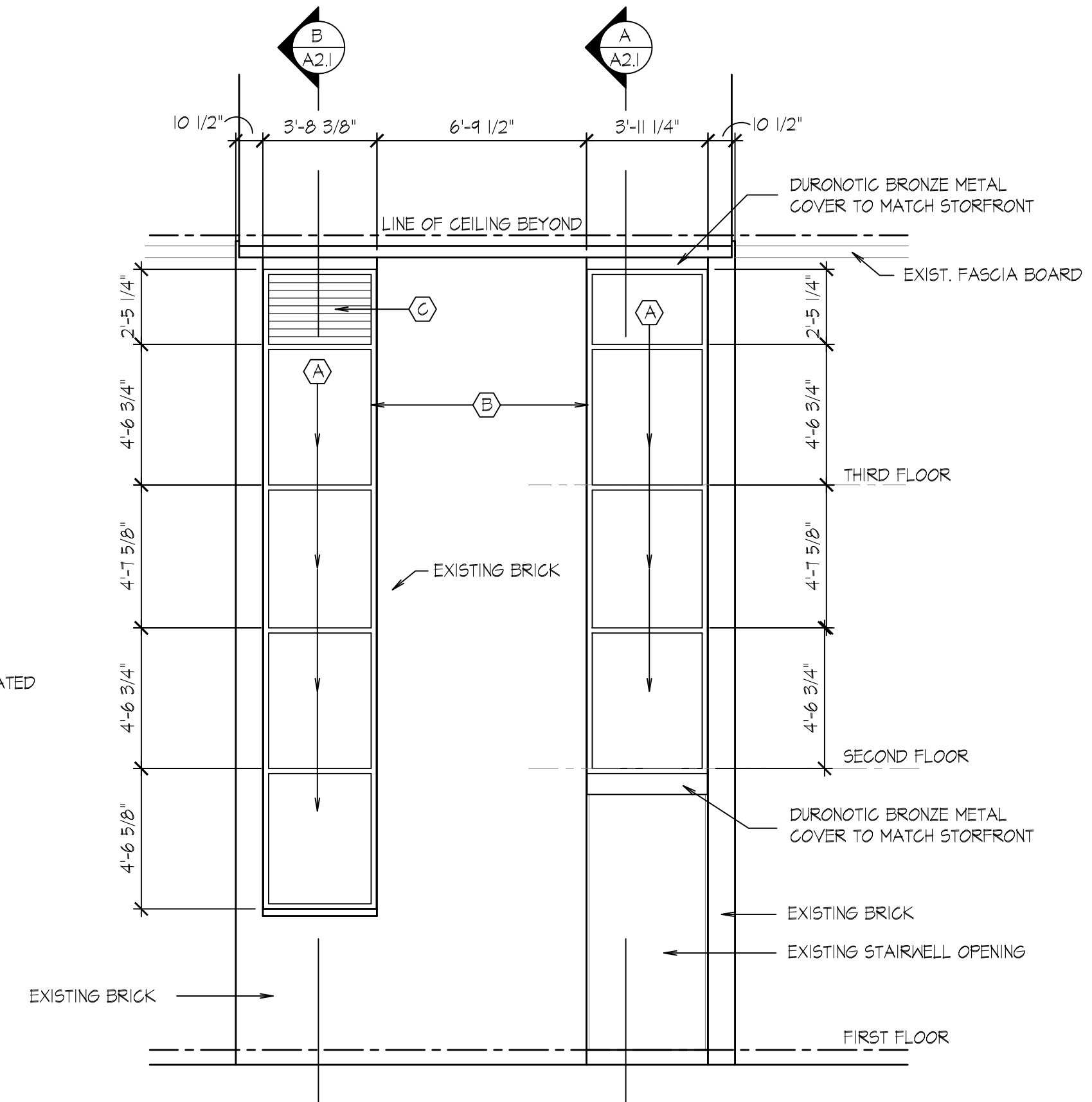
DATE 07.07.21

EXTERIOR ELEVATIONS

A1.1



