



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.

A handwritten signature in black ink, reading "Aaron Zoellick". The signature is fluid and cursive, with the first name "Aaron" and last name "Zoellick" clearly distinguishable.

Aaron Zoellick
Clerk of Boards and Commissions

Minutes approved by the Architectural Review Board: January 15, 2025