



HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA

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

Wednesday, February 4, 2026 | 7:00 PM

- 1. Call to Order**
- 2. Public Hearings**
 - a. APPLICATION FOR AN ADDITION, HDRB #26-001, 781 and 783 Station Street, Herndon, Virginia, to construct a rear addition to abutting commercial buildings
- 3. Comments**
 - a. Comments from the Staff Members
 - b. Comments from the Board Members
- 4. Adjournment**

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

Meeting Date: February 4, 2026

Category: Public Hearings

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

Description:

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

Background/Timing Impact:

The property at 781 and 783 Station Street features two different commercial buildings, each located on the northwest side of Station Street between the intersections with Pine Street and Lynn Street. Both buildings span three bays and are contributing to the historic district. The buildings each have two-story rear additions and patios that were constructed around the year 2000. They are constructed of brick and feature elements of the Postmodern architectural style. The property owner constructed an unpermitted structure on the rear patio of the subject property and in response, the Town of Herndon issued a notice of violation in October 2025 (ZE25-00065). The applicant brought two conceptual designs for discussion at the HDRB's December 3, 2025, work session as part of a process to resolve the cited violation. For additional 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 in the attached staff report and guidelines matrix by the HDRB at the work session.

Attachments:

1. Staff Report
2. Guidelines Matrix
3. Materials
4. Legal Ad

STAFF REPORT

Agenda Item: APPLICATION FOR AN ADDITION, HDRB #26-001, to construct a rear addition to the commercial buildings at 781 and 783 Station Street, Herndon, Virginia, located north of the intersection of Station 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: February 4, 2026

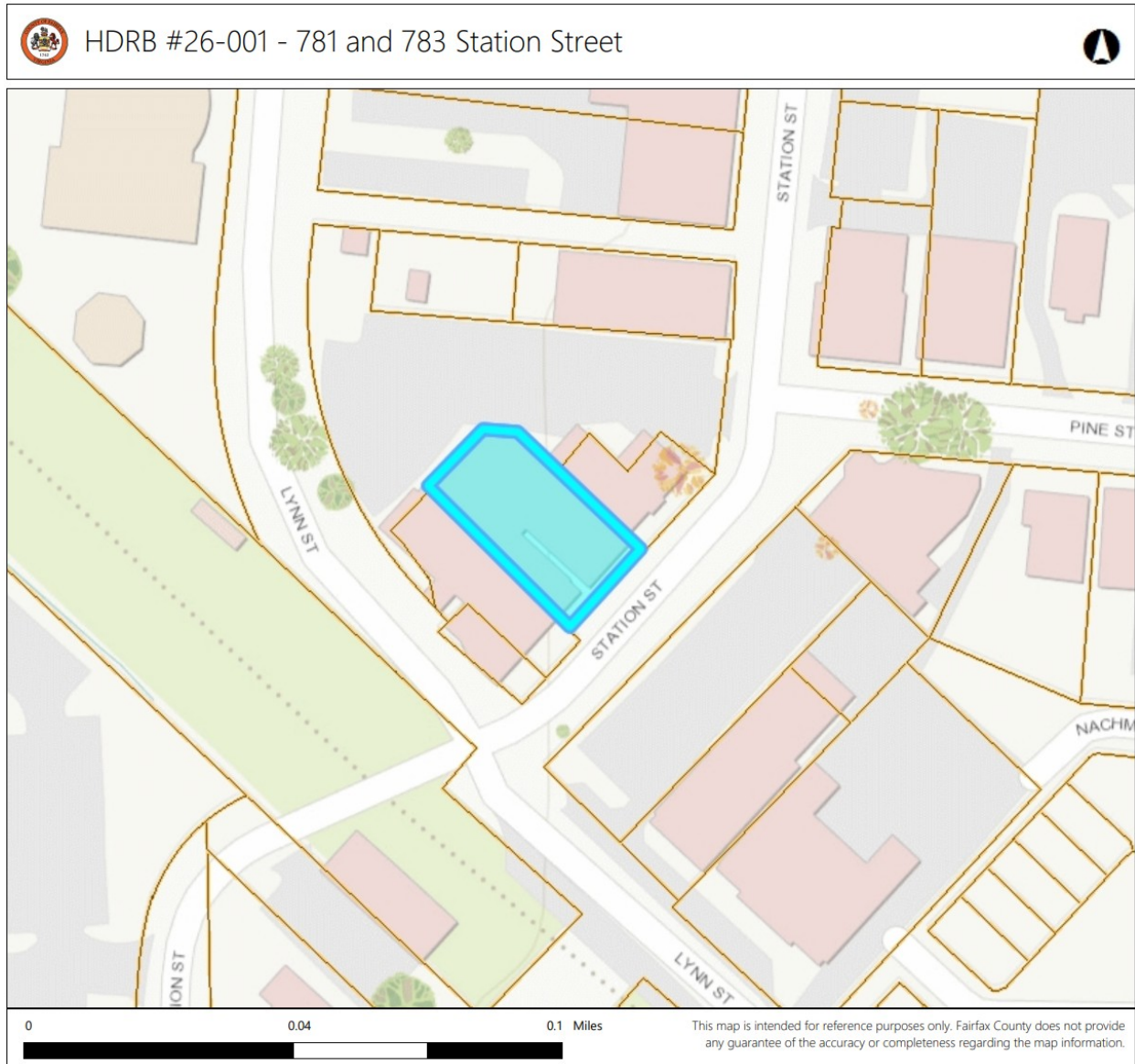
Staff Contact: Angelina R. Jones, Lead Planner - Design & Development

Summary Information:

Proposed Modification	Addition – Rear porch to provide outdoor seating		
Address	781 and 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	Mile 20		
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:	1920 and 1910
Architectural Style(s)	Art Deco and Neoclassical		
Exterior Material(s)	American and Stretcher bond brick (painted); Asphalt shingle roof (783 only)		
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 781 and 783 Station Street features two different commercial buildings, each located on the northwest side of Station Street between the intersections with Pine

Street and Lynn Street. Both buildings span three bays and are contributing to the historic district.

The two-story commercial building at 781 Station Street was constructed in 1920. It has a shaped brick parapet and a multi-pane, glazed wooden storefront. The bricks are laid in an American or common bond, the roof is flat, and the façade features a shed roof awning clad in standing seam metal. This is a vernacular example of the Art Deco style, which was popular in the United States primarily for commercial architecture through the 1920s and into the 1930s. This style is characterized by geometric motifs used as decorative elements on the façade, as well as projections along the roofline to create vertical emphasis in the design.

The building at 783 Station Street was built in 1910 and also stands two-stories tall. It features a gable roof with a decorative front door surround displaying 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. 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.

Both buildings have two-story rear additions and patios that were constructed around the year 2000. They are constructed of brick and feature elements of the Postmodern architectural style.

Applicable 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 applicant brought two conceptual designs for discussion at the HDRB's December 3, 2025, work session as part of a process to resolve the cited violation. At this work session, staff provided the following comments:

- The proposed alteration will impact the 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 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. However, the addition must be designed in a way that is stylistically compatible with the extant building architecture. The circa 2000 rear additions that will be immediately adjacent to the proposed addition 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 as applicable.
- 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.
 - o During the December 3 work session, the HDRB recommended varying the roofline between the two structures to maintain a distinction and stated that employing a shed roof awning clad in standing seam metal over the 781 Station Street portion of the design would be a good tie in with the front of the building.
- The glass enclosure needs to be further resolved to account for the existing context of the rear additions and enclosed alley of the subject properties. To do this, the applicant should 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.

Previous cases heard by this board related to the subject property and pertinent to the proposed design 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 January 2026, but the lattice is not.

