



City of Manassas, Virginia
Architectural Review Board Meeting

AGENDA

Architectural Review Board Meeting
9027 Center Street
Manassas, VA 20110
Second Floor Conference Room
Tuesday, December 12, 2017

Call to Order and Pledge of Allegiance - 7:30 p.m.

Roll Call

1. Approval of the Meeting Minutes

- 1.1 Approval of Minutes for November 14, 2017 Architectural Review Board Meeting
[November 14, 2017 Draft Meeting Minutes](#)

2. New Business

- 2.1 ARB #2018-08
9320 West Street
Pierce Old Town Funeral Home
[Staff Report and Attachments](#)

3. Old Business

- 3.1 ARB #2017-07
8663 Portner Avenue
Liberia House Restrooms
[Memo and Attachments](#)

4. Other Business

- 4.1 2018 Draft Architectural Review Board Calendar

4.2 Old Town Update(s)

Adjournment

**MINUTES
REGULAR MEETING
CITY OF MANASSAS
ARCHITECTURAL REVIEW BOARD**

November 14, 2017 – 7:30 P.M.

Members Present: William Rush, Chairman
Jan Alten
Nancy Hersch Ingram
Fatima Pereira-Shepherd
Myra Buchanan Brent (Alt)

Members Absent: Debbie Haight, Vice Chairman

Staff Present: Jamie S. Collins, Development Services Manager
Greg Bokan, Planner
Donna J. Bellows, Boards and Commissions Clerk

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Clerk called the roll, and a quorum was determined.

APPROVAL OF MINUTES – September 12, 2017

Ms. Alten motioned to approve the minutes as submitted. Ms. Ingram seconded the motion. The MOTION CARRIED BY VOICE VOTE.

APPROVAL OF MINUTES – October 10, 2017

Ms. Shepherd motioned to approve the minutes as submitted. Ms. Alten seconded the motion. The MOTION CARRIED BY VOICE VOTE.

APPROVAL OF MINUTES – October 11, 2017

Ms. Alten provided the correct spelling of names on the “Citizens’ Comment” list. Ms. Shepherd motioned to approve the minutes as amended. Ms. Brent seconded the motion. The MOTION CARRIED BY VOICE VOTE.

NEW BUSINESS

ARB #2018-07

8953 Center Street

Lisa Marie McTavish

Mr. Bokan stated that the applicant is seeking approval of the installation of a wall sign. The projecting sign will be a 1/8" thick Megabond and will be installed onto the fascia board above the tenant space entrance, which is oriented towards the center's parking lot. The sign measures 20"x10' in size (16 square feet). The placement, design, and color scheme of the signage is consistent with the existing signage in the center.

Staff recommended approval of the application as submitted.

ARB Discussion

- None

Ms. Shepherd motioned to approve ARB #2018-07 as submitted. **Ms. Ingram** seconded the motion.

Roll Call

Ms. Shepherd	Y
Ms. Ingram	Y
Chairman Rush	Y
Ms. Alten	Y
Ms. Brent	Y

The MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

ARB #2018-03

9019 Center Street

Andrew Cummins

Mr. Bokan stated that the applicant is seeking a revision to the projecting sign that was approved by the ARB in September 2017. The finish of the metal sign turned out darker than anticipated by the applicant, and he is proposing to repaint the previously approved black letters to match the branding of the business.

Staff recommended approval of the revision as submitted.

ARB Discussion

- Suggested changing the lettering to white because the blue is too dark.

- Suggested possibly lightening up the red and blue in order to maintain the color scheme so that there is better contrast.

Applicant's Proxy/Wife, Jamie Cummins, was hesitant about committing to change the color of the lettering without the applicant's consent.

Ms. Shepherd motioned to allow staff to meet with the applicant to administratively approve the color scheme for the signage for ARB #2018-03. Ms. Brent seconded the motion.

Roll Call

Ms. Shepherd	Y
Ms. Brent	Y
Chairman Rush	Y
Ms. Alten	Y
Ms. Ingram	Y

The MOTION PASSED UNANIMOUSLY.

NEW BUSINESS

**Annaburg Manor
9201 Maple Street**

Mr. Bokan stated that on October 11, 2017, direction was given to staff by the Board to prepare a report recommending the addition of HOD zoning to the Annaburg Manor site. The Board also provided direction that the report recommend the addition of Annaburg Manor to the City's historic landmarks list. He stated that action is scheduled for this evening to approve the report and direct staff to forward the report to City Council's Land Use Committee. The formal resolution approving the report was presented for the Board's review.

ARB Discussion

- 192 people were in attendance at the October 11, 2017, ARB Special Meeting.
- The discrepancy regarding the roof leak – the report stated that there was a leak, but the representative at the October 11, 2017 meeting stated that there were no leaks in the roof.
- Money spent on assessing the building could go towards repairs.
- Concern of demolition by neglect

Representative of Annaburg Manor, Preston Lloyd, stated that the report that Ms. Alten was referring to was prepared as an assessment on June 22, 2017, and since that time the roof has been stabilized. As for the site maintenance, the applicant has hired contractors to handle the repairs. He stated that there is an ongoing capital need that the applicant continues to make, but unfortunately, this diverts available resources away from its primary purpose, which is to serve the health of the community. The applicant continues to be optimistic that they will be

able to find an alternate resolution to put this in the hands of the appropriate party to facilitate a more global approach to historic preservation.

Mr. Lloyd also stated that the applicant has no present or future plans to threaten the historic status of Annaburg Manor.

Ms. Shepherd motioned to approve the report prepared by staff for Annaburg Manor with amendments to the attached meeting minutes for the October 11, 2017. **Ms. Brent** seconded the motion.

Roll Call

Ms. Shepherd	Y
Ms. Brent	Y
Chairman Rush	Y
Ms. Alten	Y
Ms. Ingram	Y

The MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Adoption of the FY2017 Annual Report

Ms. Shepherd motioned to approve the FY2017 Annual Report. **Ms. Alten** seconded the motion.

Roll Call

Ms. Shepherd	Y
Ms. Alten	Y
Chairman Rush	Y
Ms. Brent	Y
Ms. Ingram	Y

The MOTION PASSED UNANIMOUSLY.

Approval of the meeting minutes from September 12, 2017; October 10, 2017; and October 11, 2017 (See page 1).

Mr. Bokan stated that the Historic Resources Board met and a resolution was approved for City Council in support of Annaburg Manor being added to the HOD.

Ms. Collins stated that because the Annaburg Manor case will be considered a rezoning case, there is a process which includes the initiation, preparation of the staff report, public hearing

at Planning Commission to make a recommendation to City Council, and a final decision by City Council.

OLD TOWN UPDATE(S)

Ms. Collins thanked Ms. Shepherd for providing copies of the real estate listing for the properties located at 9512 Liberty Street and 9514 Liberty Street. She stated that the City Attorney is now corresponding with the property owner, and a court date is set for December in reference to the case of demolition by neglect on both properties.

Ms. Collins also informed the Board that another home in the area, 9511 Liberty Street, was cited for property maintenance violation issues and is in the process of being rehabbed. The City will continue to work with the property owner throughout the rehab process.

Chairman Rush inquired about the property on West Street, the Prince William County Assistance business. **Mr. Bokan** stated that property owner is putting on a new roof, installing shutters, repairing the porch, as well as other repairs. He stated that they are replacing like material with like material; therefore, there is no need for them to come before the Board.

ADJOURNMENT

Ms. Shepherd moved to adjourn the meeting. Ms. Alten seconded the motion. The MOTION CARRIED UNANIMOUSLY TO ADJOURN THE MEETING. The meeting ended at 8:25 p.m.

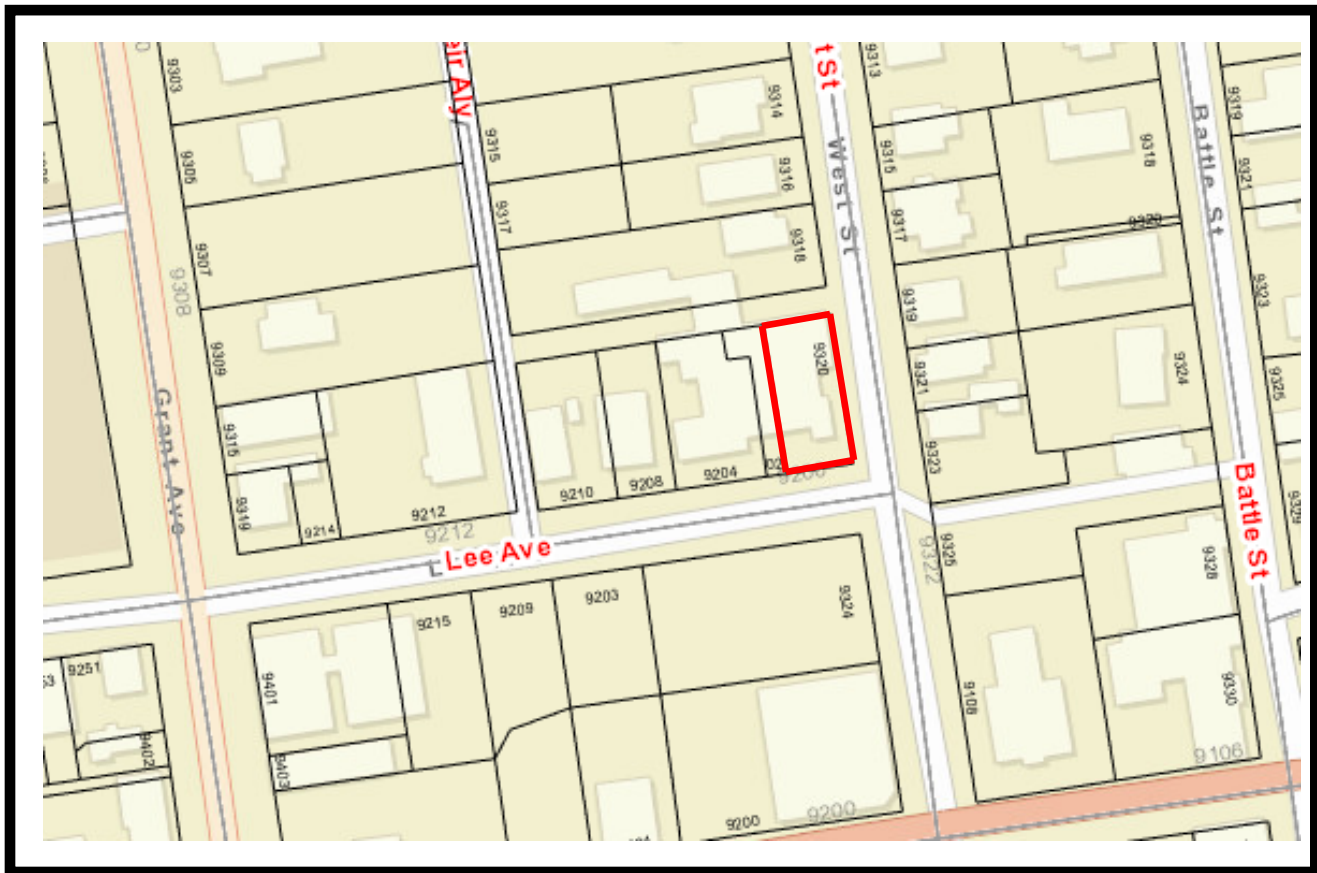
William Rush, Chairman

Date

This Page Intentionally Left Blank

ARCHITECTURAL REVIEW BOARD

No. 2018-08



Applicant(s): **Kim Allen Beasley**

Site Owner(s): **Robert Pierce**

Site Address: **9320 West Street**

Tax Map No.: **101-01-00-355**

Site Location: **Northwest corner of the intersection of West Street and Lee Avenue**

