

ARCHITECTURAL REVIEW BOARD AGENDA

May 9, 2017 – 7:30 p.m.

**Manassas City Hall
9027 Center Street, Room 204**

BOARD MEMBERS

William Rush, Chairman
Debbie Haight, Vice-Chair
Jan Alten

Nancy Hersch Ingram
Fatima Pereira-Shepherd
Myra Buchanan Brent (ALTERNATE)

1. Pledge of Allegiance to the Flag
2. Roll Call
3. Approval of the Meeting Minutes – April 11, 2017
4. New Business
 - **ARB #2017-30**
9451 West Street
NVTC &PRTC Virginia Railway Express
 - **ARB #2017-31**
9360 Main Street
Bull Run Unitarian Universalist Church
 - **ARB #2017-32**
9508 Grant Avenue
Kristen Reynolds
 - **ARB #2017-33**
9419 Main Street
Sinistral Brewing Company
 - **ARB #2017-34**
9071 Center Street
Hynson Holding Group
5. Other Business
 - **Old Town Update(s)**
6. Adjournment

DRAFT

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

April 11, 2017 – 7:30 P.M.

Members Present: William Rush, Chairman
Debbie Haight, Vice-Chair
Jan Alten
Nancy Hersch Ingram
Fatima Pereira-Shepherd
Myra Buchanan Brent (ALTERNATE)

Members Absent: None

Staff Present: Jamie S. Collins, Development Services Manager
Greg Bokan, Planner

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Clerk called the roll, and a quorum was determined.

APPROVAL OF MINUTES – March 14, 2017

Chairman Rush stated that the address for Moo Moo Junction was incorrect and should be updated.

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

NEW BUSINESS

**ARB #2017-25
9405 Peabody Street
Freedom Bail Bonds**

Mr. Bokan stated that the applicant is proposing to add three wall mounted signs on the building for Freedom Bail Bonds. The two aluminum signs on Church Street and Peabody Street,

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measuring 30"x72", will be placed in the same position (above the entry door awnings) as the existing signs on the Church Street and Peabody Street elevations. The 48" x 72" aluminum sign on the eastern elevation of the building will be shifted so as to be centered on the elevation.

Staff recommended approval of the application with the following stipulations:

1. The sign on the eastern elevation be reduced to 9.3 square feet or less to meet zoning requirements for this legally non-conforming sign.
2. The sign of the eastern elevation follow the same design as the other two signs, with the largest print text at the top of the sign, with the print text reducing in size to the bottom of the sign.
3. The signs be revised to a maximum of 3 colors.

The applicant revised its application to meet the recommendations of staff for stipulations #1 and #3.

Applicant, Nicole Tengt, stated that the company's name and phone number should be larger because that is how they get most of their clientele.

ARB Discussion

- **Ms. Ingram** stated that the small letters for the phone number is quite legible and agrees with staff regarding stipulation #2.
- **Ms. Haight** stated that she have no problem with the way the sign is designed.

Ms. Haight motioned to approve ARB #2017-25 with the following recommendations:

- **The sign on the eastern elevation be reduced to 9.3 square feet or less to meet zoning requirements for this legally non-conforming sign as recommended by staff.**
- **The signs be revised to a maximum of 3 colors as recommended by staff.**
- **The sign of the eastern elevation be approved as submitted by the applicant.**

Ms. Shepherd seconded the motion.

Roll Call

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

The MOTION FAILED 3-2.

Ms. Ingram made an alternate motion:

- **The sign on the eastern elevation be reduced to 9.3 square feet or less to meet zoning requirements for this legally non-conforming sign as recommended by staff.**
- **The signs be revised to a maximum of 3 colors as recommended by staff.**

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- The sign of the eastern elevation follow the same design as the other two signs, with the largest print text at the top of the sign, with the print text reducing in size to the bottom of the sign as recommended by staff.

Ms. Alten seconded the motion.

Roll Call

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

The MOTION PASSED 4-1.

ARB #2017-26

9320 West Street

Pierce Old Town Funeral Home

Mr. Bokan stated that the owner of the property recently installed 1/1 double hung vinyl windows without approval of the ARB. The original windows that were removed were a 6/6 double hung wood window. The second part of the application include a 6" increase to the height of a parapet wall over the 1 story "infill" addition which connects the original Dwellings A and B. This modification is to allow for the adjustment in pitch to the flat roof to alleviate a drainage problem.

Staff recommends approval of the proposed 6" increase to the parapet wall which connects the original Dwelling A with Dwelling B to accommodate the flat roof modification. Staff recommends denial of the proposed material and design change to install 1/1 vinyl windows, due to the contributing ranking of the colonial revival structure.

Applicant, Kim Allen Beasley, stated that he looked at the structures of the homes in the immediate neighborhood of the property and said that the majority of the windows were 1/1 double hung windows but was not sure if the windows were vinyl.

ARB Discussion

The Board members agreed with staff's recommendation.

Ms. Haight motioned to approve ARB #2017-26 as recommended by staff:

- Approval of the proposed 6" increase to the parapet wall which connects the original Dwelling A with Dwelling B to accommodate the flat roof modification.
- Denial of the proposed material and design change to install 1/1 vinyl windows, due to the contributing ranking of the colonial revival structure.

Ms. Shepherd seconded the motion.

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Roll Call

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

The MOTION PASSED UNANIMOUSLY.**ARB #2017-27****9204 Lee Avenue****Pierce Old Town Funeral Home**

Mr. Bokan stated that the applicant is proposing the removal of a 1/1 window from the first floor of the two story addition on the east elevation of the building. It would be replaced with a new 6 panel door. A two foot canopy with decorative brackets would cover the new entry door. The existing door and porch that were installed without Board approval would be removed.

Staff recommended approval of the application with the follow stipulations:

- The proposed door be a wood or metal material.
- The door and canopy be white in color.
- The color of the proposed asphalt shingles match the structures existing shingles.

Applicant, Kim Allen Beasley, had nothing further to add to the staff report.

ARB Discussion

None

Ms. Alten motioned to approve ARB #2017-27 as recommended by staff:

- The proposed door be a wood or metal material.
- The door and canopy be white in color.
- The color of the proposed asphalt shingles match the structures existing shingles.

Ms. Shepherd seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

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ARB #2017-28
9307 West Street
Michael Economou

Mr. Bokan stated that the owner is proposing a 6' vinyl fence with flat board design is proposed to replace an existing wood fence along the northern side yard.

Staff recommended approval of the application with the following stipulation:

- The use of wood material for the fence.

Applicant, Michael Economou, stated that he opted for the vinyl material because he believes it the best decision for the property's value and vinyl holds up better than wood.

ARB Discussion

- **Ms. Ingram** stated that wooden fences can be pressure treated, which helps with the maintenance.
- **Chairman Rush** stated that there is a material called yellow wood which is also comparable.

Ms. Shepherd motioned to approve ARB #2017-28 as recommended by staff:

- **Wood material be used for the fence.**

Ms. Alten seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2017-29
9419 Main Street
Sinistral Brewing Company

Mr. Bokan stated that the applicant is proposing to add a metal 3x6 freestanding sign on the existing 17' pole on the northern end of the site. The applicant is proposed to relocate the pole to the southern end of the site. The relocation is necessary to meet zoning requirements. The buildings would be repainted Kendall Charcoal for the primary façade color, with White Dove used for the trim and doors.

Staff recommended approval of the application with the following stipulations:

- The applicant will refurbish the relocated sign pole.

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Applicant's Proxy, Debbie Haight, had nothing further to add to the staff report.

ARB Discussion

- **Ms. Ingram** stated that the proposed color does not enhance the building because the overhang would make the color seem even darker.

Ms. Shepherd motioned to approve ARB #2017-29 with the following staff recommendation:

- **The applicant will refurbish the relocated sign pole.**

Ms. Alten seconded the motion.

Roll Call

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

The MOTION PASSED 3-1.

OLD BUSINESS (Walk-On)**ARB Case # 2017-20**

9073 Center Street

Hynson Holding Group

Ms. Collins stated that this was a walk-on case. The ARB had received an application for a Certificate of Appropriateness from Hynson Holding Group for the approval of projecting and wall mounted signage at the ARB meeting on February 14, 2017. The application was recommended for approval as presented by the staff. The applicant is back requesting a change in the material. Staff recommended deferring the case until the next meeting.

Applicants, Ken Krick, Jackie Krick and Bennett Whitlock, stated that they are back before the ARB to revisit the color of the metal wall signage. Both ECU Communications and Whitlock Management asked the Board for the approval to change the material to brushed aluminum as opposed to the approved white aluminum lettering. The lettering requested is exactly the same as on the City Hall building but with an aluminum finish.

ARB Discussion

- **Ms. Haight** agreed with the applicant that the lettering will all look the same regardless of it being brushed aluminum or painted white aluminum.

Ms. Shepherd motioned to approve the modification to ARB #2017-20 to allow a brushed aluminum finish for the new wall mounted signage. **Ms. Haight** seconded the motion.

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Roll Call

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

The MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS – WORK SESSION**ARB #2017- 30****9431 & 9451 West Street****NVTC & PRTC Virginia Railway Express**

Mr. Bokan stated that the applicant is proposing the replacement of the existing exterior light fixtures for the Rail Depot and associated platforms. The proposal is for replacement of 11 building mounted hanging glass globe fixtures, which are located on all four walls of the Depot, with a King Luminaire Historic Gaslamp. The fixture design is based on an early twentieth century Adams & Bagnall gas streetlamp. These are replacements at the existing brackets, and no new attachments are proposed. The fixtures would use an LED light source. In addition, 18 pole mounted Sternberg acorn fixtures on the two stand-alone platforms would be replaced with the same King Luminaire Historic Gaslamp fixture proposed for the Depot. The existing Sternberg acorn fixtures used at the platforms are the standard street light fixture used in the Historic District. The replacement proposal includes new pole and base, which are of a similar design to the existing pole and base.

The change is requested by Virginia Railway Express (VRE). They have proposed a fixture in use at other VRE locations which they believe will enhance the safety and security of the facility. As part of their application package, they have included security camera photos from the Depot compared to another facility which currently uses the proposed fixture.

Applicant, Greg Deibler, informed the Board of the on the reason of the application and shared web links of various samples of light fixtures of other VRE stations.

No action was taken on this case. The case will be on the agenda of the May meeting for action.

Old Town Update(s)

Ms. Collins informed the Board of the following:

- Ms. Alten has been appointed as a regular ARB member with a 4-year term
- Ms. Ingram has been reappointed as a regular ARB member to serve a 4-year term
- Ms. Myra Buchanan Brent was introduced and welcomed as the new alternate member to the ARB.

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Ms. Collins informed the Board that the annual postcard mailing will be going out this spring.

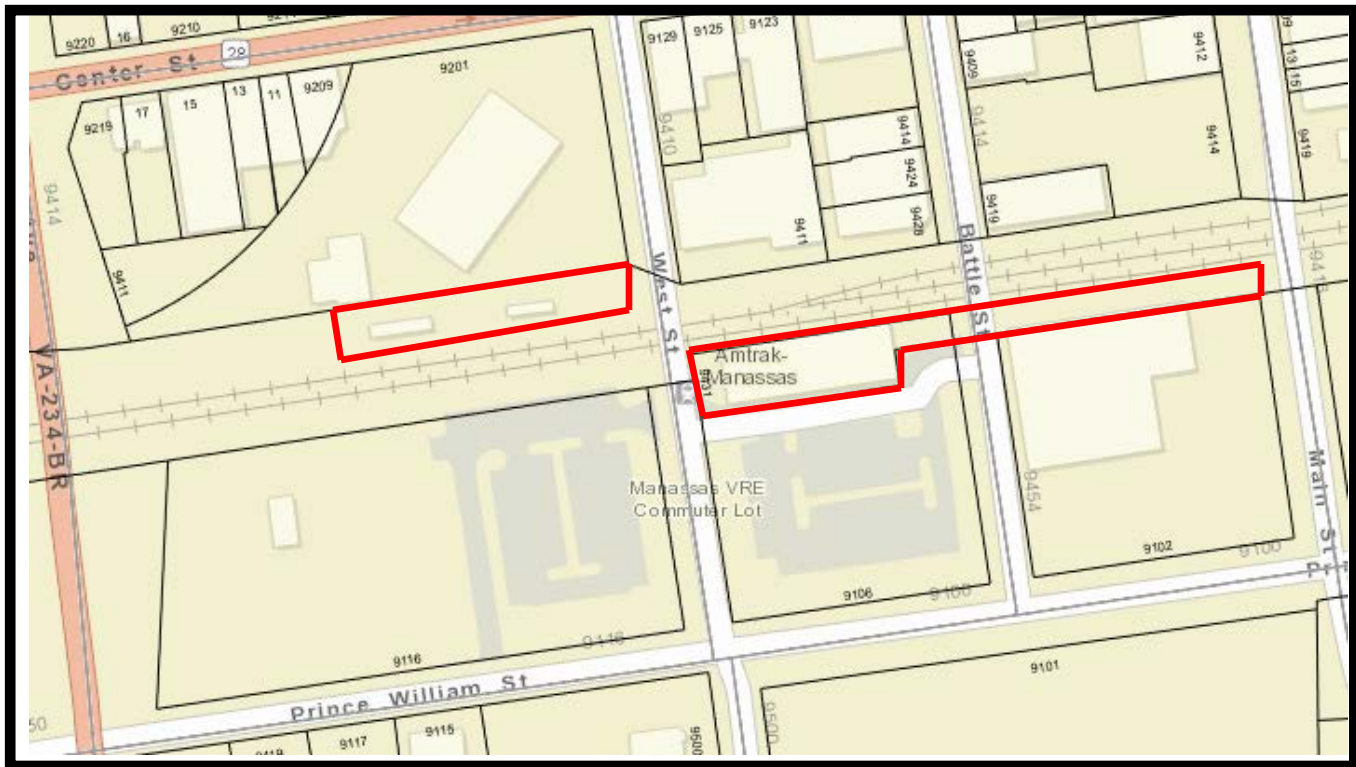
ADJOURNMENT

Ms. Haight moved to adjourn the meeting. **Ms. Shepherd** seconded the motion. **The MOTION CARRIED UNANIMOUSLY TO ADJOURN THE MEETING. The meeting ended at 8:40 p.m.**

William Rush, Chairman

Date

ARCHITECTURAL REVIEW BOARD No. 2017-30



Applicant(s): **Virginia Railway Express (NVTC/ PRTC)**

Site Owner(s): **City of Manassas & NVTC/PRTC**

Site Address: **9431 and 9451 West Street** Tax Map No.: **101-01-00-174A; 175A**

Site Location: **South side of Southern Railway between West Street and Battle Street and the north side of Southern Railway adjacent to the Harris Pavilion.**

Current Zoning: **B-4, General Commercial** Parcel Size: **0.24 Acres+**
B-3.5, City Center Planned
I-1, Light Industrial

Age of Structure: **103 years** Type of Structure: **Railway Depot and Platforms**

Summary of Request: **Replacement of building and pole mounted light fixtures.**

Date Accepted for Review: **March 21, 2017**
Date of ARB Worksession: **April 11, 2017**
Date of ARB Meeting: **May 9, 2017**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: 2017-30
Applicant: Virginia Railway Express (NVTC/PRTC)
Address: 9431 and 9451 West Street



REQUEST

The applicant is proposing replacement of lighting at the Manassas Rail Depot and associated platforms.

