

# ARCHITECTURAL REVIEW BOARD AGENDA

**March 14, 2017 – 7:30 p.m.**

**Manassas Museum – Conference Room  
9101 Prince William Street**

## **BOARD MEMBERS**

William Rush, Chairman  
Debbie Haight  
Nancy Hersch Ingram

Fatima Pereira-Shepherd  
Jan Alten (ALTERNATE)

1. Pledge of Allegiance to the Flag
2. Roll Call
3. Approval of the Meeting Minutes – February 14, 2017
4. New Business
  - **ARB #2017-21**  
**9214 Center Street**  
**Whittington Law**
  - **ARB #2017-24**  
**9414 Center Street**  
**Miguel Pires**
  - **ARB #2017-22**  
**9511 Liberty Street**  
**Inocencio Gutierrez-Ruiz**
  - **ARB #2017-23**  
**9119 Church Street**  
**Moo Moo Junction**
5. Other Business
  - **Old Town Update(s)**
6. Adjournment

**DRAFT**

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

**February 14, 2017 – 7:30 P.M.**

Members Present: William Rush, Chairman  
Debbie Haight, Vice Chairman  
Fatima Pereira-Shepherd  
Jan Alten (Alternate)  
VACANT POSITION

Members Absent: Nancy Hersch Ingram

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 – January 10, 2017**

**Ms. Haight motioned to approve the minutes as submitted. Ms. Shepherd seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**NEW BUSINESS**

**ARB #2017-20  
9073 Center Street  
Hynson Holding Group**

**Mr. Bokan** stated that the applicant is seeking approval of a 36"x70" projecting sign with two panels on Center Street and two wall mounted signs, one on Main Street (14 square feet with staff's recommendation of aluminum faced lettering) and one on Center Street (49 square feet with aluminum faced lettering). Updated documents were emailed to the Board regarding

**DRAFT Architectural Review Board Minutes – February 14, 2017**

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changes to the projecting and wall mounted signage for Whitlock Wealth Management to eliminate the logo from the sign. He stated that the Center Street projecting signage would have a black frame with a center divider for “ecu communications” and “Whitlock Wealth Management” with the total dimension of 17.5 square feet. He recommended that the applicant consider going with the white background for both business signs.

Staff recommended approval of this application for both wall mounted signs with the following stipulation on the “ecu communications” wall mounted sign:

- The applicant shall patch and repair brick and mortar upon removal or previous wall mounted signage. New wall mounted signage should be attached primarily to mortar joints to the maximum extent practical.

Staff also recommended approval of the revised projecting sign with a consistent background for both businesses.

**Applicants for Whitlock Wealth Management** stated that they do not agree with staff’s recommendation with having the same background color on the projecting sign because it would look like one business occupying the building. **Applicants for “ecu communications”** stated that they would like to transfer their plastic sign/lettering to the new space to be used for the wall sign. Samples of aluminum and acrylic lettering were presented for the wall signs.

**ARB Discussion**

**Ms. Shepherd** recommended that the applicant go with the projecting sign as originally submitted.

**Ms. Haight** motioned to approve ARB #2017-20 with the following modifications:

- The projecting sign shall be as originally submitted with different background colors for each of the two sign panels.
- The projecting sign installation shall maintain a minimum clearance of 9 feet from the ground surface.
- The applicant shall patch and repair brick and mortar upon removal of previous wall mounted signage.
- The new wall mounted signage shall be aluminum material and should be attached primarily to mortar joints to the maximum extent practical.

**Ms. Shepherd** seconded the motion.

**Roll Call**

Ms Haight	Y
Ms. Shepherd	Y
Chairman Rush	Y
Ms. Alten	Y

**The MOTION PASSED UNANIMOUSLY.**

## **DRAFT Architectural Review Board Minutes – February 14, 2017**

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### **OTHER BUSINESS**

#### **Election of Officers**

**Ms. Haight** motioned to nominate **Mr. Rush** as chairman. **Ms. Shepherd** seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

**Mr. Rush** motioned to nominate **Ms. Haight** as vice chairman. **Ms. Shepherd** seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

#### **Annual Report**

**Ms. Collins** stated that the annual report was on the agenda in October but was not formally adopted. She asked the Board for their input on the document. Several edits to the document were noted.

#### **Old Town Update**

**Mr. Bokan** shared photos of the newly built home at 9325 Maple Street.

**Ms. Collins** informed the Board that Property Code Enforcement will be proactive in the community this spring. She also updated them on the two houses at 9512 and 9514 Liberty Street, and stated that the City Attorney is now handling the case.

**Mr. Bokan** informed the Board that the Travel Place submitted a permit for a sign which was slightly larger than what was approved by ARB. He asked if there was a need for them to come back before the Board. The Board agreed that this could be administratively approved by staff.

**Mr. Bokan** also informed the Board that the March ARB meeting will be at the Manassas Museum in the conference room.

### **ADJOURNMENT**

**Ms. Shepherd** moved to adjourn the meeting. The MOTION CARRIED UNANIMOUSLY TO ADJOURN THE MEETING. The meeting ended at 8:15pm.

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William Rush, Chairman

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Date

# ARCHITECTURAL REVIEW BOARD

## No. 2017-21



Applicant(s): **Robert Anderson / Metro Sign & Design**

Site Owner(s): **9205 Church Street, LLC**

Site Address: **9214 Center Street**

Tax Map No.: **101-01-00-374A**

Site Location: **South side of Church Street between Grant Avenue and West Street**

Current Zoning: **B-3**

Parcel Size: **0.43 acres**

Age of Structure: **14 years**

Type of Structure: **Commercial**

Summary of Request: **Wall Mounted Signage – Whittington Law**

Date Accepted for Review: **February 8, 2017**

Date of ARB Meeting: **March 14, 2017**



# CITY OF MANASSAS

Department of Community Development  
Elizabeth S. Via-Gossman, AICP, Director

## STAFF REPORT

**ARB Case:** 2017-21  
**Applicant:** Robert Anderson  
**Address:** 9214 Center Street



### REQUEST

The applicant is proposing the installation of wall mounted signage on the Church Street and Center Street frontages of the building.

Prior signage for this property has previously been before the Board, most recently in July 2015 for the Homestead Realty signage (ARB #2015-40), which replaced the prior Remax signage (ARB #2005-13). The other existing signage on the building is for M & T Bank (ARB #2007-05).

### PROPERTY INFORMATION

**Location** – The site is a through lot located on the south side of Church Street between West Street and Grant Avenue.

**Historical Significance** – 9214 Center Street is a modern building constructed c. 2003 in a style sympathetic to the historic district. The building is non-contributing to the local and National Register historic districts.

**Surrounding Properties** – The property is located in a block with all modern, non-contributing buildings with substantial surface parking. Adjoining structures include the BB&T Bank, Katerinas Greek Restaurant, 7-11, and Crossroad Realty buildings.

### APPLICANT'S PROPOSAL

The applicant is proposing to add two signs on the building for Whittington Law. The signs, measuring 15'-11" made of individual aluminum letters painted white. The signs will be placed in the same position (between the second and third floor windows) as the existing signs on the Church Street and Center Street elevations. The signage will not be illuminated.

### STAFF ANALYSIS

The applicable design guidelines for signage are found on pages 82-87 of the City of Manassas Historic District Handbook. The guidelines state that wall signs should be placed in obvious areas and generally attached to unadorned surfaces. The size and design of each sign should match the character of the building and the surrounding historic district.

The proposed signage conforms to all zoning regulations and the size recommendations of the design guidelines. The signage is placed consistently with previously approved signage where it does not obscure

any architectural details. The proposed design is compatible with the contemporary construction and design of the building. The aluminum material is appropriate for use in the historic district.

### **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:

<b>CRITERIA</b>	<b>APPLICATION</b>
<b>Activity Proposed:</b>	Wall Mounted signage.
<b>(1)</b> 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 proposed design, color, scale, and material of the signage are compatible with the characteristics of the building and surrounding historic district.
<b>(2)</b> 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 sign location is consistent with prior signage placement and is sensitive to elements of the building design, including: entrances, windows and existing signage.
<b>(3)</b> The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed signage is compatible with the streetscape and surrounding historic district.
<b>(4)</b> 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 signage is in keeping with the character of the structure and surrounding area.
<b>(5)</b> The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	N/A
<b>(6)</b> Any applicable provisions of the adopted design guidelines.	The proposed signage is in keeping with the recommendations of the design guidelines.

### **STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the application as submitted.



# CITY OF MANASSAS, VIRGINIA

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

FEB 08 2017

ARB #: ARB #2017-2DATE: \_\_\_\_\_  
(Completed by City Staff)

## ARCHITECTURAL REVIEW BOARD Application for Certificate of Appropriateness

Site Address: 9214 Center Street 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): \_\_\_\_\_

INSTALL 2 SIGNS TO READ "WHITTINGTON LAW"  
COMPRISED OF INDIVIDUAL WELDED ALUMINUM LETTERS

**APPLICANT**

(All correspondence is addressed to applicant)

Name (Please Print) Robert Anderson (Metro Sign & Design, Inc)Address 8197 Euclid CourtCity Manassas State VA Zip Code 20111E-mail Address bobanderson@metrosign.comPhone # 703-368-1986 Fax # 703-368-7059Signature Robert Anderson**OWNER**

(Leave blank if same as applicant)

Name (Please Print) 9205 Church Street, LLCCompany 9205 Church St., LLCAddress 9214 Center St. 3rd floorCity Manassas State VA Zip Code 20110Phone # (703) 257-0319 Fax # \_\_\_\_\_E-mail Address jwhittington@whittingtonlaw.net

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.

FEB 08 2017



# CITY OF MANASSAS, VIRGINIA

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

CASE # ARB #2017-01  
(Completed by City Staff)

## SPECIAL/LIMITED POWER OF ATTORNEY

THIS 1<sup>st</sup> day of February, 2017, I, John D. Whittington, the owner of Tax Map Number \_\_\_\_\_, make, constitute and appoint Robert Anderson, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said Robert Anderson 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 February 1<sup>st</sup>, 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.

John D. Whittington, member  
Owner's Name (Please Print)

[Signature]  
Owner's Signature

STATE OF Virginia  
COUNTY OF Prince William

I, Sarah L. Ayers, a Notary Public in and for the State and County aforesaid, do hereby certify that John D. Whittington 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 1<sup>st</sup> day of February, 2017.

SARAH L. AYERS  
NOTARY PUBLIC  
REGISTRATION # 296226  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
AUGUST 31, 2020

[Signature]  
Notary Public

My Commission expires: 8/31/2020

ID: 296226

<b>Manassas</b>		<b>City of Manassas</b>	<b>DHR Id # 155-0252</b>
<b>Reconnaissance Level Survey</b>		<b>GPIN # 7795-58-3921</b>	

<b>Resource Identification</b>	Tax Parcel: 101/01 00/ 374A / /	Other Id#:	
Property Name(s): .....	General Office Supply {Demolished} Commercial Building, 9214 Center Street {Current}		
Property Date: .....	2005		
Address(s): .....	9214 Center 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 Not Historic (50 years or older)  
 Property is associated with the Local Manassas Historic District

  
**Resource Description**  
 Ownership Status:..... Private
 

Primary Resource Exterior Component Description:			
Component	Comp Type/Form	Material	Material Treatment
Chimneys	N/A	N/A	N/A
Chimneys	N/A	N/A	N/A
Foundation	Solid	Concrete	Block
Roof	Flat with parapet	Composite	Built-up
Porch	Recessed	Brick	Inset
Structural System	Frame	Metal	Brick Veneer
Windows	Double-Hung	Metal	1/1
Windows	Fixed	Metal	20-light

  
 Site Description:..... Located on the previous site of the 1965 building occupied by the General Office Supply, the 2005 building is sited on a paved level lot. The rear elevation fronts Church Street. A large parking lot is on the southern portion of the property, extending to Center Street.
 

**WUZIT Count:**

No.	Wuzit Types	Historic?
1	Commercial Building	Non-Historic

**NR Resource Count:**

#	NR Resource Type	Contributing Status
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**Individual Resource Information**

WUZIT:.....	Commercial Building		
Est. Date of Construction: ...	2005	Accessed? .....	No
Primary Resource?.....	Yes	Number of Stories:.....	3
Architectural Style:.....	Other: Modern Interpretation of Renaissance Revival	Condition: .....	Excellent
Interior Plan Type: .....	Unknown	Threats to Resource:.....	None Known

  
 Description: Set on a concrete-block foundation, the three-story, seven-bay commercial building is a modern interpretation of the Renaissance Revival-style. The building is steel-frame construction with a stretcher-bond brick veneer. Yellow brick corbelled belt courses wrap around all four elevations. It is covered by a flat roof with a parapet. The parapet has a yellow brick corbelled cornice and dentils. Fenestration includes 1/1 double-hung metal sash windows and 20-light fixed metal windows, all with rowlock sills and segmental arches. The façade and rear elevation have one-story, one-bay inset entrances framed with square, red brick pilasters.

Manassas

**City of Manassas**  
**Reconnaissance Level Survey**

DHR Id # 155-0252

**Cemetery Information****National Register Eligibility Information (Intensive Level Survey)**

Historic Context(s): ..... Architecture/Community Planning, Commerce/Trade

Time Period(s): ..... The New Dominion (1945 to Present)

**Significance Statement:** The commercial building at 9214 Center Street, built circa 2005 on property historically improved by the General Office Supply, illustrates the continued growth of Manassas in the twenty-first century. The commercial buildings from this period are typically concrete-block construction with a brick-veneered façade. Unlike earlier twentieth-century commercial buildings, there is very little applied ornamentation. Because it is less than fifty years old and was constructed outside the period of significance, the commercial building at 9214 Center Street is Ranked Non-Contributing.

**Ownership Information**

HB II LLC

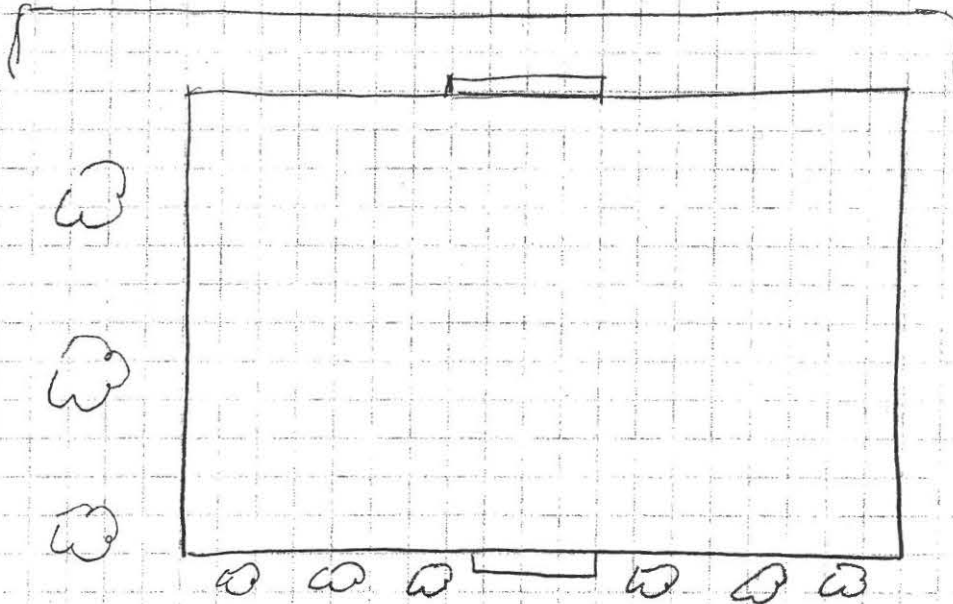
**Graphic Media Documentation**

Medium	Photo Roll	Negative Number	Photo Date
BW 35mm Photos	EHT 4	28-29	11/11/2005
Digital Photos	EHT 4	28-29	11/11/2005

**CRM Event**

Reconnaissance Survey EJ: EHT Tracerics, Inc. August 9, 2005

CHURCH ST



Parking Lot

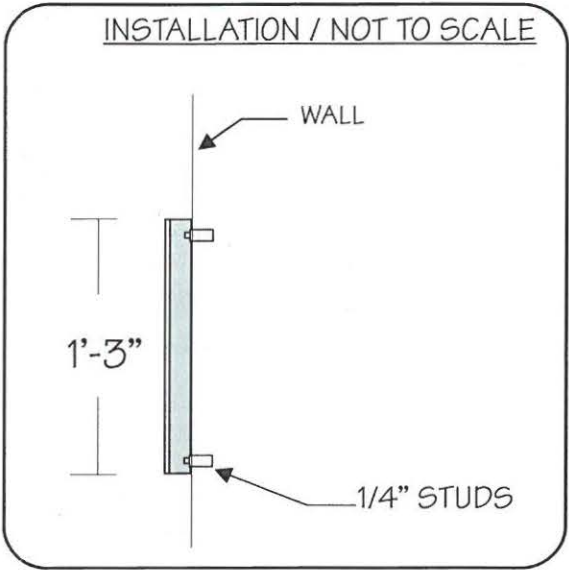
9208 center

CENTER


N↑



SCALE: 3/32" = 1'-0"



ONE (1) SET OF 15" & 12" NON-ILLUMINATED WELDED  
INDIVIDUAL ALUMINUM LETTERS PAINTED  
WHITE W/ 1 1/2" RETURNS

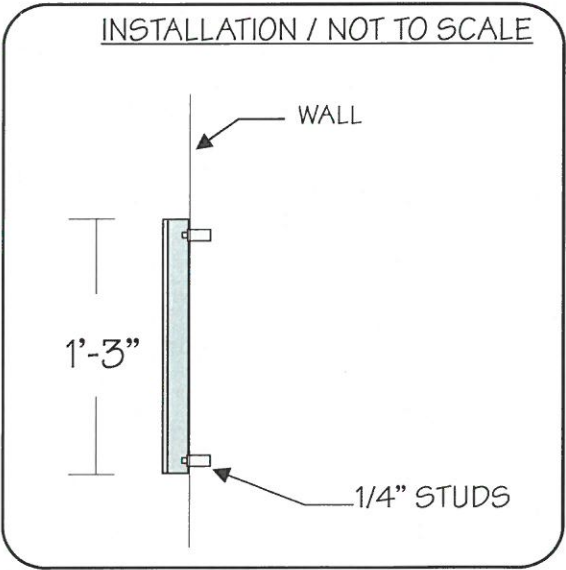


Scale: NOTED	Customer: Whittington Law
Date: 08-23-2016	9214 Center St.
WO#: 23554 B	Manassas, VA
Drawn By: DH	
	Sales Rep: BOB ANDERSON
	Revised: 02-01-17
8197 Euclid Court Manassas Park, Virginia (703)368-1986 All Rights Reserved	


NOTICE: THIS DRAWING IS AN ORIGINAL DESIGN, CREATED BY METRO SIGN & DESIGN AND IS SUBMITTED FOR USE IN CONJUNCTION WITH THIS PROJECT ONLY. THIS DRAWING CANNOT BE DUPLICATED, ALTERED OR EXHIBITED IN ANY FASHION WITHOUT AUTHORIZATION FROM METRO SIGN & DESIGN. THIS DRAWING REMAINS THE PROPERTY OF METRO SIGN & DESIGN AND ANY UNAUTHORIZED USE OR EXHIBITION WILL RESULT IN A DESIGN FEE.



SCALE: 3/32" = 1'-0"

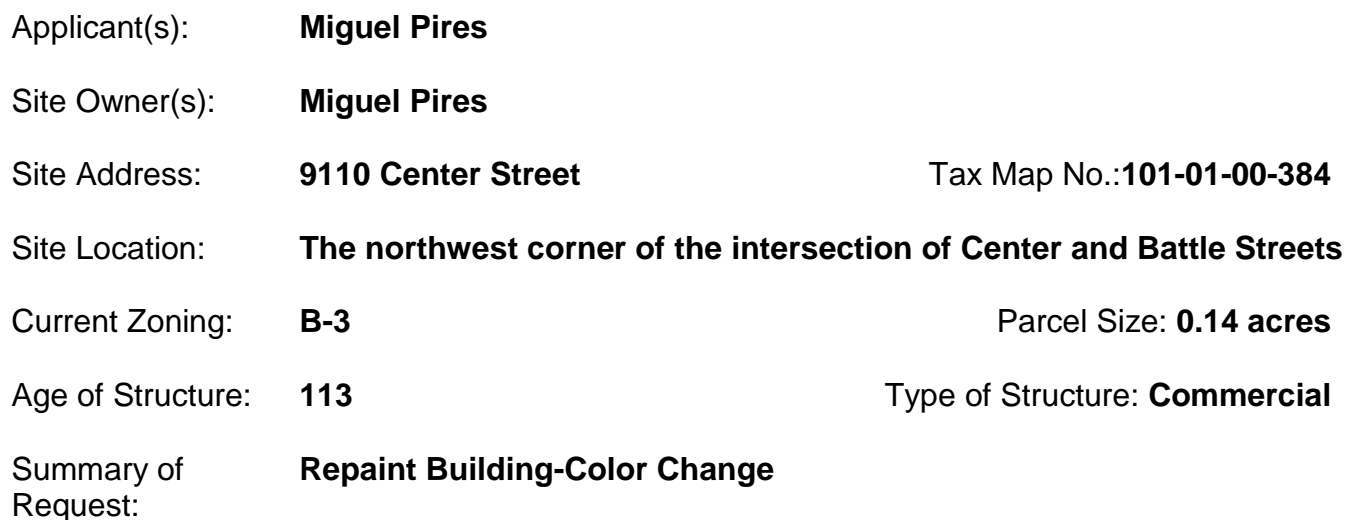


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WHITE W/ 1 1/2" RETURNS



Scale: NOTED	Customer: Whittington Law
Date: 08-23-2016	9214 Center St.
WO#: 23554 A	Manassas, VA
Drawn By: DH	MAR 07 2017
	Sales Rep: BOB ANDERSON Revised: 02-01-17
8197 Euclid Court Manassas Park, Virginia (703)368-1986 All Rights Reserved	

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Date Accepted for Review: **March 6, 2014**  
Date of ARB Meeting: **March 14, 2017**



# CITY OF MANASSAS

Department of Community Development  
Elizabeth S. Via-Gossman, AICP, Director

## STAFF REPORT

**ARB Case:** 2017-24  
**Applicant:** Miguel Pires  
**Address:** 9110 Center Street



### REQUEST

The applicant is proposing to repaint the brick façade, doors, and trim. Only those elements that are currently painted will be repainted.

The property was last before the Board in August 2014 (ARB #2015-01) for the installation of projecting sign, window signage, and awning fabric replacement.

### PROPERTY INFORMATION

**Location** – The site is 9110 Center Street which is located at the northwest corner of the intersection of Center and Battle Streets.

**Historical Significance** – Constructed circa 1904, the building located at 9110 Center Street is the Old People's National Bank Building and is one of the few commercial buildings in the historic district which predate the devastating 1905 fire. As was common of most banks constructed at the turn of the twentieth century, the building is prominently sited in the center of the business district and occupies a corner lot. The two-story Renaissance Revival building is constructed of locally quarried and produced sandstone and brick. Key features include the stone quoins, a stone pediment above the southeast door, the stone belt course, and a parapet which has a molded cornice with dentils and a decorative brick frieze. An elaborate pediment from the original Classical Revival-style door surround on the south elevation remains, though the door has been relocated to the corner and the supporting Tuscan pilasters have been removed. A one story addition was added on the western side of the building, which now houses Zandras restaurant. Ockras restaurant occupies the rest of the first floor with apartments on the second floor. As a significant example of a monumental building in the commercial core of Manassas and a local interpretation of the Renaissance Revival style, this building is ranked Notable and contributing to the National Register Historic District.

**Surrounding Properties** –

North: 9406 Battle Street – c. 1875 (former Hazen Building), designated Local Historic Structure, ranked contributing and notable

South: 9117 Center Street – c. 1906 (former MIC building), designated Local Historic Structure, ranked non-contributing

East: 9108 Center Street – c. 1890 (former Cocke's Pharmacy), designated Local Historic Structure, ranked contributing

West: 9116 Center Street – c. 1905, ranked non-contributing

**APPLICANT'S PROPOSAL**

The applicant's proposal to paint the building is as follows:

**Trim (PPG 12-17, Tuscan Sun)**

- Doors, Door Trim and Window Trim,
- Water table,
- Cornices,
- Two metal awnings above the two store front windows which flank the entrance at the intersection of Center St and Battle Street, and
- The elaborate pediment from the original Classical Revival-style door surround on the south elevation.

**Body (PPG 12-16, Desert Camel)**

- Brick façade of building, including decorative brick frieze and parapet wall.

The existing brown sandstone and stone pediment above the corner entrance would remain unpainted. The applicant is not proposing any changes to the existing fabric awnings above the two building entrance, or the existing signage.

**STAFF ANALYSIS**

The applicable design guidelines for paint are found on pages 79-81 of the City of Manassas Historic District Handbook. The guidelines state that paint colors should blend with and complement the overall color scheme that exists on the same street. All trim on commercial buildings should be the same color, and should be a contrasting color to the wall color. Window sash and doors can be painted a different accent color than the walls and trim. Earth tone colors are recommended for the Historic Overlay District. The darker Desert Camel and lighter Tuscan Sun brown colors proposed are earth tone and appear to complement to the existing brown sandstone features of the building. While both proposed colors are from a brown pallet, they appear to provide contrast as recommended by the guidelines.

**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
<b>Activity Proposed:</b>	Painting the brick façade, doors, and trim.
<b>(1)</b> 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 applicant has provided for two contrasting colors from a brown pallet. The proposal uses a consistent design keeping the façade predominantly darker brown, with the tan used to accent the doors, windows, and trim features.
<b>(2)</b> 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 applicant has provided for two contrasting colors from a brown pallet. The proposal uses a consistent design keeping the façade predominantly darker brown, with the tan used to accent the doors, windows, and trim features.
<b>(3)</b> The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The applicant is proposing earth tone colors, which are recommended in the historic district.
<b>(4)</b> 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.	N/A
<b>(5)</b> The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	N/A
<b>(6)</b> Any applicable provisions of the adopted design guidelines.	Proposed painting is in keeping with the recommendations of the design guidelines.

#### STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application as submitted.



# CITY OF MANASSAS, VIRGINIA

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

ARB #: ARB#2017-24DATE: MAR 06 2017  
(Completed by City Staff)

## ARCHITECTURAL REVIEW BOARD Application for Certificate of Appropriateness

Site Address: 9114 Center St Manassas, VA 20110Tax Map No(s): 101-01-00-384Zoning District: Old TownDate Purchased: 1/2007Age of Structure: 100? +/-

Nature of Proposed Work: Please check all that apply.

☐ Signage☒ Exterior Alteration☐ Addition☐ New Construction☐ DemolitionDescription of Proposed Work (use additional pages if necessary): New Paint**APPLICANT**

(All correspondence is addressed to applicant)

Name (Please Print): Miguel PiresAddress: P.O. Box 85000 Center StCity: Manassas State: VA Zip Code: 20108E-mail Address: Piresmm@gmail.comPhone #: 571-247-7462 Fax #: Signature: [Signature]**OWNER**

(Leave blank if same as applicant)

Name (Please Print): Company: Address: SameCity:  State:  Zip Code: Phone #:  Fax #: 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

Manassas

## Reconnaissance Level Survey

DHR Id # 155-0104

## Resource Identification

Tax Parcel: 101/01 00/ 384/ / /

Other Id#: 155-0161-0059

GPIN # 7795-58-8525

Property Name(s): ..... Old People's National Bank {Historic} Commercial Building, 9110 Center Street {Current}

Property Date: ..... circa 1904

Address(s): ..... 9110 Center 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	N/A	N/A	N/A
Chimneys	N/A	N/A	N/A
Foundation	Solid	Not Visible	Not Visible
Roof	Shed with Parapet	Asphalt	Shingle
Porch	N/A	N/A	N/A
Structural System	Masonry	Brick	6-course American Bond
Windows	Double-Hung	Vinyl	2/2, replacement
Windows	Storefront	Wood	1-light

Site Description: ..... Located in the commercial area of Old Town Manassas, the building is sited on a paved level lot. The eastern part of the north elevation is attached to the entire south elevation of the building at 9406 Battle Street.

## WUZIT Count:

No.	Wuzit Types	Historic?
1	Bank	Historic

## NR Resource Count:

#	NR Resource Type	Contributing Status
1	Building	Contributing

## Individual Resource Information

WUZIT: ..... Bank

Est. Date of Construction: ... circa 1904

Primary Resource? ..... Yes

Architectural Style: ..... Renaissance Revival

Interior Plan Type: ..... Unknown

Accessed? ..... No

Number of Stories: ..... 2

Condition: ..... Good

Threats to Resource: ..... None Known

Description: This two-story, four-bay Renaissance Revival-style commercial building is masonry construction with a stretcher-bond brick veneer on the façade. The side elevations are 6-course American-brick bond. Additional features include stone quoins, a stone pediment above the southeast door, and a stone belt course. It is covered by a shed roof with a parapet. The parapet has a molded cornice with dentils and decorative brick frieze. Fenestration includes 2/2 double-hung vinyl replacement windows with stone lintels and segmental arches with stone keystones. The elaborate pediment remains from the original Classical Revival-style door surround on the south elevation, although the entry has been relocated to the corner and the supporting Tuscan pilasters have been removed. Windows with segmental arches have been bricked-in on the west façade. A one-story, stretcher-bond brick, flat-roofed wing projects to the west. The wing has a molded cornice, which extends to the original building and stone quoins that replicate the original building.

**City of Manassas**  
**Reconnaissance Level Survey**

Manassas DHR Id # 155-0104

**Cemetery Information****National Register Eligibility Information** (*Intensive Level Survey*)

Historic Context(s): ..... Architecture/Community Planning, Commerce/Trade

Time Period(s): ..... Reconstruction and Growth (1865 to 1914)

**Significance Statement:** The Old People's National Bank at 9110 Center Street, constructed circa 1904, is one of the few commercial buildings in the local historic district that predate a devastating fire in 1905, which completely destroyed the town's commercial block bounded by Main, Center, and Battle Streets and the railroad. Like many of the first banks constructed in the Town of Manassas, the building is constructed of locally quarried and produced sandstone and brick. As was common with most banks constructed at the turn of the twentieth century, the building is prominently sited in the center of the business district and occupies a corner block. The building was designed in the Renaissance Revival style. Popular in the United States from 1890 to 1930, the Renaissance Revival style was inspired by the architecture of sixteenth-century Renaissance Italy and France, with additional elements borrowed from Ancient Greek and Roman architecture. Due to the expensive materials required and the elaborate detailing, the Renaissance Revival style was best suited for public and commercial buildings. Since its construction, this building has undergone few major alterations. This property is a contributing resource to National Register Manassas Historic District and now is used a restaurant space. As a significant example of a monumental building in the commercial core of Manassas and a local interpretation of the Renaissance Revival style, this building at 9110 Center Street is Ranked Notable. An intensive-level interior survey and research are recommended.

**Ownership Information**

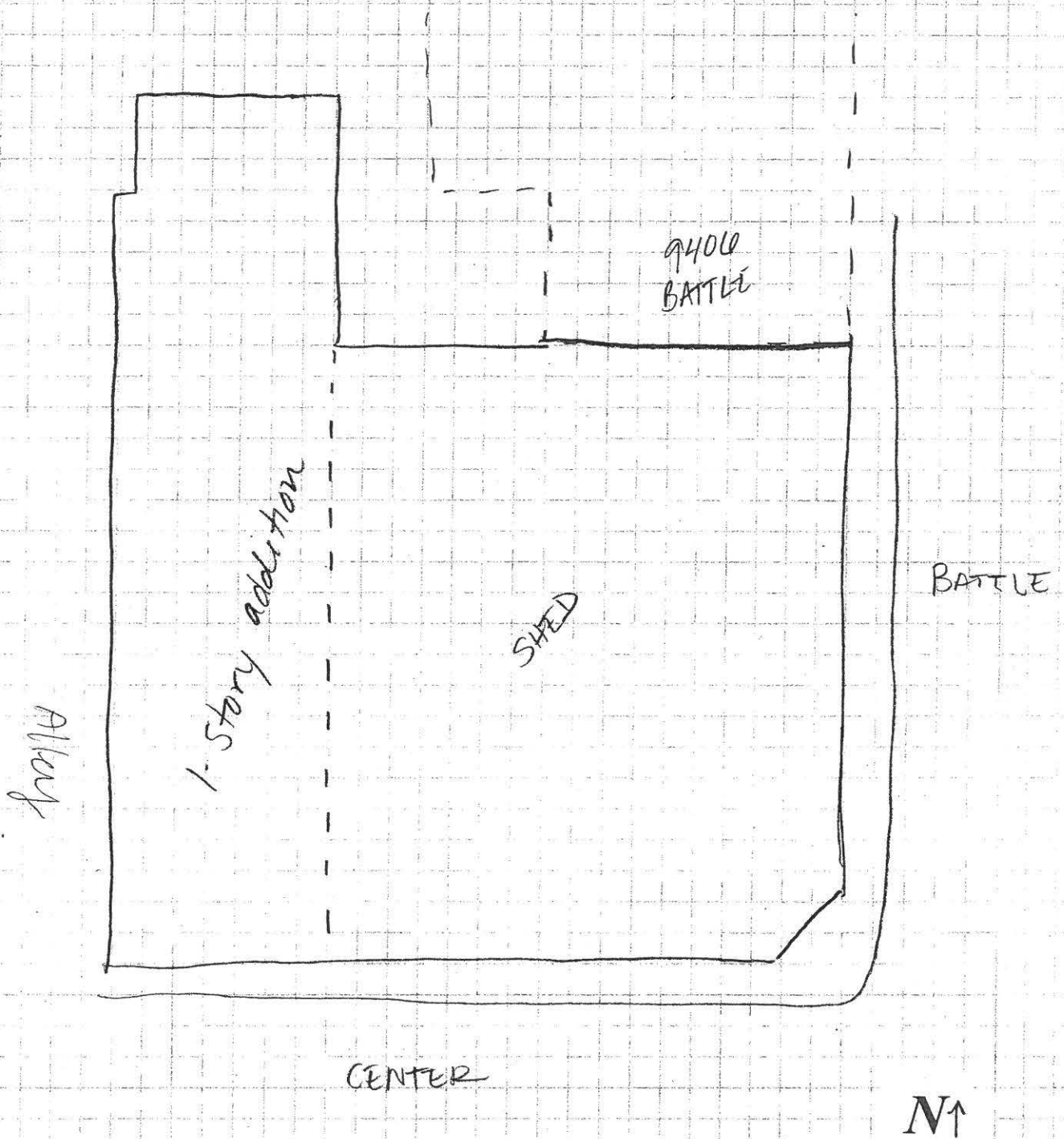
Warf, Jack D.

**Graphic Media Documentation**

Medium	Photo Roll	Negative Number	Photo Date
BW 35mm Photos	EHT 3	28-29	11/11/2005
Digital Photos	EHT 3	28-29	11/11/2005

**CRM Event**

Reconnaissance Survey EJ: EHT Tracerics, Inc. August 7, 2005



155-0161-0059  
I.D. # (s) 7745-58-8525

Address 9110 Center Street



# VIRGINIA HISTORIC LANDMARKS COMMISSION

File no. 155-104  
Negative no(s). 4899, 4911

## SURVEY FORM

Historic name **Old Peoples National Bank** Common name \_\_\_\_\_  
 County/Town/City **Manassas**  
 Street address or route number **9110-9112 Center St., Manassas, VA 22110**  
 USGS Quad **Manassas** Date or period **1904**  
 Original owner **Peoples National Bank** Architect/builder/craftsmen \_\_\_\_\_  
 Original use **Bank and stores**  
 Present owner **Dante B. & Italo J. Papa et al** Source of name \_\_\_\_\_  
 Present owner address **9302 Irving St.** Source of date **Local historian**  
**Manassas, VA 22110** Stories **2 stories**  
 Present use **Restaurant and store** Foundation and wall const'n **Brick**  
 Acreage \_\_\_\_\_ Roof type **Metal-covered shed roof**

State condition of structure and environs **Good condition**

State potential threats to structure \_\_\_\_\_  
 Note any archaeological interest \_\_\_\_\_

Should be investigated for possible register potential? **yes** ☐ **no** ☒

Architectural description (Note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.)

This building consists of a main, two-story pile and a one story section, both constructed at the same time. Though it has been garishly painted a chocolate brown, the contrast between the brick walls and gray rockfaced sandstone quoining and lintel is what distinguishes this building. The textured frieze, done in brick diapering, the moulded wooden cornice, and the brick-patterned battlements are other stylistic details that set this building apart. Judging by a 1923 photograph, the main entrance was then located on Center Street, under the triangular pediment, and it has been converted to a window. New wooden shutters painted white flank the original 2/2 sash windows on the first and second floors. Two former windows on the Battle Street side have been converted into a wide picture window.

A restaurant, Mr. T's, is located in the one-story section which faces Center Street. The interior is a large room which has been completely renovated. The ceiling has been lowered and covered with tiles. There is no old trim or early doors or windows.

The R & J Appliance Center is located in the lower section of the two-story bank building. It consists of a large sales and display room with a storage area behind. This part of the building has been completely renovated by the installation of new, lowered ceilings, floors, etc.

The Cornerstone tavern occupies the old banking room. Two vaults from the bank use are still intact, one located in the mezzanine and reached by a rear stair, and presently used for storage. The other vault now serves as the Cornerstone's kitchen and is on the

Interior inspected? **yes** (continued)

Historical significance (Chain of title; individuals, families, events, etc., associated with the property.)

Local historian R.J. Ratcliffe believes this bank was organized in 1903 in an upstairs room of the Ratcliffe Building at 9109 Center St. The bank was built in about 1904 at a cost of \$7,500, on the site of the Hazen Building, a frame building which was moved to 9406 Battle St., just north of the bank. This building later became the office of Attorney Charles A. Sinclair.

Elected in 1903, the bank directors were as follows: William H. Brown, Sr., president; A. Thompson, vice president; G. Raymond Ratcliffe, cashier; John J. Davies, teller; and Charles A. Sinclair, Sr., attorney. There were also 11 directors. The chief stockholders were H.A. Thompson and S.J. Johnston, of Leesburg.

Donation Libeau saved this building from burning during the great fire in Manassas of 1905 when he extinguished the cornice which had caught fire by pouring a bucket of water on it.

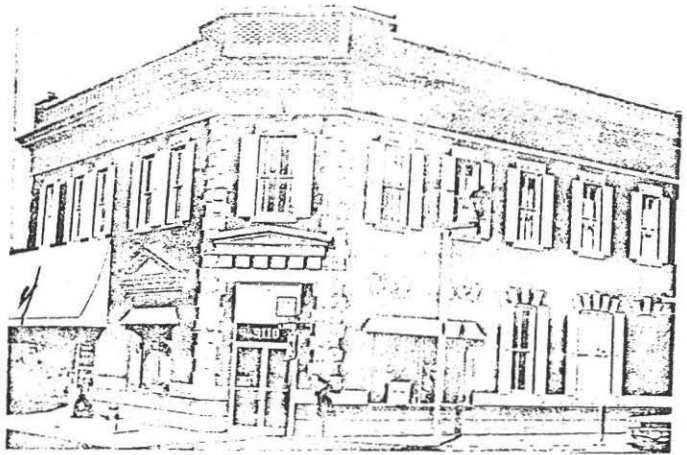
In 1956 Peoples moved into their new bank building, and William H. Leachman acquired this building. Present owners, also owners of the appliance store in the building, acquired it in 1966. The building also houses two restaurants. At the time of this writing, only one of the offices on the second floor had been rented.

Old Peoples National Bank  
(Continuation Sheet)

Architectural Description (continued)

first floor at the rear. Some original interior window trim remains in the banking room: it is symmetrically-moulded with cornerblocks and is painted dark brown. The brick walls on the west and part of the south side of the interior have been exposed. The ceilings are covered with tile. The entrance has a low, recently-constructed, boxy windbreaking foyer. The floors are asphalt tile on concrete.

The second floor, reached by a door on Battle Street, contains about five offices. The stair, probably original, is carpeted, and the walls of the foyer and stair hall are stucco over plaster. Waist-high wood-grain panelling has been installed on the walls of the foyer and stair well. The stair is a straight, single flight. The moulded rail may be a replacement. Original door and window trim, symmetrically-moulded with corner blocks, is evident throughout the second floor, but many (if not all) of the doors have been replaced by plain hollow-core doors. Transoms over the doors are intact, as are the original 2/2 sliding sash windows, many of them in bad repair. Central heat and air-conditioning has been installed. The floors are old pine covered with wall-to-wall carpeting. Most of the offices have their original room arrangement, but temporary partitions have been installed in a few of the rooms.





## Sources and bibliography

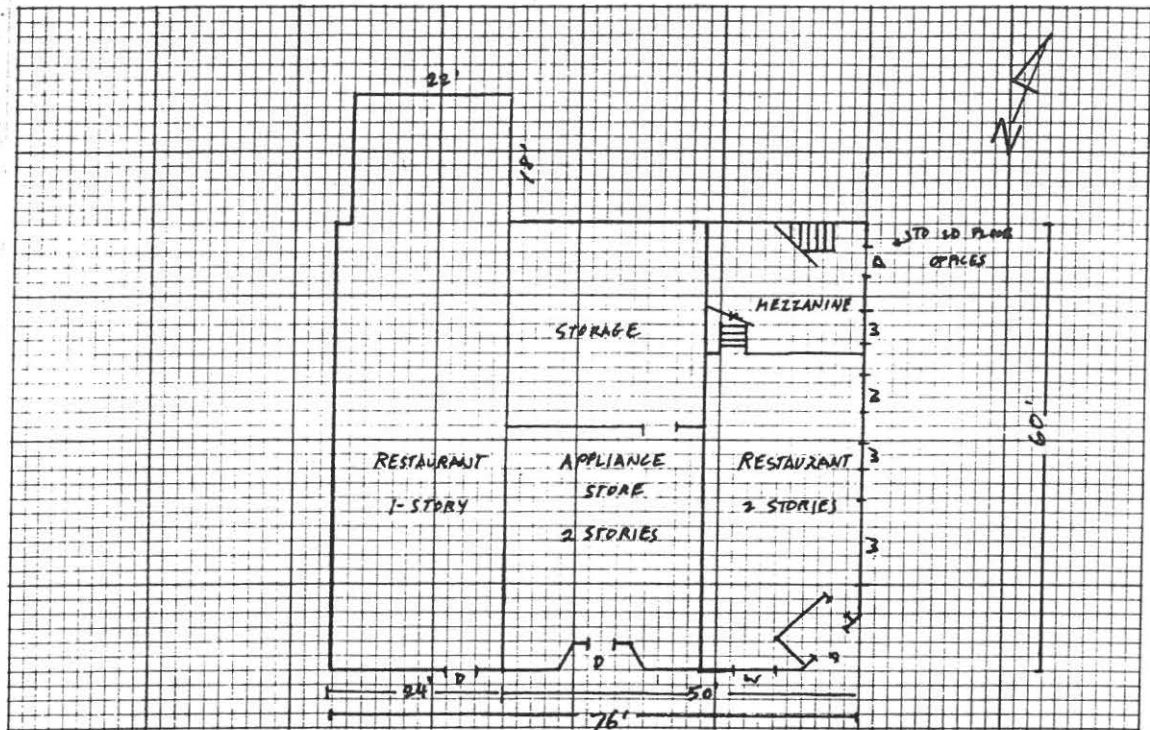
Published sources (Books, articles, etc., with bibliographic data.)

Ratcliffe, R.J., This Was Manassas (c1973), pp. 35,55.

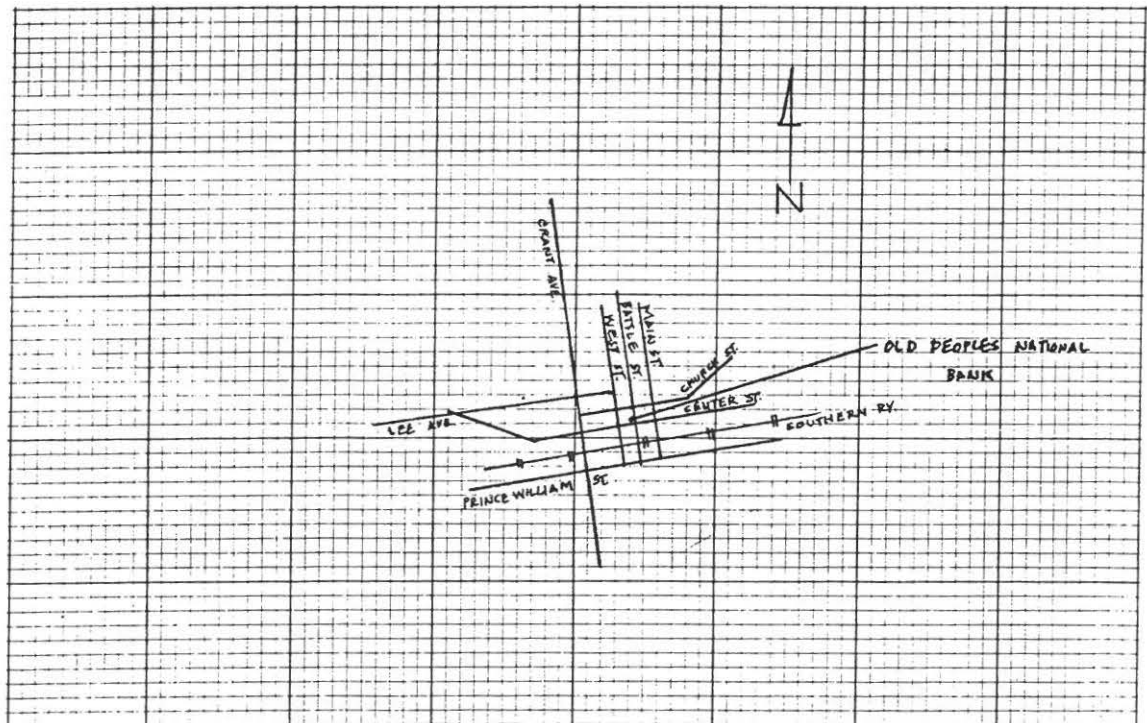
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed R. J. Ratcliffe, Manassas, Va.

## Plan (Indicate locations of rooms, doorways, windows, alterations, etc.)

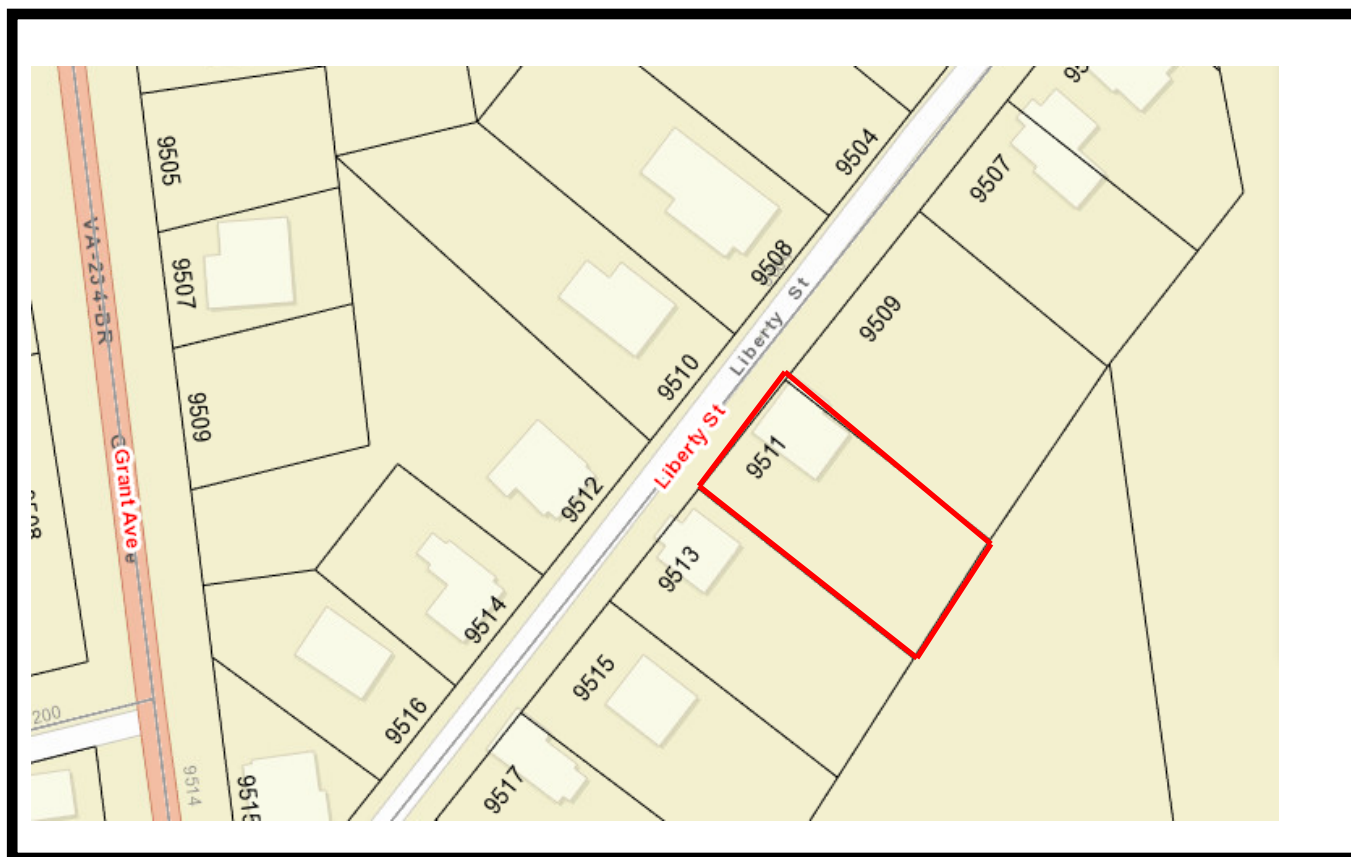


## Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)

Name, address and title of recorder Frances Jones, Architectural  
Historian - Surveyor, NVPDCDate  
MAR 1960

# ARCHITECTURAL REVIEW BOARD

## No. 2017-22



Applicant(s): **Inocencio Gutierrez-Ruiz**

Site Owner(s): **Inocencio Gutierrez-Ruiz**

Site Address: **9511 Liberty Street**

Tax Map No.: **101-01-00-149**

Site Location: **south side of Liberty Street, mid-block between Prince William Street and Grant Avenue.**

Current Zoning: **R-2S**

Parcel Size: **0.33 acres**

Age of Structure: **107**

Type of Structure: **Residential**

Summary of Request: **Installation of new siding, trim, windows, door and accessory structure.**

Date Accepted for Review: **March 3, 2017**

Date of ARB Meeting: **March 14, 2017**



# CITY OF MANASSAS

Department of Community Development  
Elizabeth S. Via-Gossman, AICP, Director

## STAFF REPORT

**ARB Case:** 2017-22  
**Applicant:** Inocencio Gutierrez-Ruiz  
**Address:** 9511 Liberty Street



### REQUEST

The applicant is requesting approval for the replacement of exterior composition shingle siding, screen porch door, windows, which are predominately 2/2; and construction of a new accessory building.

### PROPERTY INFORMATION

**Location** – The site is located at 9511 Liberty Street on the south side of Liberty Street, mid-block between Prince William Street and Grant Avenue.

