



HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA

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

Wednesday, January 7, 2026 | 7:00 PM

- 1. Call to Order**
- 2. Public Hearings**
 - a. Application for new Construction, HDRB #25-005
 - b. Application for an Alteration, HDRB #25-011
- 3. Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
- 4. Adjournment**

Agenda Item: Application for new Construction, HDRB #25-005

Meeting Date: January 7, 2026

Category: Public Hearings

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

Description:

This application proposes to erect a greenhouse at the subject property northeast of the dwelling within the property's secondary front yard. The structure measures approximately 13.33' x 18' or 240 square feet in area. The overall design and roof configuration mirror that of the associated dwelling. The greenhouse features a side-gabled roof with a front-facing cross gable above the entrance. The building is clad in LP Smart vertical panel siding (engineered wood) and features a corrugated roof, partially clad in metal with the majority clad in an unspecified transparent material. The door is made of pine and the windows are a mix of four-over-one and two-over-one with simulated divided lites. For additional information, please see the attached staff report.

Background/Timing Impact:

The property at 106 Monroe Hill Court features a two-story, single-family detached house located on the north side of Monroe Hill Court, at the intersection with Monroe Street. The building was constructed around 1860 and is a contributing resource within the historic district. For additional background and case history, please see the attached staff report.

Fiscal Impact:

N/A

Legal Impact:

N/A

Staff Recommendation/Next Steps:

Staff recommend approval of the application in accordance with the conditioned draft resolution.

Attachments:

1. Staff Report
2. Guidelines Matrix
3. Resolution (Proposed)
4. Materials

STAFF REPORT

Agenda Item: APPLICATION FOR NEW CONSTRUCTION, HDRB #25-005, to construct a new accessory structure at 106 Monroe Hill Court, Herndon, Virginia, located northeast of the intersection of Monroe Hill Court and Monroe Street. The subject property is further identified as Fairfax County Tax Map 0104 44 0003, is zoned R10, Residential Single Family-10 District, and consists of 11,624 square feet of land. Applicant: Patricia P. Kelly. Property Owner: Patricia Kelly.

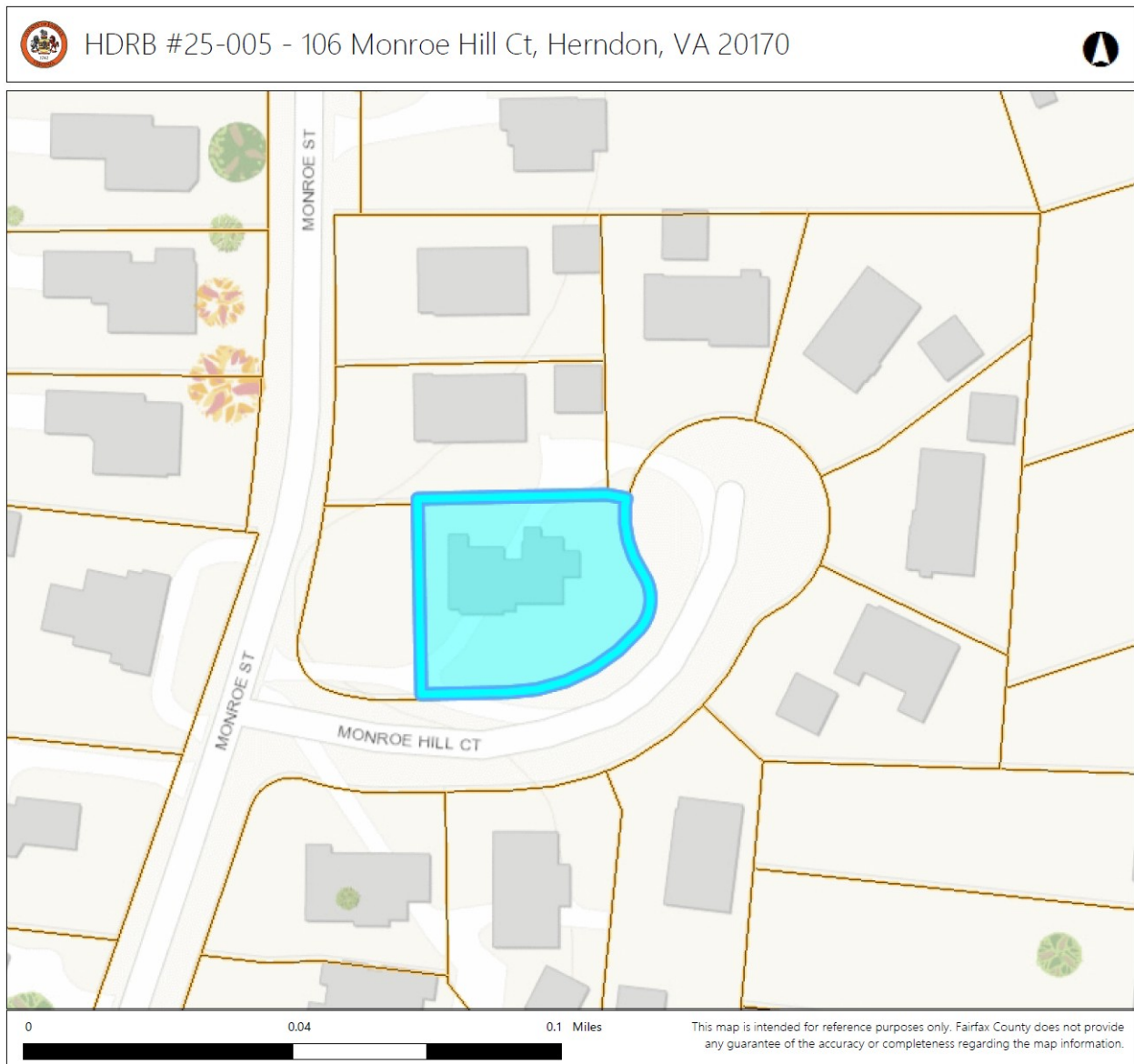
Meeting Date: January 7, 2026

Staff Contact: Angelina R. Jones, Lead Planner - Design & Development

Summary Information:

Proposed Modification	New construction – Installation of a new accessory structure northeast of the dwelling on the property		
Address	106 Monroe Hill Ct, Herndon, VA 20170		
Fairfax County Tax Map Number	0104 44 0003		
Owners	Patricia Kelly		
Applicant	Patricia P. Kelly		
Business/Organization	N/A		
Property Use	Residential		
Zoning District	R-10, Residential Single-Family-10		
HDO Designation	Contributing		
Adjacent Zoning	North: R-10, Residential Single-Family-10	East: R-10, Residential Single-Family-10	
	South: R-10, Residential Single-Family-10	West: R-10, Residential Single-Family-10	
Building Type(s)	Single Family Dwelling	Date of Construction:	c. 1860
Architectural Style(s)	Folk Victorian and Carpenter Gothic		
Exterior Material(s)	Siding, Lap; Roof, Standing seam metal		
Neighborhood Design Profile	The surrounding neighborhood is residential both within and outside the HDO.		
Comprehensive Plan Land Use Designation	Neighborhood Conservation		

Location Map:



Background Information:

Resource Description

The property at 106 Monroe Hill Court features a two-story, single-family detached house located on the north side of Monroe Hill Court, at the intersection with Monroe Street. The building was constructed around 1860 and is a contributing resource within the historic district. The house spans three bays and features a cross-gable roof with a one-story, full-width front porch. The primary cladding is vinyl lap siding, and the roof is

covered with standing seam metal. The windows are vinyl double-hung, 1/1 with true divided lite. The building has a two-story rear addition constructed at an unknown date, but it was already built in 1987 when the initial survey of the historic district was completed.

The house was formerly part of a 40-acre dairy farm operated by the Yount family. The building was relocated from its historic location to the north (former address 820 Monroe Street) between 2011 and 2013 to accommodate a subdivision with multiple single-family dwellings.

The property does not have any permitted accessory structures in the present day but formerly, prior to the subdivision, had multiple accessory structures including a gable-roofed shed, bank barn, carriage house, and a pumphouse (*Figure 1*). The pumphouse was still extant in 1991 when the National Register of Historic Places nomination for the historic district was certified, although the other accessory structures were not. It is unknown when the pump house was removed from the property.

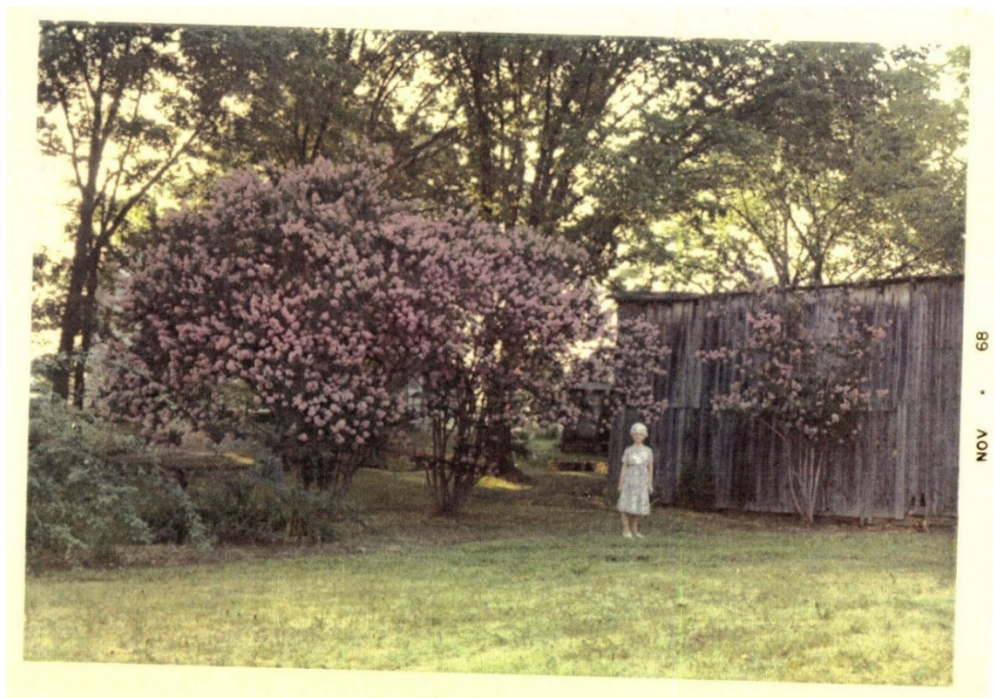


Figure 1: 1968 image of unknown person standing in front of the no longer extant carriage house associated with the dwelling currently situated at 106 Monroe Hill Court. Source: Herndon Historical Society

This dwelling exhibits elements of Folk Victorian architecture (popular in the latter 19th century through the first decade of the twentieth century) with Carpenter Gothic

detailing. Buildings of this style frequently feature full-width porches with spindlework detailing, symmetrical façades, and front or cross-gabled roofs.

Applicable Case History

The dwelling currently located at 106 Monroe Hill Court was formerly situated at 820 Monroe Street. Lawrence Doll Homes first applied to relocate the building in 2006 to accommodate a subdivision at 810 and 820 Monroe Street (HPRB #06-03). This was approved on the condition that the contributing building be relocated to Lot 3 at the corner of Monroe Street and the proposed division's cul-de-sac (later named Monroe Hill Court). The proposed location was further defined in 2012 under HPRB #12-11, which was approved with conditions pertaining to required documentation of the property prior to relocation in addition to other design requirements. The board approved the architecture of nine new residential buildings and eight detached garages for the associated subdivision under HPRB #12-19. The eight properties with detached garages correspond with Lots 1, 2, 4, 5, 6, 7, 8, and 9 of the development. Lot 3 (the subject property and Lot 10 did not have detached garages or other outbuildings as part of the redevelopment.

The applicant first applied to site a greenhouse at 106 Monroe Hill Court in June 2025. Shortly thereafter, Community Development staff informed the applicant that the greenhouse could not be sited in their preferred location due to setback requirements and advised they apply for a variance with the Board of Zoning Appeals (BZA). The applicant installed the greenhouse in the required setback of the secondary front yard of the property without a variance or a Certificate of Appropriateness (COA) and were subsequently sent a Notice of Violation (NOV) in August 2025 (ZE25-00056). The applicant appealed the portion of the violation pertaining to setback requirements to the BZA at its October meeting and the board affirmed the Zoning Administrator's determination, upholding the NOV in its entirety (BZA25-006). The applicant chose to then pursue a variance to keep their greenhouse in the secondary front yard setback, which was heard at the board's December 18, 2025, meeting. The BZA voted to approve the variance for the applicant's proposed greenhouse location.

