



ARCHITECTURAL REVIEW BOARD MEETING AGENDA

Town Council Chambers
765 Lynn Street, Herndon, VA 20170
Wednesday, September 6, 2023 | 7:30 p.m.

1. **Call to Order**
2. **New Business**
 - a. **Discussion** – Herndon Elementary School Project, 630 Dranesville Road
3. **Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
4. **Adjournment**

MEMORANDUM

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

From: Tamsin Himes, Lead Planner/Design and Development 

Date: September 6, 2023

Subject: Pre-application ARB case, 630 Dranesville Road, Herndon Virginia

The discussion item addressed in this memo is a project for an addition and modifications to the Herndon Elementary School at 630 Dranesville Road. This has been submitted to the ARB at the encouragement of staff early in the design stage in order for the Board to provide preliminary feedback on the current design direction.

Project:

The submitted materials include photos of the existing front façade, elevation and perspective renderings of the proposed alterations to the front façade of the building, and a plan view of the existing structure and proposed additions/alterations.

Plan View: a diagram or drawing showing the footprint of a structure.

The proposed modifications include replacement windows and a change in fenestration, an expanded entrance that includes an addition, rooftop equipment screening, a bump-out expansion near the entrance, additional cladding updates, and wall signage. From the plan view provided, a more substantial addition to the north is also included in this project. No design drawings or elevations have been provided for that portion of the project.

Fenestration: the arrangement of openings (windows, doors, etc.) on a building's façade.

Herndon Elementary School's proposed expanded entrance adds an awning, covered open-air area that extends forward from the current entrance located on the west façade, and also includes an addition that extends beyond the current south façade of the building to the right of the entrance. The addition and awning feature metallic finished formed metal panel exterior siding, bright yellow pillars, additional bright blue accents, and a brick base which follows the grade change. The window and door systems appear to be semi-transparent glazing with painted black aluminum. Under the entrance canopy, the exterior brick is painted dark gray.

Toward the middle of the west façade is a two-story, rectangular bump-out with the same brick base and vertically detailed metal paneling as the entrance addition, with window

systems and a darker, horizontal metal paneling in the center. When looking at the elevation renderings, it appears that the roof screening extends almost the full length of the building only receding inward a few feet on either side.

All windows on the upper and lower floors on the front façade are replaced with aluminum storefront window systems, occasionally divided by areas of aluminum paneling. A building identification wall sign reading “Herndon Elementary School” fills the space between the upper and lower window rows.

Design Criteria:

The Town of Herndon zoning ordinance directs the Architectural Review Board to review projects before them using a set of six design criteria. The third and sixth of these criteria addresses issues not directly relevant to this case (public health and advertisement). The other criteria are as follows:

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.*

(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.*

Staff Comments:

Staff is excited to see this improvement project to the elementary school moving forward which we are confident will benefit the community immensely. Below are some items of initial feedback for the Board and applicant's consideration which are based on the design criteria. These are items that should be addressed prior to a formal submission to the ARB.

Complete documents. As this is a discussion item and not a formal submission, the drawings and materials provided are understood to be preliminary and not complete. When this application is submitted formally, it should include elevations of all facades of the building where modifications take place and include elevations, details, and renderings of the large addition that extends out from the existing north facade. Materials specifications and samples will also be necessary with the formal submission.

Cohesive design. This project ambitiously tackles the challenging task of updating an existing building with contemporary elements in a cohesive manner. The challenge is further complicated by the simple design of the existing structure – there are few decorative or design elements that can be carried over to a contemporary design to increase the cohesiveness of the new design with the existing building. This increases the importance of fenestration and proportional relationships in the proposed design. The design criteria require an assessment of a project's design cohesiveness, whether or not a proposed *“improvement is compatible with existing well-designed structures”* and *“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”*.

Brick skirting on the two front additions ties back to the primary structure materially, and as the windows are all replaced, the aluminum and glass window design is consistent throughout the additions and primary structure. In terms of scale and massing, the form of the proposed entrance modification mimics the horizontal form of the existing building and is scaled appropriately to be one story, not overpowering the primary structure.

Exterior materials and fenestration. The choice of formed or corrugated metal panels tends to read aesthetically as heavily industrial and contrasts starkly with the existing warmer tones and more traditional brick structure in terms of material and color/tone. Aside from material type, the two front additions use cladding and windows to create visual divisions that depart notably from the principal brick exterior treatment. With such contrasts and more irregularity in the pattern of the architectural bays, consideration of cohesion in the architecture is heightened. The use of corrugated metal

in particular should receive careful attention given the substantial range in aesthetic and material durability of this type of material.

