



HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA

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

Wednesday, December 3, 2025 | 7:00 PM

- 1. Call to Order**
- 2. New Business**
 - a. Discussion Item - 781 & 783 Station Street, Rear Addition
- 3. Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
- 4. Adjournment**

Agenda Item: Discussion Item - 781 & 783 Station Street, Rear Addition

Meeting Date: December 3, 2025

Category: New Business

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

Description:

The applicant has requested the board discuss a proposal 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. These properties are contributing to the historic district and have extant rear additions that post-date the period of significance. There are two options provided in the proposed conceptual designs. The first would introduce a shed roof awning over the existing patio of the circa 2000 rear additions. The second also includes the addition of a shed roof and would enclose the patio of 783 Station Street and the entrance to the alley between the two buildings. For additional information, please see the attached staff memo.

Background:

See the attached staff memo for pertinent case history.

Fiscal Impact:

N/A

Staff Recommendation/Next Steps:

N/A

Attachments:

1. Staff Memo
2. Materials

MEMORANDUM

To: Chair Blaker-Glass and Members of the Historic District Review Board (HDRB)

From: Angelina R. Jones, Lead Planner / Design & Development

Date: December 3, 2025

Subject: Discussion Item, 781 & 783 Station Street, Rear Addition

Background:

The applicant has requested the board discuss a proposal 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. These properties are contributing to the historic district and have extant rear additions that post-date the period of significance (see the excerpts from the Historic District Architectural Survey included with case materials for more information). There are two options provided in the proposed conceptual designs. The first would introduce a shed roof awning over the existing patio of the circa 2000 rear additions. The second also includes the addition of a shed roof and would enclose the patio of 783 Station Street and the entrance to the alley between the two buildings. The enclosure appears to consist of a storefront framing and glass system. Further information related to the intended materiality of this enclosure should be discussed during the December 3 work session. Note that the proposed location is visible from the Lynn Street right-of-way, therefore modifications to this area require review from the full HDRB rather than an administrative review by staff.

Pertinent Case History:

The HDRB (formerly Heritage Preservation Review Board) heard a related discussion item at its May 16, 2018, work session. During this meeting the board discussed a proposed addition of an overhead structure and roofing to cover the patios at 781 and 783 Station Street. Staff provided the following comments in the memo accompanying this discussion item:

- Staff advised the board to consider the period of significance for the Historic District, the proposed roof forms and materials, compatibility of the proposed architectural elements and roof structure, and the relationship of the proposed structure to the two impacted buildings and other adjacent properties.
- Staff expressed concern that the style of the proposed structure was unable to relate to the different architectural styles of the two associated buildings (781 & 783 Station Street), the potential for the project to negatively impact the integrity of the associated contributing buildings, the visual compatibility of the addition with a proposed alleyway enclosure, and that the addition as proposed would overwhelm the rear elevations of the associated buildings.

Since the HDRB heard this discussion item, the property owner constructed an unpermitted structure on the rear patio of the subject property. The Town of Herndon issued a notice of violation to the property owner for the unpermitted structure in October 2025 (ZE25-00065). The conceptual designs provided for discussion at the HDRB's December 3, 2025, work session is part of a process to resolve the cited violation.

Previous cases heard by this board related to the subject property and pertinent to the design proposed under this discussion item include:

- HPRB #11-07: This application proposed multiple alterations to the building at 781 Station Street (also known as the James Building) including the construction of a shed-roofed canopy structure over the second-floor rear balcony and addition of 45-degree wooden lattice to enclose the balcony area. The canopy structure is extant as of November 2025, but the lattice is not.
- HPRB #18-09: The board approved the enclosure of the interior alley space between the buildings located at 781 and 783 Station Street.
- HPRB #20-006: The board approved the installation of an overhead roof structure over the entrance to the alley between the commercial buildings at 781 and 783 Station Street.
- HDRB #23-015: This was an application to enclose the patio/balcony on the front elevation of 781 Station Street. This case was withdrawn.

The board should also consider the rear addition at 841 Station Street (The Closet), approved under HPRB #19-20 (Figure 1). While no two properties within the Historic District are alike and therefore previous cases at other properties do not set precedent, this design is a useful reference when considering a rear addition to a commercial property that is of a distinctly different architectural style to the associated building. This project demonstrates that sensitively designed contemporary additions may be added to contributing buildings without diminishing the integrity of the historic portion of the building (i.e. the portion of the building that dates to the historic district's period of significance).

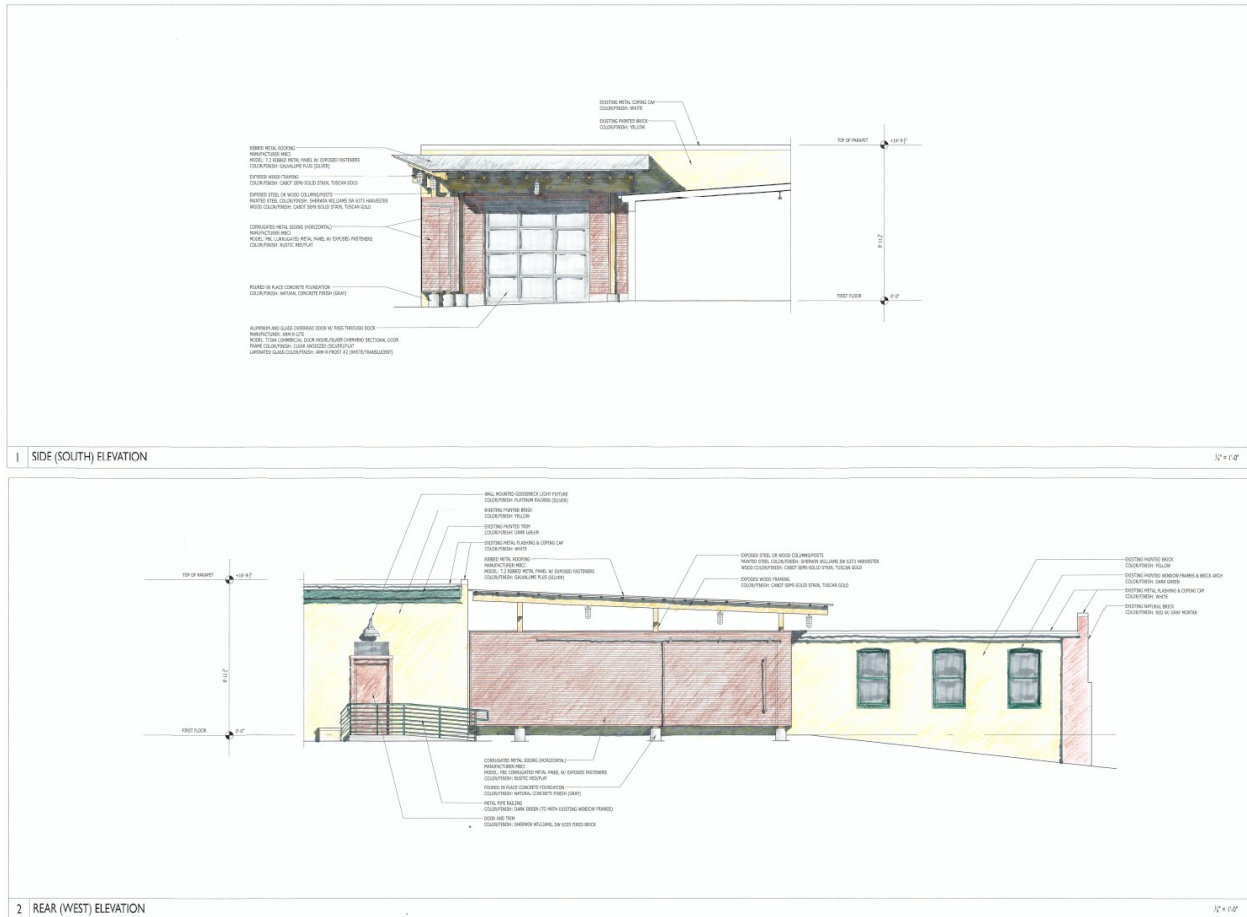


Figure 1 South and west elevation drawings for the rear addition at 841 Station Street approved under HPRB #19-20.

