



HISTORIC DISTRICT REVIEW BOARD WORK SESSION AGENDA

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

Wednesday, April 1, 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: April 1, 2026

Category: Public Hearings

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

Description:

This application proposes 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 a shed roof supported by pressure-treated wooden posts clad in standing seam metal over the extant patios and an enclosed entrance corresponding to the interior alley between the two buildings. The entrance would feature three fiberglass doors, with the central door framed by painted wooden panels. The sides of the shed-roof awnings would be partially enclosed at the corners by vertical-oriented painted wooden T1-11 plywood panels with 1x wood boards along the T1-11 scored lines to mimic a board-and-batten design.

This item was continued to the April 15 meeting during the February 18 regular meeting. For more information pertaining to the associated case history and other background, please see the staff report and guidelines matrix from the February 4, 2026, work session.

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 a structure without a Certificate of Appropriateness (COA) on the rear patio of the subject property and in consideration of this and other permitting requirements, the Town of Herndon issued a notice of violation in October 2025 (ZE25-00065). The applicant submitted this COA application as part of resolving the outstanding 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 above by the HDRB at the work session.

Attachments:

1. Staff Memo
2. Materials

MEMORANDUM

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

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

Date: April 1, 2026

Subject: HDRB#26-001 - 781 & 783 Station Street, Rear Addition

Description:

Project Summary: This application proposes 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 a shed roof supported by pressure-treated wooden posts clad in standing seam metal over the extant patios and an enclosed entrance corresponding to the interior alley between the two buildings. The entrance would feature three fiberglass doors, with the central door framed by painted wooden panels. The sides of the shed-roof awnings would be partially enclosed at the corners by vertically-oriented painted wooden T1-11 plywood panels with 1x wood boards along the T1-11 scored lines to mimic a board-and-batten design. For more information pertaining to the associated case history and other background, please see the staff report and guidelines matrix from the February 4, 2026, work session.

Background:

February 4, 2026, Work Session Discussion:

Board and Staff provided the following feedback at the February work session:

- The Board noted that the design felt unresolved and that the proportions still needed to be refined in all design options provided.
- The Board also commented that the central entrance was too prominent a focal point in the design, due to the color, opacity, and overall scale.
- The applicant stated that they could make the frieze board thicker to break up the mass. Staff suggested that they bring down the height of the entrance to slightly below the two shed roof structures in addition to changing the dimensions of the frieze.
- The Board asked the applicant to propose materials for cladding other than plywood. They requested materials that were either textured or transparent and recommended the applicant look at aluminum composite panels. The applicant agreed to explore other contemporary cladding materials and stated they would reduce the amount of paneling in the overall design to increase the transparency.

For additional information, please see the coversheet from the February 18, 2026, HDRB Regular Meeting.

Updates Since Work Session:

- At the February 18, 2026, HDRB Regular Meeting, the applicant requested a continuance to the April meeting cycle in order to allow time to address comments the board provided during the work session. The HDRB approved the continuance request.

Updated Design:

Changes to the proposed design include a shed roof over the entire structure, additional doors at the central entrance, transom windows in the patio bays between each column, an additional plywood enclosure at the upper level (this area is currently enclosed by lattice), the specification of vinyl windows and fiberglass doors, and the removal of the existing sign. Note that any new signage will be considered as part of a separate Permanent Sign License application and will not be reviewed as part of this Certificate of Appropriateness (COA) application.

Staff Analysis:

The proportions of the revised design are improved and the overall massing no longer overpowers the adjacent elevation. However, there are adjustments that can be made to the design to increase its compatibility with the existing rear addition (see below for additional information).

- The roof slope should be lowered on the side where the Mediterranean Breeze sign is currently placed, so that the rooflines of both 781 and 783 are aligned and the central entrance stands higher. This will improve the design's compatibility with the existing rhythm of the massing and articulation of the extant rear additions of 781 and 783 Station Street.
- The floating transoms included in this proposal are unrelated to the rest of the porch's design or the adjacent building. The permanent aspects of the porch's design need to be cohesive on their own without the temporary enclosure elements. Otherwise, the temporary enclosure elements should be considered as part of this COA application to fully understand the design proposal.
- If the transoms are maintained in the design, they should be included in all bays of the porch design, including the enclosed bays.
- If the signage is removed from the area where it is currently located, then the goose neck lights should also be removed.
- The use of vertical scored boards is incongruent with the design of the porch addition. A panelized treatment that reflects the design of the doors would be more appropriate for consistency in design and orientation.

There is uncertainty about some of the proposed materials, as well as concern about the quality of some of the proposed materials.

- The revised design specifies T1-11 plywood as a cladding material both for the porch addition, as well as to enclose the top level of the historic alley between the two

buildings and on one side of the existing second-level open porch. The board and staff expressed concern about the durability of plywood as a cladding material during the February 4 work session and stated that it would not be appropriate for the Historic District Overlay (HDO). See the summary above for the February 4 work session discussion for details. Another material should be used in these areas.