The Historic District Review Board (HDRB) recently heard another case regarding the construction of an accessory building adjacent to a contributing dwelling that provides context for the subject application. The HDRB voted at its January 20, 2021, hearing to approve an application to erect a double lap siding clad, wood-frame shed measuring 16' X 20' in area at the rear of the property at 757 Grace Street (HDRB #21-004). While no two properties within the Historic District are alike and therefore previous cases at other properties do not set precedent, this past case offers a useful reference when

considering the appropriate design and siting of accessory buildings within the Town of Herndon Historic District.

Case Details & Proposal:

This application proposes to erect a greenhouse at the subject property northeast of the dwelling within the property’s secondary front yard (note that the greenhouse is already installed – see details above) (*Figure 2*). The structure measures approximately 13.33’ x 18’ or 240 square feet in area. The overall design and roof configuration mirror that of the associated dwelling. The greenhouse features a side-gabled roof with a front facing cross gable above the entrance. The building is clad in LP Smart vertical panel siding (engineered wood) and features a corrugated roof, partially clad in metal with the majority clad in an unspecified transparent material. The door is made of pine and the windows are a mix of four-over-one and two-over one with simulated divided lites.



Figure 2: Greenhouse installed northeast of the dwelling at 106 Monroe Hill Court. This accessory structure is the subject of the application for a COA under HDRB #25-005. Source: Town of Herndon

Staff Analysis:

Zoning Ordinance Compliance

For this application, the applicable standards and requirements of the zoning ordinance are stated in Section 78-60.3(f)(2) - New construction. Staff have used these standards to evaluate the proposed design changes, summarized in the following table:

Town of Herndon Zoning Ordinance - Section 78-60.3(f)(2)	
A certificate of appropriateness for new construction of a building or structure may be approved only after meeting the following standards:	
a. The design shall be architecturally compatible with the historic landmarks, buildings, and structures in the historic district overlay in terms of size, scale, color, material, and character.	Staff are requesting additional information pertaining to the structure’s roofing and window design to better understand how the application meets this standard in terms of material and character (see request for additional information below for additional details).
b. No specific architectural style shall be adopted or imposed on the administration of this section.	The HDRB cannot require that the accessory structure be of any specific architectural style. However, the applicant has proposed an accessory structure that is of a similar design and overall architectural style as the primary dwelling. The accessory structure is constructed with contemporary materials and detailing and therefore will not be confused with a structure that dates to the historic district’s period of significance. This is in keeping with best practice in historic preservation in terms of distinguishing historic materials from contemporary additions to a contributing property.
c. Alterations of more than 49 percent of the structural components or sheathing of the original or historic facades or roofs on the building or structure, as determined by the zoning administrator, shall be considered new construction.	N/A

HDO Design Guidelines Adherence

For this application, the applicable guidelines are found in Chapter 6 – Use of Alternative Materials in the HDO and Chapter 9 - Guidelines for New Construction – New Construction of Accessory Structures. The attached Guidelines Matrix provides the full staff analysis of this project. In summary of this analysis, staff find that:

- The architectural front of the house faces Monroe Street and the proposed location for the accessory structure is at the traditional rear of the house. Therefore, the accessory structure will be sited in a manner that reflects the traditional location for similar structures and will not negatively impact the integrity of the contributing dwelling.
- The proposed accessory structure is constructed of alternative materials using contemporary techniques, thus ensuring that it will not be confused with a historic structure.
- The proposed location for the prefabricated accessory structure is highly visible from the Monroe Street right-of-way. Due to the lot configuration of this subdivision, there are no viable locations for siting the accessory structure on the subject property that is completely obscured from the right-of-way.
 - o *The HDRB should discuss the appropriateness of siting the accessory structure along Monroe Hill Court given the site constraints.*
- The applicant should provide materials specifications for the roof material and windows of the proposed greenhouse (see below).

Request for Additional Information

To fully assess the appropriateness of the application, the following materials should be provided for staff and board consideration.

- Material description and/or specifications for the transparent roofing material
- Material description and/or specifications for the greenhouse windows

Historic District Review Board Alternatives:

The following alternatives are available to the Historic District Review Board for its decision on HDRB 25-005.

1. Approval as proposed
2. Approval with conditions
3. Denial on specific stated grounds
4. Continuance of the application to a future public hearing

Staff Recommendation:

Staff recommend approval of the application in accordance with the conditioned draft resolution.

Historic District Overlay Guidelines Review Matrix		
Chapter 6 – Use of Alternative Materials in the HDO (p.84-85)		
#	Guidelines	Evaluation
N/A	<p>In general, alternative materials are appropriate for use on noncontributing resources, but there remain factors that should be considered prior to selecting a material:</p> <ul style="list-style-type: none"> - Is the alternative material as durable as the material being replaced? - And will the alternative material alter the appearance of the structure resulting in an impact to the character of the district? - While the use of alternative materials on noncontributing resources requires a COA, the focus of the evaluation is on ensuring the use of the new material does not detract from adjacent contributing resources and the overall district. 	<p>Further information is needed to fully evaluate the proposal against this guideline. The current application materials provide material information for the vertical panel siding and the door. However, the applicant should provide materials specifications for the roof material and windows of the proposed greenhouse.</p>
Chapter 9 - Guidelines for New Construction – New Construction of Accessory Structures		
#	Guidelines	Evaluation
1	<p>New accessory structures on contributing properties should be sited so that they do not negatively impact the contributing resource or historic site features.</p> <ul style="list-style-type: none"> a. New accessory structures should be sited in a traditional location for its intended use. b. The size and massing of the accessory structure should be clearly ancillary to the contributing resource. 	<p>The accessory structure is proposed to be situated in the secondary front yard of the residence due to the subdivided lot configuration. However, the architectural front of the house faces Monroe Street and the proposed location for the accessory structure is at the traditional rear of the house. Therefore, the accessory structure will be sited in a manner that reflects the traditional location for similar structures and will not negatively impact the integrity of the contributing dwelling.</p>

	<p>c. Historic site or landscape features should not be removed to accommodate the construction of the accessory structure.</p>	<p>Furthermore, the size of the structure is ancillary to the primary dwelling and no site features were moved to accommodate its installation.</p>
2	<p>New accessory structures should not attempt to create a false historical narrative.</p>	<p>The proposed accessory structure is constructed of alternative materials using contemporary techniques, thus ensuring that it will not be confused with a historic structure.</p>
3	<p>The design of the accessory structure should be compatible with the primary building by using similar roof type (shape and slope), opening patterns, and materials.</p> <ul style="list-style-type: none"> a. Roof slope and form should reflect those of historic accessory structures on the site or that of the contributing resource. Shed roofs on smaller accessory structure may be appropriate. b. Windows representing multiple panes should have simulated divided lites to ensure a realistic muntin profile on the exterior of the glass. c. Window and door trim should be an appropriate size and profile for the size of the structure and the feature. d. Decorative embellishment should be kept to a minimum. e. Colors should be compatible with the primary building or standard barn red. 	<p>The proposed accessory structure has a side-gabled roof with a small cross gable at the front, closely mirroring the form of the contributing dwelling on the property. The trim, decorative embellishment, and color are aligned with the guidelines.</p>
4	<p>Materials should be traditional materials of wood, stone, brick and/or metal, or appropriate modern materials.</p> <ul style="list-style-type: none"> a. The appropriateness of alternative materials should be determined based upon the considerations found in Chapter 6. 	<p>As stated above, further information is needed to fully evaluate the proposal against this guideline. The current application materials provide material information for the vertical panel siding and the door. The cladding is LP Smart vertical panel siding (engineered wood), which is an appropriate alternative material in the historic district for non-</p>

	<p>b. Plastic, heavy-duty resin, and vinyl are not appropriate materials for accessory structures on contributing properties.</p>	<p>contributing structures. The door is made of pine wood.</p> <p>However, the applicant should provide materials specifications for the roof material and windows of the proposed greenhouse.</p>
5	<p>Small prefabricated wood sheds, located where they cannot be seen from the public right-of-way, may be appropriate provided that they do not adversely impact any historic site features.</p>	<p>The proposed location for the prefabricated accessory structure is highly visible from the Monroe Street right-of-way. Due to the lot configuration of this subdivision, there are no viable locations for siting the accessory structure on the subject property that is completely obscured from the right-of-way. The HDRB should discuss the appropriateness of siting the accessory structure along Monroe Hill Court given the site constraints.</p>

**TOWN OF HERNDON, VIRGINIA
HISTORIC DISTRICT REVIEW BOARD**

RESOLUTION

January 21, 2026

Resolution- to approve a Certificate of Appropriateness for HDRB #25-005 to permit construction of a new accessory structure at 106 Monroe Hill Court, Herndon, Virginia, located northeast of the intersection of Monroe Hill Court and Monroe Street and further identified as Fairfax County Tax Map 0104 44 0003.

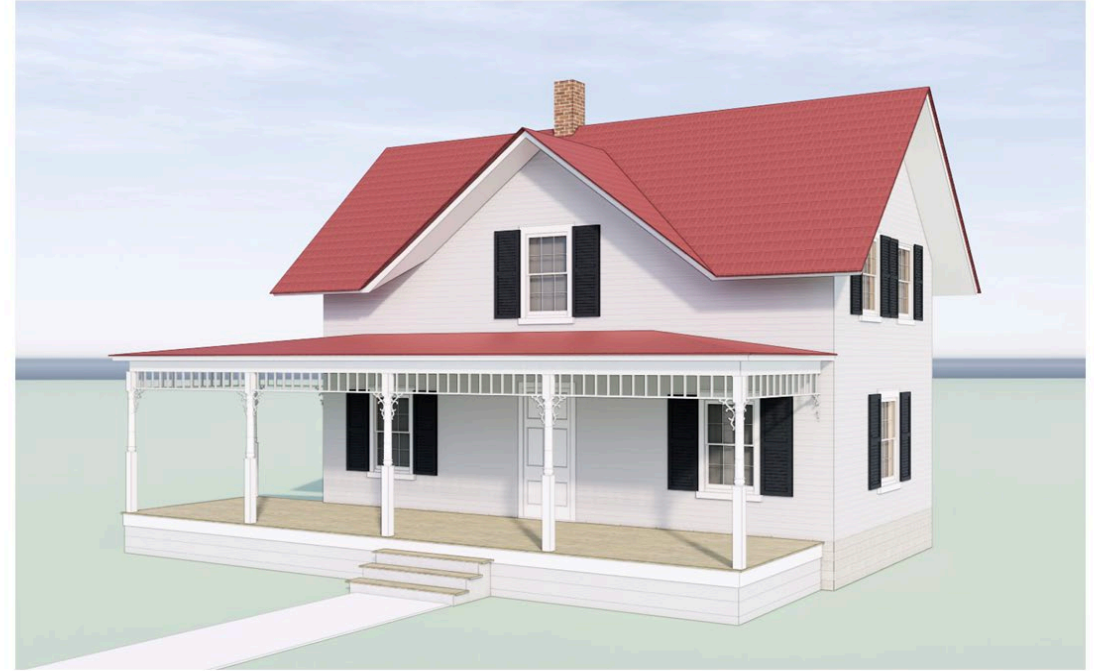
BE IT RESOLVED by the Historic District Review Board of the Town of Herndon, Virginia that:

The Historic District Review Board approves a Certificate of Appropriateness for HDRB #25-005, to permit construction of a new accessory structure at the single-family residential building located at 106 Monroe Hill Court, Herndon, Virginia, in substantial conformance with the information shown in the case materials reviewed by the HDRB at the January 21, 2026, public hearing meetings and with the following conditions:

1. The applicant shall provide updated application materials documenting the material specifications of the accessory structure's roofing and windows for staff approval and for inclusion in the case record.

