

**TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA
MARCH 2, 2021
HERNDON POLICE DEPARTMENT
COMMUNITY ROOM
397 HERNDON PARKWAY
7:30 P.M.**

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARING

2. **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.
3. **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.

COMMENTS

4. Comments from the Staff Members
5. Comments from the Board Members

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)
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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 1/2" by 1 3/4" aluminum with a Duronotic Bronze finish. Louvers are also Duronotic Bronze aluminum. The proposed glass is 1/4" clear tempered in 4' by 6' 3/4". 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.

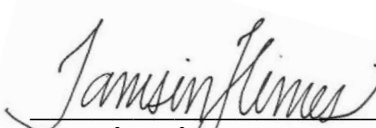
Staff Recommendation:

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

560-576 Florida Avenue

T1.1 COVER SHEET
 A1.1 EXTERIOR ELEVATIONS
 A2.1 SECTIONS AND DETAILS

An aerial photograph of a residential neighborhood. A central building with a brown roof and a circular driveway is the focal point. Surrounding streets include Park Ave, North St, and West St. The area is filled with houses, parking lots, and greenery. A black polygon is drawn over the central building, and several black lines radiate from its vertices towards the top of the image. The Google logo is visible in the bottom right corner.

2015 VUSBC and 2015 IFC	EXISTING BUILDING	EXISTING SFAGE	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"		

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.

GENERAL BUILDING REQUIREMENTS:

- A. ALL WOOD, LUMBER AND PLYWOOD, USED FOR NEW BLOCKING SHALL BE FIRE-RETARDANT TREATED ACCORDING TO 2015 VUSEC
- 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 VUSEC

2015 VCC
2015 IBC,
2015 IMC,
2015 IPC,
2014 NEC, as amended by the VCC/VCC and
2010 ANSI A117.1.

[illegible]

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."

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

[illegible]