- The vinyl windows with grilles-between-glass specified are not appropriate for the HDO. Windows should be wood, aluminum, aluminum-clad, or fiberglass and they should feature exterior mounted grilles to be in conformance with the *HDO Design Guidelines*. Note that the doors that are specified are fiberglass. This is a common alternative material for doors in the historic district. The divisions in the central lite should feature exterior grilles, also.
- The material of the transom windows, the materials of the proposed railing, and location and design of the downspouts will need to be clarified. Additionally, confirmation on whether the intent is to demolish the small, sloped roof at the rear of 783 Station Street and whether any new brickwork or brick repair may be necessary.

Staff is also seeking clarity on the following items.

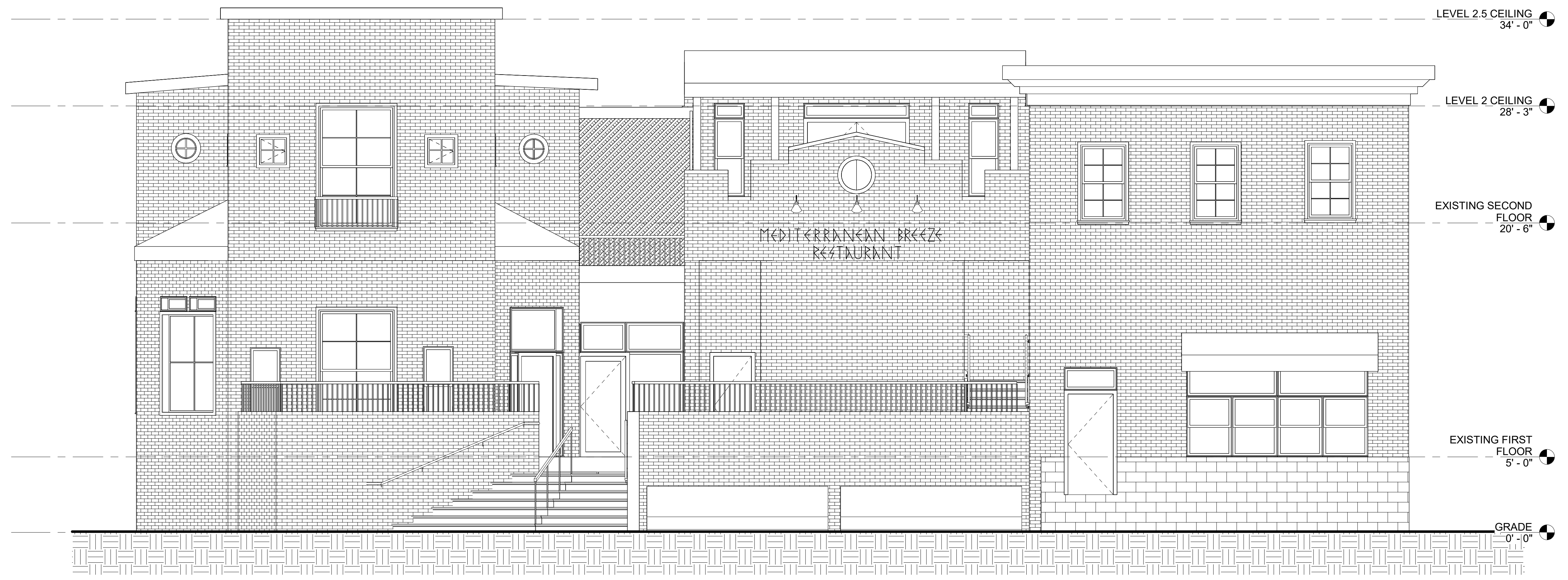
- Are the proposed posts wrapped and do they feature a base and a capitol?
- Do the proposed doors feature exterior grilles on their lites?

Staff are requesting additional information:

- An illustration detailing the design of the proposed posts
- If new railings are proposed, please provide a specification sheet for the proposed material.

Staff Recommendation/Next Steps:

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



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:

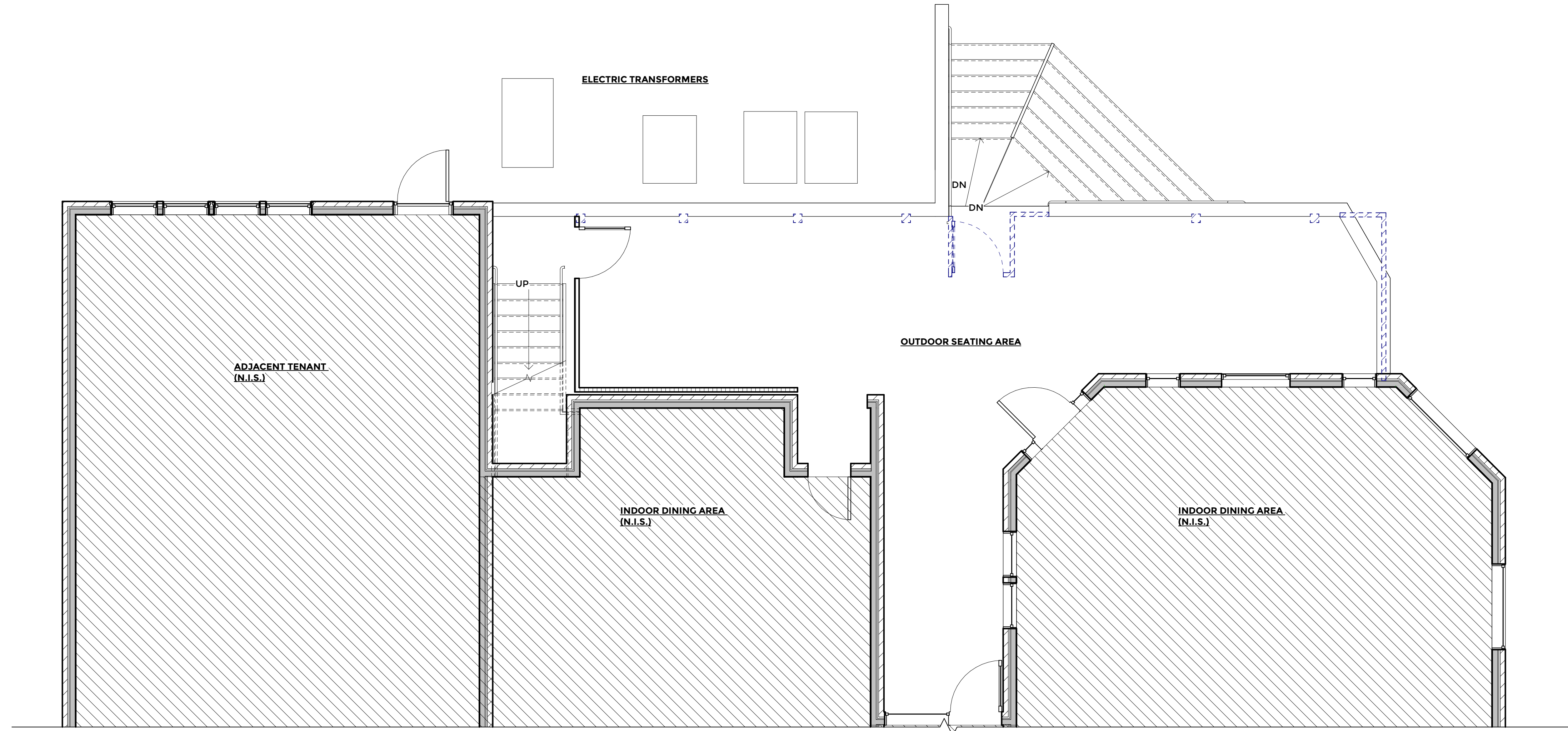
SCALE:	1/4" = 1'-0"
SHEET TITLE:	ELEVATION WITHOUT CANOPY
SHEET NUMBER:	A2.0

WALL LEGEND

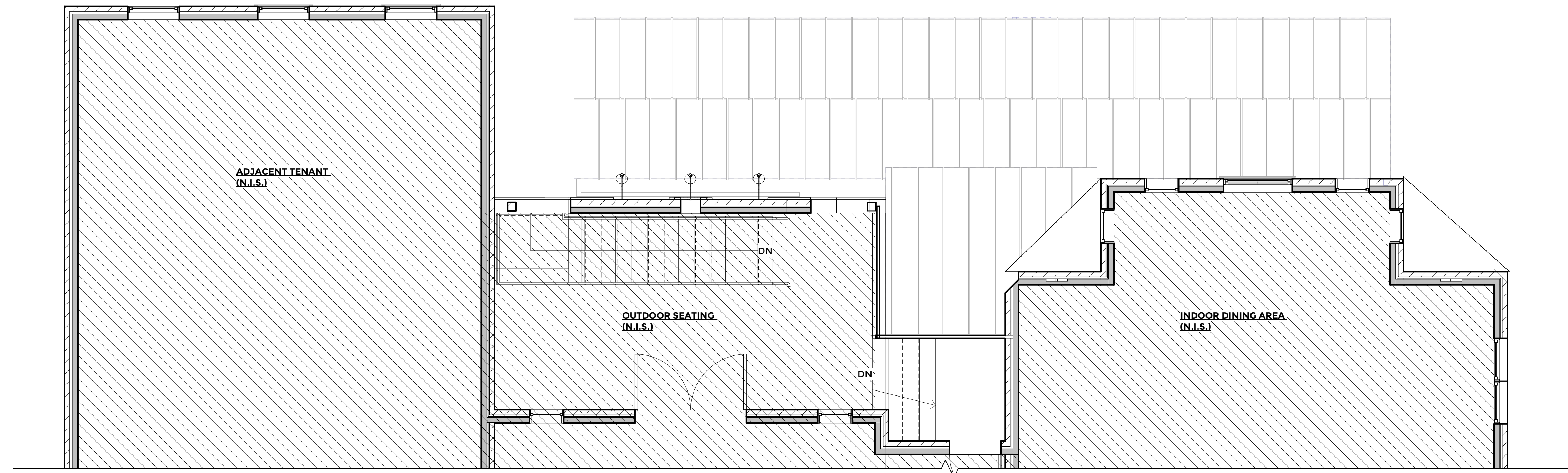
- PROPOSED WALLS
- EXISTING WALLS
- DEMOLISHED WALLS
- EXISTING DEMISING WALLS BY OTHERS
- ADA CLEARANCE



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



① EXISTING FIRST FLOOR
1/4" = 1'-0"