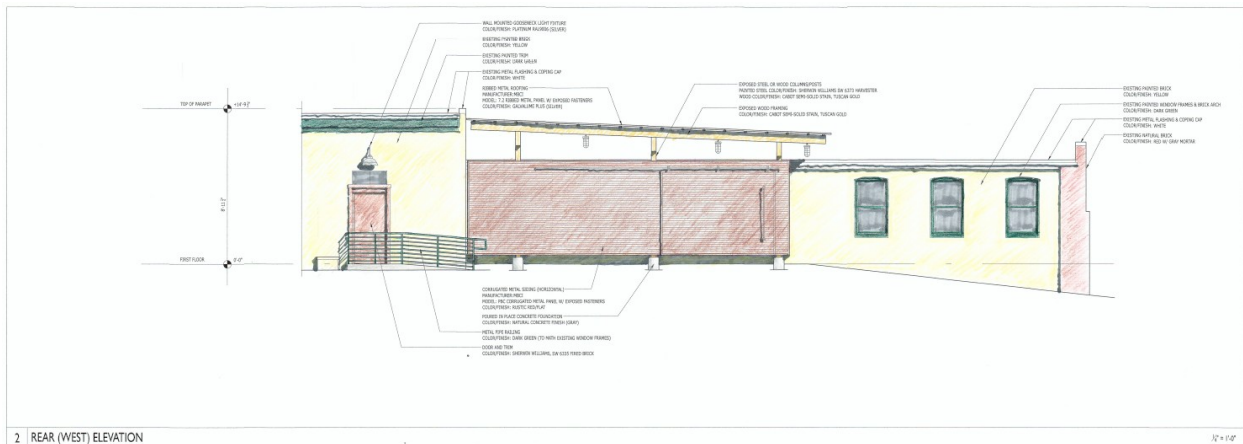


Figure 1 South and west elevation drawings for the rear addition at 841 Station Street approved under HPRB #19-20.

Case Details & Proposal:

This application proposes to build a rear addition (northwest) at 781 and 783 Station Street. The intended use of the addition is to provide additional outdoor seating for the associated business, Mile 20. The design includes two shed roofs clad in standing seam metal over the extant patios associated with both additions separated by a flat roof, and an enclosed entrance corresponding to the interior alley between the two buildings. The entrance would feature an aluminum door framed by painted wooden panel walls. The sides of the shed-roof awnings would be supported by wrapped, square columns and partially enclosed at the corners by painted wooden panels.

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

- Posts to be constructed of 6x6 pressure treated wood, wrapped with 1” pressure treated veneer
- Panels for enclosure of the entrance and sides of porches to be painted pressure treated wood
- **Roofing:**
 - o Install Two (2) IM100FF 1” Snap Lock Fastener Flange standing seam metal panel system to be fixed over existing outdoor seating. On left and right of elevation.
 - o Install One (1) GAF EverGuard TPO Membrane over entrance and seating area at the center of the elevation. White 0676-0001
- **Entrance:**
 - o One (1) 3' x 8' Kawneer 190 Narrow Stile aluminum entrance door fixed to 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 to be 2" x 4 ½" Kawneer Trifab 451 and 451T.
- All Aluminum to be white finish.
- Glass for door to be 1" pyrolytic Low "E" insulated tempered glass.

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 articulation of the proposed panels within the framing system and the interaction between the panels and the proposed door system to better understand how the project will impact the overall design of the extant circa 2000 rear additions, as well as the context of the historic district as a whole.
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.	N/A
c. Alterations to existing buildings, structures, and sites are consistent with the original style of such buildings and structures.	The porch and enclosed entrance as proposed do not have a clear architectural style and therefore do not reflect the style of the extant Postmodern

	additions. Furthermore, the material detailing and overall form is not visually connected to the additions.
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.	N/A
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.	N/A
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.	N/A
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	N/A

<p>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.</p>	
<p>i. Every effort shall be made to protect and preserve archeological resources within or adjacent to the historic district to the greatest extent practicable.</p>	<p>N/A</p>
<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>While the proposed addition does not change the overall scale of the historic building or the circa 2000 additions, the proposed modification does overpower the form of the adjacent elevation resulting in a change of character. This is particularly true of the central, enclosed entrance.</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>The design as proposed is reversible and would not damage the integrity of the contributing buildings.</p>

HDO Design Guidelines Adherence

For this application, the applicable guidelines are found in Chapter 5 – Treatment of Contributing Buildings – Porches and New Additions 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 proposed addition does not change the overall scale of the historic building or the circa 2000 additions, the proposed modification does overpower the form of the adjacent elevation resulting in a change of character. This is particularly true of the central, enclosed entrance.
- While the proposed entrance roughly corresponds with the existing alley between the two buildings, the scale and material detailing of the entrance is out of step with the current configuration and design of the circa 2000 additions.

Furthermore, although the bays created by the new design roughly correspond to the additions, the dimensions of the new bays and proportions of the new enclosures detract from, rather than complement, the existing architecture.

- The current material palette is differentiated from those found on the historic buildings. However, they generally lack the durability and level of finish to be compatible with the historic buildings and their Postmodern additions. The standing seam metal roof is an appropriate material, but the proposed wooden paneling and wooden posts are incongruent with the rest of the buildings' design. Furthermore, these aspects of the design are not well resolved in relation to the proposed aluminum door system.
- The porch and enclosed entrance as proposed do not have a clear architectural style and therefore do not reflect the style of the Postmodern additions. Furthermore, the material detailing and overall form is not visually connected to the additions.
- The standing seam metal roof and aluminum door are consistent with other detailing on the historic buildings, as well as elsewhere in the historic district. However, the proposed framing and wood paneling is not of sufficient durability and finish to be appropriate for use in this application within the historic district. The proposed design in terms of both materials and detailing must be refined to avoid negative impacts to the historic district.

Staff recommend the following:

- The applicant should further refine the proposed materials and detailing of this design. A number of contemporary materials may be appropriate, such as corrugated metal and stainless steel. The materials and detailing used for the rear addition at 841 Station Street (HPRB #19-20) provide a good example of industrial materials used for a contemporary addition.
- The applicant should explore ways that the proposed design can better reflect the architectural style and form of the Postmodern additions.

Request for Additional Information

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

- Include detail(s) to illustrate the articulation of the proposed wooden panels within the framing system and in relation to the aluminum door
- Include a callout in the drawings for the fascia material
- Verify proposed finishes for aluminum components (the application letter states white, but other application materials state clear, anodized)
- Material samples of the proposed wood paneling, aluminum framing system, and door glazing

- Technical information for the proposed Sherwin Williams paint

Historic District Review Board Alternatives:

The following alternatives are available to the Historic District Review Board for its decision on HDRB 26-001.

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 – New Additions (pp. 73-76)		
#	Guidelines	Evaluation
1	Proposed additions that remove more than 49% of the exterior walls and/or roof require new construction and demolition COAs. The Zoning Administrator will determine whether or not new construction and demolition COAs are required.	N/A
2	<p>New additions should be designed to preserve significant historic materials, features, and form.</p> <ul style="list-style-type: none"> a. The design of a new addition should minimize the requirement for historic material loss at the connection point to the historic building. b. To retain historic exterior materials on the interior of the new addition, new additions should utilize historic openings to access the new addition rather than cutting new openings or construct a small hyphen to connect the historic building to the new addition. 	<ul style="list-style-type: none"> a. The alteration will be made to extant rear additions that post-date the period of significance. Therefore, this change will not negatively impact historic materials of the contributing buildings. b. N/A (see above)
3	<p>New additions should be subordinate to the historic building.</p> <ul style="list-style-type: none"> a. The new addition should be sized as secondary to the primary historic resource. b. New additions should not overpower the form or change the scale of the historic building. c. The placement, orientation, massing, and scale of the new addition should be designed in such a manner that it does not impact the integrity of the historic building. 	<ul style="list-style-type: none"> a. The proposed addition is sufficiently subordinate to the historic resource. b. While the proposed addition does not change the overall scale of the historic buildings or the circa 2000 additions, the proposed modification does overpower the form of the adjacent elevation resulting in a change of character. This is particularly true of the central, enclosed entrance. c. The proposed addition is placed and designed in a manner that does not negatively impact the

	<ul style="list-style-type: none"> d. New additions should not be visible or should be minimally visible from the public right-of-way. e. Second story additions on historic buildings are generally not appropriate unless the addition is designed in such a way that it does not impact the massing, scale, and character of the historic building. 	<p>historic portion of the contributing buildings.</p> <ul style="list-style-type: none"> d. The new addition is visible from the Lynn Street right-of-way. However, it is placed at the architectural rear of the buildings. e. N/A
4	<p>New additions should be compatible with, but differentiated from, the historic building.</p> <ul style="list-style-type: none"> a. The openings of the new addition should mimic the rhythm of the historic building but differentiate them in design and configuration. The arrangement of the proposed windows and doors should reflect that of the existing building. b. A physical break (if using a hyphen connection) or a small setback between the historic building and the new addition should be provided to create visual distinction between the historic and modern portion of the building. c. Materials should be compatible, but differentiated from those found on the historic building. d. Alternative materials can be appropriate for new additions as a means of differentiating the addition from the historic building, Refer to Chapter 6, Use of Alternative Materials, for information on selecting an appropriate alternative material. 	<ul style="list-style-type: none"> a. While the proposed entrance roughly corresponds with the existing alley between the two buildings, the scale and material detailing of this entrance is out of step with the current configuration and design of the circa 2000 additions. Furthermore, although the bays created by the new design roughly correspond to the additions, the dimensions of the new bays and proportions of the new enclosures detract from, rather than complement, the existing architecture. b. This guideline is not applicable as the change is proposed for additions that post-date the period of significance. c. The current material palette is differentiated from those found on the historic buildings. However, they generally lack the durability and level of finish to be compatible with the historic buildings and their Postmodern additions. The standing seam metal roof is an appropriate material, but the proposed wooden paneling and wooden posts are incongruent with the rest of the buildings' design.