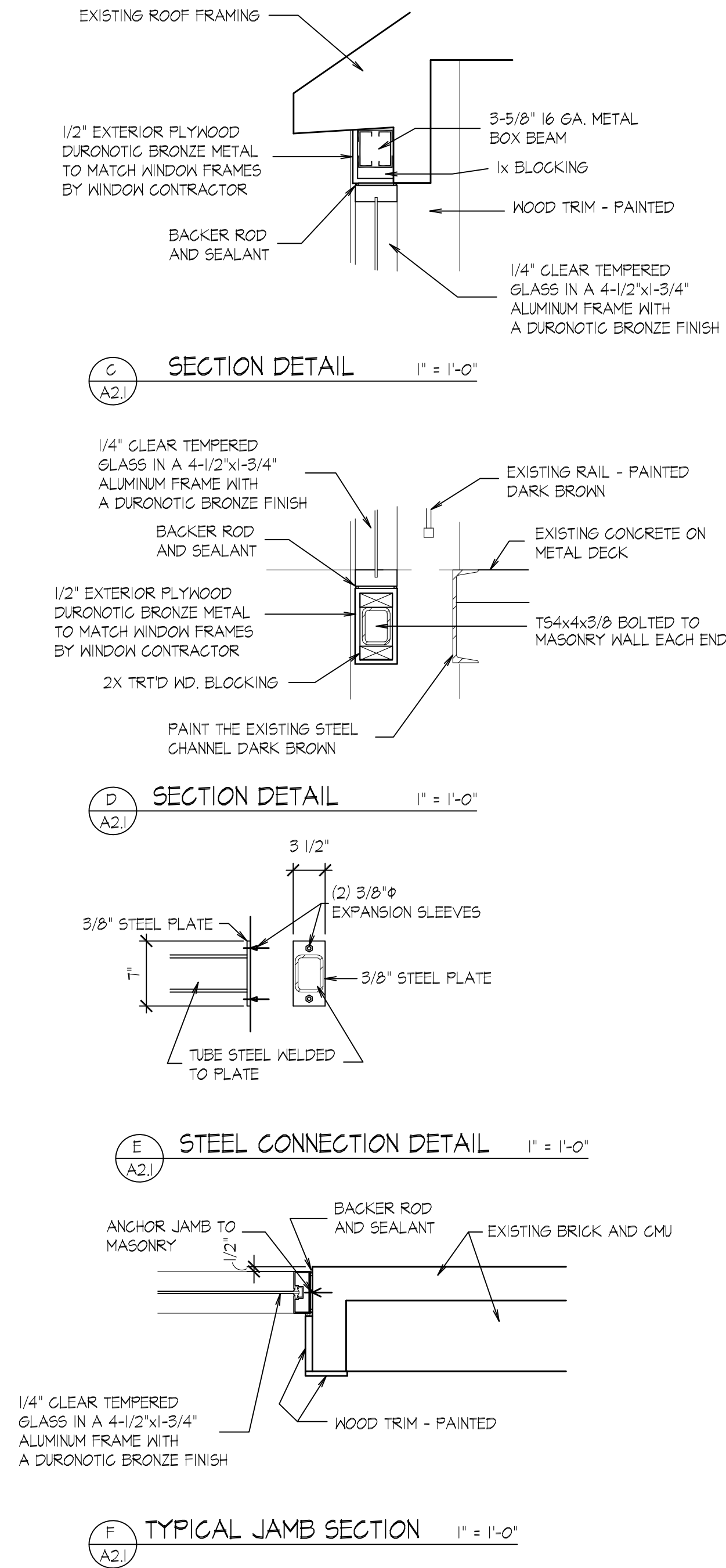
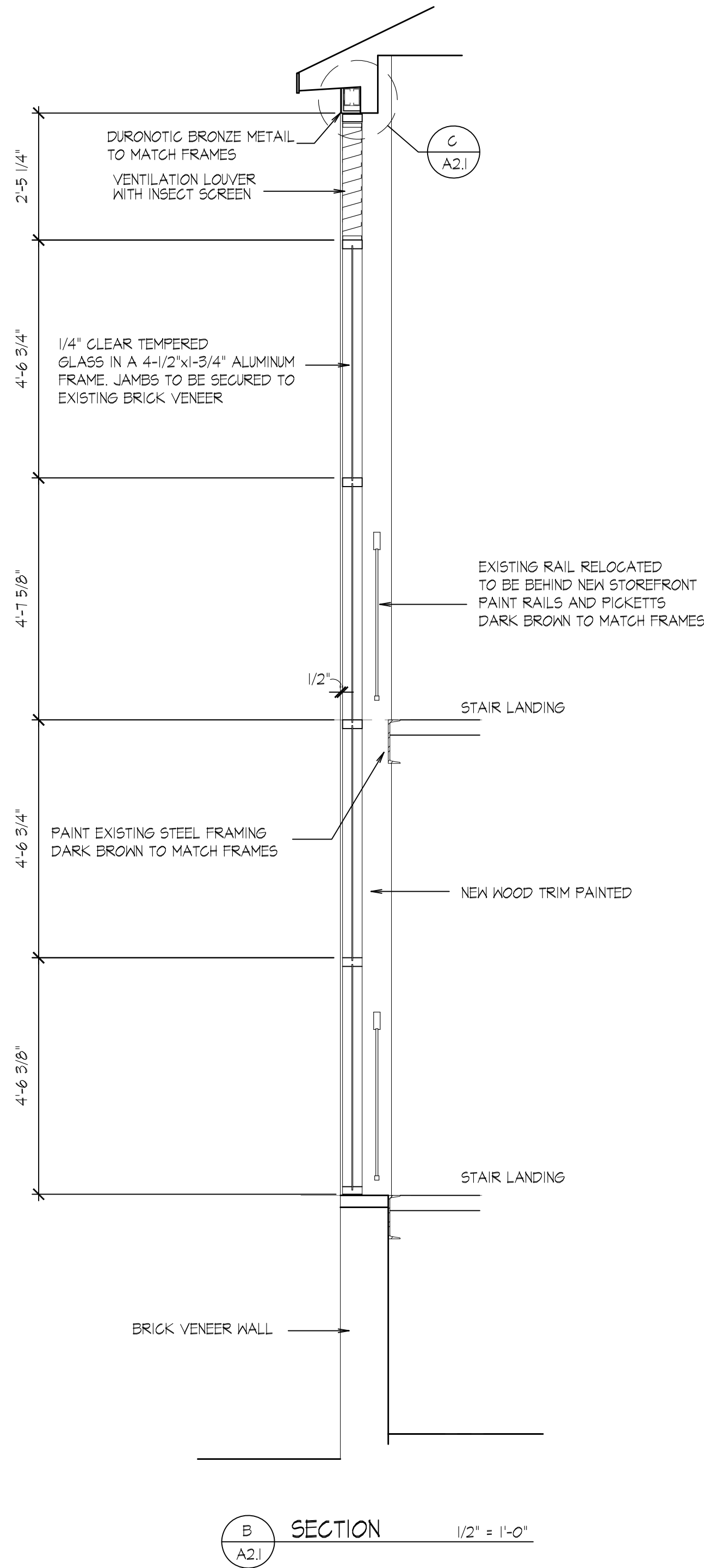