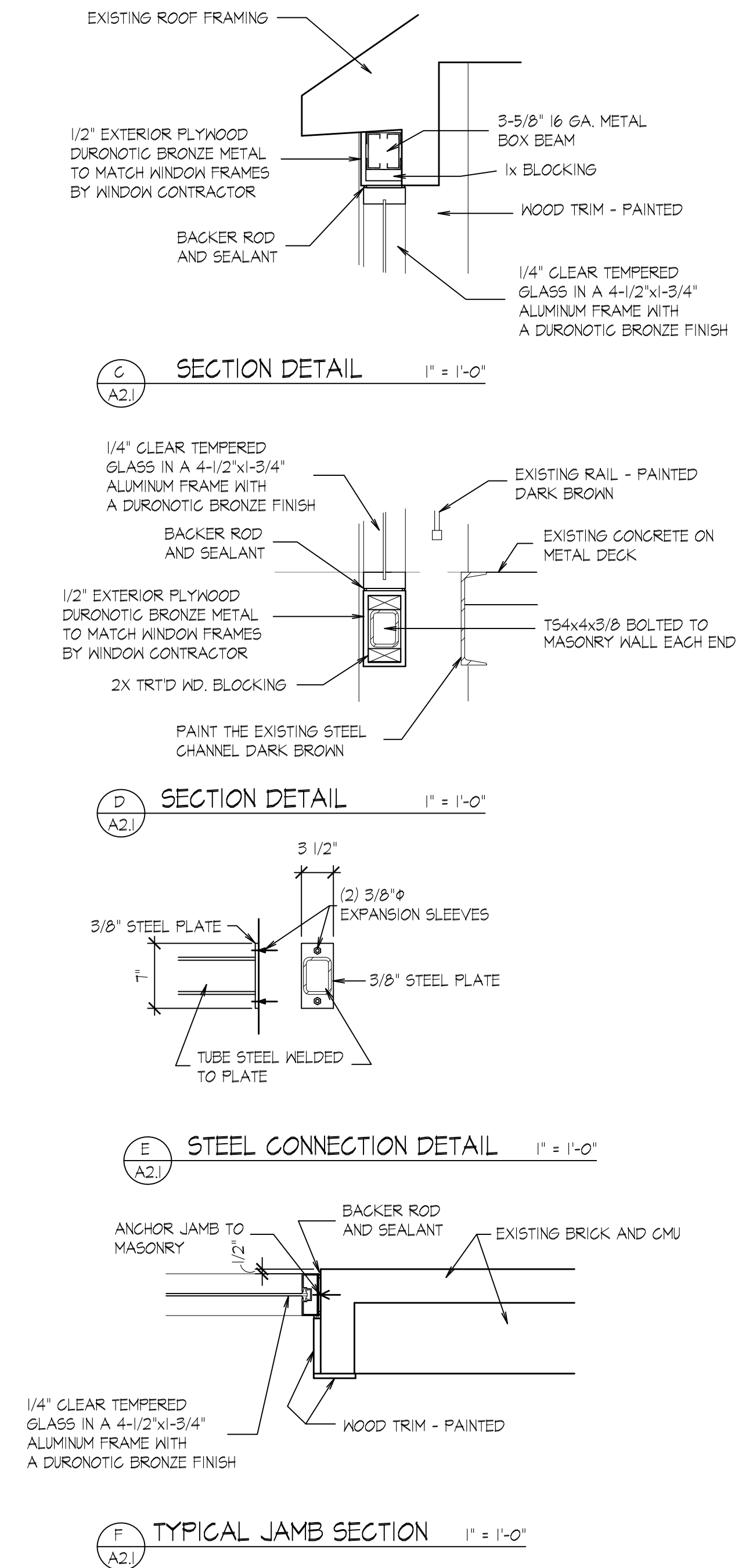
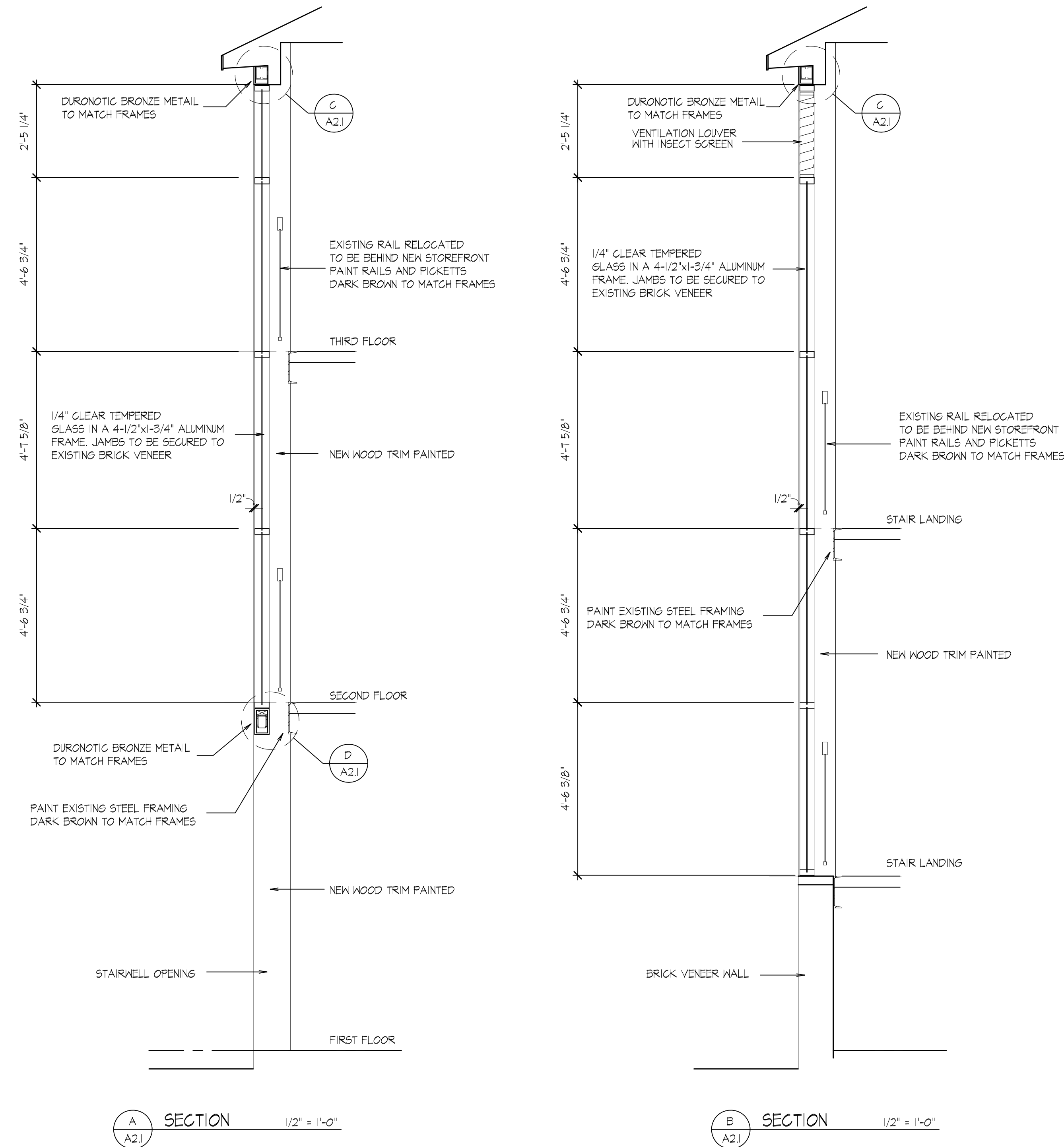
JOB No. 021-053