		<p>Furthermore, these aspects of the design are not well resolved in relation to the proposed aluminum door system.</p> <p>d. Alternative materials are appropriate for the proposed project. See analysis below for a discussion of alternative materials.</p>
5	<p>The style of the proposed windows and doors should be compatible with the contributing building's existing windows and doors, but should not attempt to replicate them.</p> <p>a. Glass should be clear in all cases other than for decorative accent windows.</p> <p>b. For windows consisting of multiple panes of glass, simulated divided lites should have dimensional muntins or grills on the exterior of the glass.</p>	<p>a. Staff have included a request for a material sample of the proposed glass for the aluminum door to verify that it will be clear.</p> <p>b. N/A</p>
6	<p>New chimneys should be clad in masonry.</p> <p>a. Weatherboard siding is not appropriate for chimneys.</p> <p>b. Fireplace vents should not be located on front facades</p> <p>c. Metal flues should only be exposed above the eaves of the roof.</p>	N/A
7	<p>New roof connections should be below the peak of the existing roof.</p> <p>a. Proposed dormers should be sized to reflect the scale and architectural style of the addition and not detract from the contributing building.</p>	<p>The porch roof connections start at the first floor, well below the peak of the existing roof.</p> <p>a. N/A</p>
8	<p>Place new additions to avoid damage or elimination of historic site features.</p> <p>a. If historic site features exist on the property, ensure the placement of</p>	N/A

	new addition does not negatively impact or eliminate these features.	
Chapter 5 – Treatment of Contributing Buildings – Porches <i>[Excerpt of applicable criteria only]</i> (pp. 65)		
#	Guidelines	Evaluation
6	<p>On modern additions, porches can be added, deleted, or altered in other ways when the following criteria is applied:</p> <ul style="list-style-type: none"> a. The changes reflect the architectural style and form of the addition. b. The changes do not detract from the addition’s compatibility with the historic building and context as a modern addition to a historic resource. 	<ul style="list-style-type: none"> a. The porch and enclosed entrance as proposed do not have a clear architectural style and therefore do not reflect the style of the Postmodern additions. Furthermore, the material detailing and overall form is not visually connected to the additions. b. The dimensions of the bays of the new addition and proportions of its enclosures detract from, rather than complement, the existing architecture, therefore lessening the additions’ overall compatibility with the historic buildings.
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. 	N/A

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 historic integrity of the resource or the overall district. 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. 	<ul style="list-style-type: none"> a. The standing seam metal roof and aluminum door are consistent with other detailing on the historic buildings, as well as elsewhere in the historic district. However, the proposed framing and wood paneling is not of sufficient durability and finish to be appropriate for use in this application within the historic district. The proposed design in terms of both materials and detailing must be refined to avoid negative impacts to the historic district. b. N/A c. N/A d. The proposed plywood panels do not have a demonstrated track record of durability over time and the applicant should explore other material options.

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

Re: 781 Station St, 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 and new roof system at the existing building at 781 Station St, Herndon, VA 20170. The scope of work includes installing a narrow-stile door, as well as a new Roof system over the existing restaurant seating area

Furnish and Install as Items Listed.

One (1) 3' x 8' Kawneer 190 Narrow Stile aluminum entrance door 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 to be 2" x 4 ½" Kawneer Trifab 451 and 451T.

All Aluminum to be white Finish.

Glass for door, 1" pyrolitic Low "E" insulated tempered glass.

Install Two (2) IM100FF 1" Snap Lock Fastener Flange standing seam metal panel system to be fixed over existing outdoor seating. On left and right of elevation.

Install One (1) GAF EverGuard TPO Membrane over entrance and seating area at the center of the elevation. White 0676-0001

We feel that this addition will complement the existing structure at 781 Station St, Herndon, VA 20170 and will add if not improve the current aesthetics and value of the Property. 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) 24"x36" Existing & Proposed Plans, Elevations, and 3D View
- (3) Material Cut Sheet & Spec Sheet

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

Re: 781 Station St, Herndon, VA 20170 Application

The scope of work includes installing a glass door with a new roofing system over the covered seating area.