**Historical Significance** – The building at 9511 Liberty Street was constructed c. 1910. It is illustrative of single dwellings constructed in Manassas in the early part of the twentieth century. The house exhibits characteristics of Colonial Revival style. It is wood-frame construction clad in composite shingle siding with wood corner boards. It is covered by a standing seam metal front gable. Fenestration consists of 2/2 double-hung windows with louvered wood shutters. A two story shed roof wing is attached to the northeast elevation. A one-story addition is attached to the northeast of the wing. These two additions are connected by a one-story porch, with hip roof, which has been enclosed with screen panels, has turned posts and scrolled brackets. A one-story addition with shed roof is attached to the rear, southeast elevation. The structure is ranked as contributing in the local register.

**Surrounding Properties** – The structure is located on Liberty Street in the southeast block below the intersection of Grant Avenue and Prince William Street. Of the 20 surrounding properties in this area, eleven were constructed after 1940. The majority of the properties dating back to the early 1900s have been significantly altered. The Liberty Street neighborhood was one of the only early African American neighborhoods in the City of Manassas, and has recently been recognized with a historical marker.

### APPLICANT'S PROPOSAL

The property is currently the subject of a property compliance case for a blighted property. Repair work has not yet commenced to the structure exterior to remedy this situation. The applicant has indicated they will repair the roof as necessary to match existing.

As part of this application, the applicant is requesting several items:

- Replacement of the homes existing composition shingle siding and wood trim.
- Replacement all the homes existing windows; which are predominantly 2/2.
- Installation of a new door for the front screen porch.
- Construction of a new accessory structure.

## STAFF ANALYSIS

Recommendations for building materials can be found on pages 91-110 of the Historic District Handbook. The applicant is proposing the removal of the existing composite shingle siding, to be replaced with Hardi Plank Siding, with the exception of two gable ends which would be clad in Hardi Shake Siding. The siding would be painted white. Based on research and examination of the structures exterior, staff does not believe the existing composite shingle siding to be original. The current composite shingle siding shows significant deterioration in several locations. The proposed Hardi Plank siding has previously been approved in the Historic District. The change to a more clapboard style would be more in keeping with what the original siding would have looked likely been. Additionally, the applicant is proposed replacement of the existing wood trim with Boral TruExterior Trim, which is a synthetic (poly-ash) material that comes with both a smooth and wood grain finish. Staff finds the applicants proposal to be in keeping with the Historic District Design Guidelines and Clapboard Supplement.

The building is not new construction, so applicable design guidelines for Windows can be found in the Historic District Handbook, pages 55-63. The guidelines indicate that original windows should be repaired and should only be replaced when they are missing or beyond repair. The applicant's architect has indicated, in their professional opinion, the windows are in need for replacement. The applicant has also submitted several photos shows the deteriorated condition. Staff visited the site in March, 2017; and found signs of significant deterioration of several windows. The applicant is proposing a wood window with aluminum cladding and simulated divided light. Staff supports replacement with a wood window with divided light, but would defer to the board for the appropriateness of the aluminum cladding. Staff recommends, as depicted in the elevations, the wood windows have a 2/2 design and painted white. Staff also recommends the 4 windows (3 on the rear elevation and one on right side elevation) be changed to a 2/2 design. However, the one casement window on the rear elevation would be appropriate as a clear sash with no mutins, or the applicant may keep the current 4x4 light design.

The existing shutters do not appear to be original and were possibly installed with the composite shingle siding. They are non-functional and are attached directly to the siding. Staff recommends repair/repainting of the existing shutters to be reattached to the new siding. As this application is focused on the stabilization of the structure, future restoration efforts should consider restoration of the shutter to a more period appropriate design.

The applicable design guidelines for doors are found on pages 64-66 of the City of Manassas Historic District Handbook. The guidelines generally state that doors should only be replaced when they are missing and beyond repair. Original doors should be retained and can be weatherstripped. Based on research by staff, the previous door appears to be 1950's era, but has since be removed and replace with a two panel top light (3/3 with what appear to be false mutins) door, that appears to be steel or fiberglass. This type of door is typically used as an entry door. Staff believes the design of the door that has been submitted by the applicant is appropriate, but would recommend a wood material instead of the proposed vinyl material.

The applicant has not provided the necessary supporting documentation for staff to evaluate the proposed construction of a new accessory structure. Staff has requested additional information from the applicant.

### **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
<b>Activity Proposed:</b>	Replacement of exterior composition shingle siding, screen porch door, windows, and construction of a new accessory building
(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 building appears to have had several alterations over the years, includes up to 3 additions, as well as, alteration to the siding. Design guidelines do not recommend replacement of windows and doors unless deterioration was severe or they are missing. Several windows show severe deterioration, with full window replacement proposed using wood windows. HardiPlank siding which has been previously used in the Historic District is also proposed. Staff would defer to the Board for the proposed trim material and use of aluminum cladding for the windows. Staff supports the design of the proposed screen door but would recommend a wood material. Staff will need additional information to evaluate the proposed accessory structure.
(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.	With the keeping of the white color for the siding and windows, the change to a more traditional clapboard design, and the use of appropriate HardiPlank and wood windows, and the use of a wood material for the screen porch door, staff generally finds the proposal in harmony with the Historic District. Staff would defer to the board for the proposed trim material and use of the aluminum cladding for the windows. Additionally, staff will need more information to evaluate the proposed accessory structure.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	N/A
(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.	N/A
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	The structure is ranked as contributing in the Local Register, but not to the National Register Historic District.
(6) Any applicable provisions of the adopted design guidelines.	The siding and wood window replacement would not have a negative impact on the original building character. The proposal is generally consistent with the design guidelines. A more appropriate material for the screen porch door would make the proposal more appropriate to its context. The Board will also need to consider the appropriateness of the trim material and aluminum cladding for the windows. Staff will need additional information to evaluate the proposed accessory structure.

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the proposed Hardi Plank/Shake Siding and wood replacement windows, with the following stipulations.

- The double hung windows will be wood, provide a true or simulated divided light, be of a 2/2 design, and painted white,
- The casement window be a clear sash with no mutins, or keep the current 4x4 light design, and
- The screen porch door be a wood material

Additionally, staff recommends **APPROVAL** of the metal cladding for the windows and proposed trim if the Board finds those materials appropriate.

Staff recommends **DEFERAL** of the proposed Accessory Structure. Additional information is needed for staff to evaluate the proposed accessory structure.



# CITY OF MANASSAS, VIRGINIA

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

ARB #: ARB #2017-22DATE: \_\_\_\_\_  
(Completed by City Staff)

## ARCHITECTURAL REVIEW BOARD Application for Certificate of Appropriateness

Site Address: 9511 Liberty St. Manassas, VA 20110  
Number Street NameTax Map No(s): 101-01-00-149 Zoning District: R2S(HOD)

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 EXTERIOR TRIM & SIDING. REPLACE CERTAIN WINDOWS  
& DOORS. REPAIR ROOFING. SEEKING APPROVAL OF  
FINISHES @ EXISTING SHED. SIDING/TRIM/DOOR/ROOFING.

**APPLICANT**

(All correspondence is addressed to applicant)

Inocencio Gutierrez-Ruiz  
 Name (Please Print)

9511 Liberty St.  
 Address

Manassas VA 20110  
 City State Zip Code

igrbills@gmail.com  
 E-mail Address

703-930-7480  
 Phone #

[Signature]  
 Signature
**OWNER**

(Leave blank if same as applicant)

 \_\_\_\_\_  
 Name (Please Print)

 \_\_\_\_\_  
 Company

 \_\_\_\_\_  
 Address

 \_\_\_\_\_  
 City State Zip Code

 \_\_\_\_\_  
 Phone # Fax #

 \_\_\_\_\_  
 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

Manassas

## Reconnaissance Level Survey

DHR Id # 155-0366

## Resource Identification

Tax Parcel: 101/01 00/ 149/ 11

Other Id#:

GPIN # 7795-57-6618

Property Name(s): ..... House, 9511 Liberty Street {Current}

Property Date: ..... circa 1910

Address(s): ..... 9511 Liberty 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

## Resource Description

Ownership Status: ..... Private

## Primary Resource Exterior Component Description:

Component	Comp Type/Form	Material	Material Treatment
Chimneys	Interior	Brick	Metal Cap
Chimneys	Interior End	Brick	Clay Cap
Foundation	Solid	Concrete	Block
Roof	Gable	Metal	Standing-Seam
Porch	N/A	N/A	N/A
Structural System	Frame	Wood	Shingle
Windows	Double-Hung	Wood	2/2
Windows	N/A	N/A	N/A

Site Description: ..... Sited on a grassy sloping lot, the building is surrounded by mature trees and shrubs. The rear of the property is heavily wooded and the northeast and northwest property lines are bounded by a fence. A gravel driveway is located along the southwest property line. A small metal shed is located at 9509A Liberty Street and is associated with the property.

## WUZIT Count:

No.	Wuzit Types	Historic?
1	Single Dwelling	Historic

## NR Resource Count:

#	NR Resource Type	Contributing Status
---	------------------	---------------------

## Individual Resource Information

WUZIT: ..... Single Dwelling

Est. Date of Construction: ... circa 1910

Primary Resource? ..... Yes

Architectural Style: ..... Colonial Revival

Interior Plan Type: ..... Unknown

Accessed? ..... No

Number of Stories: ..... 2

Condition: ..... Deteriorated

Threats to Resource: ..... Deterioration

Description: Set on a concrete-block foundation, the two-bay, two-story vernacular Colonial Revival-style building is a single dwelling. It is wood-frame construction clad with staggered, square wood shingles. It is covered by a standing-seam metal front gable roof with an interior chimney. Fenestration consists of 2/2 double-hung windows have wood louvered shutters. A two-story shed roof wing is attached to the northeast elevation. It is wood-frame construction with staggered square wood shingles and wood corner boards. The wing has 2/2 double-hung wood sash windows with wood louvered shutters. A one-story addition is attached to the northeast elevation of the wing. The two additions to the northeast are connected to a one-story porch with hip roof. The porch, which has been enclosed with screened panels, has turned posts and scrolled brackets. A one-story addition with shed roof is attached to the rear, southeast elevation. This wood-frame addition is clad with staggered wood shingles and has an exterior-end chimney with a circular clay pot.

## City of Manassas

Manassas

## Reconnaissance Level Survey

DHR Id # 155-0366

## Cemetery Information

## National Register Eligibility Information (Intensive Level Survey)

Historic Context(s): ..... Architecture/Community Planning, Domestic

Time Period(s): ..... Reconstruction and Growth (1865 to 1914)

Significance Statement: The single-family dwelling at 9511 Liberty Street, constructed circa 1910, is representative of the domestic development taking place in the City of Manassas in the early part of the twentieth century. Minimally illustrating the Colonial Revival, the vernacular dwelling has been enlarged and altered, changes that have compromised the building's integrity of design and workmanship. Therefore, it is Ranked Non-Contributing. This property also includes a circa 1970 utility shed (GPIN #7795-56-7096), which is also Ranked Non-Contributing.

## Ownership Information

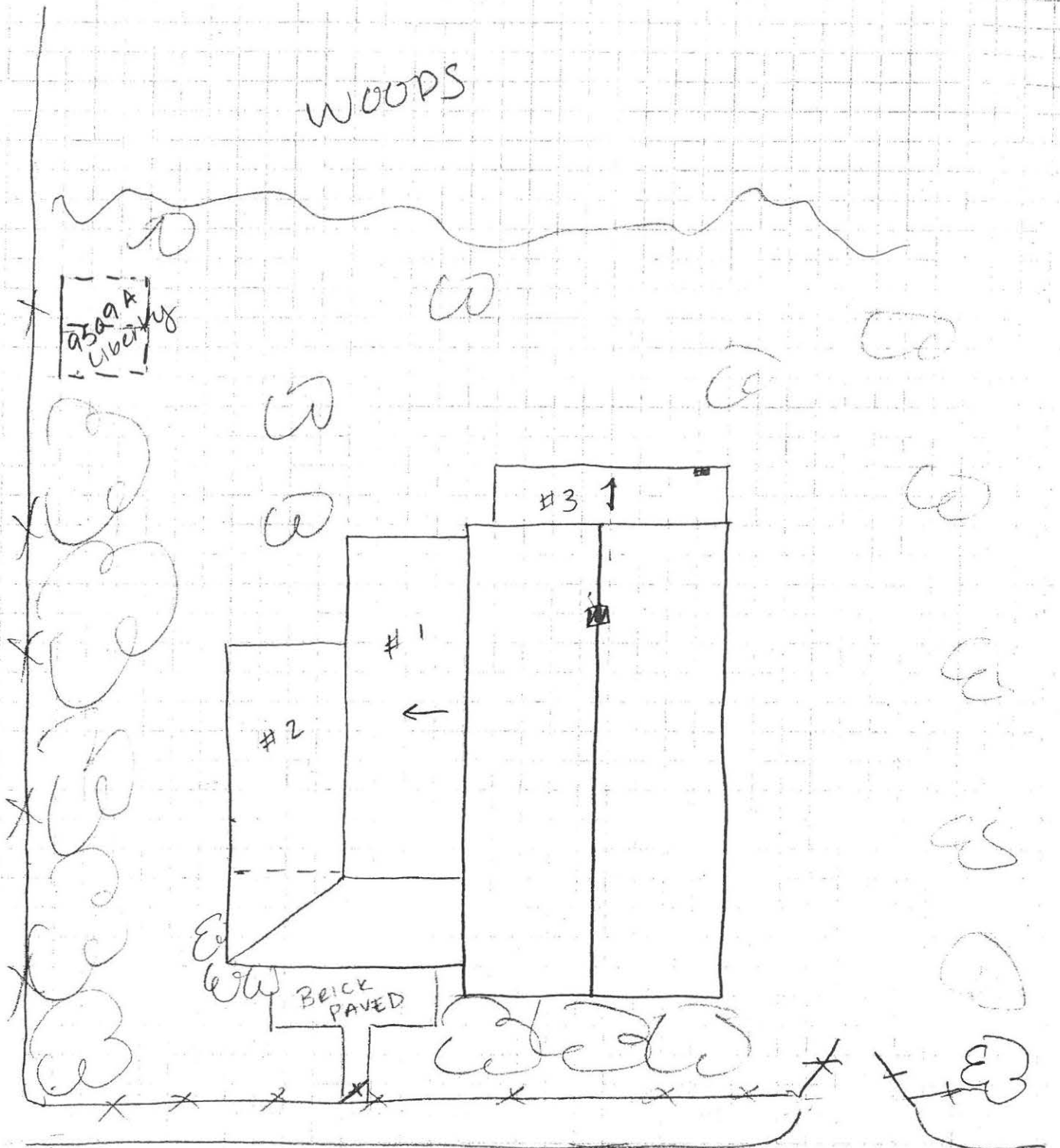
Moore, Estelle D. &amp; Radell, Bessie

## Graphic Media Documentation

Medium	Photo Roll	Negative Number	Photo Date
BW 35mm Photos	EHT 21	31,33	12/13/2005
Digital Photos	EHT 21	31,33	12/13/2005

## CRM Event

Reconnaissance Survey EJ: EHT Tracerics, Inc. August 18, 2005



# **HISTORIC LANDMARKS COMMISSION** **Survey Form**

Tax Parcel # 101-01-149  
Date of Survey 11/93

File No. 155-366  
Negative No.(s) 13200 & 13203  
Nat'l. Reg. Nom. Ref. Item #7, Page n/a  
Common Name \_\_\_\_\_

Historic Name \_\_\_\_\_  
Street Address 9511 Liberty Street  
USGS Quad: INDEPENDENT HILL  
Original Owner: \_\_\_\_\_  
Original Use: residence  
Present Owner: Moore, Estelle & Bessie R.  
Present Owner Address: \_\_\_\_\_  
Present Use: residence  
Acreage: <1  
State Condition of Structure & Environs: fair

Date or Period: 1910-15  
Architect/builder/Craftsman: \_\_\_\_\_  
Source of Name: \_\_\_\_\_  
Source of Date: observation  
Stories: two  
Foundation & Wall Construction: \_\_\_\_\_  
not visible/stud  
Roof Type: gable

State Potential Threats to Structure: lack of maintenance

Should be investigated for possible register potential? YES \_\_\_\_\_ NO X  
ARCHITECTURAL DESCRIPTION - (note significant features of plan, structural system and interior and exterior decoration, taking care to point out aspects not visible or clear from photographs. Explain nature and period of all alterations and additions. List any outbuildings and their approximate ages, cemeteries, etc.) \_\_\_\_\_

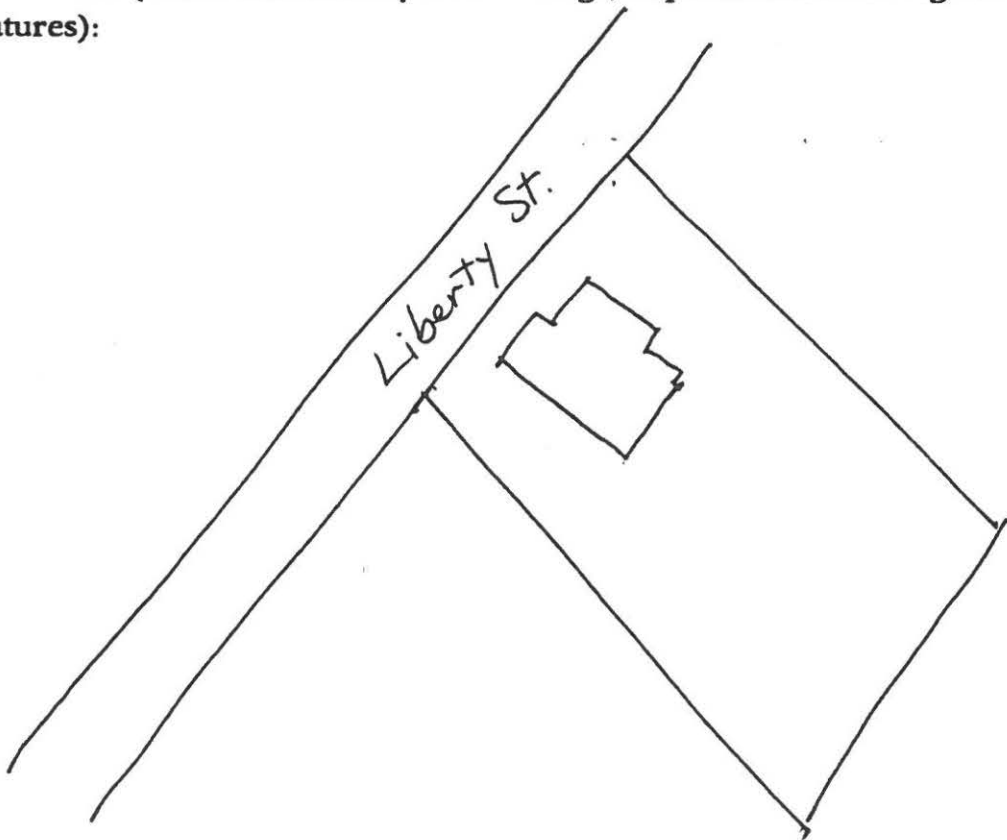
Small-scale, 2-story, front gable house with a 2-story, shed-roofed, side ell has a standing seam metal roof and composition-board, shingle siding. The 2/2 double-hung sash windows appear to be original. Additions include a shed-roofed porch with asphalt-shingle roofing on the northeast corner of the house and an ell with porch on the rear of the house. Small metal utility shed in backyard, east side.

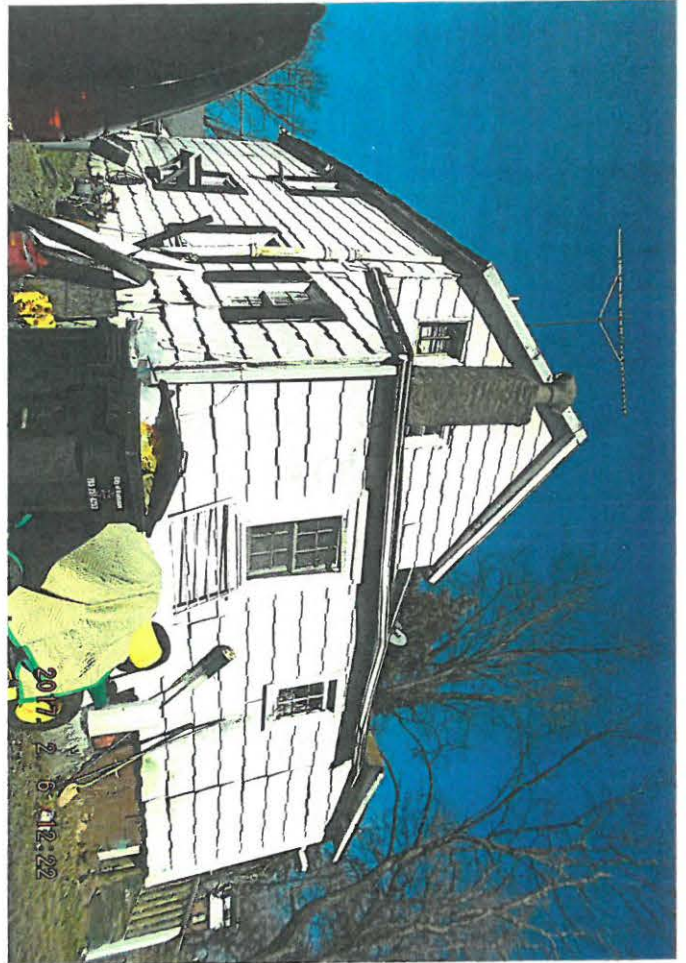
Historic Landmarks Survey Form  
Page 3

155-366

PLAN (indicate locations of rooms, doorways, windows, alterations, etc.):

SITE PLAN (locate and identify outbuildings, dependencies and significant topographical features):





Key:	
①	Hardi Shake Siding White
②	Hardi Plank Siding White
③	1x10 Freeze Board Trim White
④	5/4 x 4 Board Trim White
⑤	Lincoln SDL Double Hung Window
⑥	Casement w./ SDL By Lincoln Window White

**Note: Roofing To Be Repaired As Needed**



① Front Elevation Proposed  
3/16" = 1'-0"

M  
W

ARCHITECTS

636 Wood Street  
Herndon, VA 20170  
703.819.9461  
michaelw@mwarchitects.biz

Gutierrez Residence  
9511 Liberty St  
Manassas, VA 20110

Project Number:

Date 3/3/17

Scale  
3/16" = 1'-0"

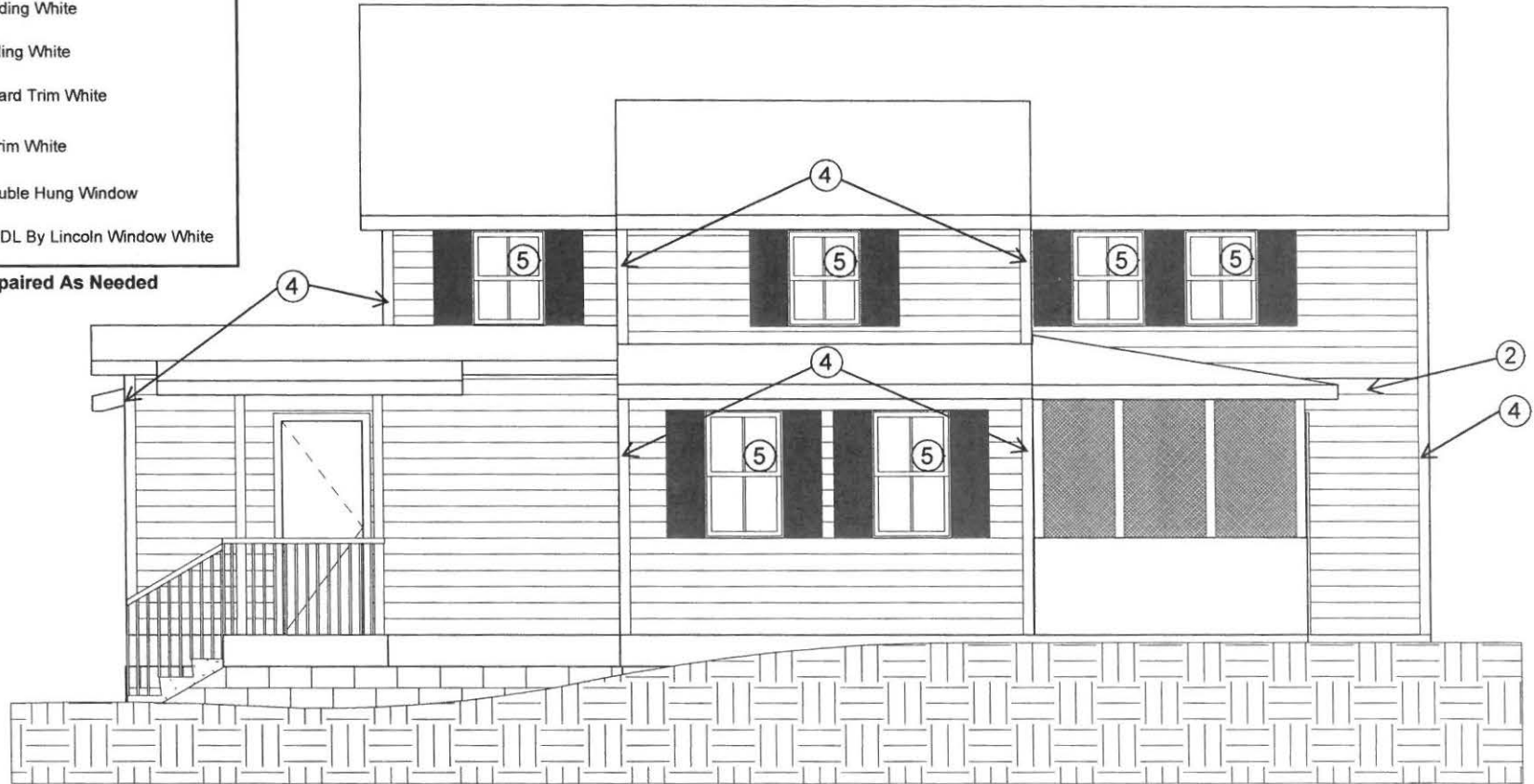
Sheet #

A1

## Key:

- ① — Hardi Shake Siding White
- ② — Hardi Plank Siding White
- ③ — 1x10 Freeze Board Trim White
- ④ — 5/4 x 4 Board Trim White
- ⑤ — Lincoln SDL Double Hung Window
- ⑥ — Casement w./ SDL By Lincoln Window White