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

Title: ARB #22-004; New signage; 510 Spring Street

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

Summary Information

Applicant Request	New wall sign		
Address	510 Spring Street		
Fairfax County Tax Map Number	0162-02-0156J		
Owner	Nova Realty Holdings INC.		
Applicants	Betsy Marino, Service Neon Signs		
Business/Organization	Nova Realty Holdings INC.		
Property Use	Commercial business		
Zoning District	O & LI, Office and Light Industrial		
Adjacent Zoning	North: O & LI, Office and Light Industrial South: O & LI, Office and Light Industrial East: O & LI, Office and Light Industrial West: R-10; Residential Single-Family - 10		
Building Type(s)	Multi-story brick office building	Date of Construction:	1999
Architectural Style(s)	Post-modern		
Exterior Material(s)	Brick, dark tinted windows, light stringcourses, asphalt shingle		
Neighborhood Design Profile	Primarily office parks, some residential buildings across Van Buren street		
Comprehensive Plan Land Use Designation	Office Parks & Flexible Space		

Staff Recommendation	Staff is withholding a recommendation at this time until the requested additional information has been provided.
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Case Details

Proposal:

This application is proposing a new business identification wall sign to be placed on the façade of a multi-tenant office building at 510 Spring Street. The proposed sign is 45.05 square feet, non-illuminated channel letters with white painted aluminum faces. The sign text reads “OnMainFinancial” and the lettering features 2” aluminum returns. The sign is placed above the first story windows and is wall mounted directly to the brick façade.

Site Description:

510 Spring Street is one of several similarly designed multi-tenant office and commercial buildings grouped together on the east side of Spring/Van Buren Street. Trees and landscaping provide a screen from the right-of-way so this and adjacent tenant spaces are only minimally visible from the street. Directly in front of the proposed project area is a swath of grass, landscaping and trees, sidewalk leading to the main building entrance, and a parking area. The parking area wraps around the building and is broken up by landscape and hardscape. The property is across the street from a single family detached residential neighborhood.

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 signage does not meet the applicable standards and requirements of the Town of Herndon Zoning Ordinances. The sign as proposed exceeds the maximum square footage in relation to the tenant frontage on this façade. The applicant has been made aware that updated drawings conforming to the zoning standards are required before this application can be approved.
2. With the findings expressed below, staff believes the proposed signage 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 wall sign in its design and construction is suitable for a good suburban community and promotes the use and improvement of the surrounding buildings.

