



## ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

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

Wednesday, February 18, 2026 | 7:30 PM

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### 1. Call to Order

### 2. Approval of Minutes

- a. January 7, 2026, Architectural Review Board Work Session Minutes
- b. January 21, 2026, Architectural Review Board Meeting Minutes
- c. February 4, 2026, Architectural Review Board Work Session Minutes

### 3. Comments

- a. Comments from the Staff Members
- b. Comments from the Board Members
- c. Comments from the Public

*Members of the public may, for one 3-minute period, provide public comments, requests, consent or general item comments, and comments on matters not included on the agenda.*

### 4. 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, 2026, meeting)

### 5. Adjournment



**Architectural Review Board  
Regular Meeting  
Agenda Item 2.a.**

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**Agenda Item:** January 7, 2026, Architectural Review Board Work Session Minutes

**Meeting Date:** February 18, 2026

**Category:** Approval of Minutes

**Prepared by:** Becky Skillin, Deputy Town Clerk

**Description:**

This is a request to approve the January 7, 2026, Architectural Review Board Work Session Minutes.

**Background/Timing Impact:**

N/A

**Fiscal Impact:**

N/A

**Legal Impact:**

Code of Virginia Section 2.2-3707 outlines the requirements for the recording of minutes for all public bodies.

**Staff Recommendation/Next Steps:**

Recommend approval as presented.

**Attachments:**

1. January 7, 2026, ARB Draft WS Minutes

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**HERNDON ARCHITECTURAL REVIEW BOARD**  
**Work Session Minutes**  
**Wednesday, January 7, 2026**

**1. Call to Order**

Chair Blaker-Glass called the January 7, 2026, Architectural Review Board meeting to order at 8:10 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Amy Oleinick, Vice Chair Melody Fetske, and Chair Leslie Blaker-Glass.

Board Member Tamim Chowdhury was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Angelina Jones, Lead Planner, Design and Development; Bob Williams, Director of Parks and Recreation; Amanda Kertz, Town Clerk; and Becky Skillin, Deputy Town Clerk.

**2. Public Hearings**

**a. Application for Alteration to an Existing Structure, ARB #25-005 [item moved during the meeting to 2a]**

Due to a potential timing issue, Chair Blaker-Glass sought consensus and amended the agenda to change the order of the applications, to review Item 2b, ARB #25-005 for 300 Elden Street, first. With the consensus of the Board, the agenda was amended to reflect this change.

Chair Blaker-Glass recognized Angelina Jones, Lead Planner, Design and Development, for the staff report. Ms. Jones presented an overview of the application for alteration to an existing structure. She discussed the style of the commercial property and adjacent properties, comparable cases listed in the staff report, and materials and design elements included in the application. She noted the importance of cohesive design with the adjacent bank building for placemaking purposes and commented on EIFS as a less durable design material. Ms. Jones asked the Board for feedback regarding the use of additional EIFS, requested the applicant submit updated color information, and noted the upcoming meeting schedule.

There were brief comments from Board Members.

Vice Chair Fetske asked about the relationship of the bank to the property under application and noted the uniqueness of the location. Vice Chair Fetske commented on standing seam roofing, the uniqueness of the design, and the

landmark nature of the property within the Town, while expressing openness to ideas for refreshing the property.

Board Member Oleinick commented on EIFS material durability, drainage, fascia, and cohesion with area design. She also asked about the durability of the proposed paint for roofing.

Chair Blaker-Glass asked for clarification regarding Vice Chair Fetske's comments. Chair Blaker-Glass inquired about the design of adjacent properties and commented on potential implications for comprehensive planning, transit-related growth, modern design, and legacy considerations. Chair Blaker-Glass suggested brick as an alternative cladding material and asked whether there had been communication between the applicant and the owner of the bank. It was noted that EIFS on the building is original to its late-1980s construction.

Chair Blaker-Glass invited the applicant to provide comments. Tom Donaldson (owner), and David Bruhnke (applicant's agent) addressed drainage plans, signage constraints, the current use of EIFS, possible additional EIFS features, color considerations, and roofing details. They presented roofing material samples and stated that he has not communicated with the owner of the adjacent bank property. The applicant further stated that it was his opinion that EIFS allows for easy repairs and has lasted for over 40 years.

Following discussion between the applicant, staff, and the Board, the applicants indicated that they may request a continuance of this item to the February ARB meeting.

**b. Application for new Construction, ARB #25-004 [item moved during the meeting to 2b]**

Chair Blaker-Glass opened the public hearing and recognized Angelina Jones, Lead Planner, Design and Development, for the staff report. Ms. Jones presented an overview of the application for new construction at Harding Park. She discussed the location, park features, site plan waivers in place, and the proposed design, which includes equipment, walkways, ground cover, and accessibility components. Ms. Jones stated that the design process included a public comment period and that feedback from Town community members contributed to additional considerations in the site design. Public comments are included in the staff report.

There were brief comments from Board Members.

Chair Blaker-Glass invited Bob Williams, Director of the Department of Parks and Recreation, the applicant, forward to provide comments. Mr. Williams outlined the project, which included the community input process and proposed plans for the park. He noted that more than 180 respondents submitted feedback on the project and stated that installation is anticipated for spring or summer. The asphalt

walkway will remain in its current location and meets required safety specifications.