781 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



783 Station St Suite A, Herndon, VA 20170



728 Pine St, Herndon, VA 20170

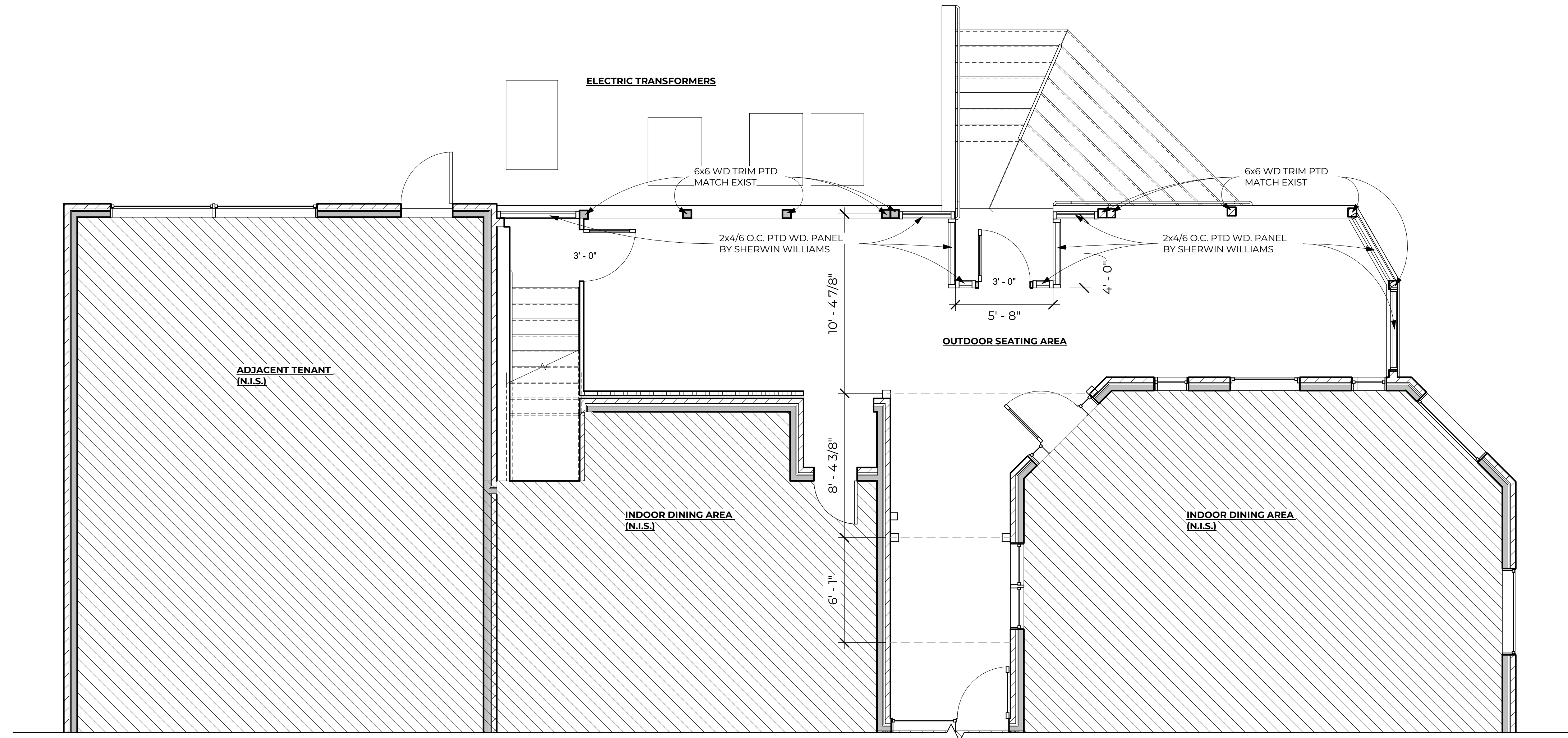


790 Station St Suite A, Herndon, VA 20170

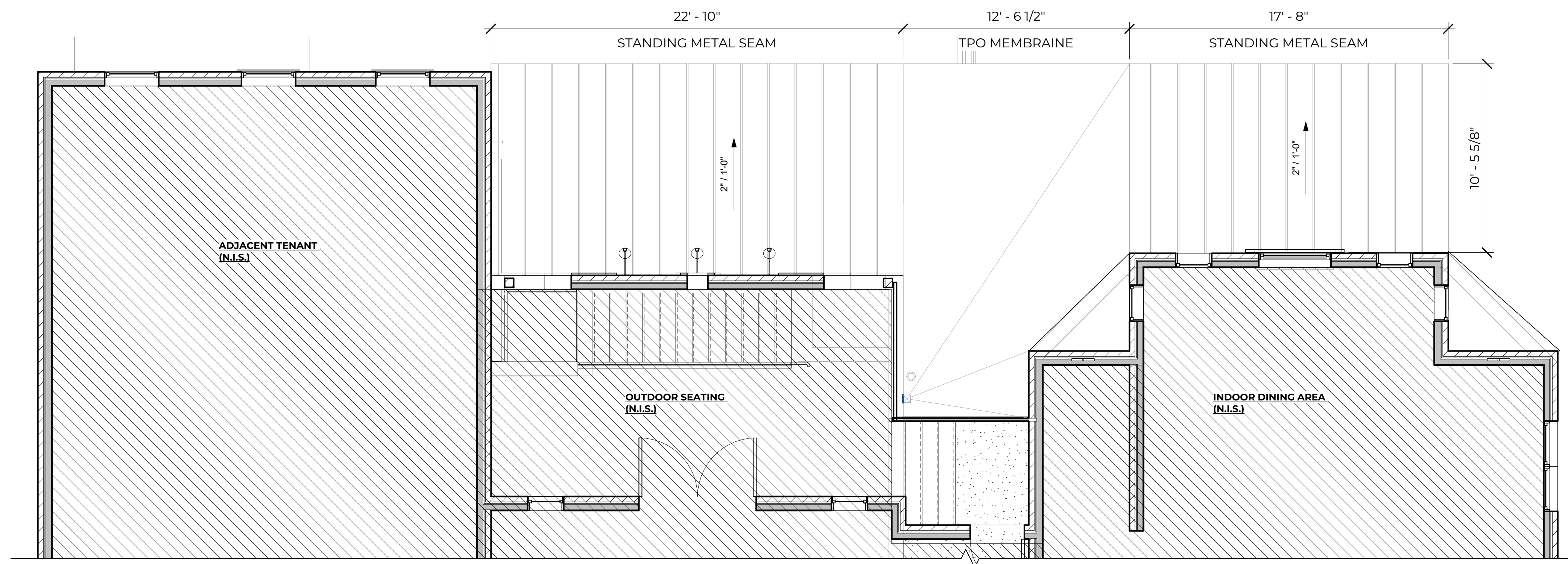
WALL LEGEND

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

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



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



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

MW
ARCHITECTS

"Architecture with a scaled & constructive approach"

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

MILE 20

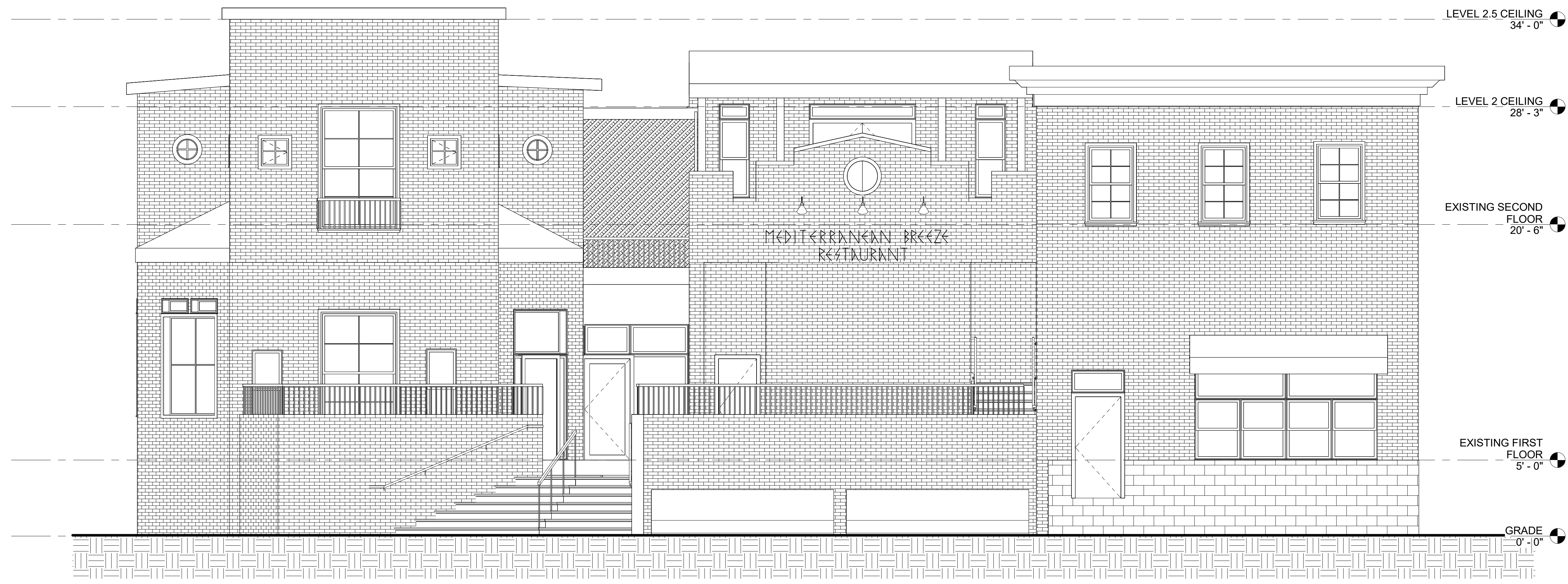
781 STATION ST,
HERNDON, VA, 20170

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

REVISIONS:	
Review Set: 07/19/2026	

SEAL:

SCALE:	As indicated
SHEET TITLE:	PROPOSED PLANS OPT.1
SHEET NUMBER:	A1.1



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

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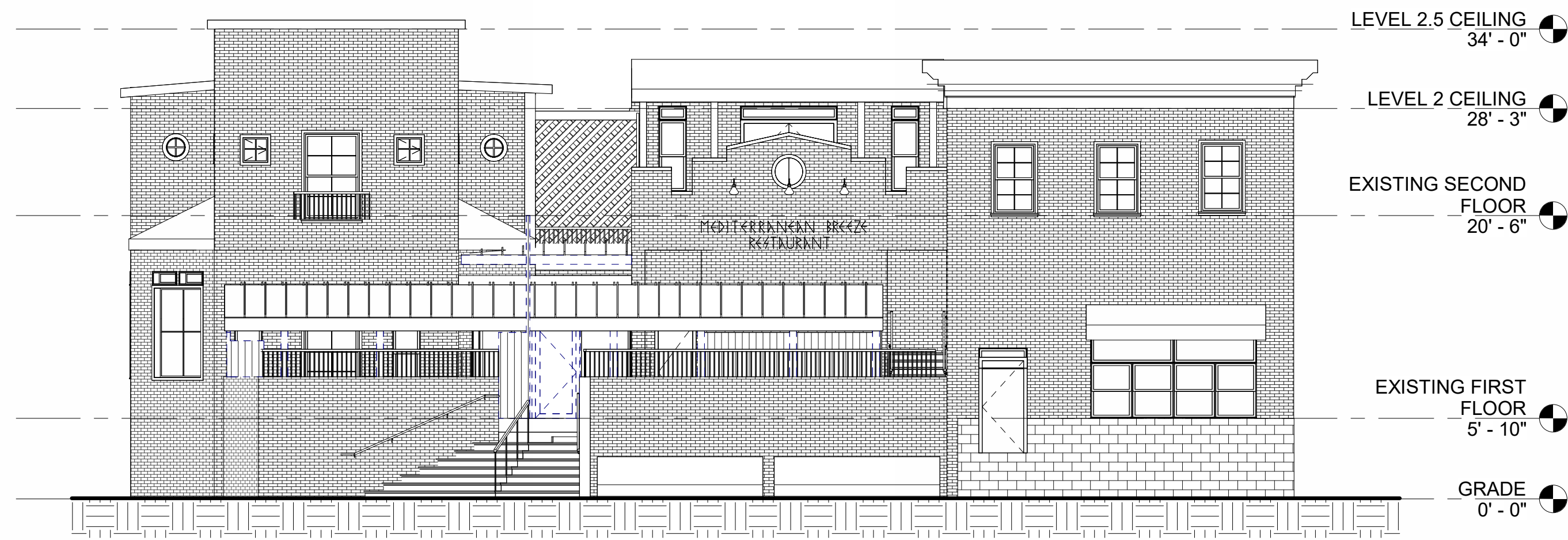
MILE 20
781 STATION ST.,
HERNDON, VA, 20170

