

HERNDON HISTORIC DISTRICT REVIEW BOARD
Regular Meeting Minutes
Wednesday, March 18, 2026

1. Call to Order

Chair Blaker-Glass called the March 18, 2026, Historic District Review Board meeting to order at 7:00 PM in the Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Tamim Chowdhury, Melody Fetske, Paul LeReche, Amy Oleinick, Vice Chair Lauren Edmondson, and Chair Blaker-Glass.

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

Chair Blaker-Glass stated that six Historic District Review Board Members were present, which constituted a quorum.

2. Approval of Minutes

a. February 18, 2026, Historic District Review Board Regular Meeting Minutes

b. March 4, 2026, Historic District Review Board Work Session Minutes

Board Member Fetske moved to approve the February 18, 2026, Historic District Review Board Regular Meeting minutes and the March 4, 2026, Historic District Review Board Work Session minutes. Motion seconded by Board Member Oleinick. The question was called on the motion which was carried by a 6-0 roll call vote. Board Members Chowdhury, Fetske, LeReche, Oleinick, Vice Chair Edmondson, and Chair Blaker-Glass voted "Aye."

3. Comments

a. Comments from the Staff Members

Chair Blaker-Glass recognized staff members for comments. There were no comments for the record.

b. Comments from the Board Members

Chair Blaker-Glass recognized Board Members for comments. There were no comments for the record.

c. Comments from the Public

There were no comments from the public.

4. Public Hearings

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 February 27, 2026, and March 6, 2026, issues.

a. APPLICATION FOR AN ALTERATION, HDRB #26-002, 879 Station Street, Herndon, Virginia, to consider an application for a Certificate of Appropriateness to replace windows on the building located on the west side of Station Street, north of the intersection with Center Street

Before opening the public hearing, Chair Blaker-Glass disclosed a potential personal interest pursuant to §§ 2.2-3112(B)(3) and 2.2-3115 of the Code of Virginia in connection with Application for an Alteration, HDRB #26-002, 879 Station Street, Herndon, Virginia. Chair Blaker-Glass stated that she knows the applicant, Patricia Aston, professionally, and that they occasionally attend the same events or meetings, most recently at a business function in March 2025. Chair Blaker-Glass stated she was able to participate fairly, objectively, and in the public interest.

Chair Blaker-Glass recognized Angelina Jones, Lead Planner / Design & Development, to present HDRB #26-002, 879 Station Street, Herndon, Virginia, a Certificate of Appropriateness application to replace windows on the building located on the west side of Station Street, north of the intersection with Center Street. This case is a retroactive application in reference to the Notice of Violation (NOV) that was issued to the previous property owner for replacing the windows at 879 Station Street without a Certificate of Appropriateness (COA) in November 2025 (ZE25-00087).

Ms. Jones explained that since the work session, staff determined that the existing windows are aluminum-clad wood Pella Lifestyle windows with grilles-between-glass (GBG) in a six-over-six configuration, which is replacing the original wood windows in a two-over-two configuration. Staff noted that while aluminum-clad wood is an appropriate material under the Historic District Overlay (HDO) Guidelines, the GBG treatment and current configuration do not conform to the guideline requirements.

Ms. Jones summarized the March 4, 2026, work session discussion, noting that the Board considered several options to reduce visual impact. She further reported

that manufacturer options do not allow for exterior grille installation or sash replacement, and that any retrofit would require third-party solutions. The report stated that due to the mitered profile of the grilles and limited visibility from the public right-of-way, the GBGs are not readily discernible.

Ms. Jones stated that although the original windows were character-defining, the replacement windows do not significantly impact the building's integrity due to the vernacular style and limited visibility from the public right-of-way. She presented two options for consideration: allowing the existing windows to remain (Draft Resolution #1), or requiring partial modification (Draft Resolution #2). Both resolutions include conditions for future window replacements.

There was brief discussion among staff and the Board on this application, including discussion on mitered grille edges and aluminum-clad wood materials.

Chair Blaker-Glass invited the applicant forward for comments.

Ms. Patricia Aston, 897 Station Street, Herndon, Virginia, the applicant, stated that she bought the house without knowing that there was a violation issued to the previous owner. She commented on the value of living in a Historic District and expressed concern that adding exterior grilles to the windows would void the warranty. She also asked whether the Board had received public comments regarding the application. Chair Blaker-Glass stated that comments were entered into the record for Public Hearing item 4(a), Application for an Alteration, HDRB #26-002, 879 Station Street. The individual noted that she had no concerns with the windows as installed.

There was discussion among the Board, staff, and applicant on this item, including the timeline for the issuance of the window replacement and the Certificate of Appropriateness (COA) application process.

Chair Blaker-Glass invited any members of the public to address the Board.

1. Ellen Findley, 888 Ballou Street, Herndon, Virginia: stated she has no objections to the windows as currently in place and made comments regarding the previous owner's window replacement schedule.

Chair Blaker-Glass closed the public hearing and moved to the Board level for discussion and action.

Prior to the motion, the Board Members offered comments on the application, including:

1. Language included in Draft Resolution #1. Vice Chair Edmondson expressed concern about possible misinterpretation in the future under condition #4.
2. Consideration of edits to the draft resolutions, including adding clarifying language.
3. Discussion on considering retroactive applications.
4. Importance of informing prospective buyers about historic district requirements.

Angelina Jones, Lead Planner / Design & Development, provided comments on staff's recommendation to allow grilles-between-glass (GBG) in this instance was specific to the circumstances of this case. She explained that conditions included in the resolution serve as part of the record to document the rationale for the Board's decision.

Responding to Chair Blaker-Glass, Ms. Jones stated that while past decisions may inform future discussions, each application is reviewed independently, and that additional specificity in conditions does not modify the guidelines, which remain the basis for decision-making.

Vice Chair Fetske moved to approve the Application for an Alteration HDRB #26-002, 879 Station Street, in accordance with Draft Resolution #1, and with the following edits to Condition #6:

- If and when the current windows at the subject property are replaced, they must be replaced with windows that fully conform to the Historic District Overlay Design Guidelines. For the portion of the building dating to the historic district's period of significance, these must be in a two-over-two configuration **with external grilles**.

Board Member Oleinick seconded the motion. The question was called on the motion which was carried by a 6-0 roll call vote. Board Members Chowdhury, Fetske, LeReche, Oleinick, Vice Chair Edmondson, and Chair Blaker-Glass voted "Aye."

5. Adjournment

There being no further business, and without objection, Chair Blaker-Glass adjourned the March 18, 2026, Historic District Review Board Regular Meeting at 7:41 p.m.

Becky Skillin

**Becky Skillin
Deputy Town Clerk**



Minutes approved by the Historic District Review Board: April 15, 2026

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