The Rail Depot was last before the Board in the mid 1990's for building restoration and installation of signage.

PROPERTY INFORMATION

Location – The Rail Depot is located on the south side of the Southern Railway, between West Street and Battle Street. In addition, two stand-alone platforms are part of the application. The first platform (newer), is located on the south side of the Southern Railway, between Battle Street and Main Street. The second (alternate) platform is located on the north side of the Southern Railway west of West Street, and immediately south of the Harris Pavilion.

Historical Significance – Original built in 1904 and rebuilt in 1914 after burning down in 1912, the Rail Depot partly incorporates the walls of the burned 1904 Depot. Set on a stretcher-bond brick foundation, it is a one-and-a-half story, ten bay Craftsman-style building. It is masonry construction of stretcher-bond brick with brick quoins. It is covered by a flared hipped roof. The roof has four hipped flared dormers, a canted by turret on the façade, overhanging eaves with exposed rafters, large scrolled brackets, and an ogee molding. The one-story wrap around porch has square wood posts with a flat roof. Fenestration consists of 2/2 double hung wood windows, 12-light fixed wood windows, segmental brick arches, stone sills, and double leaf doors with six panels capped by a 5-light transom. The building is ranked as contributing to the local and National Register historic districts.

Surrounding Properties – To the south of the Rail Depot and Platforms are the Parking Garage and surface parking lots along Prince William Street. However, to the north is the downtown historic core, nearby buildings include: the Hopkins Candy Factory (Landmark), 9424 and 9428 Battle Street (Contributing Structures), and the Harris Pavilion.

APPLICANT'S PROPOSAL

The applicant is proposing the replacement of the existing exterior light fixtures for the Rail Depot and associated platforms. The proposal is for replacement of 11 building mounted hanging glass globe fixtures, which are located on all four walls of the Depot, with a King Luminaire Historic Gaslamp. The fixture design based on an early twentieth century Adams & Bagnall gas streetlamp. These are replacements at the existing brackets, no new attachments are proposed. The fixtures would be black in color, and use an LED light source.

In addition, 13 of the 18 pole mounted Sternberg acorn fixtures on the two stand-alone platforms would be replaced with the same King Luminaire Historic Gaslamp fixture proposed for the Depot. The replacement proposal includes new poles and base, which are of a similar design to the existing pole and base. The remaining 5 pole mounted Sternberg acorn fixtures located under the canopies on the two stand-alone platforms would be replaced with the same King Luminaire Historic Gaslamp, however they would not be pole mounted, but instead hung from the canopy. The fixtures would be mounted on the underside of the ridge to provide maximum clearance. The existing Sternberg acorn fixtures used at the platforms are the standard street light fixture used in the Historic District.

The change is requested by Virginia Railway Express (VRE). They have proposed a fixture in use at other VRE locations which they believe will enhance the safety and security of the facility while being sympathetic to the structure. As part of their application package they have included security camera photos from the Depot compared to another facility which currently uses the proposed fixture.

STAFF ANALYSIS

Recommendations for building 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. Additional recommendations for site lighting for public improvements found on page 121 of the Historic District Handbook. The guidelines recommend light avoidance of the use of a variety of fixtures within the downtown and variety of light sources in the same area, to avoid different tints of light. Adequate light should be provided at critical areas of pedestrian/vehicular conflict. The guidelines do recommend the use of single luminaires on poles.

The applicant is proposing the use of single luminaires for the pole mounted lights. The style of light fixture is used consistently throughout the project and appears to be sympathetic to the structure based upon the information provided by the applicant. While 5 lights will be altered from pole mounted to canopy mounted for the two standalone platforms, no alterations to brackets or the train depot itself are proposed. Further, the replacement proposal includes for new poles and bases, a similar design to the existing pole and base.

Review Criteria

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

CRITERIA	APPLICATION
Activity Proposed:	Building Mounted and Pole Mounted Lighting.
(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.	<p>The proposed design, color, scale and placement of the replacement light fixture and poles appear compatible with the characteristics of the building for this specific site.</p> <p>The only modification to the existing light placements is the modification of the current pole mounts under the two standalone platforms to ceiling mounts.</p>
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The proposed size and placement of the lights appear in harmony with the characteristics of the building and this specific site.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed lighting, while a change in design from the existing Sternberg acorn fixtures, appear to provide a color, design and scale sympathetic to the streetscape and surrounding historic district.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed light modifications are in keeping with the character of the structure and surrounding area.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	N/A
(6) Any applicable provisions of the adopted design guidelines.	The proposed light modifications are generally 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 #: 2017-30DATE: MAR 21 2017
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD Application for Certificate of Appropriateness

Site Address: 9451 et al West Street Manassas, VA 20110
Number Street Name

Tax Map No(s): 101-01-00174A / 101-01-00-175A Zoning District: B4 Gen'l Comm

Date Purchased: 1995 / 2008 Age of Structure: +100yrs / 8 yrs

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): _____

See attached description of proposed work.

APPLICANT

(All correspondence is addressed to applicant)

NVTC &PRTC dba Virginia Railway Express

Name (Please Print)

Greg Deibler

Address

1500 King St. Ste 202 VA 22314

City

State

Zip Code

Alexandria

E-mail Address

gdeibler@vre.org 703.838.9337

Phone #

Fax #

Signature

OWNER

(Leave blank if same as applicant)

NVTC & PRTC/ City of Manassas

Name (Please Print)

Doug Allen, CEO

Company

NVTC &PRTC dba Virginia Railway Express

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, VIRGINIA

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

CASE # 2017-30
(Completed by City Staff)

SPECIAL/LIMITED POWER OF ATTORNEY

THIS 13th day of October, 2016, I, NVTC and PRTC, AS VRE, the owner of Tax Map Number 101-01-00-175A, make, constitute and appoint GREG DEIBLER, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said GREG DEIBLER 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 October 13, 2016, 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.

NORTHERN VIRGINIA TRANSPORTATION COMMISSION
AND
TOMAC AND RAPPAHANNOCK TRANSPORTATION COMMISSION

Owner's Name (Please Print)

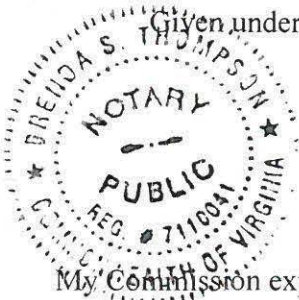
Doug Allen
Owner's Signature

STATE OF Virginia

COUNTY OF Alexandria

I, Brenda S. Thompson, a Notary Public in and for the State and County aforesaid, do hereby certify that Doug Allen 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 13 day of October, 2016.



Brenda S. Thompson
Commonwealth of Virginia
Notary Public
Commission No. 7110041
My Commission Expires 6/30/2019

My Commission expires: _____ ID: 7110041

City of Manassas

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Manassas

Reconnaissance Level Survey

DHR Id #

Resource Identification

Tax Parcel: 101/01 00/216/11

Other Id#:

GPIN #

7795-58-5201

Property Name(s): Herbert Bryant Feed Store {Demolished} Train Cars,
9451 West Street {Current}

Property Date: 1949/1991

Address(s): 9451 West Street {Current}

County/Independent City: Manassas

City: Manassas

State, Zip: Virginia, 20108

USGS Quad Name: MANASSAS

Surrounding Area: City

National Register Eligibility Status

Property is Historic (50 years or older)

Property is associated with the Local Manassas Historic District

Resource Description

Ownership Status: Public-Local

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	N/A	N/A	N/A
Roof	N/A	N/A	N/A
Porch	N/A	N/A	N/A
Structural System	N/A	N/A	N/A
Windows	N/A	N/A	N/A
Windows	N/A	N/A	N/A

Site Description: Set on a cut section of rails, the train cars are sited on a grassy level lot. The Loy E. Harris Pavilion is located to the north.

WUZIT Count:

No.	Wuzit Types	Historic?
3	Train Cars	Historic

NR Resource Count:

#	NR Resource Type	Contributing Status
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Individual Resource Information

WUZIT: Train Cars

Est. Date of Construction: ... 1949/1991

Primary Resource? Yes

Architectural Style: Other: Train Cars

Interior Plan Type: Open

Description: A caboose, freight car, and flat car with modern deck make up the play area. The cars sit on a section of cut rails.

Accessed? Yes

Number of Stories: 1

Condition: Good

Threats to Resource: None Known

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

Historic Context(s): Architecture/Landscape, Industry/Processing/Extraction, Transportation/Communication, Recre

Time Period(s): The New Dominion

Significance Statement:

The historic train cars that are now part of the Loy E. Harris Pavilion property are located on the site of the Mory's Saw, Feed, and Planning Mill, and a feed store, known most recently as the Herbert Bryant Feed Store. Morey's Sawmill was located at the southwest corner of Center and West Streets and appears in historic photographs as early as 1895 (Mulvaney, 54). Mory's Mill and the C.M. Larkin and Co. flour, feed, and produce store appear simultaneously on the site on a 1907 Sanborn Fire Insurance Map. The 1943 Sanborn Fire Insurance Map illustrates the Herbert Bryant Inc. Feed Store as the original Larkin Building along with two additional detached one-story buildings. In 1943, the saw mill had been demolished and the Sanborn Maps illustrate a one-story "auto Sales and service" building on the site. The feed store and the auto sales and service buildings have subsequently been demolished. A plaque on the caboose reads: "Restoration of 1949 Caboose coordinated by the Women's Club of Manassas and Historic Manassas, Incorporated and the City of Manassas/ Dedicated to the community October 19, 1991/ Caboose donated by the Norfolk Southern Railroad." The train cars are Ranked Contributing due to their historic association with the railroad, an intrical part of the growth and development of the City of Manassas.

Ownership Information

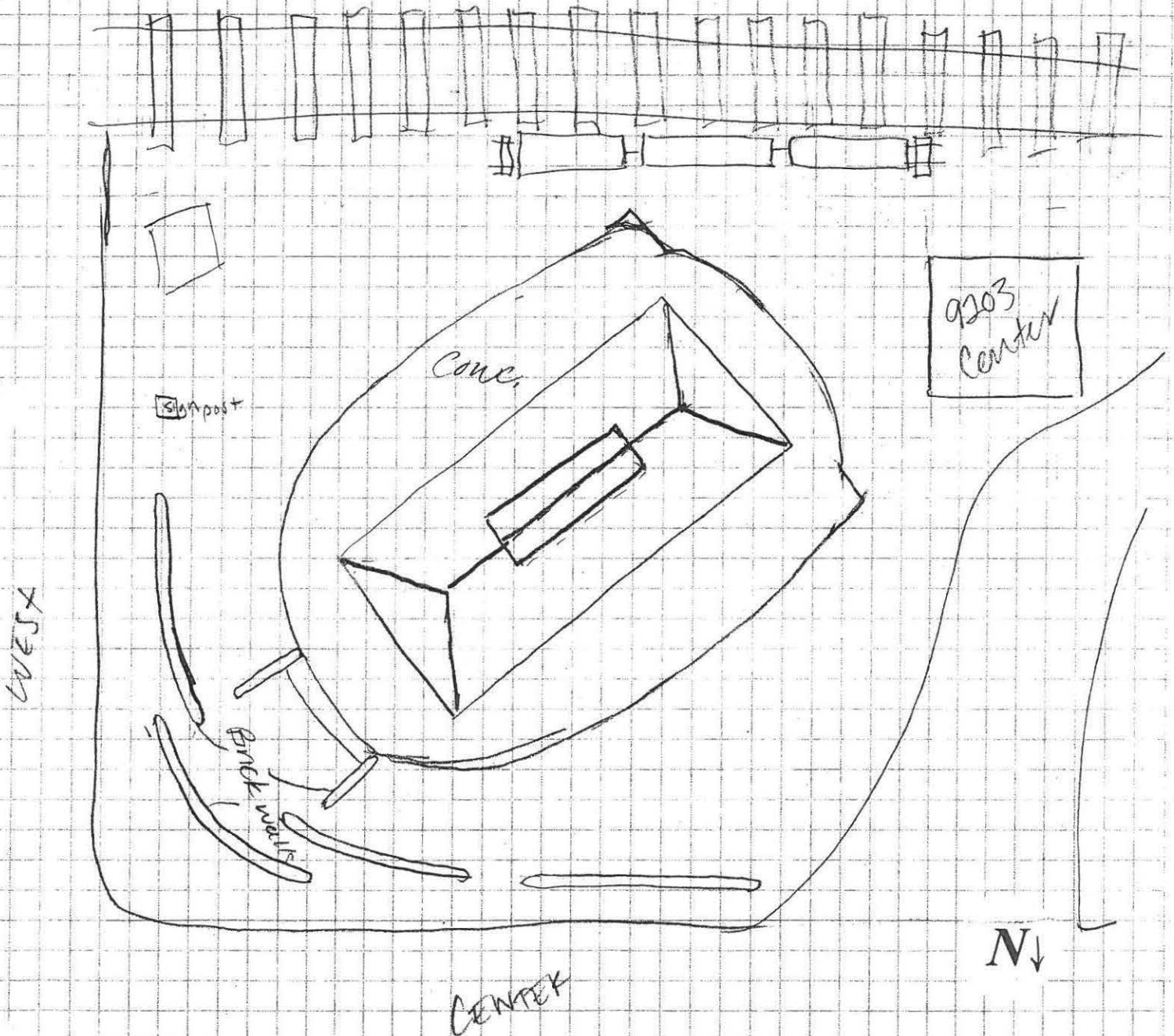
City of Manassas

Graphic Media Documentation

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

CRM Event

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





Virginia Railway Express Platform Lighting Renewal

When Virginia Railway Express was created in 1992, a few existing historic stations were modified to accommodate the new commuter rail system. Fixtures that attempted to preserve the historic look and feel of the facility were chosen and installed.