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

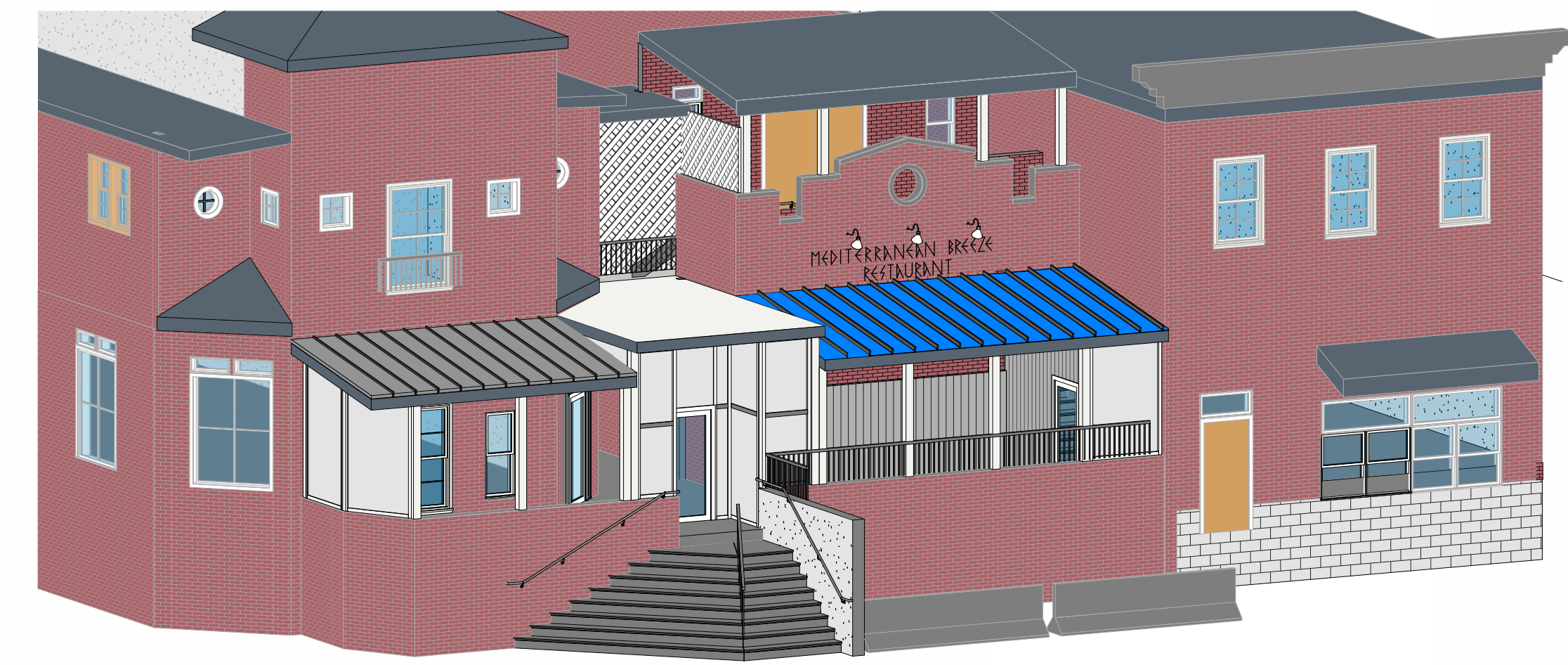
REVISIONS:	
Review Set: 1/11/2025	

SEAL:

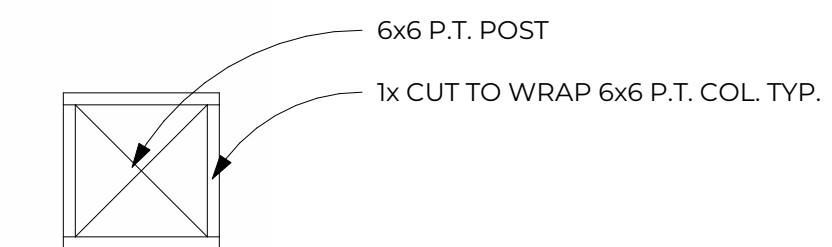
SCALE:	1/4" = 1'-0"
SHEET TITLE:	ELEVATION WITHOUT CANOPY
SHEET NUMBER:	A2.0



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



3 PROPOSED 3D_OPT.1



4 POST DETAIL
1 1/2" = 1'-0"



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

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MILE 20

781 STATION ST,
HERNDON, VA, 20170

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

REVISIONS:	
Review Set: 07/19/2026	

SEAL:

SCALE	As indicated
SHEET TITLE	ELEVATIONS_OPT.1
SHEET NUMBER	A2.1

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

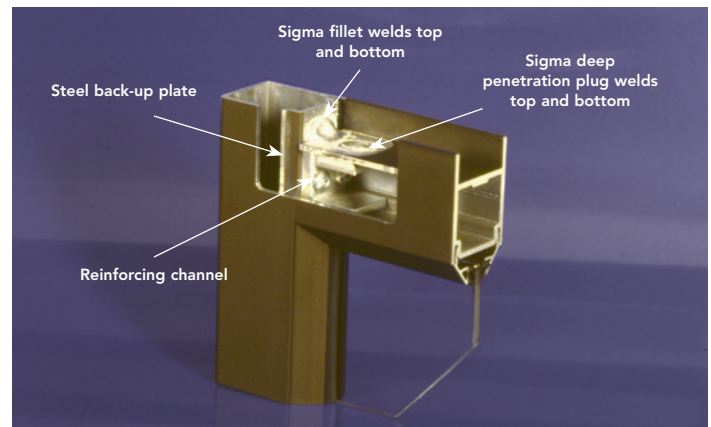
- Is engineered for moderate traffic in applications such as stores, offices and apartment buildings
- Vertical stile measures 2-1/8", top rail 2-1/4" and bottom rail 3-7/8"
- Results in a slim look that meets virtually all construction requirements

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"

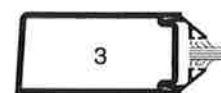
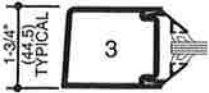
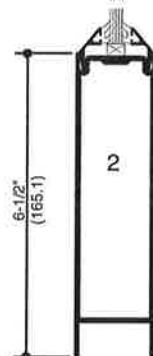
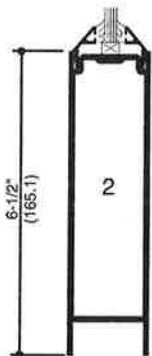
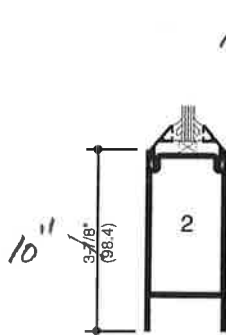
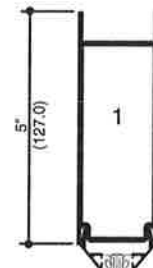
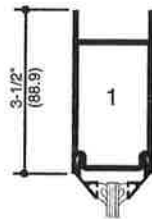
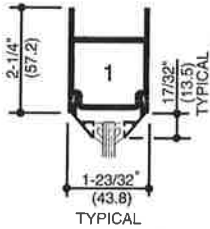
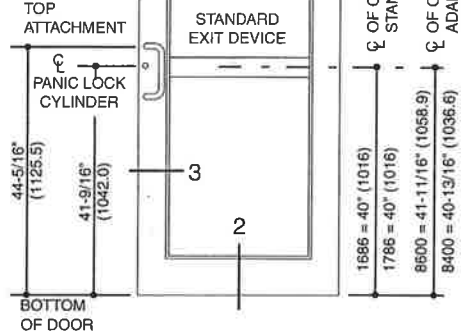
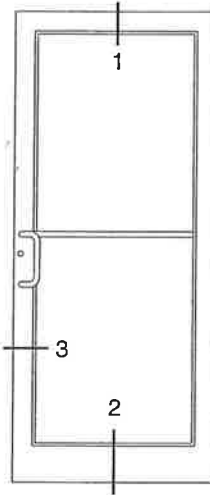
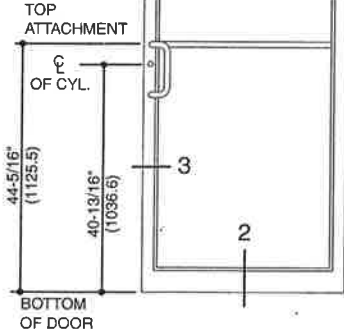
190 NARROW STILE