② EXISTING SECOND FLOOR
1/4" = 1'-0"

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HERNDON, VA, 20170

PROJECT NUMBER:	25.237
DATE:	10/31/25
DRAWN BY:	MS
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REVISIONS:	
HDRB 03/11/26	

SEAL:

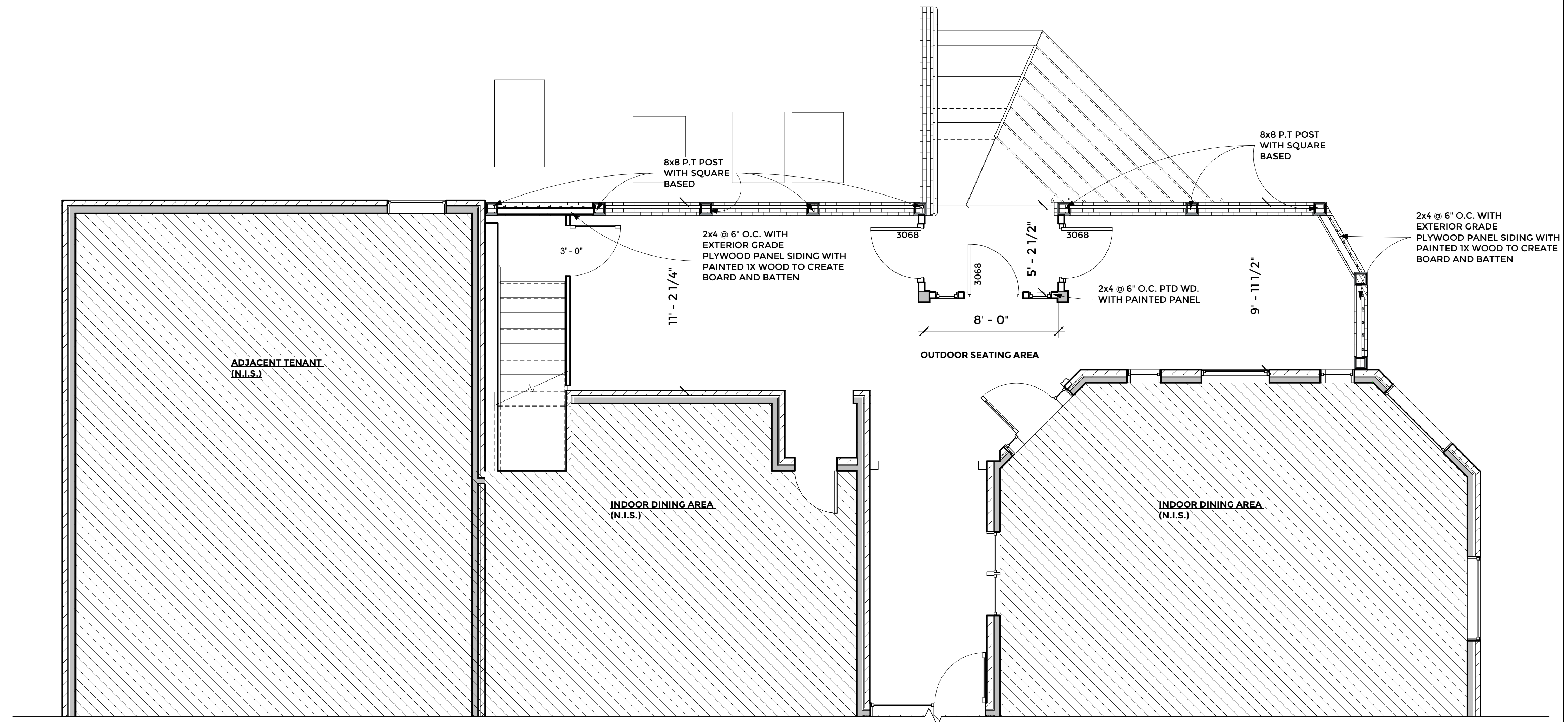
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SHEET TITLE:	EXISTING BUILDING PLAN
SHEET NUMBER:	A1.0