Current Zoning: **B-1, Business Office**

Parcel Size: **0.11 Acres**

Age of Structure: **85 Years**

Type of Structure: **Commercial**

Summary of Request: **Replace Windows**

Date Accepted for Review: **November 17, 2017**

Date of ARB Meeting: **December 12, 2017**



CITY OF MANASSAS

Department of Community Development
Elizabeth S. Via-Gossman, AICP, Director
Phone: 703-257-8223 Fax: 703-257-5117

STAFF REPORT

ARB Case: 2018-08
Applicant: Kim Allen Beasley
Address: 9320 West Street



REQUEST

The applicant is proposing to replace 6/6 double hung wood windows with 1/1 double hung wood windows.

This structure was before the Board in April, 2017 under case ARB# 2017-26. At that time the request for replacement vinyl windows was denied. A request for a slight modification to a parapet wall to allow for the adjustment in pitch to a flat roof to alleviate a drainage problem was approved.

PROPERTY INFORMATION

Location – The site is located at the northwest corner of the intersection of West Street and Lee Avenue.

Historical Significance – The structure was originally two separate dwellings. The northern end of the building (Dwelling A) per the historic survey, is a two-and-a-half-story, three bay, Colonial Revival single dwelling of concrete block construction with brick veneer. It is covered by a side gable roof sheathed in asphalt shingles. The one-story, three-bay porch has a flat roof supported by metal posts with scrollwork and brackets. Fenestration consists of 6/6 double hung wood windows of various sizes, 6-light fixed windows in the gable ends, and a central entry bay with a double leaf door capped by a fan light.

The southern end of the building (Dwelling B) per the historic survey, is a two-and-a-half-story Tudor Revival-style single dwelling. A one story addition of masonry construction, covered with a flat roof, connects the dwelling to 9320 West Street along its northern elevation. Dwelling B is wood frame construction clad in brick. It is covered by a steep side gable roof sheathed in asphalt shingles. The one story, one bay porch has brick posts. Fenestration consists of 3/1 double hung wood windows.

The building is ranked as contributing to the local and National Register historic districts.

Surrounding Properties – To the west is 9204 Lee Avenue which is part of the Funeral Home complex, which is also ranked contributing and subject to application ARB #2017-27. To the north and east are residential structures along West Street, which includes several contributing structures, among them is the Weir House. To the south are parking lots associated with the commercial buildings on Church Street and Grant Avenue.

APPLICANT'S PROPOSAL

The owner of the property recently installed 1/1 double hung vinyl windows without approval of the ARB. The original windows that were removed were a 6/6 double hung wood windows. The applicant is proposing to restore wood windows to the structure, but with a 1/1 design instead of a 6/6 design. In total the applicant will be replacing 33 windows, and would match the locations of the existing windows.

STAFF ANALYSIS

The building is not new construction, so applicable design guidelines are from the Historic District Handbook, pages 55-63. The guidelines indicate that original windows should be repaired and should be replaced when they are missing or beyond repair. With the removal of the existing windows, staff is unable to confirm the condition of them. However, with this contributing structure, the guidelines state the use of inappropriate material or finishes, or changes to muntin configurations should be avoided.

The applicant's proposal to replace the 6/6 double hung wood windows with 1/1 double hung wood windows is partially in keeping with the Historic District Handbook and Supplemental Guidelines for Windows. The proposed location of the windows and the use of wood material matches the original windows that were removed, however a change is proposed in the design of the muntin configuration. While staff generally supports the application to restore wood windows to the building in terms of materials and placements, staff would defer to the Board for the appropriateness of the change in design from 6/6 to 1/1.

The structure is ranked as contributing and is of a Colonial Revival design. The applicant notes several structures in the vicinity of the site utilize a 1/1 design for their windows.

Review Criteria

Pursuant to Section 130-406 (a), the ARB shall consider the following criteria in determining whether or not to issue a Certificate of Appropriateness for construction or alterations:

CRITERIA	APPLICATION
Activity Proposed:	Installation of new windows
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	The window placement and material are in keeping with this contributing structure. Staff would defer to the Board with regards to the design change from 6/6 to 1/1.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The proposed window replacements do not change the proportion, placement, or size of the element.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed windows, window placement and material would not have an adverse impact on the historical district neighborhood. Staff would defer to the Board with regards to the design change from 6/6 to 1/1.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed windows, window placement and material would not have an adverse impact on the historical or architectural character of the building. Staff would defer to the Board with regards to the design change from 6/6 to 1/1.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	N/A
(6) Any applicable provisions of the adopted design guidelines.	The proposed windows, window placement and material are keeping with the adopted design guidelines. Staff would defer to the Board with regards to the design change from 6/6 to 1/1.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application with the following stipulations:

- The proposed windows shall be sized and installed to fit the original window frame. Any remaining jams from prior window installations shall be removed.
- The windows will be painted white to match the original.
- Staff defers to the Board for the appropriateness of replacing the existing 6/6 windows with 1/1 windows. If 6/6 windows are proposed, staff recommends the windows provide simulated divided light, including spacer bar and shadow grills.



CITY OF
MANASSAS, VIRGINIA

Community Development • 9027 Center Street, Manassas, VA 20110 • 703-257-8223

ARB #: 2018-08
DATE: NOV 17 2017
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD
Application for Certificate of Appropriateness

Site Address: 9320 WEST ST. Manassas, VA 20110
Number Street Name

Tax Map No(s): _____ Zoning District: _____

Date Purchased: _____ Age of Structure: _____

Nature of Proposed Work: Please check all that apply.

☐ Signage ☒ Exterior Alteration ☐ Addition
☐ New Construction ☐ Demolition

Description of Proposed Work (use additional pages if necessary): REPLACE
EXISTING VINYL DOUBLE HUNG WINDOWS WITH
WOOD DOUBLE HUNG WINDOWS

APPLICANT

(All correspondence is addressed to applicant)

KIM A. BEASLEY

Name (Please Print)

11 FORREST ST.

Address

ALEXANDRIA VA 22305

City

State

Zip Code

rktoctkim@aol.com

E-mail Address

703-965-7390 N/A

Phone #

Fax #

[Signature]

Signature

OWNER

(Leave blank if same as applicant)

ROBERT PIERCE

Name (Please Print)

PIERCE OLD TOWN FUNERAL

Company

HOME

9320 WEST ST.

Address

MANASSAS VA

City

State

Zip Code

703-627-2783

Phone #

Fax #

rbprt.pierce1@gmail.com

E-mail Address

I hereby certify that I have the authority to make the foregoing application, that the application and information provided herein is correct and that the construction will conform to the regulations in the Building Code, the Zoning Ordinance, or private building restrictions, if any, which may be imposed on the above property by deed.



CITY OF MANASSAS, VIRGINIA

Community Development • 9027 Center Street, Manassas, VA 20110 • 703-257-8223

CASE # ARB#2018-08
(Completed by City Staff)

NOV 17 2017

SPECIAL/LIMITED POWER OF ATTORNEY

THIS 17 day of NOV., 2017, I, ROBERT PIERCE, the owner of Tax Map Number _____, make, constitute and appoint KIM ALLEN BEASLEY, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said KIM ALLEN BEASLEY full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for (circle one) (Special Use Permit), (Rezoning), (Architectural Review Board), (Board of Zoning Appeals) in connection with the above described real property.

The right, powers and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on NOV. 17, 2017, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Community Development of the City of Manassas stating that the terms of this power have been revoked or modified.

ROBERT PIERCE

Owner's Name (Please Print)

[Signature]

Owner's Signature

STATE OF Virginia

COUNTY OF Prince William

I, Ernest L Myers, a Notary Public in and for the State and County aforesaid, do hereby certify that Robert W Pierce whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 17 day of NOV, 2017.



