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**HERNDON HISTORIC DISTRICT REVIEW BOARD**  
**Work Session Minutes**  
**Wednesday, May 1, 2024**

**1. Call to Order**

The Historic District Review Board met in work session on Wednesday, May 1, 2024, at 7:01 p.m. in the Town of Herndon Council Chambers Building, 765 Lynn Street, Herndon, Virginia. In attendance were: Board Members Melody Fetske, Paul LeReche, William Savage, Vice Chair Eric Boll, and Chair Leslie Blaker-Glass. Board Members Lauren Edmondson and Amy Oleinick were absent.

Staff present during the meeting: Tamsin Himes, Lead Planner; Lauri Sigler, Deputy Town Attorney; and Aaron Zoellick, Clerk of Boards and Commissions.

Chair Blaker-Glass called the meeting to order at 7:01 p.m. and stated that five members of the Historic District Review Board were present which constituted a quorum.

Chair Blaker-Glass welcomed Paul LeReche to the Historic District Review Board.

**2. Public Hearings**

**a. HDRB #24-002 Grace Street Setback Reduction**

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 May 1, 2024, which are on file with the Department of Community Development. Ms. Himes stated that staff is recommending approval of HDRB #24-002 in accordance with the proposed resolution.

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

- (1) Consideration of the proposed porch and its impact on the setback reduction. Whether separate setbacks can be approved for the main structure and the porch.
- (2) Clarification on the Board's ability to approve reductions for the secondary

front.

(3) Clarification on the allowance for a 10% height difference compared to adjacent properties.

(4) Clarification on where the applicant would be allowed to build the proposed garage.

(5) The need to show the entrance and stairs on future designs.

(6) Clarification on whether the proposed home will have a basement.

(7) Clarification on the applicant's ability to request an amendment to the setback, if necessary.

(8) Concern about the proposed massing, height, architectural style, and design of the home in comparison to surrounding properties.

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

The property owner Mujtaba Mujahid was present and provided comments.

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

(1) Clarification on whether the proposed home would have a basement.

(2) Clarification on the number of stories of the proposed home.

(3) The importance of any architect for the proposed home being familiar with the HDRB guidelines.

(4) The importance of the architectural style selected informing all aspects of the design.

Ms. Himes stated that staff needs an updated plat for the application to move forward at the regular meeting.

Ms. Sigler provided additional clarification on updating the application to accommodate for the porch.

### **3. Comments**

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

Staff welcomed Mr. LeReche to the Historic District Review Board.

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

Board members welcomed Mr. LeReche to the Historic District Review Board.

### **4. Adjournment**

There being no further business, and without objection, the May 1, 2024, Historic District Review Board work session adjourned at 8:16 p.m.

A handwritten signature in black ink that reads "Aaron Zoellick". The script is fluid and cursive, with the first name "Aaron" and last name "Zoellick" clearly distinguishable.

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

Minutes approved by the Historic District Review Board: June 26, 2024