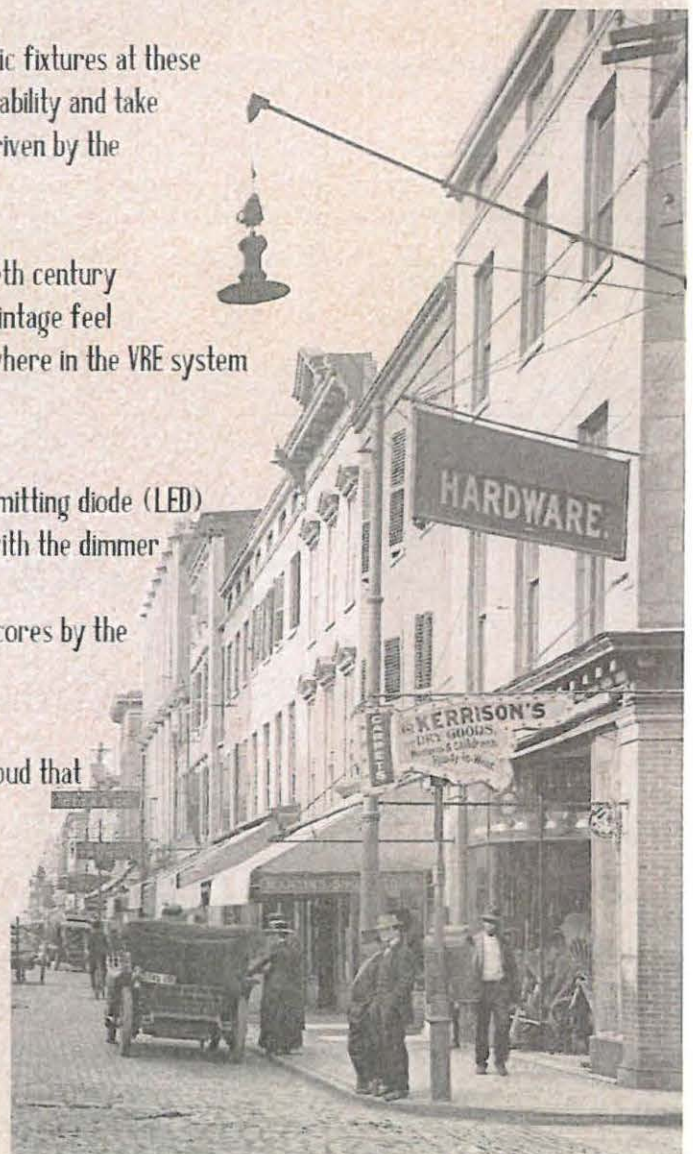
After two decades in service, VRE is taking a renewed look the historic fixtures at these locations in an effort to improve safety, energy efficiency, and reliability and take advantage of the expanding marketplace of vintage-style fixtures driven by the popularity for reclamation and restoration.

We have located a platform lamp fixture based upon an early twentieth century Adams & Bagnall gas streetlamp design. This lamp offers the ideal vintage feel necessary for locations in historic districts and has been tested elsewhere in the VRE system for reliability and maintainability

For the passenger- this lamp employs a high-efficiency light emitting diode (LED) lighting unit that offers a greater level of safety and security than with the dimmer legacy lighting currently in place. In fact, stations where VRE has installed this lamp have consistently received very high assessment scores by the Transportation Security Administration (TSA).

For the community- these lights offer a specially designed shroud that virtually eliminates excess light pollution beyond the premises and maintains the charm of historic districts.

For Architectural Review Board/Historic Commission questions:
Greg Deibler - Manager, System Safety/Security
gdeibler@vre.org
703.838.9337



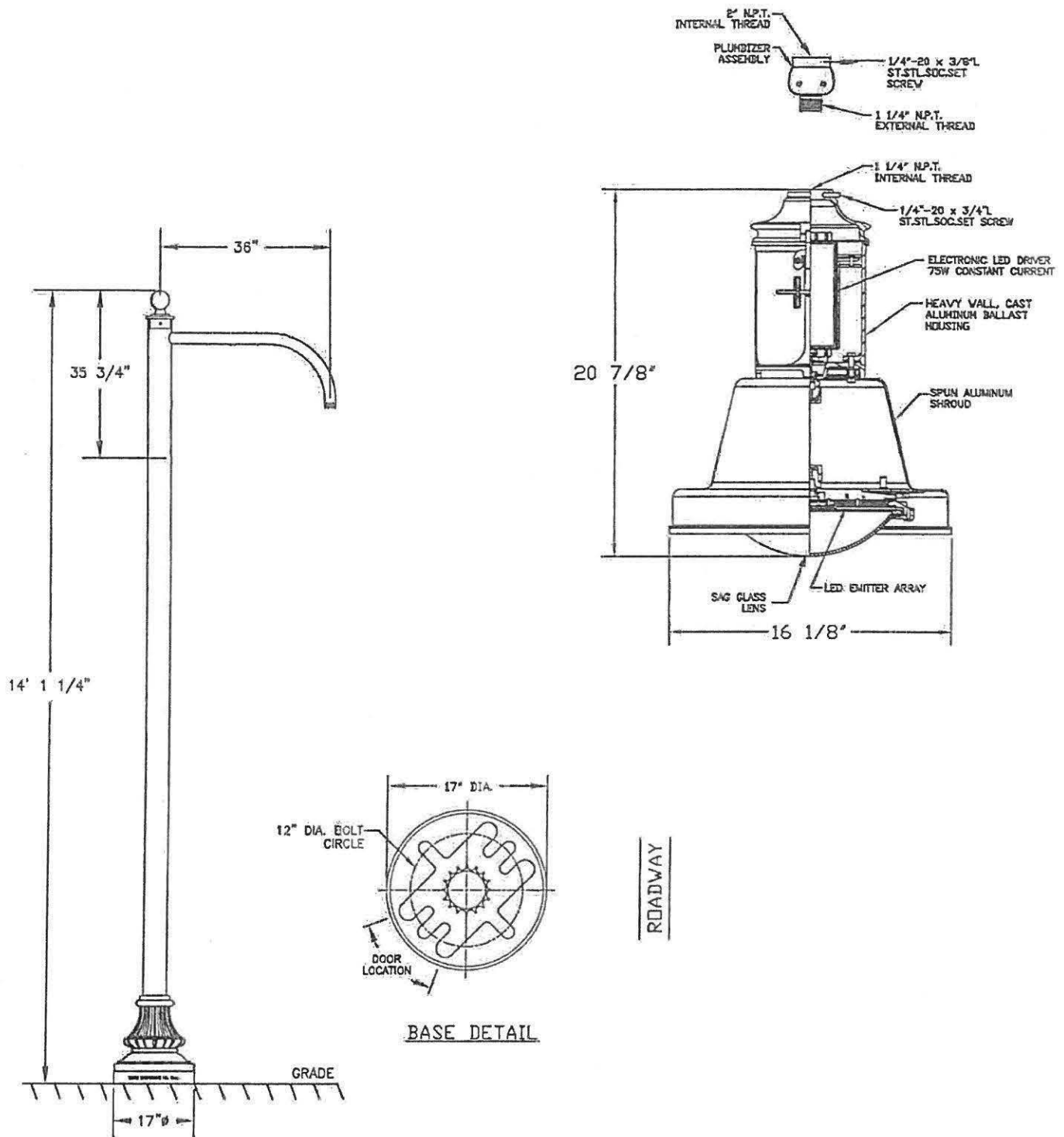


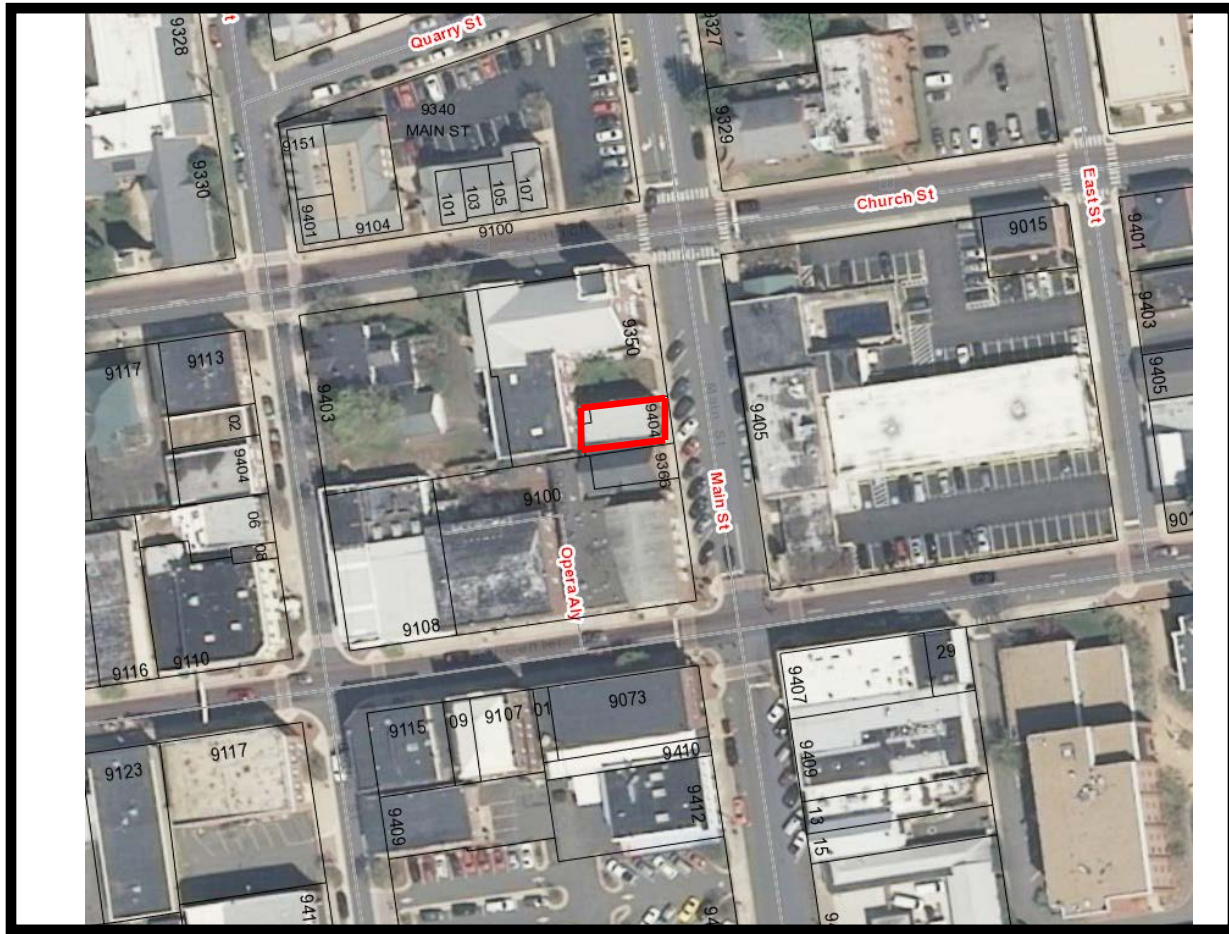
Exhibit A
King Luminaire Historic Gaslamp
VRE Standard Platform Lamp/Pole
Drawing

Virginia Railway Express
Platform Lighting Renewal
Gas Lamp Historic





ARCHITECTURAL REVIEW BOARD No. 2017-31



Applicant(s): **Mike Freeland**

Site Owner(s): **Bull Run Unitarian Universalist Church**

Site Address: **9358-9360 Main Street**

Tax Map No.: **101-01-00-432B**

Site Location: **West side of Main Street, approximately 75 feet south of the intersection with Church Street**

Current Zoning: **B-3, City Center Commercial**

Parcel Size: **0.03 Acres**

Age of Structure: **110 Years**

Type of Structure: **Commercial**

Summary of Request: **Replace Windows**

Date Accepted for Review: **April 13, 2017**

Date of ARB Meeting: **May 9, 2017**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: 2017-31
Applicant: Mike Freeland
Address: 9358-9360 Main Street



REQUEST

The applicant is seeking approval of the replacement of six existing windows on the second story of the structure.

PROPERTY INFORMATION

Location – West side of Main Street, approximately 75 feet south of the intersection with Church Street

Historical Significance – Set on a stretcher-bond brick foundation, this is a two-story, four bay Italianate-style commercial building. It is masonry construction of stretcher-bond brick. It is covered by a flat roof. Fenestration consists of 1-light storefront windows with a cornice and plain frieze above them on the first story, 2/2 double hung wood windows, solidier course lintels, stone sills wood panels below the storefront windows, and a 2-light transom over the door and storefront windows, which are part of the original, recessed entrance. The site is the location of Wey's Store; the original wood structure burned down in 1907, and was rebuilt in brick. The first library in Manassas (circa 1954) was located in a back room of the building. The building is ranked as contributing to the local and National Register historic districts.

Surrounding Properties – The site is located at the northeast corner of the historic core, on the west side of Main Street. Located to the south, is 9366 Main Street, which is a contributing structure, as well as the Landmark Conner Building and National Bank of Manassas at 9100 Center Street. To the north is the Bull Run Unitarian Church, which is a contributing structure (formerly Grace United Methodist), the church contains a non-contributing rear addition adjacent to the subject building. To the east is the non-contributing Old Towne Inn commercial building.

APPLICANT'S PROPOSAL

The applicant is seeking approval for the replacement of six second story windows which, the applicant believes, are in a deteriorated condition. The four windows facing Main Street would be replaced with Marvin Infinity 2/2 double hung fiberglass windows. Muntins are proposed to match the 2/2 design of the existing windows, however the documentation is unclear as to the nature of the muntins and divided light. Due to their location on the rear of the side elevation, the two second floor windows on the north elevation are noted on the documentation as Marvin Infinity 2/2 double hung fiberglass windows, however the applicant has indicated they would like to install a 2/2 double hung vinyl window.

All six windows are proposed to be white in color. This would be a change of color for the four existing wood windows on Main Street which are currently painted a reddish/brown color - matching the first floor storefront. Samples of the windows will be provided at the meeting. Other existing first floor windows and second floor windows on the south elevation are not proposed for replacement.