Ernest L Myers
Notary Public

My Commission expires: Oct 31, 2021

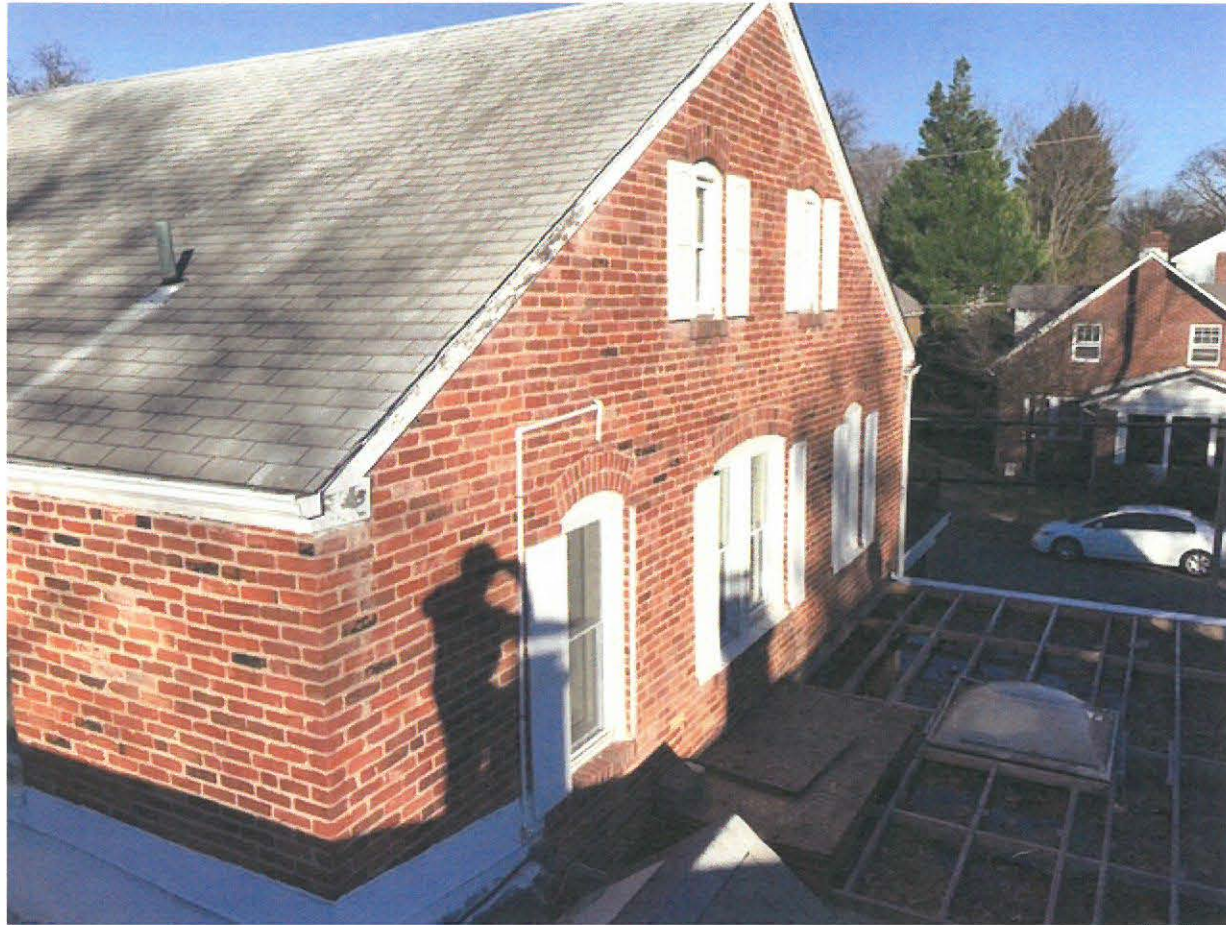
ID: 7550707



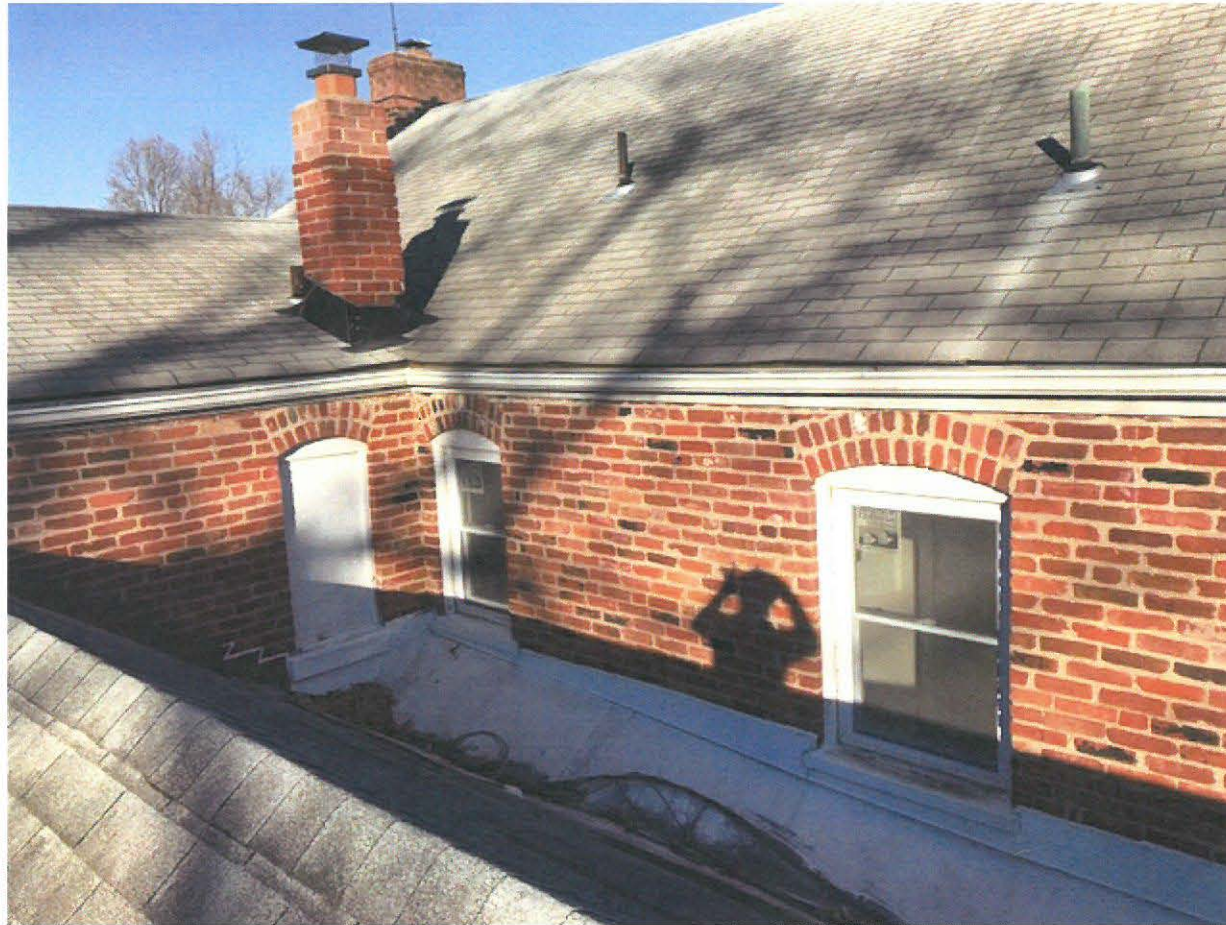
PIERCE OLD TOWN FUNERAL HOME
9320 WEST ST. MANASSAS, VA
 EAST ELEVATION
 1/4" = 1'-0"



