



ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170

Wednesday, January 15, 2025 | 7:30 PM

1. Call to Order

2. Organizational Meeting

- a. Election of Officers

3. Approval of Minutes

- a. November 6, 2024, Architectural Review Board Work Session
- b. November 20, 2024, Architectural Review Board Regular Meeting
- c. December 4, 2024, Architectural Review Board Work Session

4. Comments

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

Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.

5. Adjournment



Architectural Review Board Regular Meeting **Agenda Item 2.a.**

Agenda Item: Election of Officers

Meeting Date: January 15, 2025

Category: Organizational Meeting

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

In accordance with the Architectural Review Board Bylaws and Herndon Town Code Section 58-41, the ARB holds its election of officers annually at the first public hearing (regular meeting) of the Board in January. The Board will nominate and elect from its members a Chair and Vice Chair, elect a Secretary, and designate a Parliamentarian for one-year terms at the January 15, 2025, ARB regular meeting.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Staff recommends the Board nominate and elect from its members a Chair and Vice Chair, elect a Secretary, and designate a Parliamentarian for one-year terms.

Attachments:

1. Resolution (Proposed)

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

RESOLUTION

JANUARY 15, 2025

**Resolution - to elect the Officers and designate the Parliamentarian of the
Architectural Review Board.**

BE IT RESOLVED by the Architectural Review Board of the Town of Herndon, Virginia
that:

1. _____ is elected Chair for a one-year term effective January
15, 2025.
2. _____ is elected Vice Chair for a one-year term effective
January 15, 2025.
3. The Director of Community Development or their designee is elected
Secretary for a one-year term effective January 15, 2025.
4. The Town Attorney or their designee is designated Parliamentarian for a
one-year term effective January 15, 2025.

A Copy – Teste:

Aaron Zoellick
Clerk of Boards and Commissions

**Motion:
Second:**

**Re: Chair of the Architectural Review Board
Action: _____ elected Chair of the Architectural Review Board**

Votes

**Ayes:
Nays:**

**Motion:
Second:**

**Re: Chair of the Architectural Review Board
Action: _____ elected Vice Chair of the Architectural Review Board**

Votes

Ayes:

Nays:

Motion:

Second:

Re: Secretary of the Architectural Review Board

Action: The Director of Community Development is elected Secretary of the Architectural Review Board

Votes

Ayes:

Nays:

Motion:

Second:

Re: Parliamentarian of the Architectural Review Board

Action: The Town Attorney is designated the Parliamentarian of the Architectural Review Board

Votes

Ayes:

Nays:



Architectural Review Board Regular Meeting **Agenda Item 3.a.**

Agenda Item: November 6, 2024, Architectural Review Board Work Session

Meeting Date: January 15, 2025

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the November 6, 2024, Architectural Review Board work session minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. 11.06.2024 Architectural Review Board Work Session Minutes



**HERNDON ARCHITECTURAL REVIEW BOARD
Work Session Minutes
Wednesday, November 6, 2024**

1. Call to Order

Chair Blaker-Glass called the November 6, 2024, Architectural Review Board work session to order at 7:55 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Tamim Chowdhury, Melody Fetske, Triston Chase O'Savio, and Chair Leslie Blaker-Glass.

Board Member Amy Oleinick was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Bryce Perry, Deputy Director of Community Development; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass determined there was a quorum of four members present.

2. Public Hearings

a. APPLICATION FOR AN ADDITION AND ALTERATIONS, ARB #24-002, to consider an application for alterations and an addition to the Herndon Elementary School, Fairfax County Public Schools, at 630 Dranesville Road.

Chair Blaker-Glass opened the work session and called on Mr. Perry for the staff presentation.

Mr. Perry delivered the staff presentation dated November 6, 2024, which is on file with the Department of Community Development. Mr. Perry stated this is an application for the expansion and renovation of Herndon Elementary School at 630 Dranesville Road. Staff recommends that the Architectural Review Board waive the requirement of prior site plan approval and approve ARB #24-002 as proposed and in accordance with the draft resolution that will be provided prior to the November 20, 2024, regular meeting.

There was discussion among the board members and staff on this item, including: (1) clarification on the intent of the additions; and (2) whether there was any consideration to a phased approach to renovations and future improvements.

Chair Blaker-Glass invited the applicant to provide comments.

The applicants Najib Hameed, Maureen Wiechert, and John Mills were present and provided brief comments.

There was discussion among the board members, staff, and the applicants on this item, including Fairfax County's planning process for investment in schools.

Ms. Wiechert asked if the waiver applied to the building permit? Ms. Sigler responded.

b. APPLICATION FOR NEW CONSTRUCTION, ARB #24-005, to consider an application for construction of an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway.

Chair Blaker-Glass opened the work session and called on Mr. Perry for the staff report.

Mr. Perry summarized the application for construction of an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway. Mr. Perry reviewed the 555 Herndon Parkway renderings that were attached to the coversheet and are on file with the Department of Community Development. Staff's review is ongoing and staff has provided a list of items that require more information to the applicant. Staff will provide a recommendation for the Board's consideration prior to the November 20, 2024, regular meeting.