Staff Analysis:

Historic District Overlay Guidelines:

The Herndon *Historic District Overlay Guidelines* stipulate detailed recommendations for sensitive additions to contributing structures. The analysis included in this staff memo includes only guidelines pertinent to the two design options included in the materials submitted for discussion at the December 3 HDRB work session. Staff will include a detailed HDO Guideline Matrix and analysis of how the proposal conforms to requirements in the Zoning Ordinance (Section 78-60.3(f)(1) - Standards for Alterations) when this proposal is brought to the HDRB as a full case.

The proposed alteration will impact additions to two contributing buildings. The additions post-date the period of significance for the Herndon Historic District. Therefore, the project will not result in the loss of historic material. Furthermore, both conceptual

designs (Option 1 and Option 2) will not be visible along Station Street and are sufficiently subordinate to the historic buildings.

The overall style of the proposed alteration is industrial in nature and is therefore differentiated stylistically from the historic commercial buildings, 781 Station Street features vernacular art deco elements and 783 Station Street is of an overall neoclassical design. However, the question of whether the proposed design is compatible with the extant building architecture must be considered by the HDRB during the December 3 discussion. The extant circa 2000 rear additions on the buildings are of a postmodern design. The applicant should consider the design and materiality of this existing addition in the architectural elements of the proposed modification, namely columns, roofing, and enclosure materials (in the case of Option 2). The additional structure on the patio should serve to stylistically convey the separation between 781 and 783 Station Street as these are two separate buildings with differing dates of construction and architectural styles.

The glass enclosure proposed in Option 2 needs to be further resolved prior to submission of this proposal as a full HDRB case. The current proposal does not account for the existing context of the rear additions and enclosed alley of the subject properties. Staff recommend the applicant explore options for enclosing the proposed structure that are sensitive to the adjacent brick, postmodern addition. This could include complementary cladding and appropriately articulated windows and entry door.

Additional items needed for submission of formal HDRB application:

- Letter detailing all proposed modifications
- High resolution photographs of the subject property
- Aerial imagery annotated with location of proposed improvements
- Scaled plat showing the proposed modification in relation to existing improvements
- To-scale plan showing proposed modification
 - o The plan should depict the property without the unpermitted temporary structure
- To-scale colored, illustrative perspective renderings
- To-scale conceptual line elevation drawings with material labels of the proposed alteration
 - o The elevation should depict the property without the unpermitted temporary structure
 - o These should include details as needed to understand the articulation of fenestration

- List of all proposed exterior materials
- Catalog product sheets for proposed exterior materials
- The board may also ask for material samples of exterior elements if needed to fully evaluate the proposed design

Conclusion:

The HDRB should discuss the following during the December 3, 2025, work session to guide the applicant as they refine their application for a full HDRB case:

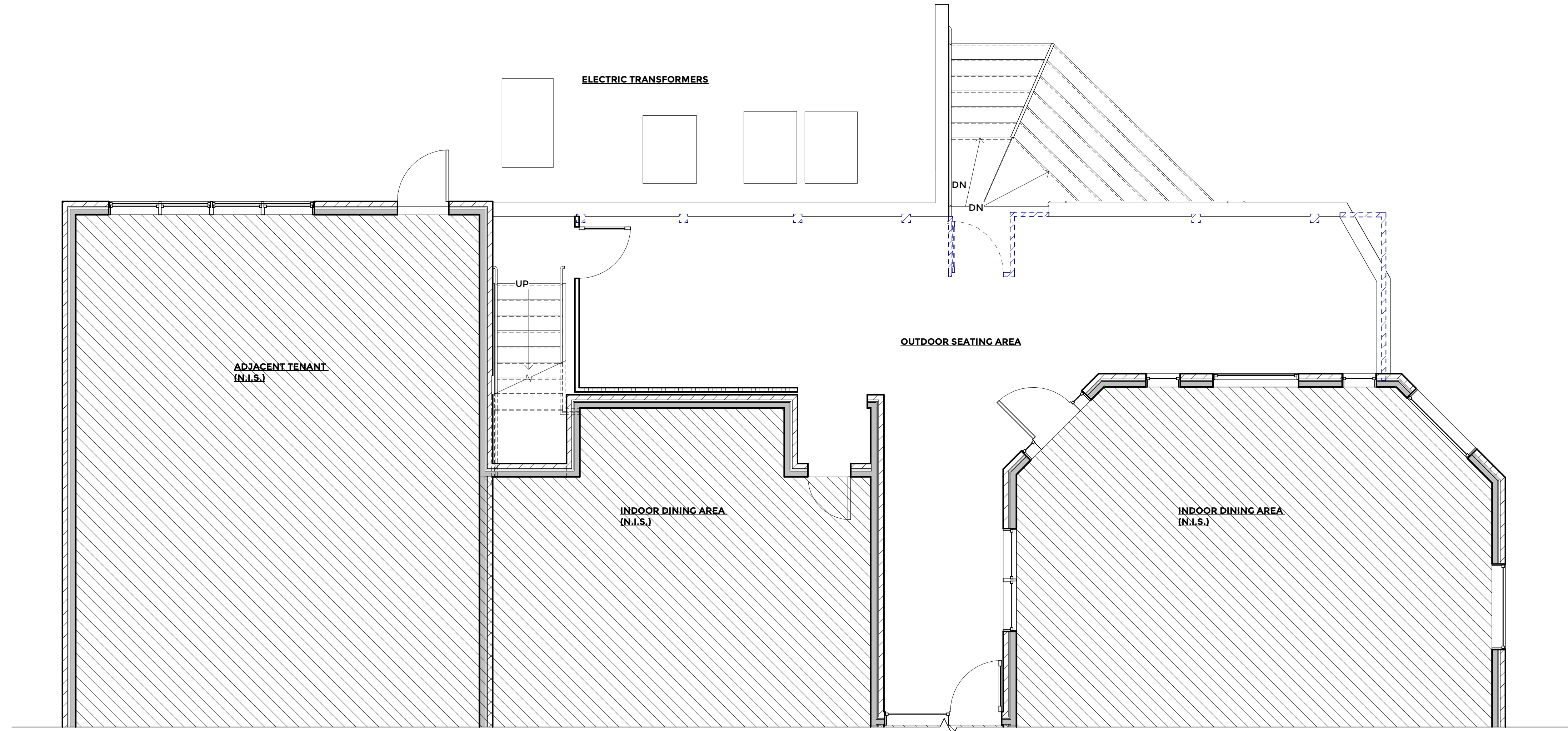
- Proposed materiality of the structure, roofing material, and the enclosure in the case of Option 2.
- Compatibility of both Options 1 and 2 with the existing contributing buildings and the adjacent additions that postdate the district's period of significance.
- Appropriate enclosure detailing for Option 2.