STAFF ANALYSIS

The building is not new construction, so the applicable design guidelines for window replacement are found on pages 56-63 of the City of Manassas Historic District Handbook. The guidelines state that changing the window size, installing replacement sash that does not fit the window opening, or changing the architectural appearance of the window by using finishes which radically change the sash, depth of reveal, muntin configuration or appearance of the frame should be avoided.

After an evaluation of the windows by staff, they appear to be in repairable condition. Staff would recommend the applicant attempt to repair and repaint as recommended by the Design Guidelines. If during the repair process it were determined the windows were not repairable, and additional information were provided by the applicant demonstrating such, staff would reconsider the request for replacement windows. Staff would also recommend the applicant explore the use of Storm Windows, as recommended by the Design Guidelines, to address energy efficiency concerns.

If the Board were to find the request for window replacement appropriate, the use of wood replacement windows with a true or simulated divided light would be in keeping with the guidelines to replicate the look of the existing windows. This is consistent with recent actions of the Board on applications for contributing structures where wood windows have been requested for replacement. Staff would recommend the Board consider the use of the proposed Marvin Infinity 2/2 double hung fiberglass windows for the two windows on the north elevation, due to the lack of visibility of these windows from the public street because of their location toward the back of the building, where the use of different materials should not negatively impact the building. These windows are also recommended to use a true or simulated divided light, in the same 2/2 design. Staff recommends the six replacement windows be custom fit to the existing openings and maintain the existing wood trim around the windows.

If replacement windows are considered by the Board, staff recommends the Board also evaluate the proposed color of the windows taking into consideration the color scheme of the building. Staff would defer discussion of this to the Board at the meeting.

Review Criteria

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

CRITERIA	APPLICATION
Activity Proposed:	Window Replacement
(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.	<p>The proposed fiberglass material is not recommended for windows that are high visibility from the public street. Additionally, staff recommends any replacement window provide a true or simulated divided light.</p> <p>Staff defers discussion of proposed colors to the Board at the meeting.</p>
(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.	N/A
(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.	The proposed removal or potentially repairable wood windows with fiberglass windows would have an adverse impact on the character of the structure. Staff would also recommend the applicant explore the use of Storm Window, as recommended by the Design Guidelines, to address energy efficiency concerns.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	Technical Service Guidelines state replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration are not recommended. These conditions, in themselves, are no indication that windows are beyond repair.
(6) Any applicable provisions of the adopted design guidelines.	Staff believes the existing windows appear to be in repairable condition. The proposed replacement of the windows would not be consistent with the Design Guidelines. Staff would also recommend the applicant explore the use of Storm Windows, as recommended by the Design Guidelines, to address energy efficiency concerns.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of the application as submitted. It appears the existing windows of this contributing structure are in repairable condition as recommend by the Historic District's Design Guidelines.



CITY OF
MANASSAS, VIRGINIA

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

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ARB #: 2017-31

DATE **APR 13 2017**
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD
Application for Certificate of Appropriateness

Site Address: 9360 MAIN ST. Manassas, VA 20110
Number Street Name

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

Date Purchased: 1999 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 6
SECOND FLOOR WINDOWS - PRODUCT SAMPLE WILL BE
AVAILABLE AT MEETING

APPLICANT

(All correspondence is addressed to applicant)

MIKE FREELAND
Name (Please Print)
9002 PEARBODY
Address
MANASSAS VA 20110
City State Zip Code
mikefree43@gmail.com
E-mail Address
703-409-0641
Phone # Fax #
Mike Freeland
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.

Resource Identification

Tax Parcel: 101/01 00/ 432B/ //

Other Id#: 155-0161-0162

GPIN # 7795-68-1336

Property Name(s): J. L. Bushong Grocery {Historic} Environmental
Design Group {Historic} Commercial Building, 9404
Main Street {Current}

Property Date: circa 1907

Address(s): 9404 Main 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	Exterior End	Brick	Stretcher Bond
Chimneys	N/A	N/A	N/A
Foundation	Solid	Brick	Stretcher Bond
Roof	Flat	Not Visible	Not Visible
Porch	N/A	N/A	N/A
Structural System	Masonry	Brick	Stretcher Bond
Windows	Double-Hung	Wood	2/2
Windows	Storefront	Wood	1-light

Site Description: Facing east, this commercial building is sited on a paved sloping lot. A courtyard, which belongs to the church at 9350 Main Street, is located along the north elevation of this building.

WUZIT Count:

No.	Wuzit Types	Historic?
1	Commercial Building	Historic

NR Resource Count:

#	NR Resource Type	Contributing Status
1	Building	Contributing

Individual Resource Information

WUZIT: Commercial Building

Est. Date of Construction: ... circa 1907

Primary Resource? Yes

Architectural Style: Italianate

Interior Plan Type: Unknown

Accessed? No

Number of Stories: 2

Condition: Fair

Threats to Resource: None Known

Description: Set on a stretcher-bond brick foundation, this is a two-story, four-bay Italianate-style commercial building. It is masonry construction of stretcher-bond brick. It is covered by a flat roof. The roof features overhanging eaves, molded cornice, and a plain frieze. Fenestration consists of 1-light storefront windows with a cornice and plain frieze above them on the first story, 2/2 double-hung wood windows, soldier-course lintels, stone sills, wood panels below the storefront windows, and a 2-light transom over the door and storefront windows, which are part of the original, recessed entrance. It appears that the original cornice has been altered, diminishing the Italianate appearance of the building.

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 commercial building at 9404 Main Street is representative of the late-nineteenth-century and early-twentieth-century growth in Manassas that followed after the relocation of the county seat of Prince William County in 1892. Built circa 1907, this building is also reflective of commercial buildings constructed after the fire of 1905 and the institution of building codes that required fireproof materials for those structures constructed in the commercial core. In 1895, this property was the site of Wey's Store. The wood-frame building burned in 1907 and was rebuilt in brick. The building originally housed a furniture and stove store and by 1920, it served as the Farmers Exchange, a cooperative feed and grain store. Between 1932 and 1942, this building housed the J.L. Bushong Grocery and in 1954, the first library in Manassas was located in a back room of the building. Typical of commercial buildings constructed in the early twentieth century, this building has a flat roof, a recessed entry, and storefront windows capped with a molded cornice. Despite the replacement of the original cornice, this building retains its original storefront and windows. This property is a contributing property to Local Historic Landmarks List. This property is a contributing property to National Register Manassas Historic District. As a good example of an early twentieth-century commercial building in Manassas's commercial core, the commercial building at 9404 Main Street is Ranked Contributing.

Ownership Information

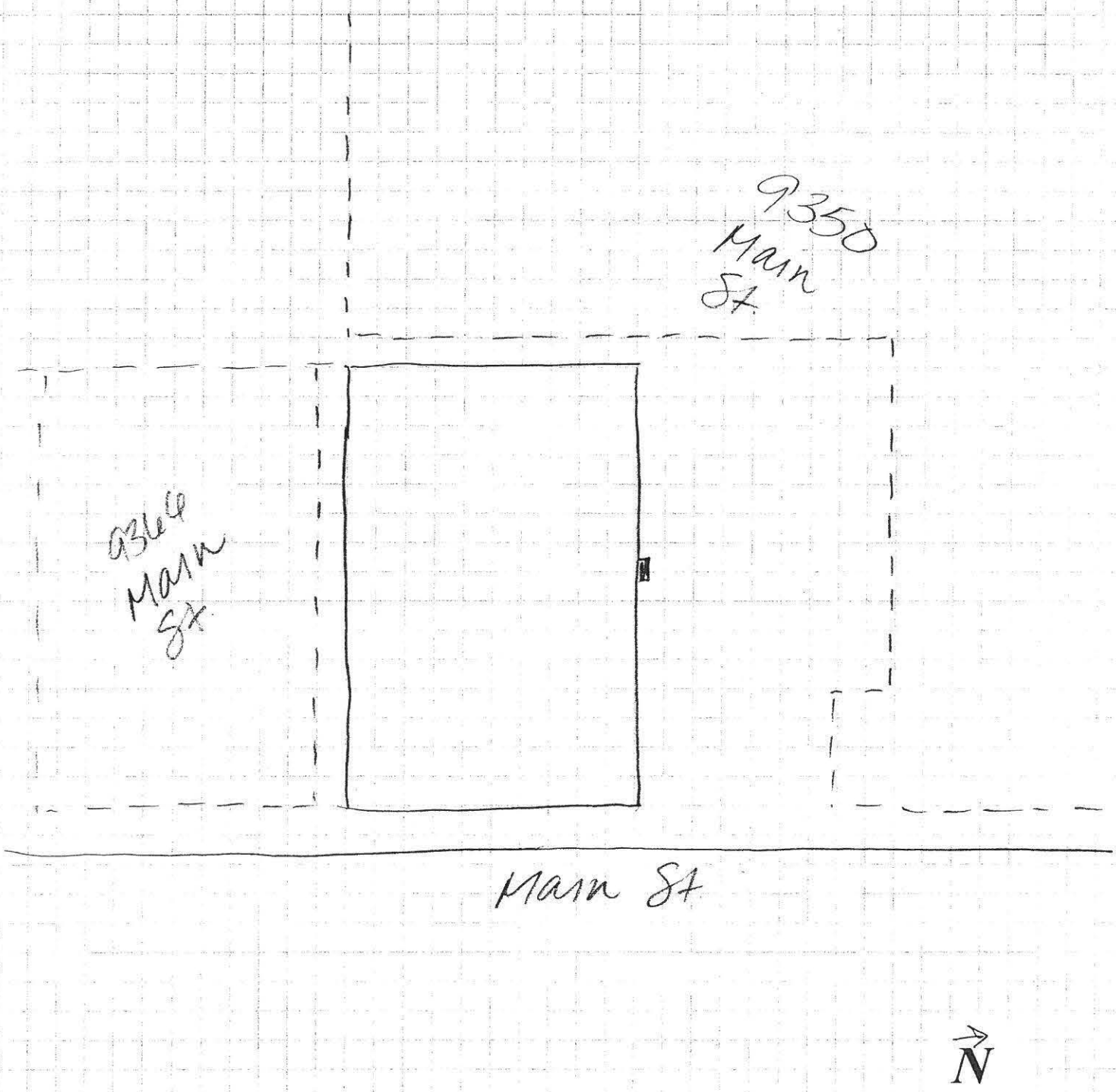
Bull Run Unitarian Universalist Church

Graphic Media Documentation

Medium	Photo Roll	Negative Number	Photo Date
BW 35mm Photos	EHT 10	18-19	11/23/2005
Digital Photos	EHT 10	18-19	11/23/2005

CRM Event

Reconnaissance Survey EJ: EHT Tracerics, Inc. August 23, 2005



7795-68-1336



VIRGINIA
HISTORIC LANDMARKS COMMISSION

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Negative no(s). 4367

SURVEY FORM

Historic name	J. L. Bushong's Grocery	Common name	Community Services Center, AKA Wey's Store
County/Town/City	Manassas		
Street address or route number	9404 Main Street, Manassas, Va.		
USGS Quad	Manassas	Date or period	1880s, early 1900s
Original owner	Wey?	Architect/builder/craftsmen	
Original use	Store		
Present owner	Grace United Methodist Church	Source of name	Previous owner.
Present owner address	9400 Main St. Manassas, Va.	Source of date	Architectural evidence, local history
Present use	Office	Stories	2 stories.
Acreage	-1 Acre	Foundation and wall const'n	Frame wall construction with brick veneer.
		Roof type	Flat?

State condition of structure and environs Good.

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.)

Frame building on this site burned and was rebuilt in brick or brick veneered sometime after 1907.

Back room which housed Manassas' first library has been demolished, and church wing built on the site.

Interior inspected?

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

This building was the location of Wey's Store in 1895. It was a frame building at least until 1907, and burned and was rebuilt in brick or brick-veneered sometime after 1907. In 1907, according to an old photograph, there was a furniture, stove and housewares store in this building. In 1920 it was the Farmers Exchange, a cooperative feed and grain store, and was the scene of a well-publicized event when a man was shot and killed in front of this building.

Between June 1932 and July 1942 this building housed the J. L. Bushong Grocery. Bushong, who had begun working for Hopkins Candy factory, started his own business in 1915 when he bought out the Charles E. Fisher & Son Grocery which was located at Center and East Streets. In 1927 Bushong moved his store to the former Saunders Building at Main and Center, and in 1932 moved into the Main Street Building.

The first library in Manassas was located in a back room of this grocery in 1954.


