



HISTORIC DISTRICT REVIEW BOARD REGULAR MEETING AGENDA

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

Wednesday, February 18, 2026 | 7:00 PM

- 1. Call to Order**
- 2. Approval of Minutes**
 - a. January 7, 2026, Historic District Review Board Work Session Minutes
 - b. January 21, 2026, Historic District Review Board Regular Meeting Minutes
 - c. February 4, 2026, Historic District Review Board Work Session Minutes
- 3. Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
 - c. Comments from the Public
- 4. Public Hearings**
 - a. APPLICATION FOR AN ADDITION, HDRB #26-001, 781 and 783 Station Street, Herndon, Virginia, to construct a rear addition to abutting commercial buildings
- 5. Adjournment**



**Historic District Review Board
Regular Meeting
Agenda Item 2.a.**

Agenda Item: January 7, 2026, Historic District 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, Historic District 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, Draft WS Minutes

HERNDON HISTORIC DISTRICT REVIEW BOARD
Work Session Minutes
Wednesday, January 7, 2026

1. Call to Order

Chair Blaker-Glass called the January 7, 2026, Historic District Review Board work session to order at 7:00 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Melody Fetske, Paul LeReche, Amy Oleinick, Vice Chair Lauren Edmondson, 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; Amanda Kertz, Town Clerk; and Becky Skillin, Deputy Town Clerk.

Chair Blaker-Glass determined there was a quorum of five Board Members present.

2. Public Hearings

a. Application for new Construction, HDRB #25-005

Chair Blaker-Glass opened discussion of the public hearing and recognized Angelina Jones, Planner, for the staff report. Ms. Jones presented an overview of the application for new construction, noting the history, architectural style, location, and associated structures, as well as the nature and history of the application. Ms. Jones also noted that the Board of Zoning Appeals (BZA) granted a variance to the address on December 18, 2025. Discussion at the BZA meeting included the siting of the accessory structure and the appropriateness of alternative materials.

Chair Blaker-Glass invited the applicant to forward for comments. Patricia Kelly, applicant, provided comments on her application. She highlighted some difficulty she experienced with zoning and process constraints.

Responding to the discussion, Ms. Jones stated that new ordinances related to accessory structures are currently in development. She indicated that she could amend the resolution to address sight constraints and the particular uniqueness of the location.

Board Member Fetske inquired about the setback.

Vice Chair Edmondson reviewed and clarified the status of the application, discussed the right-of-way and sight lines, and addressed the height of the fence to be installed.

Chair Blaker-Glass commented on the process and asked Board Members if they had reviewed the draft resolution, who confirmed they had reviewed the draft resolution.

b. Application for an Alteration, HDRB #25-011

Chair Blaker-Glass opened discussion of the public hearing and recognized Angelina Jones, Planner, for the staff report. Ms. Jones presented an overview of the application for an alteration. Ms. Jones showed historical photos of the façade and provided details from comparable applications related to the proposal. The staff analysis noted the current façade proposal is not symmetrical, and recommendations include design elements that maintain the building symmetry, alternative door recessing, and alternative materials for the door.

Chair Blaker-Glass invited the applicant forward for comments.

Michael Wijdoogen, MW Architects, applicant's agent, discussed the history of the application, the intent to return it to the original features, issues with yard debris and draftiness, and plans for millwork. He also presented updated design materials and stated that the brick entrance walkway will remain.

Board Member LeReche inquired about the intended window materials and asked about the window above the door.

Board Member Fetske asked about the width of the revised door, ADA compliance, and requested staff comment on the recessing of the door.

Vice Chair Edmondson asked the applicant about general plans, the transom finish, and offered alternative window material suggestions.

Chair Blaker-Glass asked whether the Board had location of the door issues.

Board Members indicated there were no impediments to the location of the door or the façade as proposed.

3. Comments

a. Comments from the Staff Members

Angelina Jones, Lead Planner, introduced Sofia Ielmini, an architecture student from the University of Virginia, who is serving as an intern and attending to observe local government. The intern discussed her experiences, and the Board made comments regarding mentorship, municipal services, and public meetings.