WALL LEGEND

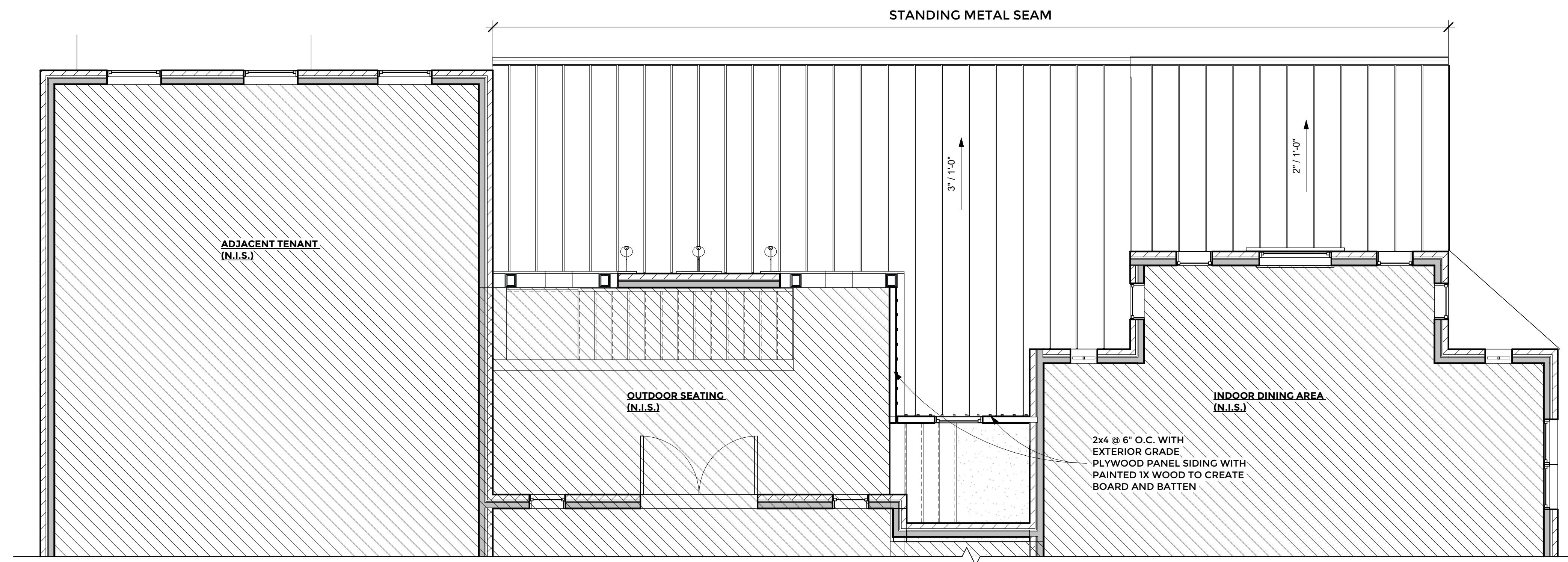
- PROPOSED WALLS
- EXISTING WALLS
- DEMOLISHED WALLS
- EXISTING DEMISING WALLS BY OTHERS
- ADA CLEARANCE