Aesthetic durability. According to the design criteria, aesthetic durability should be considered when reviewing a case before the ARB. As previously stated, this project is ambitious in its aim to integrate contemporary and mid-century architectural styles. Staff is concerned that the heavily industrial style of the additions does not tend toward architectural and aesthetic longevity but may be visually dated within a short period of time.

Staff acknowledges that the submitted materials are preliminary and looks forward to reviewing more complete design documents. This project is of immense importance to the Town and community and faces unique challenges in its design. Staff is supportive of the project and believes that a beneficial discussion can be had between the applicant and Board to address the design criteria and possible modifications to certain areas of the project mentioned in this memo.

Signage. The shown signage would not meet the zoning ordinance regulations which limit the school to a single non-illuminated wall sign no greater than 24 square feet. The eventual sign application can be staff reviewed and handled apart from the ARB application for the addition and alterations, though signage location should continue to be shown in relation to the proposed architectural updates.

Attachments:

1. Architectural Concept Design Exhibit

HERNDON ELEMENTARY SCHOOL

ARCHITECTURAL REVIEW BOARD WORK SESSION

Herndon, VA

September 6, 2023



AGENDA

1. INTRODUCTION

2. CONTEXT

3. PROPOSED NEW CONSTRUCTION

4. DISCUSSION



1. INTRODUCTION

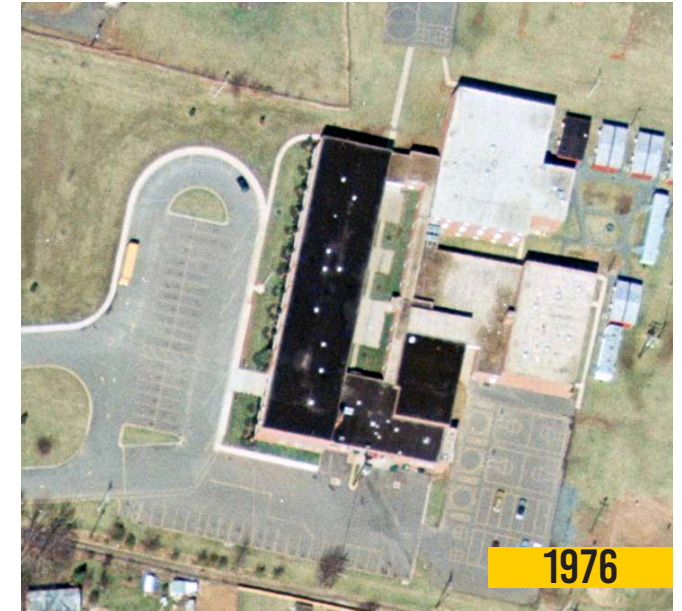
PROJECT SUMMARY

- Existing 2-story FCPS Elementary School
- Original construction: 1961
- Project Scope:
 - Renovation of existing building
 - New additions
 - Site improvements



GROWTH

- Herndon Elementary School built in 1961
- Additions built between 1960-1990's



EXISTING SITE PLAN

LEGEND

- EXISTING BUILDING
- EXISTING TRAILERS
- PAVED PLAY AREA
- PLAYGROUND/ SOFTBALL FIELD
- MAIN ENTRY
- PROPERTY LINE

SITE AMENITIES

PLAYGROUND
PAVED PLAY AREA
2 - SOFTBALL FIELDS
SOCCER FIELD

PARKING

97 EXISTING PARKING SPACES

12 CURRENT BUSES FOR
ARRIVAL AND DISMISSAL

CIRCULATION

- KISS & RIDE
- BUS



PROPOSED SITE PLAN

LEGEND

- EXISTING BUILDING
- ADDITION
- PLAYGROUND/ SOFTBALL FIELD
- PAVED PLAY AREA
- SOCCER FIELD
- MAIN ENTRY
- PROPERTY LINE

SITE AMENITIES

PLAYGROUND
 PRE-K PLAYGROUND
 KINDERGARTEN PAVED PLAY AREA
 OUTDOOR CLASSROOM
 PAVED PLAY AREA
 2 - SOFTBALL FIELDS
 SOCCER FIELD
 COURTYARDS