PIERCE OLD TOWN FUNERAL HOME
932.0 WEST ST MANASSAS VA



PIERCE OLD TOWN FUNERAL HOME
SOUTH ELEVATION



PIERCE OLD TOWN FUNERAL HOME
UPPER LEVEL WEST ELEVATION



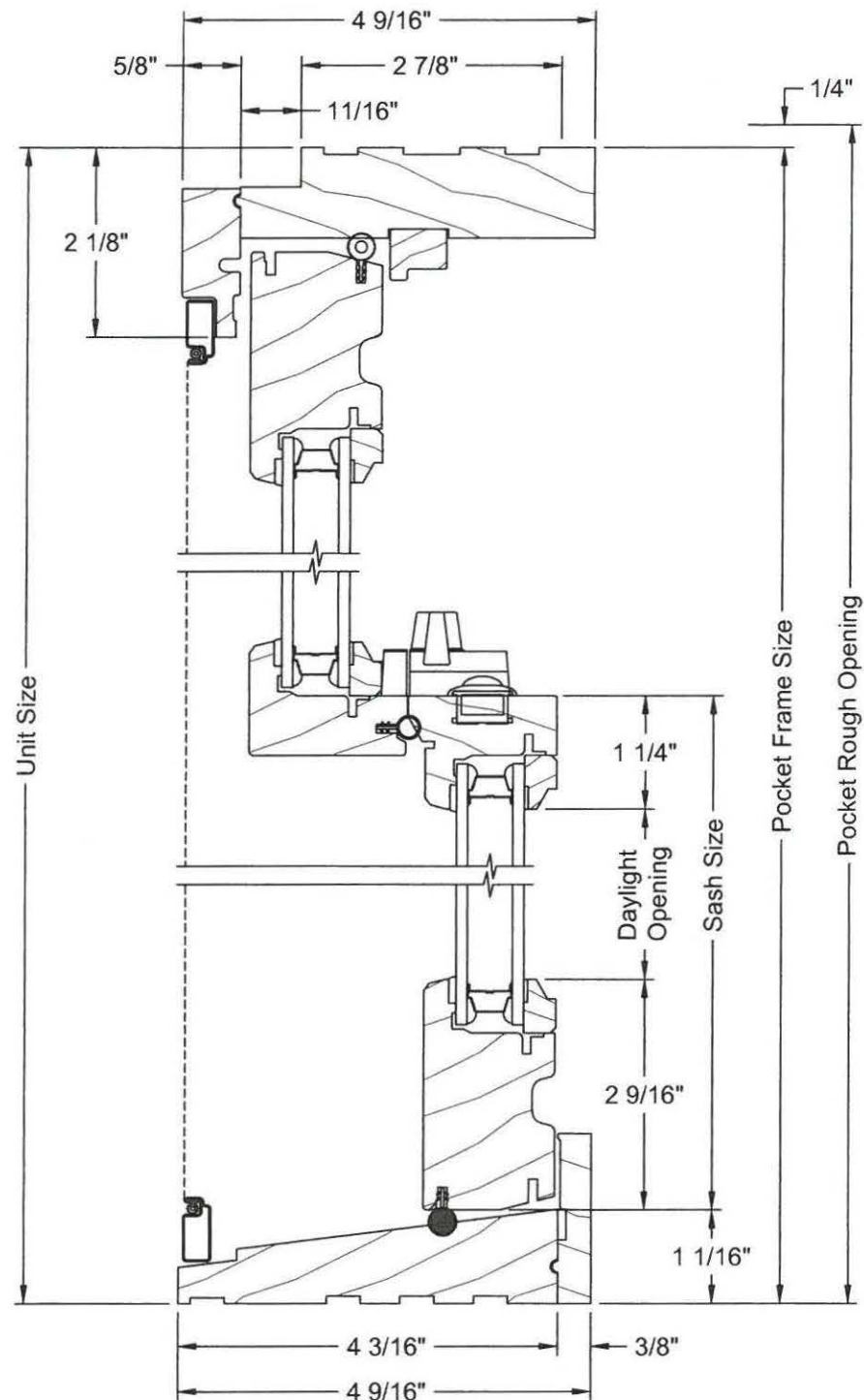
PIERCE OLD TOWN FUNERAL HOME
UPPER LEVEL WEST ELEVATION



JELD-WEN
WINDOWS & DOORS

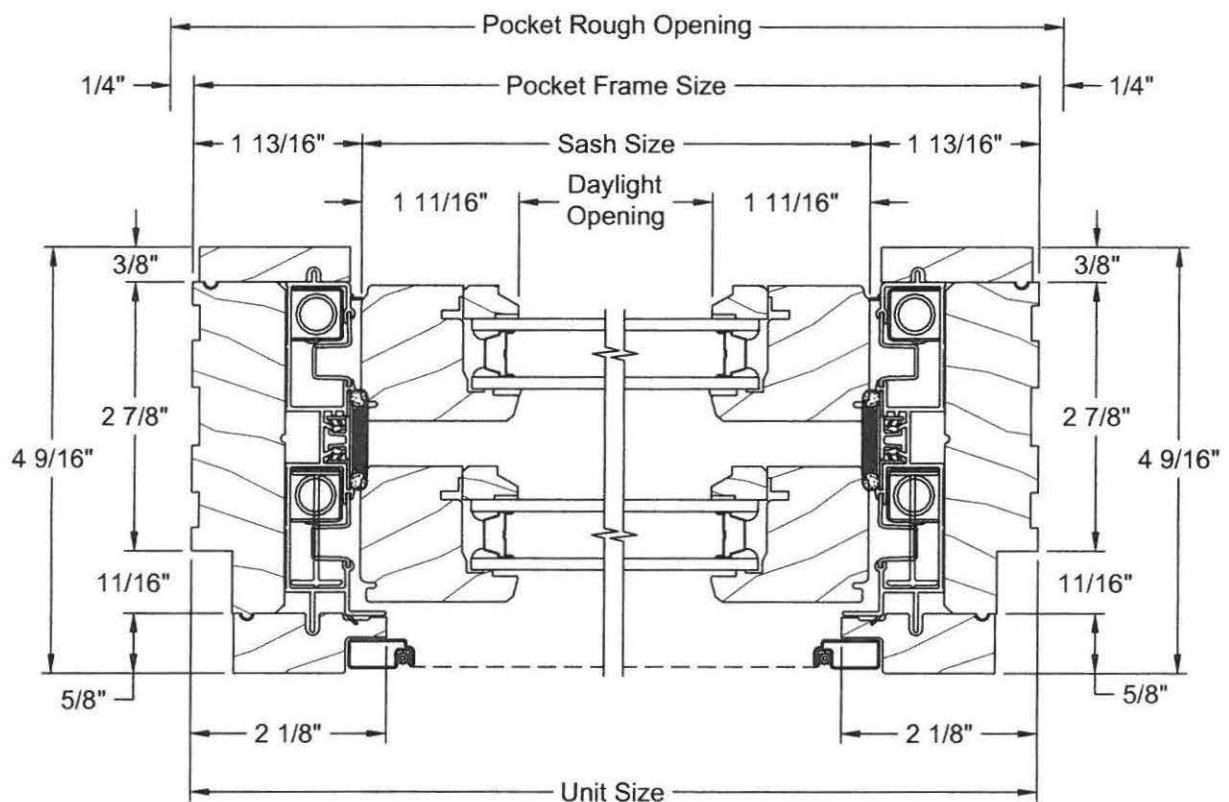
AKB #2018-08
NOV 17 2017
W-2500 WOOD
WOOD WINDOW
DOUBLE-HUNG

POCKET OPERATOR - VERTICAL SECTION





POCKET OPERATOR - HORIZONTAL SECTION



BMC/Smoot
6295 Edsall Rd
Alexandria, VA 22312
Phone: (703) 675-6678

QUOTE BY: Richard Irwin

QUOTE #: JRRIO3263

SOLD TO: Old Town Funeral Home
Robert Pierce
9320 West St.
Manassas, VA 20110

SHIP TO:

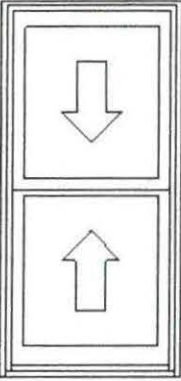
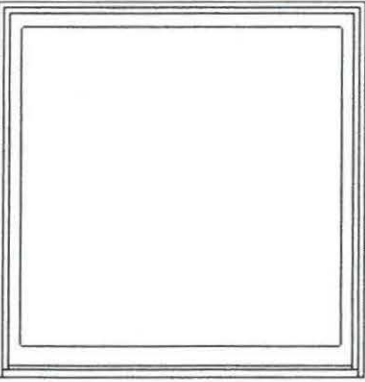
Phone: 703-627-2783

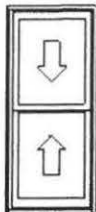
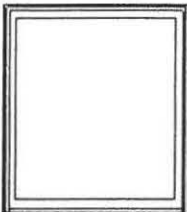
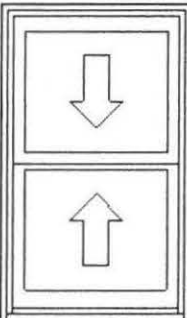
PROJECT NAME:

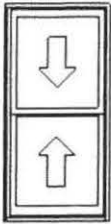
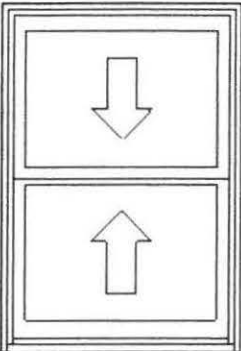
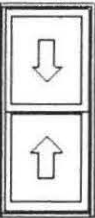
PO#:

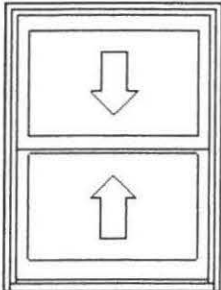
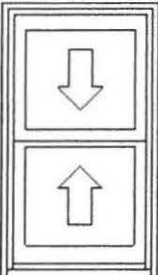
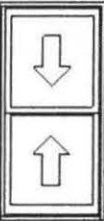
REFERENCE:

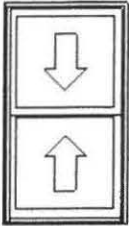
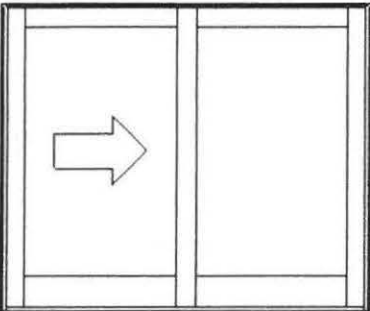
Ship Via: Ground/Next Truck

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1	2nd fl rear bay Pocket Opening: 24 1/4 X 49 1/2	Frame Size : 23 3/4 X 49 1/4 W-2500 Wood Double Hung, Auralast Pine, Pocket Unit, Primed Exterior, Primed Interior, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled, BetterVue Mesh Brilliant White Screen, Half Screen, Clear Opening:19.5w, 21h, 2.8 sf U-Factor: 0.29, SHGC: 0.20, VLT: 0.46, CPD: JEL-N-843-00630-00001 PEV 2017.2.0.1847/PDV 6.340 (05/23/17) CW			
 Viewed from Exterior. Scale: 1/2" = 1'					
			\$353.94	2	\$707.88
Line-2	2nd fl rear bay Pocket Opening: 48 1/4 X 49	Frame Size : 47 3/4 X 48 3/4 W-2500 Double Hung Product, Wood Fixed Auralast Pine, Insash Pocket Unit, Primed Exterior, Primed Interior, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled, U-Factor: 0.28, SHGC: 0.20, VLT: 0.47, CPD: JEL-N-844-01230-00001 PEV 2017.2.0.1847/PDV 6.340 (05/23/17) CW			
 Viewed from Exterior. Scale: 1/2" = 1'					
			\$428.27	1	\$428.27

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-3	2nd fl side Pocket Opening: 24 3/4 X 55 3/4	Frame Size : 24 1/4 X 55 1/2 W-2500 Wood Double Hung, Auralast Pine, Pocket Unit, Primed Exterior, Primed Interior, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled, BetterVue Mesh Brilliant White Screen, Half Screen, Clear Opening:20w, 24.2h, 3.3 sf			
		U-Factor: 0.29, SHGC: 0.20, VLT: 0.46, CPD: JEL-N-843-00630-00001 PEV 2017.2.0.1847/PDV 6.340 (05/23/17) CW			
Viewed from Exterior. Scale: 1/4" = 1'			\$395.93	2	\$791.86
Line-4	2nd fl side Pocket Opening: 48 1/4 X 55	Frame Size : 47 3/4 X 54 3/4 W-2500 Double Hung Product, Wood Fixed Auralast Pine, Insash Pocket Unit, Primed Exterior, Primed Interior, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled, U-Factor: 0.28, SHGC: 0.20, VLT: 0.47, CPD: JEL-N-844-01230-00001 PEV 2017.2.0.1847/PDV 6.340 (05/23/17) CW			
					
Viewed from Exterior. Scale: 1/4" = 1'			\$434.61	1	\$434.61
Line-5	2nd fl rear hall Pocket Opening: 25 1/4 X 41 1/2	Frame Size : 24 3/4 X 41 1/4 W-2500 Wood Double Hung, Auralast Pine, Pocket Unit, Primed Exterior, Primed Interior, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled, BetterVue Mesh Brilliant White Screen, Half Screen, Clear Opening:20.5w, 17h, 2.4 sf			
		U-Factor: 0.29, SHGC: 0.20, VLT: 0.46, CPD: JEL-N-843-00630-00001 PEV 2017.2.0.1847/PDV 6.340 (05/23/17) CW			
Viewed from Exterior. Scale: 1/2" = 1'			\$353.94	1	\$353.94

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-6	2nd fl RH room/mens bath/RH front/LH front				
	Pocket Opening: 28 3/4 X 58	Frame Size : 28 1/4 X 57 3/4 W-2500 Wood Double Hung, Auralast Pine, Pocket Unit, Primed Exterior, Primed Interior, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled, BetterVue Mesh Brilliant White Screen, Half Screen, Clear Opening:24w, 25.3h, 4.2 sf			
					