Ms. Jones reminded the Board of the annual fiscal year training requirements and reviewed the previous year's cases, including administrative review cases. She outlined the criteria used for administrative decisions intended to save Board time

and Town resources. Ms. Jones noted that Chair Blaker-Glass plans to meet with the Town Manager and Mayor LeBlanc. She further stated that the Historic District Review Board plays an important role in supporting the Town's historic preservation efforts.

Lauri Sigler, Deputy Town Attorney, reviewed the charter requirements for Historic District Review Board membership and updated the Board on the Town's efforts to recruit new members.

b. Comments from the Board Members

Board Members LeReche, Fetske, Oleinick and Vice Chair Edmondson had no comments.

Chair Blaker-Glass discussed possibilities for recruiting new members to the Boards and asked about amending the charter.

4. Adjournment

There being no further business, Chair Blaker-Glass adjourned the January 7, 2026, Historic District Review Board work session at 8:06 p.m.

Becky Skillin
Deputy Town Clerk

Minutes approved by Historic District Review Board : _____



**Historic District Review Board
Regular Meeting
Agenda Item 2.b.**

Agenda Item: January 21, 2026, Historic District Review Board Regular 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, Historic District Review Board Regular 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:

Recommend approval as presented.

Attachments:

1. January 21, 2026, HDRB Draft Minutes

HERNDON HISTORIC DISTRICT REVIEW BOARD
Regular Meeting Minutes
Wednesday, January 21, 2026

1. Call to Order

Chair Blaker-Glass called the Historic District Review Board Regular Meeting to order at 7:03 p.m. in the Herndon Council Chambers, 765 Lynn Street, Herndon, Virginia. Board Members in attendance: Tamim Chowdhury, Melody Fetske, Paul LeReche, Vice Chair Lauren Edmondson, and Chair Leslie Blaker-Glass.

Board Member Amy Oleinick was absent.

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

Chair Blaker-Glass determined there was a quorum with five members present.

2. Organizational Meeting

a. Election of Officers

Chair Blaker-Glass stated the first item of business was the election of the Chair and Vice Chair and the designation of the Secretary and the Parliamentarian for the 2026 term of the Historic District Review Board (HDRB).

Nomination and Vote
Chair of the HDRB

Chair Blaker-Glass called for nominations for the Chair of the HDRB. Board Member Fetske motioned to nominate Chair Blaker-Glass as Chair. Motion seconded by Board Member LeReche. The question was called on the motion, which was carried by a 4-0 roll call vote. Board Members Chowdhury, Fetske, LeReche, and Vice Chair Edmondson voted "Aye." Chair Blaker-Glass abstained. Board Member Oleinick was absent.

Nomination and Vote
Vice Chair of the HDRB

Chair Blaker-Glass called for nominations for Vice Chair. Board Member Fetske motioned to nominate Vice Chair Edmondson as Vice Chair. Motion seconded by Board Member Chowdhury. The question was called on the motion, which was carried by a 4-0 roll call vote. Board Members Chowdhury, Fetske, LeReche, and Chair Blaker-Glass voted "Aye." Vice Chair Edmondson abstained.

Board Member Oleinick was absent.

Vote to Designate
Secretary of the HDRB

Chair Blaker-Glass called for a motion to nominate the Town Clerk for Secretary. Board Member Fetske motioned to designate the Town Clerk as the Secretary. Motion seconded by Board Member Chowdhury. The question was called on the motion, which was carried by a 5-0 roll call vote. Board Members Chowdhury, Fetske, LeReche, Vice Chair Edmondson, and Chair Blaker-Glass voted "Aye." Board Member Oleinick was absent.

Vote to Designate
Parliamentarian of the HDRB

Chair Blaker-Glass called for a motion to nominate the Town Attorney as the Parliamentarian. Board Member Fetske motioned to designate the Town Attorney as the Parliamentarian. Motion seconded by Board Member Chowdhury. The question was called on the motion, which was carried by a 5-0 roll call vote. Board Members Chowdhury, Fetske, LeReche, Vice Chair Edmondson, and Chair Blaker-Glass voted "Aye." Board Member Oleinick was absent.