There was discussion among the Board, staff, and the applicant regarding the application, including:

1. The purple dinosaur may be past its life cycle as a safety standard, but Chair Blaker-Glass asked for the dinosaur to stay as an artistic element, due to community interest.
2. Chair Blaker-Glass noted the importance of seating, the absence of additional seating, deteriorating benches, and the replacement cycle.
3. Chair Blaker-Glass asked if the picnic tables could be repaired or replaced and requested additional signage prohibiting construction waste and additional trash bins and collection times.

Responding to Chair Blaker-Glass, Mr. Williams stated that existing picnic benches will remain, and the Town plans to install new benches as part of the Capital Improvement Program, separate from the playground improvement project. He noted that the Department of Public Works frequently responds to trash overflow and property misuse at the park.

Vice Chair Fetske commented on the improvements to be well overdue. She asked about mulch grading and additional picnic tables.

Board Member Oleinick requested additional seating at the park.

**c. Application for new Construction, ARB #25-006**

Chair Blaker-Glass recognized Angelina Jones, Lead Planner, Design and Development, for the staff report. Ms. Jones presented an overview of the application for new construction at Bready Park, which is focused on the baseball area. There are two improvements bundled with the application: a seating wall and dugouts. Ms. Jones offered two design proposals with color options and material details and noted the exceptions to using chain link fencing. Staff are withholding a recommendation pending additional information on the seating wall, colors, capping the benches, sealing the benches, electricity, links between the old and new structures, and drainage. Ms. Jones offered to propose a resolution for changes permissible for administrative review. She requested input from Bob Williams.

There were brief comments from Board Members on the application, including the following:

Vice Chair Fetske noted this design is consistent with other fields, asked about the height of the seating wall, and recommended administrative review going forward.

Board Member Oleinick concurred with addressing safety issues.

Chair Blaker-Glass concurred with staff administrative decisions moving forward and the cement wall.

Chair Blaker-Glass invited the applicant forward for comments.

Bob Williams, Director of Parks and Recreation, the applicant, noted that the seating specifications reduce trip hazards, are multi-functional, and redirect storm water using a pollinator garden and wall drains. The Optimist Baseball team is in support of the improvements. He noted that signage and public art spaces can include the logo to maintain it in other locations. Budget constraints prohibit significant press box repairs.

There was brief discussion among the staff, applicant, and Board on the application.

**3. Comments**

**a. Comments from the Staff Members**

There were no comments from the staff.

**b. Comments from the Board Members**

There were no additional comments from the Board Members.

**4. Adjournment**

There being no further business, Chair Blaker-Glass adjourned the January 7, 2026, Architectural Review Board Work Session at 9:34 p.m.

**Becky Skillin**  
**Deputy Town Clerk**

Minutes approved by the Architectural Review Board: \_\_\_\_\_

**Agenda Item:** January 21, 2026, Architectural Review Board Meeting Minutes

**Meeting Date:** February 18, 2026

**Category:** Approval of Minutes

**Prepared by:** Becky Skillin, Deputy Town Clerk

**Description:**

This is a request to approve the January 21, 2026, Architectural Review Board Meeting Minutes.

**Background/Timing Impact:**

N/A

**Fiscal Impact:**

N/A

**Legal Impact:**

Code of Virginia Section 2.2-3707 outlines the requirements for the recording of minutes for all public bodies.

**Staff Recommendation/Next Steps:**

**Attachments:**

1. January 21, 2026, ARB Draft Minutes

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**HERNDON ARCHITECTURAL REVIEW BOARD**  
**Work Session Minutes**  
**Wednesday, January 7, 2026**

**1. Call to Order**

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Board Member Tamim Chowdhury was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Angelina Jones, Lead Planner, Design and Development; Bob Williams, Director of Parks and Recreation; Amanda Kertz, Town Clerk; and Becky Skillin, Deputy Town Clerk.

**2. Public Hearings**

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Due to a potential timing issue, Chair Blaker-Glass sought consensus and amended the agenda to change the order of the applications, to review Item 2b, ARB #25-005 for 300 Elden Street, first. With the consensus of the Board, the agenda was amended to reflect this change.

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There were brief comments from Board Members.

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landmark nature of the property within the Town, while expressing openness to ideas for refreshing the property.

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Chair Blaker-Glass asked for clarification regarding Vice Chair Fetske's comments. Chair Blaker-Glass inquired about the design of adjacent properties and commented on potential implications for comprehensive planning, transit-related growth, modern design, and legacy considerations. Chair Blaker-Glass suggested brick as an alternative cladding material and asked whether there had been communication between the applicant and the owner of the bank. It was noted that EIFS on the building is original to its late-1980s construction.

Chair Blaker-Glass invited the applicant to provide comments. Tom Donaldson (owner), and David Bruhnke (applicant's agent) addressed drainage plans, signage constraints, the current use of EIFS, possible additional EIFS features, color considerations, and roofing details. They presented roofing material samples and stated that he has not communicated with the owner of the adjacent bank property. The applicant further stated that it was his opinion that EIFS allows for easy repairs and has lasted for over 40 years.

Following discussion between the applicant, staff, and the Board, the applicants indicated that they may request a continuance of this item to the February ARB meeting.