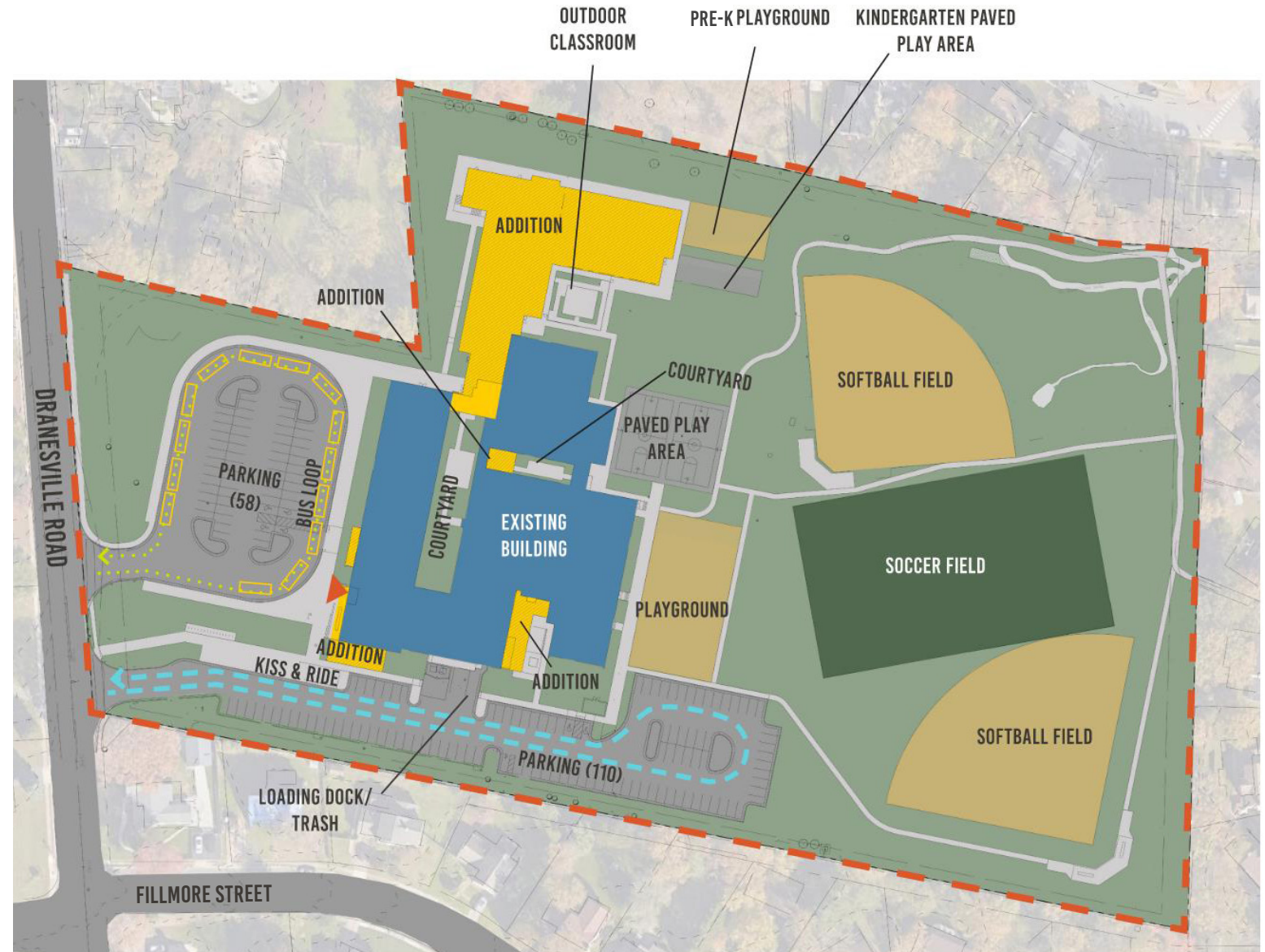
PARKING