- b. The proposed wall sign is architecturally harmonious in material, color, texture, location and treatment with regard to the building façade and surrounding architecture.
 - c. The proposed wall sign is constructed in a way so as to remain in good condition and withstand normal weather and climate conditions without deteriorating.
3. The façade of 510 Spring Street displays multiple business wall signs advertising the tenants within the office suite. The signs are similar to the proposed wall sign in that they feature channel letters flush or pin mounted to the façade and are located within the same area of the façade as the proposed OneMainFinancial sign. The proposed sign is in keeping with the aesthetic, style, form and construction of the adjacent signage.

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.

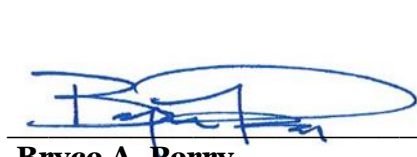
Report Attachment

1.	Wall sign drawings
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Staff Signatures



Tamsin Himes
Lead Planner/Design and Development

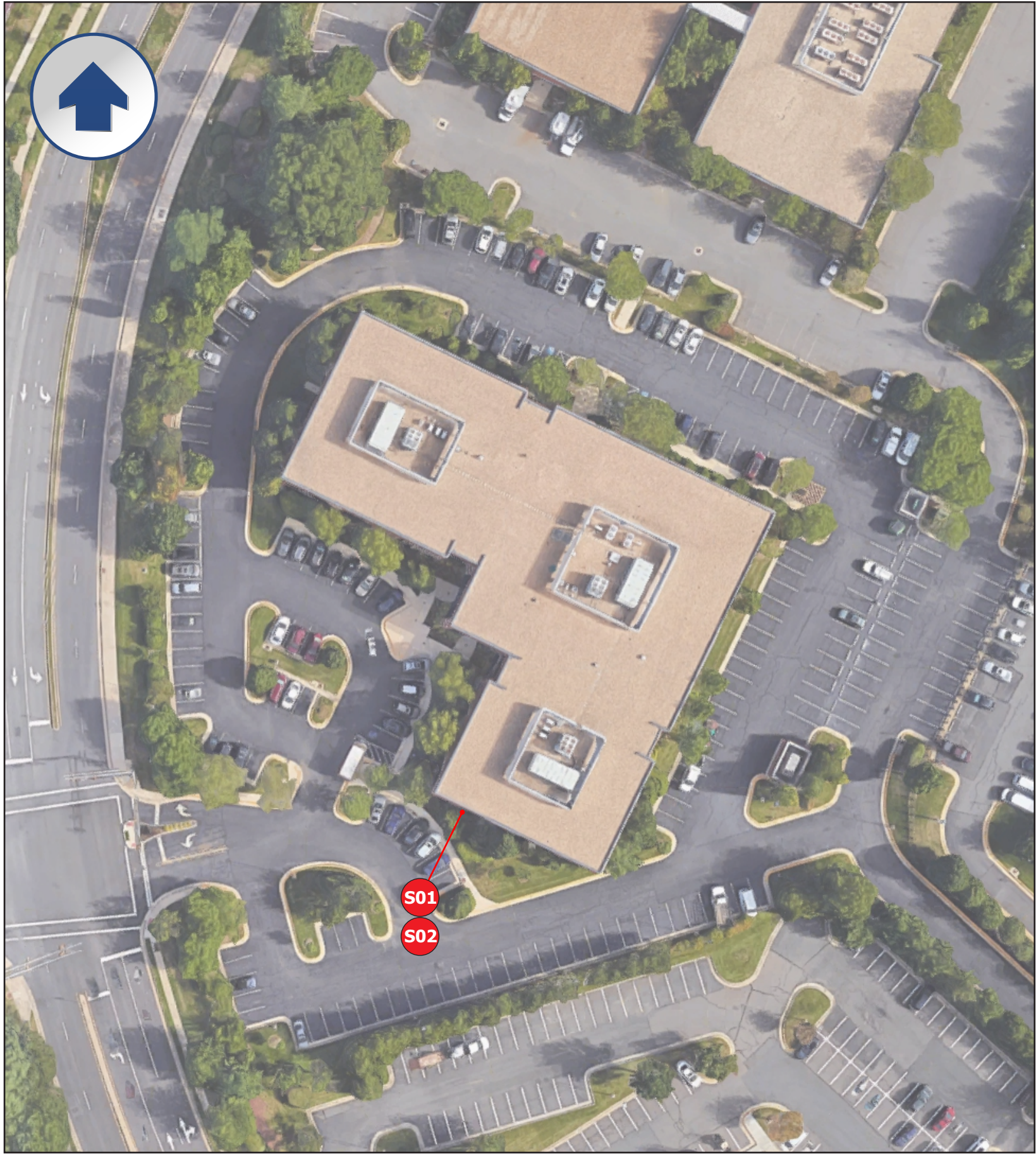


Bryce A. Perry
Deputy Director

OneMain Financial

S01 Reverse Channel Letters - Non-Illuminated

S02 Temporary Banner

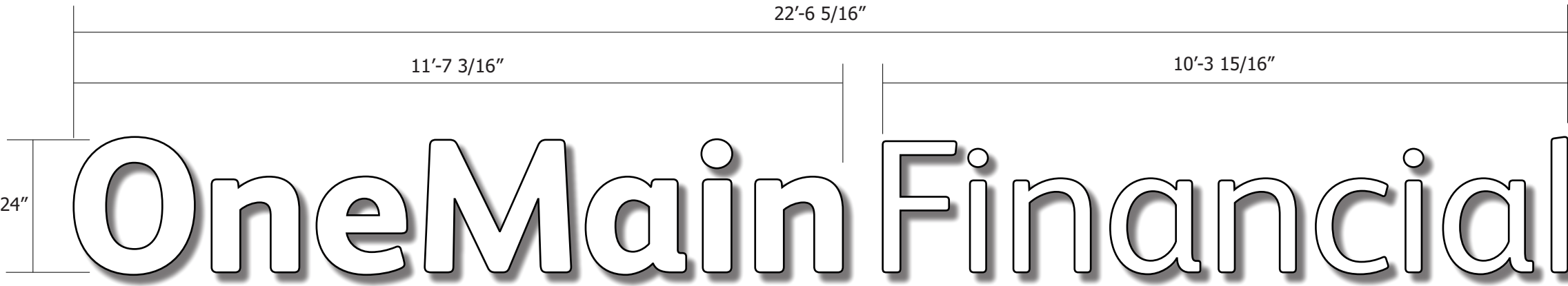


National Headquarters: 1077 West Blue Heron Blvd.
West Palm Beach, Florida 33404
800.772.7932
www.atlasbtw.com

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"

Scope and Description:

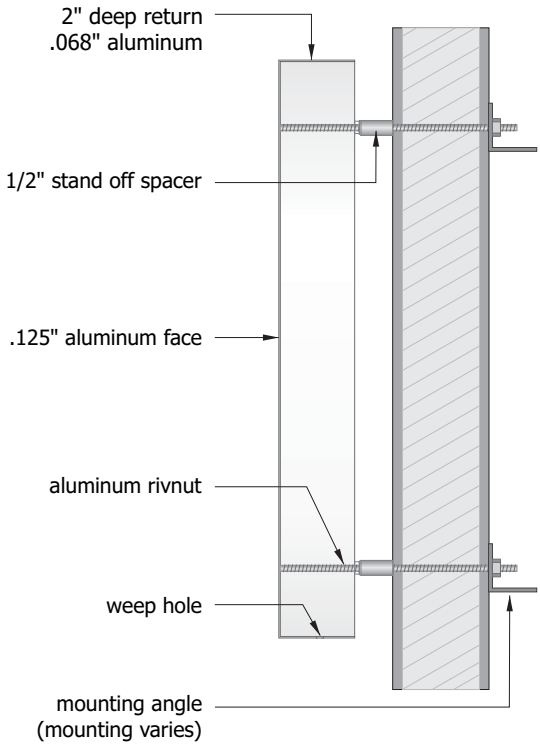
Manufacture and install reverse aluminum channel letters - non-illuminated.

- 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)

SQUARE FOOTAGE:
Proposed = 45.05 Sq Ft Total



Reverse Channel Non-Illuminated Letterset Cross Section



Existing Conditions



Proposed Signage



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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	...
...	...

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