There was discussion among the board members and staff on this item, including: (1) whether there has been any coordination with the Planning Commission on any retail plans in the area; (2) whether the Town has defined artwork that is consistent with the character of the Town; (3) the color of the garage covering; and (4) the proposed designs of the east and south facades.

Chair Blaker-Glass invited the applicants to provide comments.

The applicants Trey Kirby and Chase Eatherly were present and provided brief comments. The applicants provided a sample materials board.

There was discussion among the board members, staff, and the applicant on this item, including: (1) clarification regarding the retail space; (2) making the garage covering more of a statement; (3) clarification regarding the materials for the garage covering; (4) clarification regarding precedent images of garage materials; and (5) clarification whether the art in the open space is planned.

Mr. Eatherly asked if additional material samples were needed. Mr. Perry responded.

3. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Board Members

No comments were offered.

4. Adjournment

There being no further business, and without objection, the November 6, 2024, Architectural Review Board work session adjourned at 9:34 p.m.



Architectural Review Board Regular Meeting **Agenda Item 3.b.**

Agenda Item: November 20, 2024, Architectural Review Board Regular Meeting

Meeting Date: January 15, 2025

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the November 20, 2024, Architectural Review Board regular meeting minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. 11.20.2024 Architectural Review Board Regular Meeting Minutes



**HERNDON ARCHITECTURAL REVIEW BOARD
Regular Meeting Minutes
Wednesday, November 20, 2024**

1. Call to Order

Chair Blaker-Glass called the November 20, 2024, Architectural Review Board regular meeting to order at 7:30 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Melody Fetske, Amy Oleinick, and Chair Leslie Blaker-Glass.

Board Members Tamim Chowdhury and Triston Chase O'Savio were absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Bryce Perry, Deputy Director of Community Development; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass determined there was a quorum of three members present.

2. Organizational Meeting

a. Election of Architectural Review Board Vice Chair

Chair Blaker-Glass stated that the first item of business was the election of the Vice Chair to fill the remainder of the 2024 term.

Board Member Oleinick motioned to nominate Melody Fetske as Vice Chair. Motion seconded by Chair Blaker-Glass. The question was called on the motion, which was carried by a 2 - 1 roll call vote. Board Members Oleinick and Chair Blaker-Glass voted "Aye." Board Member Fetske abstained.

3. Approval of Minutes

a. September 4, 2024, Architectural Review Board Work Session Minutes

b. September 18, 2024, Architectural Review Board Regular Meeting Minutes

c. October 2, 2024, Architectural Review Board Work Session Minutes

Vice Chair Fetske motioned to approve the September 4, 2024, Architectural Review Board work session minutes, the September 18, 2024, Architectural Review Board regular meeting minutes, and the October 2, 2024, Architectural Review Board work session minutes. Motion seconded by Board Member Oleinick. The question was called on the motion which was carried by a 3 - 0 roll call vote. Board Members Amy Oleinick, Vice Chair Fetske, and Chair Blaker-Glass voted "Aye."

4. Comments

a. Comments from the Staff Members

Mr. Perry stated that there will be a work session for the Architectural Review Board in December for a discussion item.

b. Comments from the Board Members

No comments were offered.

c. Comments from Citizens

No comments were offered.

5. Public Hearings

Certifications of Publications from the Editor of the Fairfax County Times Newspapers were filed, showing that notices of the following public hearing item were duly advertised in the November 1 and November 8, 2024, issues.

a. APPLICATION FOR AN ADDITION AND ALTERATIONS, ARB #24-002, to consider an application for alterations and an addition to the Herndon Elementary School, Fairfax County Public Schools, at 630 Dranesville Road

Chair Blaker-Glass opened the public hearing and called on Mr. Perry for the staff report.

Mr. Perry delivered the staff presentation dated November 20, 2024, which is on file with the Department of Community Development. Mr. Perry stated that the application is for the expansion and renovation of Herndon Elementary School at 630 Dranesville Road. Staff recommended that the ARB waive the requirement of prior site plan approval and approve ARB #24-002 as proposed and in accordance with the draft resolution.

There was discussion among the Board and staff on this item regarding

landscaping.

Chair Blaker-Glass invited the applicant to provide comment.

The applicants Najib Hameed and Maureen Weichert were present and provided comments.

There was discussion among the Board and staff on this item, including: (1) attempts to engage with neighbors regarding any drainage issues; and (2) parking proximity and landscaping near the surrounding homes.

Chair Blaker-Glass invited members of the public to provide comment.

Barry Clendenin, 520 Fillmore Street, provided comments.