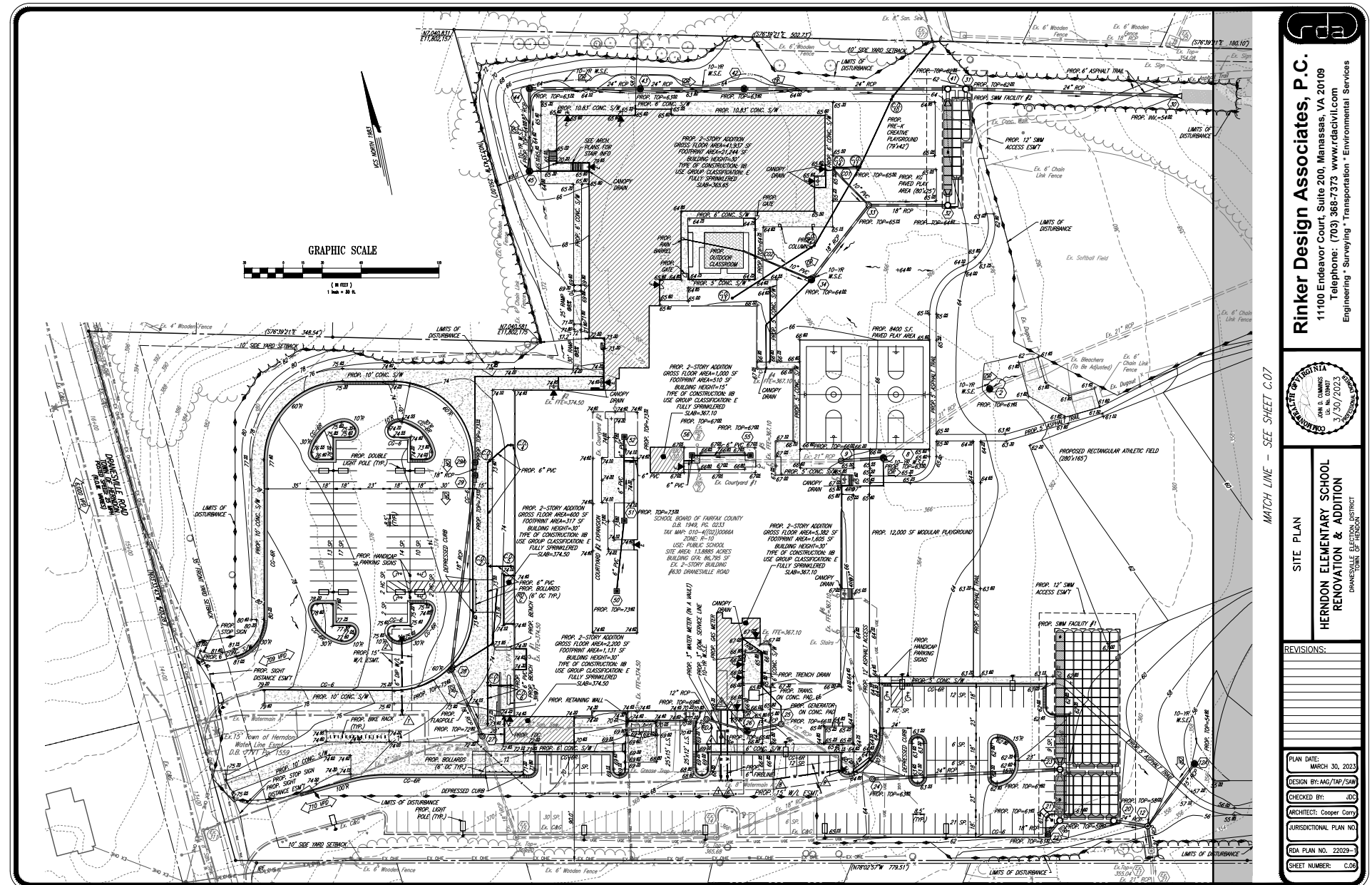
168 PROPOSED PARKING SPACES
 (97 EXISTING)