FOLK VICTORIAN
1870-1910

Our House



Character-defining features

- Front- or side-gabled roof
- Stamped or standing seam metal roofs are common
- I- or L-shaped building forms
- Full- or partial-width front porch
- Architectural details are usually limited to simplified details on porches



Our Greenhouse

Roof: Black metal and clear metal

Siding: White LP smart panel

Door: 3' pine

Windows: (8) 24 x 48 Black

(5) 24 x 36 Black

Floor: Trex

Workbench: 12'

Painted Interior

Sited on 6" gravel pad



Greenhouse Site

Pad in Yellow

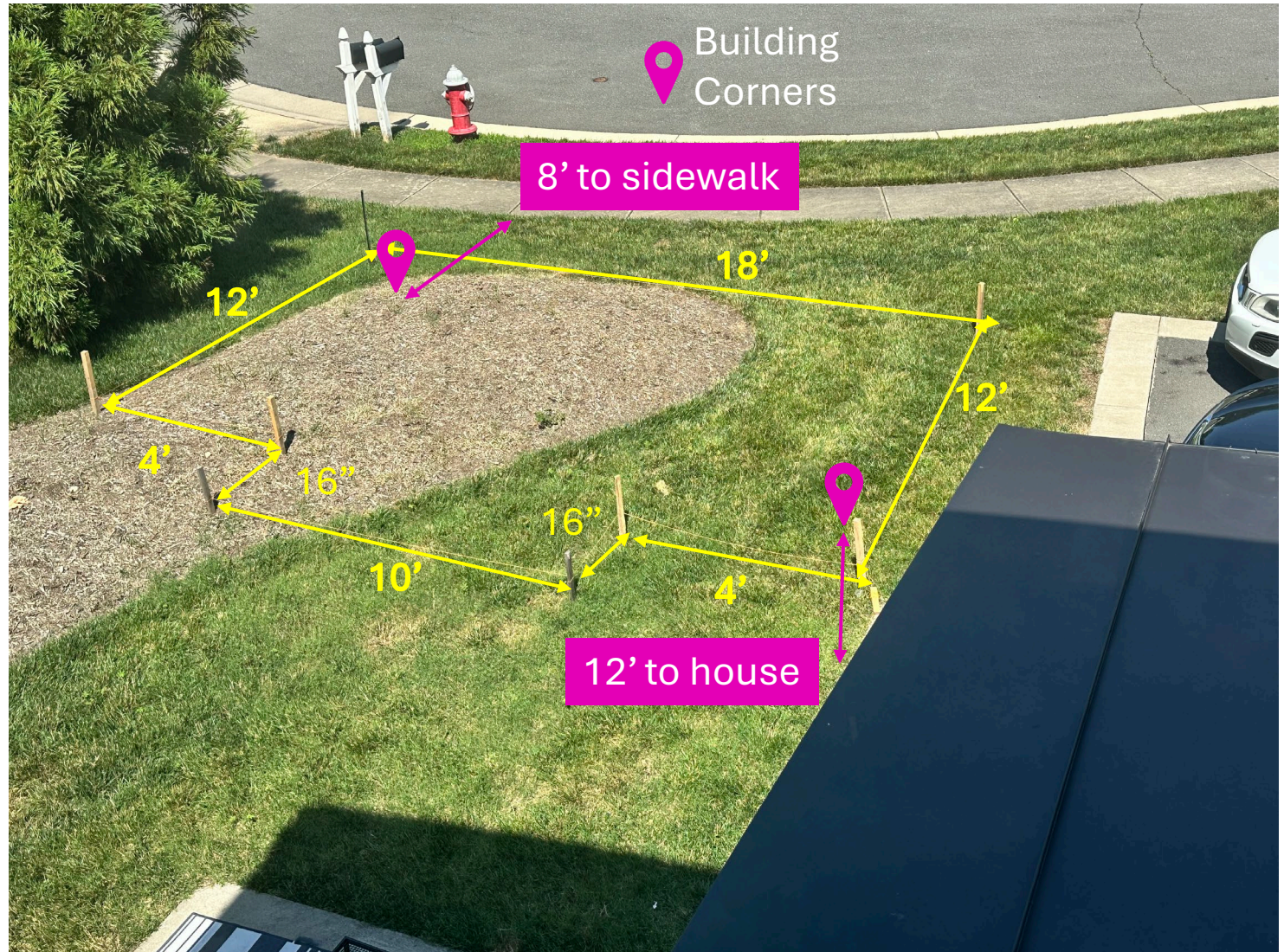
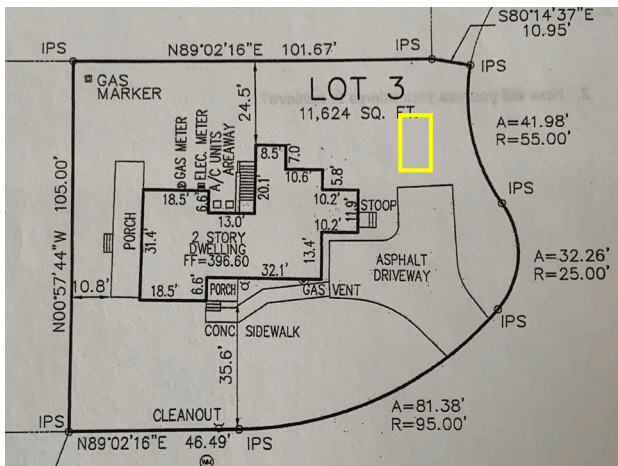
Main 12' x 18'

Bumpout 16" x 10'

Building corners in Pink

Main 10' x 16'

Bumpout 16" x 8'



E	SIZE	SIDING
Greenhouse	10x16	LP Smart Panel

BUILDING DETAILS: Please re

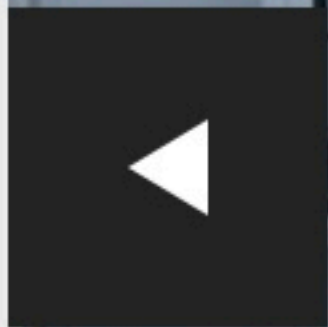
- Trex Flooring
 - Remove 5' double door Clea
 - 3' Single door
 - Pine door upgrade
 - 28x41 Wood Sash Window
 - Bumpout peak dormer
 - Remove 24x36 windows
 - (8) 24x48 Black Windows Leveli
 - (5) 24x36 Black Windows
 - Extra window trim
 - 12' Greenhouse Workbench
 - Metal roof
 - Clear roof upgrade
 - Painted Interior
- =====
- 0) - Total Options

approves building description and terms on front and b

COMMENTS







**Town of Herndon Survey
Fairfax County, Virginia**

Surveyor: EHT Tracerics (B. Marzella)

Date: August 31, 2017

Street #: 106 Street Name: Monroe Hill Court DHS ID#: 235-0003-0130

Primary Resource Property Name (if any): Previously surveyed as 820 Monroe Street

Resource Category: Domestic Resource Type: Single Family Dwelling
 Construction Date: 1860 Circa VDHR Time Period: Antebellum Period (1830-1860)
 Contributing Status: Contributing Condition: Good Style: Folk Victorian
 Bldg. Type: T-Shaped Bays: 3 Stories: 2

Primary Cladding Material: Primary Treatment: Siding, Lap Primary Material: Vinyl

Secondary Cladding Material: Secondary Treatment: None Secondary Material: N/A

Roof Type: Gable w/Central Front Gable Roof Material: Metal, standing seam
 Chimney Type: Interior Central Chimney Treatment: Stretcher Bond Chimney Material: Asphalt
 Dormer Type: Gable Dormer Material: Vinyl
 Foundation Type: Solid/Continuous Found'n Treatment: Uncoursed Found'n Material: Stone
 Porch Type: 1-Story Full-Width Support Type: Square Posts Floor Material: Wood
 Window Type: Double-Hung Glazing Type: 1/1 True Window Material: Vinyl
 Shutter Type: Fixed Shutter Treatment: Louvered Shutter Material: Vinyl
 Garage Type: None Garage Treatment: N/A No. of Bays: N/A

Describe the following features, where present:

Main Entry Door: Paneled wood door with central oval opening and transom above

Front Porch: One-story, four-bay porch with hipped standing seam metal roof. Chamfered wood posts with decorative eave brackets and spindle works cornice. No railings

Signs and/or Murals: None



Photograph - Primary Elevation(s)

Describe the following features, where present:

Details or Character-Defining Features:

Vernacular house with mix of Carpenter Gothic and Folk Victorian influences including general form, fenestration, decorative porch features, spindle work, brackets and posts. Prominent front gable with central window.

Major Additions and/or Alterations:

Substantial two-story rear addition, date unknown. Remodeled circa 2014 with material replacement, vinyl siding and windows. Once part of larger dairy farm, property was subdivided circa 2014 with contemporary suburban houses developed around.

(Note location, size, & date)



Photograph - Secondary Elevations or Details

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)

Agenda Item: Application for an Alteration, HDRB #25-011

Meeting Date: January 7, 2026

Category: Public Hearings

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

Description:

This application proposes to replace the existing glass double doors and transom at the subject property. The applicant seeks to replace this existing framing system with an aluminum storefront placed within the decorative pediment. The aluminum framed entry features a narrow-stile door, a sidelite (only on one side), and a transom. The existing pavers are to be replaced with a concrete slab in order to anchor the proposed replacement storefront system. For additional information, please see the attached staff report.

Background/Timing Impact:

The property at 783 Station Street features a two-story, commercial building located on the northeast side of Station Street between the intersections with Pine Street and Lynn Street. The building was constructed in 1910 and is a contributing resource within the historic district. For additional case history and background information, please see the attached staff report.

Fiscal Impact:

N/A

Legal Impact:

N/A

Staff Recommendation/Next Steps:

Staff are withholding a recommendation pending discussion of the staff comments summarized above by the HDRB at the work session.

Attachments:

1. Staff Report
2. Guidelines Matrix
3. Materials

STAFF REPORT

Agenda Item: APPLICATION FOR AN ALTERATION, HDRB #25-011, to consider a Certificate of Appropriateness to modify the front entrance of the building at 783 Station Street, Suite A, Herndon, Virginia, located on the northeast 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.

Meeting Date: January 7, 2026

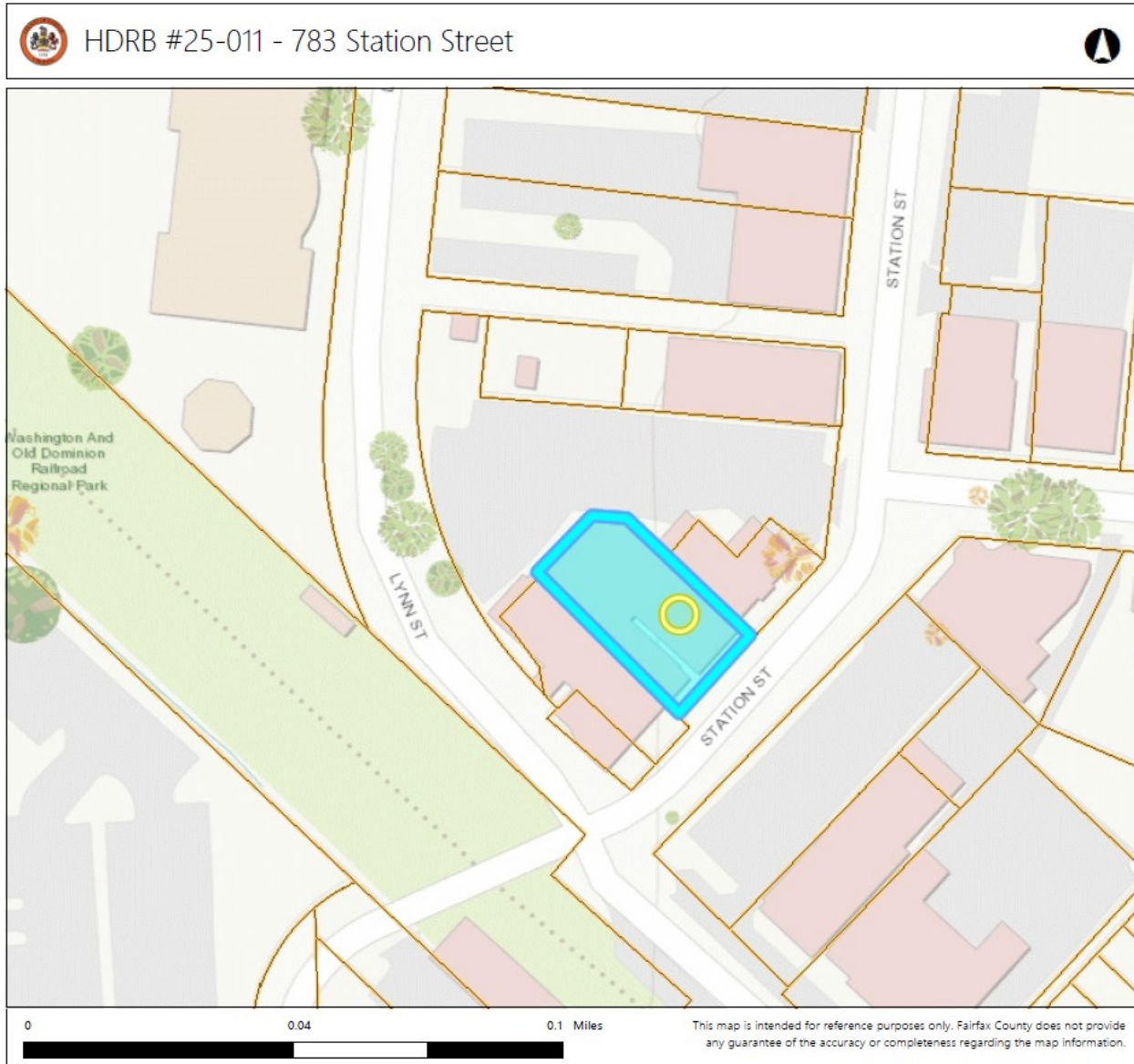
Staff Contact: Angelina R. Jones, Lead Planner - Design & Development

Summary Information:

Proposed Modification	Alteration – Modification of the front entrance		
Address	783 Station St, Herndon, VA 20170		
Fairfax County Tax Map Number	0162 02 0301D		
Owners	James Building Development, LLC		
Applicant	Michael Wijdoogen, MW Architects, LLC		
Business/Organization	Highland Title		
Property Use	Commercial		
Zoning District	PD-D Planned Development – Downtown District		
HDO Designation	Contributing		
Adjacent Zoning	North: PD-D Planned Development – Downtown District South: PD-D Planned Development – Downtown District	East: PD-D Planned Development – Downtown District West: CC – Central Commercial District	
Building Type(s)	Commercial Building	Date of Construction:	1910
Architectural Style(s)	Neoclassical		
Exterior Material(s)	Stretcher bond brick (painted); Asphalt shingle roof		
Neighborhood Design Profile	The surrounding area is commercial both within and outside the HDO.		