	Viewed from Exterior. Scale: 1/4" = 1'	U-Factor: 0.29, SHGC: 0.20, VLT: 0.46, CPD: JEL-N-843-00630-00001 PEV 2017.2.0.1847/PDV 6.340 (05/23/17) CW			
			\$395.93	10	\$3,959.30
Line-7	2nd fl ladies bath				
	Pocket Opening: 31 3/4 X 45 1/2	Frame Size : 31 1/4 X 45 1/4 W-2500 Wood Double Hung, Auralast Pine, Pocket Unit, Primed Exterior, Primed Interior, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled, BetterVue Mesh Brilliant White Screen, Half Screen, Clear Opening:27w, 19h, 3.5 sf			
					
	Viewed from Exterior. Scale: 1/2" = 1'	U-Factor: 0.29, SHGC: 0.20, VLT: 0.46, CPD: JEL-N-843-00630-00001 PEV 2017.2.0.1847/PDV 6.340 (05/23/17) CW			
			\$353.94	1	\$353.94
Line-8	2nd fl front RH room				
	Pocket Opening: 25 1/4 X 56	Frame Size : 24 3/4 X 55 3/4 W-2500 Wood Double Hung, Auralast Pine, Pocket Unit, Primed Exterior, Primed Interior, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled, BetterVue Mesh Brilliant White Screen, Half Screen, Clear Opening:20.5w, 24.3h, 3.4 sf			
					
	Viewed from Exterior. Scale: 1/4" = 1'	U-Factor: 0.29, SHGC: 0.20, VLT: 0.46, CPD: JEL-N-843-00630-00001 PEV 2017.2.0.1847/PDV 6.340 (05/23/17) CW			
			\$395.93	2	\$791.86

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-9	2nd fl stairs to attic				
	Pocket Opening: 28 3/4 X 37 3/4	Frame Size : 28 1/4 X 37 1/2 W-2500 Wood Double Hung, Auralast Pine, Pocket Unit, Primed Exterior, Primed Interior, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Tempered Glass, No Preserve Film, Argon Filled, BetterVue Mesh Brilliant White Screen, Half Screen, Clear Opening:24w, 15.2h, 2.5 sf			
		U-Factor: 0.29, SHGC: 0.20, VLT: 0.46, CPD: JEL-N-843-00760-00001 PEV 2017.2.0.1847/PDV 6.340 (05/23/17) CW			
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$425.60	1	\$425.60
Line-10	attic				
	Pocket Opening: 21 X 36	Frame Size : 20 1/2 X 35 3/4 W-2500 Wood Double Hung, Auralast Pine, Pocket Unit, Primed Exterior, Primed Interior, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled, BetterVue Mesh Brilliant White Screen, Half Screen, Clear Opening:16.3w, 14.3h, 1.6 sf			
		U-Factor: 0.29, SHGC: 0.20, VLT: 0.46, CPD: JEL-N-843-00630-00001 PEV 2017.2.0.1847/PDV 6.340 (05/23/17) CW			
	Viewed from Exterior. Scale: 1/2" = 1'				
			\$353.94	4	\$1,415.76
Line-11	1st floor front				
	Pocket Opening: 28 3/4 X 58	Frame Size : 28 1/4 X 57 3/4 W-2500 Wood Double Hung, Auralast Pine, Pocket Unit, Primed Exterior, Primed Interior, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled, BetterVue Mesh Brilliant White Screen, Half Screen, Clear Opening:24w, 25.3h, 4.2 sf			
		U-Factor: 0.29, SHGC: 0.20, VLT: 0.46, CPD: JEL-N-843-00630-00001 PEV 2017.2.0.1847/PDV 6.340 (05/23/17) CW			
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$395.93	6	\$2,375.58

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-12	1st floor far left front/rear				
	Pocket Opening: 32 1/4 X 58	Frame Size : 31 3/4 X 57 3/4 W-2500 Wood Double Hung, Auralast Pine, Pocket Unit, Primed Exterior, Primed Interior, With-Plow White Jambliner, White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, No Preserve Film, Argon Filled, BetterVue Mesh Brilliant White Screen, Half Screen, Clear Opening:27.5w, 25.3h, 4.8 sf			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
		U-Factor: 0.29, SHGC: 0.20, VLT: 0.46, CPD: JEL-N-843-00630-00001 PEV 2017.2.0.1847/PDV 6.340 (05/23/17) CW			
			\$395.93	3	\$1,187.79
Line-13	2nd fl rear patio				
	Rough Opening: 96 X 80	TWSLDW8068 Frame Size : 95 1/4 X 79 1/2 (Outside Casing Size: 97 15/16 X 80 7/8), Siteline Wood Sliding Patio Door, Auralast Pine, Right-X / Stationary-O, Wide Stile, Black Sill, Primed Exterior, Clear Panel/Frame, Primed Interior, Brickmould, DripCap, Brilliant White Drip Cap, 4 9/16 Jamb, US National-WDMA/ASTM, PG 50, White Hardware, Keyed, Premium Handle, Multi-Point Premium Bore, Insulated Low-E 366 Tempered Glass, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, Neat, BetterVue Mesh Bottom Rolling Extruded Screen , Brilliant White Screen, U-Factor: 0.29, SHGC: 0.18, VLT: 0.41, Energy Rating: 13.00, CPD: JEL-N-832-02290-00001 PEV 2017.2.0.1809/PDV 6.280 (05/23/17) NW			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$2,168.49	1	\$2,168.49

Total: \$15,394.88
tax(6%) \$923.69
NET TOTAL: \$16,318.57
Total Units: 35

Resource Identification

Tax Parcel: 101/01 00/355/1/1

Other Id#:

GPIN # 7795-58-5571

Property Name(s): Funeral Home, 9320 West Street {Current}

Property Date: circa 1930

Address(s): 9320 West Street {Current}

County/Independent City: Manassas

City: Manassas

State, Zip: Virginia, 20108

USGS Quad Name: MANASSAS

Surrounding Area: City

National Register Eligibility Status

Property is Historic (50 years or older)

Property is associated with the Local Manassas Historic District

Property is associated with the National Register Manassas Historic District [district]

Resource Description

Ownership Status: Private

Primary Resource Exterior Component Description:

Component	Comp Type/Form	Material	Material Treatment
Chimneys	Exterior End	Brick	Stretcher Bond
Chimneys	N/A	N/A	N/A
Foundation	Solid	Not Visible	Not Visible
Roof	Gable, Side	Asphalt	Shingle
Porch	1-story, 3-bay	Metal	Post
Structural System	Masonry	Brick	5-course Flemish Bond
Windows	Double-Hung	Wood	6/6
Windows	Fixed	Wood	6-light

Site Description: Facing east, this single dwelling is sited on a paved level lot with landscaping. The lot has mature trees and shrubs. The lot is situated on the northwest corner of Lee Avenue and West Street. A paved driveway is located to the north of the building and wraps around the rear of the building. A wood sign on the property reads "Baker Funeral and Cremations."

WUZIT Count:

No.	Wuzit Types	Historic?
1	Single Dwelling	Historic

NR Resource Count:

#	NR Resource Type	Contributing Status
1	Building	Contributing

Individual Resource Information

WUZIT: Single Dwelling

Est. Date of Construction: ... circa 1930

Primary Resource? Yes

Architectural Style: Colonial Revival/Tudor Revival

Interior Plan Type: Unknown

Accessed? No

Number of Stories: 2.5

Condition: Good

Threats to Resource: None Known

Description: Originally two separate buildings, the current structure consists of a former single dwelling (Dwelling B) and original funeral home which also included a single dwelling (Dwelling A). Dwelling A is a two-and-a-half-story, three-bay Colonial Revival single dwelling of concrete block construction with a 5-course Flemish-bond brick veneer. It is covered by a side gable roof sheathed in asphalt shingles. The roof has an exterior-end chimney. The one-story, three-bay porch has a flat roof supported by metal posts with scrollwork and brackets. A balcony with metal railings tops the porch. Fenestration consists of 6/6 double-hung wood windows of various sizes, rowlock sills, 2-course arched header lintels, wood louvered shutters, 6-light fixed wood windows in the gable ends, and a central entry bay with a double-leaf door capped by a fanlight. Off the rear elevation is a two-story addition clad in vinyl siding with a canted bay window on the second story. It is covered by a gable roof and overlaps the one-story addition constructed of concrete block and clad with stretcher-bond brick veneer. A one-and-one-half story garage and carport addition is located off the north corner of the one-story addition and the northwest corner of the two-story addition. A one-story wood-frame addition is clad in vinyl siding is located off the north elevation of the garage/carport addition. A one-story addition of masonry construction, covered with a flat roof, and has triple 1-light casement windows with rowlock sills connects the south elevation of Dwelling A to the once free-standing Dwelling B. Dwelling B is a two-and-a-half-story Tudor Revival-style single dwelling is attached to 9320 West Street on its north elevation. It is wood-frame construction clad in stretcher-bond brick. It is covered by a steep side gable roof sheathed in asphalt shingles. The roof has an interior front chimney and two shed dormers. The one-story, one-bay porch has brick posts. Fenestration consists of 3/1 double-hung wood windows with rowlock sills, 2-course header-arched lintels, and a 4-light/4-panel door. The west elevation is connected to the one-and-one-half-story gable-roofed section of the original funeral home by a brick wall and wooden gate. This section is concrete block construction with a stretcher-bond brick veneer and runs the full length of Dwelling B and connects to the rear, two-story addition of Dwelling A. It has 1/1 and 4/4 double-hung vinyl windows. This addition is also connected to, and has incorporated 9206 Lee Avenue (GPIN # 7795-58-4870) into part of the current funeral home.

Cemetery Information**National Register Eligibility Information (Intensive Level Survey)***Historic Context(s):* Architecture/Community Planning, Domestic, Funerary*Time Period(s):* Reconstruction and Growth (1865 to 1914)

Significance Statement: The funeral home, fronting on West Street, was an L-shaped masonry structure (concrete block/brick veneer) constructed circa 1930 as a Colonial Revival-style single dwelling (Dwelling A). The structure has since expanded to include the Tudor Revival-style house (Dwelling B) that original fronted Lee Avenue and was constructed circa 1935. This property is a contributing property to National Register Manassas Historic District. Despite the expansion of the structure, the original funeral home and the once-freestanding Tudor Revival-style house are discernable in design, style, and form. Because of the historic significance of this property, the funeral home is Ranked Contributing.