14 PROPOSED BUSES FOR ARRIVAL AND DISMISSAL

CIRCULATION

- KISS & RIDE
- BUS



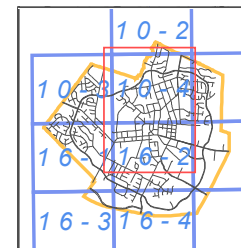




2. CONTEXT

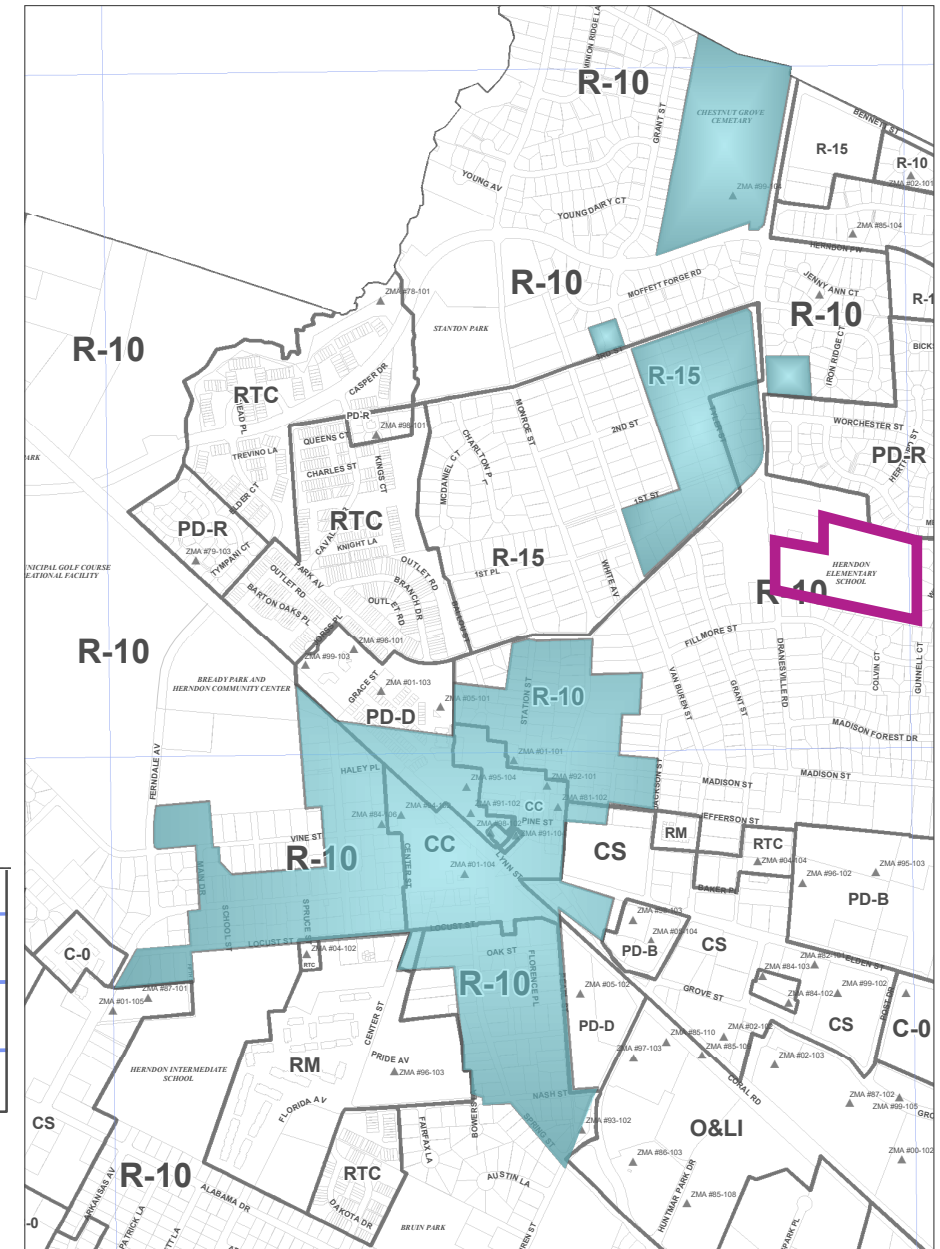
TOWN OF HERNDON

- Zoned Residential R-10
- Site is outside of Historic District
- Site is adjacent to Trinity Presbyterian Church and single family residential dwellings
- Site is on Dranesville Road



