



**HERNDON ARCHITECTURAL REVIEW BOARD
Work Session Minutes
Wednesday, October 1, 2025**

1. Call to Order

Chair Blaker-Glass called the October 1, 2025, Architectural Review Board work session to order at 9:04 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. Board Members in attendance: Tamim Chowdhury, Amy Oleinick, Vice Chair Melody Fetske, Chair Leslie Blaker-Glass.

Board Member Triston O'Savio was absent.

Staff present during the meeting: Lauri Sigler, Deputy Town Attorney; Bryce Perry, Deputy Director of Community Development; Angelina Jones, Lead Planner; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass determined there was a quorum with four Board Members present.

2. Public Hearings

- a. **APPLICATION FOR SIGNAGE, ARB #25-003, to consider an application for freestanding signage for the commercial property located near 139 Spring Street, Herndon, Virginia, on property established by Declaration of Sunset Business Condominium recorded in Deed Book 5876, page 13, among the Land Records of Fairfax County, Virginia.**

Chair Blaker-Glass opened the review of the public hearing items.

Vice Chair Fetske read a disclosure statement into the record, indicating that she has an ownership interest in, and that she is the Secretary of, Friends of Elden Street Players, LLC, owner of unit at 269 Sunset Business Park II Condominium located in the building identified as BLOCK C in the application. In addition, the Elden Street Players, Inc., dba NextStop Theatre Company, own unit 267 Sunset Business Park II Condominium in that same block, and she is currently the Board President. She is able to participate in the consideration of this item, fairly, objectively, and in the public interest.

Chair Blaker-Glass called on Angelina Jones, Lead Planner, for the staff report. Ms. Jones provided an overview of the staff report and presentation dated October 1, 2025. Ms. Jones stated that this is an application for freestanding signage for the commercial property located near 139 Spring Street. Staff is withholding a recommendation pending discussion by the Board.

There was discussion among the Board Members and staff about the guidelines for the design of the proposed sign.

Chair Blaker-Glass recognized the applicant for comments.

The applicant's representative, Jennifer Daniel, was present and provided brief comments.

There was discussion among the Board Members and staff on this item, including: (1) whether any renderings were available that show a future design of the property; (2) the anticipated timeline for the property redesign; (3) alternative color and material options that may meet the applicant's goals; (4) whether elements of the building could be incorporated into the sign; (5) including landscaping with the design; (6) clarification on the illumination of the proposed sign; and (7) if aluminum would be an acceptable material.

Ms. Jones stated that if the applicant is able to present a design that meets the uniform sign standards, the application could be approved administratively.

3. Comments

a. Comments from the Staff Members

No comments were offered.

b. Comments from the Board Members

No comments were offered.

4. **Adjournment**

There being no further business, and without objection, Chair Blaker-Glass adjourned the October 1, 2025, Architectural Review Board work session at 9:38 p.m.

Amanda E Monaw Kertz

Amanda E.M. Kertz

Town Clerk



Minutes approved by Architectural Review Board: January 21, 2026