350 MEDIUM STILE

500 WIDE STILE

STANDARD LOCATIONS

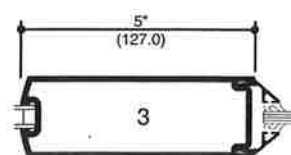
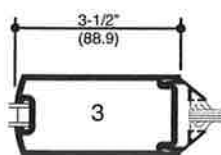
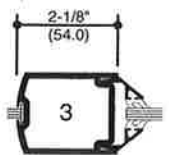
STANDARD LOCATIONS



SINGLE ACTING

SINGLE ACTING

SINGLE ACTING



DOUBLE ACTING

DOUBLE ACTING

DOUBLE ACTING

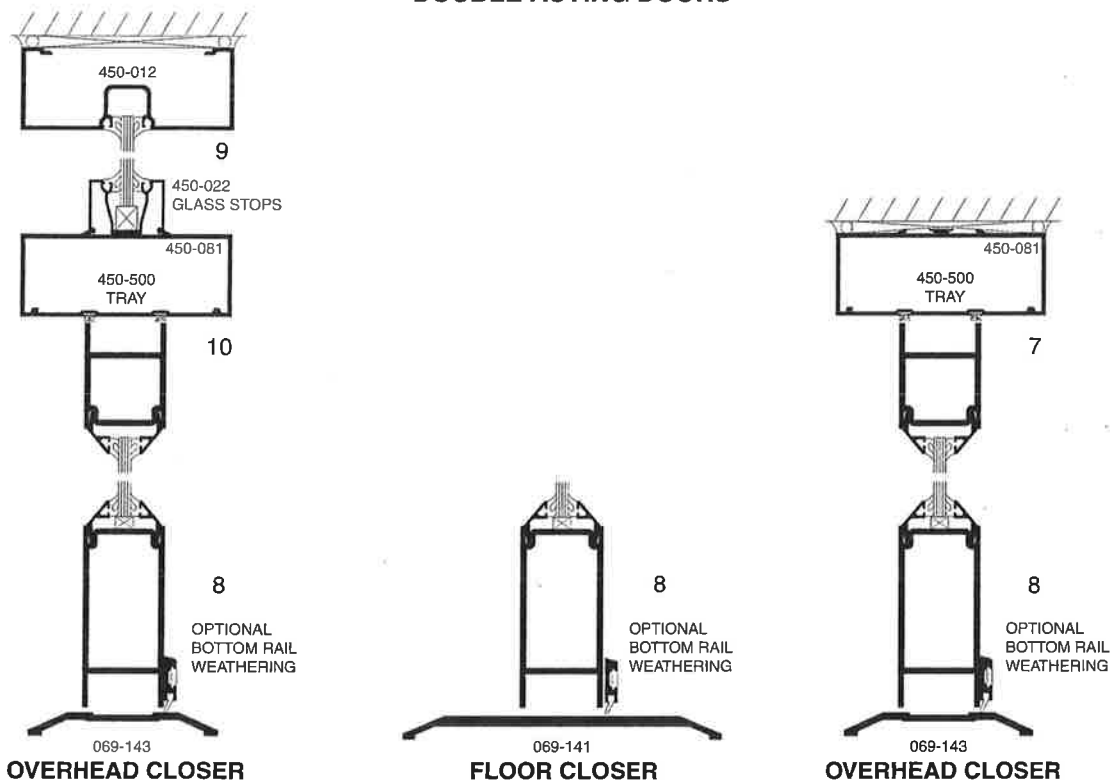
Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

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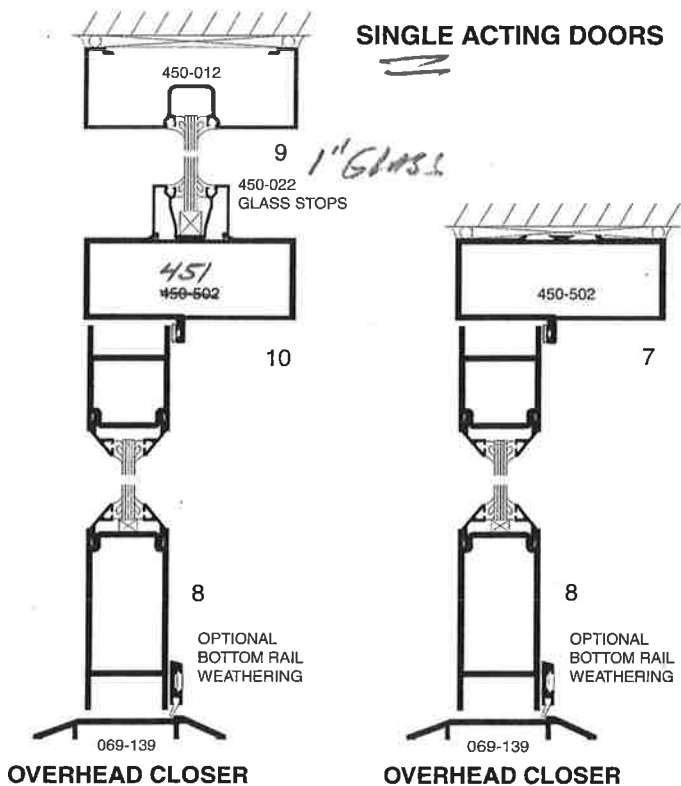
SCALE 3" = 1' 0"

DOUBLE ACTING DOORS

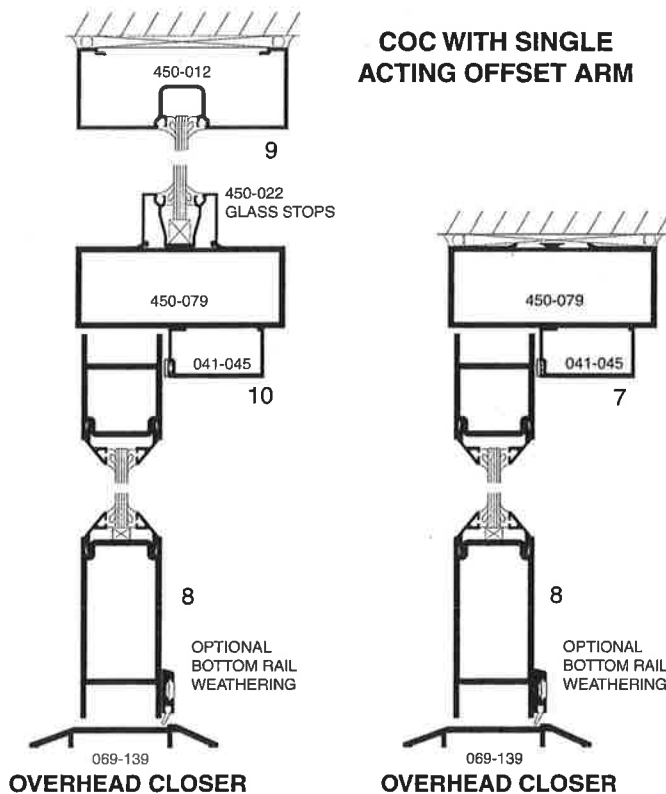


Laws and building and safety codes governing the design and use of glazed entrance, window, and curtain wall products vary widely. Kawneer does not control the selection of product configurations, operating hardware, or glazing materials, and assumes no responsibility therefor.

SINGLE ACTING DOORS



COC WITH SINGLE ACTING OFFSET ARM



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INTEGRITY METALS
Architectural Fabrication

SNAP LOCK Fastener Flange Series

STANDING SEAM METAL PANEL SYSTEMS



**STANDING SEAM
PERFORMANCE**

**BUDGET-FRIENDLY
PRICE**

MODERN AESTHETIC & QUICK, SIMPLE INSTALLATION

Featuring an integrated nail strip, the Snap Lock Fastener Flange hidden fastener system secures panels directly to the roof deck. Panels "snap" together to form strong and durable raised seams while also allowing for thermal movement. No clips or mechanical seaming required!

