



ARCHITECTURAL REVIEW BOARD WORK SESSION AGENDA

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

Wednesday, February 4, 2026 | 7:30 PM

- 1. Call to Order**
- 2. Public Hearings**
 - a. APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #25-005, 300 Elden Street, Herndon, Virginia, to consider an application for alterations including recladding a portion of the existing shopping center in a new material at the commercial property [item was continued from the January 21, Regular Meeting]
- 3. Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
- 4. Adjournment**

Agenda Item: APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #25-005, 300 Elden Street, Herndon, Virginia, to consider an application for alterations including recladding a portion of the existing shopping center in a new material at the commercial property [item was continued from the January 21, Regular Meeting]

Meeting Date: February 4, 2026

Category: Public Hearings

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

Description:

Project Summary: This application proposes to paint the vertical portion of the metal standing seam roof to match extant EIFS portions of the façade. This space serves as a sign band as signs are installed on raceways attached to the standing seam metal. The vertical standing seam metal feature on the towers would be replaced with EIFS. The applicant also proposes to paint the remaining portions of the roof charcoal gray. For more information, please see the January 7, 2026, staff report and the attached additional materials.

Background/Timing Impact:

Work Session Discussion:

Board and Staff provided the following feedback at the January 7, 2026, work session:

- The Architectural Review Board (ARB) commented that the subject property is a recognizable building in the Town and that the change would make it less distinctive. However, the board acknowledged that the overall look of the shopping center would be updated with the proposed modifications.
- The board also commented that EIFS is generally not a desirable material due to its relatively limited life cycle.
 - The applicant stated that they would like the EIFS to go to the edge of the façade of the arcade.
 - The board asked if other cladding materials, such as brick were considered, and discussed ways that brick or standing seam metal detailing could be incorporated into a new sign band for the building. The applicant stated that they were concerned about impinging on space needed for signage.
 - The applicant pointed out to the board that the building already has some EIFS detailing on the turrets. The board responded that in consideration of

this, EIFS may be an appropriate alternative material for the sign band.

- The board stated that they did not want modifications to the building to alter the intended visual cohesion with the adjacent bank building.
 - The applicant confirmed that they were not aware of any similar changes proposed for the adjacent bank building.
 - The board asked if the applicant would consider keeping the standing seam metal roof green to be consistent with the bank building.

Updates Since Work Session:

- Following the January 7, 2026, ARB work session, the applicant contacted staff asking if it was possible to continue their application to the February ARB meeting cycle. The applicant made this request in order to allow time to address comments the board provided during the work session.
 - Staff requested the applicant prepare to provide a material sample of the proposed EIFS at the next ARB meeting they attend, as the texture and other material qualities of EIFS vary widely.
- During the January 21, 2026, regular meeting, the ARB voted to continue the subject application to the February ARB meeting cycle.
- Following the regular meeting, the applicant submitted revised materials to staff with the following changes:
 - The upper roof color changed to a charcoal grey from the black proposed in the initial design materials.
 - EIFS to replace the standing seam vertical roofing on the towers only
 - Existing standing seam metal roofing at the sign band for the standard storefront is proposed to be painted a light white to match the existing towers.
- The applicant noted their willingness to create a field mock-up of the proposed roof colors for ARB members to visit during daytime hours.
 - Staff advised that this would be discussed during the February 4 work session and the applicant should wait to learn if this will be helpful to the board before creating the mock-up.
- Staff comments on the revised design:
 - Keeping the vertical standing seam metal portion of the mansard roof provides better textural detail on this plane than the smooth EIFS proposed in the initial design.
 - The applicant should consider painting the upper portion of the roof green to be consistent with the adjacent bank building.
 - Furthermore, the applicant should explore keeping the standing seam metal portion below the sign band on the turrets or, alternatively, they

should demonstrate what the trim piece/detail of the arcade ceiling will look like with this feature removed.

Fiscal Impact:

N/A

Legal Impact:

N/A

Staff Recommendation/Next Steps:

Staff is withholding a recommendation pending discussion by the board at the work session.

Attachments:

1. Additional Materials



300 Elden Street | 250267

ARB review | 2026.01.22

Looking West | BEFORE





300 Elden Street | 250267

ARB review | 2026.01.22

Looking West | AFTER





300 Elden Street | 250267

ARB review | 2026.01.22

Looking East | BEFORE





300 Elden Street | 250267

ARB review | 2026.01.22

Looking East | AFTER