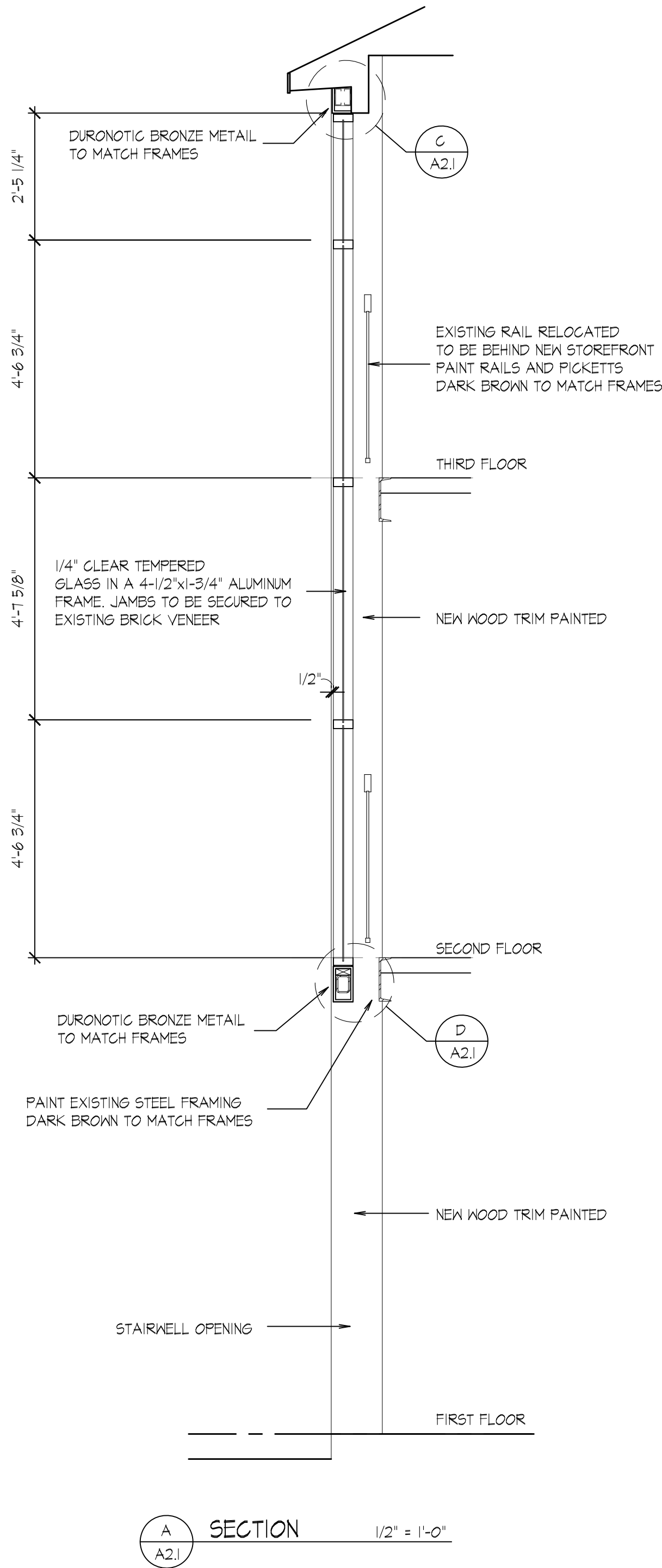
EXISTING CONDITION ELEVATION 1/4" = 1'-0"