Ownership Information

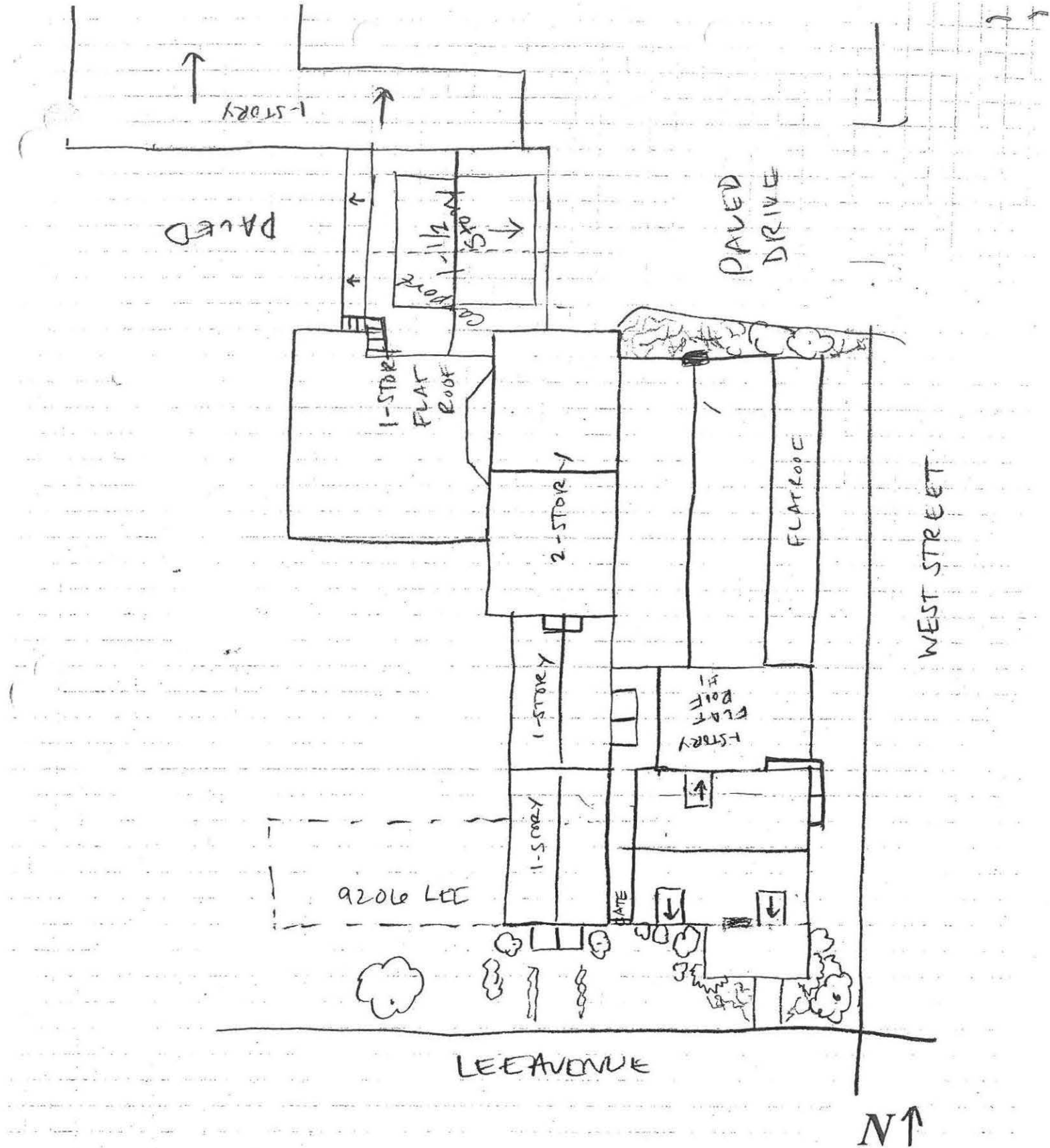
Blasius, Linda L. Estate

Graphic Media Documentation

<i>Medium</i>	<i>Photo Roll</i>	<i>Negative Number</i>	<i>Photo Date</i>
<i>BW 35mm Photos</i>	EHT 30	16-22	12/20/2005
<i>Digital Photos</i>	EHT 30	16-22	12/20/2005

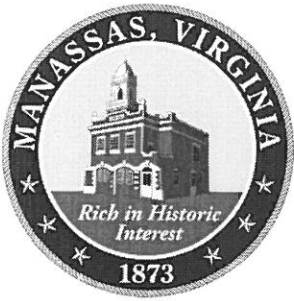
CRM Event

Reconnaissance Survey EB: EHT Tracerics, Inc. September 30, 2005



I.D. # (s) 7795-58 -5571 Address 9320 West Street

This Page Intentionally Left Blank



MEMORANDUM

CITY OF MANASSAS

Department of Community Development

Phone: 703-257-8223 Fax: 703-257-5117

TO: Architectural Review Board

FROM: Elizabeth S. Via-Gossman, AICP, Director

DATE: November 28, 2017

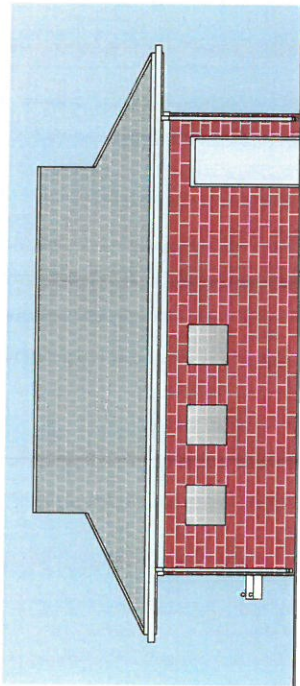
RE: Liberia House Restrooms

The Architectural Review Board has previously approved the design for a park restroom at the Liberia House property which falls within the Liberia Historic District. Unfortunately the cost of the restroom and associated site work exceeds the available budget so we have had to scale the project back. The Department of Public Works is proposing a less expensive option of a prefab building that would be faced in red brick and installed on the site.

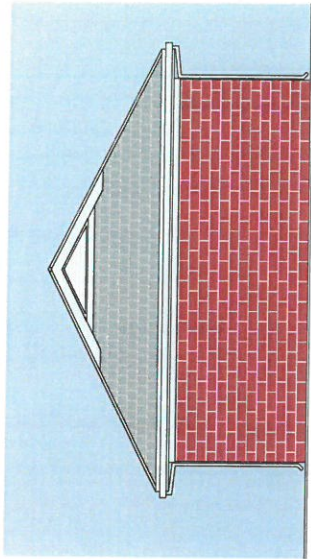
The park restroom is 16' x 14' with a 5' covered landing facing the house but located approximately 300 feet from the house in generally the same location as what was previously proposed. The following is attached.

- 1 – Previous approved design
- 2 – Proposed revised design
- 3 – Siding options including red brick.

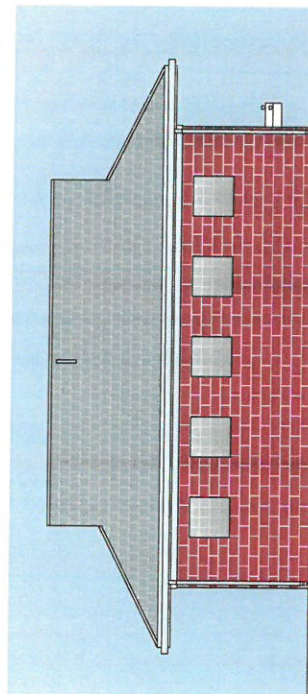
Staff recommends this revision. The cost savings are considerable which will allow additional landscaping at the rear of the site.



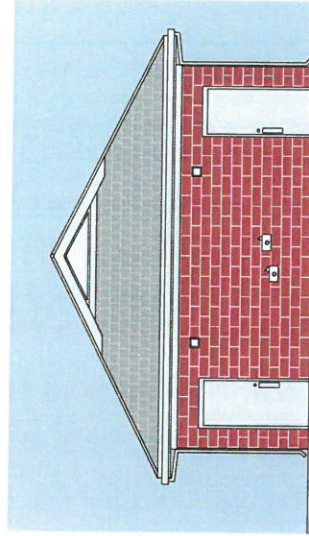
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

LIBERIA MANSION RESTROOM BUILDING

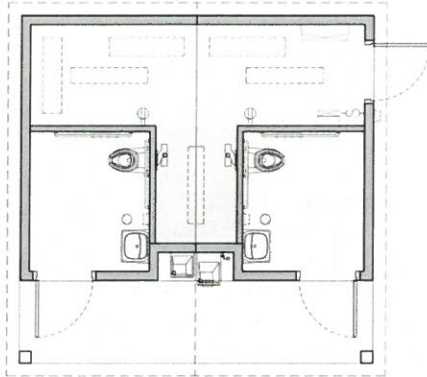
LPA LOVELESS PORTER
ARCHITECTS, LLC

9411 MAIN STREET, SUITE 210
MANASSAS, VA 20110
TEL 703.368.1600
FAX 703.368.7211
EMAIL info@lovelessporter.com
www.lovelessporterarchitects.com