WALL LEGEND

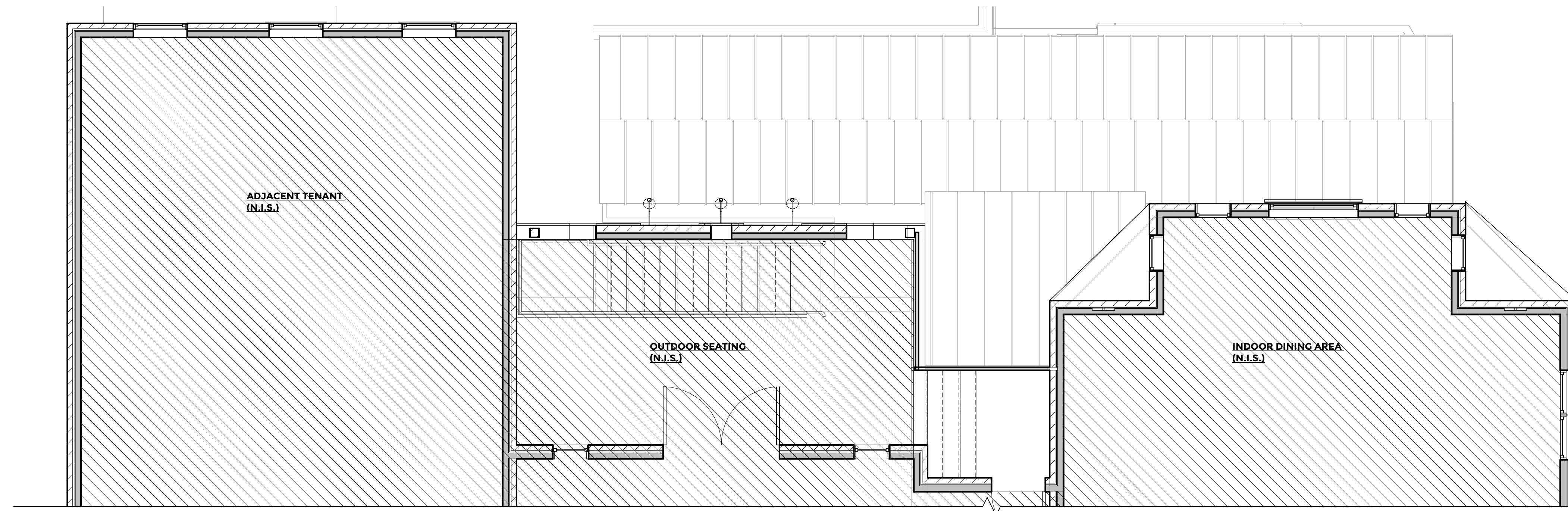
- PROPOSED WALLS
- EXISTING WALLS
- DEMOLISHED WALLS
- EXISTING DEMISING WALLS BY OTHERS
- ADA CLEARANCE



NOTE: THE INFORMATION REGARDING THE EXISTING CONSTRUCTION WAS OBTAINED BY FIELD INVESTIGATION. ALL INFORMATION SPECIFYING EXISTING CONDITIONS MUST BE VERIFIED BY THE GENERAL CONTRACTOR. IF EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THE DRAWINGS, THE GENERAL CONTRACTOR SHALL CONTACT THE ARCHITECT/DESIGNER ON RECORD.



① EXISTING FIRST FLOOR
1/4" = 1'-0"



② EXISTING SECOND FLOOR
1/4" = 1'-0"

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MILE 20

781 STATION ST.,
HERNDON, VA, 20170


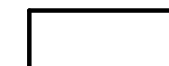



PROJECT NUMBER:	25.237
DATE:	10/31/25
DRAWN BY:	MS
CHECKED BY:	MSW

REVISIONS:	
Review Set: 1/11/2025	

SEAL:

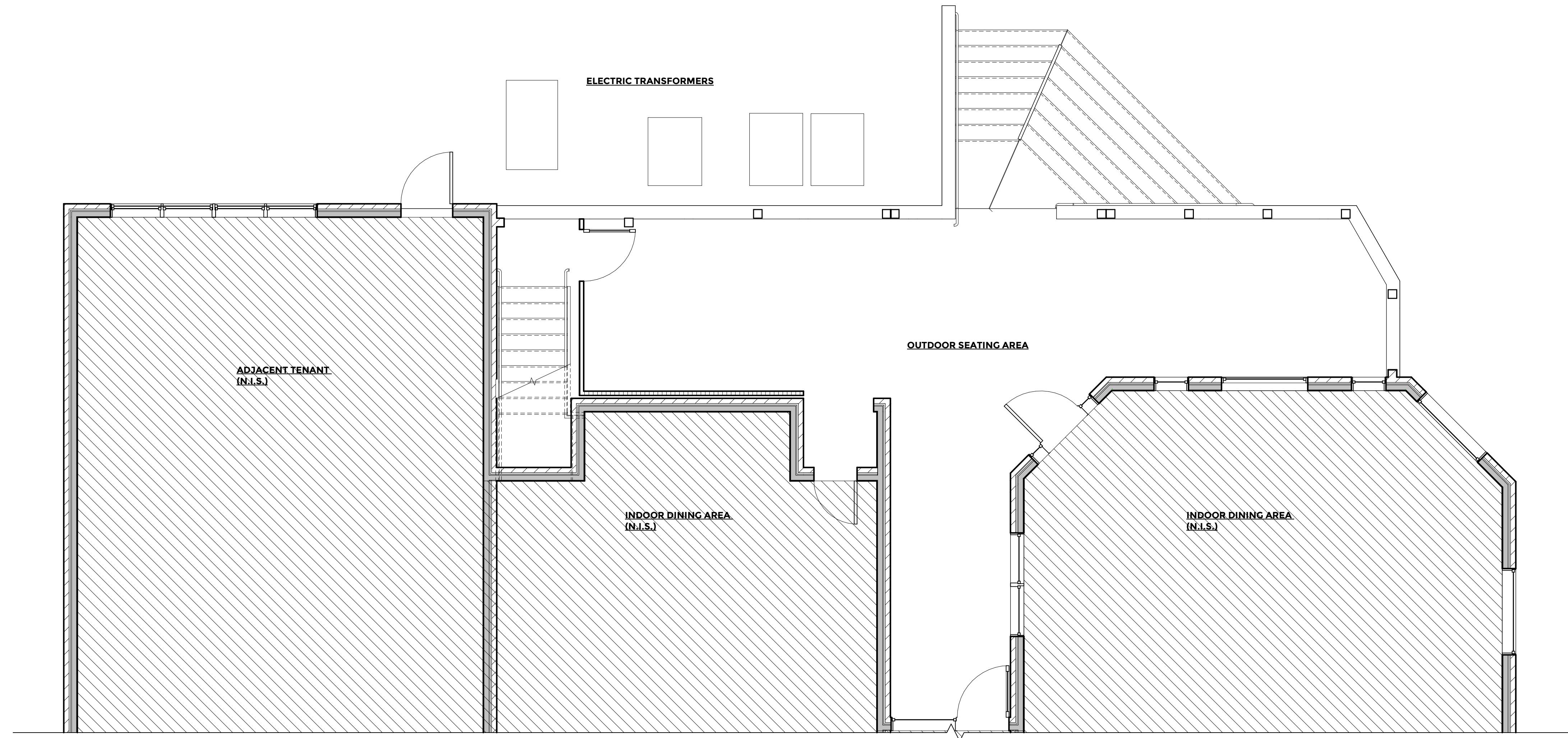
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SHEET TITLE:	EXISTING BUILDING PLAN
SHEET NUMBER:	A1.0