TYPICAL STAIRWELL ELEVATION $1/4" = 1'-0"$

- (A) 1/4" CLEAR TEMPERED GLAZING
- (B) 4-1/2"x1-3/4" ALUMINUM STOREFRONT FRAMING WITH A FACTORY DURONOTIC BRONZE FINISH.
- (A) EXHAUST LOUVER - DURONOTIC BRONZE

"Professional Certification."
I certify that these documents were prepared or approved by me, and that I am a
duly licensed architect under the laws of the State of Virginia, license number 8590,
expiration date: 01.31.2023."



Exterior Alterations to:
Parkridge Apartments
560 - 576 Florida Avenue
Herndon, Maryland

SUBMITTALS

JOB No. 021-053

FILE

DATE 07.07.21

SECTIONS

A2.1

"Professional Certification."
I certify that these documents were prepared or approved by me, and that I am a
duly licensed architect under the laws of the State of Virginia, license number 8590,
expiration date: 01.31.2023."



562



MEMORANDUM

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

From: Tamsin Himes, Lead Planner / Design and Development 

Date: March 11, 2022

Subject: ARB #22-004, 510 Spring Street, New Wall Sign

This memo is an update to the staff report presented to the board regarding the above-referenced case prior to the March 2, 2022, work session. As mentioned in the staff report, according to the information and documents provided by the applicant, the proposed sign exceeded the maximum size allowable per the Town Zoning Ordinance.

The applicant has made alterations to the sign by reducing size and has provided additional information regarding the tenant space frontage. The sign now measures 34.49 square feet and the tenant frontage on the façade where the sign is located is 40' 4". The design, materials and construction of the sign remain the same.