Chair Blaker-Glass closed the public hearing and moved to the board level for discussion

Vice Chair Fetske motioned to waive prior site plan approval and approve ARB #24-002 in accordance with the draft resolution. Motion seconded by Board Member Oleinick. The question was called on the motion, which was carried by a 3 - 0 roll call vote. Board Members Oleinick, Vice Chair Fetske, and Chair Blaker-Glass voted "Aye."

b. APPLICATION FOR NEW CONSTRUCTION, ARB #24-005, to consider an application for construction of an approximately 400-unit multi-family residential building with approximately 5,300 square feet of retail space at 555 Herndon Parkway.

Chair Blaker-Glass opened the public hearing and called on Mr. Perry for the staff report.

Mr. Perry delivered the staff presentation dated November 20, 2024, which is on file with the Department of Community Development. Mr. Perry stated that this application is for the building and landscape design of a proposed mixed-use redevelopment at 555 Herndon Parkway, within the Town's Herndon Transit Oriented Core (HTOC). Mr. Perry stated that the Board has the option to continue the application to the December 18, 2024, Architectural Review Board meeting or approve the application either in accordance with the proposed resolution or with additional conditions.

Board Member Oleinick read a disclosure statement.

There was discussion among the Board and staff on this item, including: (1) whether staff has received sufficient comment and guidance from the Board in order to move forward; (2) a summary of the items that were discussed at the work

session; and (3) concern with wrapping a facade with dark brick.

Chair Blaker-Glass recognized the applicant for comment.

The applicant, Chase Everly, was present and provided brief comments.

There was discussion among the Board, staff, and the applicant on this item, including: (1) concerns about the facade but belief that remaining issues can get worked out at the staff level; (2) clarification regarding the dual materials on the southeast corner of the building; and (3) clarification regarding the inconsistency with the alternating materials on the ground level.

Chair Blaker-Glass recognized members of the public for comment.

No comments were offered.

Chair Blaker-Glass closed the public hearing and moved to the board level for discussion and possible action.

There was discussion among the Board on this item, including the proposed conditions and confidence in the staff to finish the remaining details.

Vice Chair Fetske motioned to approve ARB #24-005 subject to the conditions itemized in the second bullet point of the proposed resolution starting with "The Architectural Review Board approves ARB #24-005, for construction" with the three conditions listed. Motion seconded by Board Member Oleinick. The question was called on the motion which was approved by a 3 - 0 roll call vote. Board Members Oleinick, Vice Chair Fetske, and Chair Blaker-Glass voted "Aye."

6. Adjournment

There being no further business, and without objection, the November 20, 2024, Architectural Review Board regular meeting was adjourned at 8:47 p.m.



**Architectural Review Board
Regular Meeting
Agenda Item 3.c.**

Agenda Item: December 4, 2024, Architectural Review Board Work Session

Meeting Date: January 15, 2025

Category: Approval of Minutes

Prepared by: Aaron Zoellick, Clerk of Boards and Commissions

Description:

This is a request to approve the December 4, 2024, Architectural Review Board work session minutes.

Background:

N/A

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Recommend approval, as presented.

Attachments:

1. 12.04.2024 Architectural Review Board Work Session Minutes



HERNDON ARCHITECTURAL REVIEW BOARD

Work Session Minutes Wednesday, December 4, 2024

1. Call to Order

Chair Blaker-Glass called the December 4, 2024, Architectural Review Board work session to order at 7:37 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Amy Oleinick, Vice Chair Melody Fetske, and Chair Leslie Blaker-Glass.

Board Members Tamim Chowdhury and Triston Chase O'Savio were absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Bryce Perry, Deputy Director of Community Development; Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass determined there was a quorum of three members present.

2. New Business

a. **Discussion - 575 Herndon Parkway Development Plan**

Chair Blaker-Glass opened the discussion item and called on Mr. Perry for the staff presentation.

Mr. Perry delivered staff comments dated December 4, 2024, which are on file with the Department of Community Development. Mr. Perry stated that this is the formal ARB assessment of the architectural components of an active rezoning application. As part of their formal assessment, the ARB will provide a report of the application to the Planning Commission. Staff believes the application is on the right path and staff would support a positive report with some comments to the Planning Commission.

There was discussion among the board members and staff on this item, including: (1) whether there is any overhang or shading on the south facade; and (2) concern about architectural sameness.

Chair Blaker-Glass recognized the applicants for comment.

The applicants Thomas Dinneney and Kim Silva, DCS Design, were present and provided comments along with a 3D rendering of the design.

There was discussion among the board members, staff, and the applicant on this item, including: (1) concern about a lack of shade from direct sun on the south facade; (2) recognition of the improved design from previous design proposal; (3) incorporation of multiple textures including board and batten; (4) incorporation of art and murals; (5) color contrast of the cornices; (6) the addition of a park between two of the buildings; (7) aligning the loading dock with 555 Herndon Pkwy; (8) rooftop amenities; and (9) Herndon as a dog community and a walking/bicycling community.

Chair Blaker-Glass sought the Board's view on how close the design was to being complete. Board Members concurred that the design was near complete.

3. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Board Members

No comments were offered.

4. Adjournment

There being no further business, and without objection, the December 4, 2024, Architectural Review Board work session adjourned at 8:39 p.m.