Comprehensive Plan Land Use Designation	Adaptive Area
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Location Map:



Background Information:

Resource Description

The property at 783 Station Street features a two-story, commercial building located on the northeast side of Station Street between the intersections with Pine Street and Lynn Street. The building was constructed in 1910 and is a contributing resource within the

historic district. The building spans three bays and features a gable roof with a decorative front door surround featuring fluted pilasters and an open pediment. The primary cladding is painted brick in a stretcher bond pattern, and the roof is covered with asphalt shingles. The windows are vinyl, double-hung, with a mix of lite configurations. The building has a two-story rear addition constructed around the year 2000.

Note that a photograph taken between 1935 and the early 1960s shows an earlier design for the building's front entrance that features a different decorative pediment (*Figure 1*). A 1988 photograph shows that the current location of the building's front entrance was converted to a window at some point in the building's history (*Figure 2*). The current configuration of the front entrance closely resembles the entrance present during the building's period of significance as shown in *Figure 1* but differs in some aspects of design including dimensions of the opening and materials.

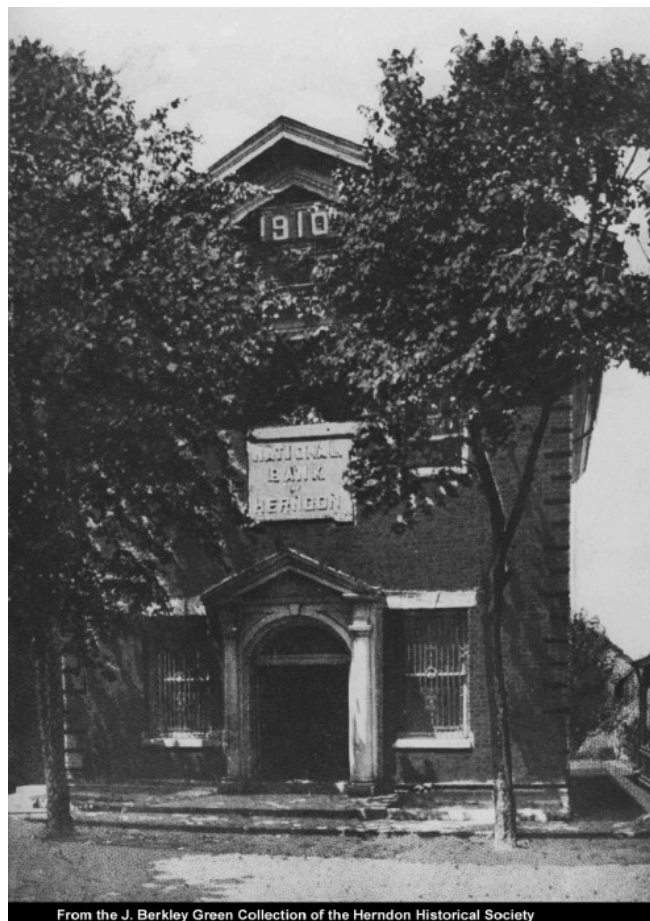


Figure 1: A pre-1960s photograph showing the former front entrance design of the National Bank of Herndon building located at 783 Station Street.



Figure 2: A 1988 photograph showing the former configuration of fenestration across the façade of the building located at 783 Station Street.

This commercial building exhibits elements of neoclassical architecture, which was popular in the United States between 1895 and 1955. Buildings of this style often feature decorative pediments, symmetrically balanced façades, and columns or pilasters with Ionic or Corinthian capitals.

Applicable Case History

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

- HPRB #17-14: The Heritage Preservation Review Board (the former name of the present-day HDRB) voted to approve the removal of a six-over-six window on the rear elevation of the building and its replacement with a double door to provide additional egress. This application also sought to replace a deteriorated rear door in-kind.
- 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.

The board should also consider a similar application to modify the front entrance at 761 C Monroe Street (HDRB #25-001). This application proposed to replace the two full-paneled, colonial-style doors with an all-glass single door featuring glass sidelights and a wooden framing system. The HDRB voted to approve the application, noting in the adopted resolution that:

The proposed all glass door and sidelights, while divergent from the colonial architecture of the building and colonial styling of the other building components, is appropriate in this particular application given that the entrance is largely shielded from public view and while the alterations are more contemporary in design, they utilize traditional profiles and materials which assist to add some degree of compatibility with the building architecture.

Although the property at 761 C Monroe Street is non-contributing to the historic district, while the property at 783 Station Street is contributing, this earlier case still provides valuable context in the consideration of the subject application. 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 change to a front entrance to a commercial building within the historic district.

Case Details & Proposal:

This application proposes to replace the existing glass double doors and transom at the subject property (*Figure 3*). The applicant seeks to replace this existing framing system with an aluminum storefront placed within the decorative pediment. The aluminum framed entry features a narrow-stile door, a sidelite (only on one side), and a transom. The existing pavers are to be replaced with a concrete slab in order to anchor the proposed replacement storefront system.

Material details for the proposed front entrance modification are summarized below:

- One (1) 3' x 8' Kawneer 190 Narrow Stile aluminum entrance door with 1'0" sidelite and arch to fixed framing.
- Door hardware to be, MS 1850A Deadlock with exterior cylinder and interior thumb turn, 1" Diameter interior push bar and 9" exterior vertical pull, 10" ADA Bottom Rail on door, 1 ½ pair of butt hinges, bottom rail weathering, 4" x ½" ADA Threshold, and surface mounted closer.
- Door frame and sidelite to be 2" x 4 ½" Kawneer Trifab 451 and 451T.
- All Aluminum to be Clear Anodized Finish (silver).
- Glass for door, sidelite and archtop transom to be 1" pyrolitic Low "E" insulated tempered glass.



Figure 3: Detail of the existing glass double doors and transom at 783 Station Street.

Staff Analysis:

Zoning Ordinance Compliance

For this application, the applicable standards and requirements of the zoning ordinance are stated in Section 78-60.3(f)(1) - Standards for Alterations. Staff have used these standards to evaluate the proposed design changes, summarized in the following table:

Town of Herndon Zoning Ordinance - Section 78-60.3(f)(1)	
A certificate of appropriateness to a building or structure shall be approved only after meeting the following standards:	
a. Reasonable effort is made to alter the site, building, structure, and its environment to the minimal extent practicable.	Staff are requesting additional information pertaining to the placement of the proposed door system to better understand how the proposal will impact extant historic material and the overall

	design of the façade (see below for additional discussion).
b. Alteration of the original, distinguishing qualities or character of a site, building, structure, and its environment and the removal or alteration of any historic material or distinctive architectural features is avoided to the greatest extent practicable.	Staff are requesting additional information pertaining to the placement of the proposed door system to better understand how the proposal will impact extant historic material and the overall design of the façade (see below for additional discussion).
c. Alterations to existing buildings, structures, and sites are consistent with the original style of such buildings and structures.	The style of the contributing building at 783 Station Street is neoclassical. The proposed door framing system is of a contemporary style and therefore diverges from the predominantly neoclassical detailing of the building’s exterior. Note that the existing framing system also diverges from the neoclassical style. However, it is recessed to minimize the visual impact of the feature along the building’s façade.
d. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be retained and restored to the greatest extent practicable.	Staff are requesting additional information pertaining to the placement of the proposed door system to better understand how the proposal will impact extant historic material and the overall design of the façade (see below for additional discussion).
e. Deteriorated architectural features shall be repaired, rather than replaced, wherever reasonably possible. If replacement is necessary, new materials shall match the material being replaced in composition, design, color, texture, and other visual qualities to the greatest extent practicable.	The door system to be replaced post-dates the building/historic district’s period of significance, although the decorative pediment is of a similar overall style and design as the one in place during the historic period (<i>Figure 1</i>). Therefore, it is appropriate for the HDRB to consider a new replacement design under the rehabilitation treatment standard, provided that the design does not negatively impact the overall symmetry

	and balance along the building’s façade. Note that symmetry across the façade is a character defining feature typical of the neoclassical style.
f. Repair or replacement of missing architectural features shall, to the greatest extent possible, be based on accurate duplications of the original features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.	The door system to be replaced post-dates the building/historic district’s period of significance, although the decorative pediment is of a similar overall style and design as the one in place during the historic period (<i>Figure 1</i>). Therefore, it is appropriate for the HDRB to consider a new replacement design under the rehabilitation treatment standard, provided that the design does not negatively impact the overall character of the building (see below for additional discussion).
g. Cleaning of buildings and structures constituting historic landmarks shall be undertaken with the gentlest means practicable; provided, however, that sandblasting and other cleaning methods that may damage the existing building materials shall not be approved.	N/A
h. When more than 49 percent of the structural components or sheathing of the original or historic façades or roofs on the building or structure are removed, as determined by the zoning administrator, the provisions of section 78-60.3(f)(2), new construction, or section 78-60.3(f)(4), demolition, apply.	N/A
i. Every effort shall be made to protect and preserve archeological resources within or adjacent to the historic district to the greatest extent practicable.	N/A

<p>j. Contemporary design of alterations to existing buildings and structures shall be compatible with the size, scale, color, material texture, and character of the building and structures within preservation districts. Such alterations shall not destroy or negatively impact significant historical, architectural, or cultural material.</p>	<p>Staff are requesting additional information pertaining to the placement of the proposed door system to better understand how the proposal will impact extant historic material and the overall design of the façade (see below for additional discussion).</p>
<p>k. Alterations to existing buildings and structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the original building or structure would be unimpaired.</p>	<p>Staff are requesting additional information pertaining to the placement of the proposed door system to better understand how the proposal will impact extant historic material and the overall design of the façade (see below for additional discussion).</p>

HDO Design Guidelines Adherence

For this application, the applicable guidelines are found in Chapter 5 – Treatment of Contributing Buildings – Windows, Exterior Doors and Associated Features and Chapter 6 - Use of Alternative Materials in the HDO. The attached Guidelines Matrix provides the full staff analysis of this project. In summary of this analysis, staff find that:

- While the building is a contributing resource within the historic district, the doors proposed for replacement post-date the historic district’s period of significance. Note that the current decorative pediment is of a similar overall style and design as the one in place during the historic period (*Figure 1*). Due to the change in this aspect of the building’s design, it is appropriate for the HDRB to consider a new replacement design under the rehabilitation treatment standard, provided that the design does not negatively impact the overall symmetry and balance along the building’s façade. Note that symmetry across the façade is a character defining feature typical of the neoclassical style.
 - o The current proposal does not maintain a symmetrical arrangement along the façade due to the use of only one sidelite on the left side of the system (when viewed from the right-of-way facing northwest).
- Staff are requesting additional information pertaining to the placement of the proposed door system to better understand how the proposal will impact extant historic material and the overall design of the façade. As noted above, the proposed design will negatively impact the symmetrical arrangement of the

building's fenestration along the façade. This will result in an overall diminishment of the building's character.

- Staff recommend the applicant seek a design option that will maintain the building's symmetry.
- Furthermore, staff recommend that the door be recessed within the entryway to the same extent that the current door is to minimize the visual impact of this non-historic design element on the contributing building at 783 Station Street. Depending on the extent the new door is recessed, an anodized black finish may be preferable to a clear (silver) anodized finish.
- Alternatively, the applicant should seek a door with materiality and detailing that better complements the surrounding neoclassical features of the building's design than the proposed aluminum framing does.
- In summary, staff recommend that the applicant:
 - Explore and potentially provide an option to recess the proposed aluminum framing system to more closely approximate the current position of the entry doors.
 - Provide an option that uses traditional materials and detailing that would better complement the neoclassical detailing of the subject building than the aluminum framing does.
 - Provide a design option that would preserve the symmetrical design of the building's façade.