Note: Roofing To Be Repaired As Needed



① Left Elevation Proposed  
3/16" = 1'-0"

M  
W

ARCHITECTS

636 Wood Street  
Herndon, VA 20170  
703.819.9461  
michaelw@mwarchitects.biz

Gutierrez Residence  
9511 Liberty St  
Manassas, VA 20110

Project Number:

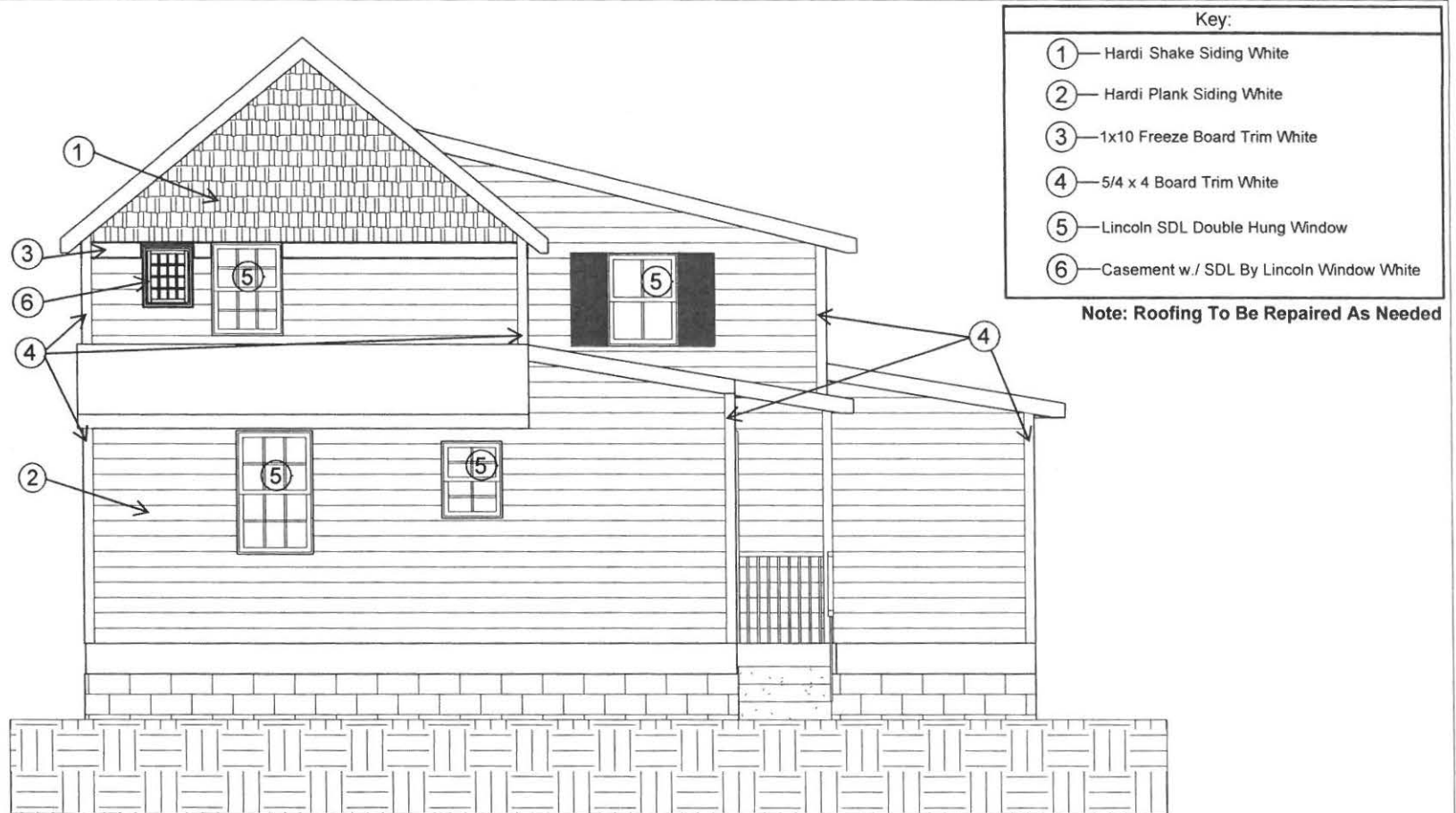
Date 3/3/17

Sheet #

A2

Scale

3/16" = 1'-0"



① Rear Elevation Proposed  
3/16" = 1'-0"

M  
W

ARCHITECTS

636 Wood Street  
Herndon, VA 20170  
703.819.9461  
michaelw@mwarchitects.biz

Gutierrez Residence  
9511 Liberty St  
Manassas, VA 20110

Project Number:

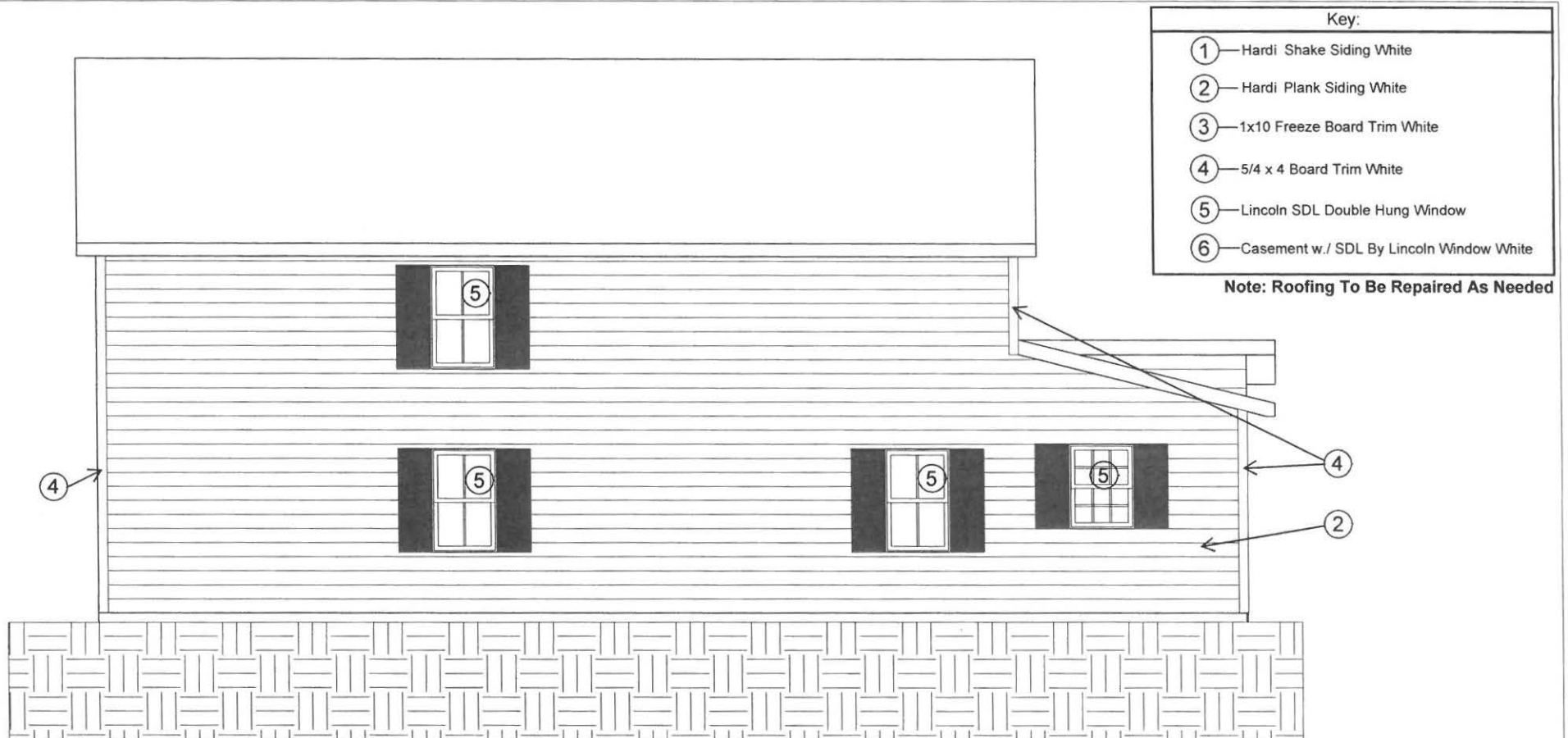
Date 3/3/17

Scale  
3/16" = 1'-0"

Sheet #

A3

2/27/2017 9:10:50 PM



① Right Elevation Proposed  
3/16" = 1'-0"



636 Wood Street  
Herndon, VA 20170  
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michaelw@mwarchitects.biz

**Gutierrez Residence**  
**9511 Liberty St**  
**Manassas, VA 20110**

Project Number:

Date 3/3/17

Sheet #

**A4**

Scale  
3/16" = 1'-0"



# James Hardie Building Products

231 S. LaSalle Street, Suite 2000  
Chicago, IL 60604

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Date of Issue: 06/01/15

*Siding*

## SAFETY DATA SHEET

Section 1. Identification		
Product Identifier:	<b>Exterior Fiber-Cement (Medium Density)</b> – Includes all Generation 6 HZ5 and HZ10 products with the following product names: HardiePlank® lap siding, HardiePanel® vertical siding, HardieSoffit® panel, HardieSoffit®, Beaded Porch Panel, HardieShingle® siding, HardieShingle® notched panels, HardieShingle® individual shingles, Hardie® Reveal™ Panel, 7/16" HardieTrim® boards	
Manufacturer Name, Address and Phone Number:	James Hardie Building Products 231 S. LaSalle Street, Suite 2000 Chicago, IL 60604 1-800-942-7343 (1-800-9HARDIE)	
Emergency Phone Number:	1-800-942-7343 (1-800-9HARDIE)	
Recommended Use:	Exterior Fiber-Cement (Medium Density) is used as an external wall cladding	
Restrictions on Use:	None known	
Section 2. Hazards Identification		
GHS Classification:	Carcinogenity, Category 1A Target Organ Systemic Toxicity Repeated Exposure, Category 1	
GHS Label Element(s): Symbol		
Signal Word	DANGER	
Hazard Statement(s)	May cause cancer if dust from product is inhaled  Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product	
Precautionary Statement(s)	Obtain special instructions before use. Do not handle until all safety precautions have been read and understood. Do not breathe dust from product. Wash hands and face thoroughly after handling. Use personal protective equipment as required. If exposed or concerned: Get medical advice. If shortness of breath or other health concerns develop after exposure to dust from the product, seek medical attention. Dispose of product in accordance with local, state and national regulations. If there are no applicable regulations, dispose of in a secure landfill, or in a way that will not expose others to dust.	
Section 3. Composition / Information on Ingredients		
CAS#	Chemical Ingredient	%
14808-60-7	Crystalline Silica (Quartz)	15-45%
65997-15-1	Calcium Silicate (Hydrate)	35-65%



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471-34-1	Calcium Carbonate	<30%
N/A	Calcium Aluminum Silicate (Hydrate)	<20%
9004-34-6	Cellulose	<15%
1333-86-4	Carbon Black	<1%
<b>Section 4. First Aid Measures</b>		
Inhalation	<p>Acute effects – Dust may cause irritation of the nose, throat and airways, resulting in coughing and sneezing. Certain susceptible individuals may experience wheezing (spasms of the bronchial airways) upon inhaling dust during cutting, rebating, drilling, routing, sawing, crushing or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust.</p> <p>Chronic effects – Repeated or prolonged over exposures to crystalline silica can cause silicosis (scarring of the lung) and increases the risk of bronchitis, tuberculosis, lung cancer, renal disease, and scleroderma (a disease affecting the connective tissue of the skin, joints, blood vessels, and internal organs.) Some studies suggest that cigarette smoking increases the risk of silicosis, bronchitis and lung cancer in persons also exposed to crystalline silica.</p> <p>Acute silicosis – A sub-chronic disease associated with acute, massive silica exposure, is a rapidly progressive, incurable lung disease that is typically fatal. Symptoms include, but are not limited to, shortness of breath, cough, fever, weight loss and chest pain. Such exposure may cause pneumoconiosis and pulmonary fibrosis.</p> <p>Required treatment – If inhalation of dust occurs, remove to fresh air. If shortness of breath or wheezing develops, seek medical attention.</p>	
Skin	<p>Dust may cause irritation of the skin from friction but cannot be absorbed through intact skin.</p> <p>If skin contact occurs, wash with mild soap and water. Contact physician if irritation persists or later develops.</p>	
Eyes	<p>Dust may irritate the eyes from mechanical abrasion causing watering or redness.</p> <p>If eye contact occurs, remove contact lenses (if applicable). Flush with running water or saline for at least 15 minutes. Seek medical attention if redness persists or if visual changes occur.</p>	
Ingestion	<p>Ingestion is unlikely under normal conditions of use, but swallowing the dust from the product may result in irritation or damage to the mouth and gastrointestinal tract due to alkalinity of dust.</p> <p>If ingestion occurs, dilute by drinking large amounts of water. Do</p>	



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	not induce vomiting. Seek medical attention. If unconscious, loosen tight clothing and lay the person on his/her left side. Give nothing by mouth to an individual who is not alert and conscious.
<b>Section 5. Fire-Fighting Measures</b>	
James Hardie® fiber-cement products are neither flammable nor explosive	
Suitable extinguishing techniques:	Appropriate extinguishing techniques for surrounding fire should be used.
Fire-fighting equipment:	Fire fighting personnel should wear normal protective equipment and positive self-contained breathing apparatus.
Special hazards arising from the substance or mixture:	James Hardie® fiber-cement products are neither flammable nor explosive. Hazardous reactions will not occur under normal conditions. Fight fire with normal precautions from a reasonable distance.
<b>Section 6. Accidental Release Measures</b>	
Emergency procedures:	No special precautions are necessary in the event of an accidental release. The following precautions apply to spills or releases of dust generated during cutting, rebating, drilling, routing, sawing, crushing or otherwise abrading fiber cement.
Protective equipment:	<p>Good housekeeping practices are necessary for cleaning up areas where spills or leaks have occurred. Take measures to either eliminate or minimize the creation of dust. Respirable dust and silica levels should be monitored regularly.</p> <p>Wherever possible, practices likely to generate dust should be controlled with engineering such as local exhaust ventilation, dust suppression through containment (e.g. wetting loose dust), enclosure, or covers.</p> <p>Use respiratory protection as described in Section 8.</p>
Proper methods of containment and clean-up:	A fine water spray should be used to suppress dust when sweeping (dry sweeping should not be attempted). Vacuuming with an industrial vacuum cleaner outfitted with a high-efficiency particulate (HEPA) filter is preferred to sweeping. Dispose of product in accordance with local, state and national regulations. If there are no applicable regulations, dispose of in a secure landfill, or in a way that will not expose others to dust.
<b>Section 7. Handling and Storage</b>	
Precautions of safe handling and storage:	Fiber-cement boards in their intact state do not present a health hazard. The controls below apply to dust generated from the boards by cutting, rebating, drilling, routing, sawing, crushing or otherwise abrading fiber cement, and when cleaning up, disposing of or moving the dust.



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	<p>James Hardie® recommended best practices for handling fiber-cement:</p> <p>Keep exposure to dust as low as reasonably possible. Respirable crystalline silica limits are specified by OSHA and MSHA and identified in Section 8 of this MSDS. Exposure to respirable (fine) silica dust depends on a variety of factors, including activity rate (e.g. cutting rate), method of handling (e.g. electric shears), environmental conditions (e.g. weather conditions, workstation orientation) and control measures used.</p> <p>Wherever possible, practices likely to generate dust should be carried out in well ventilated areas (e.g. outside). The work practices and engineering controls set out in Section 8 should be followed to reduce silica exposures.</p> <p>Keep away from reactive products. Do not store near food, beverages or smoking materials. Avoid spilling and creating dust. Maintain appropriate dust controls during handling. Use appropriate respiratory protection during handling as described in Section 8.</p>		
Incompatibilities:	Hydrofluoric acid will dissolve silica and can generate silicon tetrafluoride, a corrosive gas. Contact with strong oxidizing agents such as fluorine, boron trifluoride, chlorine trifluoride, manganese trifluoride or oxygen difluoride may cause fires and /or explosions. Furthermore, limestone is incompatible with acids and ammonium salts.		
<b>Section 8. Exposure Controls / Personal Protection</b>			
OSHA Permissible Exposure Standards (PEL): Exposures shall not exceed an 8-hour time weighted average (TWA) limit as stated in 29 CFR 1910.1000 Table Z-3 for mineral dusts, expressed in million particles per cubic feet (Mppcf) and/or milligrams per cubic meter (mg/m³). The American Conference of Governmental Industrial Hygienists Threshold Limit Values (TLV are that organization's recommended exposure limits based on an 8-hour TWA.			
	TLV mg/m³	PEL Mppsf	PEL mg/m³
Crystalline Silica (Quartz) (Respirable)	0.025 mg/m³ —	250 %SiO + 5	10 mg/m³ %SiO + 2
Quartz (Total Dust)	—	—	30 mg/m³ %SiO + 2
Calcium Carbonate (Total Dust) (Respirable)	10 mg/m³ —	— —	15 mg/m³ 5 mg/m³
Calcium Silicate (Total Dust) (Respirable)	— —	— —	15 mg/m³ 5 mg/m³
Nuisance Dust (Not Otherwise Specified) (Total Dust) (Respirable)	10 mg/m³ (inhalable) 3 mg/m³	50 15	15 mg/m³ 5 mg/m³
Cellulose (Total) (Respirable)	— —	— —	15 mg/m³ 5 mg/m³
Carbon Black	3.5 mg/m³	—	3.5 mg/m³



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**Other limits recommended:** The National Institute of Occupational Safety and Health (NIOSH) also has a Recommended Exposure Limit (REL) of 0.05 mg/m<sup>3</sup> for respirable crystalline silica, based on a 10-hour time-weighted average.

### Engineering Controls

Personal protection when handling products that may generate silica dust: (1) follow James Hardie® instructions and best practices to reduce or limit the release of dust; (2) warn others in the area to avoid the dust; (3) when using mechanical saw or high-speed cutting tools, work outdoors and use dust collection equipment, and (4) if no other dust controls are available, wear a NIOSH-approved dust mask or respirator (e.g. N95 dust mask).

During clean-up, use a well-maintained vacuum and filter appropriate for capturing fine (respirable) dust or use wet cleanup methods—never dry sweep.

Cutting Outdoors	<ol style="list-style-type: none"> <li>1. Position cutting station so that wind will blow dust away from user or others in working area and allow for ample dust dissipation</li> <li>2. Use one of the following methods based on the required cutting rate and job-site conditions: BEST <ul style="list-style-type: none"> <li>• Score and snap using carbide-tipped scoring knife or utility knife</li> <li>• Fiber-cement shears (electric or pneumatic)</li> </ul> BETTER <ul style="list-style-type: none"> <li>• Dust reducing circular saw equipped with Hardieblade™ saw blade and HEPA vacuum extraction</li> </ul> GOOD (for low to moderate cutting only) <ul style="list-style-type: none"> <li>• Dust reducing circular saw with Hardieblade™ saw blade</li> </ul> </li> </ol>
Cutting Indoors	<ul style="list-style-type: none"> <li>• Cut only using score and snap method or with fiber-cement shears (manual, electric or pneumatic)</li> <li>• Position cutting station in well-ventilated area to allow for dust dissipation</li> </ul>
Sanding / Rebating / Drilling / Other Machining	If sanding, rebating, drilling or other machining is necessary, you should always wear a NIOSH-approved dust mask or respirator (e.g. N-95) and warn others in the immediate area.
Clean-Up	During clean-up of dust and debris, NEVER dry sweep as it may excite silica dust particles into the user's breathing area. Instead, wet debris down with a fine mist to suppress dust during sweeping, or use a HEPA vacuum to collect particles.
Important Notes	<ol style="list-style-type: none"> <li>1. For maximum protection (lowest respirable dust production), James Hardie® recommends always using "Best"-level cutting methods where feasible</li> <li>2. NEVER use a power saw indoors</li> </ol>



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	<ol style="list-style-type: none"> <li>3. NEVER use a circular saw blade that does not carry the Hardieblade™ saw blade trademark</li> <li>4. NEVER dry sweep – use wet suppression methods or HEPA vacuum</li> <li>5. NEVER use a grinder or continuous rim diamond blade for cutting</li> <li>6. ALWAYS follow tool manufacturer's safety recommendations</li> </ol>
<b>Personal Protective Equipment</b>	
<ul style="list-style-type: none"> <li>• <b>Respiratory</b> – If respirators are selected, use and maintain in accordance with ANSI Standard (Z88.2) for particulate respirators. Select respirators based on the level of exposure to crystalline silica as measured by dust sampling. Use respirators that offer protection to the highest concentrations of crystalline silica if the actual concentrations are unknown. Put in place a respiratory protection and monitoring program that complies with MSHA or OSHA (e.g. 29CFR1910.134) standards, which include provisions for a user training program, respirator repair and cleaning, respirator fit-testing and other requirements. Comply with all other applicable federal and state laws.</li> <li>• <b>Eye</b> – When cutting material, dust resistant safety goggles / glasses should be worn and used in compliance with ANSI Standard Z87.1 and applicable OSHA (e.g. 29CFR1910.133) standards.</li> <li>• <b>Skin</b> – Loose comfortable clothing should be worn. Direct skin contact with dust and debris should be avoided by wearing long sleeved shirts and long trousers, a cap or hat, and gloves. Work clothes should be washed regularly.</li> </ul>	
<b>Section 9. Physical and Chemical Properties</b>	
Appearance and odor: Solid gray boards with varying dimensions according to product. Some product may have a surface coat of water-based acrylic paint or acrylic sealer	
Vapor Pressure: Not relevant	Flash Point: Not relevant
Specific Gravity: Not relevant	Autoignition Temperature: Not relevant
Flammability Limits: Not relevant	Volatility: Not relevant
Boiling Point: Not relevant	Solubility in water: Not relevant
Melting Point: Not relevant	Evaporation rate: Not applicable
<b>Section 10. Stability and Reactivity</b>	
Stability:	Crystalline silica and limestone are stable under ordinary conditions
Conditions to Avoid:	Excessive dust generation during storage and handling
Materials to Avoid:	Hydrofluoric acid will dissolve silica and can generate silicon tetrafluoride, a corrosive gas. Contact with strong oxidizing agents such as fluorine, boron trifluoride, chlorine trifluoride, manganese trifluoride or oxygen difluoride may cause fires and /or explosions. Furthermore, limestone is incompatible with acids and ammonium salts.
<b>Section 11. Toxicological Information</b>	
Routes of exposure:	Fiber-cement is not toxic in its intact form. The following applies to dust that may be generated during cutting, rebating, drilling, routing, sawing, crushing or otherwise abrading fiber cement.