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walkway will remain in its current location and meets required safety specifications.

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2. Chair Blaker-Glass noted the importance of seating, the absence of additional seating, deteriorating benches, and the replacement cycle.
3. Chair Blaker-Glass asked if the picnic tables could be repaired or replaced and requested additional signage prohibiting construction waste and additional trash bins and collection times.

Responding to Chair Blaker-Glass, Mr. Williams stated that existing picnic benches will remain, and the Town plans to install new benches as part of the Capital Improvement Program, separate from the playground improvement project. He noted that the Department of Public Works frequently responds to trash overflow and property misuse at the park.

Vice Chair Fetske commented on the improvements to be well overdue. She asked about mulch grading and additional picnic tables.

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There were brief comments from Board Members on the application, including the following:

Vice Chair Fetske noted this design is consistent with other fields, asked about the height of the seating wall, and recommended administrative review going forward.

Board Member Oleinick concurred with addressing safety issues.

Chair Blaker-Glass concurred with staff administrative decisions moving forward and the cement wall.

Chair Blaker-Glass invited the applicant forward for comments.

Bob Williams, Director of Parks and Recreation, the applicant, noted that the seating specifications reduce trip hazards, are multi-functional, and redirect storm water using a pollinator garden and wall drains. The Optimist Baseball team is in support of the improvements. He noted that signage and public art spaces can include the logo to maintain it in other locations. Budget constraints prohibit significant press box repairs.

There was brief discussion among the staff, applicant, and Board on the application.

**3. Comments**

**a. Comments from the Staff Members**

There were no comments from the staff.

**b. Comments from the Board Members**

There were no additional comments from the Board Members.

**4. Adjournment**

There being no further business, Chair Blaker-Glass adjourned the January 7, 2026, Architectural Review Board Work Session at 9:34 p.m.

**Becky Skillin**  
**Deputy Town Clerk**

Minutes approved by the Architectural Review Board: \_\_\_\_\_

**Agenda Item:** February 4, 2026, Architectural Review Board Work Session Minutes

**Meeting Date:** February 18, 2026

**Category:** Approval of Minutes

**Prepared by:** Becky Skillin, Deputy Town Clerk

**Description:**

This is a request to approve the February 4, 2026, Architectural Review Board Work Session Minutes.

**Background/Timing Impact:**

N/A

**Fiscal Impact:**

N/A

**Legal Impact:**

Code of Virginia Section 2.2-3707 outlines the requirements for the recording of minutes for all public bodies.

**Staff Recommendation/Next Steps:**

Recommend approval as presented.

**Attachments:**

1. Minutes - DRAFT

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**HERNDON ARCHITECTURAL REVIEW BOARD**  
**Work Session Minutes**  
**Wednesday, February 4, 2026**

**1. Call to Order**

Chair Blaker-Glass called the February 4, 2026, Architectural Review Board Work Session to order at 8:18 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, and stated that four Architectural Review Board Members were present, which constituted a quorum. Board Members in attendance: Tamim Chowdhury, Melody Fetske, Amy Oleinick, Chair Leslie Blaker-Glass.

Staff present during the meeting: Angelina Jones, Lead Planner / Design and Development; Lauri Sigler, Deputy Town Attorney; and Becky Skillin, Deputy Town Clerk.

**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, 2026, Regular Meeting]**

Chair Blaker-Glass opened the public hearing and recognized Angelina Jones, Lead Planner / Design and Development, for the staff report.

Ms. Jones presented an overview of the application for alteration to an existing structure, noting that the proposed design is intended to correspond with the adjacent bank building, which is under separate ownership and was recently renovated. The application, which was continued from the January 21, 2026, regular meeting, proposes exterior alterations to the existing shopping center, including painting the standing-seam metal roof and storefront signage and limiting the use of EIFS to the tower elements. Staff noted that the building was designed in a post-modern style and intentionally coordinated with the neighboring bank building. Concerns previously raised by the Board included the potential loss of architectural character and the importance of maintaining visual cohesion with the adjacent property.

Staff expressed a preference for retaining the existing dark green color rather than introducing a charcoal tone, noting that the red brick and green are complementary when paired together. The applicant was requested to provide

additional color samples. Staff withheld a recommendation pending further discussion by the Board.

Chair Blaker-Glass invited the applicant for comments. Tom Donaldson (owner) and David Bruhnke (applicant's agent) made comments, including:

1. Offering a mock-up to demonstrate the final appearance.
2. Transition pieces in the tower with flashing that extends to the drip edge.
3. The need for owner agreement on the green color.

Board Members made comments, including:

1. Visibility of storefront signage.
2. Continuity among properties.
3. Additional heat in a black roof.
4. Change the fascia, not the roof.
5. Use of cream or darker green paint in certain areas.

### 3. **Comments**

#### a. **Comments from the Staff Members**

Angelina Jones, Lead Planner, provided an update on applications and meeting schedules.

#### b. **Comments from the Board Members**

Following comments about previous items, Lauri Sigler, Deputy Town Attorney, Parliamentarian noted discussion on the public hearing portion of the meeting had ended.

### 4. **Adjournment**

There being no further business, and without objection, Chair Blaker-Glass adjourned the February 4, 2026, Architectural Review Board Work Session at 8:42 p.m.