-  Heritage Preservation Districts
-  Herndon Elementary School Site

Attachment #1

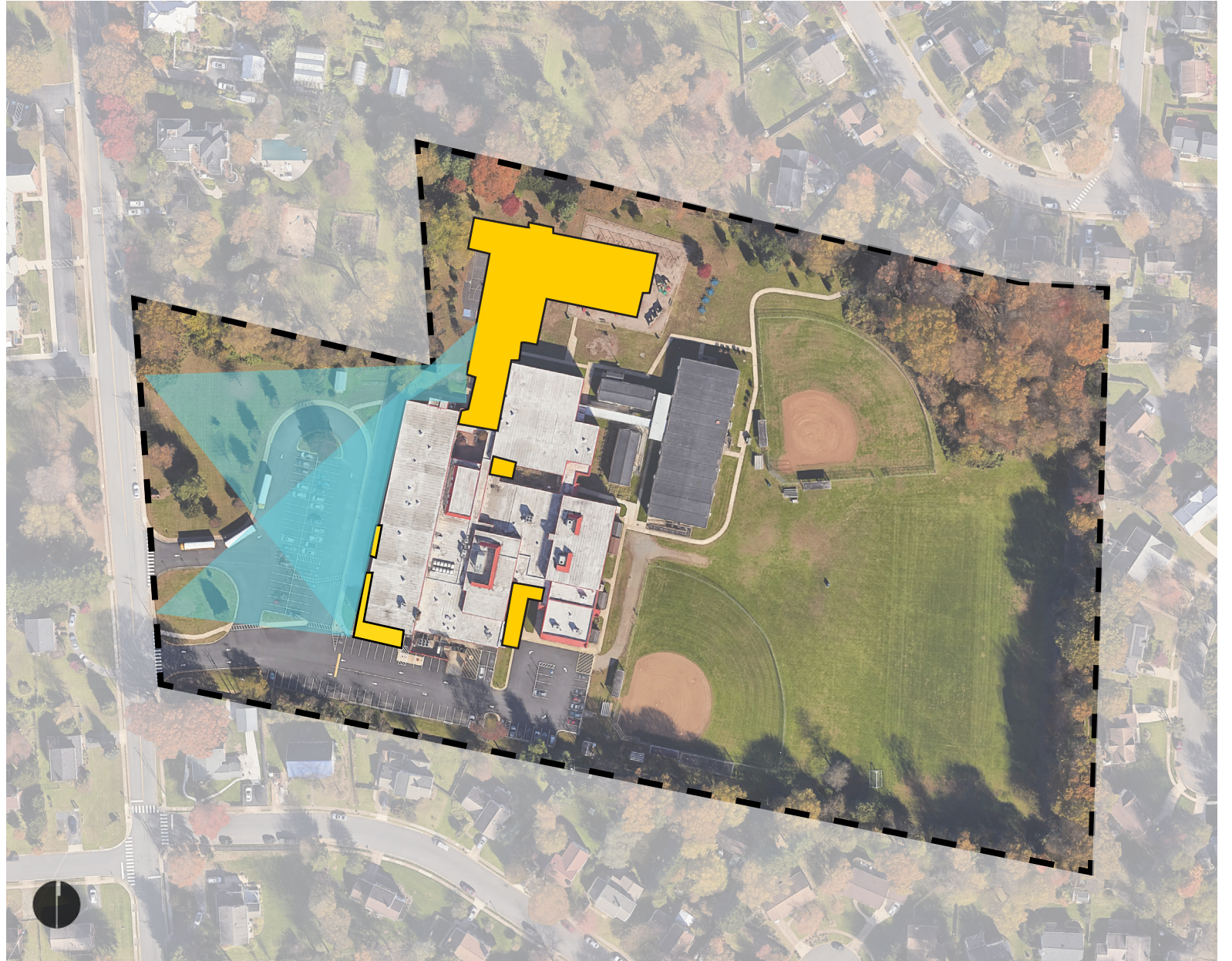


CONTEXT PHOTOS

Attachment #1



 PROPOSED ADDITION



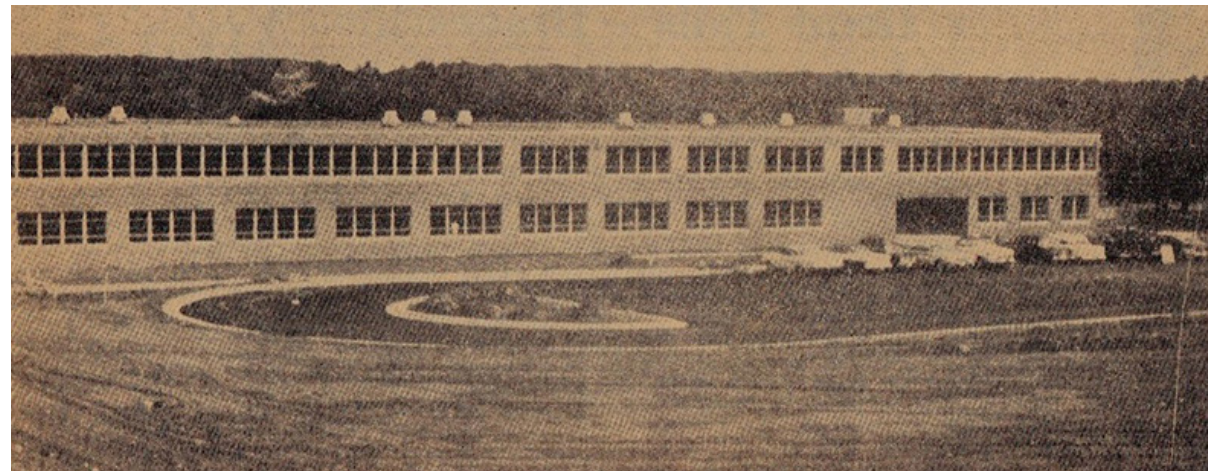
PHOTOS

Attachment #1





3. PROPOSED NEW CONSTRUCTION



EXISTING
FRONT FACADE



EXISTING
FRONT FACADE



PROPOSED
FRONT FACADE



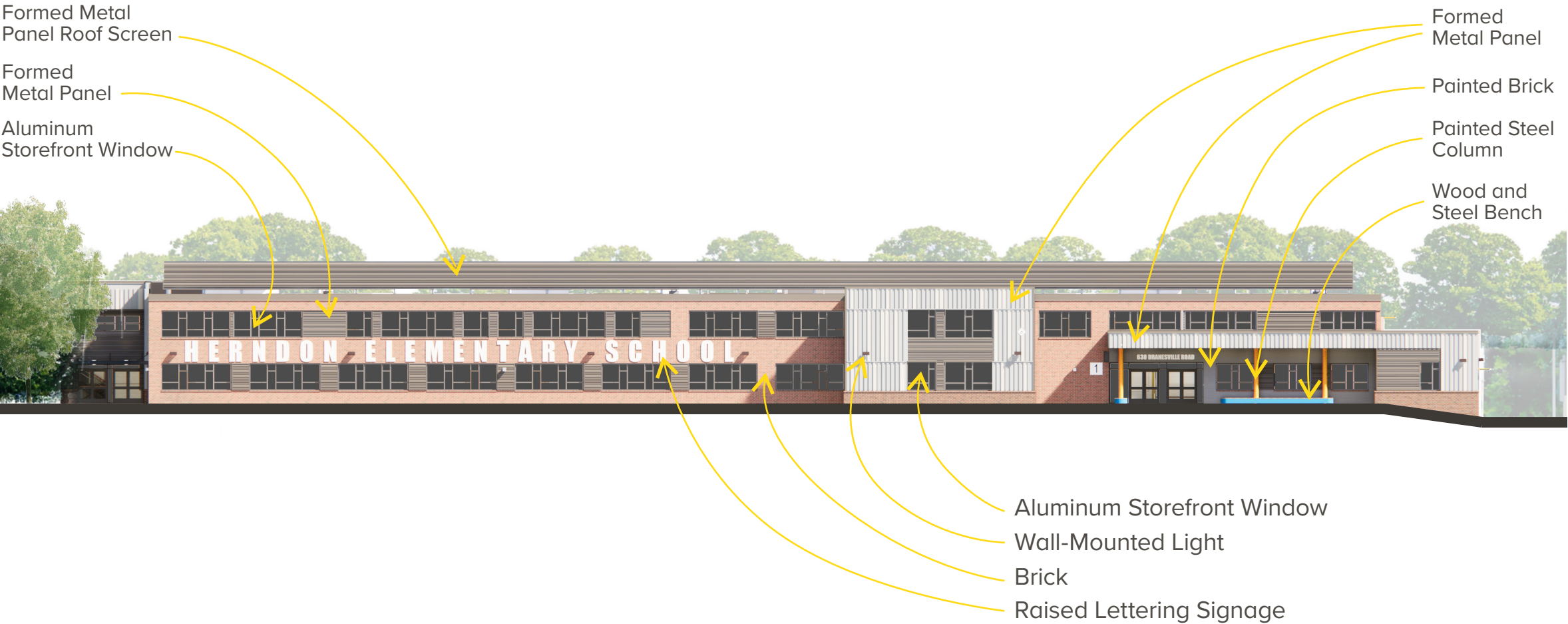
EXISTING
FRONT FACADE



PROPOSED
FRONT FACADE

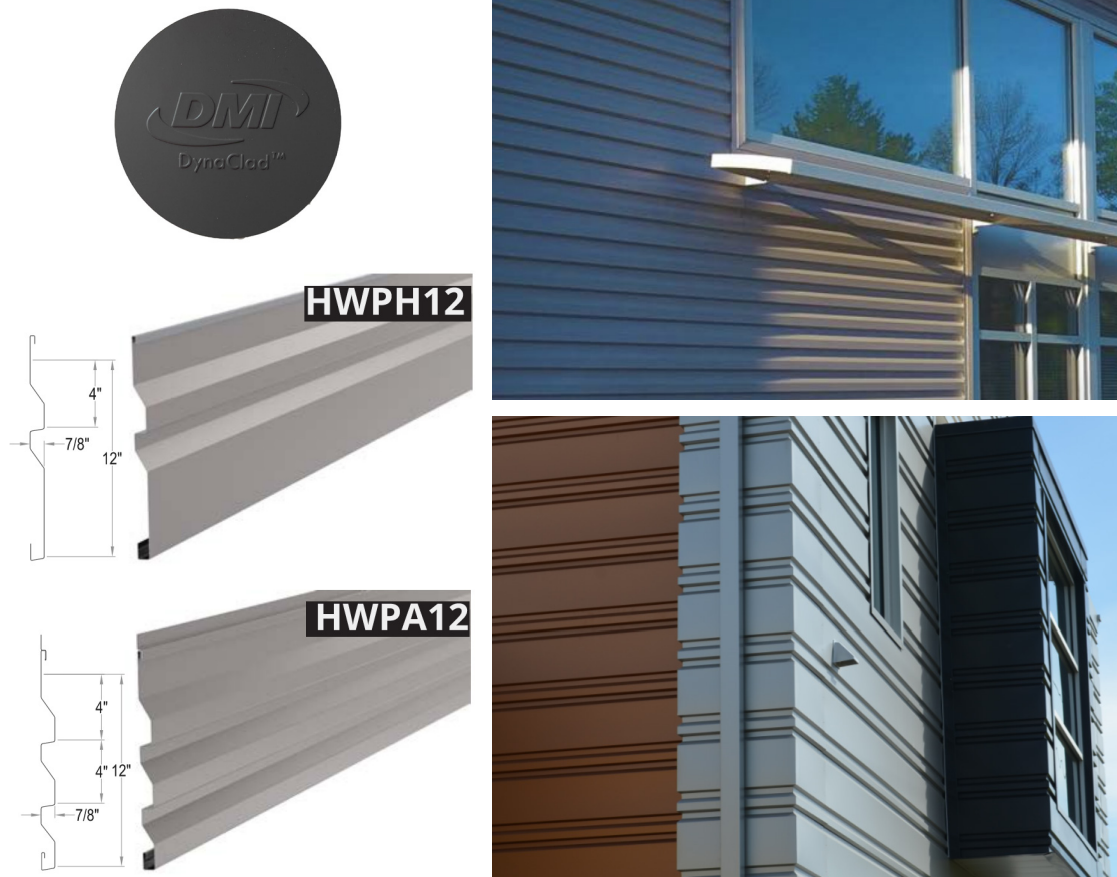


PROPOSED
FRONT FACADE



PROPOSED
FRONT FACADE

FORMED METAL PANEL - HORIZONTAL APPLICATION



FLUSH & REVEAL METAL PANEL - VERTICAL APPLICATION



BRICK



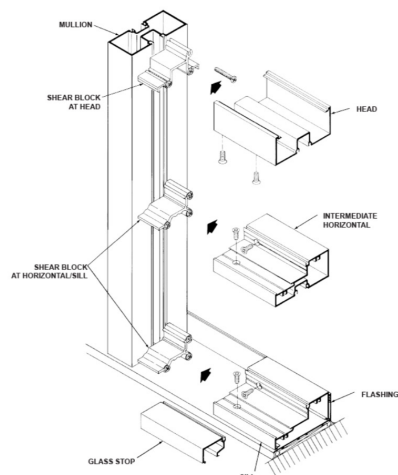
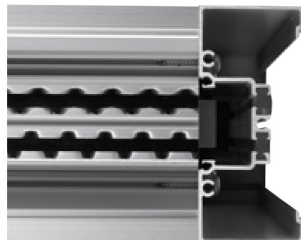
MASONRY
EXTERIOR MATERIALS AND SYSTEMS

PAINTED BRICK

Aura® Exterior