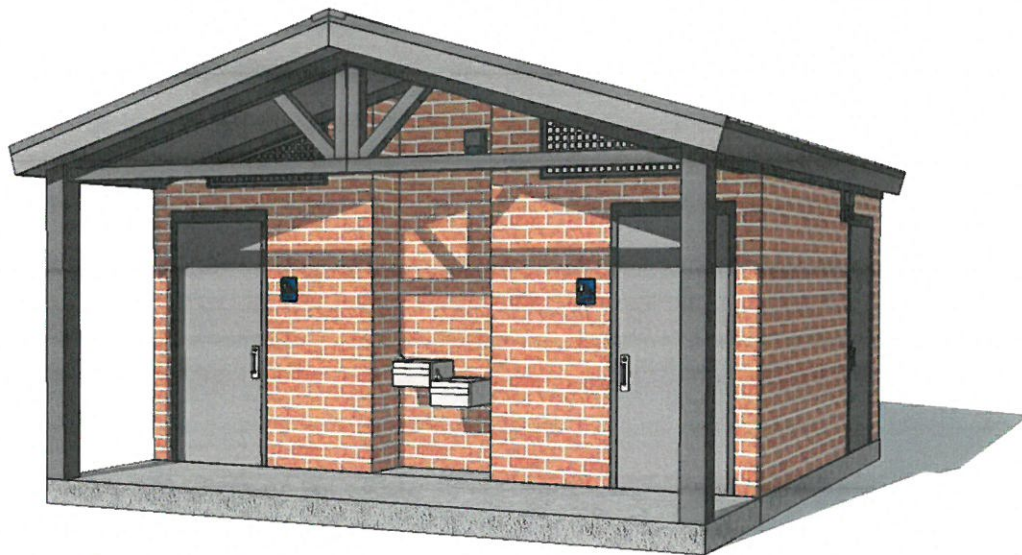
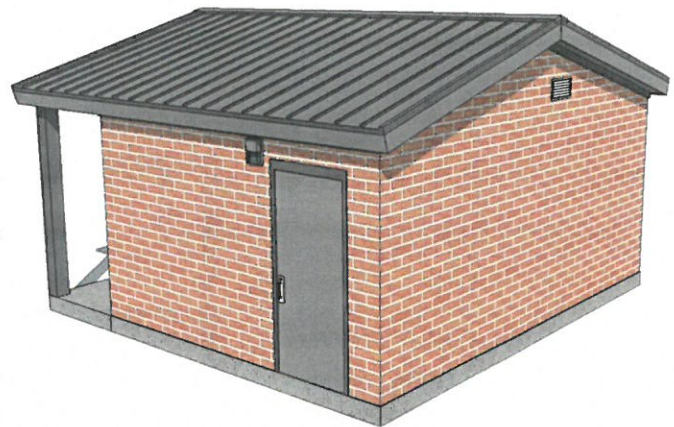
2

 **PUBLIC
RESTROOM
COMPANY**
Building Better Places To Go.SM
2587 BUSINESS PARKWAY
MINDEN NEVADA 89423
P: 888-888-2090
F: 888-888-1448



FLOOR PLAN

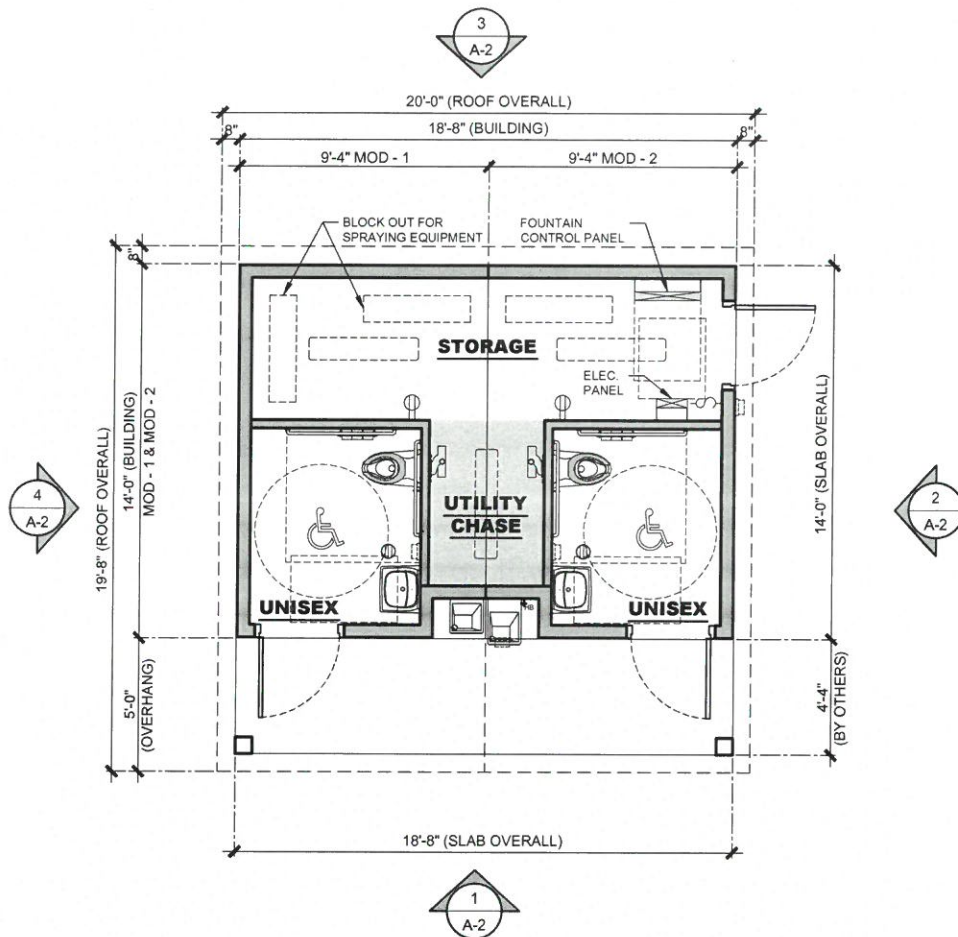
SCALE: NOT TO SCALE



ARTIST IMPRESSION - ENTOURAGE AND 3D RENDERING ARE ONLY FOR REPRESENTATION

NS 5/01/2015

CLARKSVILLE TOWN PARK
CLARKSVILLE, IN
RESTROOM / STORAGE BUILDING



FLOOR PLAN

SCALE: 3/16"=1'0"

A-1



COPYRIGHT 2014, PUBLIC RESTROOM COMPANY THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF PUBLIC RESTROOM COMPANY AND SHALL NOT BE REPRODUCED, USED, OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF PUBLIC RESTROOM COMPANY.

BUILDING TYPE:

RESTROOM / STORAGE BUILDING

PROJECT:

**CLARKSVILLE TOWN PARK
CLARKSVILLE, IN**

REVISION BY:

REVISION DATE:

REVISION #

DATE: 5/01/2015

DRAWN BY:

PROJECT #: 9574

NS

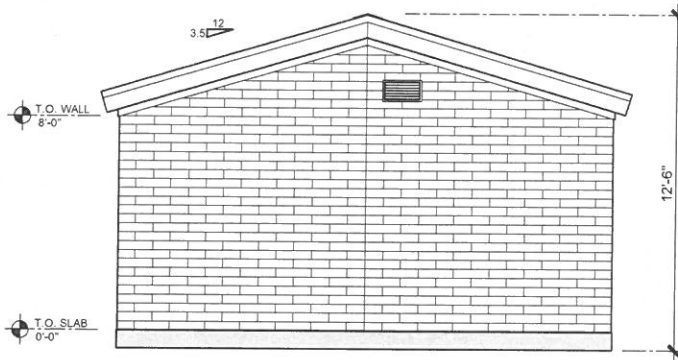
MAXIMUM PERSON AN HOUR:

90

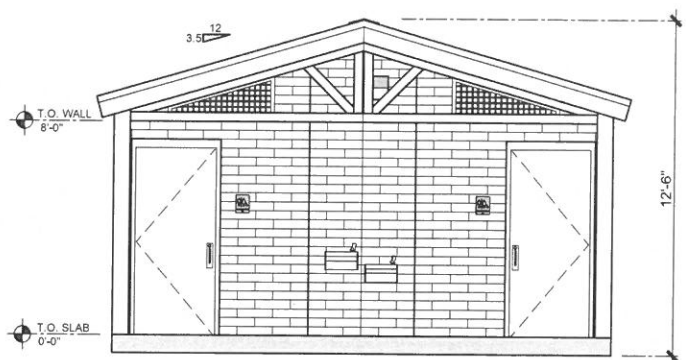
S

Ph: 888-888-2060 | Fax: 888-888-1448

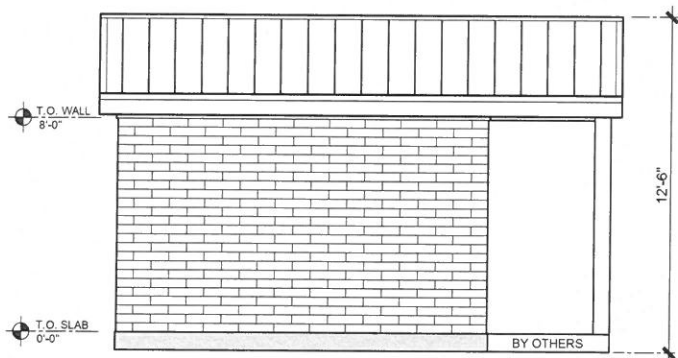
~NOT FOR CONSTRUCTION - PRELIMINARY DESIGN DRAWING ONLY - DO NOT SCALE, DIMENSIONS PRESIDE



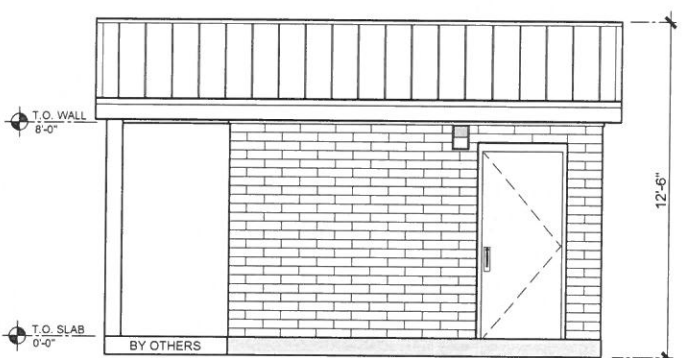
ELEVATION 3
3
A-2 SCALE: 3/16"=1'0"



ELEVATION 1
1
A-2 SCALE: 3/16"=1'0"



ELEVATION 4
4
A-2 SCALE: 3/16"=1'0"



ELEVATION 2
2
A-2 SCALE: 3/16"=1'0"

A-2

 PUBLIC RESTROOM COMPANY Building Better Place To Go.™ Ph: 888-888-2060 Fax: 888-888-1448	COPYRIGHT 2014, PUBLIC RESTROOM COMPANY THIS MATERIAL IS THE EXCLUSIVE PROPERTY OF PUBLIC RESTROOM COMPANY AND SHALL NOT BE REPRODUCED, USED, OR DISCLOSED TO OTHERS EXCEPT AS AUTHORIZED BY THE WRITTEN PERMISSION OF PUBLIC RESTROOM COMPANY.	BUILDING TYPE: RESTROOM / STORAGE BUILDING PROJECT: CLARKSVILLE TOWN PARK CLARKSVILLE, IN	REVISION BY:	REVISION DATE:	REVISION #
			DATE: 5/01/2015	DRAWN BY:	NS
			PROJECT #:	9574	
			MAXIMUM PERSON AN HOUR:	90	S

~NOT FOR CONSTRUCTION ~ PRELIMINARY DESIGN DRAWING ONLY ~ DO NOT SCALE, DIMENSIONS PRESIDE

WE CAN MATCH YOUR SITE ARCHITECTURE



WE CAN MATCH PREVAILING SITE ARCHITECTURE

Our staff architects and flexible building system allows us to match site specific architectural designs. Our team can handle historic designs and match historic components.

