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**HERNDON HISTORIC DISTRICT REVIEW BOARD  
Work Session Minutes  
Wednesday, March 6, 2024**

**1. Call to Order**

The Historic District Review Board met in work session on Wednesday, March 6, 2024, at 7:02 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Lauren Edmondson, Melody Fetske, Amy Oleinick, William Savage, Vice Chair Eric Boll, and Chair Leslie Blaker-Glass.

Staff present during the meeting: Lisa Gilleran, Director of Community Development; David Stromberg, Zoning Administrator; Tamsin Himes, Lead Planner; Lauri Sigler, Deputy Town Attorney; Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass called the meeting to order at 7:02 p.m. and stated that six members of the Historic District Review Board were present which constituted a quorum.

**2. Public Hearings**

**a. Application for Facade Modification, HDRB #24-001, to consider an application for a Certificate of Appropriateness for modifications to the front facade of the commercial property located at 722 and 724 Pine Street, Herndon, Virginia.**

Chair Blaker-Glass opened the work session and called on Ms. Himes for the staff presentation.

Ms. Himes delivered the staff report and staff presentation dated March 6, 2024, which are on file with the Department of Community Development. Ms. Himes stated that staff is withholding a recommendation pending discussion by the board. Staff will provide recommendations for conditions of approval, if the Board wishes.

There was discussion among the Historic District Review Board and staff on this

item, including:

- (1) Whether the paint sample was oyster white. Ms. Himes stated that staff does not have a physical sample of the paint, only images provided by the applicant.
- (2) Whether the exterior to Zeffirelli's is lime-washed. Ms. Himes stated that she believes that is correct.
- (3) Whether staff knows when the previous doors were removed. Ms. Himes stated that staff is unsure.
- (4) The need for maintenance to the exterior before any painting is done. Ms. Himes stated that staff would provide guidance to the applicant prior to any painting.
- (5) Whether there was an application approving the building being painted as shown in the 1987 image. Ms. Himes stated that that would have pre-dated the creation of the Historic District.
- (6) Whether the brick on the facade is historically relevant. Ms. Himes stated that the brick is historically relevant, and that paint from previous modifications can be seen on the brick.
- (6) Other buildings in the Historic District with painted facades. Ms. Himes stated that those buildings may have been painted prior to the creation of the Historic District.

Chair Blaker-Glass invited the applicant to provide comments.

The applicant Homeyra Darugar was present and provided comments.

There was discussion among the Historic District Review Board, staff, and the applicant on this item, including:

- (1) Whether the applicant is prepared to do other maintenance needed before painting. The applicant stated that they agreed.
- (2) How the applicant will treat the windows. The applicant stated that they will replace the wood with similar wood and paint the sills.
- (3) Whether the steps would be painted. The applicant said they steps would not be painted.
- (4) Whether the whole exterior or just the facade would be painted. The applicant stated that the plan was to just paint the facade.
- (5) The brick on the corner of the facade should also be painted. The applicant stated that they had no problem with that.
- (6) Whether the metal flashing would be painted white as well. The applicant stated that they would paint it black but was open to other suggestions from the board.
- (7) Clarification that the brick will not be sanded. The applicant stated that the brick will not be sanded.
- (8) The planned colors for the awning and lights. The applicant stated that those pieces and any trim would be black. Ms. Himes stated that if the Board decides to allow the applicant to paint the building, then it would be up to the applicant on what color to use. Board member Edmondson suggested keeping the windows white.

### **3. New Business**

#### **a. Discussion Item: 753 Grace Street New Build**

Chair Blaker-Glass opened the discussion and called on Ms. Himes for the staff presentation.

Ms. Himes delivered the staff memo and staff presentation dated March 6, 2024, which are on file with the Department of Community Development. Ms. Himes stated that given the orientation of the existing contributing structures, staff would strongly recommend that any new building be oriented to face Grace Street. Staff believes that requesting a reduction in setback will allow for added flexibility. Staff recommends that any new building use design variation, roof form, and architectural divisions to break up a long facade to integrate with historic structures.

There was discussion among the Historic District Review Board and staff on this item, including:

- (1) Requirements pertaining to location of the garage in relation to the house. Ms. Himes stated that the garage cannot come forward of the house.
- (2) Context of the siting with the adjacent homes. Ms. Himes stated that is something that staff can provide.
- (3) The massing.
- (4) Blending in with the neighborhood.

Chair Blaker-Glass invited the applicant to join the discussion.

The applicant Armin Ettehadi and his representative were present and provided comment.

There was discussion among the Historic District Review Board, staff, and the applicant on this item, including:

- (1) Whether the house should face Grace Street or Vine Street.
- (2) The possibility of the house being slightly L-shaped.
- (3) Considering a variation of roof lines, bay windows, and patios.
- (4) Importance of the design to be consistent with contributing buildings in the neighborhood.
- (5) Design possibilities for the garage rather than just a box. Ms. Sigler stated that zoning will need to be considered for certain design elements. Ms. Himes stated that the applicant could apply for a reduction in setback. Chair Blaker-Glass provided the applicant with a copy of the Herndon Historic District Guidelines.
- (6) Acceptable materials. The applicant asked if Hardiboard is an acceptable

material. Chair Blaker-Glass stated that Hardiboard is acceptable.

(7) Consideration for the types of windows.

(8) Whether the garage can be attached. Ms. Himes stated that the garage can be attached but cannot be front loaded.

(9) Acceptable style of architecture. Ms. Himes stated that the styles outlined in the Guidelines are suggestions.

(10) Additional meetings. Ms. Himes stated that an additional discussion may be a good idea. Ms. Gilleran stated that the applicant should come up with a foot print that is more acceptable to the Historic District and then the applicant could move forward with a site plan.

#### **4. Comments**

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

No comments were provided.

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

Chair Blaker-Glass stated that Board Member Anna Orlando resigned from the Historic District Review Board.

#### **5. Adjournment**

There being no further business, and without objection, the March 6, 2024, Historic District Review Board work session adjourned at 9:05 p.m.



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**Aaron Zoellick**  
**Clerk of Boards and Commissions**

Minutes approved by the Historic District Review Board: May 15, 2024.