Request for Additional Information

To fully assess the appropriateness of the application, the following materials should be provided for board and staff consideration:

- Additional information pertaining to the placement of the proposed door system to better understand how the proposal will impact extant historic material and the overall design of the façade.
- Detail of how the aluminum framing system interacts with the extant pediment.
- Details on the materiality (color, texture) of the proposed concrete.
- Material samples of the proposed storefront system for both the aluminum frame and the tempered glass.

Historic District Review Board Alternatives:

The following alternatives are available to the Historic District Review Board for its decision on HDRB 25-011.

1. Approval as proposed
2. Approval with conditions
3. Denial on specific stated grounds
4. Continuance of the application to a future public hearing

Staff Recommendation:

Staff are withholding a recommendation pending discussion of the staff comments summarized above by the HDRB at the work session.

Historic District Overlay Guidelines Review Matrix		
Chapter 5 – Treatment of Contributing Buildings – Windows, Exterior Doors and Associated Features (pp. 56-62)		
Material Changes		
#	Guidelines	Evaluation
1	<p>For historic doors and windows, when necessary, replacement should be in-kind.</p> <ul style="list-style-type: none"> a. Avoid wholesale replacement of historic windows and doors; these features should be replaced on an as-needed basis. 	<p>The door system to be replaced post-dates the building/historic district's period of significance, although the decorative pediment is of a similar overall style and design as the one in place during the historic period (<i>Figure 1</i>). Therefore, it is appropriate for the HDRB to consider a new replacement design under the rehabilitation treatment standard, provided that the design does not negatively impact the overall symmetry and balance along the building's façade. Note that symmetry across the façade is a character defining feature typical of the neoclassical style.</p>
2	<p>Replacement of historic doors and windows should match the original in size, dimensions, configuration, and materials.</p> <ul style="list-style-type: none"> a. To achieve replacement-in-kind, new doors should match the historic doors in material, composition, style, shape, size, profile, glass usage and glazing, finish, hardware usage and material, and other visual qualities. b. To achieve replacement-in-kind, new windows should match historic windows in material, composition, shape, size, profile, glass pane division/configuration, muntin type, pattern, glazing, transparency and other visual qualities. 	<p>N/A (see above)</p>

3	If a historic door or window no longer exists or is damaged beyond repair, the replacement should match the design of remaining historic windows and doors, if available, following replacement in-kind guidance.	N/A (see above)
4	<p>For historic doors and windows, if replacement-in-kind is not possible, the following criteria for historic door and window replacement applies:</p> <ul style="list-style-type: none"> a. Replacement doors and windows should match the historic doors as closely as possible in general composition, shape, size, profile, glass usage, glass pane division, muntin type, glazing, texture and finish. b. Replacement doors and windows should retain historic character-defining features, such as hardware, accessories, and decorative details. c. If the feature cannot be replicated using traditional materials, refer to Chapter 6, Use of Alternative Materials for information on selecting an appropriate alternative material. d. Replacement should be limited to the door itself or the window sashes to reduce the replacement of historic fabric and impacts to the building envelope. e. Avoid the use of insert window replacements, which reduce the size of window openings. 	<ul style="list-style-type: none"> a. N/A b. N/A c. See below for information pertaining to the Chapter 6 Guidelines. d. Staff are requesting additional information pertaining to the placement of the proposed door system to better understand how the proposal will impact extant historic material and the overall design of the façade. The current proposal does not maintain a symmetrical arrangement along the façade due to the use of only one sidelite on the left side of the system (when viewed from the right-of-way facing northwest). e. Staff are requesting additional information to ascertain whether the proposed aluminum framing system will reduce the size of the opening on the decorative pediment.
5	If the historic design of a window or door is unknown, an appropriate replacement style should be selected. In this case, the window or door can be replaced with a modern material; refer to Chapter 6, Use of Alternative Materials for information on selecting an appropriate alternative material.	As noted above, the door system to be replaced post-dates the building/historic district's period of significance, although the decorative pediment is of a similar overall style and design as the one in place during the historic period (<i>Figure 1</i>). See below for information pertaining to Chapter 6 Guidelines.

6	On existing modern additions (post 1940), door and window replacements should be clearly differentiated as modern, but remain compatible with the historic building.	N/A
7	Historic shutter replacements should match the historic shutters in material, composition, size, shape, style, type, location, placement, and finish. Replacement shutters should be operable; however, if fixed shutters are used, they should be installed on the edge of the jamb with hinges, latches, and shutter dogs to appear as though they are operable.	N/A
8	If replacement of a door or window impacts surrounding trim or other features, reference the Guidelines for Door and Window Design Changes below, and the Guidelines for Trim and Ornamentation on page 66.	Staff are requesting additional information pertaining to the placement of the proposed door system to better understand how the proposal will impact extant historic material and the overall design of the façade.

Design Changes

#	Guidelines	Evaluation
1	Maintain historic wall openings on the front façade and side elevations with visibility from the street. Doors and windows should not be added, deleted, or otherwise altered in these areas.	Staff are requesting additional information pertaining to the placement of the proposed door system to better understand how the proposal will impact extant historic material and the overall design of the façade.
2	On secondary elevations of historic buildings, doors and windows may be added or deleted. This allowance should occur in limited circumstances on any given building elevation. Existing window openings are preferred locations for new door locations to limit the impact to the building envelope and retain the opening pattern. Where historic openings are blocked, the new wall should have a distinct design and treatment to mark the location of the historic window. On buildings with wood siding, retain the	N/A

	historic window trim and infill the opening with a smooth panel. On buildings with masonry exteriors of any finish, recess the infill at least 1" to mark the opening; masonry infill can be parged for a smooth finish or left exposed.	
3	New wall openings for doors on historic buildings should not be designed to alter the presence and function of historic primary entries. Historic entries that serve as architectural focal points must be retained as such. The level of adornment for new doors should not exceed the level of adornment of the historic entries. If the original door and its style is not known, the level of adornment should be appropriate to the style and architectural adornment of the building.	Staff recommend that the door be recessed within the entryway to the same extent that the current door is to minimize the visual impact of this non-historic design element on the contributing building at 783 Station Street. Alternatively, the applicant should seek a door with materiality and detailing that better complements the surrounding neoclassical detailing of the building's design than the proposed aluminum framing does.
4	Wall openings may be changed on modern additions as long as the overall fenestration and solid to void ratios are not altered to a degree that becomes inappropriate to the addition's compatibility and context with the historic building.	N/A
5	New wall openings on historic buildings must reflect and reinforce the architectural style of the building and fit with the established fenestration pattern. New doors and windows must be differentiated from historic doors and windows in configuration, such as a different number or arrangement of panes, but should be comprised of historically appropriate materials that match the material, composition, shape, size, glazing, and other visual qualities of the existing windows on the historic building.	The proposed design uses materials and overall detailing that clearly differentiates it from the historic fenestration of the building. However, the current materials as proposed do not reflect the overall character of the neoclassical design of the building. Staff recommend that the applicant seek a door with materiality and detailing that better complements the surrounding neoclassical features of the building's design than the proposed aluminum framing does.
6	Doors and windows installed in new wall openings on historic buildings must be appropriately articulated with a profile that matches the recession and protrusion of the entire door or window	Staff recommend that the door be recessed within the entryway to the same extent that the current door is to minimize the visual impact of this non-historic design element on the

	with all associated elements in relation to the wall plane to match the existing doors or windows on the historic building.	contributing building at 783 Station Street.
7	<p>Storm door and storm window additions should minimize any obstruction of the door and window design and details. Storm door and storm windows should match the door and windows materials when possible and be compatible with the architectural style of the building.</p> <ul style="list-style-type: none"> a. New screen and storm doors should be wood or prefinished metal, but should not have a metallic finish. b. Interior storm windows do not require a COA. 	N/A
Chapter 6 – Use of Alternative Materials in the HDO (p.84-85)		
#	Guidelines	Evaluation
1	<p>Do not replace historic character-defining materials with alternative materials unless the following circumstances are present:</p> <ul style="list-style-type: none"> a. The historic material is no longer readily available. b. Skilled craftsman capable of working with or installing the historic material are no longer available. c. The historic material is inherently flawed. d. Code-required alterations are required that result in the removal of historic materials. 	<p>While the building is a contributing resource within the historic district, the doors proposed for replacement post-date the historic district's period of significance. Note that the current decorative pediment is of a similar overall style and design as the one in place during the historic period. Due to the change in this aspect of the building's design, it is appropriate for the HDRB to consider a new replacement design under the rehabilitation treatment standard, provided that the design does not negatively impact the overall symmetry and balance along the building's façade. Note that symmetry across the façade is a character defining feature typical of the neoclassical style.</p>
2	<p>Utilize the following factors to evaluate alternative materials:</p> <ul style="list-style-type: none"> a. Potential impact on historic integrity: The proposed alternative material should not impact the 	<ul style="list-style-type: none"> a. Staff are requesting additional information on the interaction between the proposed alternative material and the extant pediment to better understand the impact to

	<p>historic integrity of the resource or the overall district.</p> <ul style="list-style-type: none"> b. Location: Alternative materials should not be discernible from the public right-of-way. The alternative materials on front and visible side elevations should appear the same as the original material. c. Appearance: In order to retain the historic appearance of a building, the new material should match the details and craftsmanship, as well as visual and physical qualities of the historic material (color, surface texture, surface reflectivity, finish, size/shape, profile). d. Durability and performance: The selected alternative material should be as durable as the historic material being replaced while remaining physically compatible with the remaining adjacent historic materials. The new material should have a demonstrated track record of performance over time to avoid entering a shorter cycle of replacement. 	<p>the overall design and character of the neoclassical building.</p> <ul style="list-style-type: none"> b. The proposed material and design change will be highly visible from the public right-of-way. For this reason, staff recommend the applicant recess the proposed door to a similar extent as the existing door. c. Staff recommend the applicant explore material options for the modification that better complement the neoclassical features of the building than the aluminum framing system does. d. The aluminum framing system in an anodized finish does have a proven track record of performance over time.
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Town of Herndon
Ms. Angelina Jones
Department of Community Development
777 Lynn Street
Herndon, VA 20170

Re: 783 Station St Suite A, Herndon, VA 20170 Application for the Historic District
Property Modification

Dear Board Members,
Please accept this letter as part of the formal request to add entrance door with
sidelite to the existing building at 783 Station St Suite A, Herndon, VA 20170. The
scope of work includes installing a narrow-stile door with a sidelite and transom,
as well as pouring a concrete slab in place of the existing pavers to provide
proper anchorage for the new storefront system. Once the exterior doors are
permitted and installed, the interior door will be removed.

Furnish and Install as Items Listed.

One (1) 3' x 8' Kawneer 190 Narrow Stile aluminum entrance door with 1'0"
sidelite and arch to fixed framing.

Door hardware to be, MS 1850A Deadlock with exterior cylinder and interior
thumbturn, 1" Diameter interior push bar and 9" exterior vertical pull, 10" ADA
Bottom Rail on door, 1 ½ pair of butt hinges, bottom rail weathering, 4" x ½" ADA
Threshold, and surface mounted closer.

Door frame and sidelite to be 2" x 4 ½" Kawneer Trifab 451 and 451T.

All Aluminum to be Clear Anodized Finish.

Glass for door, sidelite and archtop transom to be 1" pyrolitic Low "E" insulated
tempered glass.

We feel that this addition will complement the existing structure at 783 Station St
Suite A, Herndon, VA 20170 and will add if not improve the current aesthetics
and value of the neighborhood. We would like to request that the Historic
District Review Board review this application and approve modifications. Please
feel free to contact me at 703.819.9461 if there are any questions or if there
might be an item that may be omitted from this application.

Sincerely,



Michael Wijdoogen, AIA, LEED BD+C
Architect

Enclosure:

- (1) Existing Photographs
- (2) Existing & Proposed Plans, Elevations
- (3) Material Cut Sheet & Spec Sheet

Town of Herndon
Ms. Angelina Jones
Department of Community
Development
777 Lynn Street
Herndon, VA 20170

Re: 783 Station St Suite A, Herndon, VA 20170 Application

The scope of work includes installing a narrow-stile door with a sidelite and transom, as well as pouring a concrete slab in place of the existing pavers to provide proper anchorage for the new storefront system. Once the exterior doors are permitted and installed, the interior door will be removed.