WALL LEGEND

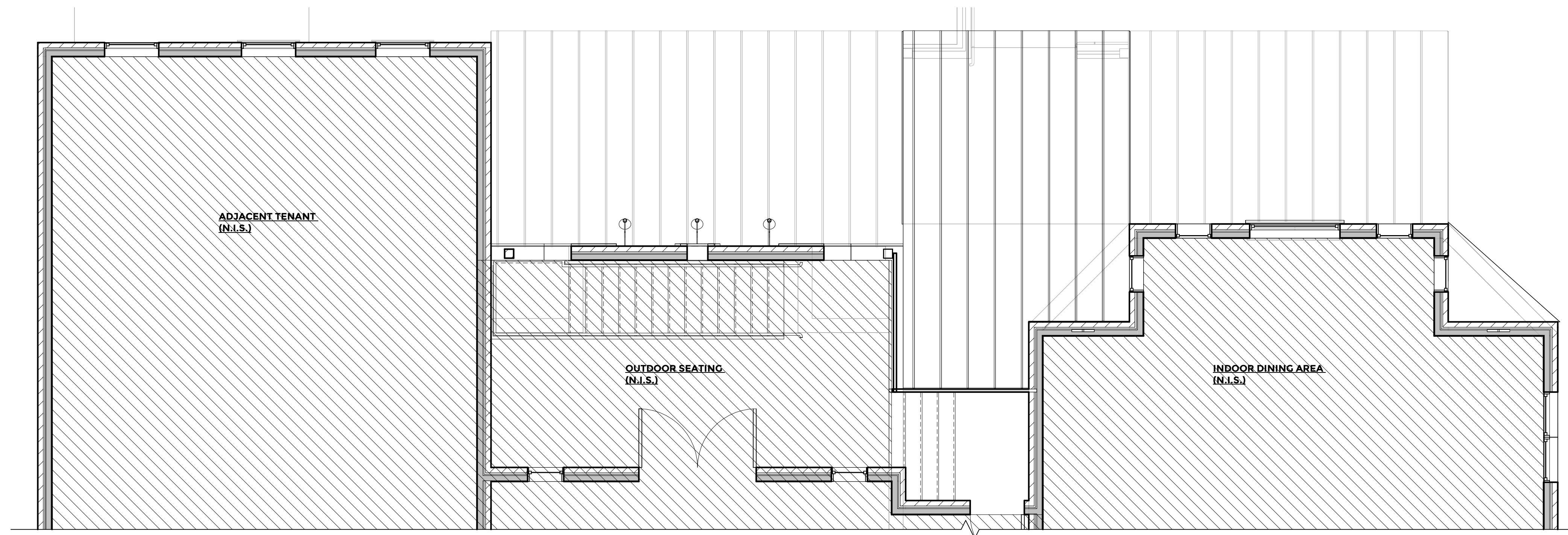
-  PROPOSED WALLS
-  EXISTING WALLS
-  DEMOLISHED WALLS
-  EXISTING DEMISING WALLS BY OTHERS
-  ADA CLEARANCE

EXISTING PROPOSED

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① PROPOSED FIRST FLOOR_OPT.1
1/4" = 1'-0"



② PROPOSED SECOND FLOOR_OPT.1
1/4" = 1'-0"

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REVISIONS:	
Review Set:	1/11/2025

SEAL:

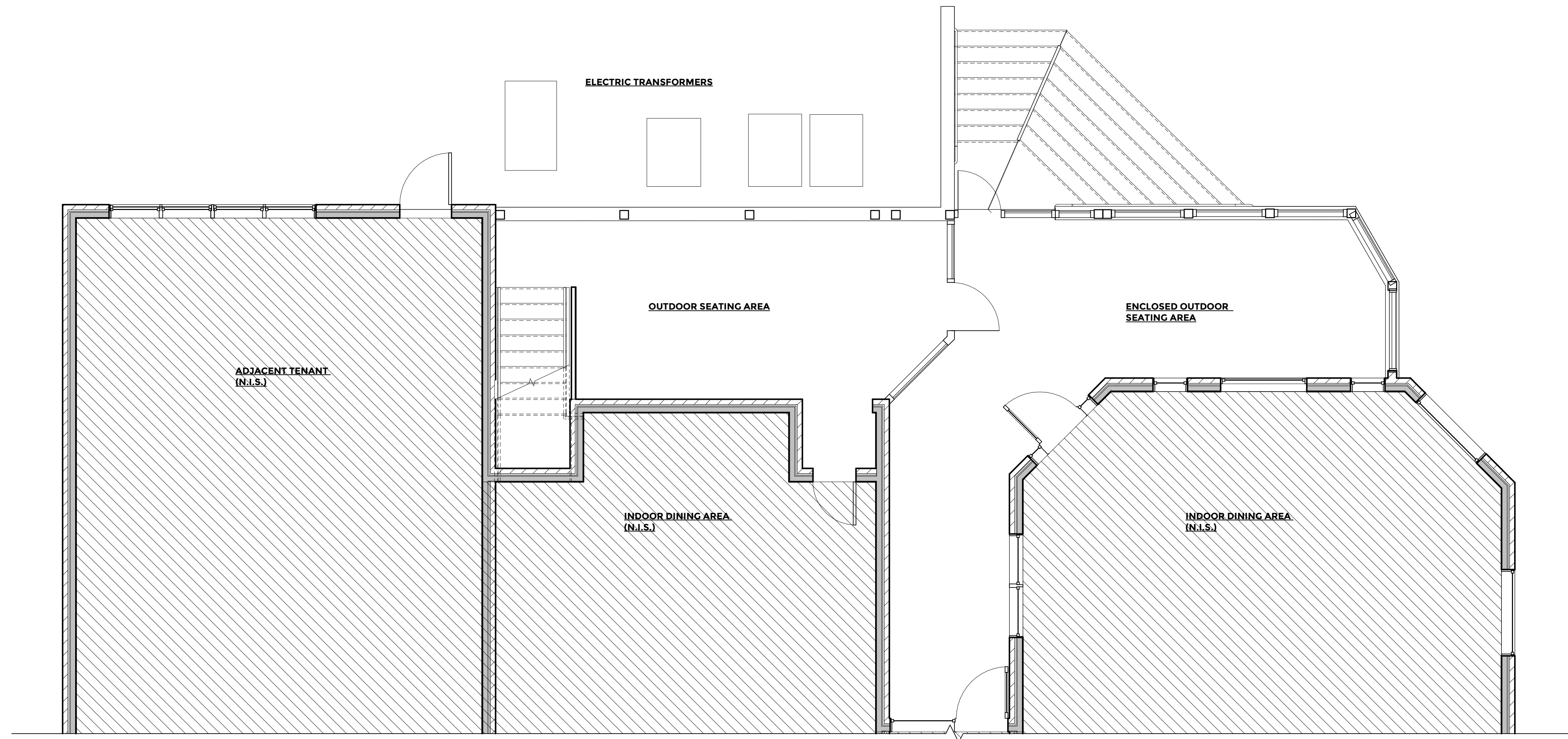
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SHEET TITLE:	PROPOSED PLANS OPT.1
SHEET NUMBER:	A1.1

