TOWN OF HERNDON, VIRGINIA
ARCHITECTURAL REVIEW BOARD
WORK SESSION AGENDA
JANUARY 2, 2019
HERNDON COUNCIL CHAMBERS BUILDING
765 LYNN STREET
7:30 P.M.

CALL TO ORDER

1. Determination of Quorum

PUBLIC HEARING

2. APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #19-01. Descriptive summary of the proposed action: an application to remove an existing chain link fence and construct a new decorative aluminum fence along the perimeter of the properties located at 603 – 625 Center Street, Herndon, Virginia, and further identified as Fairfax County Tax Maps/Addresses below. Owner: Lifestyle Council of Co-Owners. Applicant: Elizabeth Stulga, Property Manager, Agent.

COMMENTS

3. Comments from the Staff Members

4. Comments from the Board Members

ADJOURNMENT

TOWN OF Herndon VIRGINIA

STAFF REPORT

Architectural Review Board
January 2, 2019

Title:

APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #19-01.

Staff Contact:

Christopher J. Garcia, AICP, Community Design Planner/Deputy Zoning Administrator
(703) 787-7380
christopher.garcia@herndon-va.gov

Summary:

An application to remove an existing chain link fence and construct a new decorative aluminum fence along the perimeter of the properties located at 603 – 625 Center Street, Herndon (Attachment #1).

Location Factors:

Applicant:	Elizabeth Stulga, Property Manager, Agent
Owners:	Lifestyles Council of Co-Owners
Use:	Mult-Family Residential
Location:	603 – 625 Center Street
Tax Map Reference:	Multiple
Zoning of Site:	RM, Residential Multi-Family
Adjacent Zoning:	North: RM, Residential Multi-Family South: RM, Residential Multi-Family East: RM, Residential Multi-Family West: R-10, Residential Single Family - 10

Description:

The application proposes to remove 1,973 linear feet of galvanized chain link fence and replace it with 1,973 linear feet of new aluminum, powder coated decorative fence along the north, west and south perimeter of the subject properties. The applicant proposed to use a black powder coated, 6' high decorative fencing made by Alumi-Gard ® using the Ascot 3-Channel design in a commercial grade metal (Attachments #3, #4, #5, and #6).

No other alterations are being proposed under this application.

Recommendation:

Staff recommends approval of ARB #19-01 with the following conditions:

1. The proposed decorative aluminum fence shall be installed in substantial conformance with the application and supporting materials as submitted December 10, 2018.

Staff Analysis:

1. The proposed fence design will enhance the overall appearance of the subject property and complies with all the applicable design criteria for the Board's consideration for this multi-family residential property within the Town's Architectural Control District as specified in Section 58-96 of the Town Code of Ordinances (Attachment #7).

2. Section 78-115.2 of the Town's Zoning Ordinance currently prohibits use of chain link fencing on the subject property for the proposed purpose. The applicant is proposing to replace existing chain link fence, legally non-conforming to the Town's Zoning ordinance, that has reached the end of its service life. The new proposed decorative metal fence design complies with the applicable sections of the Town's Zoning Ordinance.

Attachments:

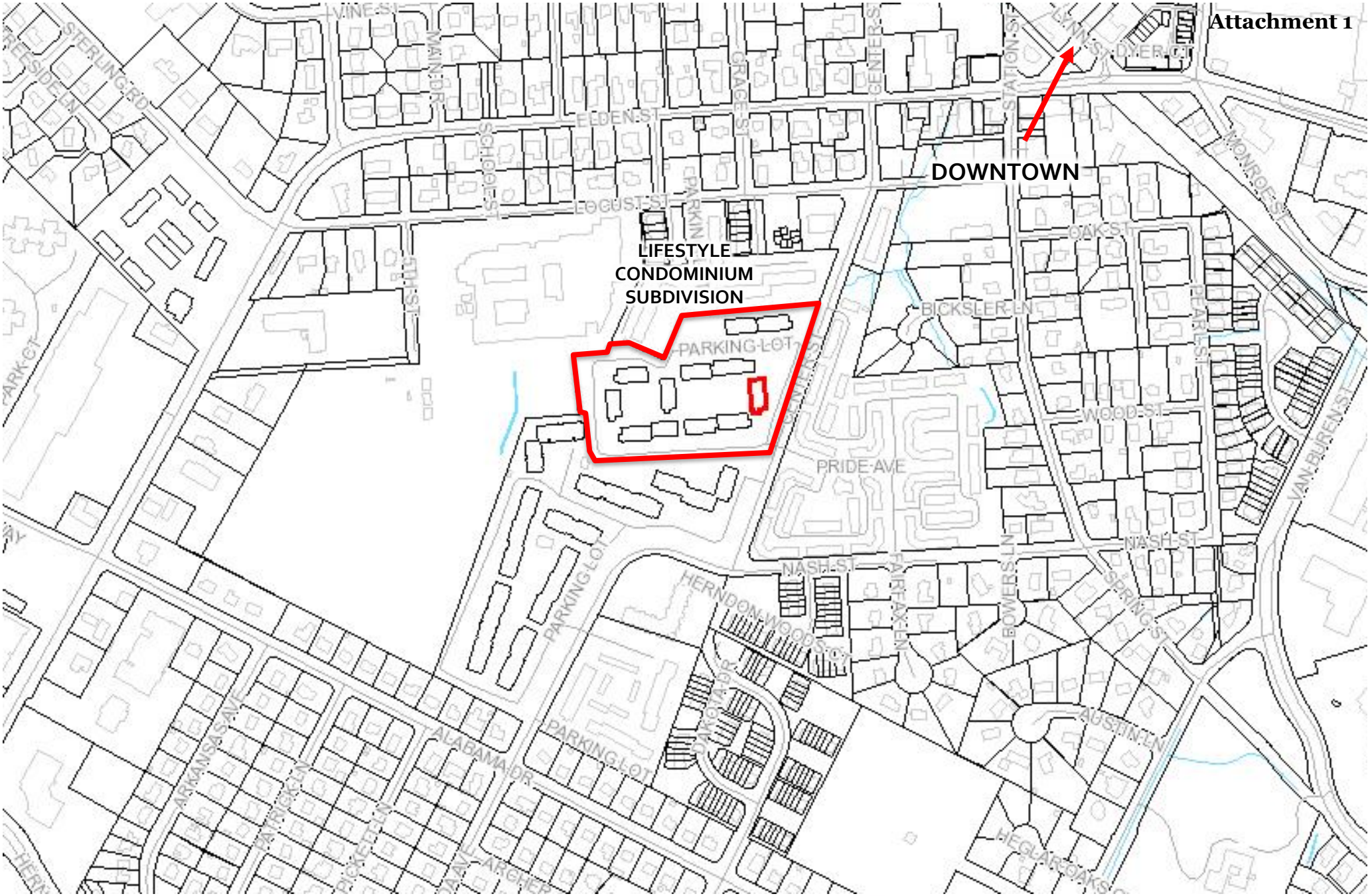
1. Location Map
2. Aerial Image
3. Applicant Letter
4. Site Photos of Existing Conditions
5. Site Plan
6. Fence Details and Product Information
7. Town's Code of Ordinances Division 4 - Standards, Sec. 58-96. (ARB) Design Criteria

Staff:

Christopher J. Garcia

Christopher J. Garcia, AICP
Community Design Planner/Deputy Zoning Administrator

Bryce A. Perry
Deputy Director


Attachment 1
DOWNTOWN
LIFESTYLE
CONDOMINIUM
SUBDIVISION
PARKING LOT
PARKING LOT
PARKING LOT

SITE LOCATION – AERIAL PHOTO

N

Imagery prepared by Town of Herndon
Department of Community Development
Image source: Google Earth © 2018

To: Architectural Committee Town of Herndon

Re: Center Street Herndon – Lifestyle Council of Co-Owners Condominiums

From: Elizabeth Stulga – Community manager and Agent for the Association

Date: December 7, 2018

Lifestyle condominiums is seeking to replace the existing and damaged chain link fence with a new Black Aluminum, 6 ' high, perimeter fence. The fence would be installed by Armor fence and would be from the Ascot collection - 3 channel style as seen in the brochure.

I have enclosed 6 copies of the color brochure for the fence, the plat for the association with the fence marked on it in green, a completed application, the fee, and requested photographs. Please let me know if the committee needs anything further to render a decision.

We believe this will be a nice addition and upgrade to the community.

Regards,

Elizabeth Stulga

Community Manager

Lifestyle Condominiums

c/o Capitol Property Management

ARMOR FENCE

VA State Contractors License
Class A BLD #2705-068210
9414 Prince William Street
Manassas, VA 20108
www.armorfenceco.com
Email: info@armorfenceco.com
Office 703.361.1141 Fax: 703.365.8276

Date: 11/14/2018

Family Owned Since 1992

Customer: Melinda Pugh / Elizabeth Stulga	Job Contact:
Address: 615 Center Street	Phone:
Herndon Va. 20170	Job Address:
Phone: 703-437-0608 / 703-707-6404	
Email: pughbug73@gmail.com / estulga@capitolcorp.com	Email:

Description Of Work:

Furnish and install 1,973 feet of 6 foot high 3 rail flat top Ascot Aluminum Fence, and remove 1,973 feet of galvanized chain link fence.