**Becky Skillin**  
**Deputy Town Clerk**

Minutes approved by the Architectural Review Board: \_\_\_\_\_

**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, 2026, meeting)

**Meeting Date:** February 18, 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 the 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 staff memorandum from the February 4, 2026, work session.

**Background/Timing Impact:**

*Work Session Discussion:*

The Board provided the following feedback at the February 4, 2026, work session:

- The applicant restated their intention to update the overall look of the center and asserted the proposed intervention would revitalize its appearance.
- The Board reiterated their concern that changing the roof color will sever the intended visual connection between the subject property and the adjacent bank building. Due to this, they recommended painting the portions of the roof rendered in charcoal gray in the submitted materials green instead.
- The Board stated that they appreciated the texture provided by maintaining the standing seam metal portions of the standard storefront and painting them a light cream color. The Board also noted their support of the addition of EIFS to the turrets as proposed in the revised design.
- *For a summary of discussion from the January 7, 2026, work session, please refer to the February 4, 2026, staff memorandum.*

*Updates Since Work Session:*

- Staff are updating our analysis to include the following:
  - The applicant has made substantial changes between the January and February 2026 work sessions to address both staff and Board feedback.
  - The remaining design consideration is the proposed color of the roof of the building.
    - This is a highly reversible element of the design. As such, staff recommend approval of the proposed charcoal gray color.
    - Furthermore, the bank and the subject property do not share ownership or management. Therefore, it is unnecessary to expect indefinite coordination between the two properties in reversible aspects of the design such as color.
- Staff created a draft resolution that acknowledges that painting the existing standing seam metal roof is a highly reversible action and as such is appropriate. The resolution further acknowledges that while EIFS is generally not appropriate in the Architectural Control District, due to its relatively low level of durability, it is appropriate in this application as a duplication of material that is already present on the building. Furthermore, the applicant has provided a sample of the proposed EIFS material and the texture is consistent with the existing cladding on the building's turrets.

*Summary of Conformance with the Architectural Control District (ACD) Criteria:*

For this application, the applicable criteria are found in the Town Code of Ordinances, Section 58-96 – Design criteria. Staff find that the proposal generally conforms to both the ACD Design Criteria and the applicable standards and requirements of the Town of Herndon Zoning Ordinance. The applicant updated their design between the January and February meeting cycles to minimize the proposal's impact to the architectural character of the building. Furthermore, as noted in the attached draft resolution, painting the existing standing seam metal roof is a highly reversible action and as such is appropriate under the applicable design criteria. While the color of the building's roof will change, the overall form and design will remain consistent with the existing condition at the property. For additional information, please see the January 7, 2026, ARB work session staff report and the February 4, 2026, staff memorandum.

**Fiscal Impact:**

N/A

**Legal Impact:**

N/A

**Staff Recommendation/Next Steps:**

Staff recommend approval of the application in accordance with the conditioned draft resolution.

**Attachments:**

1. Resolution (Proposed)
2. Materials
3. Legal Ad

**TOWN OF HERNDON, VIRGINIA  
ARCHITECTURAL REVIEW BOARD**

**RESOLUTION**

**February 18, 2026**

**Resolution-** to approve alterations including recladding a portion of the existing shopping center in a new material at the commercial property located at 300 Elden Street, Herndon, Virginia, located on the north side of Elden Street between the intersections with Herndon Parkway and Jonquil Lane and further identified as Fairfax County Tax Map 0171 02 0025B1.

**BE IT RESOLVED** by the Architectural Review Board of the Town of Herndon, Virginia that:

The Architectural Review Board approves ARB #25-005, to permit alterations including recladding a portion of the existing shopping center in a new material at the commercial property located at 300 Elden Street, Herndon, Virginia, in substantial conformance with the information reviewed by the ARB at the February 18, 2026, public hearing and in alignment with the following findings:

1. Painting the existing standing seam metal roof with the specified paint is a highly reversible action and as such is appropriate.
2. Although EIFS is generally not appropriate in the Architectural Control District, due to its relatively low level of durability, it is appropriate in this application as a duplication of material that is already present on the building.