WALL LEGEND

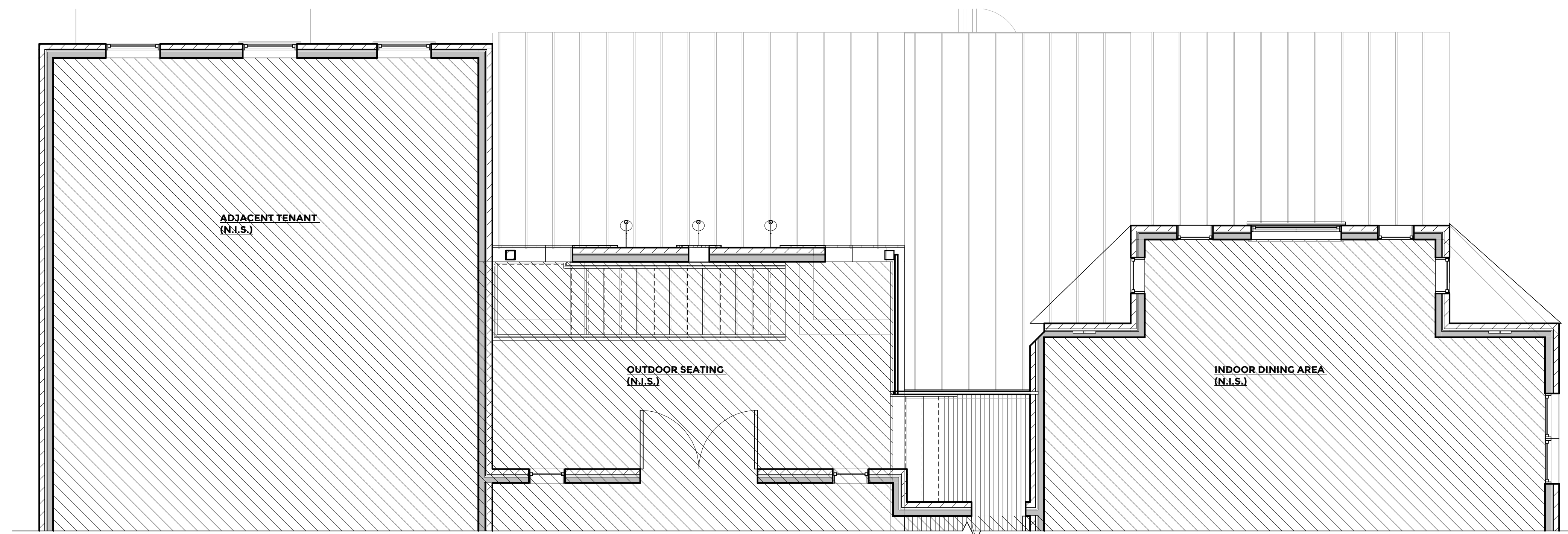
- PROPOSED WALLS
- EXISTING WALLS
- DEMOLISHED WALLS
- EXISTING DEMISING WALLS BY OTHERS
- ADA CLEARANCE



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1 PROPOSED FIRST FLOOR_OPT.2
1/4" = 1'-0"



2 PROPOSED SECOND FLOOR_OPT.2
1/4" = 1'-0"

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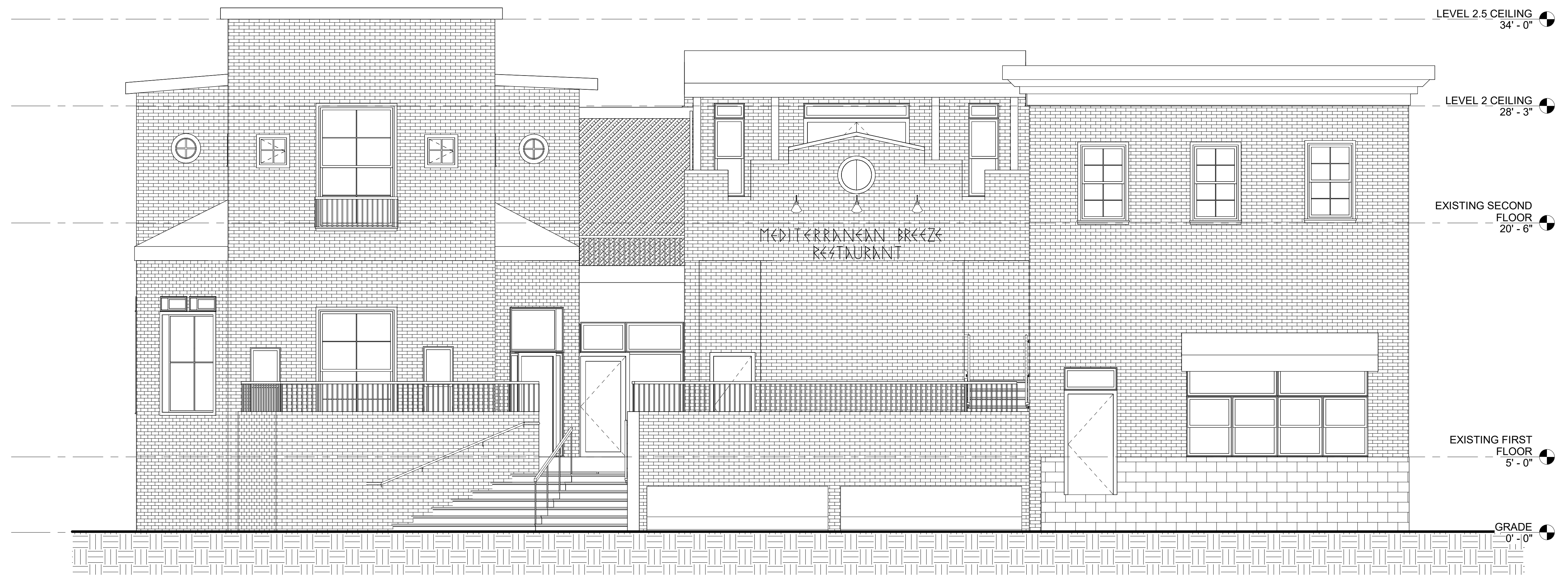
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PROJECT NUMBER:	25.237
DATE:	10/31/25
DRAWN BY:	MS
CHECKED BY:	MSW

REVISIONS:	
Review Set: 1/11/2025	

SEAL:

SCALE:	As indicated
SHEET TITLE:	PROPOSED PLANS OPT.2
SHEET NUMBER:	A1.2



① EXISTING REAR ELEVATION WITHOUT CANOPY
1/4" = 1'-0"

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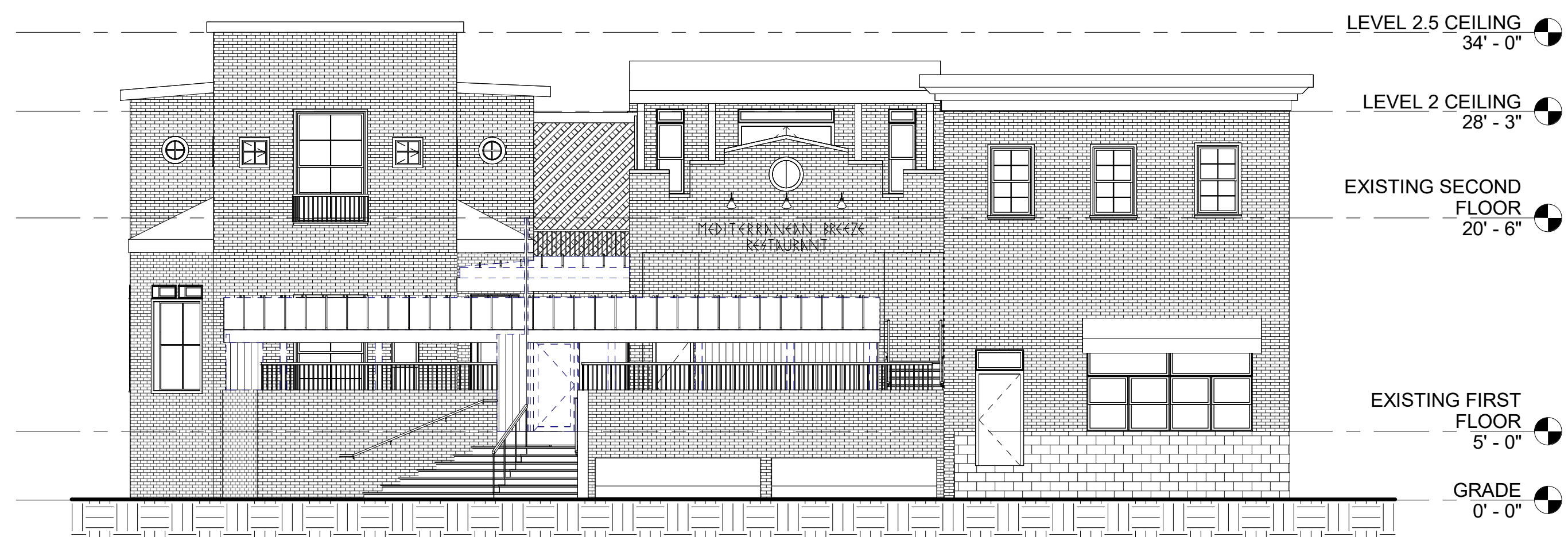
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PROJECT NUMBER:	25.237
DATE:	10/31/25
DRAWN BY:	MS
CHECKED BY:	MSW