Material:

Options:

Exclusions:

☑ Asphalt Removal	☑ Layout	☑ Core Drill
☑ Grading	☑ Surveying	☑ Permits
☑ Jack Hammer	☐ Removal	☑ Clearing
☑ Slats	☑ Blue Prints	

Contract Price:	$76,738.00
Deposit Due with Order:	$38,369.00
Balance Due Upon Completion:	$38,369.00

All material is guaranteed to be specified. All work to be completed in a workmanlike manner according to standards practices. Any alterations or deviation from above specifications involving extra cost will be executed only upon written orders,ans will become extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

ARMOR FENCE LLC is not responsible for property lines or underground utilities. This embodies the entire understanding between the parties and there are no verbal agreements or representations in in connection therewith. All material shall remain the property of ARMOR FENCE LLC until paid in full. All treated structural lumber is to comply with grading rules of S.P.I.B. Gate framing to be non-treated SPF lumber If balance is not paid upon competion,purchaser agrees to pay accrued interest in the amount of 2% monthly, plus purchaser aggrees to all cost of collection including court cost and attorney's fees.

Misc. Notes:

Armor Fence Sales Person

Keith Brantner 703.906.4120

Acceptance Of Proposal (Buyer) (s)

Signature Date

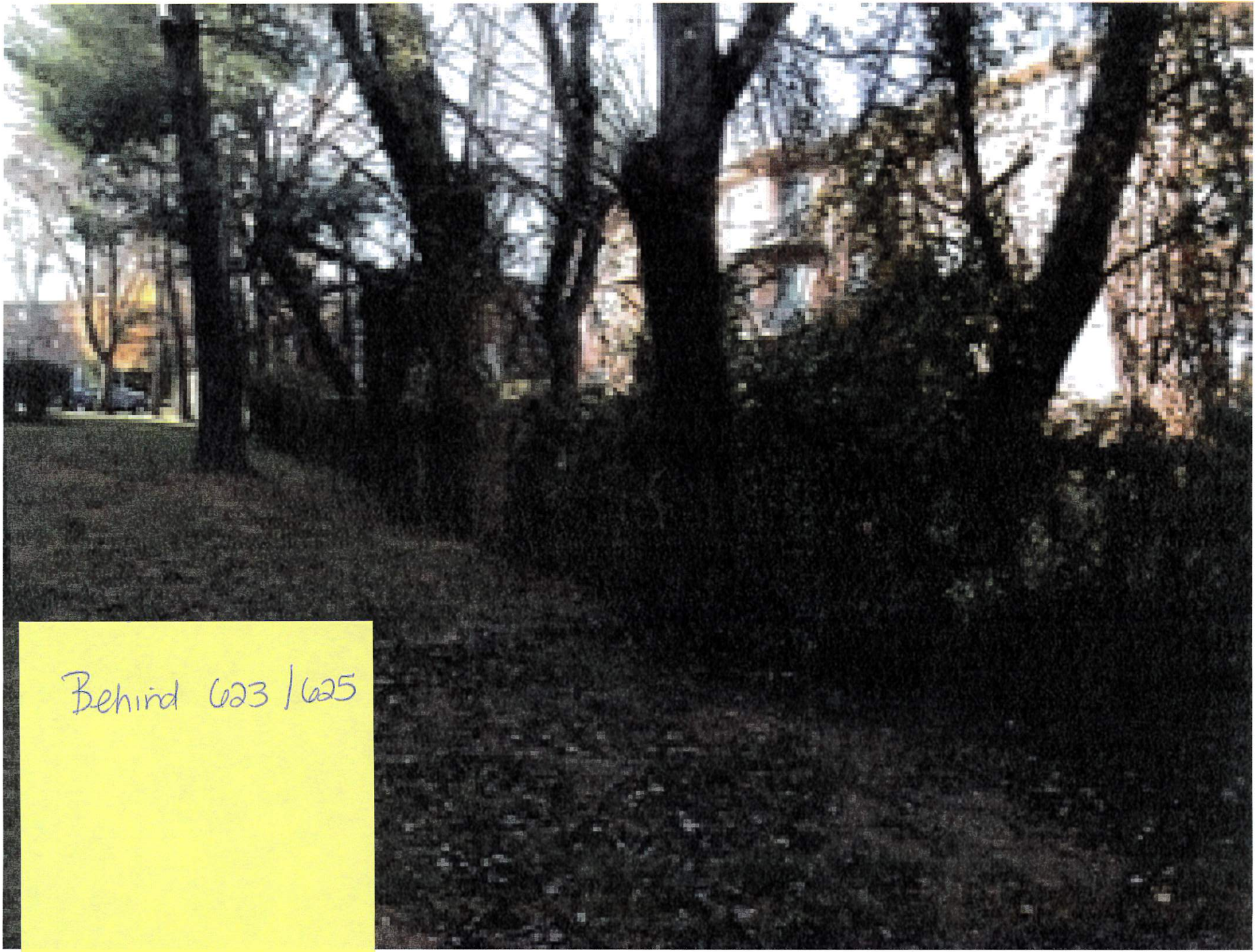
Approved by Armor Fence LLC: _____

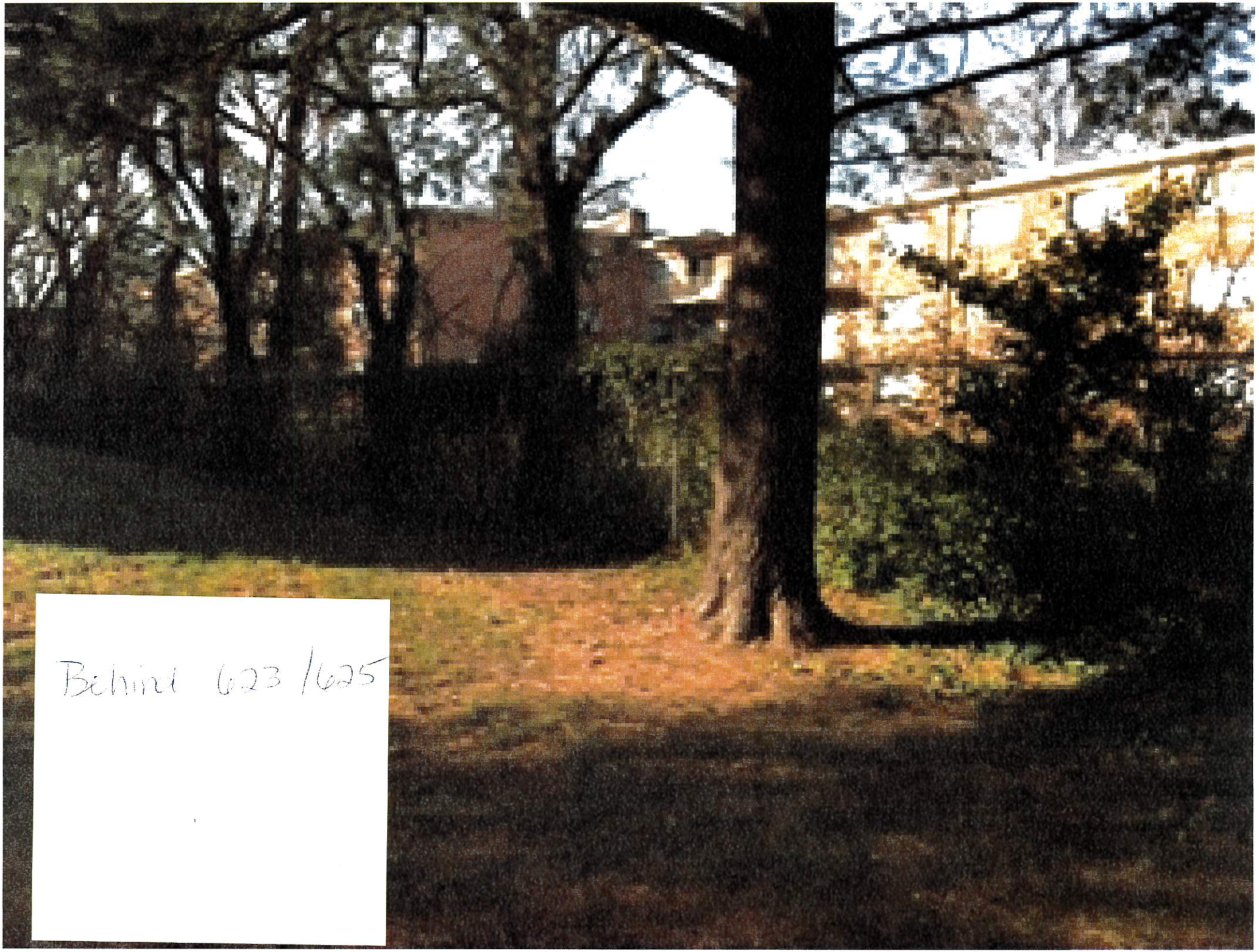
Signature Date

VARIOUS SITE PHOTOS 603 – 625 CENTER STREET

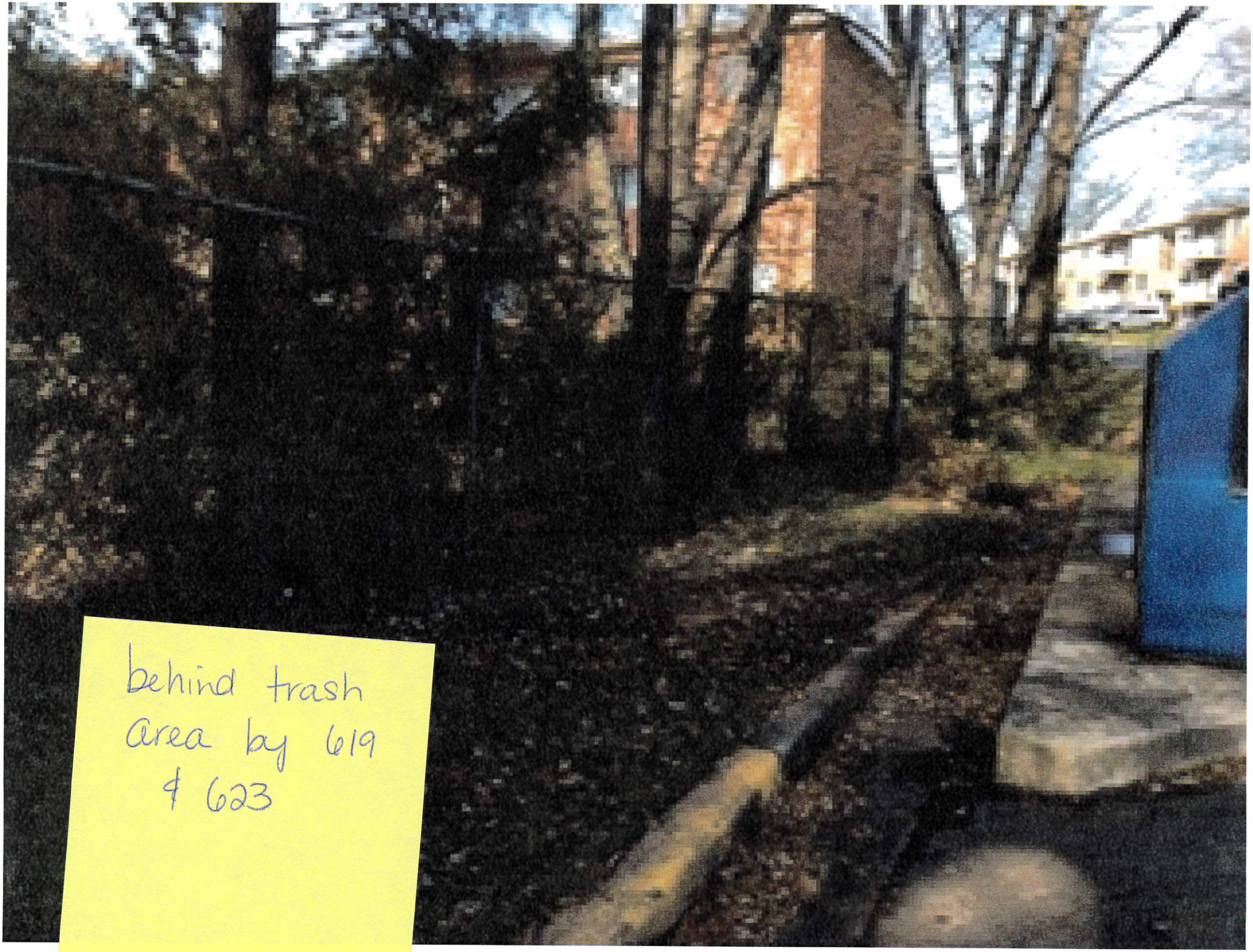
By 625 4
Center Street

Behind 623
& 625

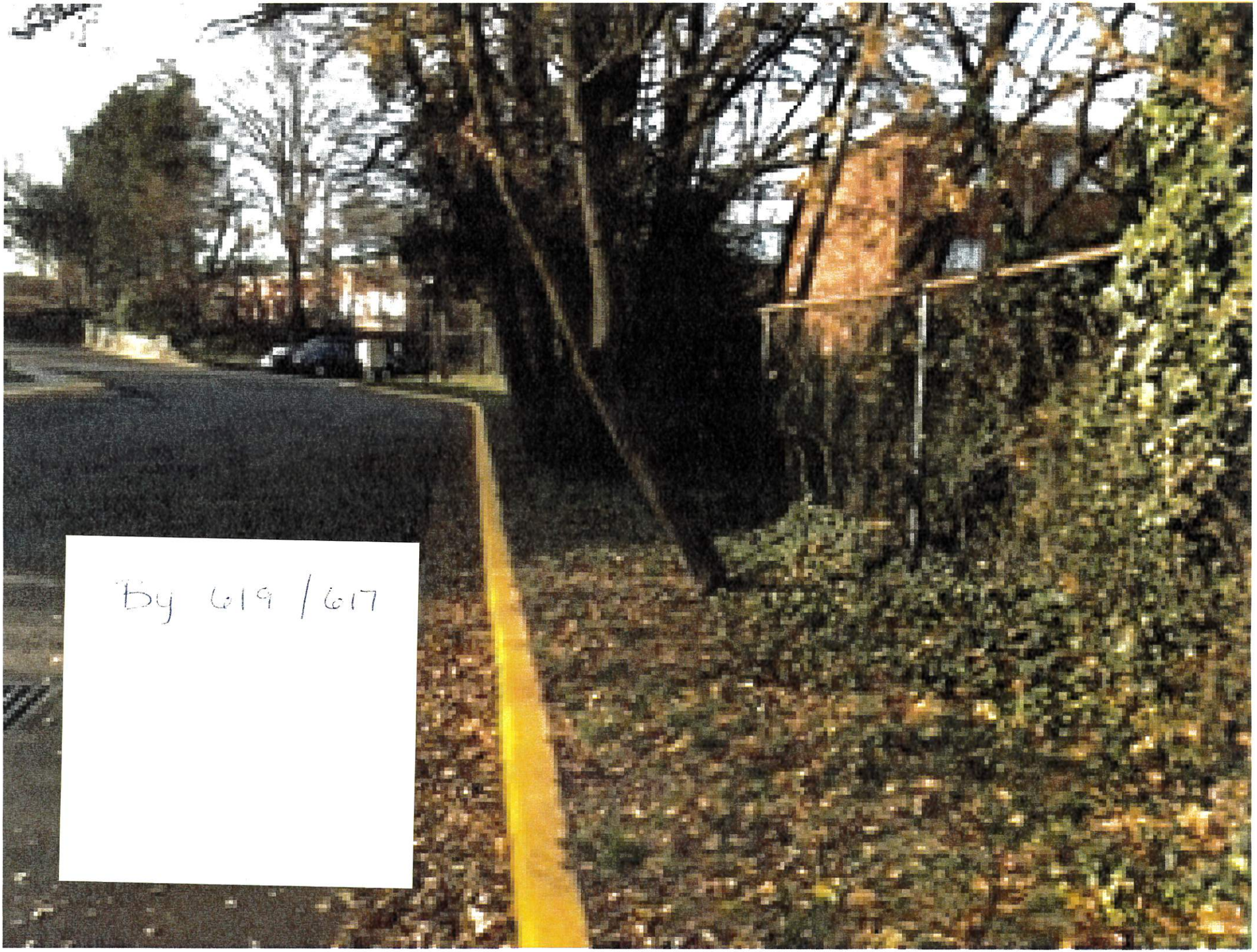

Behind 623/625


Behind 623/625

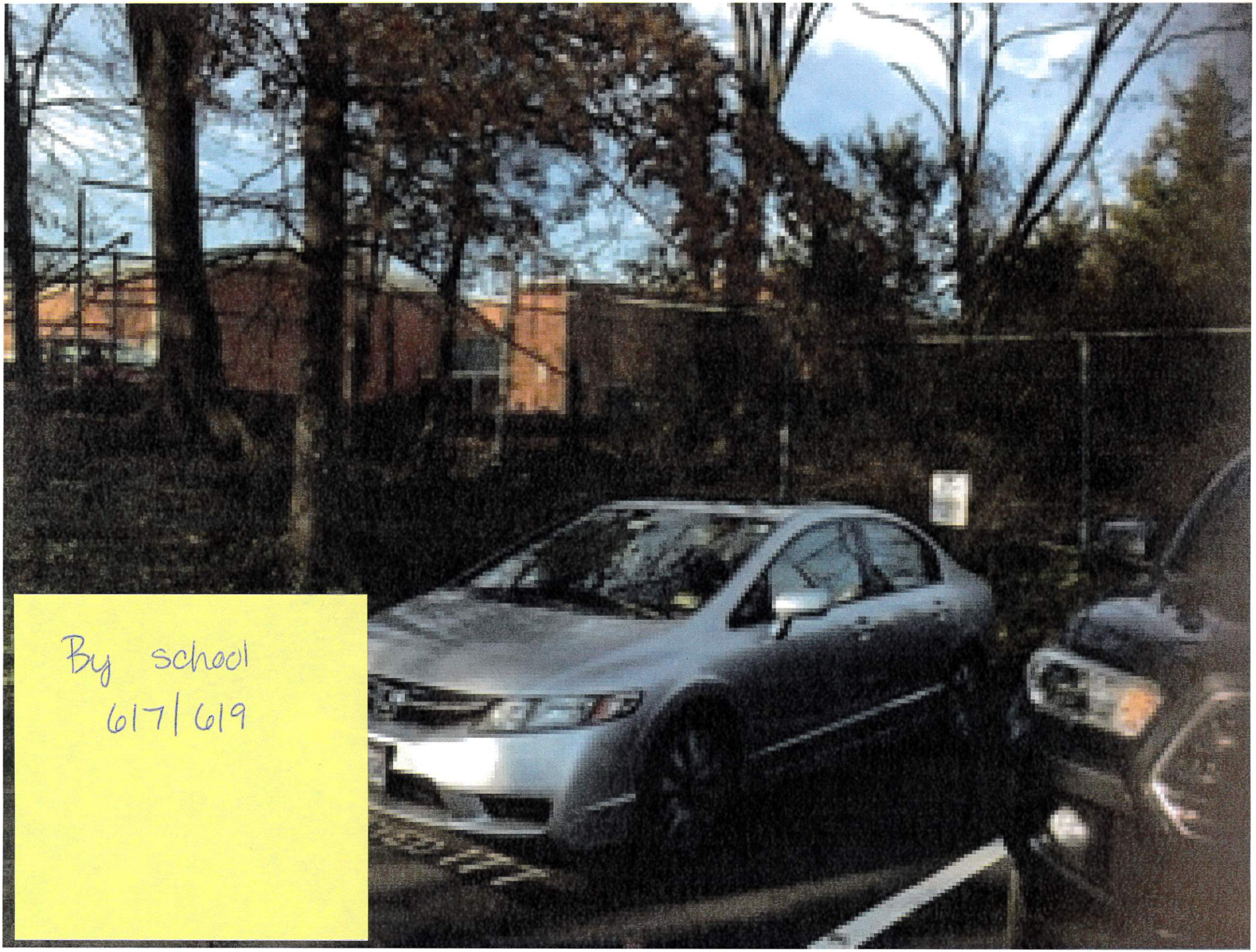
Between
International
Apartments
& parking Lot
by 623