3. Approval of Minutes

- a. **October 1, 2025, Historic District Review Board Work Session Minutes**
- b. **October 15, 2025 Historic District Review Board Regular Meeting Minutes**
- c. **December 3, 2025, Historic District Review Board Work Session Minutes**

Board Member Fetske motioned to approve the October 1, 2025, and December 3, 2025, Historic District Review Board work session minutes and the October 15, 2025, Historic District Review Board regular meeting minutes. Motion seconded by Board Member Chowdhury. The question was called on the motion which was carried by a 5-0 roll call vote. Board Members Chowdhury, Fetske, LeReche, Vice Chair Edmondson, and Chair Blaker-Glass voted "Aye." Board Member Oleinick was absent.

4. Comments

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

Angelina Jones, Lead Planner, noted the Town is advertising an item for the Historic Review Board meeting the February meeting cycle.

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

No comments were offered.

c. Comments from Citizens

No members of the public were in attendance.

5. Public Hearings

a. APPLICATION FOR NEW CONSTRUCTION, HDRB #25-005, 106 Monroe Hill Court, Herndon, Virginia, to consider an application for a Certificate of Appropriateness to construct a new accessory structure

Certificates of Publication were filed from the Editor of the *Fairfax County Times* Newspapers, showing that notice of said public hearing items had been duly advertised in the January 2, 2026 and January 9, 2026 issues.

Chair Blaker-Glass opened the public hearing and recognized Angelina Jones, Lead Planner, for the staff report. Ms. Jones delivered the staff presentation dated January 21, 2026. She presented an overview of the application for new construction, noting: the history, architectural style, location, and associated structures, as well as the nature and history of the application. Ms. Jones also noted that the Board of Zoning Appeals granted a variance on December 18, 2025. Staff recommends approval of HDRB #25-005, in accordance with the draft resolution.

Chair Blaker-Glass invited the applicant to speak. Patricia Kelly, applicant, expressed gratitude for the Town's support during the application process.

There were no comments from the public or Board Members.

Board Member Fetske moved approval of HDRB #25-005 as presented, which included the conditions noted in the staff report and resolution. Board Member Chowdhury seconded. The question was called on the motion, which was carried by a 5-0 roll call vote. Board Members Chowdhury, Fetske, LeReche, Vice Chair Edmondson, and Chair Blaker-Glass voted "Aye." Board Member Oleinick was absent.

b. APPLICATION FOR AN ALTERATION, HDRB #25-011, 783 Station Street, Suite A, Herndon, Virginia, to consider a Certificate of Appropriateness to modify the front entrance of the building

Certificates of Publication were filed from the Editor of the *Fairfax County Times* Newspapers, showing that notice of said public hearing items had been duly advertised in the January 2, 2026, and January 9, 2026, issues.

Chair Blaker-Glass opened the public hearing and called on Angelina Jones, Lead Planner, for the staff presentation.

Ms. Jones delivered the staff report and staff presentation dated January 21, 2026, and stated the application is a contributing resource within the historic district, noted by its symmetry and transom. Updates to the application include a modified entrance with hardware, glass, and design details that are coordinated with staff.

Chair Blaker-Glass invited the applicant forward for comments.

Michael Wijdoogen, a representative of the applicant with MW Architects, made comments and requested flexibility in the door swing direction.

There were comments from the Historic District Review Board Members about the composition of the door and amending the resolution.

There was discussion among the Board Members, staff, and Mr. Wijdoogen, including: signage, components used in construction, and the door.

Staff recommended approval in accordance with the conditioned draft resolution, with an additional condition noting the door swing and egress to be administratively approved by staff.

There were no public comments concerning this application.

Board Member Fetske moved to approve HDRB #25-011, 783 Station Street, Suite A, Herndon, Virginia, a Certificate of Appropriateness to modify the front entrance of the building, with conditions, and adding condition F, that egress and door swing to be administratively approved by staff. Motion seconded by Board Member Chowdhury.

