



ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA

Town Council Chambers Building
765 Lynn Street, Herndon, VA 20170

Wednesday, May 7, 2025 | 7:30 PM

1. **Call to Order**
2. **Public Hearings**
 - a. **APPLICATION FOR ALTERATION, ARB #25-002**, to consider an application for an alteration to a commercial building located at 1051 Elden Street, Herndon, Virginia.
3. **Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
4. **Adjournment**

Agenda Item: APPLICATION FOR ALTERATION, ARB #25-002, to consider an application for an alteration to a commercial building located at 1051 Elden Street, Herndon, Virginia.

Meeting Date: May 7, 2025

Category: Public Hearings

Prepared by: Angelina Jones, Lead Planner / Design and Development

Description:

This item is for an alteration to the commercial building located at 1051 Elden Street. The applicant proposes to paint the brick-clad portions of the building's exterior with light-colored paint. The building's façade (west elevation) is a composite of a central glass curtain wall flanked by red brick wings featuring a string of ribbon windows on either side. The north and south elevations are both clad in brick. The brick-clad portions of the facade and the north and south elevations have never been painted. The east elevation (back of the building) is CMU painted white. For additional information, please see the staff report.

Background:

The property at 1051 Elden Street features a multi-story commercial building constructed in 1959. The building exhibits many of the characteristics typical of Miesian architecture including a flat roof, windows set flush to the exterior walls, and a lack of ornamentation at the doors and windows. Most recently, the ARB reviewed and approved an application for signage for this building in 2020, which has since been installed (ARB #20-009). For additional information, please see the staff report.

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

Staff is withholding a recommendation pending further information from the applicant.

Attachments:

1. Staff Report
2. Site Photos

STAFF REPORT

Agenda Item: ARB #25-002; Alteration; Fairfax County Tax Map 0161 02 0023, 1051 Elden Street

Meeting Date: May 7, 2025

Staff Contact: Angelina R. Jones, Lead Planner – Development & Design

Summary Information:

Proposed Modification	Building alteration		
Address	1051 Elden Street		
Fairfax County Tax Map Number	0161 02 0023		
Owners	Amed Investment LLC c/o Yusuf Mehmetoglu		
Applicant	Yusuf Mehmetoglu		
Business/Organization	District Floor Depot		
Property Use	Commercial		
Zoning District	CS, Commercial Services		
HDO Designation	N/A		
Adjacent Zoning	North: CS, Commercial Services	East: R-10, Residential, Single Family	
	South: CS, Commercial Services	West: CS, Commercial Services	
Building Type(s)	Multi-story commercial	Date of Construction:	1959
Architectural Style(s)	Miesian, atypical suburban commercial / office expression		
Exterior Material(s)	Composite – Central glass curtain wall on entry, brick exterior wings with ribbon windows		
Neighborhood Design Profile	Existing commercial and office uses		
Comprehensive Plan Land Use Designation	Business Corridor		

Location Map:



Background & Site Description:

Site Description

The property at 1051 Elden Street features a multi-story commercial building constructed in 1959 (see below for additional architectural description). Prior to its current occupancy by District Floor Depot, the building served as commercial space for a variety of other businesses including a bank, medical office, accountant’s office, and an insurance office. The property sits on approximately .9 acres.

Architectural Style

Miesian architecture is named for 20th century architect Ludwig Mies van der Rohe and denotes a sub-category of the International Style (c. 1925-Present). This style is characterized by flat roofs, windows set flush to the exterior walls, and lack of ornamentation at doors and windows. This type of building typically features a large window grouping on the façade arranged in a linear configuration.

Additional Background

Most recently, the ARB reviewed and approved an application for signage for this building in 2020 (ARB #20-009). This signage has since been installed. An application for the multi-family residential building at 315 Elden Street provides additional context for this case (ARB #23-007;), although each application is individually considered and previous cases do not create precedent. The application for the property at 315 Elden Street considered several alterations to the existing building complex, including painting portions of the brick-clad exterior that were previously unpainted. After requesting that the applicant provide paint specifications, the ARB granted the request to paint the brick portions of the building's exterior.

Case Details & Proposal:

This application proposes painting the brick-clad portions of the exterior of the commercial building sited at 1051 Elden Street with a light color paint. The building's façade (west elevation) is a composite of a central glass curtain wall flanked by red brick wings featuring a string of ribbon windows on either side. The north and south elevations are both clad in brick. The east elevation (rear of the building) is CMU that has been painted white. The brick clad portions of the façade and the north and south elevations have never been painted.

Painting brick is an irreversible action and it creates the need for additional cyclic maintenance to keep the building in good repair and prevent deterioration. Once applied, removal of any type of paint from the building will cause damage to the brick substrate. Typically, cyclic maintenance for unpainted brick cladding consists of repointing about every 25 years or more. In contrast, cyclic maintenance requirements for painted brick surfaces depends largely on the type of paint used. The options are latex paint, silicate mineral paint, or lime wash (also a type of mineral paint).

Latex Paint – Latex paint is an elastomeric coating that must be applied properly in order to perform well and prevent damage to the building envelope to the extent possible. Improperly applied or maintained latex paint is damaging to the substrate as it

traps and holds moisture against the underlying material. Latex paint must be completely removed before the surface is repainted and this process is damaging to the brick substrate. The performance of latex paint and reapplication cycle is highly dependent on how well it is applied.

Silicate Mineral Paint – Silicate mineral paint bonds to the brick, which means that it cannot be removed. The paint therefore wears at the same rate as the brick and will not damage the brick substrate. It does not need to be reapplied as often as latex paint or lime wash. Silicate mineral paints can last decades in good repair if properly applied.

Lime Wash – Similar to silicate mineral paint, lime wash will not damage the brick substrate. However, lime wash wears faster than silicate mineral paint and needs to be reapplied frequently in order to be maintained in good repair. Typically, lime wash should be reapplied about every five years.

Staff Analysis:

Zoning Ordinance Compliance

- Town Code of Ordinances, Section 58-96 – Design criteria
 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 compatible with existing well-designed structures.
 - b. The alteration conforms to accepted architectural principles for permanent buildings.
 - c. The proposed alteration appears to be constructed durably and to be suitable for the enhancement of a good suburban community.
 3. The painting of unpainted brick can have aesthetic impacts beyond a simple change in color. Bricks often have color variation or a range of hues and can also have a range of textures between the brick and the mortar joints. Depending on the type and method of applying paint, those variations and textures may be changed to smoother finishes and a more monotonous aesthetic

which in turn could impact the perceived scale of the building. A thin coat of lime wash might be an option for painting the brick in a manner that retains some of the original variation of the unpainted brick.

4. As detailed above, there are specific types of paints, as well as application and maintenance methods that should be used to keep a painted brick surface in good repair. If paints are not properly applied and maintained, the paint can deteriorate quickly resulting in damage to the brick substrate and unsightliness. Staff is requesting that the applicant provide specifications for the paint to be applied in order to confirm its appropriateness for use on masonry.
5. Staff is requesting that the applicant provide information regarding the items below prior to a recommendation from staff to the Board:
 - a. Paint specifications, including color and paint type (e.g. silicate mineral based).

ARB Alternatives:

The following alternatives are available to the ARB for its decision on #25-002.

1. Approval as proposed
2. Approval with conditions
3. Denial on specific stated grounds
4. Continuance of the application to a future public hearing

Staff Recommendation:

Staff is withholding a recommendation pending further information from the applicant.