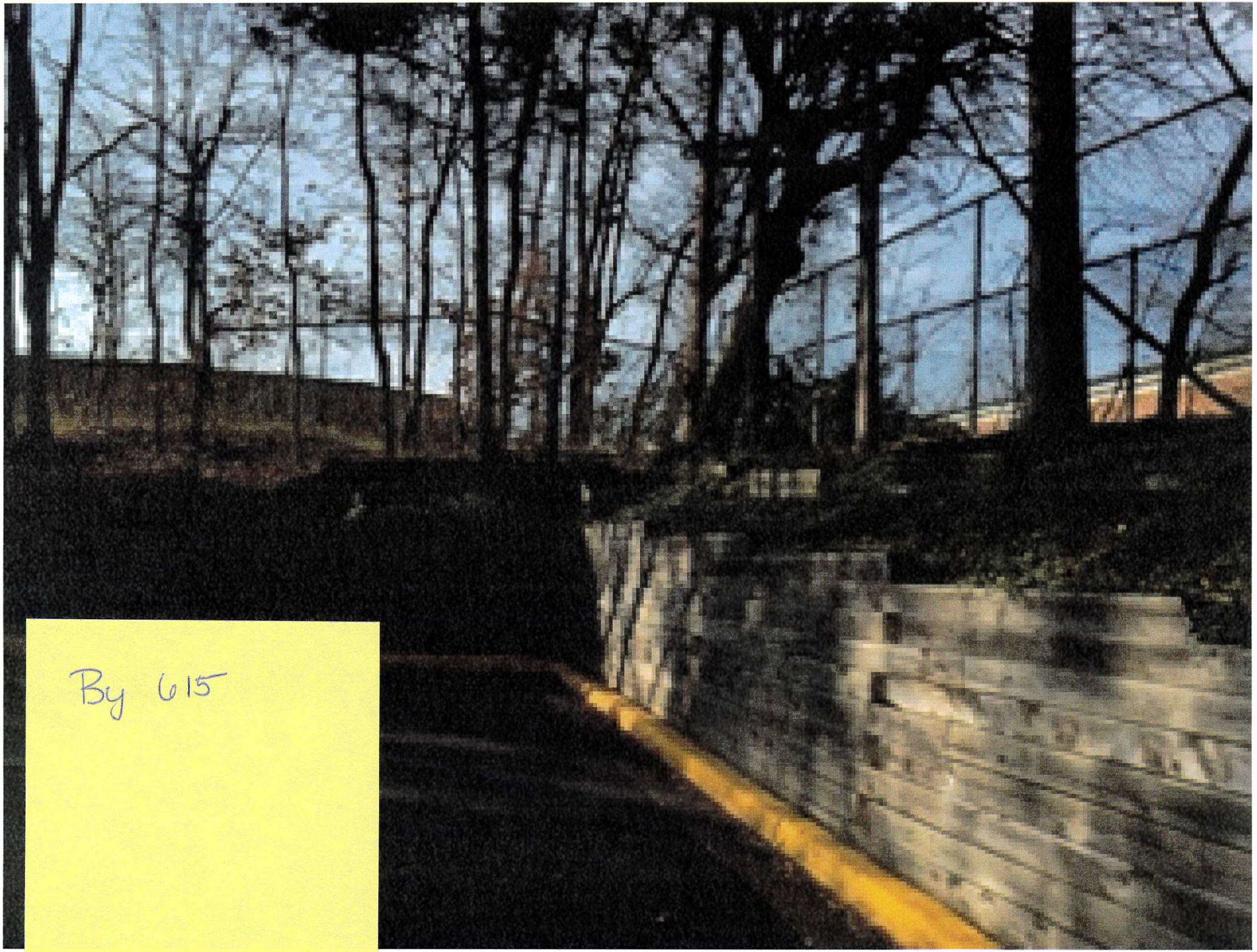

behind trash
area by 619
& 623

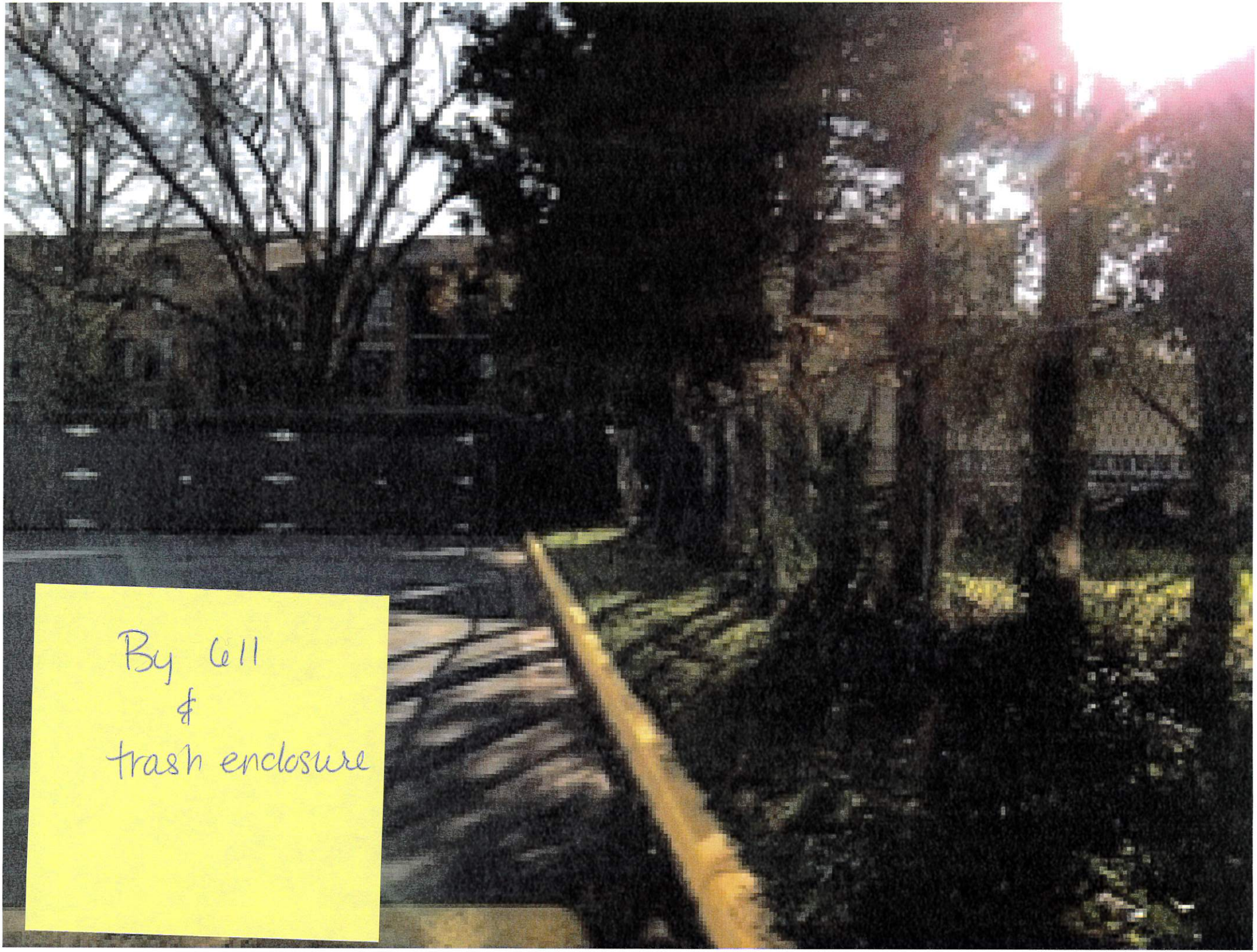
By trash area
next to 623
in front 617

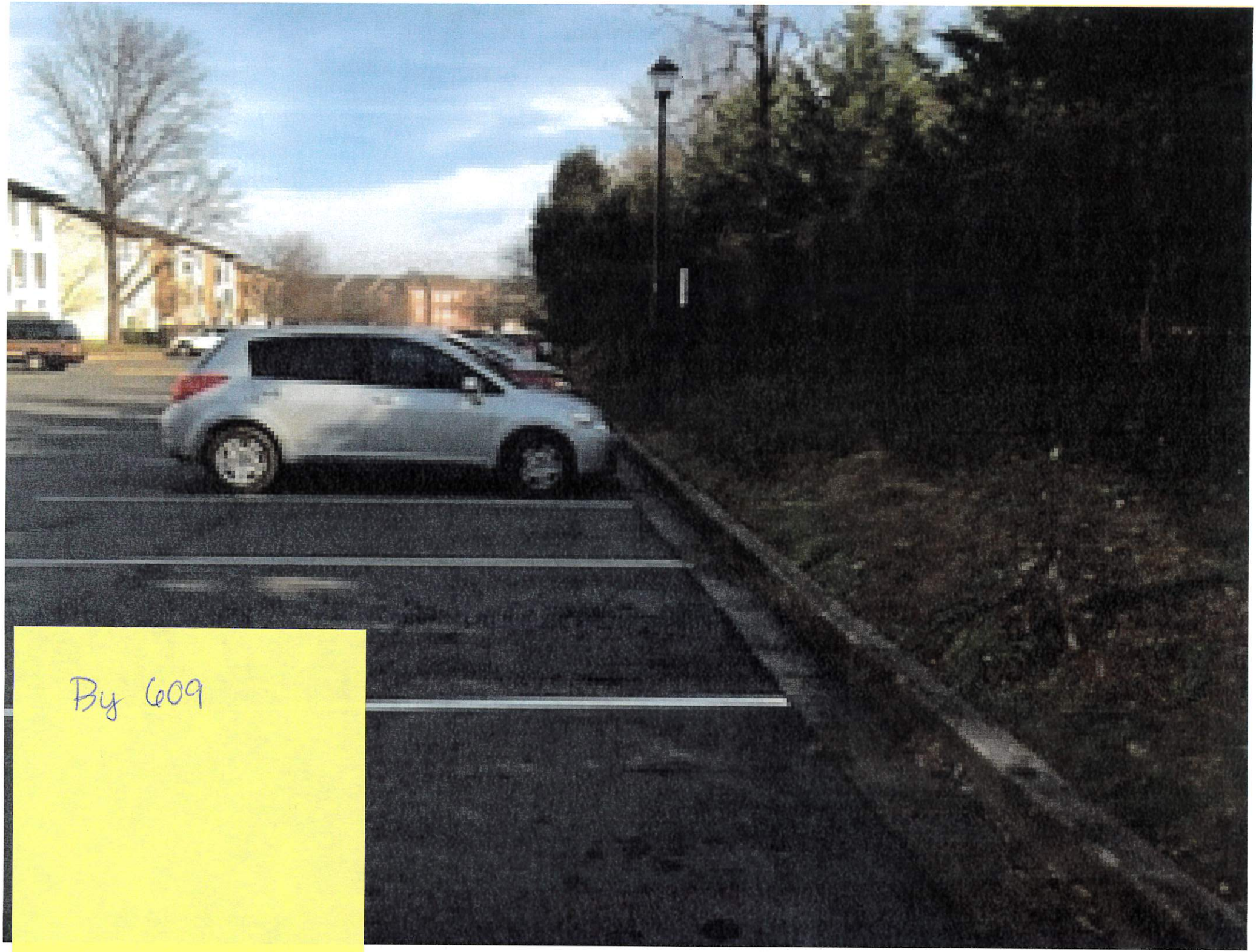

By 619 / 617

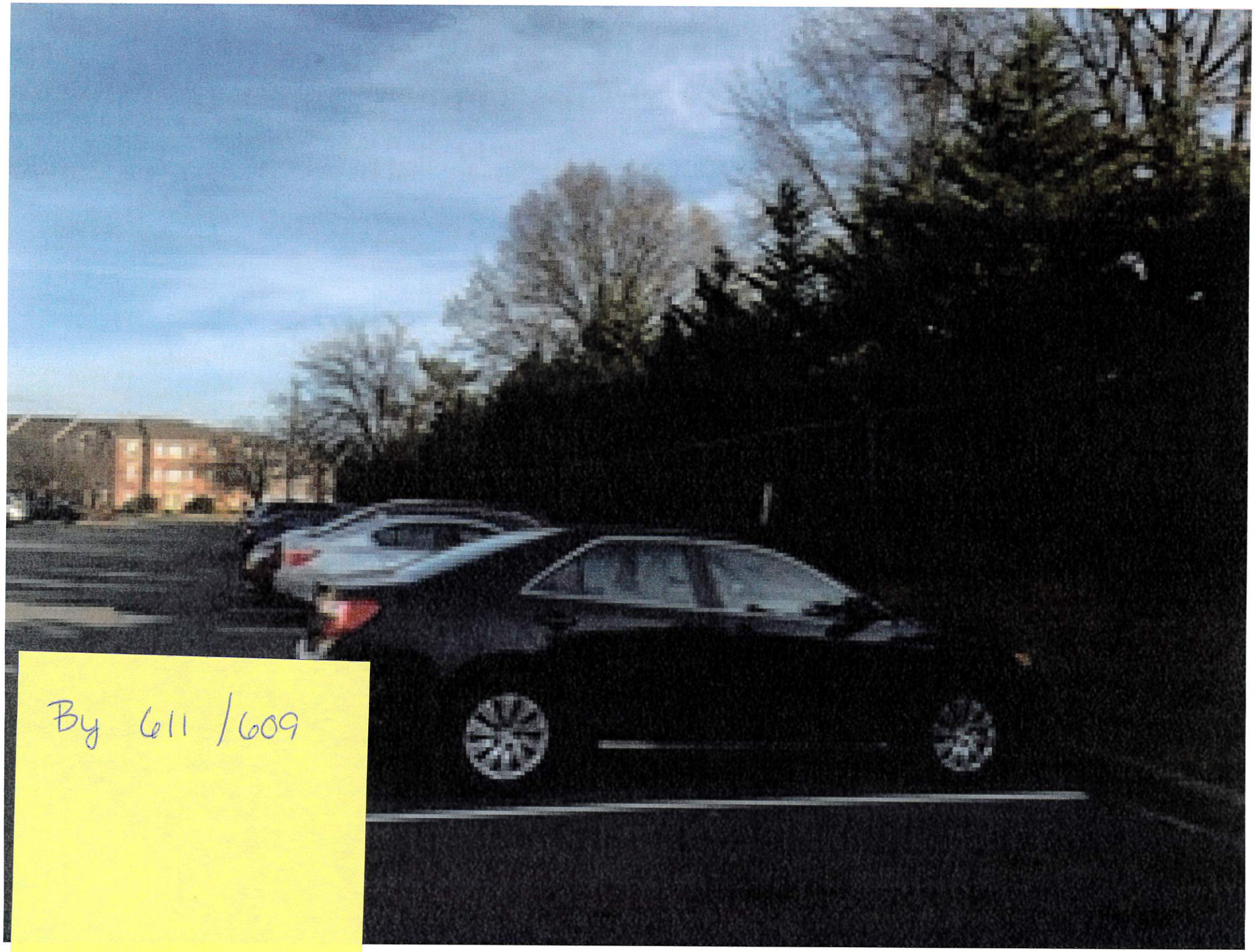
By 615

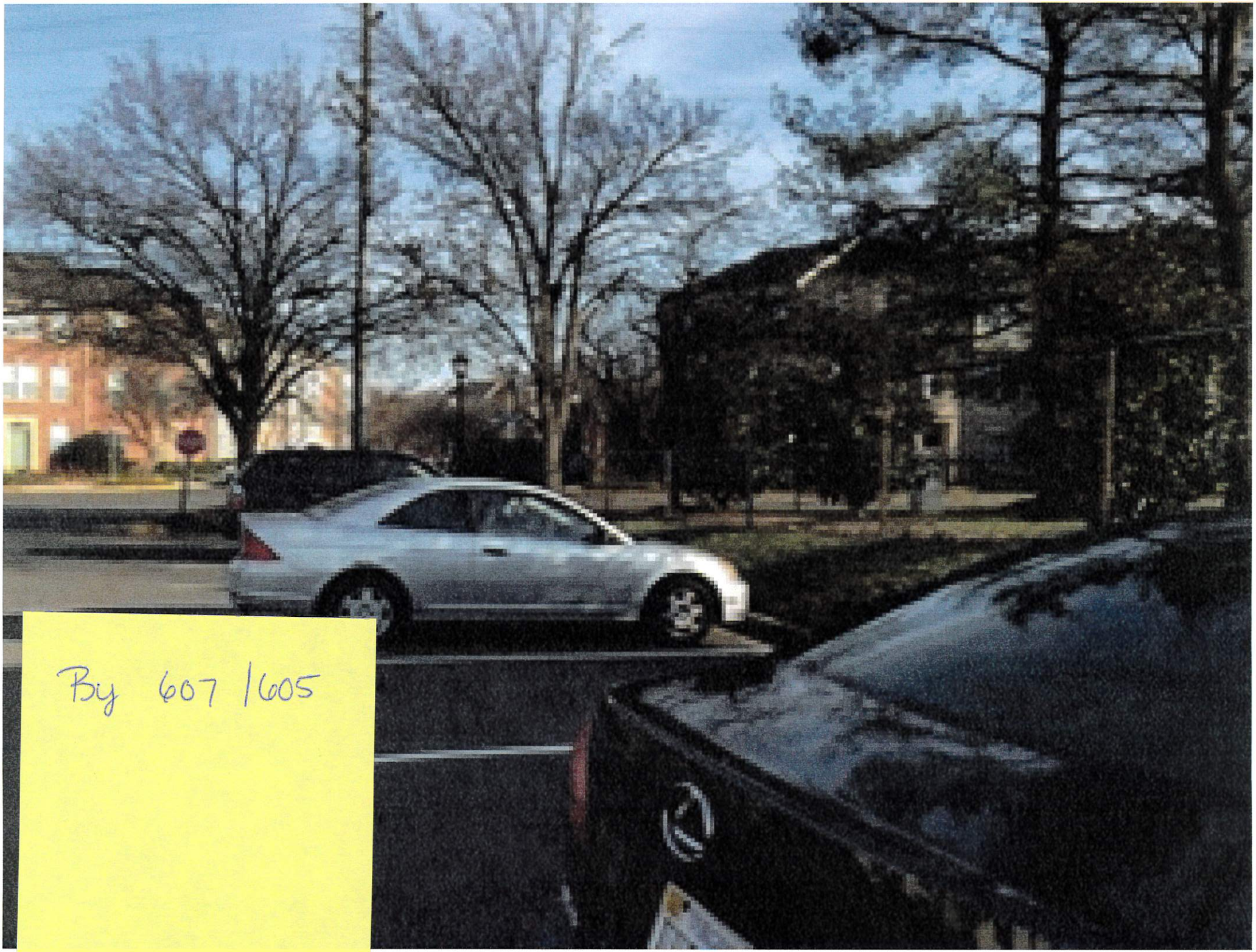