The question was called on the motion, which was carried by a 5-0 roll call vote. Board Members Chowdhury, Fetske, LeReche, Vice Chair Edmondson, and Chair Blaker-Glass voted "Aye." Board Member Oleinick was absent.

6. Adjournment

There being no further business, and without objection, Chair Blaker-Glass adjourned the January 21, 2026, Historic District Review Board Regular Meeting at 7:31 p.m.

Becky Skillin
Deputy Town Clerk

Minutes approved by the Historic District Review Board : _____

[Note: Approved resolutions and ordinances are on file in the Department of
Community Development.]

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**Historic District Review Board
Regular Meeting
Agenda Item 2.c.**

Agenda Item: February 4, 2026, Historic District 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, Historic District 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. February 4, 2026 HDRB Draft WS Minutes

HERNDON HISTORIC DISTRICT REVIEW BOARD
Work Session Minutes
Wednesday, February 4, 2026

1. Call to Order

Chair Blaker-Glass called the Historic District Review Board Work Session on Wednesday, February 4, 2026, to order at 7:04 p.m. in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. Board Members in attendance: Tamim Chowdhury, Melody Fetske, Amy Olenick (arrived at 7:20 p.m.), Paul LeReche, and Chair Leslie Blaker-Glass.

Vice Chair Lauren Edmondson was absent.

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

Chair Blaker-Glass determined there was a quorum with four members present when the meeting began.

2. Public Hearings

a. APPLICATION FOR AN ADDITION, HDRB #26-001, 781 and 783 Station Street, Herndon, Virginia, to construct a rear addition to abutting commercial buildings

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

Ms. Jones gave an overview of the property, noting additional details are available in the staff report for Application HDRB #26-001. The property received a notice of violation in October 2025 related to an expired temporary permit, and the current proposal was presented as part of efforts to resolve that violation. Staff reviewed the proposal, to include varied rooflines between the two buildings, the use of standing seam metal roofing over 781 Station Street, and an enclosed entrance connecting the structures. Staff referenced the rear addition at 841 Station Street as an example of how contemporary design can be applied to a historic building without compromising historic integrity.

Ms. Jones discussed concerns related to the proposed design, including the articulation of doors and windows, the lack of a clearly defined architectural style for the porch and enclosed entrance, and the compatibility of proposed materials such as brick, aluminum doors, plywood panels, and screening elements. Staff recommended further refinement of materials, detailing, and massing, including

reducing and lowering rooflines, clarifying enclosure details, and improving overall compatibility with the existing historic and post-modern additions constructed circa 2000. Staff noted that temporary screening is not subject to Historic District Review Board approval and withheld a formal recommendation pending board discussion.

Chair Blaker-Glass asked the Board for additional comments or questions for comments on the staff report. Board Members did not offer additional comments. Chair Blaker-Glass's comments included:

1. Compatibility of styles and materials to match post-modern design with the rest of the new addition.
2. Durability of plywood panels.
3. Guideline matrix for decision-making.
4. Massing.
5. Opaque entrance.
6. Environmental concerns: wind, water, and drainage.

Chair Blaker-Glass invited the applicant for comments. Michael Wijdoogen, MW Architects, applicant's agent, made comments including:

1. History of the property.
2. Intent of the opaque door design, latticework, and roof elevations.
3. Explanation of the expired permit.
4. Previous designs presented to the Board.
5. Panels and enclosure.
6. Canvas screening for three-season usage.

The applicant's assistant provided updated designs and materials that address previous staff recommendations, including:

1. Columns and how they interact with the wood panels in the designs.
2. Railings.
3. White anodized aluminum and Low-E, tinted glass.

Chair Blaker-Glass invited the Board for comments on what the applicant presented. Discussion included:

1. Column design.
2. Design preferences.
3. Need for a visual focal point.
4. Proportionality.
5. Roof elevations and slope.
6. Utilizing glass panels instead of plywood around the door to reduce the massing.

7. Matching the front design to the back.
8. Staircase and entrance accessibility.
9. Screening materials for environmental concerns and placemaking.