783 Station St Suite A, Herndon, VA 20170



783 Station St Suite A, Herndon, VA 20170



783 Station St Suite A, Herndon, VA 20170



783 Station St Suite A, Herndon, VA 20170



785 Station St Suite A, Herndon, VA 20170



775 Station St Suite A,
Herndon, VA 20170

779 Station St Suite A,
Herndon, VA 20170

781 Station St Suite A,
Herndon, VA 20170



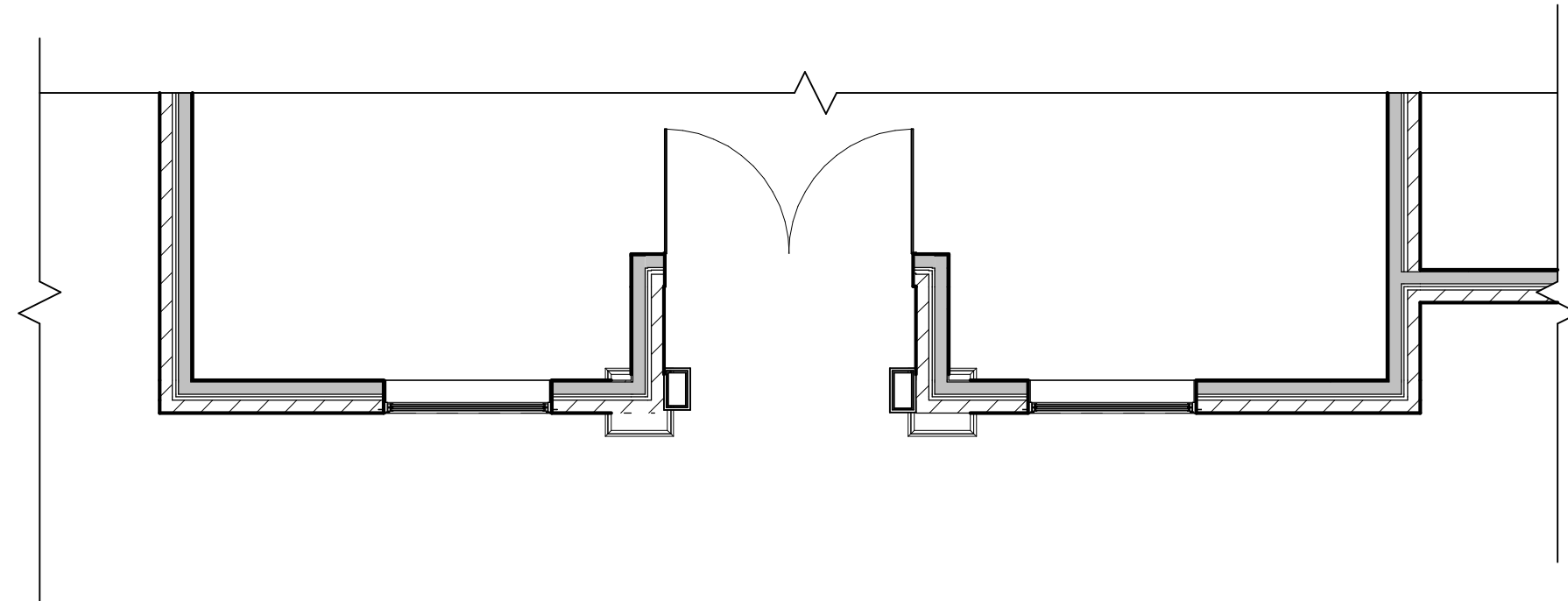
790 Station St Suite A, Herndon, VA 20170



795 Station St Suite A, Herndon, VA 20170



728 Pine St, Herndon, VA 20170

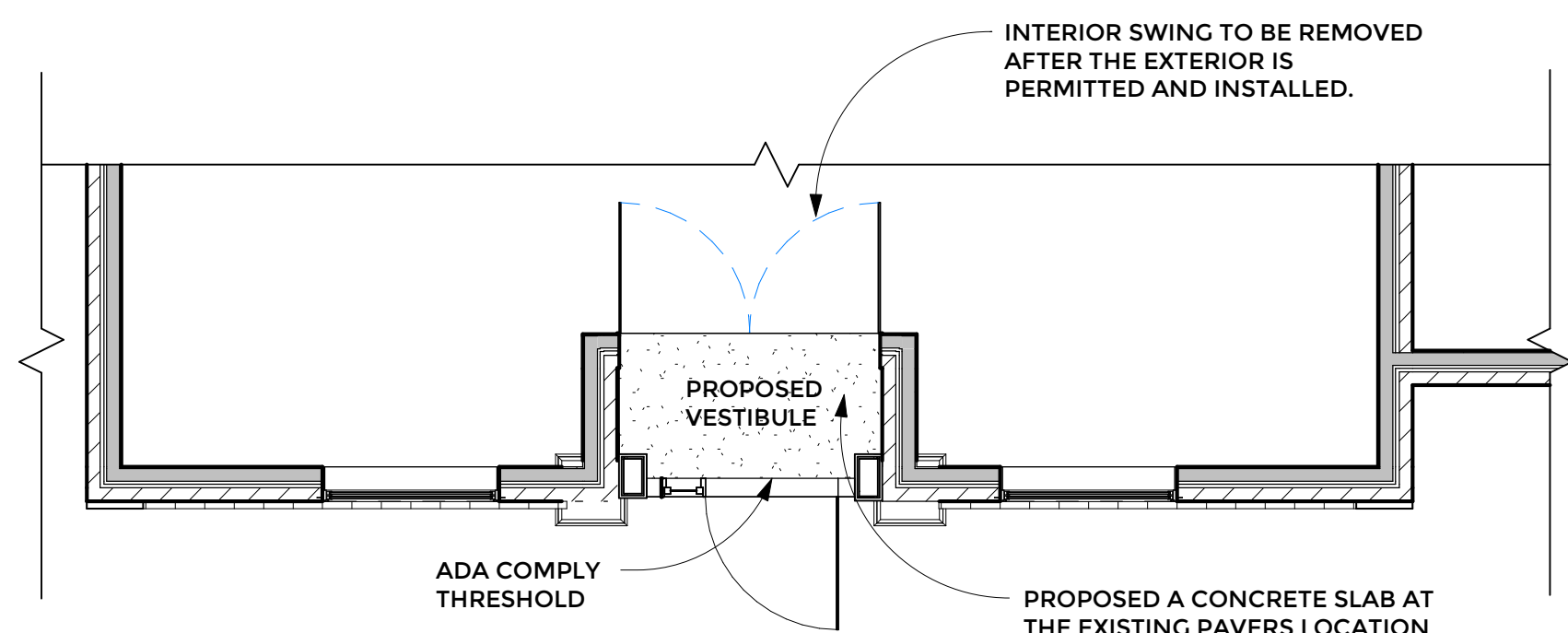


1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

EXISTING FIRST FLOOR PLAN
0'-0"
GRADE
0'-0"



3 EXISTING FRONT ELEVATION
1/4" = 1'-0"

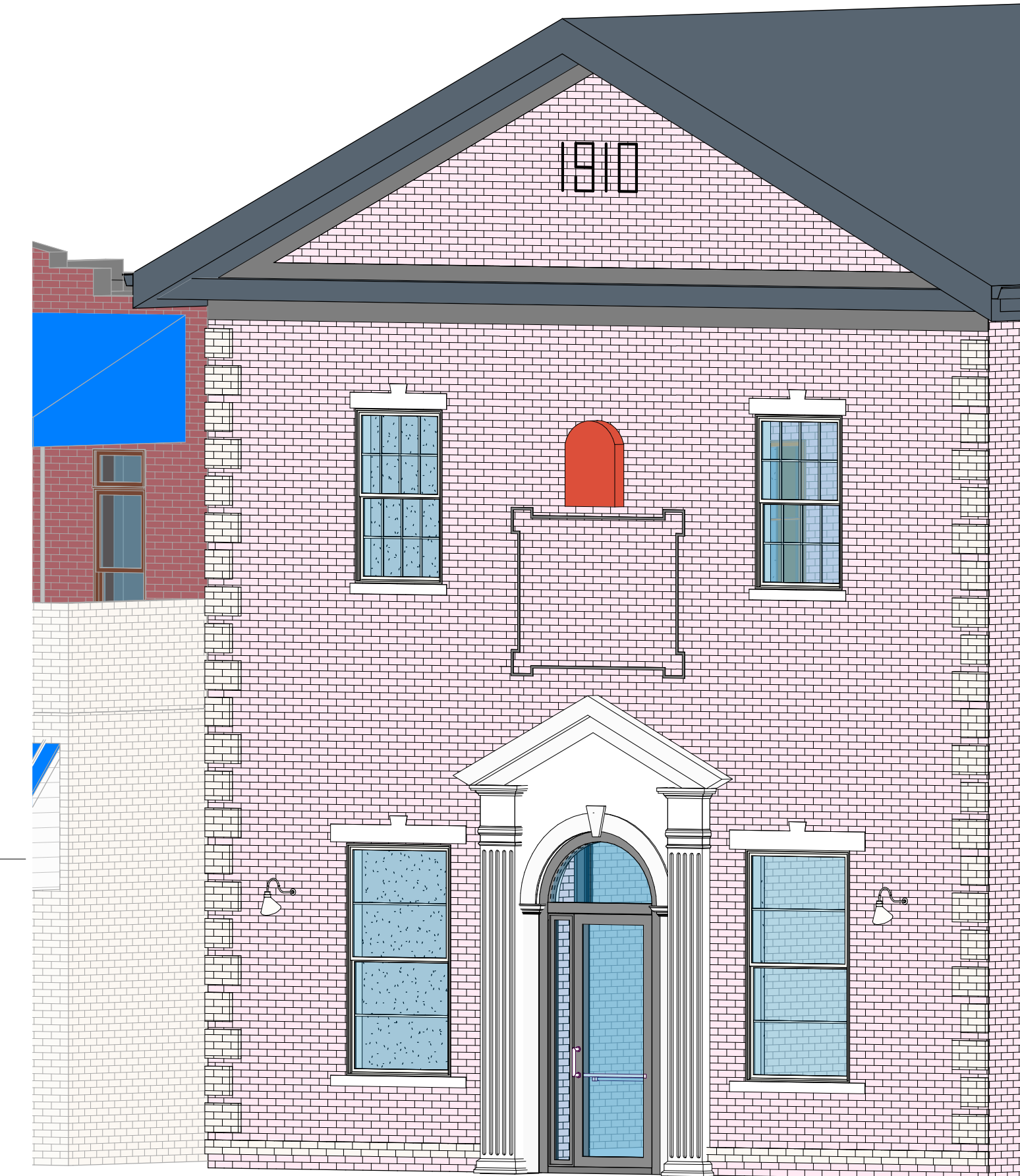


2 PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

EXISTING FIRST FLOOR PLAN
0'-0"
GRADE
0'-0"



4 PROPOSED FRONT ELEVATION
1/4" = 1'-0"



5 PROPOSED 3D

- FURNISH AND INSTALL AS ITEMS LISTED.
- ONE (1) 3' X 8' KAWNEER 190 NARROW STILE ALUMINUM ENTRANCE DOOR WITH 1'0" SIDELITE AND ARCH TO FIXED FRAMING.
 - DOOR HARDWARE TO BE, MS 1850A DEADLOCK WITH EXTERIOR CYLINDER AND INTERIOR THUMBTURN, 1" DIAMETER INTERIOR PUSH BAR AND 9" EXTERIOR VERTICAL PULL, 10" ADA BOTTOM RAIL ON DOOR, 1 1/2" PAIR OF BUTT HINGES, BOTTOM RAIL WEATHERING, 4" X 1/2" ADA THRESHOLD, AND SURFACE MOUNTED CLOSER.
 - DOOR FRAME AND SIDELITE TO BE 2" X 4 1/2" KAWNEER TRIFAB 451 AND 451T.
 - ALL ALUMINUM TO BE CLEAR ANODIZED FINISH. BLACK ANODIZED FINISH AS OPTIONAL.
 - GLASS FOR DOOR, SIDELITE AND ARCHTOP TRANSOM TO BE 1" PYROLITIC LOW 'E' INSULATED TEMPERED GLASS.

PROPOSED A CONCRETE SLAB AT THE EXISTING PAVERS LOCATION TO PROVIDE PROPER ANCHORAGE FOR THE NEW STOREFRONT SYSTEM

MW
ARCHITECTS

"Architecture with a scaled & constructive approach"

761C Monroe Street, Suite 201
Herndon, VA 20170
(833)-819-9461
www.mwarchitects.com

HIGHLAND TITLE

783 Station St Suite A,
Herndon, VA 20170

PROJECT NUMBER: 25.241
DATE: 11/03/25
DRAWN BY: EN
CHECKED BY: MSW

REVISIONS:
HDRB 12/09/2025

SEAL:

SCALE: 1/4" = 1'-0"
EXISTING & PROPOSED PLANS & ELEVATIONS & 3D

SHEET NUMBER: **A1.0**

Project: Highland Title – Main Entrance Door & Framing

Location: 783 Station St.

Herndon, VA 20170

Specifications: Per Preliminary Drawings

Dated 11/3/2025

Proposal/Scope

Furnish and Install as Items Listed.