By school
6/7/6/9


By 615


By Cell
&
trash enclosure


By 609

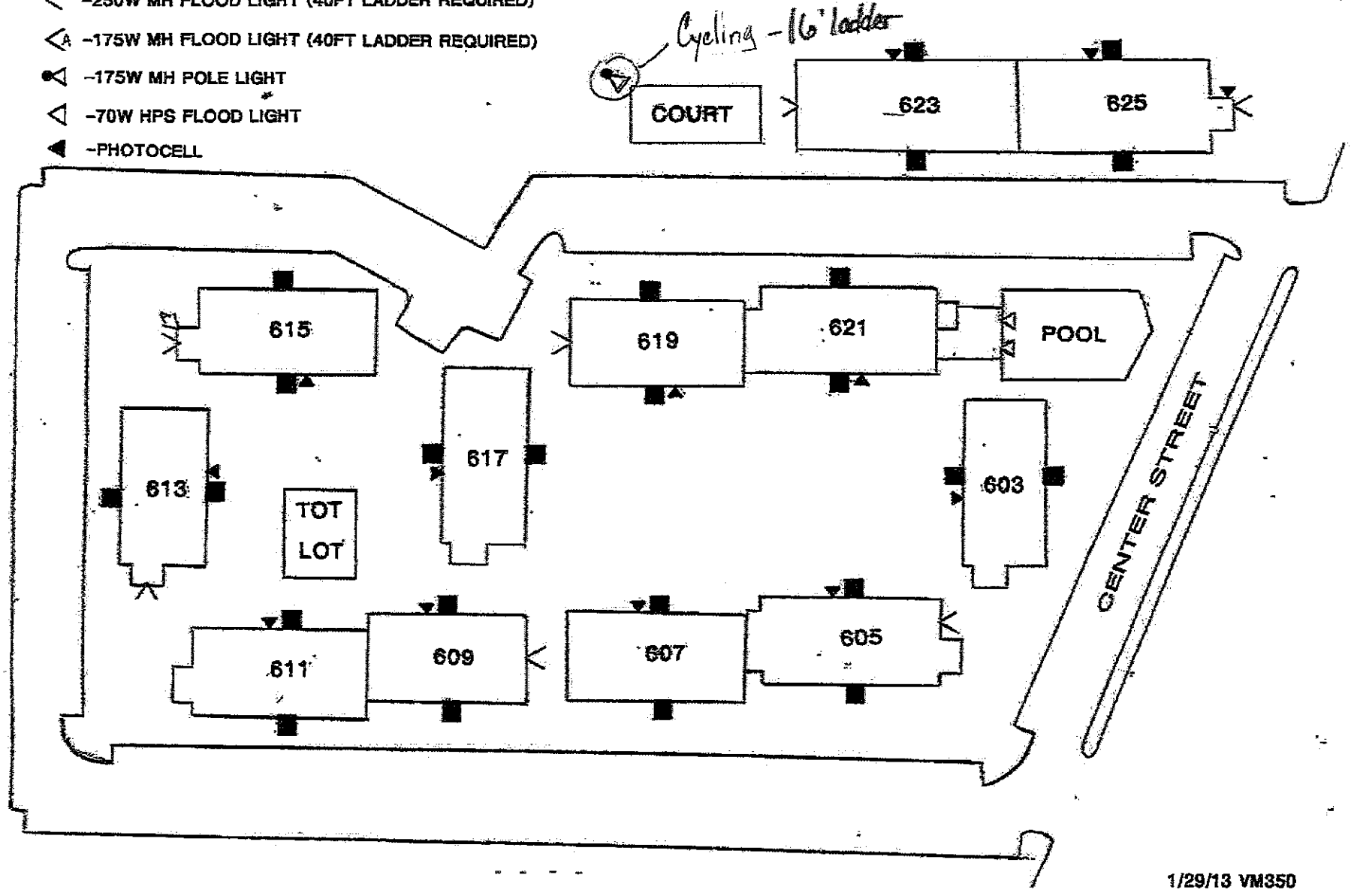

By 611 /609


By 607 1605

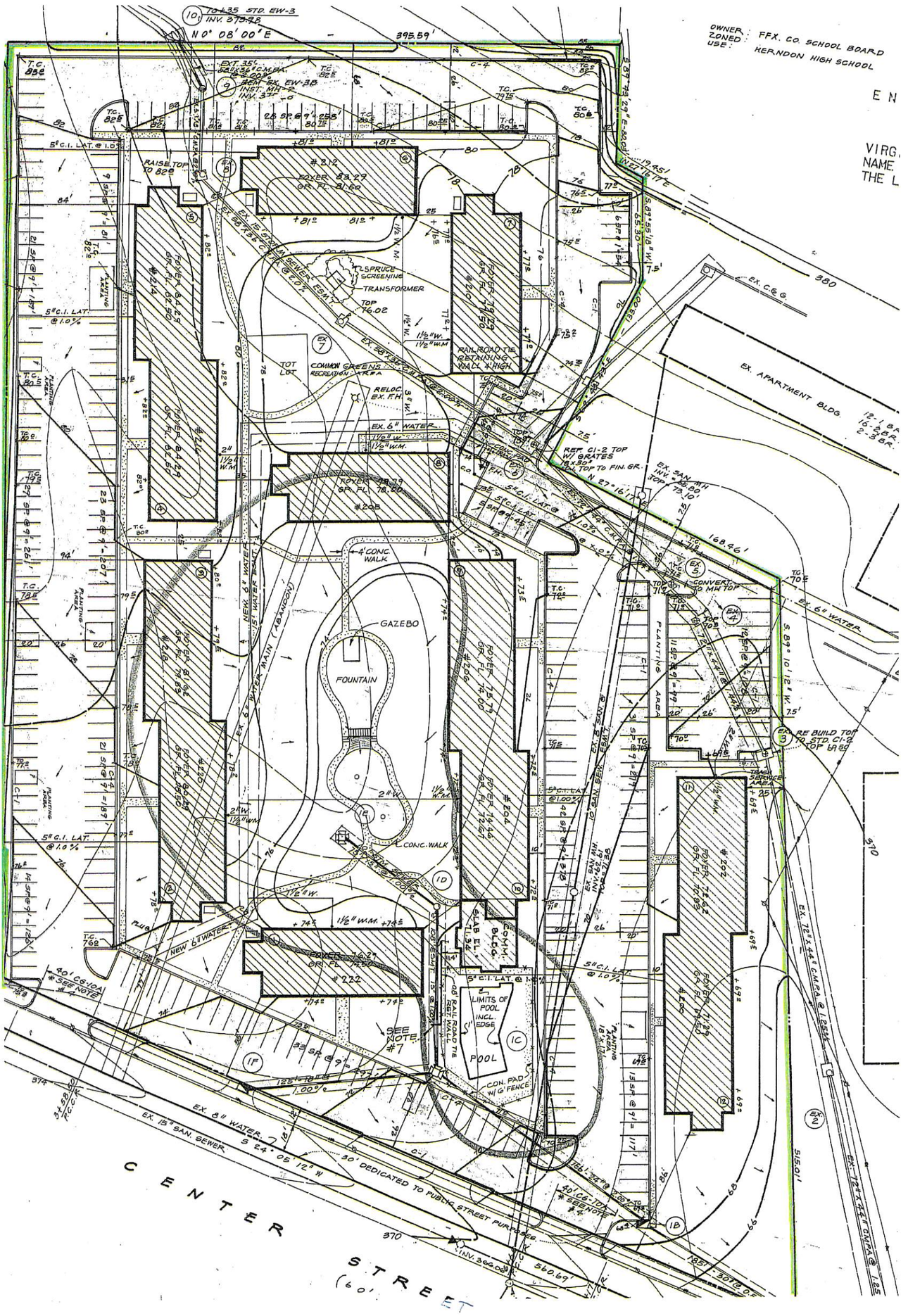
LIFESTYLE CONDOS

KEY

- –175W MH WALL PACK
- –250W MH FLOOD LIGHT (40FT LADDER REQUIRED)
- –175W MH FLOOD LIGHT (40FT LADDER REQUIRED)