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Chicago, IL 60604

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Related symptoms:	<p>Repeated and prolonged overexposures to dust containing crystalline silica can cause silicosis (scarring of the lung) and increases the risk of bronchitis, tuberculosis, lung cancer, renal disease and scleroderma (a disease affecting the connective tissue of the skin, joints, blood vessels and internal organs). Some studies suggest that cigarette smoking increases the risk of silicosis, bronchitis, and lung cancer in persons also exposed to crystalline silica. Acute silicosis is a rapidly progressive, incurable lung disease that is typically fatal. Symptoms include, but are not limited to: shortness of breath, cough, fever, weight loss and chest pain. Such exposure may cause pneumoconiosis and pulmonary fibrosis.</p> <p>The following relates to health effects of cellulose: Based on limited animal research, it is possible that repeated chronic inhalation exposure to cellulose fiber dust over time may lead to inflammation and scarring of the lung in humans. Precautions taken for crystalline silica dust will protect against cellulose.</p> <p>Medical conditions generally aggravated by exposure – Pulmonary function may be reduced by inhalation of respirable crystalline silica and / or cellulose. If lung scarring occurs, such scarring could aggravate other lung conditions such as asthma, emphysema, pneumonia or restrictive lung diseases. Lung scarring from crystalline silica may also increase risks to pulmonary tuberculosis.</p> <p>Smoking – some studies suggest that cigarette smoking increases the risk of occupational respiratory diseases, including silica-related respiratory diseases.</p>
Acute and chronic effects:	<ul style="list-style-type: none"> <li>• Acute toxicity – not classified</li> <li>• Skin corrosion / irritation – not classified</li> <li>• Serious eye damage / irritation – not classified</li> <li>• Respiratory or skin sensitization – not classified</li> <li>• Germ cell mutagenicity – not classified</li> <li>• Carcinogenity – may cause cancer if dust from product is inhaled</li> <li>• Specific target organ toxicity (repeated exposure) – causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product</li> </ul>
Carcinogenity:	<p>California Proposition 65 Warning: This product contains chemicals known to the State of California to cause cancer</p> <p>International Agency for Research on Cancer (IARC): Crystalline silica inhaled in the forms of quartz or cristobalite from occupational sources is carcinogenic to humans</p> <p>Carbon black is possibly carcinogenic to humans</p>


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Chicago, IL 60604**

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	The National Toxicology Program (NTP): NTP has concluded that respirable crystalline silica is a known human carcinogen LD50 (Silicon dioxide): Rat oral >22,500 mg / kg Mouse oral > 10,500 mg/kg
<b>Section 12. Ecological Information</b>	
There is a very limited amount of ecological data available on the effects of releases that may occur from this product being released into the environment. Clean up of the spilled product would not be expected to leave any hazardous material that could cause a significant adverse impact. There is a limited amount of ecological data available on crystalline silica, primarily because it is a naturally occurring mineral. An adequate representation of these data is beyond the scope of this document.	
<b>Section 13. Disposal Considerations</b>	
Dispose of material as inert, non-metallic mineral in conformance with local, state and federal regulations. Crystalline silica and limestone is not a RCRA hazardous waste.	
<b>Section 14. Transport Information</b>	
There are no special requirements for storage and transport	
UN No:	None allocated
Dangerous goods class:	None allocated
Hazchem code:	None allocated
Poisons schedule:	None allocated
Packing group:	Not applicable
Label:	Not a DOT hazardous material. Local regulations may apply
<b>Section 15. Regulatory Information</b>	
DOT hazard classification:	None
Placard requirement:	Not a DOT hazardous material. Local placarding regulations may apply
California Proposition 65:	<b>Warning: Airborne particles of respirable size of crystalline silica are known to the State of California to cause cancer.</b>
CERCLA hazardous substance (40CFR Part 302):	Listed substance: No Unlisted substance: No Reportable quantity (RQ): None Characteristic(s): Not applicable RCRA waste number: Not applicable
SARA. Title III. Sections 302 / 303 (40CFR part 355 – Emergency Planning and Notification):	<b>Extremely hazardous substance: No</b>
SARA. Title III. Section 311 / 312 (40CFR part 370 – Hazardous Chemical Reporting: Community Right-To-Know):	<b>Acute: Yes</b> <b>Chronic: Yes</b> <b>Fire: No</b> <b>Pressure: No</b> <b>Reactivity: No</b>



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SARA, Title III, Section 313 (40CFR part 372 – Toxic Chemical Release Reporting; Community Right-To-Know	Not a RCRA hazardous waste										
TSCA Inventory List:	Yes										
TSCA 8(d):	No										
Section 16. Other Information											
Prepared by Jeff Fry	Issue Date: 06/01/15										
<p>Read label before use</p> <p><b>FIBER CEMENT</b> Contains: Crystalline Silica (quartz) 10-30% Calcium Silicate (hydrate) 10-60% Cellulose fiber&lt;10%]</p> <p><b>DANGER</b> May cause cancer if dust from product is inhaled. Causes damage to lungs and respiratory system through prolonged or repeated inhalation of dust from product.</p> <table border="1"> <thead> <tr> <th>Prevention</th> <th>Response</th> <th>Storage</th> <th>Disposal:</th> </tr> </thead> <tbody> <tr> <td>Refer to the product Safety Data Sheet before use. Do not handle until all safety precautions have been read and understood.  Do not breathe dust from the product. Do not eat, drink or smoke when using this product. Wear personal protective equipment, as specified below.</td> <td>Wash hands and face thoroughly after handling. If exposed or concerned, Get medical advice. If shortness of breath or other health concerns develop after exposure to dust from the product, seek medical attention.</td> <td>Fiber cement is not a health hazard when handled or stored in its original unaltered condition.</td> <td>Dispose of product in accordance with local, state and national regulations. If there are no applicable regulations, dispose of in a secure landfill, or in a way that will not expose others to dust.</td> </tr> </tbody> </table> <p>The hazard associated with fiber cement arises from the crystalline silica present in dust generated by activities such as cutting, rebating, drilling, routing, sawing, crushing, or otherwise abrading fiber cement, and when cleaning up, disposing of or moving dust. When doing any of these activities in a manner that generates dust: (1) follow James Hardie instructions and best practices to reduce or limit the release of dust; (2) warn others in the area to avoid dust; (3) work outdoors and use vacuum dust collection when using mechanical saws or other high speed cutting tools; (3) work outdoors and use appropriate vacuum dust collection when using mechanical saws or other high speed cutting tools and (4) wear a dust mask or respirator that meets applicable national regulations, as specified below.</p> <p>During clean-up, use a well maintained vacuum and filter appropriate for capturing respirable fine dust or use wet cleanup methods - never dry sweep.</p> <p>If using a dust mask or respirator, always use a NIOSH-approved dust mask or respirator (e.g. the N 95 dust mask)</p> <p><b>WARNING:</b> This product contains a chemical known to the State of California to cause cancer. For more information go to <a href="http://www.P65Warnings.ca.gov/product">www.P65Warnings.ca.gov/product</a></p> <p>James Hardie Building Products, Inc. 231 S. LaSalle St., Suite 2000 Chicago, IL 60604 USA <b>1-888-JH-ROCK</b> <a href="http://www.jameshardie.com">www.jameshardie.com</a> <a href="http://www.jhsafesite.com">www.jhsafesite.com</a></p>				Prevention	Response	Storage	Disposal:	Refer to the product Safety Data Sheet before use. Do not handle until all safety precautions have been read and understood.  Do not breathe dust from the product. Do not eat, drink or smoke when using this product. Wear personal protective equipment, as specified below.	Wash hands and face thoroughly after handling. If exposed or concerned, Get medical advice. If shortness of breath or other health concerns develop after exposure to dust from the product, seek medical attention.	Fiber cement is not a health hazard when handled or stored in its original unaltered condition.	Dispose of product in accordance with local, state and national regulations. If there are no applicable regulations, dispose of in a secure landfill, or in a way that will not expose others to dust.
Prevention	Response	Storage	Disposal:								
Refer to the product Safety Data Sheet before use. Do not handle until all safety precautions have been read and understood.  Do not breathe dust from the product. Do not eat, drink or smoke when using this product. Wear personal protective equipment, as specified below.	Wash hands and face thoroughly after handling. If exposed or concerned, Get medical advice. If shortness of breath or other health concerns develop after exposure to dust from the product, seek medical attention.	Fiber cement is not a health hazard when handled or stored in its original unaltered condition.	Dispose of product in accordance with local, state and national regulations. If there are no applicable regulations, dispose of in a secure landfill, or in a way that will not expose others to dust.								



This form has been prepared to meet current Federal OSHA hazard communication regulations and is offered without any warranty or guarantee of any type. James Hardie Building Products cannot control the use of its products, and therefore specifically disclaims liability and responsibility arising from the use, misuse and alteration of its products.

The information contained on this MSDS was produced without independent scientific or medical studies analyzing the effects of silica upon human health. The information contained herein is based upon scientific and other data James Hardie Building Products believes is valid and reliable and provides the basis for this MSDS. The information contained herein relates only to specific materials listed in the document. It does not address the effects of silica when used in combination with other materials or substances, or when used in other processes. Because conditions of use are beyond James Hardie Building Products control, the company makes no representation, guarantee or warranty of any kind in this MSDS, either express or implied, including the implied warranties of merchantability or fitness of the product for use for a particular purpose, and assumes no liability related to the information contained above.



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James Hardie Building Products requires, as a condition of use of its products, that purchasers comply with all applicable federal, state, and local health and safety laws, regulations, orders, requirements, and strictly adhere to all instructions and warnings which accompany the product.

## Boral TruExterior® Products

# Trim

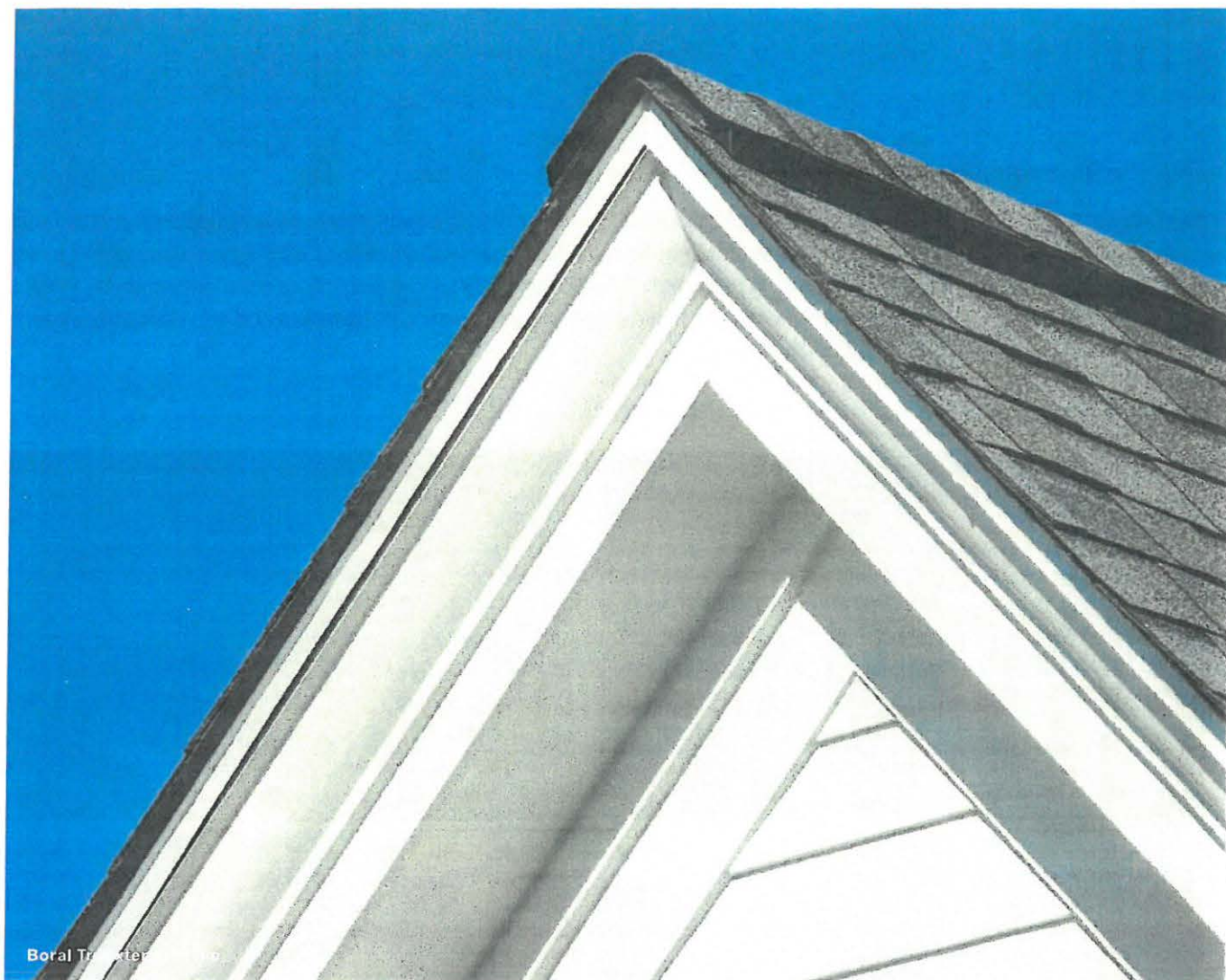
Trim

### About Boral TruExterior® Trim

Designed to be used in non-load-bearing applications, Boral TruExterior® Trim is suitable for ground contact and moisture-prone areas, which makes it ideal for exterior trim applications such as fascia, door trim, soffits, rake boards and a variety of other exterior applications. Because of its high level of dimensional stability†, there is no need to prime ends or field cuts. Plus, it can be painted any color. Boral TruExterior® Trim accepts a wide variety of fasteners and can be installed using standard woodworking tools and methods.

All images below depict Boral TruExterior® Trim





5/8 Trim Sizes		1X Trim Sizes		5/4 Trim Sizes		2X Trim Sizes	
Nominal	Actual	Nominal	Actual	Nominal	Actual	Nominal	Actual
—	—	—	—	—	—	2 x 2	1 1/2" x 1 1/2"
—	—	1 x 3	3/4" x 2 1/2"	5/4 x 3	1" x 2 1/2"	—	—
5/8 x 4	5/8" x 3 1/2"	1 x 4	3/4" x 3 1/2"	5/4 x 4	1" x 3 1/2"	2 x 4	1 1/2" x 3 1/2"
—	—	1 x 5	3/4" x 4 1/2"	5/4 x 5	1" x 4 1/2"	—	—
5/8 x 6	5/8" x 5 1/2"	1 x 6	3/4" x 5 1/2"	5/4 x 6	1" x 5 1/2"	2 x 6	1 1/2" x 5 1/2"
5/8 x 8	5/8" x 7 1/4"	1 x 8	3/4" x 7 1/4"	5/4 x 8	1" x 7 1/4"	2 x 8	1 1/2" x 7 1/4"
5/8 x 10	5/8" x 9 1/4"	1 x 10	3/4" x 9 1/4"	5/4 x 10	1" x 9 1/4"	2 x 10	1 1/2" x 9 1/4"
5/8 x 12	5/8" x 11 1/4"	1 x 12	3/4" x 11 1/4"	5/4 x 12	1" x 11 1/4"	2 x 12	1 1/2" x 11 1/4"

Boral TruExterior® Trim is reversible with wood grain on one side and a smooth finish on the reverse. 16' lengths are available in all sizes with 12' and 20' lengths available in 4/4, 5/4 and 2x Trim.

Available Finishes:  
(Reversible)



Boral Composites Inc.  
 200 Mansell Court East, Suite 305  
 Roswell, Georgia 30076  
 Toll Free 888-9BORAL9 (888-926-7259)  
 Website [www.BoralTruExterior.com](http://www.BoralTruExterior.com)  
 E-mail [info@TruExterior.com](mailto:info@TruExterior.com)

February 2013

## Product Guide Specification

Specifier Notes: This product guide specification is written according to the Construction Specifications Institute (CSI) 3-Part Format, including *MasterFormat*, *SectionFormat*, and *PageFormat*, as described in *The Project Resource Manual—CSI Manual of Practice, Fifth Edition*.

This section must be carefully reviewed and edited by the Architect to meet the requirements of the project and local building code. Coordinate this section with other specification sections and the Drawings. Delete all "Specifier Notes" after editing this section.

Section numbers are from *MasterFormat 2010 Update*.

### SECTION 06 65 00

#### EXTERIOR SYNTHETIC TRIM

Specifier Notes: This section covers Boral Composites Inc. Boral TruExterior® exterior synthetic (poly-ash) trim. Use of Boral TruExterior Trim may contribute toward LEED credits. Consult Boral Composites Inc. for assistance in editing this section for the specific application.

#### PART 1 GENERAL

##### 1.1 SECTION INCLUDES

- A. Exterior synthetic (poly-ash) trim.

##### 1.2 RELATED REQUIREMENTS

Specifier Notes: Edit the following list of related sections as required. Delete related sections not required. List other sections with work directly related to this section.

- A. Section 09 91 00 – Painting: Painting exterior synthetic trim.

##### 1.3 REFERENCE STANDARDS

Specifier Notes: List reference standards mentioned in this section, complete with designations and titles. This article does not require compliance with reference standards, but is merely a listing of those used.

- A. ASTM C 1185 – Standard Test Methods for Sampling and Testing Non-Asbestos Fiber-Cement Flat Sheet, Roofing and Siding Shingles, and Clapboards.
- B. ASTM D 570 – Standard Test Method for Water Absorption of Plastics.
- C. ASTM D 1761 – Standard Test Methods for Mechanical Fasteners in Wood.
- D. ASTM D 6341 – Standard Test Method for Determination of the Linear Coefficient of Thermal Expansion of Plastic Lumber and Plastic Lumber Shapes Between -30 and 140°F (-34.4 and 60°C).
- E. ASTM E 84 – Standard Test Method for Surface Burning Characteristics of Building Materials.
- F. AWP E1 – Standard Method for Laboratory Evaluation to Determine Resistance to Subterranean Termites.
- G. AWP E10 – Standard Method of Testing Wood Preservatives by Laboratory Soil-Block Cultures.

#### **1.4 SUBMITTALS**

Specifier Notes: Edit submittal requirements as required. Delete submittals not required.

- A. Comply with Section 01 33 00 – Submittal Procedures.
- B. Product Data: Submit manufacturer's product data, including installation instructions.
- C. Samples: Submit manufacturer's sample of exterior synthetic trim, minimum 1 inch by 4 inches by 8 inches long.
- D. Manufacturer's Certification: Submit manufacturer's certification that materials comply with specified requirements and are suitable for intended application.
- E. Warranty Documentation: Submit manufacturer's standard warranty.

#### **1.5 DELIVERY, STORAGE, AND HANDLING**

- A. Storage and Handling Requirements:
  - 1. Store and handle materials in accordance with manufacturer's instructions.
  - 2. Keep materials in protective covering until installation.
  - 3. Store materials in clean, dry area.
  - 4. Store exterior synthetic trim on flat, level surface.
  - 5. Keep exterior synthetic trim covered and free of dirt and debris.
  - 6. Protect materials and finish during storage, handling, and installation to prevent damage.

## 1.6 WARRANTY

- A. Warranty Period for Exterior Synthetic Trim: 20-year limited warranty.
  - 1. No decay due to rot.
  - 2. No excess swelling from moisture.
  - 3. Resist termite damage.

## PART 2 PRODUCTS

### 2.1 MANUFACTURER

- A. Boral Composites Inc., 200 Mansell Court East, Suite 305, Roswell, Georgia 30076. Toll Free 888-926-7259. [www.BoralTruExterior.com](http://www.BoralTruExterior.com). [info@TruExterior.com](mailto:info@TruExterior.com).

### 2.2 EXTERIOR SYNTHETIC TRIM

- A. Exterior Synthetic (Poly-ash) Trim: Boral TruExterior® Trim.
- B. Composition:
  - 1. Post-Industrial Recycled Content: Minimum 70 percent, by weight.
  - 2. Post-Consumer Recycled Content: Minimum 2 percent, by weight
  - 3. Pigments and dyes.
- C. Physical Properties:
  - 1. Density, ASTM C 1185: 40 to 50 pcf.
  - 2. Water Absorption, ASTM D 570: Less than 1.5 percent.
  - 3. Fungi Rot, AWWA E10:
    - a. White Rot: Negligible loss.
    - b. Brown Rot: Negligible loss.
  - 4. Termite Resistance, AWWA E1: Greater than 9.0, with 10 being impervious.
- D. Mechanical Properties:
  - 1. Flexural Strength, ASTM C 1185: Greater than 1,600 psi.
  - 2. Nail Withdrawal, ASTM D 1761: Greater than 40 lbf/in.
- E. Thermal Properties:
  - 1. Coefficient of Linear Expansion, ASTM D 6341, Typical: 1.40E-05 in/in/degree F, tested at minus 30 to 140 degrees F.
  - 2. Flame Spread, ASTM E 84: Between 25 and 29
  - 3. Smoke Developed, ASTM E 84: Less than 450.
- F. Trim Sizes:

Specifier Notes: Specify the required trim sizes here or indicate on the Drawings. Consult Boral Composites Inc. for availability of trim sizes.

1.

Nominal Size	Actual Size
1 by 4	3/4" by 3-1/2"
1 by 6	3/4" by 5-1/2"
1 by 8	3/4" by 7-1/4"
1 by 10	3/4" by 9-1/4"
1 by 12	3/4" by 11-1/4"
5/4 by 4	1" by 3-1/2"
5/4 by 6	1" by 5-1/2"
5/4 by 8	1" by 7-1/4"
5/4 by 10	1" by 9-1/4"
5/4 by 12	1" by 11-1/4"
5/8 by 6 Beadboard	5/8" by 5 1/4"

2. Manufacturing Tolerances:
- Width: Plus or minus 1/16 inch.
  - Thickness: Plus or minus 1/16 inch.
  - Length: Plus 2 inches, minus 0 inch.
  - Edge Cut: Plus or minus 2 degrees.

Specifier Notes: Boral TruExterior® Trim is reversible, with woodgrain texture on one side and smooth texture on the other side. Specify texture to be exposed.

3. Exposed Texture: [Woodgrain] [Smooth].

## 2.3 FINISHES

- A. Primer:
- Acrylic based.
  - Low VOC.
  - Factory applied on all sides.

## 2.4 FASTENERS

Specifier Notes: Specify minimum 16 gage fasteners with head and finish suitable for the environment and specific application. Fasteners should be installed with adequate penetration to hold to solid substrate.

- A. Type: [Nails] [Screws] [As indicated on the Drawings].
- Size: [ ] [As indicated on the Drawings].
  - Finish: [Galvanized] [Stainless steel] [As indicated on the Drawings].

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Examine surfaces to receive exterior synthetic trim.
- B. Notify Architect of conditions that would adversely affect installation or subsequent use.
- C. Do not begin installation until unacceptable conditions are corrected.

### **3.2 INSTALLATION**

- A. Install exterior synthetic trim in accordance with manufacturer's instructions at locations indicated on the Drawings.
- B. Do not install exterior synthetic trim in structural or load-bearing applications.
- C. Install exterior synthetic trim plumb, level, and square.
- D. Install exterior synthetic trim with flush, tight joints.
- E. Install Fasteners:
  - 1. Maximum of 24 inches on center.
  - 2. Within 2 inches of end of boards.
- F. Fill nail and screw holes with acrylic caulk, wood filler, or auto body filler.
- G. Repair minor damages to exterior synthetic trim in accordance with manufacturer's instructions and as approved by Architect.
- H. Remove and replace damaged exterior synthetic trim that cannot be successfully repaired as determined by Architect.

Specifier Notes: Boral TruExterior® Trim must be painted with a top coat over the factory-applied primer. Failure to paint the exterior synthetic trim will void the warranty. Include section number that specifies painting the exterior synthetic trim.

- I. Painting:
  - 1. Apply top coat to exterior synthetic trim over factory-applied primer.
    - a. Within 150 days of installing trim.
    - b. As specified in Section 09 91 00.

### **3.3 PROTECTION**

- A. Protect installed exterior synthetic trim to ensure that, except for normal weathering, trim will be without damage or deterioration at time of Substantial Completion.

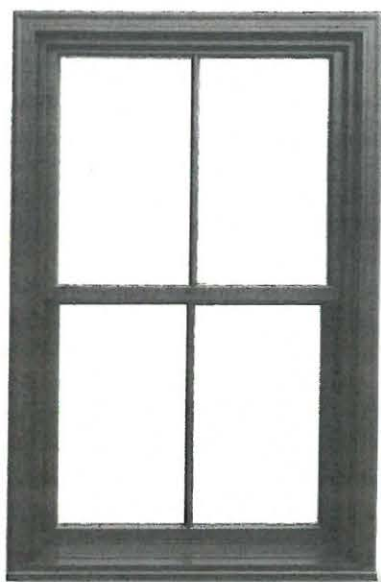
**END OF SECTION**



# DOUBLE HUNG WINDOW

## LINCOLN WINDOWS & PATIO DOORS

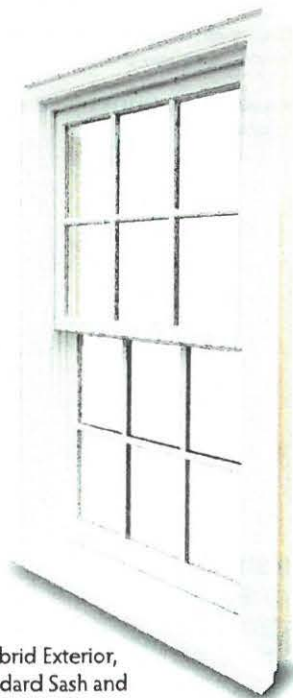
### Frame Features



Aluminum Clad Exterior,  
Lifestyle Sash

Feature	Benefit
Common clad double hung frame	Aluminum clad frames utilize .050 thick extruded material
Inverted Block and Tackle balance	Recessed balance system compensates for heavy sash weights with no visible weatherstrips when in closed position
Concealed Jambliner Option	Color matched exterior cover hides vinyl tracking while the wood interior highlights stainable wood species appeal
Recessed Jambliner	Available in two colors, white or beige
Integral screen channel	Screen track groove allows easy location of top pegs and screen plungers for aluminum clad and vinyl clad product
8° sill angle	Sloped sill evacuates water quickly with traditional double hung appearance
AAMA 2605 paint	Superior performing exterior paint specification on aluminum substrate
Full 4-9/16" Jamb	Foundational frame depth lends itself to both new construction and remodeling jamb depths
Wood parting stop	Improved interior looks with a full wood parting stop with one piece head jamb

### Sash Features

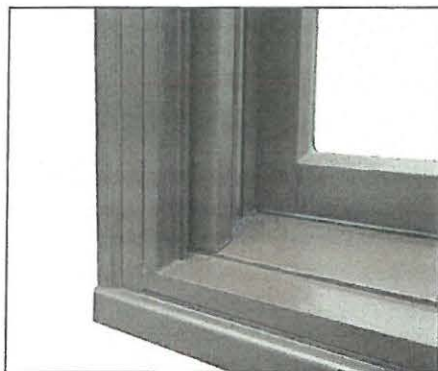


Hybrid Exterior,  
Standard Sash and  
White Jambliners

Feature	Benefit
Mortise and Tenon joinery	Historically accurate sash joints are very precise, neat and strong
Putty glazed exterior appearance	Double hung sash include wet glazed exterior, interior bead and have time-honored sloped glazing characteristics
Quick tilting	Both top and bottom sash tilt latches pull easily for simple quick glass cleaning
Standard Sash Option	Larger 2-11/16" top and bottom rail height appeals to traditionalist projects seeking a more robust appearance
Lifestyle Sash Option	Common style and rails are sleeker, measuring 1-11/16", for the perfect mix with Lifestyle door panels
Interlocking checkrail	Sash intersections positively lock in closed position to resist warping for years of quality performance
Multiple weatherstrips	Sash weatherstripping, including the checkrail location, lowers air infiltration tendencies
Seven (7) hardware colors	Large array of hardware options help designers match interior décor and enjoy long lasting operation



Low Profile Lock &amp; Keeper



Lifestyle Sash Option, Concealed Jambliner and integral screen channel

Standard Recessed Jambliner  
White Tilt Latch

Wood Parting Stop, Concealed Jambliner

## Transom Features

Feature	Benefit
Matching vertical sightlines	Double hung specific transom designed to carry sightlines to matching units below
Glass in outboard plane	Transom sash in the proper plane with an operating double hung top sash
Multiple configurations	1, 2 and 3 wide units provide significant sizing options for homes looking for maximum glass area

## Studio Features

Feature	Benefit
Matching horizontal sightlines	Double hung specific studio units have great horizontal glass lines when mulled with a new double hung unit
Glass on inboard plane	Studio sash is inset to line up with and operating double hung bottom sash
Abundant sizing	Pick from 141 standard sizes or choose custom built studios made to an exacting 1/16"

## Glass Features

Feature	Benefit
Insulated 11/16" glass	Double strength sheet glass resists stress cracking and seal failure (Studio/Transom glass is 7/8")
20 year warranty	Lincoln warranty coverage is reassurance this important building component protects your client
Four (4) spacer colors	Increasing demand for finite design details lead to white, black, bronze or standard mill finish
Preserve glass	Polyethylene film protects glass from jobsite dust and scratches during long buildouts revealing ultra clean glass when removed
366/Neat glass	Neat is a permanent exterior coating which smooths the surface creating fast sheeting action with less cleaning effort for longer intervals. Cardinal 366 features 3 coats of LoE for superior solar shading properties and great U-Value's.
Multiple grille choices	Simulated divided light (SDL), Lincoln true Divided Lite (LDL) grilles-between-glass (GBG) and interior removable wood grilles
Geographical Low E	Choice of: Cardinal 180, 272, 366/Neat, Dual Low E, Dual Low E366/Neat for addressing specific jobsite needs



### Lincoln Wood Products, Inc.

1400 W. Taylor Street • P.O. Box 375  
Merrill, Wisconsin 54452-1355  
800-967-2461 • Fax: 715-536-7090  
[www.lincolnwindows.com](http://www.lincolnwindows.com)



## A.I.A. SPECIFICATION FOR ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW

### SECTION 08550 WOOD WINDOWS & CLAD WOOD WINDOWS

- C. **GLASS:** 11/16" IG. Low "E" with Argon. Tempered. Tint: Bronze, Grey, Obscure, Clear. Endur IG stainless steel spacer or foam spacer used. *\*\*High altitude IG and IG units with glass less than 12" width or height have open breather tube and will not contain argon gas\*\**
- D. **WEATHERSTRIPPING:** Sashes are weather-stripped at the top and bottom rail with a foam bulb. Check rail is soft pile weatherstrip. Soft pile weather-strip is used in the jamb-liners at the sides of the sash.
- E. **SCREEN:** Factory-finished aluminum frame, .011x18x16 charcoal fiberglass mesh.
- F. **STANDARD WOOD GRILLES:** 5/8", 7/8", 1" Profiled select wood for attachment to interior of sash and designed for removal for glass cleaning.
- G. **FULL SURROUND GRILLES:** 5/8", 7/8", 1", 1-7/8" Profiled select wood for attachment to interior of sash and designed for removal for glass cleaning
- H. **INTERNAL MUNTINS:** Profiled 11/16" and 1" aluminum grilles permanently sealed between two panes of insulating glass. Color to match exterior cladding unless otherwise scheduled. **Note: Not available on StormPoint products.**
- I. **SIMULATED DIVIDED LITES:** SDL glass is 11/16" insulated. Available in 2", 1-1/8", 7/8" and 5/8" bar widths. Lite division is accomplished with the application of interlocking aluminum grids on the exterior and interlocking wood grids on the interior, both secured to the glass lite with an adhesive glazing tape. Available with or without grids between the glass.
- J. **INTERIOR EXTENSION JAMBS:** Kiln-dried selected softwood, for transparent interior finish.