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





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300 Elden Street | 250267

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ARB review | 2026.01.22

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Looking East | AFTER



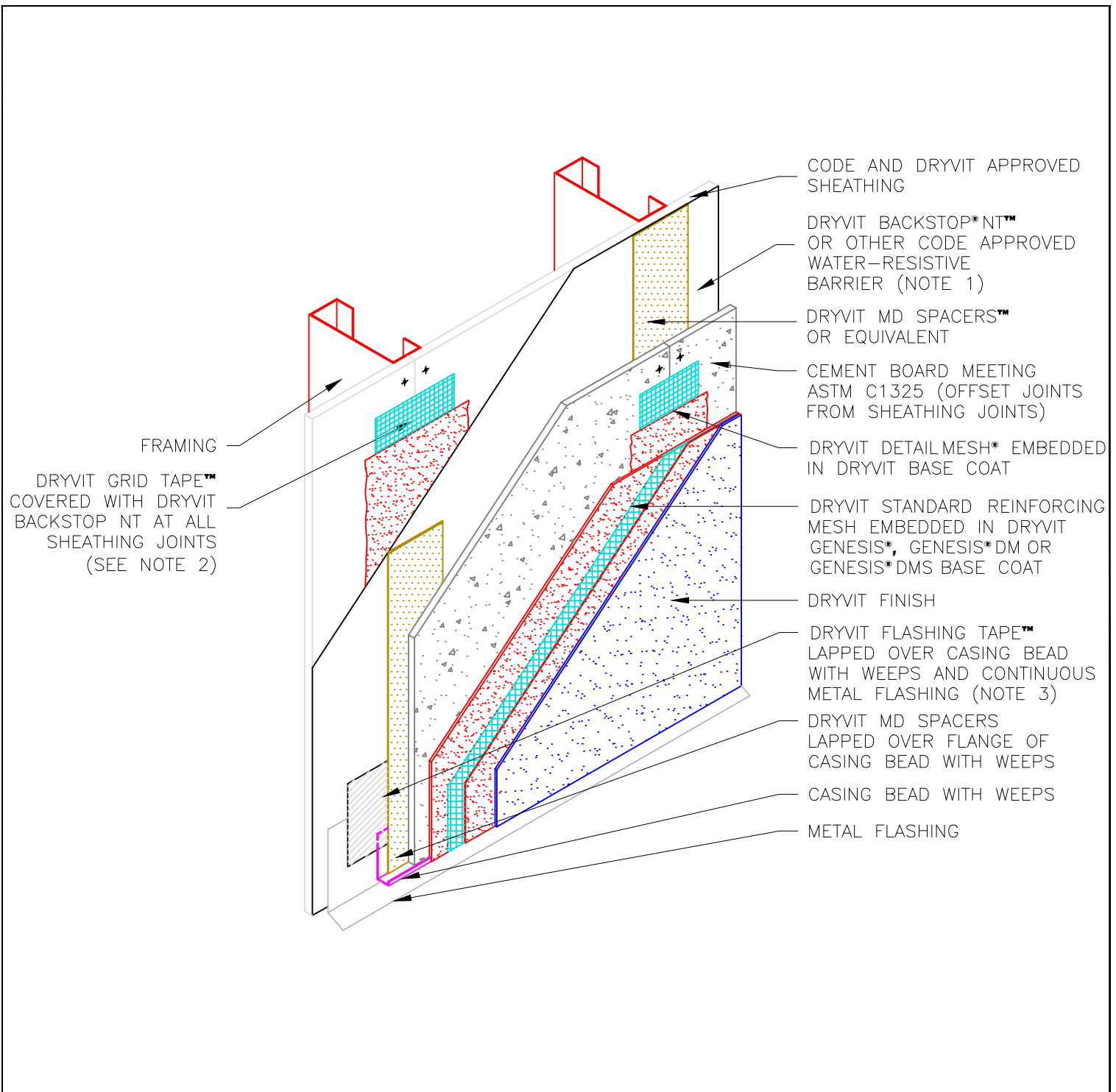
# **CEMENT BOARD MD FINISH SYSTEM™**



**DS191**

**An Exterior Finish System Applied Over Exterior Cement Board  
With A Water-Resistive Barrier And Moisture Drainage**

## **Cement Board MD Finish System Specifications**



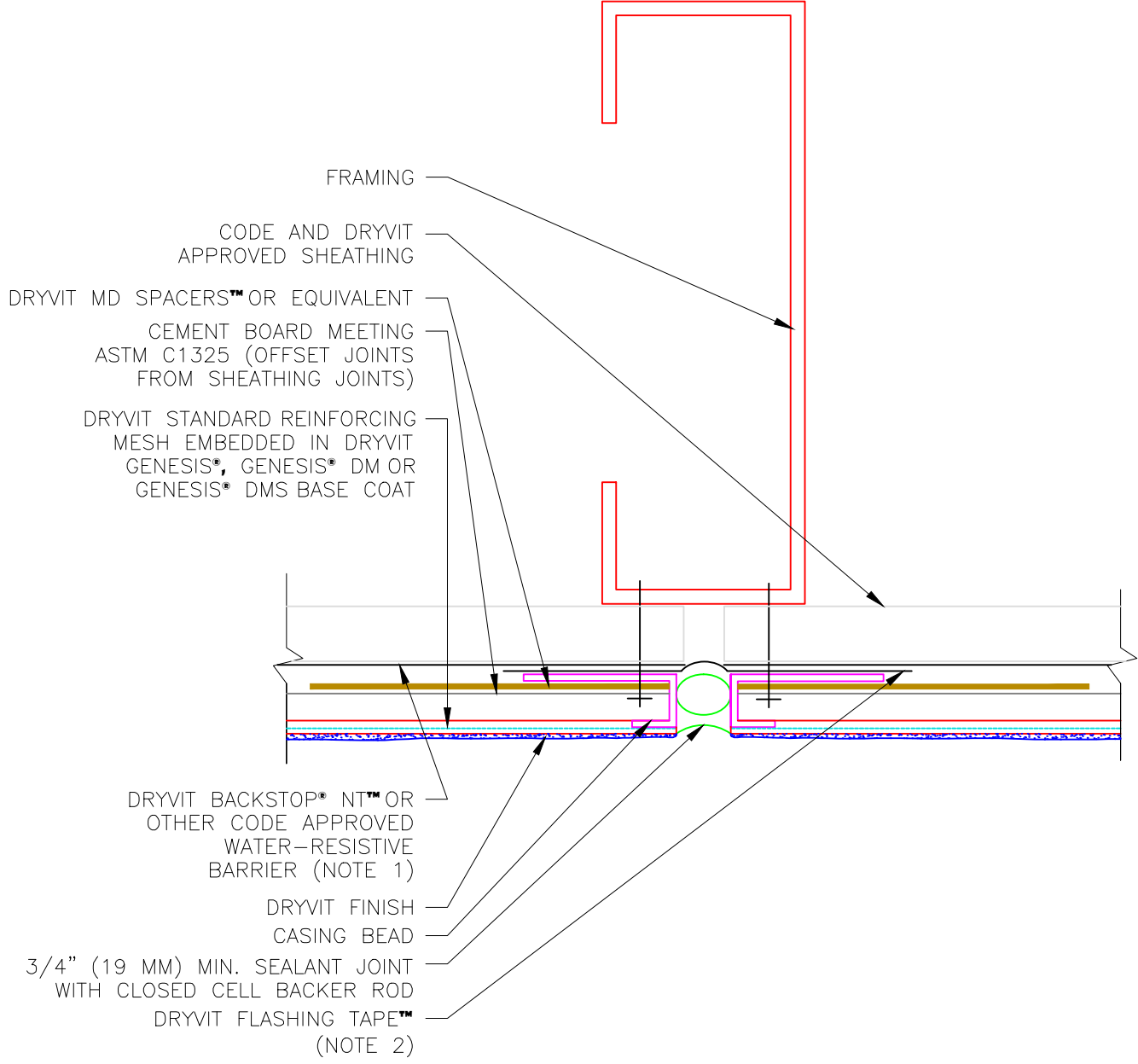
## Cement Board MD Finish System™

## System Layout

**NOTE:**

- 1: SHEET TYPE WATER-RESISTIVE MEMBRANES SHALL BE INSTALLED IN A WEATHER BOARD FASHION
- 2: DRYVIT GRID TAPE NOT REQUIRED WHEN SHEET TYPE WATER-RESISTIVE BARRIERS ARE SPECIFIED
- 3: DRYVIT AQUAFASH® SYSTEM MAY BE USED IN LIEU OF DRYVIT FLASHING TAPE WHEN DRYVIT BACKSTOP NT IS USED AS THE WATER-RESISTIVE BARRIER

The architecture, engineering, and design of the project using the Dryvit products is the responsibility of the project's design professional. All systems must comply with local building codes and standards. This detail is for general information and guidance only and Dryvit specifically disclaims any liability for the use of this detail and for the architecture, design, engineering or workmanship of any project. The project design professional determines, in its sole discretion, whether this detail or a functionally equivalent detail is best suited for the project. Use of a functionally equivalent detail does not violate Dryvit's warranty. This detail is subject to change without notice. Contact Dryvit to ensure you have the most recent version.