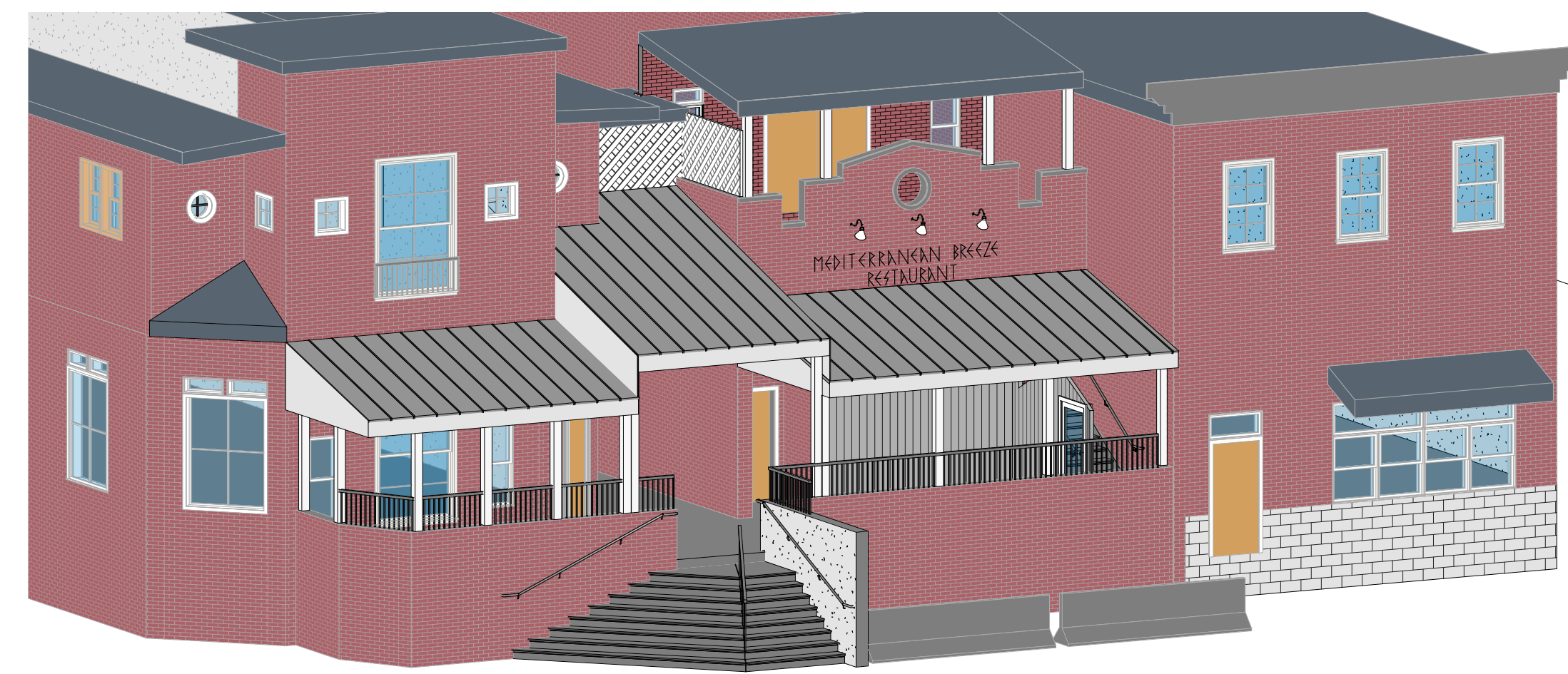
REVISIONS:	
Review Set: 1/11/2025	

SEAL:

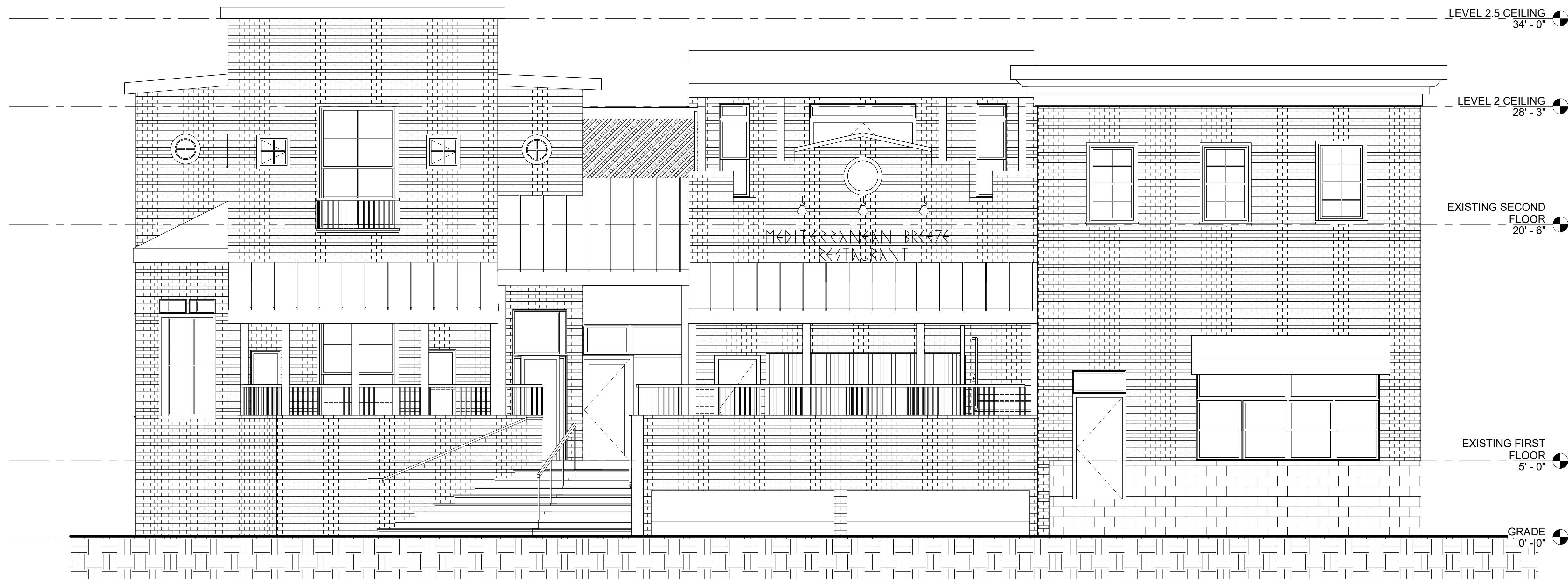
SCALE:	1/4" = 1'-0"
SHEET TITLE:	ELEVATION WITHOUT CANOPY
SHEET NUMBER:	A2.0



1 EXISTING REAR ELEVATION
1/8" = 1'-0"



3 PROPOSED 3D_OPT.1



2 PROPOSED REAR ELEVATION_OPT.1
1/4" = 1'-0"

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CHECKED BY: MSW

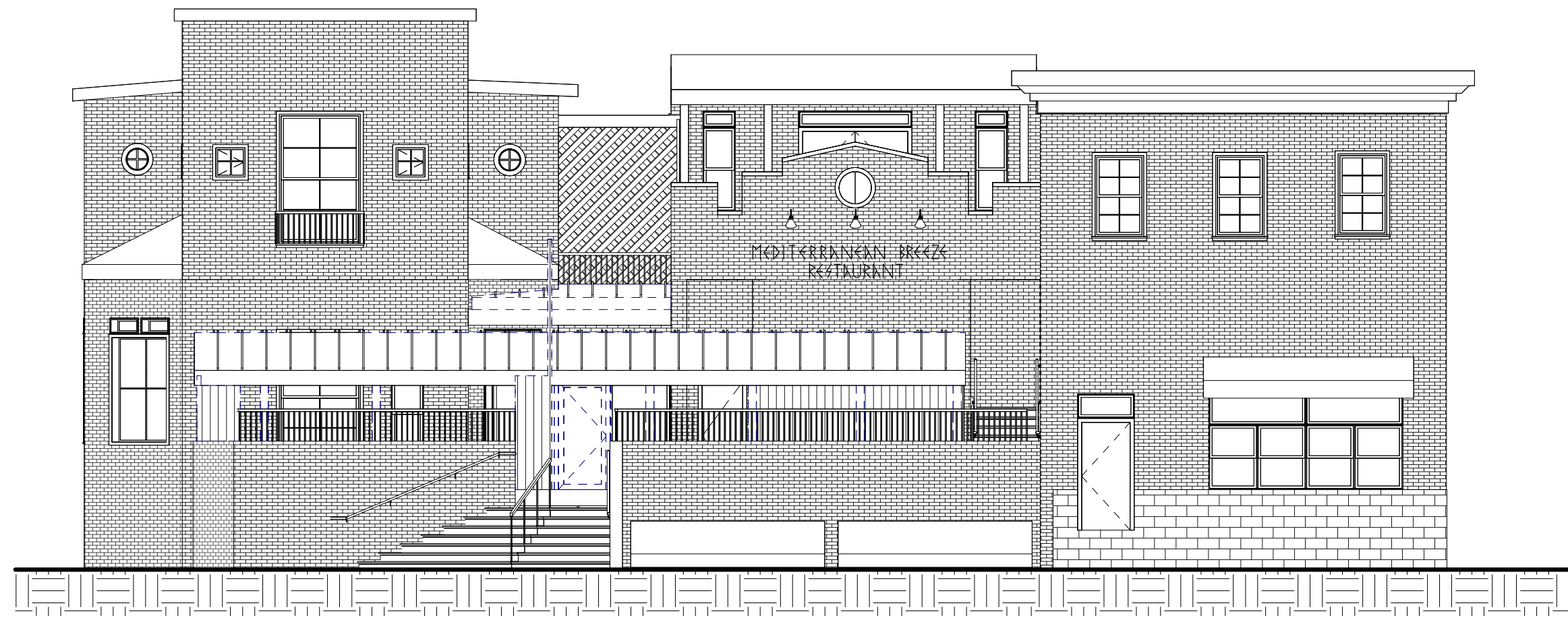
REVISIONS:
Review Set: 1/11/2025

SEAL:

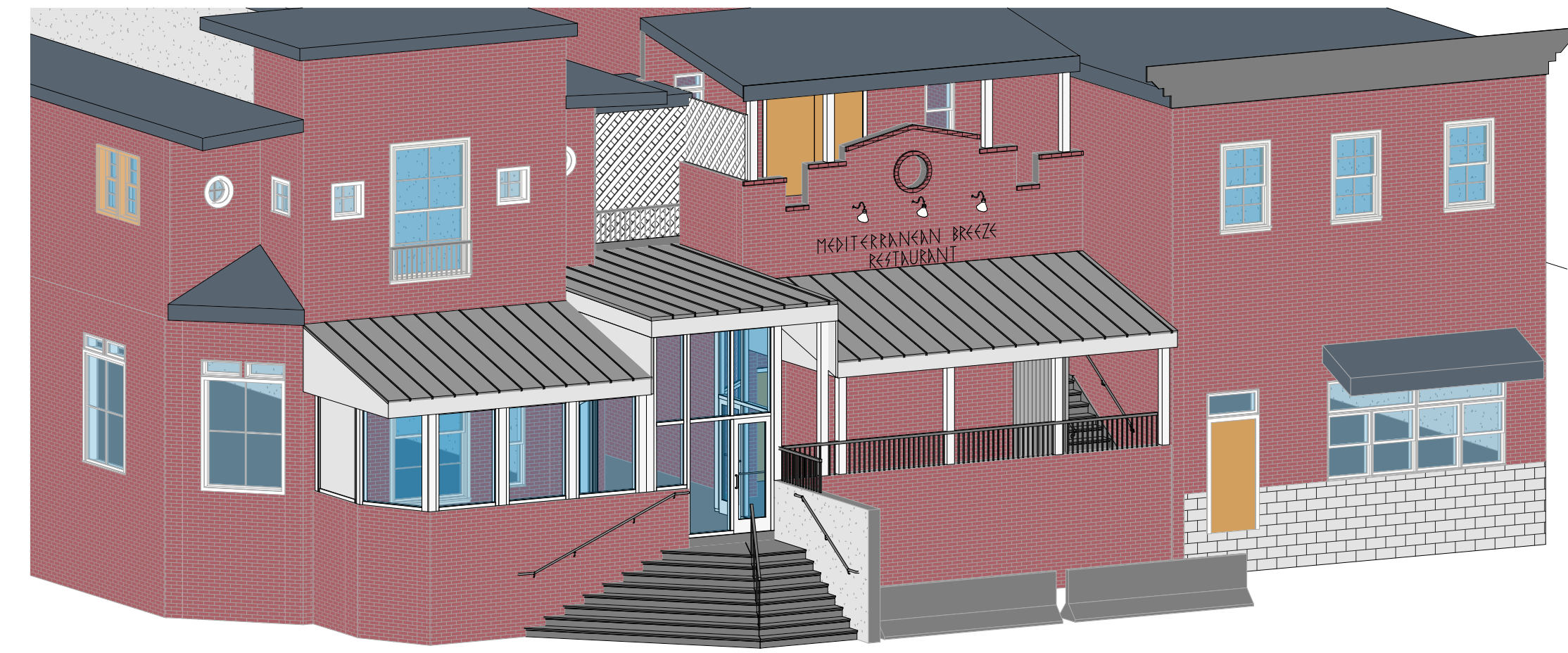
SCALE: As indicated

SHEET TITLE: ELEVATIONS_OPT.1

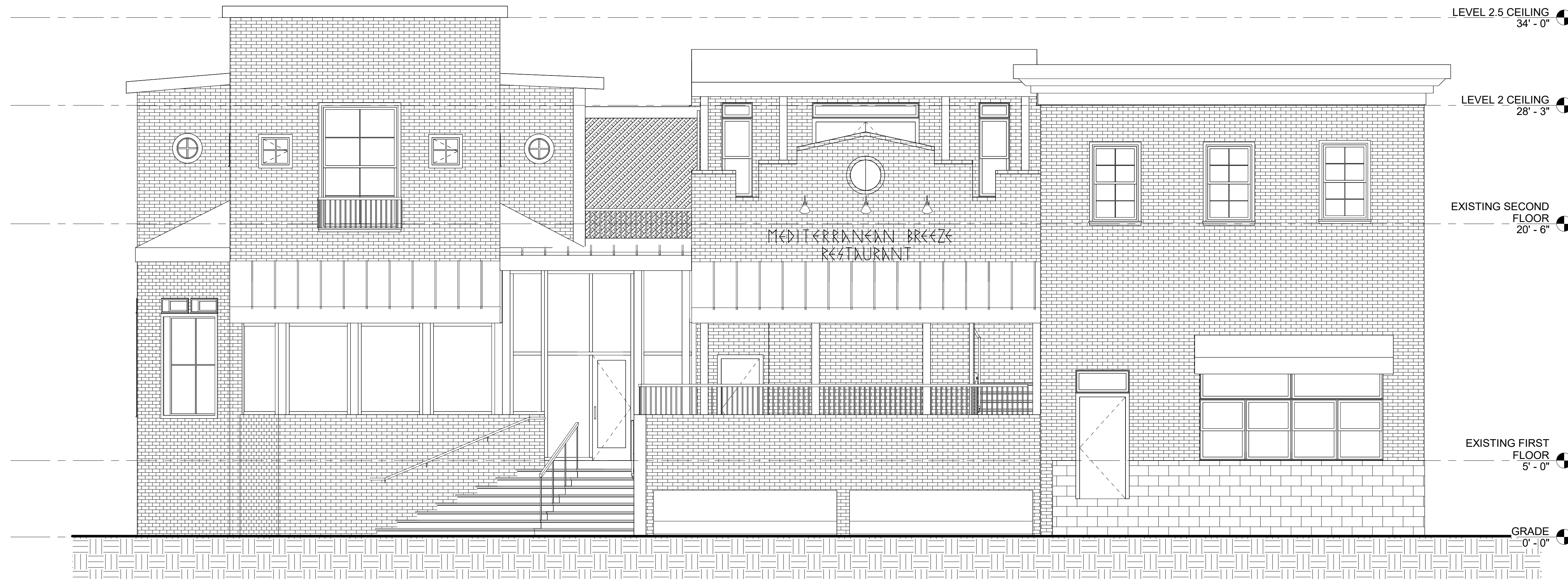
SHEET NUMBER: **A2.1**



① EXISTING REAR ELEVATION.
1/8" = 1'-0"



③ PROPOSED 3D_OPT.2



② PROPOSED REAR ELEVATION_OPT.2
1/4" = 1'-0"

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DATE: 10/31/25
DRAWN BY: MS
CHECKED BY: MSW

REVISIONS:
Review Set: 1/11/2025

SEAL:

SCALE: As indicated

SHEET TITLE: ELEVATIONS_OPT.2

SHEET NUMBER: **A2.2**

Street #: 781 Street Name: Station Street DHS ID#: 235-0003-0068

Primary Resource Property Name (if any): Mediterranean Breeze Restaurant

Resource Category: Commerce/Trade Resource Type: Restaurant
 Construction Date: 1920 Exact VDHR Time Period: World War I to World War II (1917-1945)
 Contributing Status: Contributing Condition: Good Style: Commercial
 Bldg. Type: Rectangular Bays: 3 Stories: 2

Primary Cladding Material: Primary Treatment: American/Common Bond Primary Material: Brick
Secondary Cladding Material: Secondary Treatment: None Secondary Material: N/A
 Roof Type: Flat Roof Material: Unknown
 Chimney Type: None Chimney Treatment: N/A Chimney Material: N/A
 Dormer Type: None Dormer Material: N/A
 Foundation Type: Solid/Continuous Found'n Treatment: American/Common Bond Found'n Material: Brick
 Porch Type: Overhang/Awning Support Type: No Supports Floor Material : Brick
 Window Type: Storefront Glazing Type: Multi Pane Window Material: Wood
 Shutter Type: None Shutter Treatment: N/A Shutter Material: N/A
 Garage Type: None Garage Treatment: N/A No. of Bays: N/A

Describe the following features, where present:

Main Entry Door: Glazed wood doors with square transom above
 Front Porch: Vinyl-clad overhang with standing seam metal roof, no supports
 Signs and/or Murals: Commercial lettering mounted on façade above awning



Photograph - Primary Elevation(s)

Details or Character-Defining Features:

Describe the following features, where present:

Vernacular commercial building with glazed wood storefront and shaped brick parapet



Photograph - Secondary Elevations or Details

Major Additions and/or Alterations:

Substantial two-story rear addition and patio extending to rear, constructed circa 2000

(Note location, size, & date)

Secondary Resource #1

Resource Type: None Condition: -- Construction Date: -- Stories: -- Bays: -- Resource Description:

(Note location, size, and distinctive features)

Photograph - Secondary Resource(s)

Primary Cladding Material: Primary Treatment: -- Primary Material: -- Secondary Cladding Material: Secondary Treatment: -- Secondary Material: -- Roof Type: -- Roof Material: -- Chimney Type: -- Chimney Treatment: -- Chimney Material: -- Foundation Type: -- Found'n Treatment: -- Found'n Material: -- Porch Type: -- Support Type: -- Floor Material: -- Window Type: -- Glazing Type: -- Window Material: --

Additional Resources

Resource Description:

(Note location, type, & appearance)

Street #: 783 Street Name: Station Street DHS ID#: 235-0003-0069

Primary Resource Property Name (if any): Ana Bella Salon

Resource Category: Commerce/Trade Resource Type: Commercial Building
 Construction Date: 1910 Exact VDHR Time Period: Reconstruction and Growth (1866-1916)
 Contributing Status: Contributing Condition: Good Style: Commercial, Neo-classical
 Bldg. Type: Rectangular Bays: 3 Stories: 2

Primary Cladding Material: Primary Treatment: Stretcher Bond Primary Material: Brick
Secondary Cladding Material: Secondary Treatment: None Secondary Material: N/A
 Roof Type: Front Gable Roof Material: Asphalt shingle
 Chimney Type: None Chimney Treatment: N/A Chimney Material: N/A
 Dormer Type: None Dormer Material: N/A
 Foundation Type: Solid/Continuous Found'n Treatment: Stretcher Bond Found'n Material: Brick
 Porch Type: Inset/Engaged Support Type: No Supports Floor Material : Brick
 Window Type: Double-Hung Glazing Type: 2/2 Simulated Window Material: Vinyl
 Shutter Type: None Shutter Treatment: N/A Shutter Material: N/A
 Garage Type: None Garage Treatment: N/A No. of Bays: N/A

Describe the following features, where present:

Main Entry Door: Frameless glazed storefront doors
 Front Porch: Inset opening with Neoclassical surround with arched opening, fluted pilasters, and open pediment
 Signs and/or Murals: Small sign mounted above front entrance, "1910" mounted in upper roof pediment



Photograph - Primary Elevation(s)

Describe the following features, where present:

Details or Character-Defining Features:

Neoclassical, temple-front masonry commercial building with original wood details, false brick quoins at corners, and pedimented roof gable, and decorative window sills and lintels.

Major Additions and/or Alterations:

Post Modern two-story addition extending to rear



Photograph - Secondary Elevations or Details

(Note location, size, & date)

Secondary Resource #1

Resource Type: None Condition: --
Construction Date: --
Stories: -- Bays: --
Resource Description:

(Note location, size, and distinctive features)

Photograph - Secondary Resource(s)

Primary Cladding Material: Primary Treatment: -- Primary Material: --
Secondary Cladding Material: Secondary Treatment: -- Secondary Material: --
Roof Type: -- Roof Material: --
Chimney Type: -- Chimney Treatment: -- Chimney Material: --
Foundation Type: -- Found'n Treatment: -- Found'n Material: --
Porch Type: -- Support Type: -- Floor Material: --
Window Type: -- Glazing Type: -- Window Material: --

Additional Resources

Resource Description:

(Note location, type, & appearance)