#### 2.03 HARDWARE

- A. **JAMBLINERS:** Extruded vinyl with a spring loaded mechanical balancing system.
- B. **LOCK:** Manufacturers' standard cam locks. Provide two locks on units 32" and wider.
- C. **TILT LATCH:** A spring loaded tilt latch is used to engage and release the sash from the jambliner, allowing the sash to be tilted in and removed for cleaning.

#### 2.04 FABRICATION

- A. Fabricate frame, mullions and sash members for hairline fit, water and airtight.
- B. **Metal Cladding:** Formed aluminum shop fit to profile of exterior wood frame and sash. Frame head corners shall have 45° mitered joints, sealed with closed cell foam gaskets. Frame sill corners shall be 8° cut, butt jointed and sealed. Sash corners butt joint and sealed with closed cell foam gaskets.
- C. Set insulating glass in silicone bedding compound, interior glazed with wood stops.
- D. Provide insect screens of rolled sections with mesh set into frame and secured.
- E. Apply manufacturer's standard folding nailing fins and clear drip cap. Sill nailing fin not applied.

### PART 3 - EXECUTION

#### 3.01 INSPECTION

- A. Verify rough openings are correctly sized and located.
- B. Beginning of installation means acceptance of existing conditions.

#### 3.02 PREPARATION

- A. Prepare opening to permit correct installation of window unit and air and vapor barrier seal.

#### 3.03 INSTALLATION

- A. Install windows in accordance with manufacturer's instructions.
- B. Align windows plumb and level, free of warp or twist. Maintain dimensional tolerances, aligning with adjacent work. Secure assembly to frame openings without distortion or stress.
- C. Ensure air and vapor barrier is sealed to window frame. Coordinate placement of insulation in shim spaces around unit perimeter.
- D. Install sealant and related backing materials at exterior and interior of installed assembly.
- E. Close and latch operating sash.

#### 3.04 CLEANING

- A. Clean exterior and interior surfaces of window frames and glass after installation. Do not damage interior or exterior finishes.
- B. Remove labels and visible markings. Comply with manufacturer's recommendations for cleaning glass.
- C. Remove and replace glass that is broken, chipped, cracked, abraded or damaged at no expense to owner.

### END OF SECTION



## A.I.A. SPECIFICATION FOR ALUMINUM CLAD WOOD DOUBLE HUNG WINDOW

### SECTION 08550 WOOD WINDOWS & CLAD WOOD WINDOWS

#### PART 1 - GENERAL

##### 1.01 SECTION INCLUDES

- A. Aluminum clad wood double hung windows with accessories and components as indicated on window schedule.

##### 1.02 REFERENCED STANDARDS

- A. ASTM C1036 - Flat Glass
- B. ASTM E283 - Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors.
- C. ASTM E330 - Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Performance.
- D. ASTM E547 - Water Penetration of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.
- E. ASTM E2190-08 - Specification for Sealed Insulated Glass Units.
- F. Federal Specifications- FL L-S-125B - Screening, Insect Non-Metallic.- FS DD-G-451D - Glass, Float or Plate, Sheet.
- G. AAMA/WDMA/CSA 101/I.S.2/A440-11 Standard and Specification for Windows, Doors and Skylights.

##### 1.03 QUALITY ASSURANCE

- A. Sealed Durability of Insulating Glass Test – ASTM E2190-08.
- B. Argon Gas Concentration of Insulating Glass Units Test – ASTM E2649-09.
- C. Harmonized Insulating Glass Testing Standards as designated by IGCC and IGMA.
- D. NFRC Certification Program for Energy Ratings of Fenestration Products.
- E. AAMA Certification Program. AAMA Gold Label.

##### 1.04 SYSTEM DESCRIPTION

- A. Design and Performance Requirements:
  - 1. Air, water, structural performance and forced entry resistance testing shall be at levels which meet the specifications as outlined in AAMA/WDMA/CSA 101/I.S.2/A440-11.
  - 2. All glass shall be select quality complying with FS DD-G-451 D.
  - 3. Insulating glass shall be manufactured and tested to comply with IGCC and ASTM E2190-08.
- B. Energy Requirements:
  - 1. All units tested are single lite residential as listed on the NFRC label adhered to the glass. Values are certified per NFRC Certification Program.
- C. Emergency Escape & Rescue
  - 1. Larger width & height units with standard hardware, as designated, shall comply with the International Residential Code (minimum clear opening of 5.7 sq.ft. or 5 sq. ft. for grade floor).

*Note: Up to date performance data can be found in the technical data section on our website at <http://www.lincolnwindows.com>*

##### 1.05 SUBMITTALS

- A. Submit the following in accordance with Section 01330.
- B. Shop drawings showing rough openings, unit dimensions and fenestration of specialty units as required.
- C. Insulated Glass Warranty: Lincoln Wood Products, Inc. Lifetime Limited Warranty.

##### 1.06 DELIVERY AND STORAGE

- A. Deliver products in manufacturer's original containers, dry, undamaged, seals and labels intact.
- B. Store and protect products from job site damage. Uninstalled products must be protected from exposure to the weather.

##### 1.07 INSULATED GLASS WARRANTY

- A. Lincoln Wood Products, Inc. provides a ten (10) year limited warranty on general product found to be defective by virtue of materials or workmanship. Glass is covered for seal failure causing impaired visibility due to moisture, film or dust between the glass panes for twenty (20) years on insulated glass and ten (10) years on impact-resistant or laminated glass. For complete details, terms, conditions, limitations and exclusions, reference the most current warranty, available at [www.lincolnwindows.com](http://www.lincolnwindows.com).

#### PART 2 - PRODUCTS

##### 2.01 MANUFACTURER

Refer to drawings for window schedule indicating sizes and configuration of units and type of components, colors, glazing and additional data.

- A. Aluminum clad wood double hung windows as specified in this section and as manufactured by Lincoln Wood Products, Inc., Merrill, Wisconsin.

##### 2.02 MATERIALS AND FINISHES

- A. **WOOD:** Kiln-dried selected soft woods and/or engineered wood products, treated with water repellent preservative in accordance with WDMA I.S.4 – 2000 and applicable Commercial Standards. Frame depth shall be 4-9/16", with jamb extensions available up to 10". Head and side jambs shall be 11/16" thick, with the frame sill 1-3/16" thick. Sash thickness shall be 1-7/16".
- B. **METAL CLADDING AND FINISH:**
  - 1. Exterior of Frame & Sash: .050" extruded aluminum painted to meet AAMA 2605 paint performance requirements.
  - 2. Color: As scheduled.





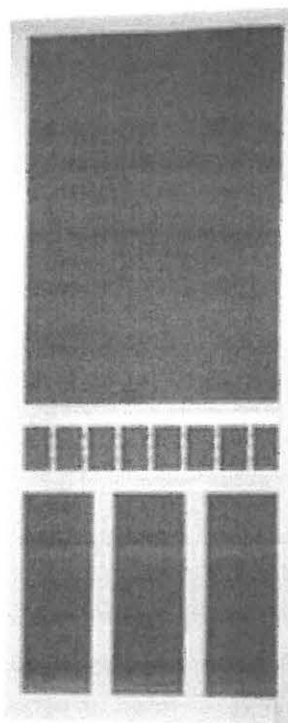
Depts.



Search



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Screen Tight Waccamaw White Vinyl Hinged  
Screen Door (Common: 36-in x 80-in; Actual: 36-  
in x 80-in)

Item # 140068 Model # WAC36



**\$110.22**





# CITY OF MANASSAS

Department of Community Development  
Elizabeth S. Via-Gossman, AICP, Director

## STAFF REPORT

**ARB Case:** 2017-23  
**Applicant:** James Smith  
**Address:** 9119 Church Street  
 (West Street Accessory Building)



### REQUEST

The applicant is requesting approval for the installation of two windows, one rear door, the bricking in of a second rear door opening, and a front façade alteration which would include the bricking in of what staff believes is a former garage door opening, installation of a dual service window for a future ice cream shop, installation of an awning and light fixtures.

The property was last before the Board in June 2016 for approval of two free standing signs to replace the prior signs (ARB #2016-34) that identifies the business located in the lots former dwelling.

### PROPERTY INFORMATION

**Location** – The site is located at 9119 Church Street, at the southwest corner of the parcel along the West Street frontage, between Church Street and Center Street. The structure appears to be the former detached garage of 9119 Church Street, and fronts on West Street.

**Historical Significance** – 9119 Church Street is a former dwelling constructed circa 1900 by C.A.S. Hopkins, the founder of the Hopkins Candy Factory. Sometime after 1949, it became the home of Dr. George Cocke, who owned Cocke's pharmacy. The home has since been converted to commercial office space. The structure is 2-stories, constructed in the Queen Anne Style. Although it has been renovated with modern materials and several additions have been added, the home is an excellent example of the late-nineteenth-century Queen Anne Style in Manassas and was the home to several prominent citizens. The home is a contributing structure to both the local and the National Register historic districts and is listed as a Local Historic Landmark.

However, the garage structure itself is not mentioned in the Survey.

**Surrounding Properties** – 9119 Church Street is located within the downtown commercial core of the historic district. To the west, the property is adjacent to a parking lot for BB&T Bank. Across Church Street to the north is the post office building, a contributing building constructed c. 1931. To the south, along West Street, are the Merchant's Garage (Contributing) and Rohr Museum buildings.

### APPLICANT'S PROPOSAL

The applicant is proposing a rehabilitation project to reuse what appears to be the former detached garage of 9119 Church Street for conversion into an ice cream shop. The building is currently vacant, with boarded window and door openings. The location of what appears to be the original garage door has been enclosed with framing and covered with vinyl siding, and includes an access door.

The request is for approval for the installation of two windows with grills, one rear 6 panel door, and bricking in of a second rear door opening. The front façade facing West Street would include several alterations. What staff believes is the former garage door opening would be bricked in, and includes the installation of a dual service window for the future ice cream shop; installation of an awning and light fixtures would complement the new façade.

## STAFF ANALYSIS

The applicant will perform maintenance on the existing brick repainting the peeling white paint. This work is exempt from a Certificate of Appropriateness and does not require any action from the Board.

The building is not new construction, so applicable design guidelines for are from the Historic District Handbook, pages 67-70 provide guidance on storefront and ground-level openings. For new store fronts in existing building, where reconstruction is not possible, design should respect the character, materials, and design of the building. As noted, the proposal includes the creation of a new brick façade along the West Street frontage. The proposal is for the vertical extension of the existing painted brick along each end of the façade. This will provide a "frame" for the new infill façade, which would be red brick and inset approximately 2". This proposal maintains a consistent brick material on the façade of the building, while also recognizing the former location of the garage door. The façade would include new dual service window, awning, and lighting as described below.

Guidelines for windows can be found on pages 55-63 of the Historic District Handbook. The guidelines indicate that original windows should be repaired and should be replaced when they are missing or beyond repair. The original 6/6 windows show significant deterioration/termite damage. The applicant is proposing a wood double hung window with metal cladding custom built to fit the existing window openings on the north (left side) elevation. This type of wood over metal window material has been approved by the Board on prior occasions. The windows are proposed in white, with inset grills. The recommends the new windows should consider the context of nearby facades, such as the property's primary structure, the original home. Staff recommends the applicant modify their proposed windows on the north elevation to remove the grills and provide a 1/1 design that is matching to the rear elevation of the original single family structure. The grill-less design also provide consistency with the proposed dual service window and other storefronts along West Street.

An elongated horizontal 9' x 4' metal dual service window is proposed on the west street elevation. While, this window replaces what staff believe was a prior garage door, it relates and fits the context of existing first floor commercial windows along West Street which have elongated horizontal windows, such as the former Merchant's Garage building, and BB&T bank buildings along West Street. Staff recommends a white finish for the service window to match the proposed north elevation windows and rear door. In addition, a 9' x 12" stainless steel service counter would be installed at the bottom of the service window. According to a property survey, and based on a field visit to the site, the building has 1+ foot setback from the City right of way. This combined with the inset of the new façade will allow for location of a service counter not to encroach into City right of way.

The applicable design guidelines for doors are found on pages 64-66 of the City of Manassas Historic District Handbook. The guidelines generally state that doors should only be replaced when they are missing and beyond repair. The applicant is proposing a 32" x 80", 6 panel, white, fiberglass door on the rear elevation of the building. Unfortunately, the original door 4 panel wood door that was boarded up until recently shows significant deterioration. The proposed 6 panel door is in keeping with the original door's panel design; however staff would recommend the applicant consider installation of a metal door instead of a fiberglass door to provide a consistent metal finish on the building's doors and windows.

Additionally, brick would be used to fill in the southern (left door) on the rear (east) elevation. The applicant intends to paint the brick white to match the rear elevation, and the brick to be installed in such a way to block in just the opening. The integrity of the original door opening, a inset of the new brick will be provided as well to maintain the profile of the opening. This would also allow for a possible future removal of the brick if the door opening were to be restored in the future. The guidelines recommend fixing doors in place in lieu of blocking in-with the location on the rear elevation. With the applicants work to maintain the integrity of the original door opening, staff believes the proposal, in this particular instance on a rear elevation, would not be detrimental to the integrity of the Historic District.

Recommendations for awnings can be found on pages 88-90 of the City of Manassas Historic District Handbook. The guidelines recommend awnings be placed within the storefront, porch, door, or window openings and be no lower than 7 feet above a sidewalk. They should be placed not to interfere with architectural elements, signage, or street trees, and should be coordinated as part of the color scheme of the building. Bright colors and complex patterns should be avoided. The proposed acrylic fabric awning is consistent with the Design Guidelines and will provide a functional feature for the proposed use, adding cover over the dual service window. The use of vertical strips is consistent with other striped awnings in the historic district. The white striping will match the proposed windows and doors, and the black text proposed for the signage would match the black striping. The awning is located as to not interfere with façade features such as the proposed window and lighting. The Rohr Museum building at the southern end of this block of West Street also uses a similar shaped awning. As noted in the guidelines, the awning will need to maintain a 7' clearance from the sidewalk.

The applicable design guidelines for signage are found on pages 82-87 of the City of Manassas Historic District Handbook. The guidelines state that signage is permitted on awnings, and should be sewn, painted, or screened on the material. The proposed sign is 10" x 15', which is in keeping with the requirements of the zoning ordinance. The signage would be painted on using a heavy body acrylic paint.

Recommendations for lighting can be found on page 40 of the Historic District Handbook. The guidelines recommend light fixtures that are understated and compatible with the quality of the area and surrounding buildings. Bright flood lights and "crime" lights should not be used to illuminate buildings. The two proposed carriage lights on the West Street elevation appear is keeping with the recommendations of the guidelines. A security light is also proposed on the rear elevation, above the proposed door. It would provide illumination to the rear entry and parking area. It is not designed to illuminate the building.

### **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
<b>Activity Proposed:</b>	Creation of a new façade on West Street, including installation of service window and lights, installation of two windows on the north elevation, installation one rear 6 panel door, and bricking in of a second rear door opening.
<b>(1)</b> 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 proposed brick façade and window materials are appropriate for use in the historic district. Staff is recommending the door be metal as well, matching the windows. White color of the existing brick, doors and windows will unify the design.
<b>(2)</b> 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 service window fits the context of the larger windows along the West Street frontage. Lighting and awnings appear appropriate, and fit the scale of the building. The rear door and side windows are also compatible with the former home (now office) which they are oriented towards.
<b>(3)</b> The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposal appears in harmony with this commercial area of the historic district.
<b>(4)</b> 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 proposal does not appear to have any adverse impact of the character of the structure or nearby structures.
<b>(5)</b> The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	N/A
<b>(6)</b> Any applicable provisions of the adopted design guidelines.	With staff's recommendations for the removal of window grills, the consistent metal finish and white color, as well as the inset for the new brick, staff finds the proposed rehabilitation work would not be of detriment to the character of the building.

## STAFF RECOMMENDATION

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

- The two windows installed on the north elevation not include grills or mutins.
- The service window on the West Street frontage changed to white to match the color of the door and north elevation windows.
- The rear door to be installed will be metal to match the proposed metal/metal clad windows.
- A inset be provided along West Street for the new infill, red brick, façade.
- A inset be provided to maintain the integrity of the original door opening on the rear elevation that is to be bricked/painted white in will be maintained.

## City of Manassas

Manassas

## Reconnaissance Level Survey

DHR Id # 155-0041

## Resource Identification

Tax Parcel: 101/01 00/ 391/ 1/ 1

Other Id#: 155-0161-0079

GPIN # 7795-58-7335

Property Name(s): ..... Dr. Cocke House {Historic}, House, 9119 Church Street {Current}

Property Date: ..... circa 1885

Address(s): ..... 9119 Church 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

Contributing Property to Local Historic Landmarks List

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	Interior	Brick	Corbelled Cap
Chimneys	N/A	N/A	N/A
Foundation	Solid	Stone	Block
Roof	Gable, Cross	Asphalt	Shingle
Porch	1-story, 3-bay	Wood	Column, Tuscan
Structural System	Frame	Aluminum	Siding
Windows	Double-Hung	Wood	2/2
Windows	N/A	N/A	N/A

Site Description: ..... Facing north, this single dwelling is sited on the southeast corner of Church and West Streets. There are mature trees and shrubs on the property and the dwelling is fronted by foundation plantings. A cast-iron fence is located along the north and west property lines. A paved driveway with parking is located to the east of the dwelling and wraps around to provide additional parking to the south.

## 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 1885

Primary Resource? ..... Yes

Architectural Style: ..... Queen Anne

Interior Plan Type: ..... Unknown

Accessed? ..... No

Number of Stories: ..... 2

Condition: ..... Fair

Threats to Resource: ..... None Known

Description: Set on a stone block foundation, this two-story, four-bay Queen Anne-style building is a single dwelling. It is wood-frame construction now clad in aluminum siding made to appear like German siding. It is covered with a cross gable roof sheathed in asphalt shingles. The roof features overhanging eaves with scrolled brackets, a double plain frieze, boxed soffit, and a molded cornice. The one-story, three-bay porch features Tuscan columns with a spindle frieze, spindle fan brackets, and a boxed cornice with overhanging eaves. Fenestration consists of 2/2 double-hung wood windows with projecting rundle and triangle lintels and louvered aluminum shutters. A two-story wood-frame addition has been constructed on the south elevation. It is capped with an asphalt-shingled shed roof with an interior, stone cap chimney. It has pedimented lintels and 2/2 double-hung windows. A second wood-frame addition is located on the south elevation of the first addition. It is also covered with an asphalt-shingled shed roof with an interior, stone-cap chimney. The roof has overhanging eaves with a molded cornice and flat soffit. A third addition, set on a concrete-block foundation, is wood frame construction. It is located on the eastern portion of the second rear addition. This addition has a shed roof sheathed in asphalt shingles. Fenestration consists of 1/1 double-hung windows. A fourth addition is located on the rear elevation of the main block and previous addition and attaches to the third addition on its east elevation. Set on a concrete-block foundation, this wood-frame addition is covered with a shed roof. The roof is sheathed in asphalt shingles. Fenestration consists of 1/1 double-hung windows and a jalousie window.

**City of Manassas**  
**Reconnaissance Level Survey**

Manassas

DHR Id # 155-0041

**ometry Information****National Register Eligibility Information (Intensive Level Survey)**

Historic Context(s): ..... Architecture/Community Planning, Domestic

Time Period(s): ..... Reconstruction and Growth (1865 to 1914)

**Significance Statement:**

The Dr. Cocke House at 9119 Church Street dates from circa 1885 and is illustrative of the Queen Anne style as it was interpreted in smaller towns such as Manassas at the turn of the twentieth century. Local history documents that this building was originally owned by C.A.S. Hopkins, the founder of the Hopkins Candy Factory. Dr. S.S. Simpson, a Manassas pharmacist, bought the property in 1907. Sometime after 1949, it became the home of Dr. George Cocke. For many years, Dr. Cocke's drug store operated at the corner of Center and Battle streets. The house was later used as lawyers' offices. It is one of the few remaining houses in downtown Manassas that was built before the relocation of the county seat in 1895. This property is a contributing property to Local Historic Landmarks List. This property is a contributing property to National Register Manassas Historic District. Although renovated with modern materials such as aluminum siding, the Dr. Cocke House is an excellent example of the late-nineteenth-century Queen Anne style. Further, it served as the home of several prominent citizens of Manassas. Therefore, the Dr. Cocke House is Ranked Notable. An intensive-level interior survey and research are recommended.

**Ownership Information**

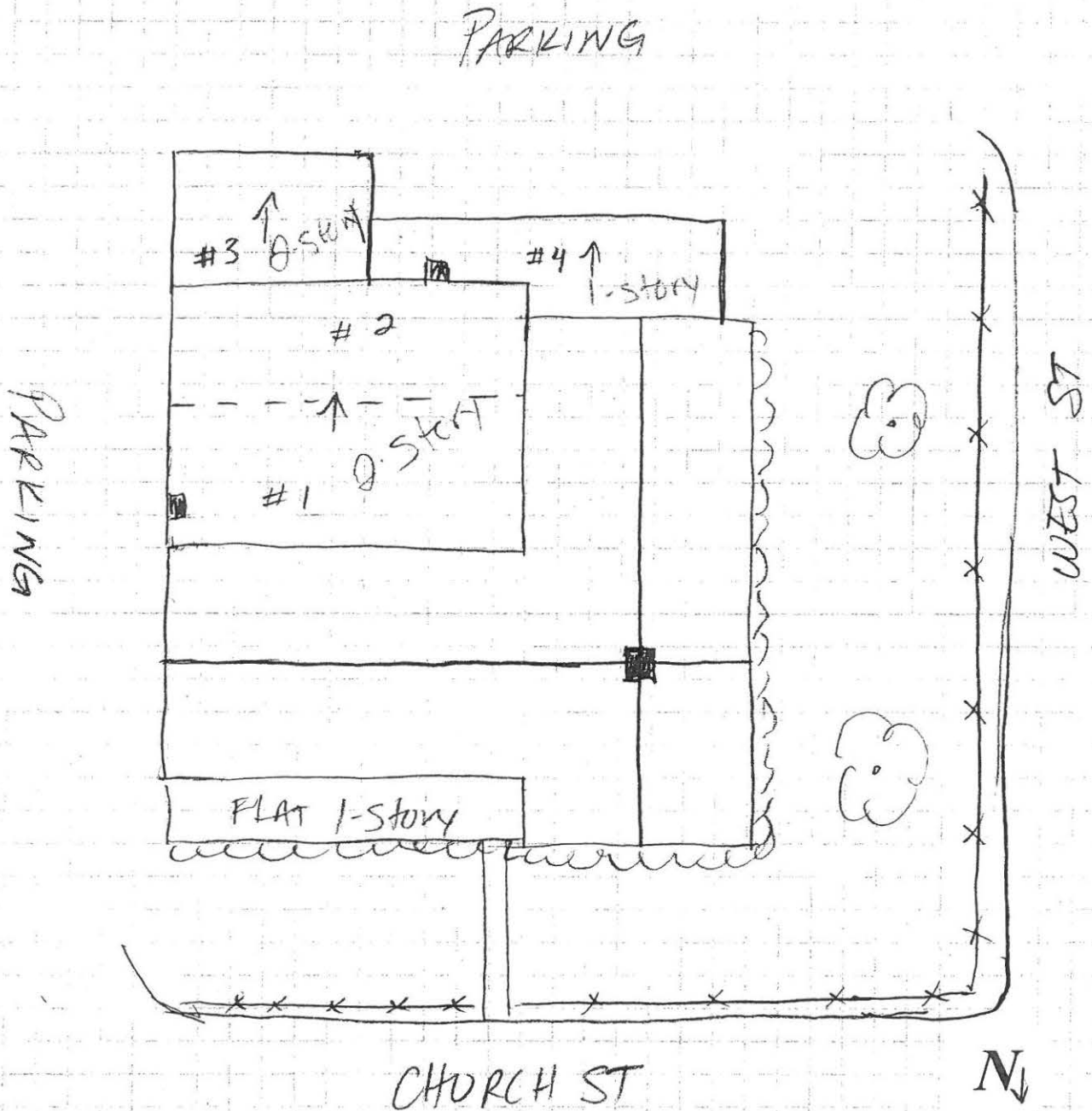
Robeson, James B. &amp; Stuart H.