**Cement Board MD Finish System™ Vertical Control/Expansion Joint**

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The architecture, engineering, and design of the project using the Dryvit products is the responsibility of the project's design professional. All systems must comply with local building codes and standards. This detail is for general information and guidance only and Dryvit specifically disclaims any liability for the use of this detail and for the architecture, design, engineering or workmanship of any project. The project design professional determines, in its sole discretion, whether this detail or a functionally equivalent detail is best suited for the project. Use of a functionally equivalent detail does not violate Dryvit's warranty. This detail is subject to change without notice. Contact Dryvit to ensure you have the most recent version.



**SHERWIN  
WILLIAMS.**

# Bond-Plex®

## Waterbased Acrylic Coating

B71W00211 Extra White, B71T00204 Clear Tint Base, B71S00200 Aluminum

### CHARACTERISTICS

**Bond-Plex Waterbased Acrylic Coating** is a single component, waterborne acrylic, adhesion promoting coating formulated for direct application to pre-finished metal siding. Suitable for interior or exterior use.

**Features:**

- Outstanding adhesion
- Eliminates the use of a bonding primer over certain pre-finished siding or other hard, slick, glossy surfaces
- Outstanding application characteristics
- Suitable for use in USDA inspected facilities

**For use over properly prepared pre-finished siding:**

- Fluorocarbons (Kynar®)
- Polyester Polymers
- Silicone Polyesters

**Recommended For:**

- Light Industrial
- Pre-finished Siding
- Manufacturing Facilities, New Construction

**Finish:** 15-25 @ 85° Low Sheen  
Aluminum 70° @ 60° Gloss

**Color:** Many Colors

**Recommended Spreading Rate per coat:**

(Extra White B71W00211 (may vary by color))

Wet mils: 5.0-10.0  
Dry mils: 2.4-4.1  
Coverage: 160-328 sq. ft. per gallon  
Theoretical Coverage: 657 sq. ft. per gallon @ 1 mil dry

Approximate spreading rates are calculated on volume solids and do not include any application loss.

**Note:** Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.

**Drying Schedule @ 5.0 mils wet, @ 50% RH:**

Drying and recoat times are temperature, humidity, and film thickness dependent.