PRODUCT ATTRIBUTES

- ✓ Concealed fasteners
- ✓ Budget-friendly standing seam system
- ✓ No clips or mechanical seaming
- ✓ No maximum panel lengths with on-site panel manufacturing
- ✓ Available in steel and aluminum in 50+ colors (*copper & zinc optional*)
- ✓ Striated*, ribbon bead or pencil bead
- ✓ Finish warranties[†] up to 50 years / Metal warranties[†] up to 25-1/2 years

YOUR ONE STOP SHOP FOR METAL ROOFING. STRENGTH YOU CAN TRUST.



Proudly finished with your choice of Kynar 500® (70% PVDF), WeatherXL™ (SMP), Acrylic-coated Galvalume® or Tedlar® PVF film

SNAP LOCK Fastener Flange Series

STANDING SEAM METAL PANEL SYSTEMS

IM100FF 1" Snap Lock Fastener Flange

Coverage Width: 12", 14" or 16"

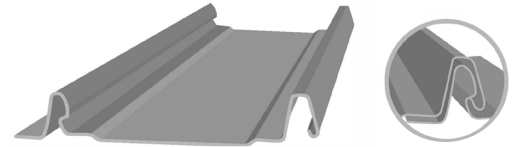
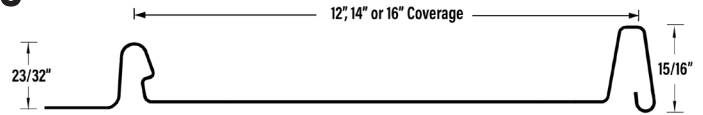
†Slope: 1/4:12 minimum

Rib Height: 1"

Meta/Gauge: 26- and 24-Gauge Galvalume / .032 and .040 Aluminum

(Additional gauges and copper and zinc available with site-specific certification)

Support: Plywood or Wood Plank



IM150FF 1-1/2" Snap Lock Fastener Flange

Coverage Width: 15" or 19"

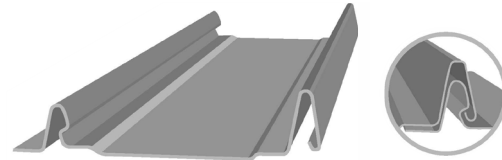
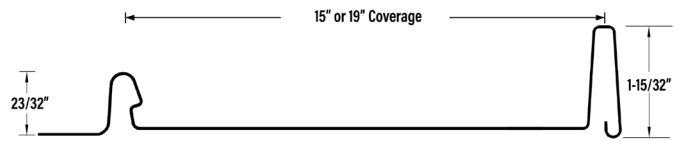
†Slope: 1/4:12 minimum

Rib Height: 1-1/2"

Meta/Gauge: 26- and 24-Gauge Galvalume / .032 and

.040 Aluminum (Additional gauges and copper and zinc available with site-specific certification)

Support: Plywood or Wood Plank



**MANUFACTURING ARCHITECTURAL
METAL ROOFING WITH
GUARANTEED PERFORMANCE**



QUALITY ASSURANCE BY



All panels are Florida Product Approved including HVHZ on most profiles

† Sealant may be required.

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45, 60, 80



Durable. Efficient. Proven.

GAF knows thermoplastic polyolefin (TPO). Our EverGuard® TPO membrane construction has remained unchanged for decades. It's just one of the reasons we've sold more than 6 billion square feet. EverGuard® TPO offers flexibility, durability, UV reflectivity, and heat-sealable properties. It's inherently fungal resistant* and flexible without using plasticizers. Available in nominal and minimum thicknesses.

Competitive pricing and a 20-plus-year track record for performance make TPO the most popular option in the commercial roofing industry and specialized training from GAF Roofing It Right videos and CARE classes add to GAF's unmatched technical support.

Installation:

EverGuard® TPO is suitable for all types of single-ply systems:

- **Mechanically Attached** — for a quick and cost-effective system that can be installed practically year-round.
- **Induction Welded** — can be applied without using adhesives and installed practically year round. Qualifies for the same guarantee length as an adhered system.†
- **Adhered** — can be installed with EverGuard™ TPO Quick Spray, EverGuard™ TPO Quick Spray LV50, EverGuard™ TPO Low VOC Bonding Adhesive, EverGuard™ TPO 3 Square Low VOC Bonding Adhesive, EverGuard™ TPO SBA 1121 Bonding Adhesive, or EverGuard™ WB 181 Bonding Adhesive for the smoothest appearance.

Features:

EverGuard® TPO offers the following:

- Endures 2 to 2.5 times the industry standard, depending on thickness (ASTM D6878 weather-resistance test).
- Offers guarantees for eligible systems up to 20 years for 45 mil, 25 years for 60 mil, and 30 years for 80 mil.†
- Available in 12' rolls to cover more area with fewer rolls and seams
- Allows for heat-welded seams that provide greater seam strength to taped and other seams
- Creates a highly reflective and emissive white roof that can help reduce cooling costs‡ and urban heat island effect. (white, energy tan and energy gray only)

TPO Field Study:

As a relatively new roof technology, TPO performance was proven mostly in lab studies. So when real-world TPO systems started approaching 20-year marks, GAF acquired and analyzed EverGuard® TPO samples across the United States. We found 8- to 16-year-old TPO roofs to be performing well and in most instances, meeting the current ASTM D 6878-19 requirements for new membranes. [Download](#) the study from GAF.com.

Help keep the membrane clean during installation

EverGuard® TPO 60 mil and 80 mil smooth and EverGuard® Fleece-back 60 mil membranes are available with **MembraneShield Temporary Dirt-Blocking Film** — a monolayer protective sheet adhered to select GAF EverGuard® TPO membranes using a water-insoluble acrylic-based adhesive. The film is designed to be left on during installation of the roof and to be removed after installation is completed or up to 90 days after installation. Only EverGuard® TPO labeled "With MembraneShield Temporary Dirt-Blocking Film" includes this feature.

Accessories:

EverGuard™ TPO prefabricated accessories deliver consistent quality and eliminate the worry and problems often associated with field fabrication. They can also boost productivity while reducing labor.

- **Coated Speedtite™ and Hercules® Drain** — TPO-coated flange for direct hot-air welding of TPO roof membranes.
- **Corner Curb Wrap** — Four standard sizes to flash 24", 36", 48", and 60" curbs.
- **Preformed Split Pipe Boot** — Three standard sizes accommodate most pipes and conduits.
- **Preformed Vent Boot** — Accommodates most common pipes and conduits from 1" (25.4 mm) to 6" (152 mm).
- **Scupper** — Heat-welds to the scupper for a strong, secure installation.
- **Split Pourable Sealant Pocket** — Cuts to size and offers a low profile to help seal varying penetrations with less sealant.
- **T-Joint Cover Patches** — Conforming seal for use over T-joints in 60- and 80-mil membrane applications.
- **TPO Cover Tape** — Self-adhered TPO ideal for stripping-in TPO and edge metal.
- **Universal Corner** — Accommodates both inside and outside corners of base and curb flashings.
- **Vent** — For use in venting low-slope mechanically attached roofs.
- **Walkway Roll** — Heat-welds directly to TPO membrane or installs with seam tape. Available in gray and yellow.

* Meets ASTM G21. GAF warranties and guarantees do not provide coverage against fungi or other biological growth. Refer to gaf.com for more information on warranty and guarantee coverage and restrictions.

† Additional requirements apply. Contact GAF for more information. Refer to sample guarantees, available at gaf.com, for complete coverage and restrictions.

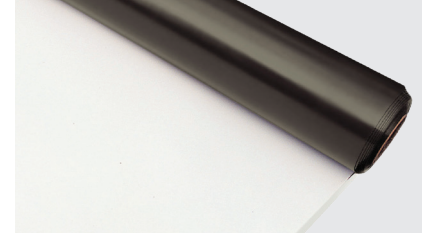
‡ Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment, efficiency, and other factors.