**Graphic Media Documentation**

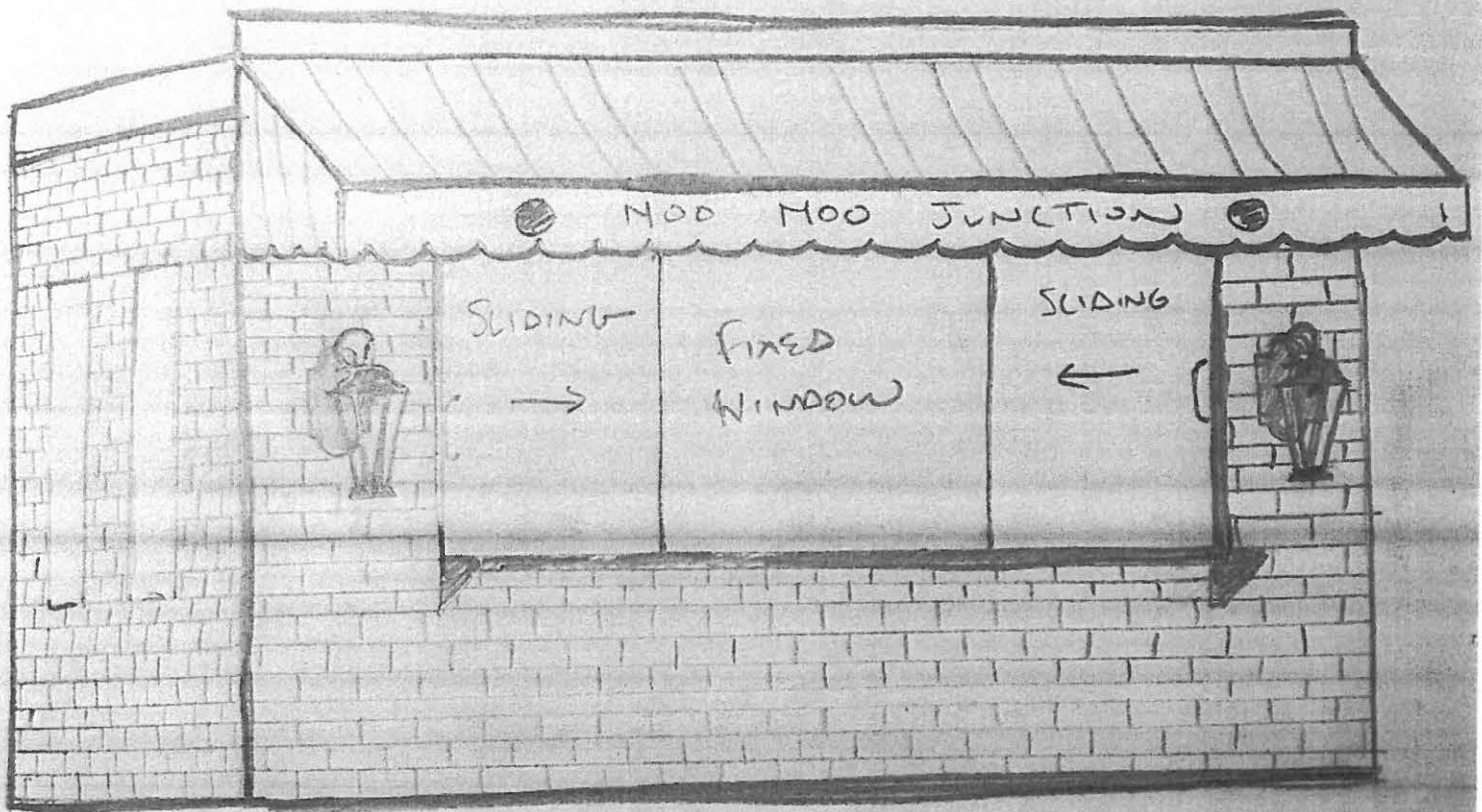
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BW 35mm Photos	EHT 6	21-22, 24	11/11/2005
Digital Photos	EHT 6	21-22, 24	11/11/2005

**CRM Event**

Reconnaissance Survey EJ: EHT Tracerics, Inc. September 1, 2005

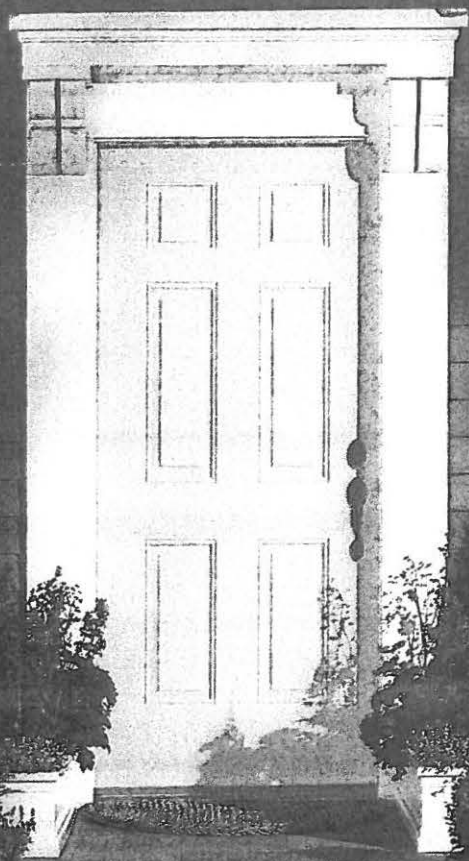


● = LOGO (SMALL)



# JELD-WEN

WINDOWS & DOORS



**6-PANEL**



Durable fiberglass surface won't dent, rust, crack or split

La superficie de fibra de vidrio durable no se abolla, ni se oxida, ni se cuarteja ni se fractura



Reinforced lock area for added security

El área de la cerradura está reforzada para proporcionar mayor seguridad

For installation instructions, materials required and full warranty information visit [homedepot.jeld-wen.com](http://homedepot.jeld-wen.com)

Para obtener instrucciones de instalación, los materiales necesarios y la visita completa información sobre la garantía [homedepot.jeld-wen.com](http://homedepot.jeld-wen.com)

THD-10207 04/15

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**Primed Fiberglass 6 Panel  
Premium Fiberglass  
4-9/16 Jamb w/ Brickmould**

4X4-1/4 Hinge Finish  
Satin Nickel

Rating/Other

WIDTH

HEIGHT

**32**

**80**

PO#:48987911

Rough Opening 34 1/2 x 82 1/2

**RIGHT  
HAND  
INSWING**



As viewed from exterior of

**979716**

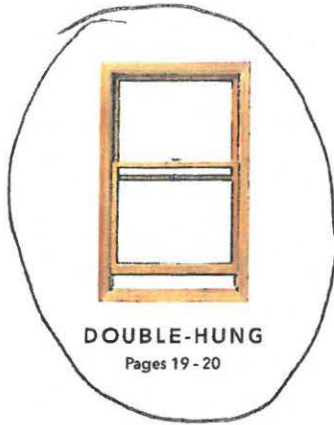


**F  
I  
B**

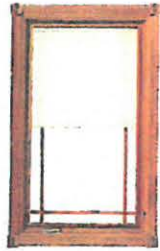
# 1 Pick your window or patio door style.

## Pella® wood clad window options.

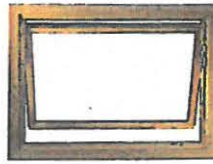
A full product line ensures you will have the right style to complement your home.



**DOUBLE-HUNG**  
Pages 19 - 20



**CASEMENT**  
Pages 21 - 22



**AWNING**  
Pages 21 - 22

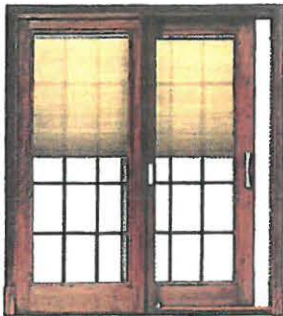


**BAY OR BOW**  
Page 23

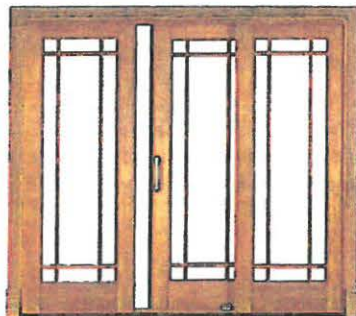


**FIXED AND SPECIAL SHAPE**  
Page 24

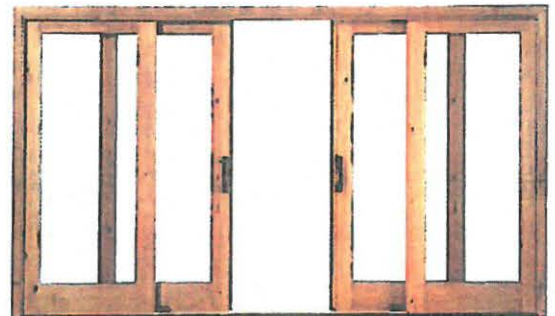
## Pella wood clad patio door options.



**SLIDING 2-PANEL**  
Pages 27 - 28



**SLIDING 3-PANEL**  
Pages 27 - 28



**SLIDING 4-PANEL**  
Pages 27 - 28



**HINGED 2-PANEL**  
Pages 29 - 30

## 2 Select your glass.

### Pella has the right glass for your home.

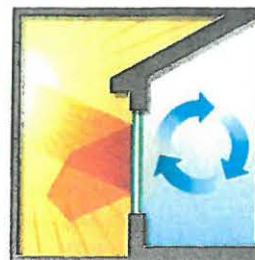
Pella's InsulShield® glass collection offers our most innovative and energy-saving choices. Whatever your climate, we make it easy to choose the glass that's just right for you.



#### INSULSHIELD GLASS® COLLECTION



**Hot and Cold  
Weather Extremes**



**Exceptional  
Solar  
Protection**



**Advanced Low-E  
Insulating Double-Pane  
Glass with Argon<sup>2</sup>**

Features two panes of glass, two layers of Low-E thermal protection and argon between the glass panes.

**Fade Resistance:** Blocks 84% of the sun's ultraviolet rays.

**Best Use:** Locations with hot and cold weather extremes.



**Advanced Low-E  
Insulating Triple-Pane  
Glass with Argon<sup>2</sup>**

Features three panes of glass, three layers of Low-E thermal protection and argon between the glass panes.

**Fade Resistance:** Blocks 86% of the sun's ultraviolet rays.

**Best Use:** Locations with the most extreme climates needing the best energy performance available.



\* Designer Series® 750 windows with triple-pane glass are 53% - 74% more energy-efficient than single-pane windows.<sup>3</sup>



**SunDefense™ Low-E  
Insulating Double-Pane  
Glass with Argon<sup>2</sup>**

Features two panes of glass, three layers of Low-E solar protection and argon between the glass panes.

**Fade Resistance:** Blocks 94% of the sun's ultraviolet rays.

**Best Use:** Homes or rooms that receive a lot of sun exposure.



\* Available with triple-pane glass for maximum energy efficiency.

#### ADDITIONAL ENERGY-EFFICIENT GLASS OPTIONS<sup>1</sup> FOR YOUR SPECIFIC NEEDS

##### Hurricane-Force Winds

HurricaneShield® products with impact-resistant glass<sup>4</sup> offer strong protection from flying debris while increasing the safety, security, ultraviolet protection, noise control and energy efficiency of your home.



##### Privacy

Obscure insulating glass is ideal for intimate spaces such as the bathroom or bedroom. The textured surface lets the sun shine in while obscuring the view.

##### Safety

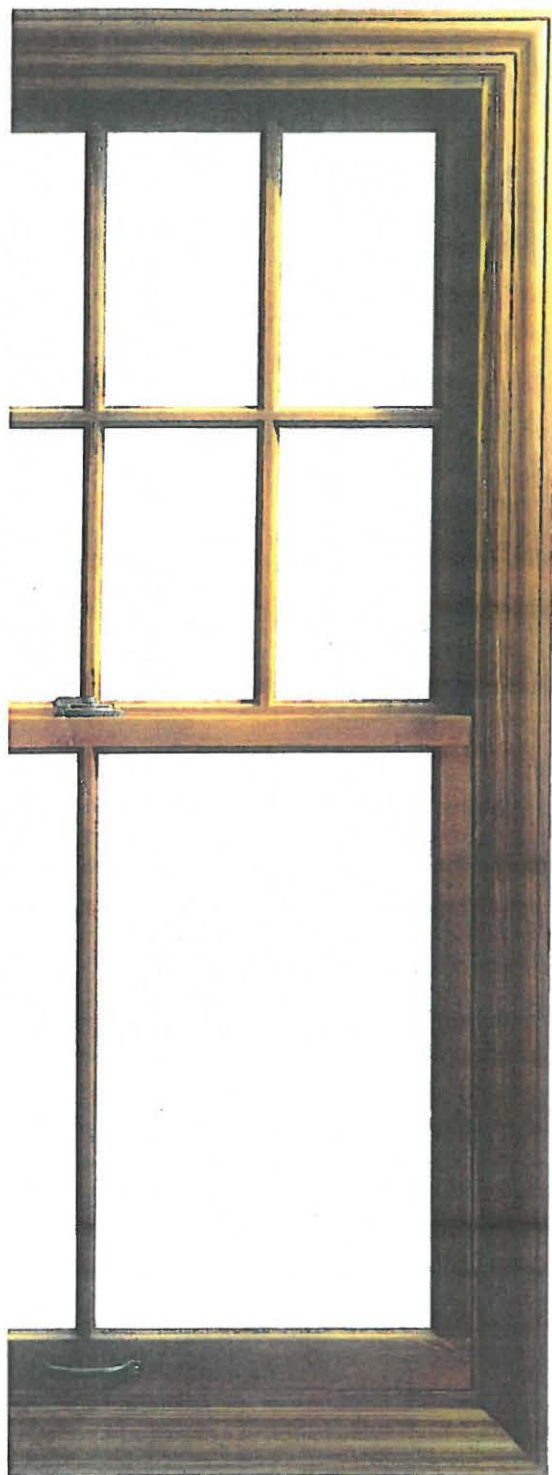
Tempered Insulating glass is four times stronger than regular glass, making it more durable and wind-resistant. If tempered glass does fracture, it breaks into small particles, not sharp pieces. Standard on all Pella® patio doors.

<sup>1</sup> Glass options can be upgraded to offer the benefits of our InsulShield energy performers. Glass options may vary per product. See specific product information for availability. <sup>2</sup> Optional high-altitude InsulShield Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information. <sup>3</sup> Improved window energy efficiency calculated in a computer simulation using RESFEN 5.0 default parameters for a 2,000-square-foot existing single-story home when comparing a Pella Designer Series 750 wood window with InsulShield Advanced Low-E triple-pane glass with argon to a single-pane wood or vinyl window. For more details, see [pella.com/methodology](http://pella.com/methodology). <sup>4</sup> Pella's Impact-resistant glass in HurricaneShield products is made up of a sheet of standard or tempered glass combined with a sheet of laminated glass. For best performance, the laminated glass may be in the interior or exterior pane of insulating glass, depending on the product.

# ③ Choose your interior and exterior colors.

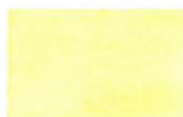
## Interiors.

Pella® wood clad windows and patio doors will blend beautifully with your home – inside and out. Best of all, you'll save time and finishing costs when you choose prefinished stain or paint options. Pine is the standard wood. Mahogany, Alder, and Douglas Fir are all available on Architect Series® 850 products.



### PREFINISHED STAIN (PINE)

Choose from eight factory-stained finishes to complement your home's trim, floor or cabinetry.



Natural



Golden Oak



Early American



Special Walnut



Provincial



Cherry



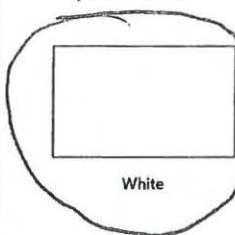
Red Mahogany



Dark Mahogany

### PREFINISHED PAINT (PINE)

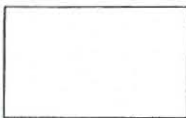
- Interiors resist yellowing, chalking or fading when exposed to sunlight.
- Pella prefinish paint is also available in the Lowe's paint department to coordinate with interior trim.
- Primed, ready-to-paint Pine interiors are also available on windows and patio doors.



White



Bright White

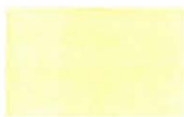


Linen White

### UNFINISHED WOOD

Available unfinished so you can match your home's unique interior décor.

- Pine is standard on all Pella wood windows and patio doors.
- Mahogany, Alder and Douglas Fir are optional on Architect Series 850 products only.



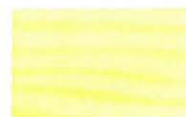
Pine



Mahogany



Alder



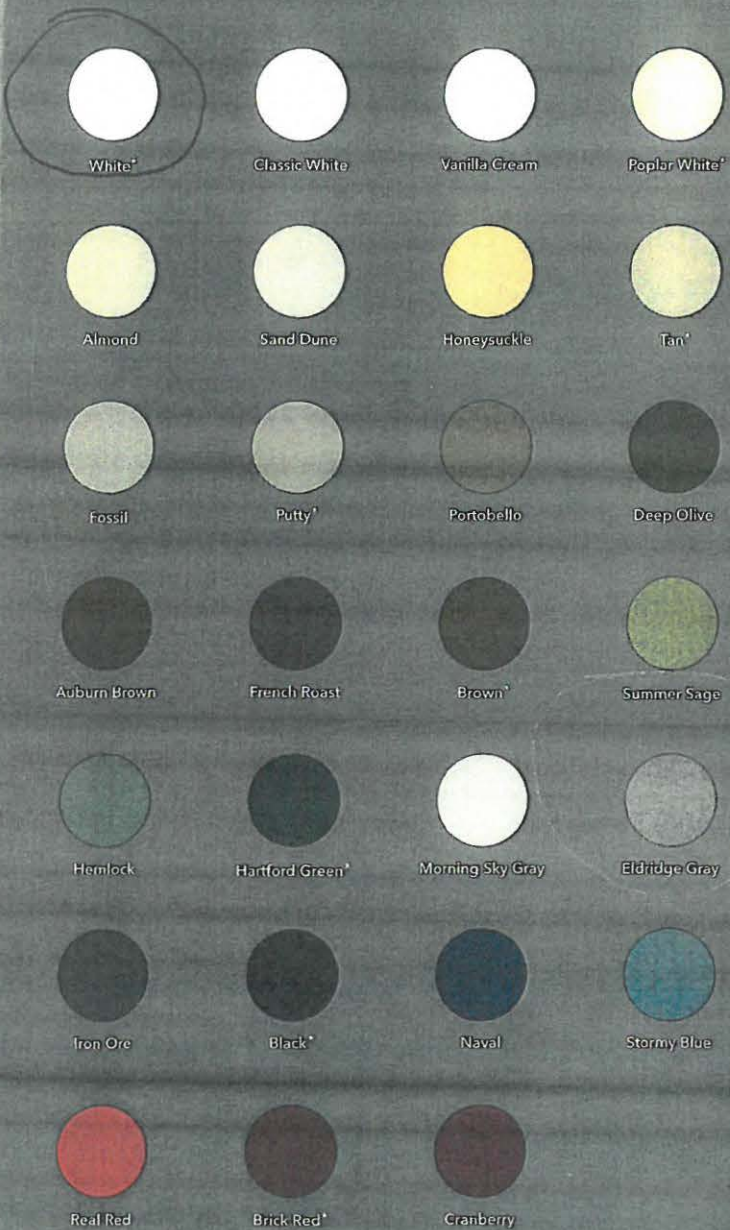
Douglas Fir

## Exteriors.

Pella's low-maintenance EnduraClad® protective finish is available on all wood products and is available in up to 27 colors.

### LOW-MAINTENANCE ENDURACLAD EXTERIOR COLORS

Durable wood frames are protected by aluminum cladding featuring a tough EnduraClad finish that resists fading.

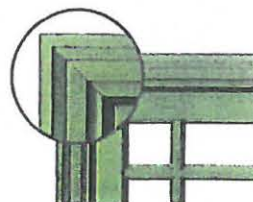


\* Pella's 450 Series products are only available in these colors.



### ENDURACLAD EXTERIOR TRIM OPTION

Finely detailed and richly profiled exterior trim provides the look of painted wood, complementing the appearance of your window to increase curb appeal.



Trim matches EnduraClad exterior frame color, shown in summer sage. See an associate for availability.

# 4 Select your hardware.



Architect Series® 850 casement window with Traditional Simulated Divided Light Grilles with Spacer.

Pella® wood clad window and patio door hardware is available in three standard colors, or choose the option of today's most popular hardware finishes to complement other decorative metals in your home.

## WINDOW HARDWARE FINISHES



Champagne  
(standard)

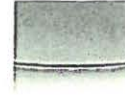
White  
(standard)



Brown  
(standard)



Bright Brass



Satin Nickel



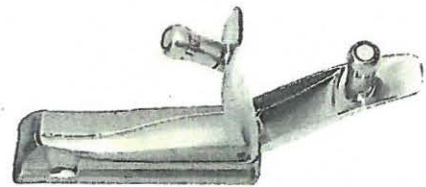
Oil-Rubbed  
Bronze<sup>1</sup>

## Casement and awning window hardware.

### FOLD-AWAY CRANK

The casement and awning crank folds neatly out of the way so it won't interfere with roomside window treatments.

Standard on all Pella wood clad casement and awning windows.



## Double-hung window hardware options.

### SASH LIFT HANDLE

Beautifully simple and unobtrusive, these sash lifts make operating your windows easy.

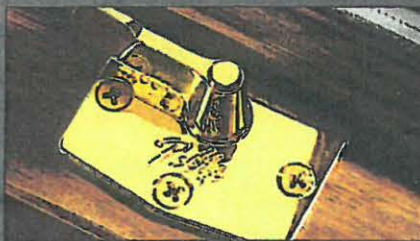
Optional on all Pella wood clad double-hung windows.



Architect Series 850 windows.



Designer Series® 750 and Pella 450 Series windows.



### RECESSED LOCK

Recessed into the sash for a sleek, uncluttered look.

Standard on Designer Series 750 double-hung windows.



### CAM-ACTION LOCK

Pulls the sashes against weatherstripping to ensure a superior weathertight seal.

Standard on Architect Series 850 and Pella 450 Series double-hung windows.



### HISTORICAL SPOON-STYLE LOCK

Beautifully detailed spoon-style hardware in a variety of finishes will give your home architectural accuracy.

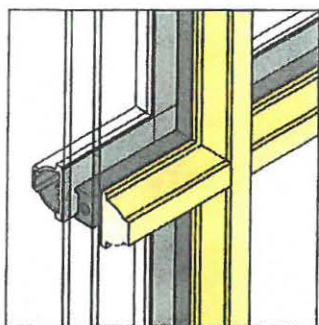
Optional on Architect Series 850 double-hung windows.

# 5 Personalize with additional options.

Pella offers you brilliant ways to create the look of individual windowpanes. Add personality to your windows and doors with a grille style and pattern that reflect your home's architectural style.

## SIMULATED-DIVIDED-LIGHT GRILLES WITH SPACER

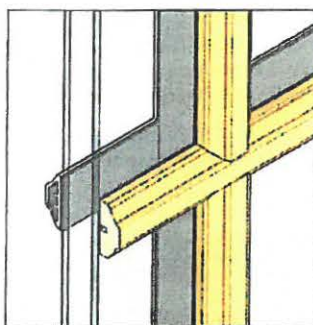
These grilles create the most authentic look of individual windowpanes. Available on Architect Series® 850 products.



✓ **Best Use:** When you want the most authentic look of finely detailed grilles.

## SIMULATED-DIVIDED-LIGHT GRILLES

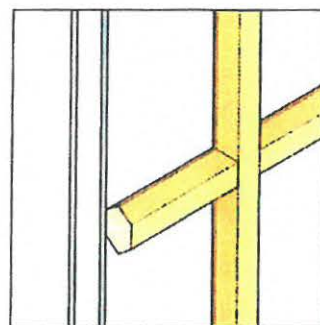
These grilles are permanently bonded to the inside and outside of your window glass. Available on Pella® 450 Series products.



✓ **Best Use:** When you want the realistic look of individual windowpanes.

## REMOVABLE ROOMSIDE WOOD GRILLES

Available on Architect Series 850 and Pella 450 Series products, these grilles are attached to the inside of your window with latches, so they can be removed to make cleaning the glass easier.



✓ **Best Use:** When you want removable grilles for easy cleaning.



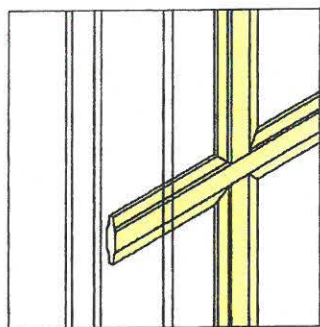
Architect Series 850 prefinished white double-hung windows with Traditional Simulated-Divided-Light Grilles with Spacer.