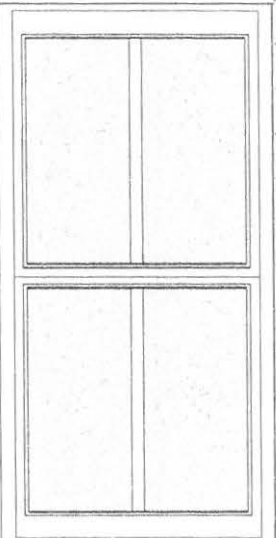




ESTIMATE SHEET

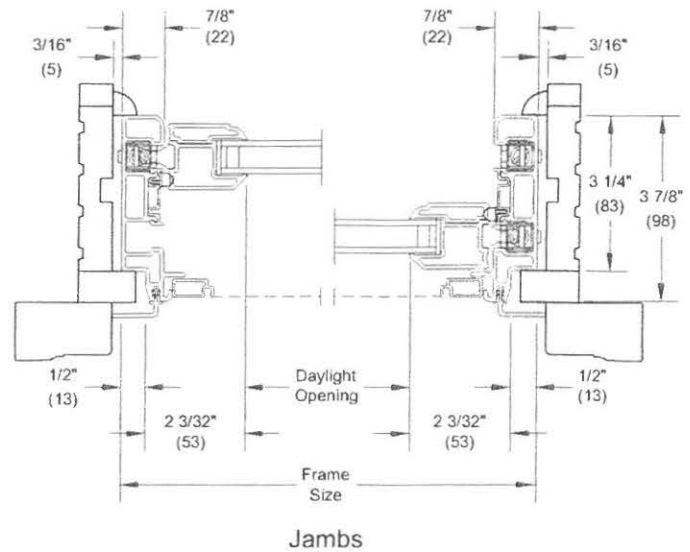
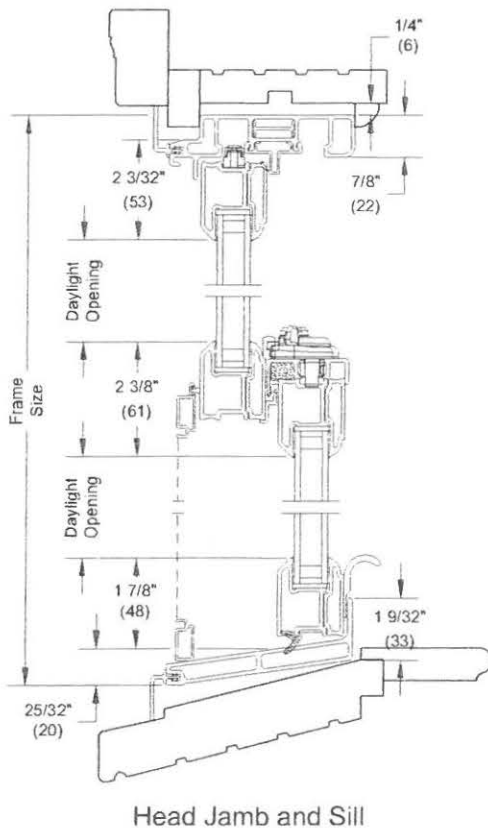
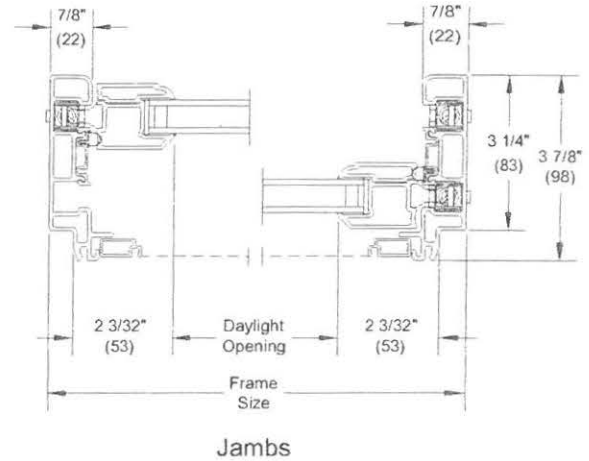
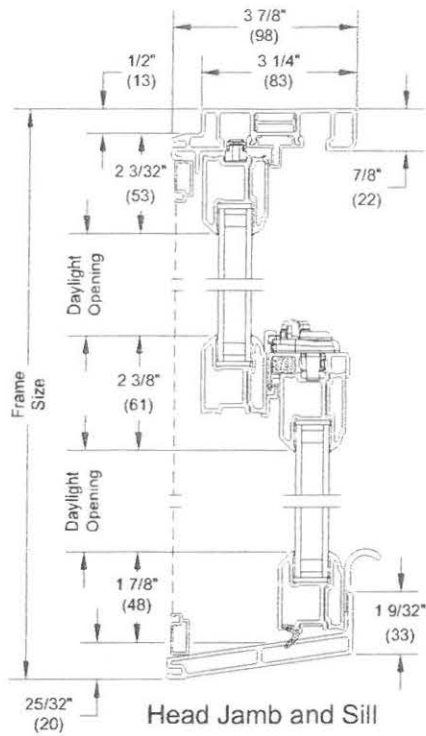
Prepared by Jim Brooks

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4/27/17				manufacturer: Marvin Infinity			
9360 Main St Manassas, VA 20110				exterior: stone white fiberglass			
				interior: stone white fiberglass			
				glass: lowe2 with Argon			
				grilles: 1 1/8" SDL			
		screens: 1/2 screens					
		hardware: white					
		jamb liner color: white					
From: Jim Brooks		interior trim: existng					
Cell: 703-409-1101		exterior trim: no capping, caulk to exterior casing					
Page 1 of 1							
LOCATION	QTY	DESCRIPTION	notes		TOTAL		
bath	2	Dh 31 1/2 x 70 2/2			\$2,341.81		
office	2	Dh 31 1/2 x 70 2/2			\$2,341.81		
back office	1	Dh 31 1/2 x 70 2/2			\$1,170.90		
stair	1	Dh 31 1/2 x 70 temp both sash 2/2			\$1,356.24		
total units	6						
			GRAND TOTAL		\$7,210.76		
Price includes all materials, installation, and removal of job related debris.							

Section Details: Operator

Scale: 3" = 1' 0"





Summary of Request:	Fence Replacement
<p>1. I am requesting a fence replacement for my property located at [Address].</p> <p>2. The existing fence is in poor condition and needs to be replaced.</p> <p>3. I am requesting a [Material] fence, [Height] feet high, with [Color] paint.</p> <p>4. The fence is to be installed along the [Side/Back] of the property.</p> <p>5. I am requesting a [Type] gate, [Width] feet wide, with [Color] paint.</p> <p>6. The fence is to be installed on [Date/Time].</p> <p>7. I am requesting a [Type] fence, [Height] feet high, with [Color] paint.</p> <p>8. The fence is to be installed along the [Side/Back] of the property.</p> <p>9. I am requesting a [Type] gate, [Width] feet wide, with [Color] paint.</p> <p>10. The fence is to be installed on [Date/Time].</p>	<p>1. I am requesting a fence replacement for my property located at [Address].</p> <p>2. The existing fence is in poor condition and needs to be replaced.</p> <p>3. I am requesting a [Material] fence, [Height] feet high, with [Color] paint.</p> <p>4. The fence is to be installed along the [Side/Back] of the property.</p> <p>5. I am requesting a [Type] gate, [Width] feet wide, with [Color] paint.</p> <p>6. The fence is to be installed on [Date/Time].</p> <p>7. I am requesting a [Type] fence, [Height] feet high, with [Color] paint.</p> <p>8. The fence is to be installed along the [Side/Back] of the property.</p> <p>9. I am requesting a [Type] gate, [Width] feet wide, with [Color] paint.</p> <p>10. The fence is to be installed on [Date/Time].</p>

Date of ARB Meeting: **May 9, 2017**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: 2017-32
Applicant: Kristen Reynolds
Address: 9508 Grant Avenue



REQUEST

The applicant is proposing installation of wood fencing.

PROPERTY INFORMATION

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

Historical Significance – Set on a poured concrete foundation, this two-and-a-half-story, three bay Colonial Revival-style single dwelling is constructed of wood frame clad in weatherboard siding of different widths. The standing-seam metal cross gable roof has a wide plain wood frieze, overhanging eaves, and 1-light fixed windows in the gables. Fenestration consists of 4/4 double-hung windows with wood surrounds and louvered shutters. Architecturally significant, the building is ranked as contributing to the local historic district.

Surrounding Properties – To the north is a vacant parcel at 9504 Grant Avenue, beyond the vacant parcel is the Courts at Historic Manassas apartments. Structures to the immediate south, across Douglas Street, and to the immediate west, on Douglas Street, are ranked non-contributing. To the east on Grant Avenue, are vacant parcels at 9505 and 9509 Grant Avenue, 9507 Grant Avenue is ranked non-contributing.

APPLICANT'S PROPOSAL

The proposal is for a 6' wood fence with flat board design. The fence is proposed to replace an existing 4' wood fence on each side of the house. Additionally, it would supplement the existing neighboring chain-link fence in the rear yard along the northern property line.

STAFF ANALYSIS

The proposal is for a 6' wood fence, which would be of a similar design to the existing wood fence. Posts would be 6 foot on center, with a flat board design, to provide privacy for the applicant's rear yard. Guidelines for fences can be found on pages 38-39 of the Historic District Handbook. The guidelines indicate that fence materials should relate to materials in the neighborhood, the design should take clues from nearby existing historic designs, and privacy fences in rear yard of residential areas should be

constructed of pressure-treated wood of appropriate design. The proposed design and locations of the proposed fences are in keeping with homes in the historic district and conform to zoning regulations.

Review Criteria

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

CRITERIA	APPLICATION
Activity Proposed:	Fence
(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 placement, mass and scale of the fence are compatible with the site and historic district.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The proposed fence appears to be in harmony with the site and will not adversely impact existing features on the structure.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The placement of the new fence should have minimal impact on the historic district or streetscape. The proposed fencing will need to be installed with the “finished side” facing “out” towards neighboring property/public view in accordance with the City’s Design and Construction Standards Manual (DCSM).
(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.	N/A
(6) Any applicable provisions of the adopted design guidelines.	The placement and design of the fence are in keeping with the design guidelines.

STAFF RECOMMENDATION

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

- The proposed fencing should be installed with the “finished side” facing “out” towards neighboring property/public view.

APR 13 2017



CITY OF MANASSAS, VIRGINIA

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

ARB #: 2017-32

DATE: _____
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD Application for Certificate of Appropriateness

Site Address: 9508 GRANT AVE Manassas, VA 20110
Number Street NameTax Map No(s): 101-54-00-1 Zoning District: R2SDate Purchased: Nov. 2008 Age of Structure: 127 yrs.

Nature of Proposed Work: Please check all that apply.

☐ Signage☒ Exterior Alteration☐ Addition☐ New Construction☐ DemolitionDescription of Proposed Work (use additional pages if necessary): To replace current fencing with a 6' foot wood fence across interior yard area and neighboring property**APPLICANT**

(All correspondence is addressed to applicant)

Name (Please Print) KRISTEN REYNOLDSAddress 9508 GRANT AVECity MANASSAS State VA Zip Code 20110E-mail Address kristen.me.reynolds@gmail.comPhone # 703-509-2959 Fax # _____Signature KR**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.

Resource Identification

Tax Parcel: 101/54 00/ 1 / 1 /

Other Id#:

GPIN # 7795-57-2118

Property Name(s): House, 9508 Grant Avenue {Current}

Property Date: circa 1915

Address(s): 9508 Grant Avenue {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:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Chimneys	Interior	Brick	Corbelled Cap
Chimneys	Interior	Brick	Corbelled Cap
Foundation	Solid	Concrete	Poured
Roof	Gable, Cross	Metal	Standing-Seam
Porch	1-story, 2-bay	Wood	Post, Turned
Structural System	Frame	Wood	Siding
Windows	Double-Hung	Wood	4/4
Windows	Fixed	Wood	1-light

Site Description: Facing east, this single dwelling is sited on a grassy level lot with mature trees and shrubs and is fronted with foundation plantings. There is a paved driveway off Grant Avenue on the southern edge of the property. The property is enclosed by a combination of wood and chain link fencing.

WUZIT Count:

<u>No.</u>	<u>Wuzit Types</u>	<u>Historic?</u>
1	Single Dwelling	Historic

NR Resource Count:

<u>#</u>	<u>NR Resource Type</u>	<u>Contributing Status</u>
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Individual Resource Information

WUZIT: Single Dwelling

Est. Date of Construction: ... circa 1915

Primary Resource? Yes

Architectural Style: Colonial Revival

Interior Plan Type: Unknown

Accessed? No

Number of Stories: 2.5

Condition: Good-Fair

Threats to Resource: None Known

Description: Set on a poured concrete foundation, this two-and-a-half-story, three-bay Colonial Revival-style single dwelling is constructed of wood-frame clad in weatherboard siding of different widths. The standing-seam metal cross gable roof has a wide plain wood frieze, overhanging eaves, and 1-light fixed windows in the gables. The one-story, two-bay porch has a standing-seam metal shed roof with turned posts and turned balusters. Fenestration consists of 4/4 double-hung wood windows with wood surrounds and louvered shutters.

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

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

Time Period(s): World War I to World War II (1914-1945)

Significance Statement: This dwelling at 9508 Grant Avenue, constructed circa 1915, is representative of residential construction in Manassas during the first and second quarters of the twentieth century and reflects architectural styles popularized by suburban development across the country. The Colonial Revival style was the dominant style for domestic buildings throughout the country from 1880 through the 1950s. Based on the ideals of early American architecture, common characteristics of the Colonial Revival style include gabled or hipped roofs, brick construction, symmetrical facades, and classically-detailed door surrounds. Architecturally significant, the building at 9508 Grant Avenue is Ranked Contributing.