EXISTING PROPOSED

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



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

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MILE 20

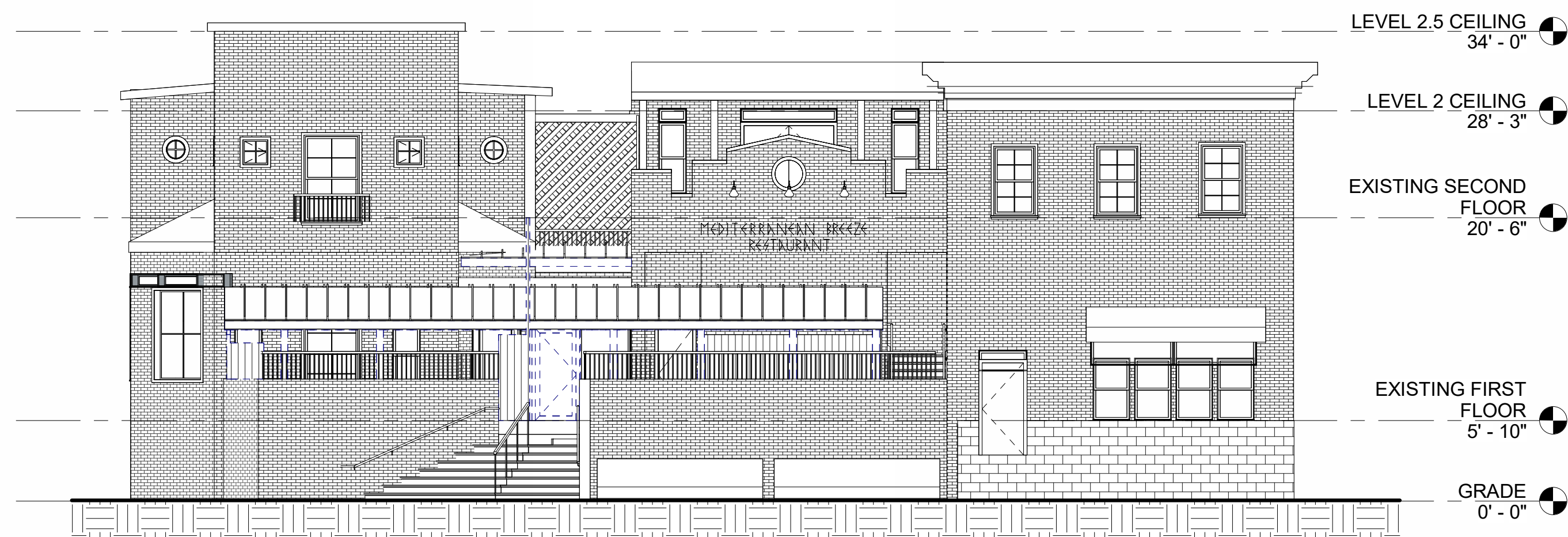
781 STATION ST,
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PROJECT NUMBER:	25.237
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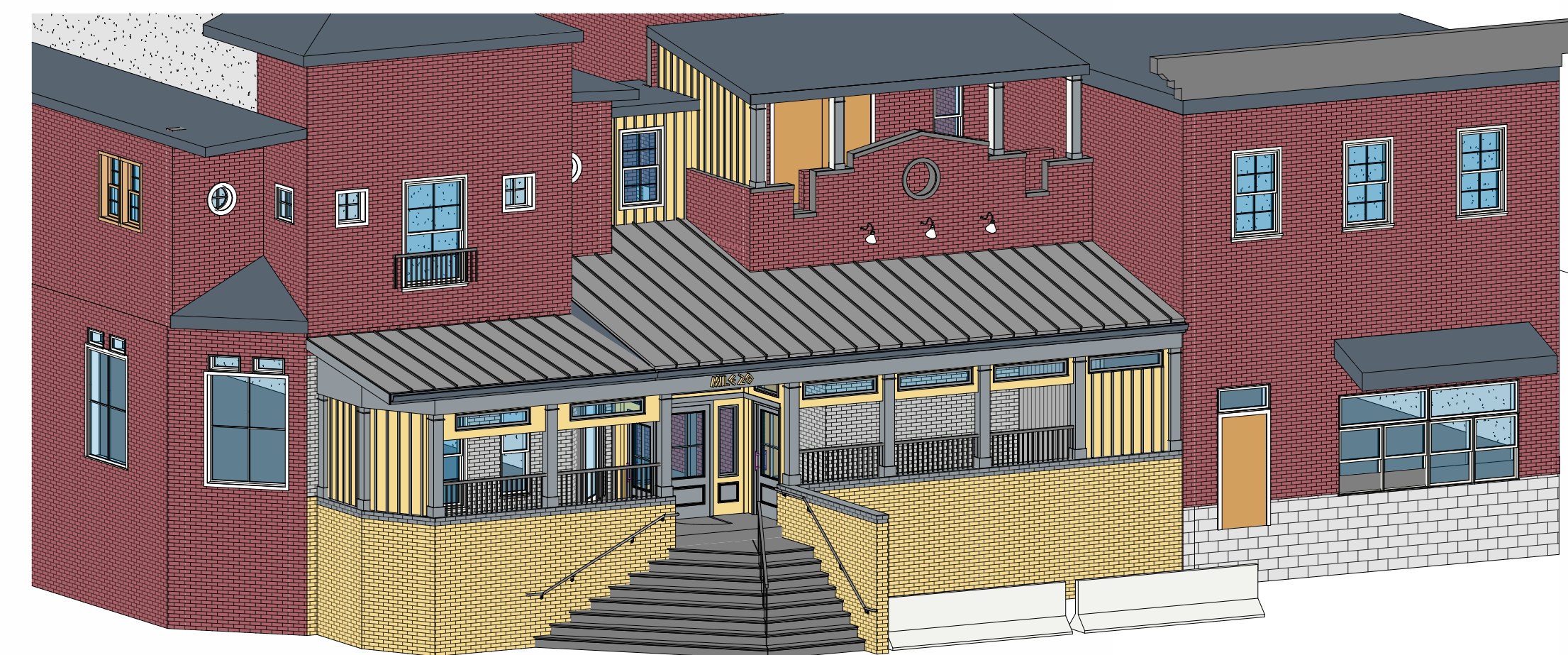
REVISIONS:	
HDRB 03/1/26	

SEAL:

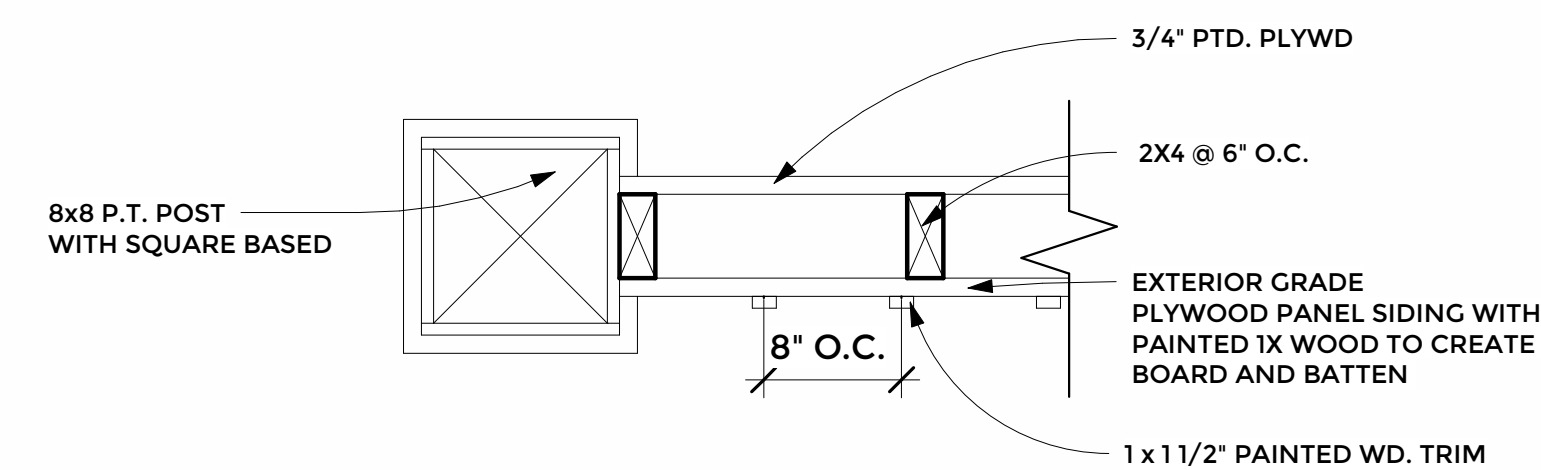
SCALE:	As indicated
SHEET TITLE:	PROPOSED PLANS OPT.1
SHEET NUMBER:	A1.1