- One (1) 3' x 8' Kawneer 190 Narrow Stile aluminum entrance door with 1'0" sidelite and arch to fixed framing.
- Door hardware to be, MS 1850A Deadlock with exterior cylinder and interior thumbturn, 1" Diameter interior push bar and 9" exterior vertical pull, 10" ADA Bottom Rail on door, 1 ½ pair of butt hinges, bottom rail weathering, 4" x ½" ADA Threshold, and surface mounted closer.
- Door frame and sidelite to be 2" x 4 ½" Kawneer Trifab 451 and 451T.
- All Aluminum to be Clear Anodized Finish. See add for black anodized finish.
- Glass for door, sidelite and archtop transom to be 1" pyrolitic Low "E" insulated tempered glass.

Features

- • 190 narrow stile has 2-1/8" vertical stile, 2-1/4" top and 3-7/8" ^{10"} bottom rail
- 350 medium stile has 3-1/2" vertical stile, 3-1/2" top and 6-1/2" bottom rail
- 500 wide stile has 5" vertical stile, 5" top and 6-1/2" bottom rail
- Door is 1-3/4" deep
- Dual moment welded corner construction
- Single or double acting
- Offset pivots, butt hinges, continuous geared hinge or center pivots
- Surface mounted or concealed closers
- MS locks or panic hardware
- • Architects Classic push/pulls
- Infills range from 1/4" to 1"
- Adjustable astragal utilizing pile weathering with polymeric fin at meeting stiles
- Sealair® bulb polymeric weatherstripping in door frames
- Permanodic® anodized finishes in 7 choices
- Painted finishes in standard and custom choices

Optional Features

- Numerous push/pull finishes
- Paneline® exit device or Paneline® EL exit device
- Wide variety of bottom rail, cross rail and muntins

Product Applications

- • 190 narrow stile - engineered for moderate traffic in applications such as offices, stores and apartment buildings
- 350 medium stile - provides extra strength for schools, institutions and other high traffic applications
- 500 wide stile - creates a monumental visual statement for banks, libraries or buildings that experience heavy traffic conditions

For specific product applications,
Consult your Kawneer representative.

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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Single-Source Packages Generate Versatile First Impressions



Curtis Culwell Center
Garland, Texas
ARCHITECT
HKS, Inc., Dallas, Texas
GLAZING CONTRACTOR
B & B Glass, Inc., Dallas, Texas
PHOTOGRAPHER
© Blake Marvin – HKS

Tough yet attractive, Kawneer's Standard Entrances are designed as a single-source package of door, door frame and hardware that is easily adaptable to custom requirements. Designed to complement new or remodel construction as well as modern or traditional architecture, they are engineered, constructed and tested to make a good first impression while withstanding the rigors of constant use by occupants and visitors.

PERFORMANCE

To resist both lever arm and torsion forces that constantly act on any door, all three entrances feature welded corner construction with Sigma deep penetration and fillet welds plus mechanical fastenings at each corner – a total of 16 welds per door. Each door corner comes with a limited lifetime warranty, good for the life of the door under normal use. It is transferable from building owner to owner and is in addition to the standard two-year warranty covering material and workmanship of each Kawneer door.



1. Thermoplastic elastomer weatherstrip in blade stop of frame jams, header or transom bar.
2. Integral polymeric fin attached to adjustable astragal, creating an air barrier between pairs of doors.
3. Optional surface-applied bottom weatherstrip with flexible blade gasket. Extruded raised lip on threshold to provide continuous contact for bottom weatherstrip.
4. Standard 1/4" beveled glass stops to sheet water and dirt off without leaving residue.
5. Available in all finishes offered by Kawneer.

GENERAL

- Heights vary up to 10'; widths range from approximately 3' to 4'
- Door frame face widths range to a maximum of 4", while depths range to 6"
- Door operation is single- or double-acting with maximum security locks or touch bar panics standard
- Architect's classic 1" round, bent bar push/pull hardware is available in various finishes and sizes
- Infills range from 1/4" to 1"

FOR THE FINISHING TOUCH

Architectural Class I anodized aluminum finishes are available in clear and Permanodic® color choices.

Painted finishes, including fluoropolymer, that meet AAMA 2605 are offered in many standard choices and an unlimited number of specially designed colors.

Solvent-free powder coatings add the "green" element with high performance, durability and scratch resistance that meet the standards of AAMA 2604.

ECONOMY

Kawneer's bulb neoprene weatherstripping forms a positive seal around the door frame and provides a substantial reduction in air infiltration, resulting in improved comfort and economies in heating and cooling costs. The system is wear- and temperature-resistant and replaces conventional weatherproofing. The bottom weatherstrip at the interior contains a flexible blade gasket to meet and contact the threshold, enhancing the air and water infiltration performance characteristics.

190 NARROW STILE ENTRANCE

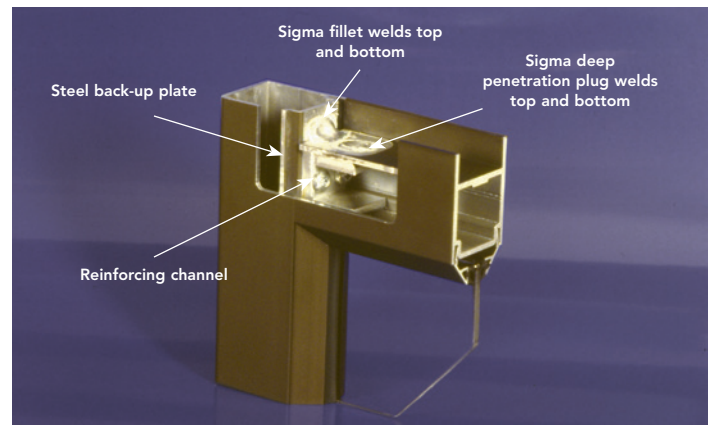
- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

350 MEDIUM STILE ENTRANCE

- Provides extra strength for applications such as schools, institutions and other high-traffic applications
- Vertical stiles and top rails measure 3-1/2"
- Bottom rail measures 6-1/2" for extra durability

500 WIDE STILE ENTRANCE

- Creates a monumental visual statement for applications such as banks, libraries and public buildings
- Vertical stiles and top rail measures 5"; bottom rail measures 6-1/2"
- Results in superior strength for buildings experiencing heavy traffic conditions



SCALE 3" = 1' 0"

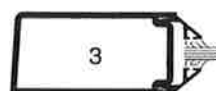
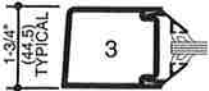
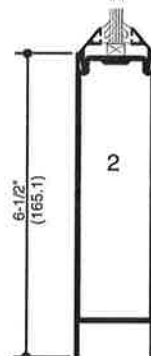
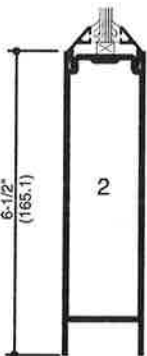
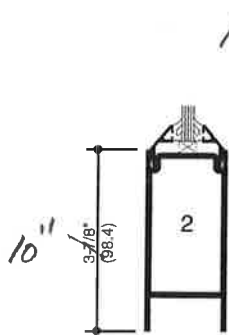
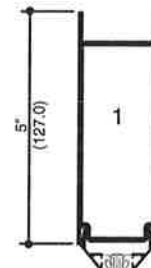
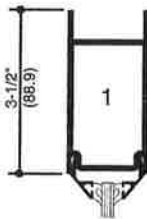
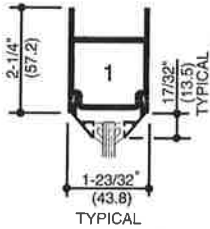
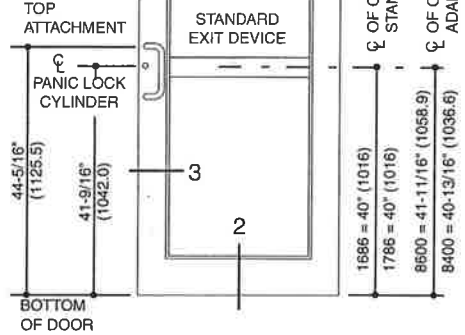
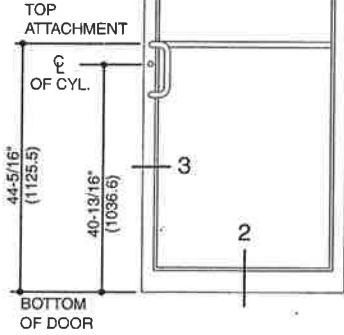
190 NARROW STILE

350 MEDIUM STILE

500 WIDE STILE

STANDARD LOCATIONS

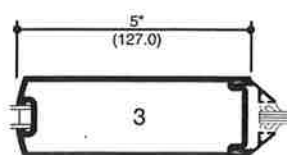
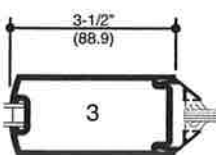
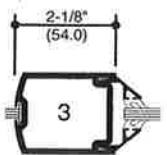
STANDARD LOCATIONS



SINGLE ACTING

SINGLE ACTING

SINGLE ACTING



DOUBLE ACTING

DOUBLE ACTING

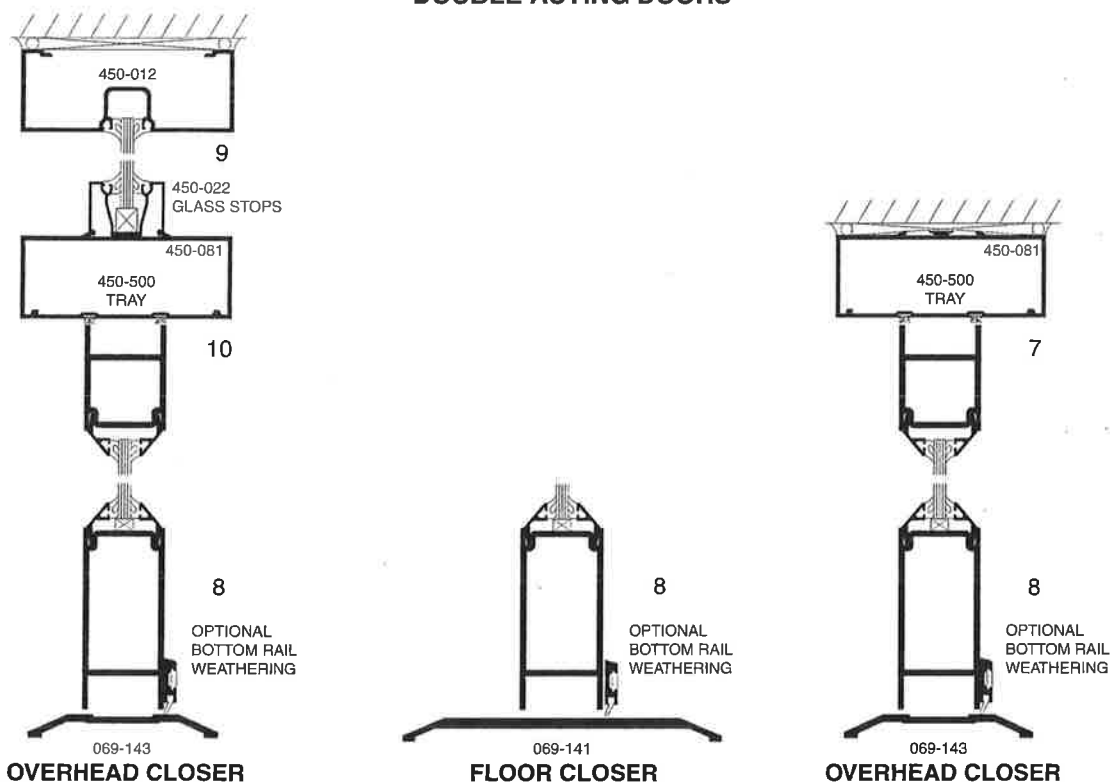
DOUBLE ACTING

Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

Kawneer reserves the right to change configuration without prior notice when deemed necessary for product improvement.
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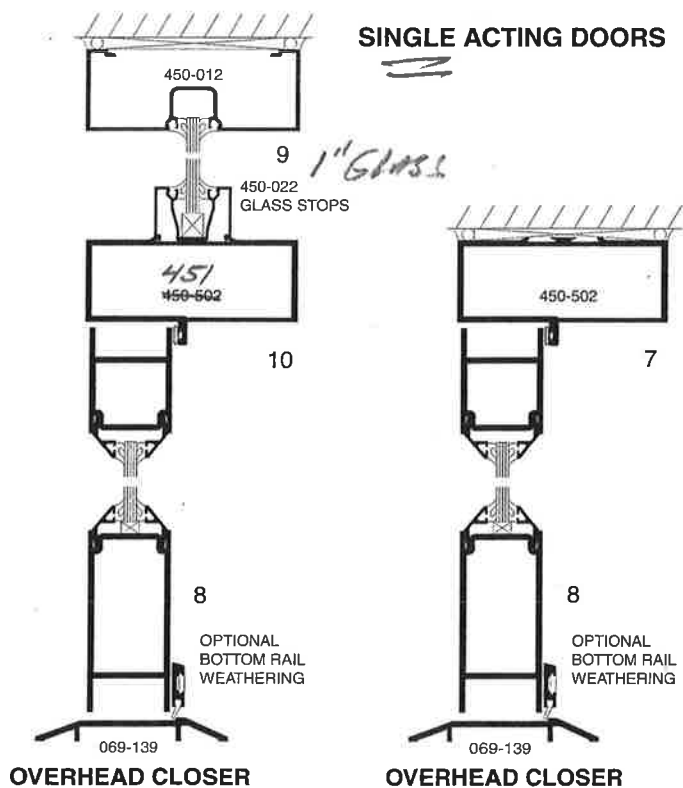
SCALE 3" = 1' 0"