Ownership Information

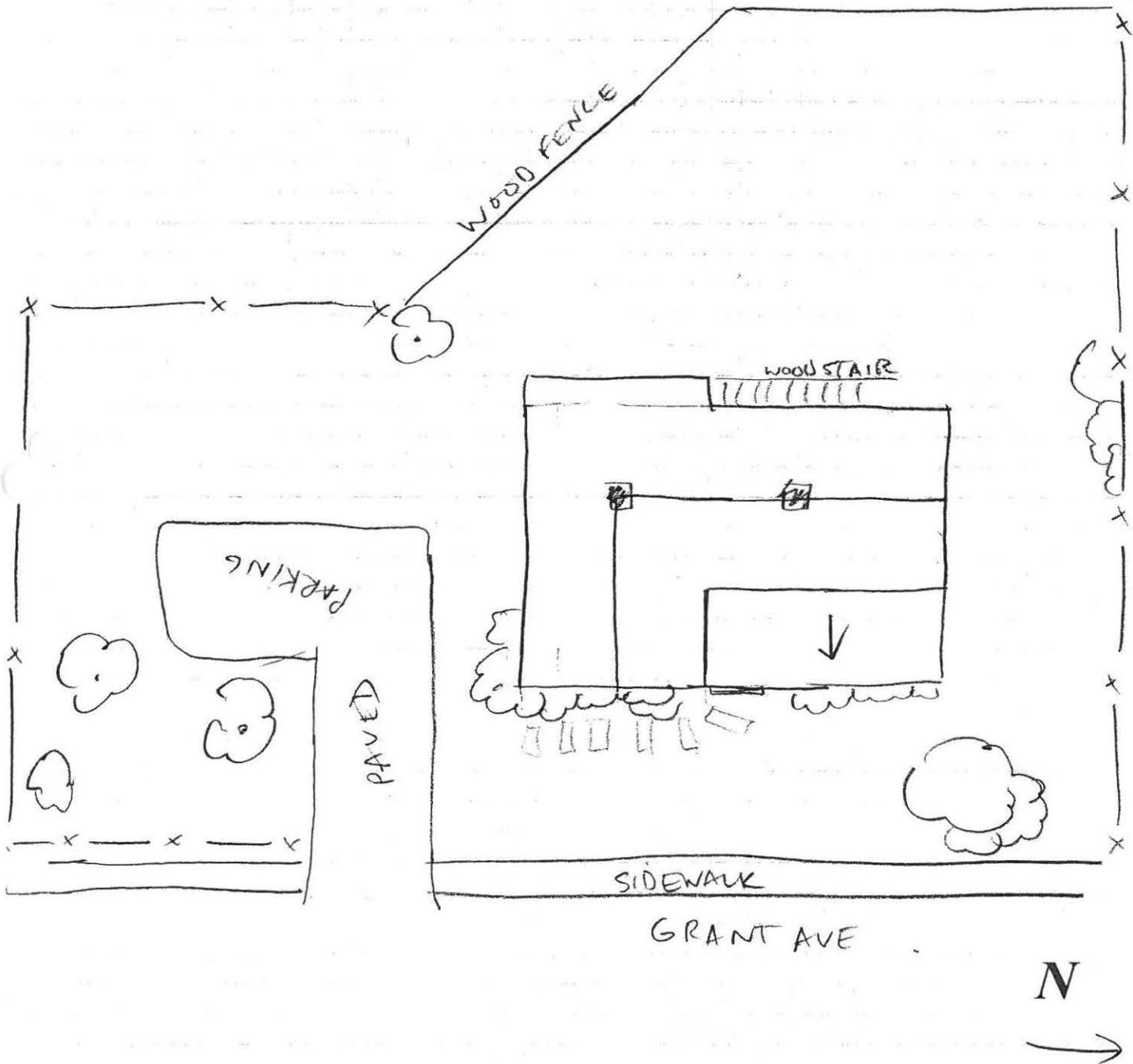
Robinson, Gladys Virginia

Graphic Media Documentation

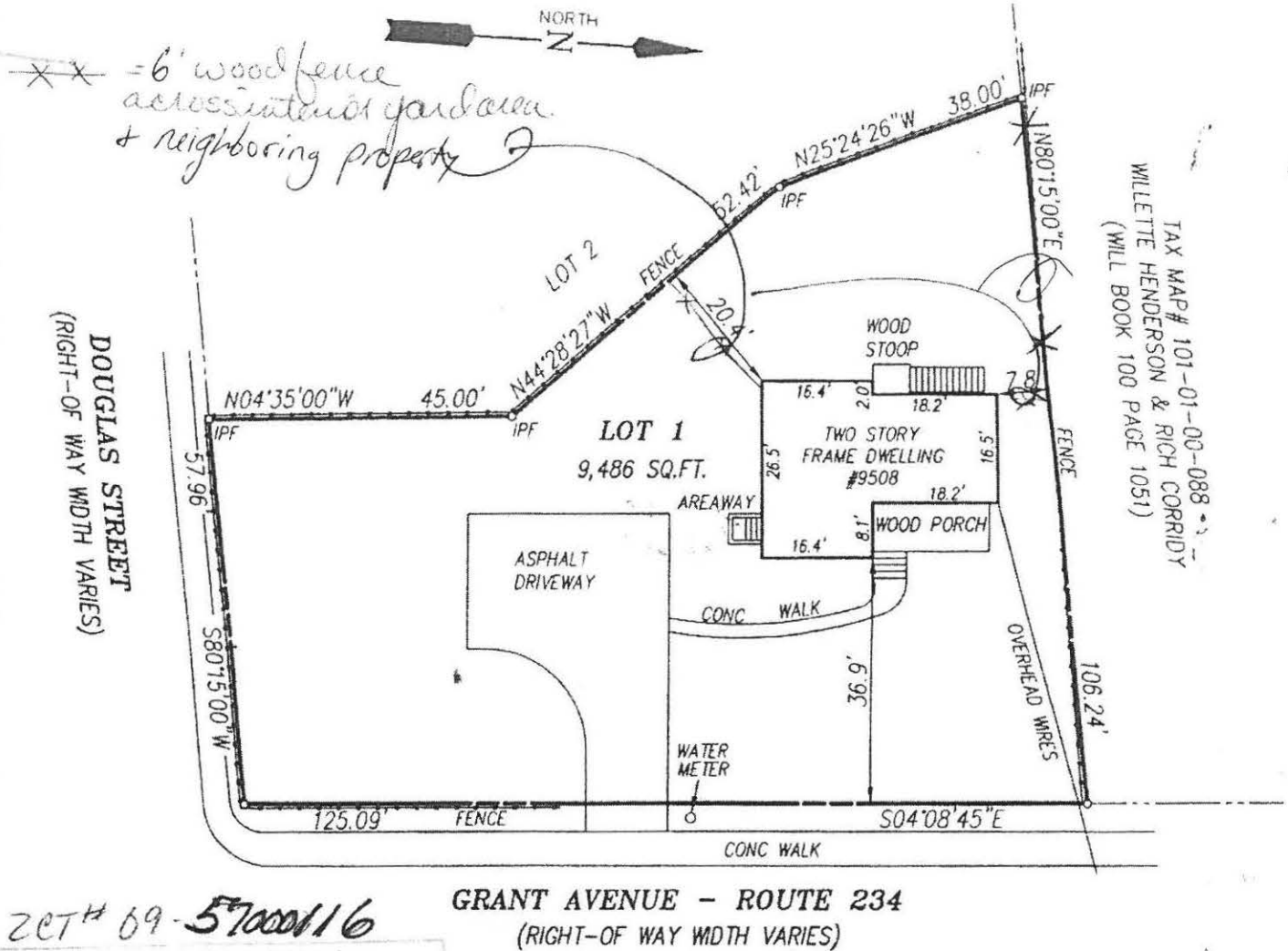
Medium	Photo Roll	Negative Number	Photo Date
BW 35mm Photos	EHT 19	5-6	12/13/2005
Digital Photos	EHT 19	5-6	12/13/2005

CRM Event

Reconnaissance Survey EB: EHT Tracerics, Inc. August 22, 2005



I.D. # (s) 7795-57-2118 Address 9508 Grant Avenue



TAX MAP# 101-01-00-088
WILLETTTE HENDERSON & RICH CORRIDY
(WILL BOOK 100 PAGE 1051)

ZCT# 69-57000116

GRANT AVENUE - ROUTE 234
(RIGHT-OF WAY WIDTH VARIES)

Survey
12/05/08

HOUSE LOCATION SURVEY

LOT 1

ROBINSON & STEWART
(PLAT INSTR.# 200403300054270)

CITY OF MANASSAS, VIRGINIA

SCALE: 1"=25'

DATE: 11-6-2008



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT TAPE SURVEY AND UNLESS OTHERWISE SHOWN THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY LINE.

CERTIFIED LAND SURVEYOR



SCHOOLS & TOWNSEND, P.C.

ENGINEERS - SURVEYORS

9252 MOSBY STREET • MANASSAS, VIRGINIA 20110
703-368-8001 • 631-2995 • FAX 703-368-9950

PARCEL IDENTIFICATION #: 101-54-00-001

CASE NAME: STONEWALL TITLE

DRFT. BY: RT

OWNER OF RECORD: BANK OF NEW YORK (INSTR.# 200806200058801)

WO# 4-8-678

FB. 505 PG. 21

CHKD. BY: DM



Neighboring
property's
4' chain
link
fence



build new
6' wood
fence in
front of
this chain
link

APR 13 2017



6' wood fence →

Replace 4' wood fence w/ 6' wood fence
←



← sample photo

neighbor's existing 6' fence that borders our back-yard
*want to match this privacy fence

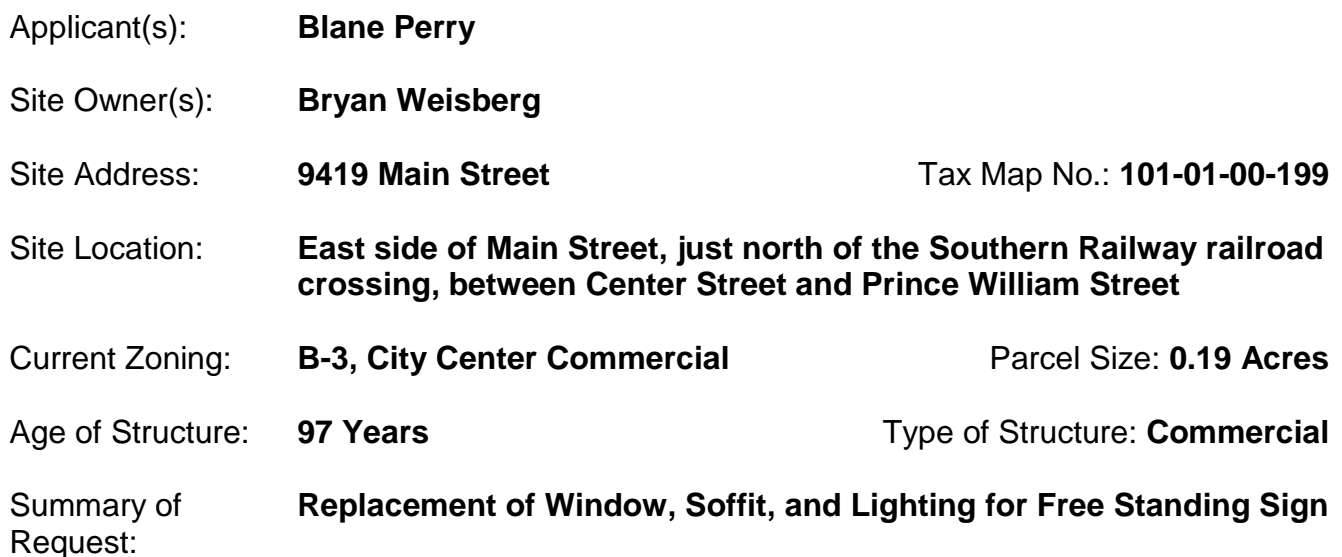
APR 18 2017



Replace
4' wood
fence
w/ 6'
wood
fence



APR 13 2017



Date Accepted for Review: **April 14, 2017**
Date of ARB Meeting: **May 9, 2017**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: 2017-33
Applicant: Blane Perry
Address: 9419 Main Street



REQUEST

The applicant is proposing window replacement and soffit replacement to the larger (northern) building. In addition, the request includes replacement of the freestanding sign's light fixture.

The subject site was before the Board last month for approval of the relocation of a former freestanding sign pole and repainting of the building (ARB #2017-29).

The applicant has withdrawn the request for window replacement on the smaller building; the windows will be cleaned and repainted. Additional work proposed by the applicant to repair the sidewalk is considered maintenance and does not require Board approval.

PROPERTY INFORMATION

Location – The site is located on the east side of Main Street, just north of the Southern Railway railroad crossing, between Center Street and Prince William Street.

Historical Significance – 9419 Main Street was constructed c. 1920 and appears to have originally been built as a gasoline station. This one-story, three-bay Colonial Revival-style commercial building is concrete block construction clad in stucco. It is covered by a hipped roof, with a wraparound awning. An attached garage addition forms an ell. The second smaller building was constructed circa 1945 and is of a Masonry Vernacular style. Also of block construction clad with stucco, it is covered by a pyramid roof with overhanging eaves. The buildings are ranked non-contributing to the local and National Register historic districts.

Surrounding Properties – The site is located at the southeast corner of the historic core, buildings to the north, along Main Street include; 9412, 9413 and 9415 Main Street which are all contributing structures. To the west is the City Parking Lot adjacent to the Hopkins Candy Factory and to the south is the non-contributing Old Towne Square commercial development.

APPLICANT'S PROPOSAL

The applicant is proposing to replace the existing, what appears to be plywood, soffit on the larger building on the north side of the site, with a white beaded Ever-True PVC material. For this same structure, window replacement is also proposed for the large store front windows on the south elevation of the building. The existing windows are a single pane with wood framing. The applicant is proposing replacement of the three wood windows located between the existing fence and Main Street. The proposal is for a single pane window, but with aluminum framing instead of metal. The applicant would like to replace the existing windows with a safety tempered glass due to the change in use of the structure to the Brewery.

The applicant is also proposing to replace the existing single light fixture on the free standing sign pole with 2 new fixtures mounted in the same location. The proposed 11" x 14.5" rectangular LED fixtures are solar powered, with a built in solar panel on top. They would be oriented toward Main Street (parallel with the new sign) and directed downward to provide overhead illumination directly to the sign. A black color is proposed which will match the color of the sign pole once refurbished.

STAFF ANALYSIS

The building is not new construction, so the applicable design guidelines for cornices are found on pages 76-78 of the City of Manassas Historic District Handbook. The guidelines state that materials used for repair should match or be compatible with existing materials. The applicant is proposing to replace the existing, what appears to be, plywood soffit on the larger building on the north side of the site with a white beaded Ever-True PVC material. Due to the location under the soffit, and the building's status as a non-contributing structure, staff does not believe the proposal would be detrimental to the character of the structure or the historic district. Staff would note the smaller building to the south currently has a beaded soffit.

The building is not new construction, so the applicable design guidelines for window replacement are found on pages 56-63 of the City of Manassas Historic District Handbook. The guidelines state that changing the window size, installing replacement sash that does not fit the window opening, or changing the architectural appearance of the window by using finishes which radically change the sash, depth of reveal, muntin configuration or appearance of the frame should be avoided. The window replacement proposed for three the large store front windows on the south elevation of the building larger building appear to generally meet the recommendation of the design guidelines. The proposed single pane design of the existing windows is maintained by the proposal, and the proposed metal material is appropriate for use in the historic district. Staff would defer to the Board on the appropriateness of differing materials for the windows (wood and metal) on the same building. The existing doors as well as the two windows on the buildings Main Street frontage are of a wood material. The applicant is keeping the existing wood windows on Main Street as they were recently replaced. Staff would note the smaller building to the south (which these windows are oriented toward) currently has metal windows, although they are of a different design.

Recommendations for lighting of signs can be found on page 87 of the Historic District Handbook. The guidelines recommend illumination of signs with indirect lighting that is in keeping with the character of the building. Overly bright, revolving, or flashing lights as well as internally illuminated plastic signs should be avoided. The applicant is also proposing to replace the existing single light fixture on the free standing sign pole with 2 new fixtures mounted in the same location. The proposed 11" x 14.5" rectangular LED fixtures are solar powered, with a built in solar panel on top. They would be oriented toward Main Street (parallel with the new sign) and directed downward to provide overhead illumination directly to the sign. A black color is proposed which will match the color of the sign pole once refurbished.

Review Criteria

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

CRITERIA	APPLICATION
Activity Proposed:	Soffit Replacement, Window Replacement, and Replacement of the Sign Lighting.
(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.	<p>The proposed design, color, scale, material, and placement of the soffit, windows, and lighting are generally compatible with the characteristics of the building and surrounding historic district for this specific site.</p> <p>Staff would defer to the Board with regards to having two different window materials on the building.</p>
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The proposed size and placement of the new lights are in harmony with the characteristics of the site.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed soffit, windows and lighting are compatible with the streetscape and surrounding historic district.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed soffit, windows and lighting are in keeping with the character of the structure and surrounding area.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	N/A
(6) Any applicable provisions of the adopted design guidelines.	The proposed soffit and lighting are in keeping with the recommendations of the design guidelines. While the proposed introduction of a second window material is generally in keeping with the design guidelines, staff would defer to the Board.