	@50°F	@77°F	@120°F
To touch	1.5 hours	45 minutes	20 minutes
Tack free	6 hours	4 hours	2 hours
To recoats	8 hours	4 hours	2 hours

**Tinting with CCE only:**

Base	oz. per gallon	Strength
Extra White	0-4	SherColor
Deep Base	10-12	SherColor

**Do Not Tint Aluminum**

**Extra White B71W00211**

(may vary by color)

**V.O.C. (less exempt solvents):**

less than 50 grams per litre; 0.42 lbs. per gallon

Aluminum 102 grams per litre; 0.85 lbs. per gallon

As per 40 CFR 59.406

**Volume Solids:** 39 ±2%

**Weight Solids:** 55 ±2%

**Weight per Gallon:** 10.90 lbs

**Flash Point:** N/A

**Vehicle Type:** Acrylic

**Shelf Life:** 36 months, unopened

Aluminum 12 months

### COMPLIANCE

As of 12/19/2022, Complies with:

<b>OTC</b>	Yes
<b>OTC Phase II</b>	Yes
<b>S.C.A.Q.M.D.</b>	Yes
<b>CARB</b>	Yes
<b>CARB SCM 2007</b>	Yes
<b>CARB SCM 2020</b>	Yes
<b>Canada</b>	Yes
<b>LEED® v4 &amp; v4.1 Emissions</b>	No
<b>LEED® v4 &amp; v4.1 V.O.C.</b>	Yes
<b>EPD-NSF® Certified</b>	No
<b>MIR-Manufacturer Inventory</b>	No
<b>MPI®</b>	No

### APPLICATION

**Temperature:**

minimum 50°F / 10°C  
maximum 120°F / 49°C

air, surface and material

At least 5°F above dew point

**Relative humidity:** 85% maximum

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

**Reducer:** Water

**Airless Spray:**

Pressure 2400 p.s.i.  
Hose 1/4-3/8 inch I.D.  
Tip .017-.019 inch  
Filter 60 mesh

**Conventional Spray:**

Gun Binks 95  
Fluid Nozzle 66  
Air Nozzle 63 PB  
Atomization Pressure 60 p.s.i.  
Fluid Pressure 25 p.s.i.

**Reduction:** As needed up to 10% by volume

**Brush:** Nylon-polyester

**Roller Cover:** 1/2 inch woven-small surfaces only

If specific application equipment is listed above, equivalent equipment may be substituted. Consult spray manufacturer for more information on equipment variations.

Apply paint at the recommended film thickness and spreading rate as indicated. Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance. Spreading rates are calculated on volume solids and do not include an application loss factor due to surface profile, roughness, or porosity of the surface, skill, and technique of the applicator, method of application, various surface irregularities, material loss during mixing, spillage, over thinning, climatic conditions, and excessive film build.

Mix paint thoroughly to a uniform consistency with slow speed power agitation prior to use.

Stripe coat crevices, welds, and sharp angles to prevent early failure in these areas. When using spray application, use 50% overlap with each pass of the gun to avoid holidays, bare areas, and pinholes. If necessary, cross spray at a right angle.

During the early stages of drying, the coating is sensitive to rain, dew, high humidity, and moisture condensation. Plan painting schedules to avoid these influences during the first 16-24 hours of curing.

### SPECIFICATIONS

**Pre-Finished Siding: Fluorocarbon, Silicone**

**Polyester, Polyester Polymers:**

1-2 coats Bond-Plex Waterbased Acrylic

**Previously Painted, Hard, Slick, Glossy Surfaces:**

1-2 coats Bond-Plex Waterbased Acrylic

**Pre-Finished Siding: Fluorocarbon, Silicone**

**Polyester, Polyester Polymers:**

1 coat Bond-Plex Waterbased Acrylic

1-2 coats of Acceptable topcoat

**Previously Painted, Hard, Slick, Glossy Surfaces:**

1 coat Bond-Plex Waterbased Acrylic

1-2 coats of Acceptable topcoat

**Acceptable Topcoats:**

Pro Industrial Acrylic  
Pro Industrial DTM Primer/Finish  
Pro Industrial Multi-Surface Acrylic  
Pro Industrial Waterbased Acrolon 100  
Pro Industrial Waterbased Alkyd Urethane Enamel  
Pro Industrial Pre-Catalyzed Waterbased Urethane

Always check compatibility of the previously painted surface with the new coating by applying a test patch of 2-3 square feet. Allow to dry thoroughly for 1 week before checking adhesion.

The systems listed above are representative of the product's use. Other systems may be appropriate.

# Bond-Plex®

## Waterbased Acrylic Coating

### SURFACE PREPARATION

**WARNING!** If you scrape, sand or remove old paint, you may release lead dust. LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE. Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting the National Lead Information Hotline at 1-800-424-LEAD or log on to [www.epa.gov/lead](http://www.epa.gov/lead).

When cleaning the surface per SSPC-SP1, use only an emulsifying industrial detergent, followed by a water rinse.