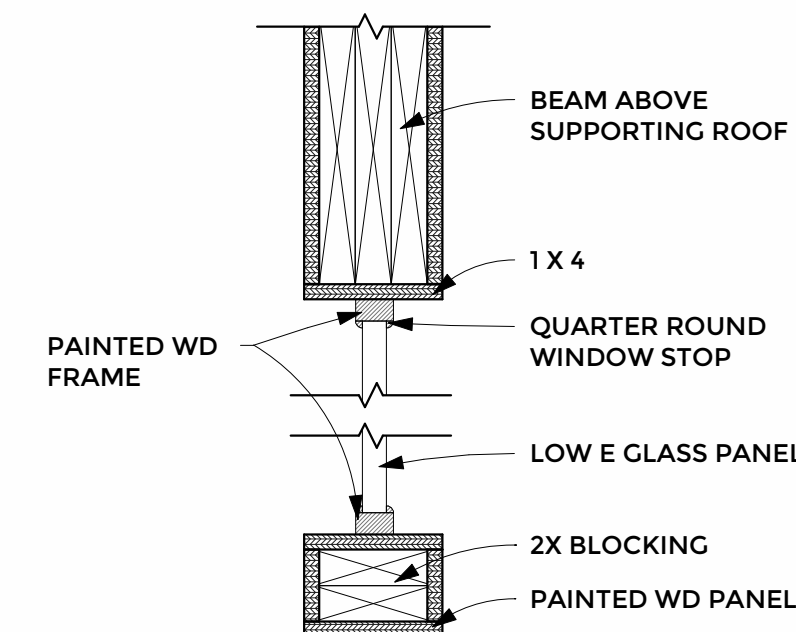
1 EXISTING REAR ELEVATION
1/8" = 1'-0"



3 PROPOSED 3D_OPT.1



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



5 TRANSOM WINDOW DETAIL
1 1/2" = 1'-0"



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

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

REVISIONS:	
HDRB 03/17/26	

SEAL:

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

**MATERIALS AND CUTSHEETS FOR
MILE 20 HDRB SUBMISSION
03.17.26 (APRIL SESSION)**

DOOR - Therma Tru



Features			
3-Point Locking System	No	Glass Coming	No
Back Door	Yes	Glass Shape	3/4 lite
Brickmould Included	Yes	Handle(s) Included	No
Commercial/Residential	Residential	Impact Resistance	No
Door Style Coastal	Yes	Impact Resistant Glass	No
Door Style Contemporary	No	Locking System Included	No
Door Style Craftsman	Yes	Lowe's Exclusive	No
Door Style Farmhouse	Yes	Privacy Rating	1
Door Style Mid Century	No	Side Door	Yes
Door Style Modern	Yes	Solar Heat Gain Coefficient (SHGC)	.18
Door Style Rustic	No	Weatherstripping Included	Yes
Door Style Traditional	Yes	Stained	No
Door Style Victorian	No	Unfinished	No

Dimensions			
Actual Depth (Inches)	4.5625	Common Width (Inches)	36
Actual Height (Inches)	80	Jamb Width (Inches)	4.5625
Actual Width (Inches)	36	Rough Opening Height (Inches)	82
Common Depth (Inches)	4.5625	Rough Opening Width (Inches)	38.25
Common Height (Inches)	80	Weight (lbs.)	100
Common Size (W x H)	36-in x 80-in	Jamb Width Measurement	4-9/16-in

Specifications

General			
Color/Finish Family	White	Prehung Door	Yes
Finish	Primed	Slab Door	No
Handle Finish	N/A (no handle)	Handing	Right-hand inswing
Manufacturer Color/Finish	None	Lockset Bore	Ready for lockset and deadbolt
Sill Finish	Mill	Glass Style	Clear glass
Material	Fiberglass	Panel Type	1-panel
Painted	No	Sill Type	Adjustable
Primed	Yes	Left-hand Inswing	No
Core Type	Insulating core	Left-hand Outswing	No
Fire Rated	No	Right-hand Inswing	Yes
Configuration	Single door	Right-hand Outswing	No
Glass Insulation	Low-E	Universal/Reversible Handing	No
Hinge Location (Exterior View)	Right side		

PANEL

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SPECIFICATIONS

Length/Width Tolerance	+0, -1/16" (+0, -1.6 mm), based on 4' or 8' value
Straightness Tolerance	± 1/16" (± 1.6 mm)
Squareness Tolerance	± 1/8" (± 3.2 mm)
Primary Species	Southern Yellow Pine
Testing Agency	APA - The Engineered Wood Association
Classification	Exterior - Plywood suitable for repeated wetting and redrying or long-term exposure to weather and other conditions of similar severity.
Code Fire Classification	Class III or C
Flame Spread Rating	75-200, smoke developed index <450
Building Code Compliance	PS 1-22



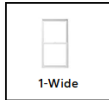
ENCOMPASS BY PELLA® Vinyl Double-Hung Window

3.4 ★★★★★ [5 Reviews](#)

Energy-efficient Encompass by Pella vinyl double-hung windows help keep your home more comfortable year-round. Featuring a fully-welded sash and frame and Pella's exclusive vinyl formula, these double-hung windows will look great for years to come.