Staff is recommending approval of this application (see attachment #1).

Attachments:

1. Draft resolution
2. Updated Drawings

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD**

DRAFT RESOLUTION

March 16, 2022

Resolution- to approve ARB #22-004, installation of signage on a commercial building located at 510 Spring Street, Fairfax County Tax Map Number 0162-02-0156J.

WHEREAS, the applicant has submitted an application to install signage located the above referenced address; and

WHEREAS, the proposed signage complies with the applicable zoning ordinance regulations as specified in the Town of Herndon Zoning Ordinance Article XIV; and

WHEREAS, the Town of Herndon Architectural Review Board has found that the proposed signage complies with the applicable Design Criteria as stated in the Town of Herndon Code of Ordinances Section 58-96; and

WHEREAS, the Town of Herndon Architectural Review Board has held a duly advertised public hearing concerning this application on March 16, 2022.

NOW THEREFORE, BE IT RESOLVED that the Architectural Review Board of the Town of Herndon, Virginia, HEREBY:

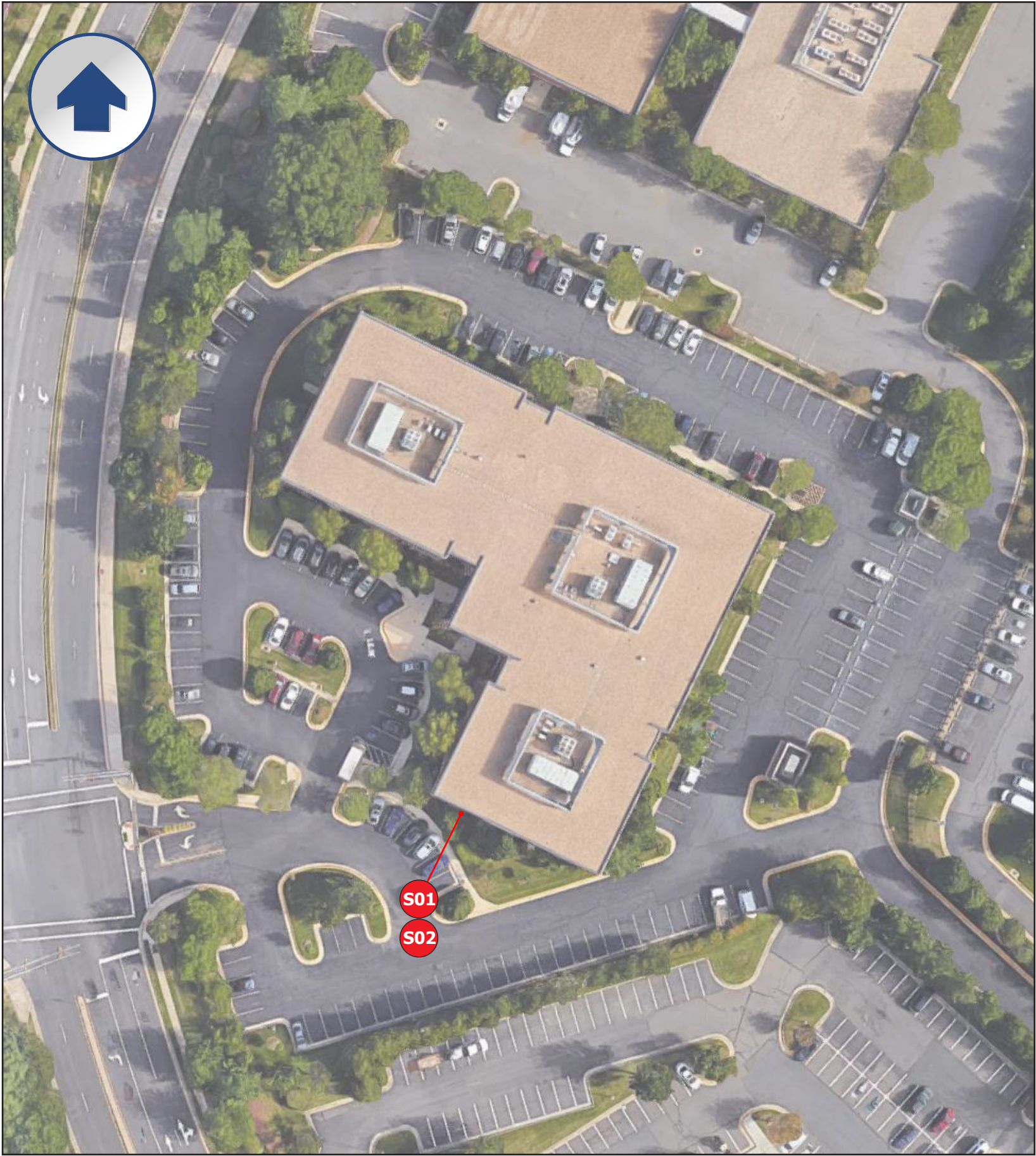
Approves ARB #22-004, for a signage located at 510 Spring Street, Herndon, VA in substantial conformance with the design shown in the case materials reviewed by the ARB.