**Do not use hydrocarbon solvents for cleaning.**

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

#### **Pre-Finished Siding Fluorocarbon, Silicone Polyester, Polyester Polymers:**

Remove oil, grease, dirt, oxides, and other contaminants from the surface by cleaning per SSPC-SP1 or water blasting per NACE Standard RP-01-72 (caution: excessive blasting pressure may cause warping, use caution). Always check compatibility of the previously painted surface with the new coating by applying a test patch of 2-3 square feet. Allow to dry thoroughly for 1 week before checking adhesion.

#### **Previously Painted Surface:**

If in sound condition, clean the surface of all foreign material. Smooth, hard or glossy coatings and surfaces should be dulled by abrading the surface. Always check compatibility of the previously painted surface with the new coating by applying a test patch of 2-3 square feet. Allow to dry thoroughly for 1 week before checking adhesion. If adhesion is poor, additional abrasion of the surface and/or removal of the previous coating may be necessary. Retest surface for adhesion. If paint is peeling or badly weathered, clean surface to sound substrate and treat as a new surface as above. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

### SURFACE PREPARATION

#### **Mildew:**

Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

### PERFORMANCE

**B71W00211 Bond-Plex @ 4.0 mils D.F.T.**  
(unless otherwise noted)

#### **Abrasion Resistance:**

Method: ASTM D4060, CS17 Wheel, 1000 cycles, 1kg load  
Result: 90.03 mg loss

#### **Adhesion:**

Method: ASTM D4541  
Result: 1477 p.s.i.

#### **Corrosion Weathering\*:**

Method: ASTM D5894, 8 cycles  
Result: Rating 8.5 for rusting  
Rating 10 for blistering

#### **Direct Impact Resistance:**

Method: ASTM D2794  
Result: greater than 176 inch pound

#### **Dry Heat Resistance:**

Method: ASTM D2485  
Result: 200°F/93°C

#### **Flexibility:**

Method: ASTM D522, 180° bend, 1/4 inch mandrel  
Result: Pass

#### **Humidity Resistance:**

Method: ASTM D4585, 1443 hours  
Result: Rating 10 for rusting  
Rating 10 for blistering

#### **Pencil Hardness:**

Method: ASTM D3363  
Result: 1.5B

#### **Salt Fog Resistance\*:**

Method: ASTM B117, 274 hours  
Result: Rating 8 for rusting  
Rating 8D for blistering

\*1 coat Pro Industrial Pro-Cryl Primer  
1 coat Bond-Plex

### SAFETY PRECAUTIONS

Before using, carefully read **CAUTIONS** on label.

Refer to the Safety Data Sheets (SDS) before use.

#### **FOR PROFESSIONAL USE ONLY.**

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

### CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.

HOTW	12/19/2022	B71W00211	27	45
HOTW	12/19/2022	B71T00204	22	48
HOTW	12/19/2022	B71S00200	21	102

**Town of Herndon, Virginia**  
**Notice of Public Hearing**

Notice is hereby given that the **Architectural Review Board** (ARB) of the Town of Herndon, Virginia, will hold a public hearing on Wednesday, January 21, 2026, at 7:30 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon on the following items:

**APPLICATION FOR NEW CONSTRUCTION, ARB #25-004**, to consider an application for the erection of new playground equipment and other minor site improvements on the public property known as Harding Park, at 749 Van Buren Street, Herndon, Virginia, located in the southwest quadrant of the intersection of Jefferson Street and Van Buren Street. The subject property is further identified as Fairfax County Tax Map 0162 02 0240, is zoned RM, Residential Multi-Family, and consists of 20,969 square feet of land. Applicant: Zeljko Spasojevic, Town of Herndon. Owner: Town of Herndon.

**APPLICATION FOR ALTERATION TO AN EXISTING STRUCTURE, ARB #25-005**, to consider an application for alterations including recladding a portion of the existing shopping center in a new material at the commercial property located at 300 Elden Street, Herndon, Virginia, located on the north side of Elden Street between the intersections with Herndon Parkway and Jonquil Lane. The subject property is further identified as Fairfax County Tax Map 0171 02 0025B1, is zoned CS, Commercial Services District, and consists of 107,699 square feet of land. Applicant: David Bruhnke. Owner: Tom Donaldson.

**APPLICATION FOR NEW CONSTRUCTION, ARB #25-006**, to consider an application for the demolition and replacement of two existing dugouts, installation of a seat wall, and other minor site improvements on the public property known as Bready Park, at 814 Ferndale Avenue, Herndon, Virginia, located on the east side of Ferndale Avenue at the intersection with the Washington and Old Dominion Trail. The subject property is further identified as Fairfax County Tax Map 0104 02 0013, is zoned R-10, Residential Single-Family - 10 District, and consists of 11.7321 acres of land. Applicant: Zeljko Spasojevic, The Town of Herndon. Owner: The Town of Herndon.

The public is encouraged to participate in the town's public hearing process. Individuals having an interest in the above items are invited to attend the public hearing and state their opinions. Individuals may also submit comments to [hdrb.arb@herndon-va.gov](mailto:hdrb.arb@herndon-va.gov).

The proposed items are available for examination by the public at the Department of Community Development, 777 Lynn Street, Herndon, during normal business hours (Monday – Friday) and on the town's website [www.herndon-va.gov](http://www.herndon-va.gov).

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow for participation.

Amanda Morrow Kertz, Town Clerk

Note to Publisher:

Publish on January 2, 2026/January 9, 2026