STAFF RECOMMENDATION

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

- As part of the applicant's refurbishment of the sign pole, it shall have a black matte finish to match the color of the proposed light fixture.
- Staff will work with the applicant on final installation of the sign, as necessary, to field adjust the orientation of the sign lighting as may be necessary to ensure the lights are directed towards the sign but also receive adequate sunlight for charging.



CITY OF
MANASSAS, VIRGINIA

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

ARB Agenda, 5/9/17, Page51

ARB #: ARB#2017-33

DATE APR 14 2017
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD
Application for Certificate of Appropriateness

Site Address: 9419 Main 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): _____

Window replacement

Roof replacement

Concrete repair

APPLICANT

(All correspondence is addressed to applicant)

Blane Perry

Name (Please Print)

8185 Tenbrook Drive

Address

Gainesville VA 20155

City State Zip Code

blane@sinistralbrewingcompany.com

E-mail Address

571-205-1517

Phone #

Fax #

[Signature]
Signature

OWNER

(Leave blank if same as applicant)

Bryan Weisberg

Name (Please Print)

Thousand Oaks Barrel Company

Company

9124 I-Beam Lane

Address

Manassas VA 20110

City State Zip Code

(703) 885-1483

Phone #

Fax #

bryan@1000oaksbarrel.com

E-mail Address

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



MANASSAS, VIRGINIA

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

ARB Agenda, 5/9/17, Page52

APR 14 2017

SPECIAL/LIMITED POWER OF ATTORNEY

THIS 17 day of March, 20 17, I, Bryan Weissberg, the owner of Tax Map Number _____, make, constitute and appoint Blane Perry, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said Blane Perry 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 March 7, 20 17, 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.

Bryan Weissberg
Owner's Name (Please Print)

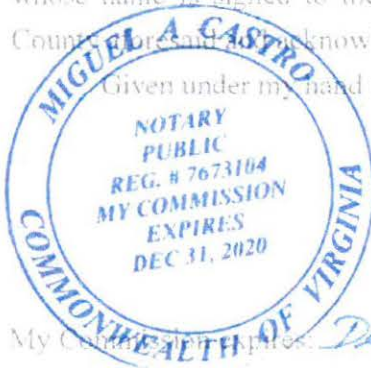
[Signature]
Owner's Signature

STATE OF Virginia

COUNTY OF Prince William

I, Miguel Castro, a Notary Public in and for the State and County aforesaid, do hereby certify that BRIAN WEINBERG 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 9th day of March, 20 17.



[Signature]
Notary Public

My Commission Expires: Dec 31, 2020 ID: T65372817

Reconnaissance Level Survey

DHR Id # 155-0161-0171

Resource Identification

Tax Parcel: 101/01 00/ 199/1/1

Other Id#: 155-0161-0172

GPIN # 7795-68-3106

Property Name(s): J.M. Davis Insurance {Historic} Commercial Building,
9419-9423 Main Street {Current}

Property Date: circa 1920

Address(s): 9419-9423 Main 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	Interior	Metal	Stovepipe
Chimneys	N/A	N/A	N/A
Foundation	Solid	Concrete	Poured
Roof	Hip	Asphalt	Shingle
Porch	1-story, Wrap-around	Wood	Awning
Structural System	Masonry	Concrete	Stucco
Windows	Double-Hung	Wood	2/2
Windows	Fixed	Wood	1-light

Site Description: Facing west, this commercial building is sited on a paved level lot. Signs indicate this building houses "Botkin Signs." There are two entrances off of Main Street to paved parking located to the west of the commercial building. The railroad tracks are located south of the building.

WUZIT Count:

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

NR Resource Count:

#	NR Resource Type	Contributing Status
2	Buildings	Non-Contributing

Individual Resource Information

WUZIT: Commercial Building

Est. Date of Construction: ... circa 1920

Primary Resource? Yes

Architectural Style: Colonial Revival

Interior Plan Type: Unknown

Accessed? No

Number of Stories: 1

Condition: Good

Threats to Resource: None Known

Description: Set on a poured concrete foundation, this is a one-story, three-bay Colonial Revival-style commercial building. It is concrete-block construction clad in stucco with raised wood panels. It is covered by a hipped roof sheathed in asphalt shingles. There is a one-story wrap-around awning with a flat cornice. Fenestration consists of 2/2 double-hung wood windows, 1-light fixed wood windows, rowlock sills, and Colonial Revival-style surrounds. An attached garage addition forms an ell. The garage is concrete-block construction. It is covered by a side gable roof. The fenestration consists of 12-light fixed windows and two roll-up doors.

Individual Resource Information

WUZIT:..... Commercial Building

Est. Date of Construction: ... circa 1945 Accessed? No
Primary Resource?..... No Number of Stories:..... 1
Architectural Style:..... Other: Masonry Vernacular Condition: Fair
Interior Plan Type: Unknown Threats to Resource:..... None Known

Description: Set on a poured concrete foundation, this is a masonry vernacular, one-story, three-bay commercial building. It is concrete-block construction clad in stucco. It is covered by a pyramidal roof with overhanging eaves. Fenestration consists of 20-light wood windows and rowlock sills.

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ... Accessed?
Primary Resource?..... Number of Stories:.....
Architectural Style:..... Condition:
Interior Plan Type: Threats to Resource:.....
Description:

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ... Accessed?
Primary Resource?..... Number of Stories:.....
Architectural Style:..... Condition:
Interior Plan Type: Threats to Resource:.....
Description:

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ... Accessed?
Primary Resource?..... Number of Stories:.....
Architectural Style:..... Condition:
Interior Plan Type: Threats to Resource:.....
Description:

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

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

Time Period(s): World War I to World War II (1914-1945)

Significance Statement: Based on the location and form, the structure at 9419-9423 Main Street, constructed circa 1920, appears to have originally been built as a gasoline station. Typical of such utilitarian buildings from the early part of the twentieth century, the building was ornamented in a fashionable architectural style that was often exhibited on residential buildings, thus creating a sense of association and historic context. This property is a non-contributing property to National Register Manassas Historic District. Because of its architectural and historical context, this property is Ranked Contributing.

Ownership Information

Botkin, Gerald W. & Evelyn M.

Graphic Media Documentation

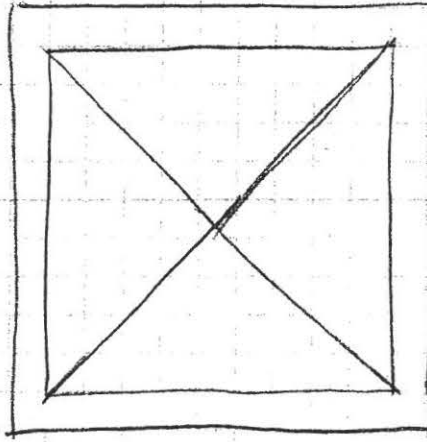
Medium	Photo Roll	Negative Number	Photo Date
BW 35mm Photos	EHT 9; EHT 10	1; 27, 36	11/23/2005
Digital Photos	EHT 9; EHT 10	1; 27, 36	11/23/2005

CRM Event

Reconnaissance Survey EJ: EHT Tracerics, Inc. August 23, 2005

9417
Main

Main St



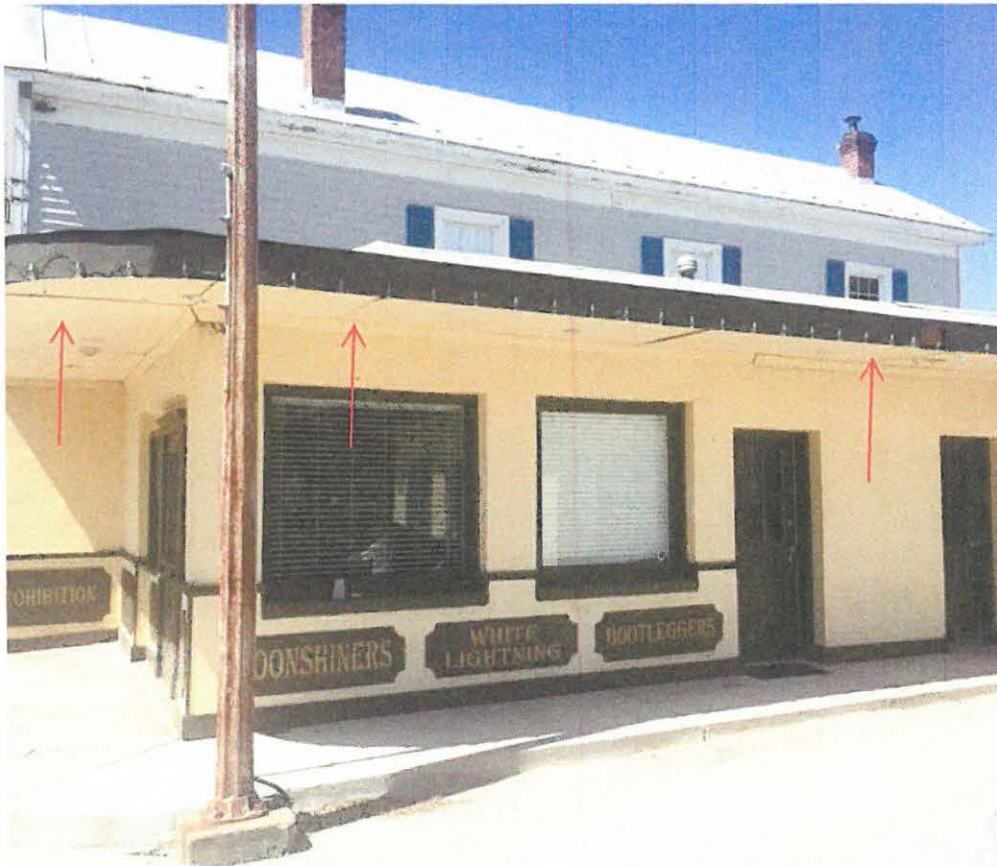
N^P

I.D. # (s) 1795-68-3106 Address 9419 Main Street

SINISTRAL BREWING COMPANY

9419 Main Street
Manassas, VA 20110

Soffit Install/Repair



Red arrows indicate the soffit under the awning to be repaired. The soffit will be repaired with Ever-True 7.5-in x 8-ft Double Bead White PVC Wall Panel. Please see spec sheet for product de-scription and specifications.

SINISTRAL BREWING COMPANY

9419 Main Street
Manassas, VA 20110

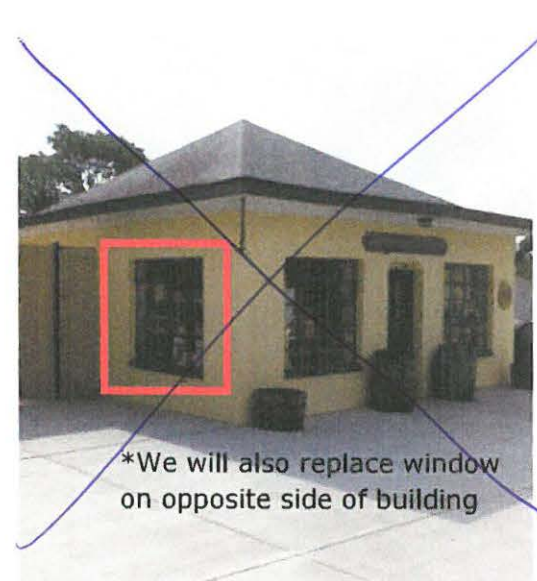
Window Replacement

Window Specs

Outlined windows to be replaced

Black anodized 2" x 4-1/2" framing
aluminum framing

1" clear low-e glass, safety tempered



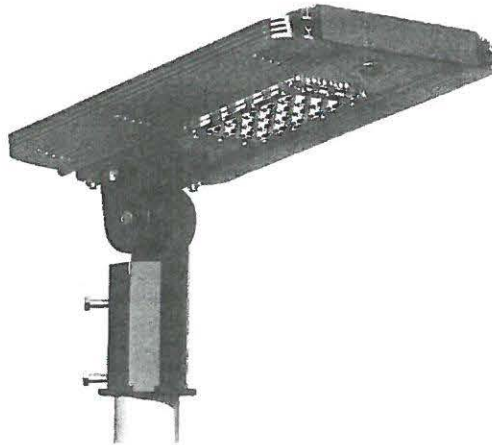
*We will also replace window
on opposite side of building

Withdrawn for smaller building

⊗ Lighting for Freestanding Sign

Home / Lighting & Ceiling Fans / Commercial Lighting / Area Lights

Model # EE810W-SFBS Internet #206867815



Save to List

eLEDing

Solar Power SMART LED
Street Light for Commercial
and Residential Parking Lots,
Bike Paths, Walkways,
Courtyard

★★★★★ (7)

[Write a Review](#)

[Questions &
Answers \(25\)](#)

\$190.73 /box

Live Chat

☐ **LET'S PROTECT THIS.**

Add a 2-year Home Depot Protection Plan for **\$25.00**
[Learn More](#)

Quantity

-

1

+

Not in Your Store - We'll Ship It There

Add to Cart

We'll send it to East Manassas for free pickup

Available for pickup
May 31 - June 5

[Check Nearby Stores](#)

We'll Ship It to You

Add to Cart

Free Shipping

Expect it
May 31 - June 2

[See Shipping Options](#)

Or buy now with

We're unable to ship this item to:
AK, GU, HI, PR, VI

Easy returns in store and online
[Learn about our return policy](#)

Product Overview

Model EE810W-SFBS, eLEDing brand, Solar Powered LED Street Light, with SMART Sensor, 360°. Designed and built for a wide range of lighting applications such as Commercial Buildings, Parking Lots, Street Lights, Farms, Parks, Exterior Work Lights and large area Residential and Recreational lighting. This quality built and very reliable Solar Powered LED light is completely self-contained. It is made from a sturdy cast aluminum alloy light body fixture with an integrated tempered glass solar panel, ultra-bright LED matrix array and user adjustable SMART sensor controls. Can be used for new installations or replacement of outdated AC powered lights. Its innovative SMART lighting profiles offer unlimited true Dusk-to-Dawn all night lighting capability. It offers flexibility with auto compensation for critical weather and variations of geographic locations, and it is able to indicate critical status of battery reserve conditions. eLEDing SMART solar lights present a significant improvement above current solar lighting performance operating with its SMART management (IPM) system. It provides user adjustability in controlling Max Brightness and Dimming Moonlight soft-glow