- Our low-maintenance vinyl features solid-color frames that make dings and scratches virtually invisible.
- Exclusive, weather protection system helps protect from leaks and drafts.
- Two sashes tilt to the interior of the home for easier cleaning, especially in two-story homes.
- Product #100001

Configuration: 1-wide



Design Options

Finishes

Hardware

Combinations

Glass

Screens

Grilles

Encompass by Pella vinyl products feature easy-care vinyl frames in your choice of three colors

Solid Color Frames



White



Almond



Fossil

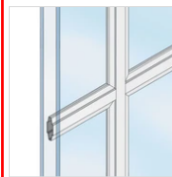
Patterns

Grille Profiles

Grille Profiles



5/8" Flat Grilles-
OVER the-Glass



3/4" Grilles-
Between-the-Glass

WINDOW - PELLA

Patterns

Grille Profiles



Prairie



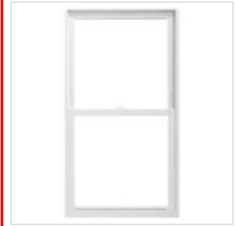
Traditional



Top Row



Custom



No Grilles

Low-E Insulating Glass

Additional Glass Offerings

Additional Glass Offerings

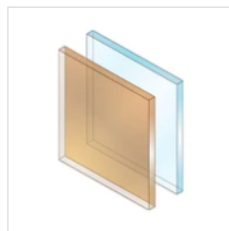
Products are available with a variety of additional glass options to help increase your home's privacy and security.



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Obscure Glass



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SW 7653 SW 7654 SW 7651 **SW 7657** SW 7649 SW 7650 SW 7655 SAVE

SW 7657 Tinsmith

FULL DETAILS

This light gray with its cool cyan undertone will spark wonder in any room. Forge a new, calmer mood in your bedroom with this gentle neutral.

Sample this color:

FREE Color Chip Peel & Stick Paint Sample

Or, shop paint:

Interior Paint Exterior Paint

UPLOAD A PHOTO

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Paint Colors > SW 0030 Colonial Yellow

SAVE

SW 0030 Colonial Yellow

H Historic Color

FULL DETAILS

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Or, shop paint:

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UPLOAD A PHOTO

SHERWIN-WILLIAMS. What can we help you find? 0 - \$0.00

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Paint Colors > SW 7664 Steely Gray

SW 7661 SW 7662 SW 7663 **SW 7664** SW 7665 SW 7624 SW 7604 SAVE

SW 7664 Steely Gray

FULL DETAILS

Evoking a mood of rest and certainty, this cool, solid gray with its cyan undertone looks stylish and welcoming in most bedrooms.

Sample this color:

FREE Color Chip Peel & Stick Paint Sample

Or, shop paint:

Interior Paint Exterior Paint



INTEGRITY METALS

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SNAP LOCK Fastener Flange Series STANDING SEAM METAL PANEL SYSTEMS



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PRICE**

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- ✓ Budget-friendly standing seam system
- ✓ No clips or mechanical seaming
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SNAP LOCK Fastener Flange Series

STANDING SEAM METAL PANEL SYSTEMS

IM100FF 1" Snap Lock Fastener Flange

Coverage Width: 12", 14" or 16"

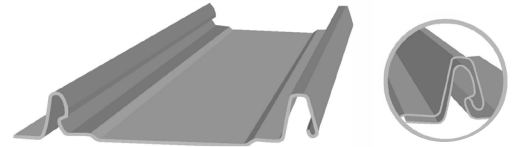
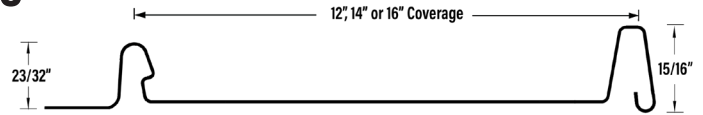
†Slope: 1/4:12 minimum

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"

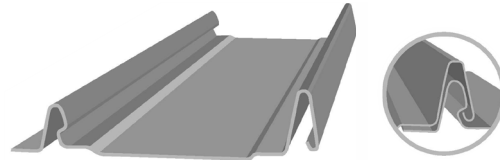
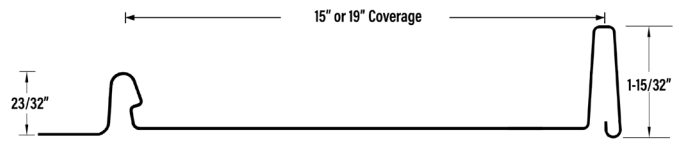
†Slope: 1/4:12 minimum

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

Surveyor: EHT Traceries (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)