OneMain Financial

510 Spring Street - Suite 160
Herndon, VA

SO#121537 - Binder: 04/05/2021
Revised: 03/7/2022





OneMain Financial

S01 Reverse Channel Letters - Non-Illuminated

S02 Temporary Banner



National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:	
04/22/21js - add raceway	...
10/27/21js - move S01 to south	...
11/05/21js - rev to non-illum	...
01/31/22js - rev banner	...
	...

SP

PM: Tara H.	Address: 510 Spring St Suite 160
Drawn By: JS	City State: Herndon, VA
Date: 04/06/2021	Drawing Number: 121537-SP



S01 Scale: 1/2" = 1'-0"

SQUARE FOOTAGE:
Proposed = 34.49 Sq Ft Total

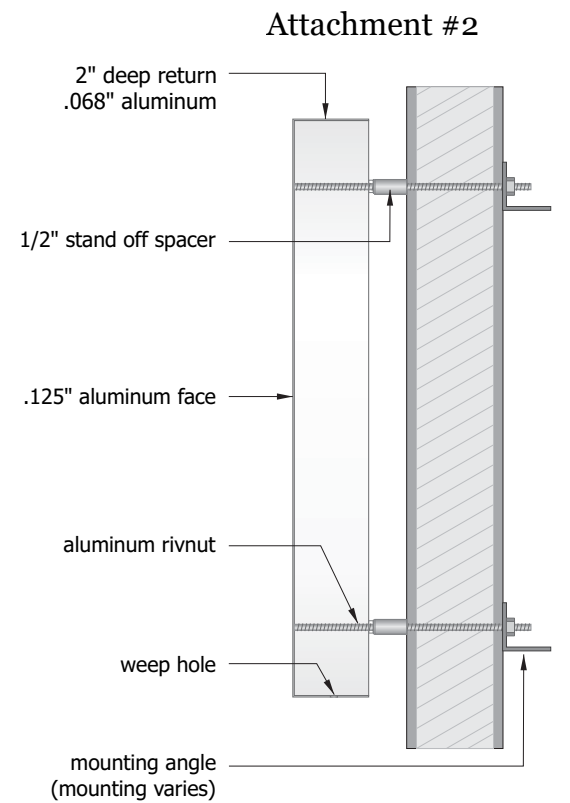
Scope and Description:

Manufacture and install reverse aluminum channel letters - non-illuminated.

- Letters fabricated with .068 aluminum returns and .125 aluminum faces.
- Letters are stud mounted to fascia with 1/2" standoffs.

Color:

 Painted Akzo Noble White (semi-gloss)