Color Lock® technology for richer colors and superior fade resistance. Outstanding durability. High build formula for extreme hide and fewer coats. Superior adhesion. Low temperature application.
Available sheens: Flat, low lustre, satin, and semi-gloss.
Dry time 1 hour
Recoat 4 hours
Sq. Ft. 250 - 350; semi-gloss 350 - 450

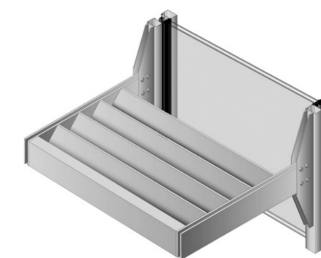


- General Description**
- A super premium quality, 100% acrylic exterior satin finish. AURA® Exterior combines the advantages of our proprietary Color Lock® Technology, Gennex® Color Technology, and latest resin technology to provide the ultimate exterior coating. Suitable for a variety of exterior substrates to provide a durable long-lasting finish with rich colors that resist fading and stand up to rain, snow, wind, and UV damage.
- Excellent fade resistance and gloss retention
 - Proprietary Color Lock® Technology for unparalleled color depth
 - Breathable coating less prone to blistering, providing long-term durability
 - Low temperature application down to 35 °F
 - Limited Lifetime Warranty
 - Engineered with Gennex® Color Technology
 - Dirt pick-up resistant



ALUMINUM STOREFRONT SYSTEM AND SHADING DEVICES

EXTERIOR MATERIALS AND SYSTEMS

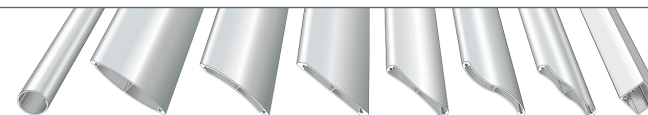


OUTRIGGER SYSTEM

The Outrigger System's innovative construction allows designers to mix and match components while maintaining aesthetic consistency between the curtain wall and storefront elements of the building façade. The system's standard 30" depth with outrigger arm, blade

and fascia options address specific project needs and provide superior shading capabilities that reduce solar heat gain to help maximize energy savings and reduce glare.

Versoleil™ Outrigger SunShade Blade Options
(From left) circular, airfoil, arch, planar, flare, wave, infinity, diamond/square





4. DISCUSSION





THANK YOU