## Available finishes.

The interiors of removable wood grilles can be finished to match your window frame. Choose primed, prefinished paint<sup>1</sup>, prefinished stain<sup>1</sup>, or ready-to-stain or -paint<sup>1</sup>. The interiors of grilles-between-the-glass are available in the colors shown at the far right.

### REMOVABLE BETWEEN-THE-GLASS GRILLES<sup>2</sup>

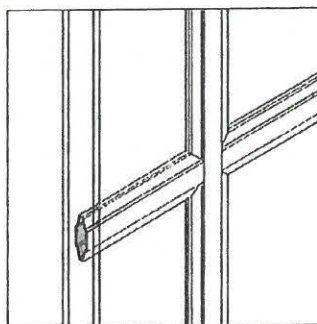
Available on Designer Series® 750 products, these wood grilles snap in and out so you can change them whenever you want. They're also protected under glass so they don't need constant dusting.



**Best Use:** When you want easy cleaning as well as the flexibility to remove or change the grilles.

### GRILLES-BETWEEN-THE-GLASS<sup>3, 4</sup>

Available on Architect Series® 850 and Pella® 450 Series, these aluminum grilles are permanently sealed between the panes of insulating glass, creating a smooth glass surface that's easy to clean.



**Best Use:** Homes where the look of individual windowpanes is desired, but a more convenient cleaning option is preferred.

### BETWEEN-THE-GLASS INTERIOR GRILLE COLORS

White Grille  
(with white painted window)

Harvest Grille  
(with light-stained window)

Tan Grille<sup>4</sup>  
(with dark-stained window)

Cordovan Grille  
(with dark-stained window)

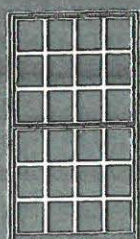
Brown Grille<sup>4</sup>  
(with light-stained window)

Brickstone Grille  
(with red-tone stained window)

Ivory Grille  
(with off-white painted window)

## Grille patterns.

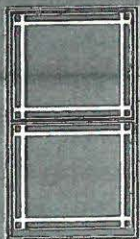
Pella offers an attractive variety of grille patterns to complement your home's architectural style.



Traditional



Traditional  
Top Sash



9-Lite Prairie



9-Lite Prairie  
Top Sash



Top Row



Custom  
(equally divided)  
Additional patterns available.

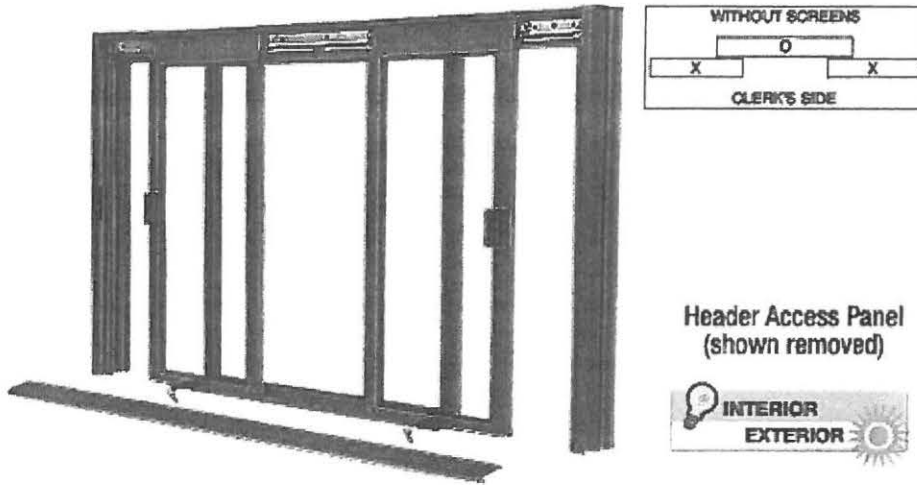
<sup>1</sup> Available on Pine products only.

<sup>2</sup> Available in White, Poplar White, Tan, Putty, Brown, Hemlock, Hartford Green, Morning Sky Gray, Black and Black Red.

<sup>3</sup> Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

<sup>4</sup> Tan and Brown available with matching exterior grille color only.

Service Window



## **ALUMINUM SLIDING SERVICE WINDOW**

### **SECTION 08580**

#### **PART 1 – GENERAL**

##### **1.01 SUMMARY**

- A. This section includes:
  - 1. Aluminum, heavy-duty commercial sliding service windows as indicated in drawings and in sections.

##### **1.02 SUBMITTALS**

- A. Product Data: Submit Manufacturer's technical product data substantiating that products comply.
- B. Shop drawings: Submit for fabrication and installation of windows. Include details, elevations and installation requirement of finish hardware and cleaning.
- C. Certification: Provide printed data in sufficient detail to indicate compliance with the contract documents.

##### **1.03 DELIVERY, STORAGE, AND HANDLING**

- A. Deliver windows crated to provide protection during transit and job storage
- B. Inspect windows upon delivery for damage. Unless minor defects can be made to meet the Architect's specifications and satisfaction, damaged parts should be removed and replaced.
- C. Store windows at building site under cover in dry location.

##### **1.04 PROJECT CONDITIONS**

- A. Field measurements: Check opening by accurate field measurement before fabrication. Show recorded measurements on shop drawings. Coordinate fabrication schedule with construction progress to avoid delay of work.

##### **1.05 WARRANTY**

All material and workmanship shall be warranted against defects for a period of one (1) year from the original date of purchase.

## ALUMINUM SLIDING SERVICE WINDOW

### SECTION 08580 -2

#### PART 2 - PRODUCTS

##### 2.01 ACCEPTABLE MANUFACTURER'S

- A. Basis of design: Design is based on aluminum (DW) series, deluxe sliding service window manufactured by **C.R. Laurence Co., Inc. (800) 421-6144**

##### 2.02 MATERIALS

- A. Frames: 4" Aluminum frame modules shall be constructed of 6063-T5 extruded aluminum. Replacement and servicing of glass shall be from the clerk side of the window by means of an access panel in the top header and does not require the removal of the frame from the opening. Window glides on top-hung heavy-duty ball bearing slides. Poly-pile weather stripping and self-latching handle. Overall frame sizes are to be in accordance with the contract drawings.
- B. Finish: All aluminum to be clear anodized, duranodic bronze, powder or Kynar painted (specify color).
- C. Glazing: The glazing is 1/4" to 1/2" in thickness. Options include tempered, wire, laminated, tinted, and insulating glass (specify type of glazing material desired).
- D. Options: Laminated Shelf, stainless steel shelf, keyed lock, full bottom track, or burglar bar. (specify desired options).

#### PART 3 – EXECUTION

##### 3.01 INSTALLATION

- A. Install window in accordance with manufacturer's printed instructions and recommendations. Repair damaged units as directed (if approved by the manufacturer and the architect) or replace with new units.

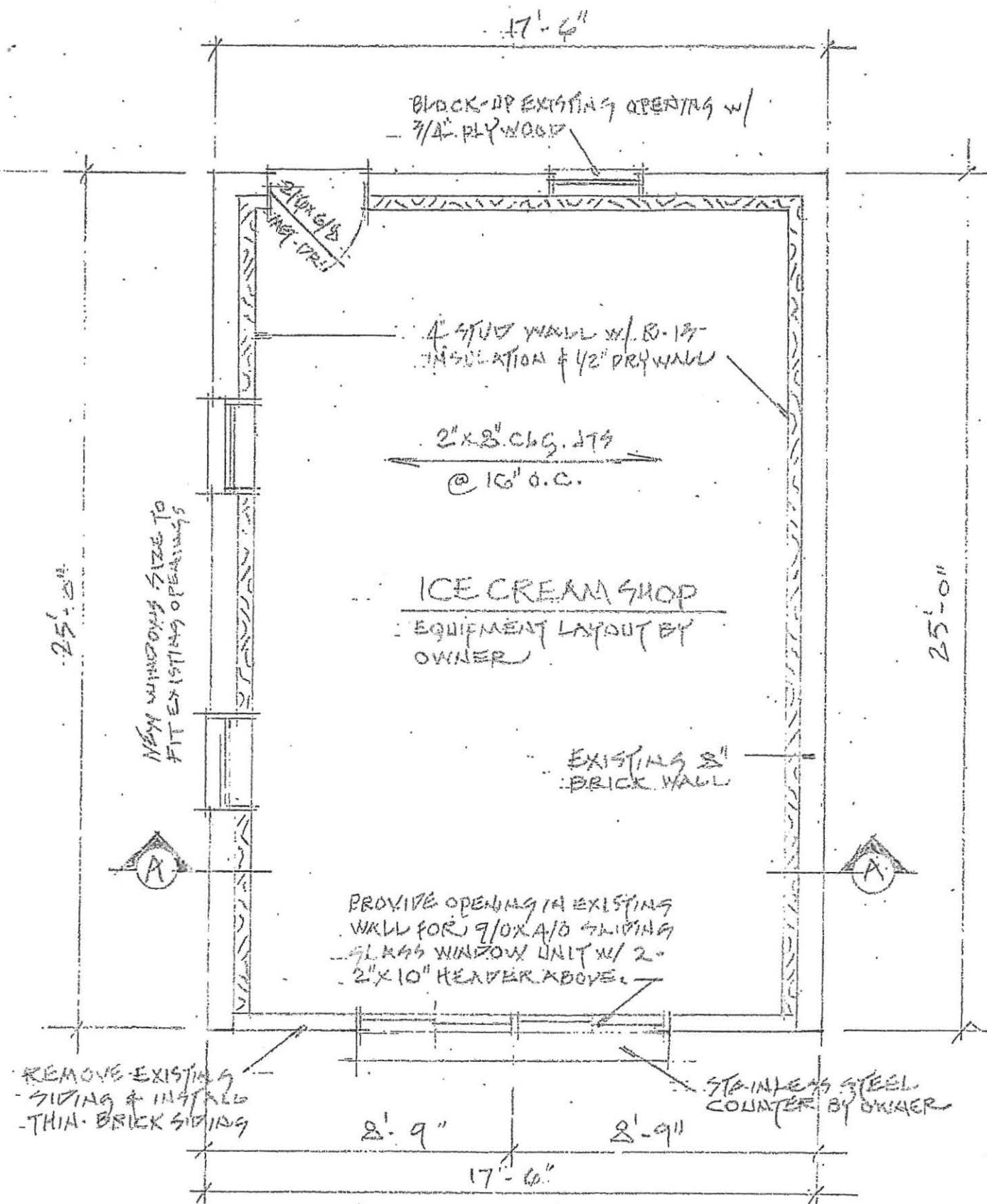
##### 3.02 CLEANING

- A. Clean frame and glazing surfaces after installation, complying with requirements contained in the manufacturer's instructions. Remove excess glazing sealant compounds, dirt or other substances.

##### 3.03 PROTECTION

- A. Institute protective measures required throughout the remainder of the construction period to ensure that all the windows do not incur any damage or deterioration, other than normal weathering, at the time of acceptance.

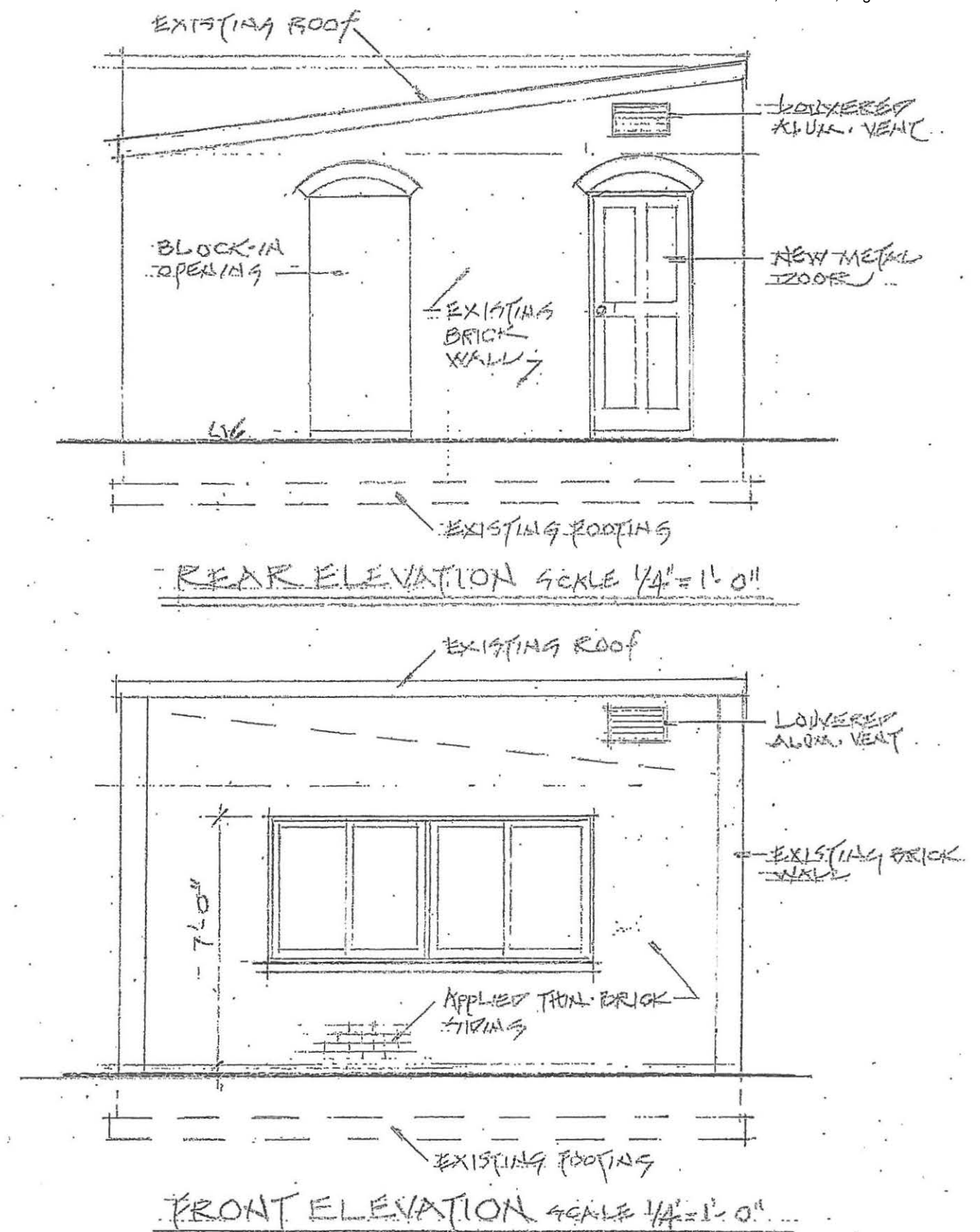
**END OF SECTION**



FLOOR PLAN SCALE 1/4" = 1'-0"

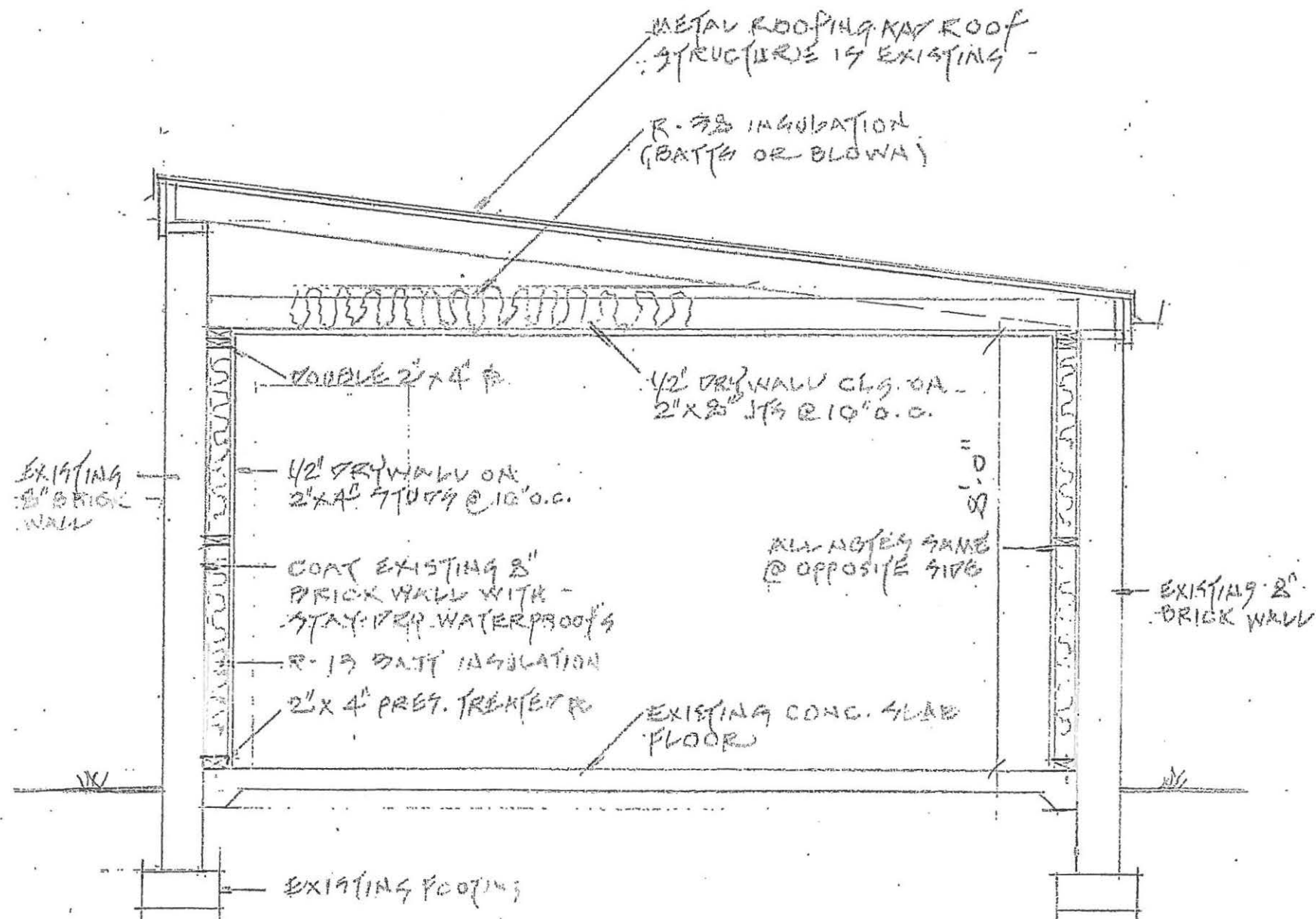
- NOTES: 1. ALL CONSTRUCTION IS TO BE IN COMPLIANCE WITH  
PRINCE WILLIAM COUNTY BUILDING CODES.  
2. THE MECHANICAL, ELECTRICAL, & PLUMBING CON-  
TRACTORS SHALL SUBMIT DRAWINGS FOR THEIR WORK.

Attachment 8 - Moo-Moo Junction Floor Plan, Front and Rear Elevations

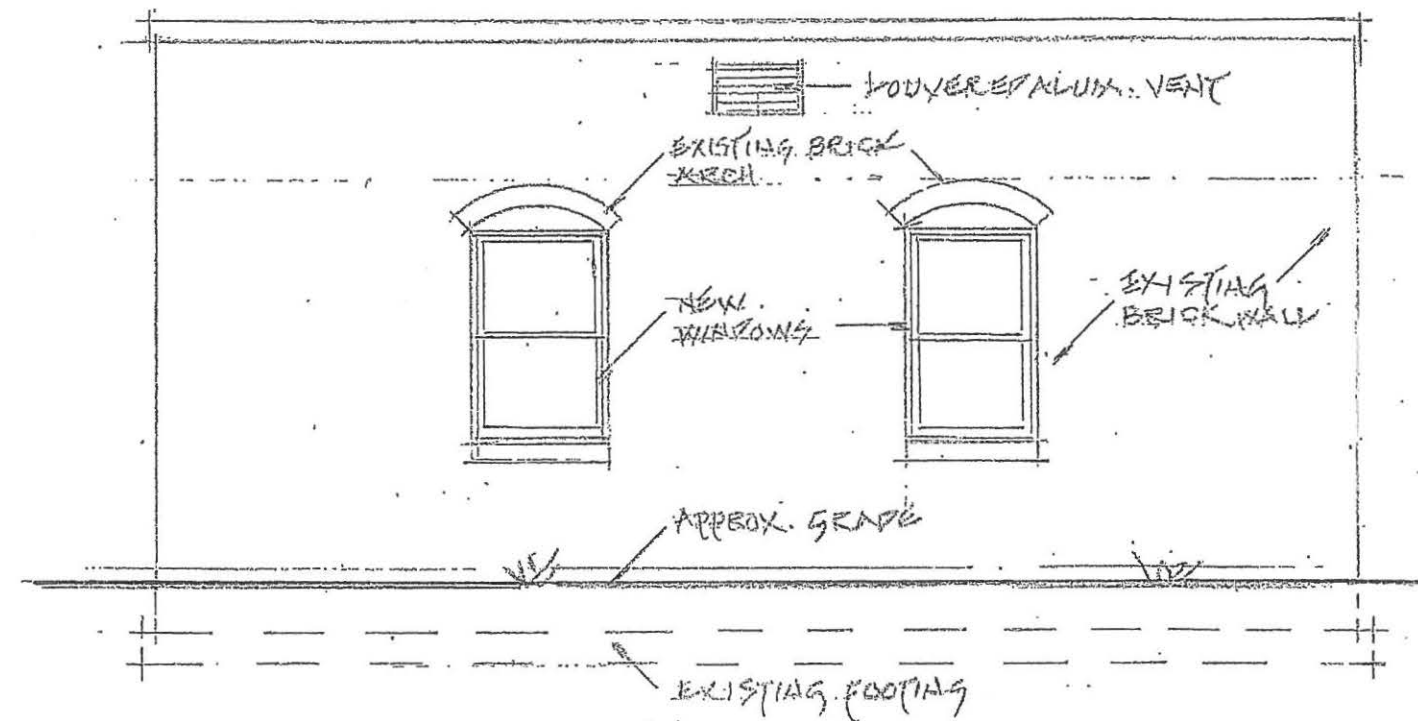


BUILDING RENOVATION  
FOR  
ACQTEL REALTY  
JAMES SMITH

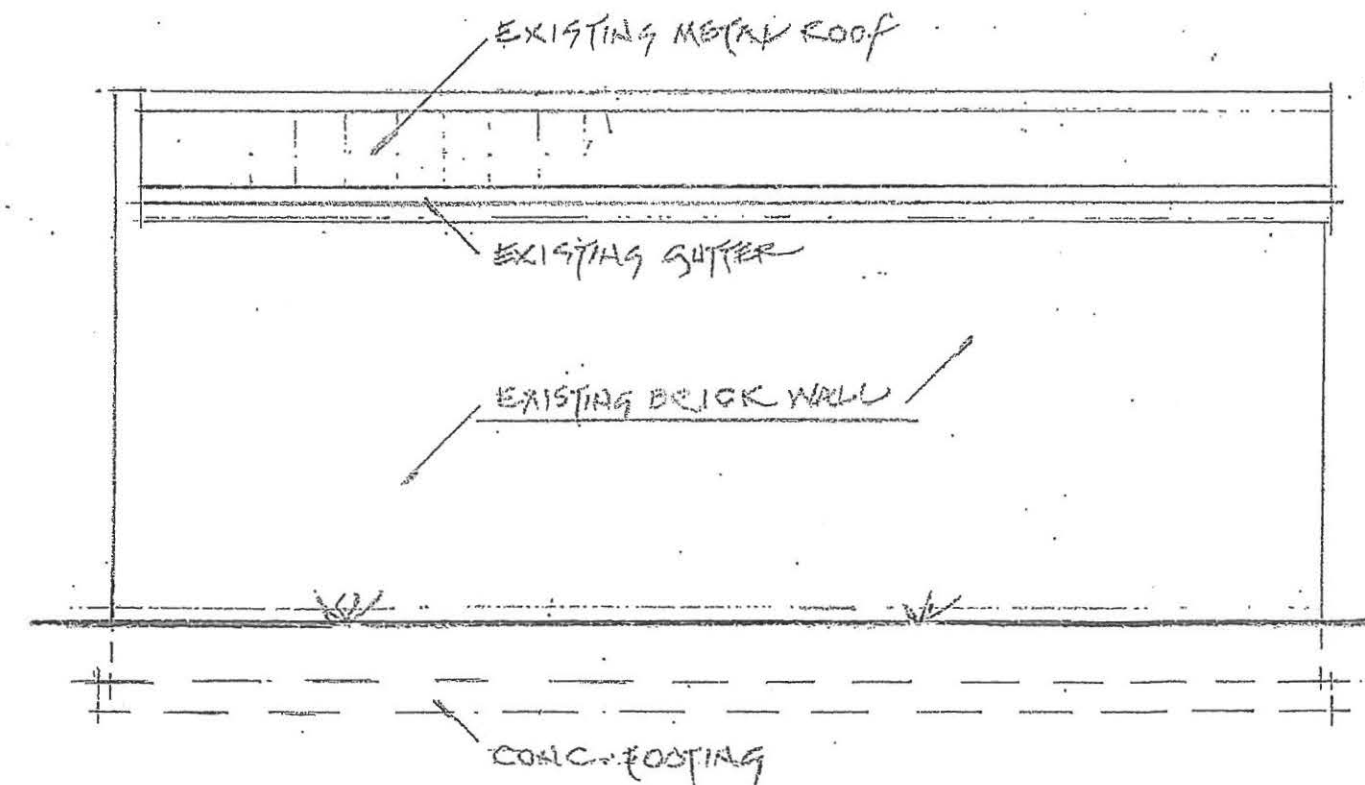
DATE: 1/25/17 9119 CENTER ST. MANASSAS, VA.



CROSS SECTION "A-A" SCALE 3/8"=1'-0"



LEFT SIDE ELEVATION SCALE 1/4"=1'-0"



RIGHT SIDE ELEVATION SCALE 1/4"=1'-0"