- –175W MH POLE LIGHT
- –70W HPS FLOOD LIGHT
- –PHOTOCELL



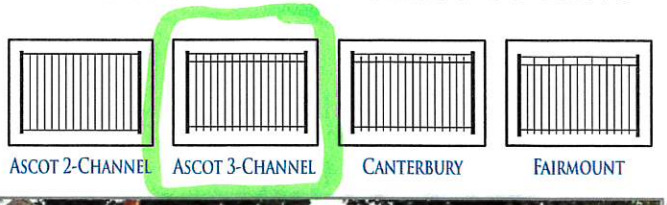
1/29/13 VM350

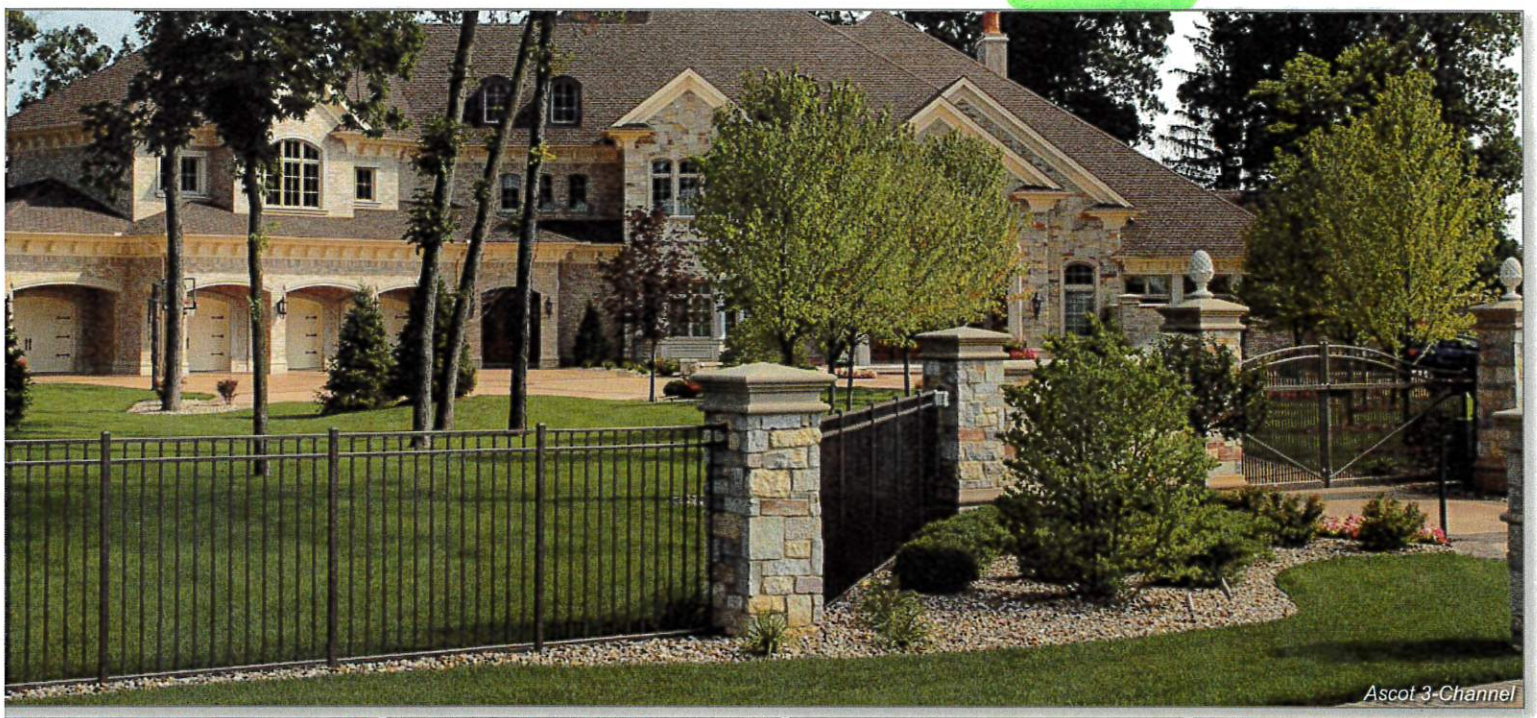

OWNER: FFX. CO. SCHOOL BOARD
ZONED: R-1
USE: HERNDON HIGH SCHOOL
N 0° 08' 00" E
395.59'
EX. APARTMENT BLDG.
GAZEBO
FOUNTAIN
4' CONC. WALK
POOL
LIMITS OF POOL INCL. EDGE
CON. PAD W/ G FENCE
COMM. BLDG.
SEE NOTE #7
TRANSFORMER
TOT LOT
COMMON GREENS RECREATION AREA
PLANTING AREA
EX. 8" WATER
EX. 15" SAN. SEWER
S 54° 05' 12" W
30' DEDICATED TO PUBLIC STREET PURPOSES
CENTER STREET (60')
370
360.69'
515.91'
168.46'
FENCE