3. Comments

a. Comments from the Staff Members

Angelina Jones, Lead Planner, stated that there will be a tax credit workshop for contributing buildings within the Historic District offered on May 14, 2026, at 6:30 p.m. in the Herndon Council Chambers.

b. Comments from the Board Members

No comments were offered by the Board.

4. Adjournment

There being no further business, and without objection, Chair Blaker-Glass adjourned the February 4, 2026, Historic District Review Work Session at 8:17 p.m.

Becky Skillin
Deputy Town Clerk

Minutes approved by Historic District Review Board : _____

Agenda Item: APPLICATION FOR AN ADDITION, HDRB #26-001, 781 and 783 Station Street, Herndon, Virginia, to construct a rear addition to abutting commercial buildings

Meeting Date: February 18, 2026

Category: Public Hearings

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

Description:

Project Summary: This application proposes to build a rear addition (northwest) at 781 and 783 Station Street. The intended use of the addition is to provide additional outdoor seating for the associated business, Mile 20. The design includes two shed roofs clad in standing seam metal over the extant patios associated with both additions separated by a flat roof, and an enclosed entrance corresponding to the interior alley between the two buildings. The entrance would feature an aluminum door framed by painted wooden panel walls. The sides of the shed-roof awnings would be supported by wrapped, square columns and partially enclosed at the corners by painted wooden panels. For more information, please see the staff report, guidelines matrix, and applicant submitted materials from the February 4, 2026, work session.

Background/Timing Impact:

Work Session Discussion:

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

- The applicant brought hard copies of three revised design options to the work session partially responding to feedback found in the staff report. These incorporated additional columns around the central entrance to mirror this element from the shed roof structures on either side.
- The Board noted that the design felt unresolved and that the proportions still needed to be refined in all options provided.
- The Board also commented that the central entrance was too prominent a focal point in the design, due to the color, opacity, and overall scale.
- The applicant stated that they could make the frieze board thicker to break up the mass. Staff suggested that they bring down the height of the entrance to slightly below the two shed roof structures in addition to changing the dimensions of the frieze.
- The Board asked the applicant to propose materials for cladding other than plywood. They requested materials that were either textured or transparent and recommended the applicant look at aluminum composite panels. The applicant

agreed to explore other contemporary cladding materials and stated they would reduce the amount of paneling in the overall design to increase the transparency.

Updates Since Work Session:

- Following the February 4, 2026, HDRB work session, the applicant contacted staff asking if it was possible to continue their application to the March HDRB meeting cycle. The applicant made this request in order to allow time to address comments the Board provided during the work session.

Fiscal Impact:

N/A

Legal Impact:

N/A

Staff Recommendation/Next Steps:

Staff recommend continuance of the application to the March HDRB meeting cycle, as requested by the applicant.

Attachments:

1. Legal Ad

Town of Herndon, Virginia
Notice of Public Hearing

Notice is hereby given that the **Historic District Review Board** (HDRB) of the Town of Herndon, Virginia, will hold a public hearing on Wednesday, February 18, 2026, at 7:00 p.m. in the Herndon Council Chambers Building, located at 765 Lynn Street, Herndon on the following item:

APPLICATION FOR AN ADDITION, HDRB #26-001, to construct a rear addition to the commercial buildings at 781 and 783 Station Street, Herndon, Virginia, located on the northwest side of Station Street between the intersections with Pine Street and Lynn Street. The subject property is further identified as Fairfax County Tax Map 0162 02 0301D, is zoned PD-D Planned Development – Downtown District and consists of 5,904 square feet of land. Applicant: Michael Wijdoogen, MW Architects, LLC. Property Owner: James Building Development, LLC.

The public is encouraged to participate in the town’s public hearing process. Individuals having an interest in the above item are invited to attend the public hearing and state their opinions and may also submit comments to town.clerk@herndon-va.gov.

The proposed item is available for examination at the Department of Community Development, 777 Lynn Street, Herndon, during normal business hours (Monday – Friday) and available for review by the public on the town’s website 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 participation.

Amanda Morrow Kertz, Town Clerk

Note to Publisher:

Publish on January 30, 2026/February 6, 2026