For additional information, contact GAF Design Services at 1-877-423-7663 or designservices@gaf.com

We protect what matters most™



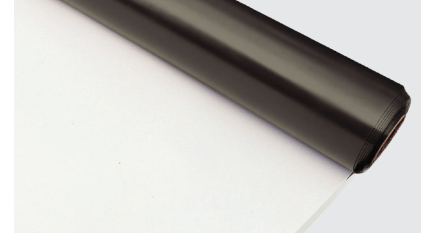


Physical Properties (ASTM D6878)

Type	ASTM Test Method	ASTM D6878 Minimum	EverGuard® TPO Test Values (approx.)*		
			45 mil	60 mil†	80 mil
TPO Nominal Thickness	ASTM D751	0.039"	0.045" (1.14 mm)	0.060" (1.52 mm)	0.080" (2.03 mm)
Thickness over Scrim	ASTM 7635	0.015"	15.8 mil (nominal)	24.1 mil (nominal)	31.4 mil (nominal)
Breaking Strength	ASTM D751 Grab Method MD	220 lbf	375 lbf x 330 lbf (559 x 492 kg/m)	400 lbf x 360 lbf (596 x 536 kg/m)	440 lbf x 390 lbf (656 x 581 kg/m)
Elongation at Break	ASTM D751	15%	30%	30%	30%
Tear Strength	ASTM D751 (8" x 8" sample)	55 lbf	90 lbf x 120 lbf (134 x 179 kg/m)	70 lbf x 130 lbf (104 x 194 kg/m)	100 lbf x 180 lbf (149 x 268 kg/m)
Brittleness Point	ASTM D2137	-40°F	-40°F	-40°F	-40°F
Ozone Resistance	ASTM D1149	No cracks @ 7x magnification	No visible deterioration @ 7x magnification	No visible deterioration @ 7x magnification	No visible deterioration @ 7x magnification
Properties after Heat Aging	ASTM D573	≤1.5% weight change after 8 weeks @ 275°F, No cracks @ 7x magnification	Pass	Pass	Pass
Properties after Heat Aging, UAWS	—	Total radiation @ 8400 MJ/m ² UV, no cracking	Pass	Pass	Pass
Linear Dimensional Change	ASTM D1204	±1%	0.2%	0.4%	0.4%
Water Absorption	ASTM D471	±3%	0.7%	0.7%	0.7%
Factory Seam Strength	ASTM D751	66 lbf	115 lbf (171 kg/m) (membrane failure)	145 lbf (216 kg/m) (membrane failure)	155 lbf (231 kg/m) (membrane failure)
Weather Resistance	ASTM G155	10,080 kJ(m ² •nm) at 340 nm, No cracks @ 7x magnification	>20,000 kJ(m ² •nm) at 340 nm	>25,000 kJ(m ² •nm) at 340 nm	>25,000 kJ(m ² •nm) at 340 nm
Air Permeance	ASTM E2178	—	<0.02 L/(s • m ²)	<0.02 L/(s • m ²)	<0.02 L/(s • m ²)
Puncture Resistance	FTM 101 C Method 2031	Not established	>350 lb. (159 kg)	>380 lb. (172 kg)	>380 lb. (172 kg)
Permeance	ASTM E96	Not established	<0.08 Perms	<0.08 Perms	<0.08 Perms
Guarantee			Up to 20 years	Up to 25 years	Up to 30 years

* Values stated are approximate and subject to normal manufacturing variation. These values are not guaranteed and are provided solely as a guide. Certain data is provided in MD (machine direction) x CMD (cross machine direction) format.
 † Also available in minimum 60 mil thickness





Sustainability Ratings/Certifications



The ratings below are subject to CRRC rating program conditions, requirements, and limitations. Visit coolroofs.org for important information and disclaimers about CRRC rating conditions, requirements, and limitations.

Product ID#	Type	Solar Reflectance	Thermal Emittance	Solar Reflectance Index (SRI)
	ASTM Test Method	ASTM C1549	ASTM C1371	E1980
White 0676-0001	Initial	0.76	0.90	94
	Aged	0.68	0.83	81
Tan 0676-0002	Initial	0.65	0.90	79
	Aged	0.59	0.84	69
Gray 0676-0003	Initial	0.59	0.90	70
	Aged	0.55	0.91	65
Energy Tan 0676-0039	Initial	0.72	0.89	89
	Aged	0.66	0.89	80
Energy Gray 0676-0045	Initial	0.72	0.87	88
	Aged	0.67	0.90	82

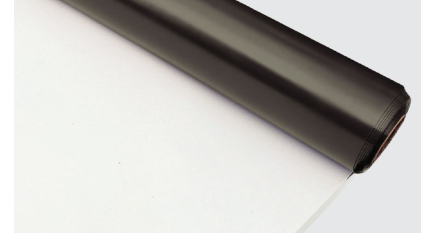
LEED Information

Manufacturing Location	Mount Vernon, IN, New Columbia, PA, Cedar City, UT, Gainesville, TX
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Applicable Standards/Approvals

<p>Miami Dade County Product Control Approved</p>	<p>UL Evaluation Report UL ER1306-01</p>	<p>ICC-ES Evaluation Report ESR-4676 (Cedar City, UT only)</p>
<p>FM Approved (Refer to FM RoofNav.com for actual assemblies)</p>	<p>Meets or exceeds the requirements of ASTM D6878.</p>	<p>State of Florida Approved</p>
<p>Classified by UL in accordance with ANSI/UL 790. (Refer to UL Product iQ for actual assemblies)</p>	<p>Meets or exceeds the requirements of the Texas Department of Insurance.</p>	<p>CRRC Rated — Can be used to comply with Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations (White, Energy Tan, and Energy Gray only)</p>





Product Data

Roll Size	EverGuard® TPO 45	EverGuard® TPO 60	EverGuard® TPO 80
12' Roll Size	12' x 100' (3.66 x 30.5 m) 1,200 sq. ft. (111.5 sq.m)	12' x 100' (3.66 x 30.5 m) 1,200 sq. ft. (111.5 sq.m)	12' x 100' (3.66 x 30.5 m) 1,200 sq. ft. (111.5 sq.m)
12' Roll Weight (Average)	307 lb. (139 kg)	386 lb. (175 kg)	504 lb. (228 kg)
10' Roll Size	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (92.9 sq.m)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (92.9 sq.m)	10' x 100' (3.05 x 30.5 m) 1,000 sq. ft. (92.9 sq.m)
10' Roll Weight (Average)	256 lb. (116 kg)	322 lb. (146 kg)	420 lb. (191 kg)
8' Roll Size	8' x 100' (2.43 x 30.5 m) 800 sq. ft. (74.3 sq.m)	8' x 100' (2.43 x 30.5 m) 800 sq. ft. (74.3 sq.m)	8' x 100' (2.43 x 30.5 m) (800 sq. ft. (74.3 sq.m))
8' Roll Weight (Average)	204 lb. (93 kg)	257 lb. (117 kg)	336 lb. (152 kg)
6' Roll Size	6' x 100' (1.83 x 30.5 m) 600 sq. ft. (55.7 sq.m)	6' x 100' (1.83 x 30.5 m) 60 sq. ft. (55.7 sq.m)	6' x 100' (1.83 x 30.5 m) 600 sq. ft. (55.7 sq.m)
6' Roll Weight (Average)	153 lb. (70 kg)	194 lb. (88 kg)	252 lb. (114 kg)
5' Roll Size	5' x 100' (1.52 x 30.5 m) 500 sq. ft. (46.5 sq.m)	5' x 100' (1.52 x 30.5 m) 500 sq. ft. (46.5 sq.m)	5' x 100' (1.52 x 30.5 m) 500 sq. ft. (46.5 sq.m)
5' Roll Weight (Average)	128 lb. (58 kg)	162 lb. (74 kg)	210 lb. (95 kg)
Colors	White, Gray, Energy Gray, Slate Gray, Tan, Energy Tan, Desert Tan, Dark Bronze, Dark Brown, Goldenrod, Sky Blue, Regal Blue, Electric Blue, Hartford Green, Patina Green, Regal Red, Terra Cotta.		
Storage	Store on pallets in a clean, dry area at temperatures below 100°F (38°C).		
Safety Warning	Membrane rolls are heavy. Employ at least two people to position and install.		

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

Surveyor: EHT Tracerics (K. Parzen)

Date: August 31, 2017

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)

Street #: 781

Street Name: Station Street

DHS ID#: 235-0003-0068

Details or Character-Defining Features: Describe the following features, where present:
 Vernacular commercial building with glazed wood storefront and shaped brick parapet

Major Additions and/or Alterations: Substantial two-story rear addition and patio extending to rear, constructed circa 2000



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)

**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)

Street #: 783

Street Name: Station Street

DHS ID#: 235-0003-0069

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)

**Town of Herndon, Virginia
Notice of Public Hearing**

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

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

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

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

The Town of Herndon supports the Americans with Disabilities Act by making reasonable accommodations for persons with disabilities so that they may participate in services, programs, or activities, offered by the town. Please call (703) 435-6804 to arrange for any accommodation that may be necessary to allow participation.

Amanda Morrow Kertz, Town Clerk

Note to Publisher:

Publish on January 30, 2026/February 6, 2026