ELEGANCE VERSATILITY DURABILITY SECURITY PEACE OF MIND

FLAT TOP

ASCOT · CANTERBURY · FAIRMOUNT




Ascot 3-Channel

Canterbury

Ascot Puppy Picket

Canterbury

Canterbury

Canterbury

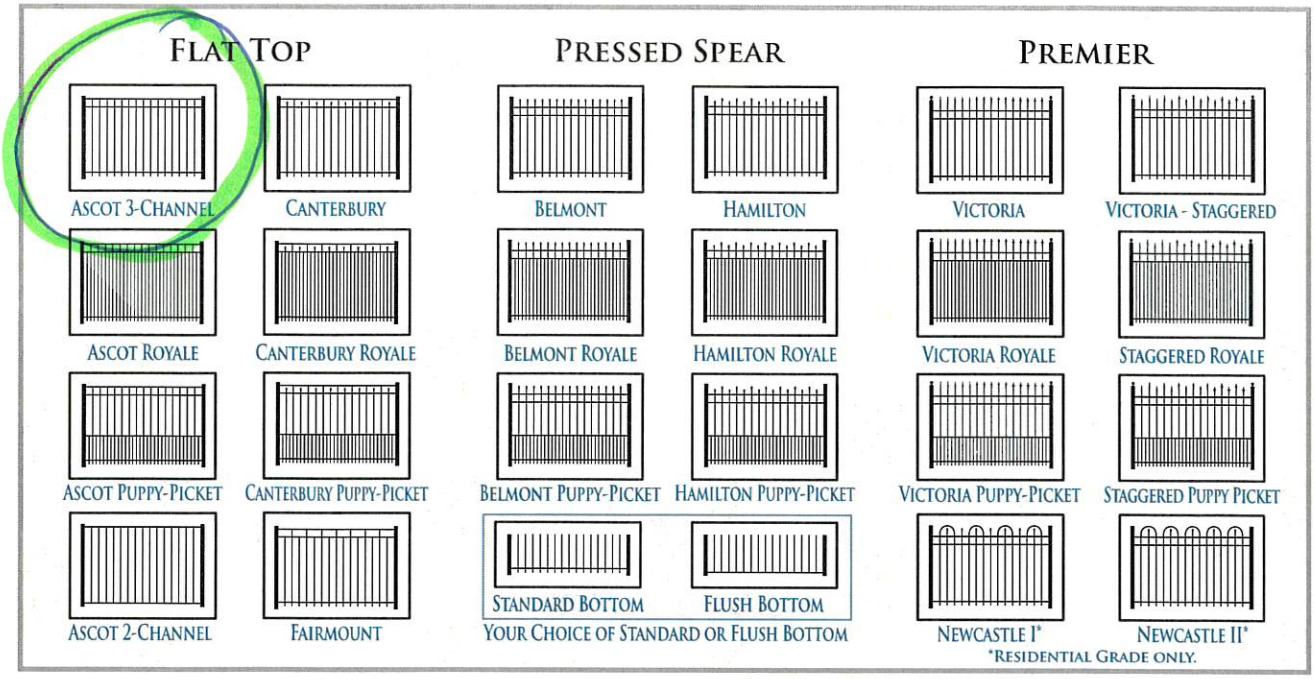
Ascot 3-Channel

Elegantly crafted, versatile, and durable; Alumi-Guard's maintenance-free, powder coated Ornamental Aluminum Fence and Estate Gates are the ideal choice to complement your home, pool, and landscape design - while offering boundary definition and security.

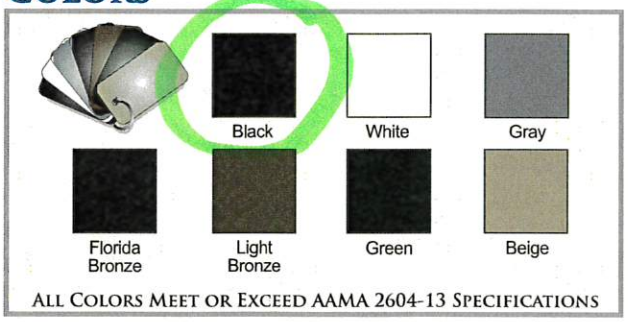
ALL ALUMI-GUARD® PRODUCTS ARE MADE IN THE UNITED STATES OF AMERICA

ELEGANCE VERSATILITY DURABILITY SECURITY PEACE OF MIND

STYLES

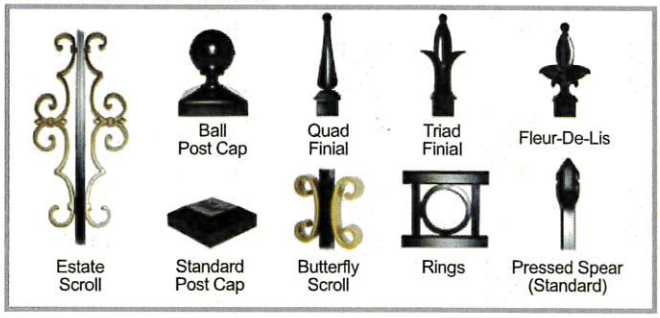


COLORS

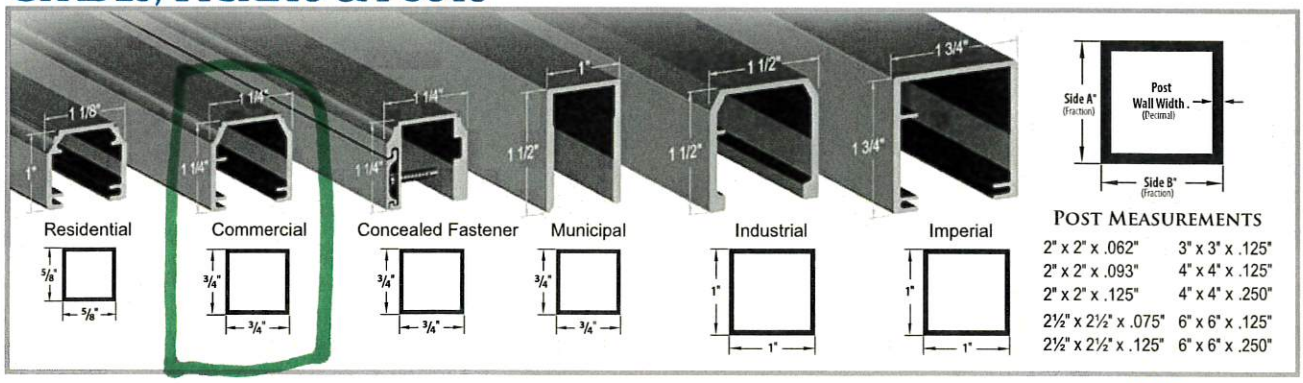


ALL COLORS MEET OR EXCEED AAMA 2604-13 SPECIFICATIONS

ADORNMENTS



GRADES, PICKETS & POSTS



POST MEASUREMENTS

2" x 2" x .062"	3" x 3" x .125"
2" x 2" x .093"	4" x 4" x .125"
2" x 2" x .125"	4" x 4" x .250"
2½" x 2½" x .075"	6" x 6" x .125"
2½" x 2½" x .125"	6" x 6" x .250"

ALUMI-GUARD®

QUALITY FENCE & RAILING PRODUCTS

WWW.ALUMI-GUARD.COM

Alumi-Guard® is a Proud Member of the American Fence Association AFA®

Your Local Authorized Alumi-Guard Dealer

© 2018. BARRETTE OUTDOOR LIVING

BUILT BY Barrette

ARCHITECTURAL REVIEW BOARD STANDARDS FOR DESIGN REVIEW
Taken from ARB Charter – Chapter 58 (Planning) of Herndon Town Code (2000)

DIVISION 4. STANDARDS* _____
***Charter references:** Standards and purpose, § 7.4:1(c). _____

Sec. 58-96. Design criteria.
The board of architectural review and, on appeal, the town council shall use the following standards and criteria in considering applications filed under this article:

(1) Whether or not the proposed architectural design is suitable for a good suburban community in terms of external architectural features, including signs subject to public view, general design and arrangement, texture, color, line, mass, dimension, material and lighting.

(2) Whether or not the proposed structure, building or improvement is compatible with existing well-designed structures, acceptable to the board, in the vicinity and in the town as a whole.

(3) Whether or not, and to what extent, the proposed structure, building or improvement would promote the general welfare and protect the public health, safety and morals by tending to maintain or augment the town's tax base as a whole, generating business activity, maintaining and creating employment opportunity, preserving historical sites and structures and making the town a more attractive and desirable place in which to live.

(4) Whether or not proposed freestanding buildings use the same or architecturally harmonious materials, color, texture and treatment for all exterior walls; and in the case of partially freestanding buildings, whether or not the same or architecturally harmonious materials, color, texture and treatment are used on all portions of all exterior walls exposed to public view.

(5) Whether or not the combination of architectural elements proposed for a structure, building or improvement, in terms of design, line, mass, dimension, color, material, texture, lighting, landscaping and roofline and height conform to accepted architectural principles for permanent buildings as contrasted with engineering standards designed to satisfy safety requirements only; and exhibit external characteristics of demonstrated architecture and aesthetic durability.

(6) Whether or not, in terms of design, material, texture, color, lighting, landscaping, dimension, line, mass or roof line and height, the proposed structure, building or improvement is designed to serve primarily as an advertisement or commercial display, exhibits exterior characteristics likely to deteriorate rapidly, would be of temporary or shortterm architectural or aesthetic acceptability, would be plainly offensive to human sensibilities or would otherwise constitute a reasonable foreseeable detriment to the community.

(Code 1992, § 4-16)