



ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA

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

Wednesday, December 3, 2025 | 7:30 PM

- 1. Call to Order**
- 2. New Business**
 - a. Discussion Item - Herndon Police Department Pumphouse, near 397 Herndon Parkway
- 3. Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
- 4. Adjournment**

Agenda Item: Discussion Item - Herndon Police Department Pumphouse, near 397 Herndon Parkway

Meeting Date: December 3, 2025

Category: New Business

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

Description:

The Town of Herndon's Department of Public Works is coordinating the installation of a new water booster pump station with the Fairfax County Water Authority. The new pumphouse will be south/southeast of the Herndon Police Department and will be adjacent to the W&OD Trail. DPW has yet to complete the site plan process for this project (MNP24-07). Therefore, the ARB is hearing this as a discussion item. The manufacturer offers a number of cladding and roofing options for their pumphouses, and it will be beneficial for the ARB to review the options at this point in the project planning process to guide the overall design of the pumphouse. The ARB will review this item as a full case once the site plan process is completed. Please see the attached staff memo for additional information.

Background:

Please see the attached staff memo for pertinent case history.

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

N/A

Attachments:

1. Staff Memo

MEMORANDUM

To: Chair Blaker-Glass and Members of the Architectural Review Board (ARB)

From: Angelina R. Jones, Lead Planner / Design & Development

Date: December 3, 2025

Subject: Discussion Item, Herndon Police Department Pumphouse, near 397 Herndon Parkway

Background:

The Town of Herndon's Department of Public Works (DPW) is coordinating the installation of a new water booster pump station with the Fairfax County Water Authority. The new pumphouse will be south/southeast of the Herndon Police Department (HPD) and will be adjacent to the W&OD Trail (*Figures 1 and 2*). DPW has yet to complete the site plan process for this project (MNP24-07). Therefore, the ARB is hearing this as a discussion item. The manufacturer offers a number of cladding and roofing options for their pumphouses, and it will be beneficial for the ARB to review the options at this point in the project planning process to guide the overall design of the pumphouse. The ARB will review this item as a full case once the site plan process is completed.



Figure 1: Proposed location for new water booster pump station.



Figure 2: Rendering of the general form and massing of the proposed water booster pump station. Note that the cladding and roof material is not yet determined and is a matter to be considered by the ARB.

Pertinent Case History:

The ARB has previously reviewed appurtenances associated with water towers and telecommunication equipment in the Town and have required that accompanying enclosures be clad in masonry. Pertinent case history is associated with two addresses in Town, as summarized below.

828 Spring Knoll Drive:

- ARB #09-31 – Approved the construction of a 12’ wide, 22’ long, and 8’ high equipment shelter clad in brick matching the brick of an existing shelter on site, in addition to nine antennas.
- ARB #10-27 – Approved the construction of a 12’ wide, 17’ long, and 10’ high enclosure built of CMU with a brick veneer, in addition to three antennas. The approval was conditioned to require the brick cladding and enclosure cap to match an existing T-Mobile enclosure on the property.

806 3rd Street:

- ARB #12-20 – Approved a masonry enclosure for a ground-mounted Verizon Wireless generator to be located at the Town of Herndon water tank. The approval was conditioned to require that the brick match the color, type, and pattern of brick used on the other enclosures on the property. Furthermore, the resolution stipulated that the brick, louver, fascia, standing seam roof, and door color be reviewed by staff prior to construction and samples be submitted for inclusion in the application file.

Staff Analysis:

DPW and Community Development (CD) staff discussed the necessity of ensuring that the cladding selected for the pumphouse match or complement the brick of the adjacent HPD building (*Figure 3*). DPW is unable to obtain material samples from the manufacturer prior to placing the purchase order. Considering this constraint, it is preferable that the ARB approve a cladding option that will complement the HPD building, as it will be impossible to ensure a brick match without a material sample. However, due to the distance of the HPD building from the proposed water booster pump station, an exact brick match may not be necessary. This is a matter for the board to discuss at its December 3 work session.



Figure 3: HPD Building, note that the brick is an orange-red color (image source: Google).

The following cladding options would be compatible with the brick of the HPD building:

- Option 1 (CD staff's recommended option): Huntington ledge stone (relates to the nearby wall under the W&OD Bridge, as well as the materials used for the Town of Herndon gateway signs).



- Option 2: Cementitious fiberboard siding (Moccasin Bend). The full ARB case submission should include physical color swatches if this option is selected.



- Option 3: Fullerton brick wall Endicott merlot sands (note corner detailing – many of the brick cladding options include an aluminum corner board).



The roof will be standing seam metal. The ARB should consider the proposed cladding and advise on an appropriate color among the available options. Staff advise medium brown, dark bronze, or mansard brown will be the most complementary to the brick color of the HPD building (*Figure 4*).

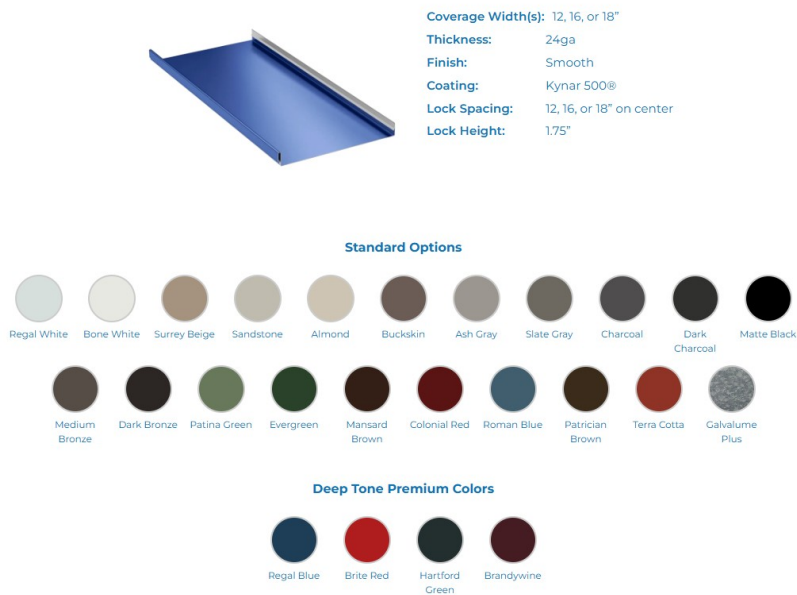


Figure 4: Available colors for the standing seam metal roof of the proposed water booster pump station.

Additional items needed for submission of formal ARB application:

- Letter detailing all proposed modifications
- High resolution photographs of the subject property
- Aerial imagery annotated with location of proposed improvements
- To-scale plan showing proposed modification
- To-scale colored, illustrative perspective renderings
- To-scale conceptual line elevation drawings with dimensions
- List of all proposed exterior materials
- Catalog product sheets for proposed exterior materials
- The board may also ask for material samples of exterior elements if needed to fully evaluate the proposed design including color swatches

Conclusion:

The ARB should discuss the following during the December 3, 2025, work session to guide the applicant as they refine their application for a full ARB case:

- Preferred cladding material/type from the available options
 - o Board should discuss whether a complementary or brick cladding is preferred
- Preferred color for the standing seam metal roof
- Necessary level of documentation for the full ARB case submission, including material samples that the board would like to review and/or request the applicant submit to CD staff prior to issuance of a building permit