MAINTENANCE COST REDUCTION

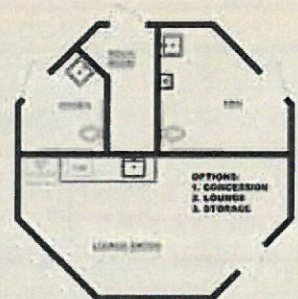
We select only those building components which historically meet our 50 year design life. Since maintenance is so critical to budget, selection of the right components is vital. If we cannot find a component that lasts, we design and build our own.

CONSTRUCTION & INSTALLATION

Each building is constructed on an 8" thick mat engineered slab, so strong that we can erect a completed 30 ton restroom and ship it nationwide. Once at the owner site our own experienced staff installs the building, turn-key. Sidewalks and site landscaping are completed by others.

ONE SOURCE OF RESPONSIBILITY

Our staff provides project evaluation, architectural design, full specifications, final estimating, in plant construction, delivery and installation, and a five year warranty. Costs are less than site built, and a stronger life cycle is built-in.



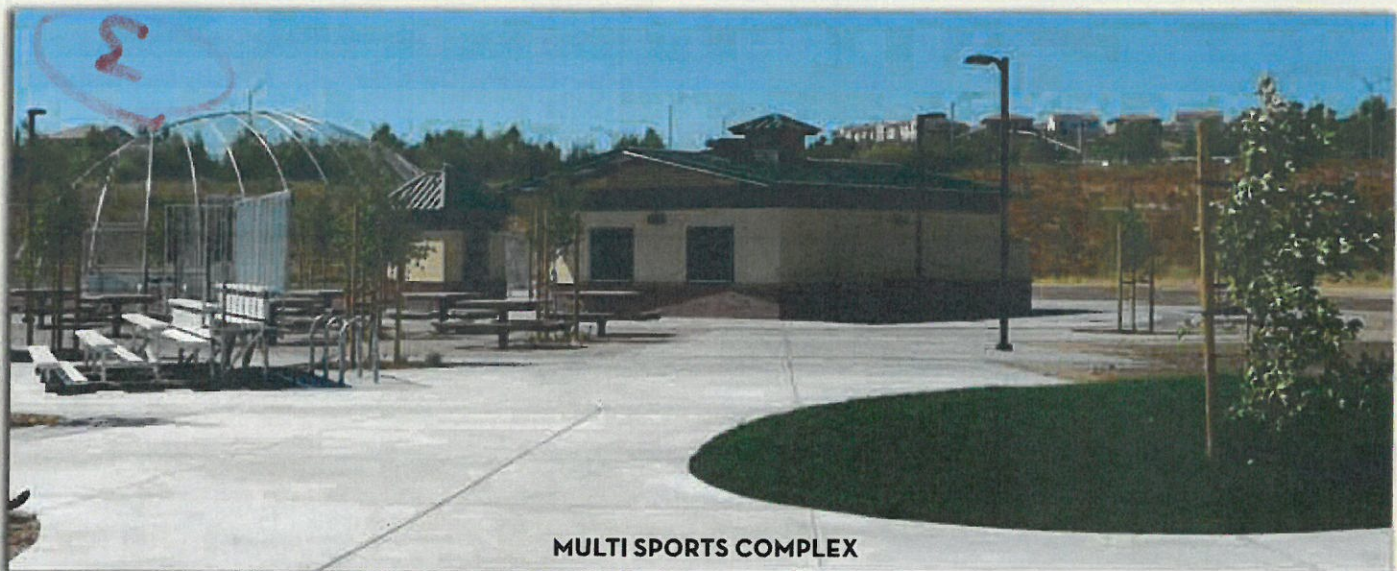
**Parks
Make
Life
Better!**

CALL US: 888-888-2060

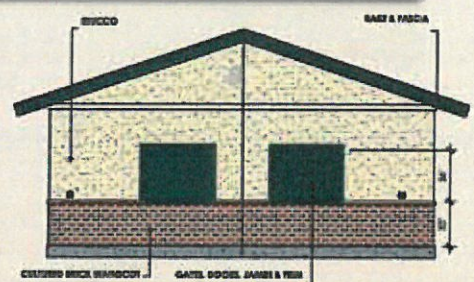
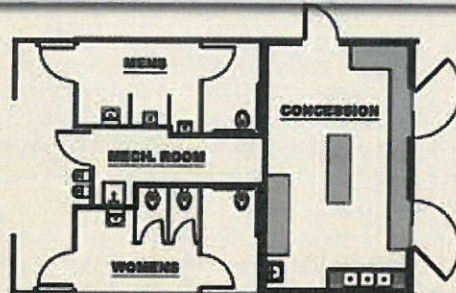
BuyBoard
Cooperative Purchasing

WWW.PUBLICRESTROOMCOMPANY.COM

© 2011 - ALL RIGHTS RESERVED - PUBLIC RESTROOM COMPANY



MULTI SPORTS COMPLEX



WE DESIGN AND CONSTRUCT SUSTAINABLE BUILDINGS

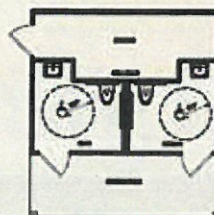
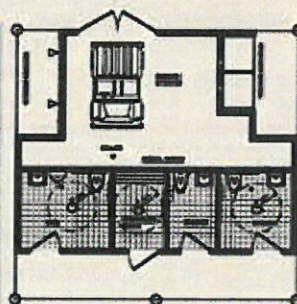
ARCHITECTURAL STAFF & LIBRARY

Our licensed LEED's architectural staff utilizes the largest specialized design library and proven design concepts to meet your expectations. We never stop thinking about ways to improve and invent in a continuing R&D program to bring state of the art sustainable products to your next project.

PROPRIETARY SUSTAINABLE MATERIALS

Our 40 year experience teaches us which components work. Each building design includes only sustainable 50 year materials that are proven in field performance. Use our experience to build better, safer, greener and cleaner restrooms and park buildings.

RESTROOM/SHOWER/GARAGE



RESTROOM TO MATCH PARK SHELTER

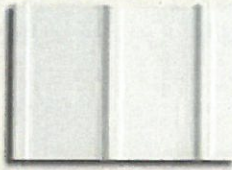


SAMPLES OF EXTERIOR OPTIONS

EXTERIOR FINISHES (PARTIAL LIST)



SPLIT FACE CMU



BOARD & BATTEN



BRICK



LEDGE STONE

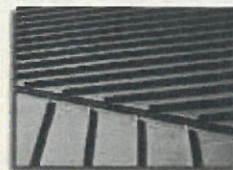


STUCCO



LAP SIDING

ROOF OPTIONS (PARTIAL LIST)



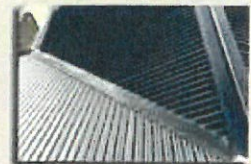
STANDING SEAM



SHINGLE



TILE



CORRUGATED

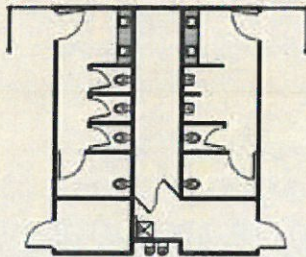
WE OFFER DESIGN FLEXIBILITY AND QUALITY YOU CAN TRUST

QUALITY COMPONENT SELECTION

Each building is designed for maximum life and with minimal expense. Every component we select meets our 50 year life cycle requirement. Using national testing laboratory evaluations to ASTM standards, we build quality into our products.

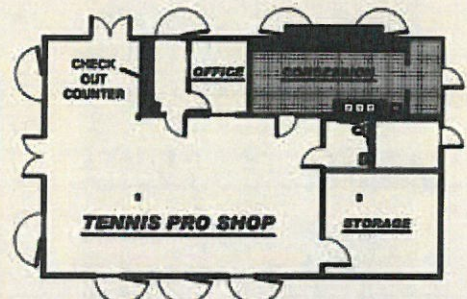
PRECISE QUALITY CONTROL

Excellent quality control comes from building in temperature controlled plants, shipping on special air-ride trailers, and having our OSHA certified skilled field technicians complete installation on-site.



MULTI-USER RESTROOM

TENNIS PRO SHOP/RESTROOM





**PUBLIC
RESTROOM
COMPANY**

Building Better Places To Go.™



WE COMPLETE INSTALLATION IN 3 DAYS

- Our OSHA certified install staff travels nationwide to complete final installation on each building. Pad or site prepared footings are done by others.
- A sub grade pad is installed prior to the building arriving on location.
- A large crane lifts the multi-ton pre-engineered structure off the transport trailer on to a site prepared building pad/foundation in just a few hours.
- Utility point of connections are stubbed out six feet from the building. Final utility connection and sidewalks are completed by others.



OUR PROVEN COMPONENTS LAST



**NON-ABSORBENT
CONCRETE**



**EPOXY GROUTED
TILE FLOORS**



**ANTI-MICROBIAL
LEVER FLUSH**



**NEW Z-DOOR
HANDLE**



**ANTI-MICROBIAL
TOILET SEAT**



**PRISON GRADE
FIXTURES**



**STAINLESS VENT
GRATING**

WWW.PUBLICRESTROOMCOMPANY.COM

© 2011 - ALL RIGHTS RESERVED · PUBLIC RESTROOM COMPANY

This Page Intentionally Left Blank



2018

Architectural Review Board Members

William Rush - Chairman

Debbie Haight, Vice-Chair

Jan Alten

Nancy Hersh Ingram

Fatima Pereira-Shepherd

Myra Buchanan Brent (Alt)

Meeting Dates

January 9

February 13

March 13

April 10

May 8

June 12

July 10

August 14

September 11

October 9

November 13

December 11

**Dates are subject to change*

January

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28			

March

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

April

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

May

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

June

S	M	T	W	T	F	S
				1	2	
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

July

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

August

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

September

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

October

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

November

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

December

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

○ = Regular Meeting

○ = Application and fees are due on the 4th Friday prior to the meeting