DOUBLE ACTING DOORS

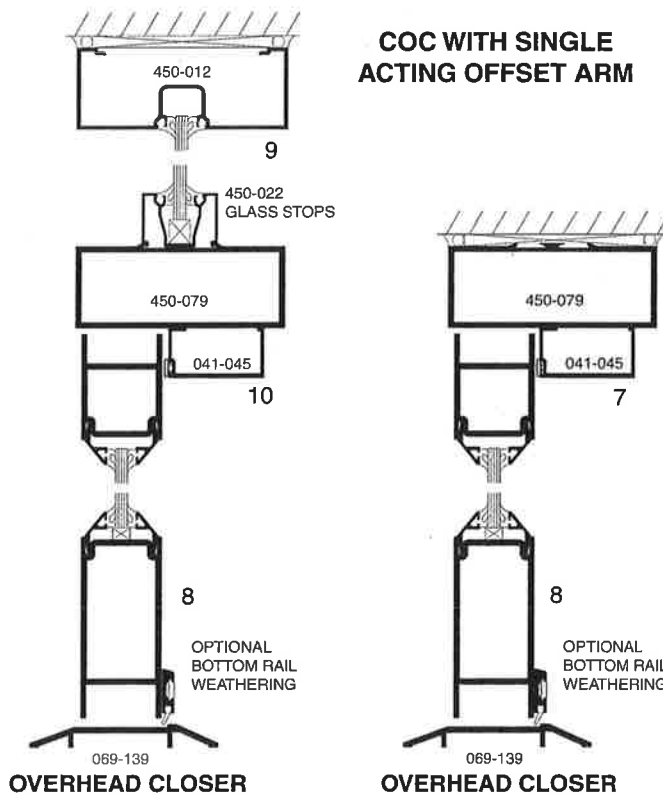


Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

SINGLE ACTING DOORS



COC WITH SINGLE ACTING OFFSET ARM



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DESIGN AND PERFORMANCE VERSATILITY WITH UNMATCHED FABRICATION FLEXIBILITY

Photography: © Bob Perzel



TRIFAB® VERSAGLAZE® 450, 451 & 451T (THERMAL) FRAMING SYSTEMS & TRIFAB® 451UT (ULTRA THERMAL) FRAMING SYSTEM

Trifab® VersaGlaze® is built on the proven and successful Trifab® platform – with all the versatility its name implies. There are enough framing system choices, fabrication methods, design options and performance levels to please the most discerning building owner, architect and installer. The 4.5" depth Trifab® VersaGlaze® Framing System family is available with non-thermal, thermal and ultra-thermal performance levels.

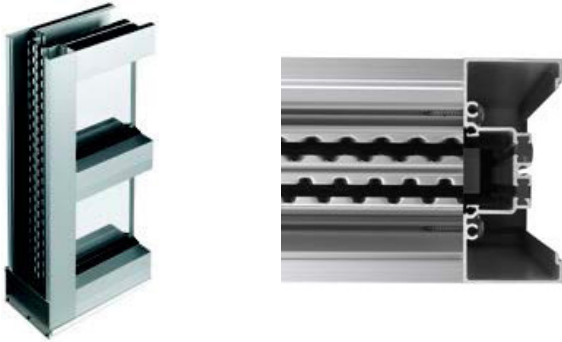
The ultra-thermal Trifab® 451UT Framing System, is designed for the most demanding thermal performance and employs actual Isolock® thermal break.

PERFORMANCE

Kawneer's Isolock® thermal break technology creates a composite section, prevents dry shrinkage and is available on Trifab® VersaGlaze® 451T. For even greater thermal performance, a dual Isolock® thermal break is used on Trifab® 451UT.

U-factor, CRF values and STC ratings for Trifab® framing systems vary depending upon the glass plane application. Project-specific U-factors can be determined for each individual project.

(See the Kawneer Architectural Manual or Kawneer.com for additional information.)

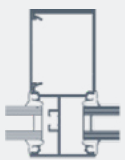
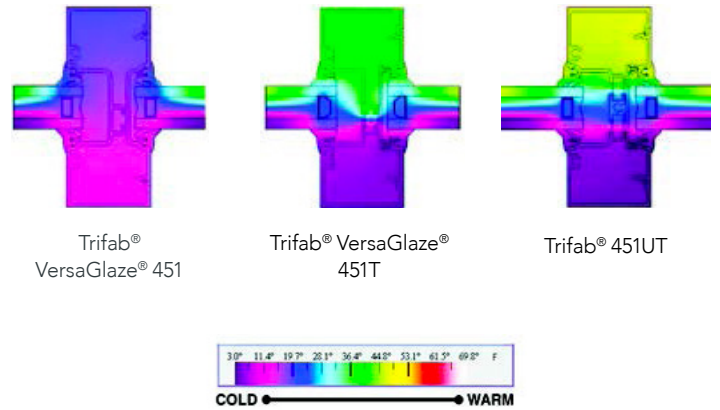


Trifab® 451UT uses a dual Isolock® thermal break (right) and features a new high performance sill design, which incorporates a screw-applied end dam (left), ensuring positive engagement and tight joints between the sill flashing and end dam.

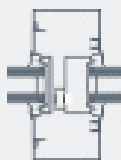
PERFORMANCE TEST STANDARDS

Air Infiltration	ASTM E283
Water	AAMA 501, ASTM E331
Structural	ASTM E330
Thermal	AAMA 1503
Thermal Break	AAMA 505, AAMA TIR-A8
Acoustical	AAMA 1801, ASTM E1425

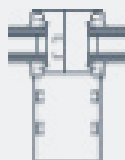
Thermal simulations showing temperature variations from exterior/cold side to interior/warm side.



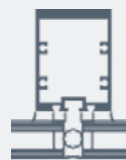
Front



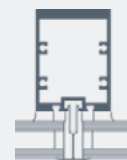
Center



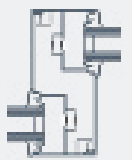
Back



SSG

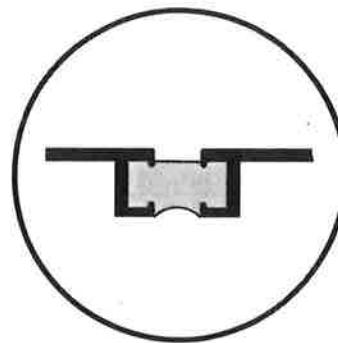
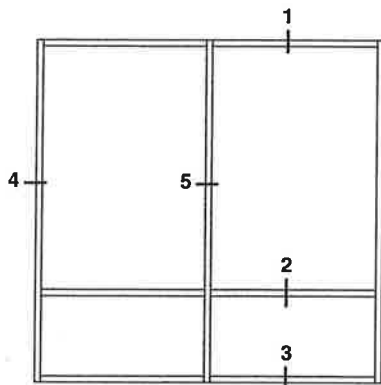


Weatherseal



Multi-Plane

SCALE 3" = 1'-0"



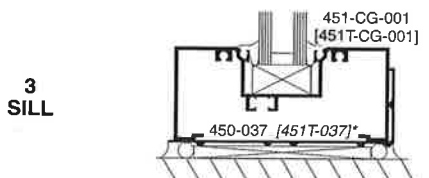
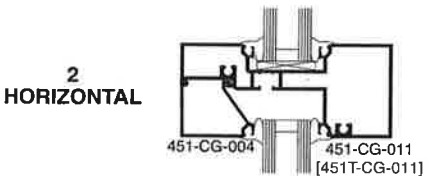
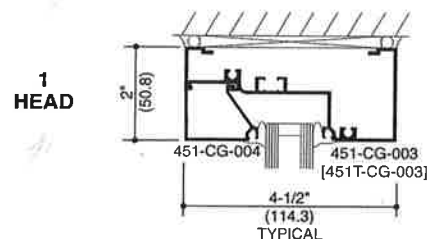
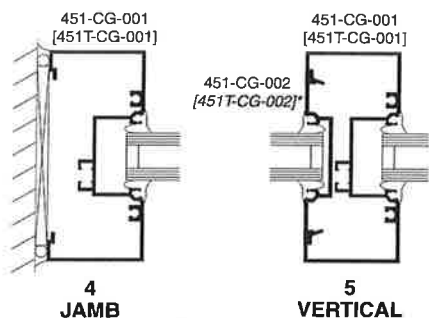
*Note: See Misc. Details for Thermal Pocket Filler and Thermal Flashing.

ELEVATION IS NUMBER KEYED TO DETAILS

NUMBERS IN BRACKETS ARE THERMALLY BROKEN MEMBERS

SCREW SPLINE

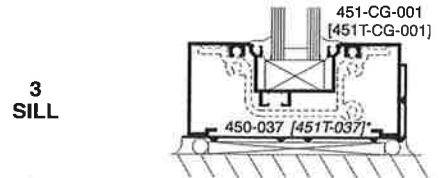
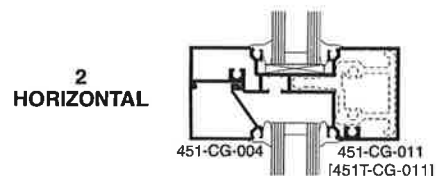
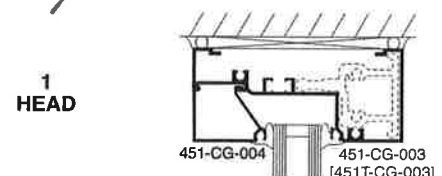
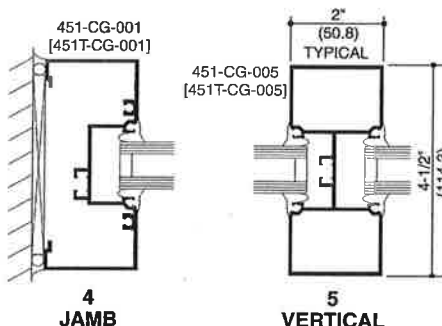
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*See Page 14 for Thermal Flashing and Optional High Performance Flashing

SHEAR BLOCK

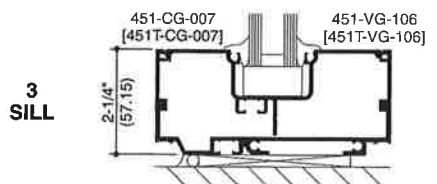
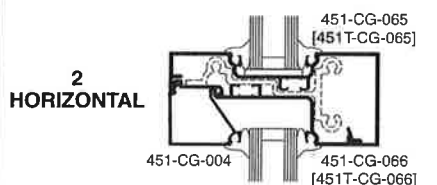
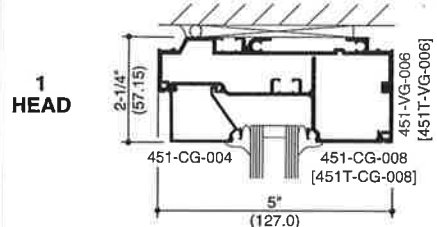
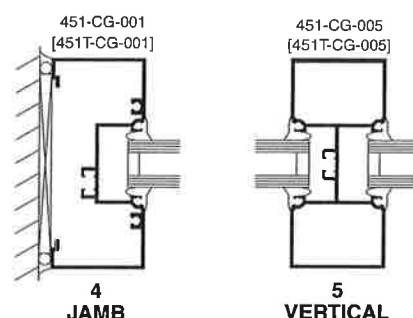
CAD Details (TF451) = TF_VG_451-SB-Center--CAD.zip (TF451T) = TF_VG_451T-SB-Center--CAD.zip



*See Page 14 for Thermal Flashing and Optional High Performance Flashing

STICK

CAD Details (TF451) = TF_VG_451-Stick-Center--CAD.zip (TF451T) = TF_VG_451T-Stick-Center--CAD.zip



Always follow applicable building and safety codes governing the design and use of glazed entrance, window, and curtain wall products. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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**Town of Herndon Survey
Fairfax County, Virginia**

Surveyor: EHT Traceries (K. Parzen)

Date: August 31, 2017

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)