**Reverse Channel Non-Illuminated
Letterset Cross Section**



Existing Conditions



Proposed Signage

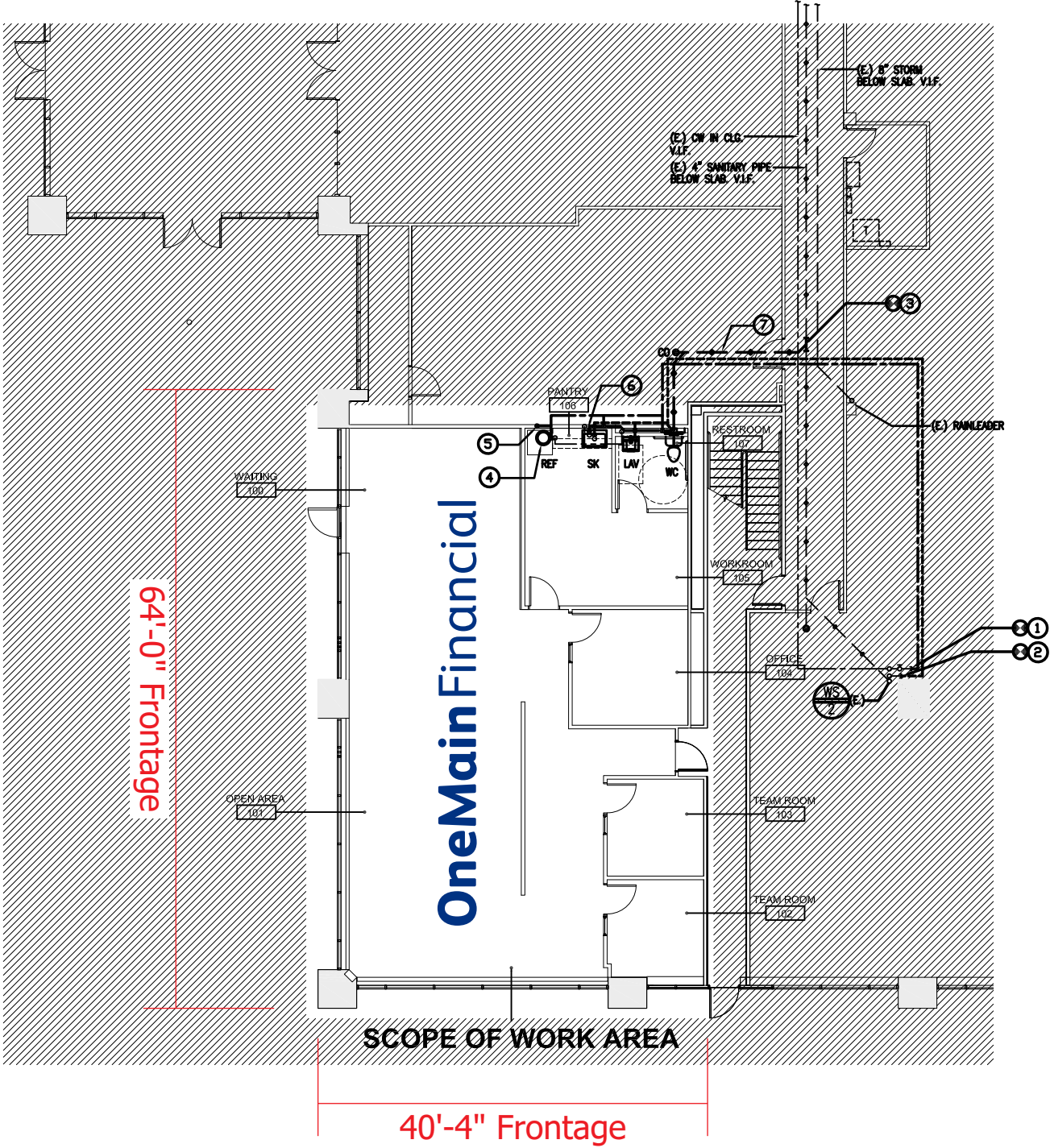


National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

Revisions:		
04/22/21js - add raceway	...	
10/27/21js - update elev	...	
11/05/21js - rev to non-illum	...	
01/31/22js - rev banner	...	
03/7/22td - rev letter size	...	

S01

PM: Tara H.	Address: 510 Spring St Suite 160
Drawn By: JS	City State: Herndon, VA
Date: 04/06/2021	Drawing Number: 121537-S01



Revisions:	
...	...
...	...
...	...
...	...
...	...

PM: Tara H.	Address: 510 Spring St Suite 160
Drawn By: JS	City State: Herndon, VA
Date: 04/06/2021	Drawing Number: 121537-FP