Info & Guides

[Instructions / Assembly](#)

[SDS](#)

[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents.
[Download a free copy from the Adobe Web site.](#)

powerful Commercial Light using renewable Solar Green Energy. Includes mounting system connection for standard pole mounting. Video Reference: :
<https://youtu.be/h7NKma1LNSo>

- Self-contained light with solar panel, LED's, battery and controller integrated in an enclosed unit with easy one step set-up
- Backside solar panel charges the battery and the solar panel must receive at least 4 hours of direct sunshine daily for maximum charging
- Built-in Intelligent Power Management (IPM) to automatically compensate for weather conditions of the world geography
- True dusk to dawn feature, and lights up to 3-4 days illuminating time under IPM
- Invented (patented technology), designed, developed, engineered and QC'd in USA
- Please read the instructions carefully before using, the solar panel must receive at least 4 hours of direct sunshine to fully charge the battery before using
- High quality made components to extend operating ultra-long life cycles: super LED matrix, lithium ion-battery, tempered glass solar panel and cast aluminum alloy light fixture. Diameter of the adapter is 2.36".
- Uses the most advanced and reliable lithium-based polymer battery available
- Charges and discharges the battery efficiently under automatic protection control
- Automatic battery reserve capacity and power source monitoring
- On-board ePIR motion detector provides dusk to dawn illumination all night long
- Super bright 20 LED-matrix illuminator
- User adjustability of max-brightness and max- dusk to dawn dimming controllability
- Smart on feature built with motion activated profiles /dimming mode
- Highly intense outstanding illumination coverage
- Brightness is approximately 500 Lumens, (compares with 40-Watt bulb illumination)
- Click here for more information on Electronic Recycling Programs



Specifications

Dimensions

Product Depth (in.)	11	Product Length (in.)	14.5
Product Height (in.)	2	Product Width (in.)	11

Details

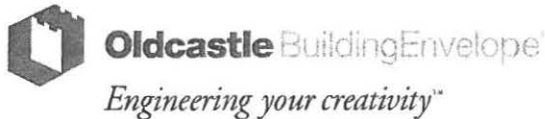
Actual Color Temperature (K)	5000	Included	Timer
Adjustable Detection Sensitivity	No	Light Bulb Base Code	DC Base
Adjustable Lamp Head	Yes	Light Output (lumens)	500
Bulb Type Included	Integrated LED	Motion Sensing	Yes
Color Rendering Index	750	Number of Bulbs Required	20
Color Temperature	Daylight	Outdoor Lighting Features	Adjustable Lamp Head,Dusk to Dawn,Motion Sensing,Solar Powered,Timer,Waterproof,Weather Resistant

Commercial Light Type	Area Lights	Power Type	Solar
Detection Range (ft.)	35	Product Weight (lb.)	13lb
Dusk to Dawn	Yes	Range of Motion	360
Exterior Lighting Product Type	Area Lights	Returnable	90-Day
Fixture Color/Finish	Gray	Timer Included	No
Glass/Lens Type	Clear	Watt Equivalence	40

Warranty / Certifications

Certifications and Listings	FCC Listed, IC Rated	Manufacturer Warranty	One Year Manufacturers Warranty
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GUIDE SPECIFICATION

Manufacturer:

Oldcastle BuildingEnvelope®

2425 Olympic Boulevard, Suite 525-East

Santa Monica, CA 90404

1-866-OLDCASTLE

SECTION 08411 - ALUMINUM STOREFRONTS (SERIES 3000 FLUSH GLAZE)

This guide specification has been prepared by **Oldcastle BuildingEnvelope®** in printed and electronic media as an aid to specifiers in preparing written construction documents for storefront systems.

This section includes Series 3000 Flush Glaze for exterior and interior applications, shop fabricated, factory prefinished, for field glazing. The system application is less than one story, usually from floor to spandrel beam above or less in height.

Sealants are referenced to Section 07900, Sealants Sealers.

Glass and glazing are referenced in Section 08810, Glass and Glazing.

Where work of this section integrates with curtain wall, sloped glazing system, skylight, windows, or other glazing system, carefully coordinate all sections to function together. Air and vapor barrier continuity from this system to adjacent construction is critical to successful building air tightness; specify compatible materials in conjunction with adjacent air and vapor barriers.

Edit entire master to suit project requirements. Modify or add items as necessary. Delete items which are not applicable. Words and sentences within brackets [] reflect a choice to be made regarding inclusion or exclusion of a particular item or statement. This section may include performance, proprietary, and descriptive type specifications. Edit to avoid conflicting requirements.

Editor notes are included within the text of this section to assist the specifier in knowledgeable decision-making.

PART 1 - GENERAL

1.01 SUMMARY

1. Related Documents: Conditions of the Contract, Division 1 - General Requirements, and Drawings apply to Work of this Section.

Edit this paragraph to briefly describe the contents of the section. After editing section, refer back to this paragraph to verify no conflicts exist.

B. Section Includes:

1. Storefront system, complete with reinforcing, fasteners, anchors, and attachment devices.
2. Accessories necessary to complete work.

Edit paragraph below to suit project requirements.

- C. Products Furnished But Not Installed Under This Section:
1. Anchoring devices which are built into masonry.
 2. Anchoring devices which are cast in concrete.

This document incorporates CSI (Construction Specifications Institute) Manual of Practice principles of cross referencing to Division 1 sections and other sections. The cross references must be edited to retain only those other sections used. Other guide specifications for **Oldcastle BuildingEnvelope®** are available as follows:

- Section 07720 - Heat and Smoke Vents
- Section 07821 - Acrylic Unit Skylights
- Section 07822 - Glass Unit Skylights
- Section 07825 - Metal Framed Skylights
- Section 08411 thru 08413 Aluminum Entrances and Storefronts.
- Section 08450 All Glass Entrances.
- Section 08490 Sliding Mall Fronts.
- Section 08950 - Translucent Panel System
- Section 08921 thru 08927 Glazed Aluminum Curtain Walls.
- Section 08960 - Sloped Glazing System

- D. Related Sections:
1. Section 01430 - Mock-ups.
 2. Section 05500 Metal Fabrications.
 3. Section 06100 Rough Carpentry.
 4. Section 07900 - Joint Sealers.
 5. Section 08450 All Glass Entrances.
 6. Section 08470 Revolving Entrance Doors.
 7. Section 08490 Sliding Mall Fronts.
 8. Section 08520 Aluminum Windows.
 9. Section 08710 - Door Hardware.
 10. Section 08810 - Glass and Glazing.
 11. Section 08920 Glazed Aluminum Curtain Wall.
 12. Section 08960 Sloped Glazing System.

List reference standards that are included within the text of this section. Edit the following as required for project conditions.

1.02 REFERENCES

- A. Aluminum Association (AA):
1. DAF-45 Designation System for Aluminum Finishes.
- B. American Architectural Manufacturers Association (AAMA):
1. 501 Methods of Test for Exterior Walls.
 2. 501.2 Quality Assurance and Diagnostic Water Leakage Field Check of Installed Storefronts, Curtain Walls, and Sloped Glazing Systems.
 3. 2605 Voluntary Specification, Performance Requirements and Test Procedures for Superior Performing Organic Coatings on Aluminum Extrusions and Panels.
 4. 611 Voluntary Specification for Anodized Architectural Aluminum.
 5. 701 Voluntary Specifications for Pile Weatherstripping and Replaceable Fenestration Weatherseals.
 6. CW-10 Care and Handling of Architectural Aluminum From Shop to Site.
 7. SFM1 Aluminum Storefront and Entrance Manual.
- C. American Society for Testing and Materials (ASTM):
1. A36 Structural Steel.
 2. A123 Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products.
 3. B209 Aluminum and Aluminum - Alloy Sheet and Plate.

4. B221 Aluminum-Alloy Extruded Bars, Rods, Wire, Shapes, and Tubes.
 5. E283 Test Method for Rate of Air Leakage Through Exterior Windows, Curtain Walls and Doors.
 6. E330 Test Method for Structural Performance of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.
 7. E331 Test Method for Water Penetration of Exterior Windows, Curtain Walls and Doors by Uniform Static Air Pressure Difference.
- D. Glass Association of North America (GANA):
1. Glazing Manual
- E. Federal Specifications (FS):
1. TT-P-641G(1) Primer Coating, Zinc Dust-Zinc Oxide (For Galvanized Surfaces).
 2. TT-P-645A Primer, Paint, Zinc Chromate, Alkyd Type.
- F. Steel Structures Painting Council (SSPC):
1. Cold-Applied Asphalt Mastic (Extra Thick Film).

Use the article below carefully; restrict statements to describe components used to assemble the system. Do not repeat statements made in the SECTION INCLUDES article. Restrict statements to identify system performance requirements or function criteria only. Delete paragraphs not appropriate to project.

The following paragraphs represent a suggested listing of performance criteria.

1.03 SYSTEM REQUIREMENTS

A. Design Requirements:

1. Drawings are diagrammatic and do not purport to identify nor solve problems of thermal or structural movement, glazing, anchorage, or moisture disposal.
2. Requirements shown by details are intended to establish basic dimension of units, sight lines and profiles of members.
3. Provide concealed fastening.
4. Provide entrance and storefront systems, including necessary modifications, to meet specified requirements and maintaining visual design concepts.
5. Attachment considerations are to take into account site peculiarities and expansion and contraction movements so there is no possibility of loosening, weakening or fracturing connection between units and building structure or between units themselves.
6. Provide for expansion and contraction due to structural movement without detriment to appearance or performance.
7. Framing systems shall accommodate expansion and contraction movement due to surface temperature differentials of 180 degrees F without causing buckling, stress on glass, failure of joint seals, excessive stress on structural elements, reduction of performance, or other detrimental effects.

B. Performance Requirements:

Coordinate wind loads with applicable building code. Edit following paragraph accordingly.

1. Wind loads: Provide framing system capable of withstanding wind load design pressures of [] psf acting inward and [] psf acting outward. The design pressures are based on the [] Building Code; [] Edition.
 2. Air infiltration: Air leakage through fixed light areas of storefront shall not exceed 0.06 cfm per square foot of surface area when tested in accordance with ASTM E283 at differential static pressure of 6.24 psf.
 3. Water infiltration: No uncontrolled leakage when tested in accordance with ASTM E331 at test pressure of 10 psf as defined in AAMA 501.
 4. Deflection:

Maximum calculated deflection of any framing member in direction normal to plane of wall when subjected to specified design pressures for spans up to and including 13'-6" shall be limited to [1/175] of its clear span and for spans greater than 13'-6" deflection shall be limited to [1/240] of its clear span + 1/4", except that maximum deflection of members supporting plaster surfaces shall not exceed 1/360 of its span.
- *****

In cases of large spans, calculate maximum deflection and give consideration to visual impact. If it appears desirable, specify an allowable deflection less than the amounts specified above. Smaller deflections, however, will often require use of heavier cross sections or internal reinforcements. Therefore, importance of visual impact must be weighed against added cost.

- C. Testing Requirements: Provide components that have been previously tested by an independent testing laboratory.

Include submittal requirements below that are consistent with scope of project and extent of work of this section. Only request submittals that are absolutely necessary.

Include submittal requirements below which are consistent with scope of project and extent of work of this section. Only request submittals which are absolutely necessary.

1.04 SUBMITTALS

- A. General: Submit in accordance with Section 01300.
- B. Product Data:
 - 1. Submit manufacturer's descriptive literature and product specifications.
 - 2. Include information for factory finishes, hardware, accessories, and other required components.
 - [3. Include color charts for finish indicating manufacturer's standard colors available for selection.]
- C. Shop Drawings:
 - 1. Submit shop drawings covering fabrication, installation and finish of specified systems.
 - 2. Include following:
 - a. Fully dimensioned plans and elevations with detail coordination keys.
 - b. Locations of exposed fasteners and joints.
 - 3. Provide detailed drawings of:
 - a. Composite members.
 - b. Joint connections for framing systems and for entrance doors.
 - c. Anchorage.
 - d. System reinforcements.
 - e. System expansion and contraction provisions.
 - f. Glazing methods and accessories.
 - g. Internal sealant requirements.
 - 4. Schedule of finishes.
- D. Samples:
 - 1. Submit manufacturers standard samples indicating quality of finish.
 - 2. Where normal texture or color variations are expected, include additional samples illustrating range of variation.
 - [3. Submit samples for each type of glass, 12 x 12 inch size.]
- E. Test Reports:
 - 1. Standard Systems: Submit certified copies of previous test reports substantiating performance of system in lieu of retesting. Include other supportive data as necessary.
- F. Qualification Data:
 - 1. Submit installer qualifications verifying years of experience.
- G. Manufacturer's Instructions: Submit manufacturer's printed installation instructions.

Include quality assurance requirements consistent with size and scope of project and extent of work of this section. Edit following article accordingly.

1.05 QUALITY ASSURANCE

- A. Single Source Responsibility:

Oldcastle BuildingEnvelope® is unique in the industry in single source responsibility. First, system design, extrusion, fabrication, and finishing occur at the same facility, and under strict tolerances, assuring uniformity of profile and finishes between systems. Second, **Oldcastle BuildingEnvelope®** products include a full array of storefront (including operable vents on some systems), curtainwall, all glass entrances, sliding mall fronts, sloped glazing, and flush faced aluminum framed doors, as well as all the monumental and unit skylight products, allowing the designer and specifier a single source of responsibility when combining products from any of these categories.

1. To ensure quality of appearance and performance, obtain materials for systems from either a single manufacturer or from manufacturer approved by systems manufacturer.
 - B. Installer Qualifications: Certified in writing by system manufacturer as qualified for installation of specified systems.
 - C. Perform Work in accordance with AAMA SFM1 and manufacturer's written instructions.
- 1.06 DELIVERY, STORAGE, AND HANDLING
- A. Comply with requirements of Section 01600.
 - B. Protect finished surfaces as necessary to prevent damage.
 - C. Do not use adhesive papers or sprayed coatings that become firmly bonded when exposed to sun.
 - D. Do not leave coating residue on any surfaces.
 - E. Replace damaged units.

1.07 WARRANTY

Note: Longer warranty periods are available at additional cost.

- A. Provide warranties in accordance with Section 01700.
- B. Provide written warranty in form acceptable to Owner jointly signed by manufacturer, installer and Contractor warranting work to be watertight, free from defective materials, defective workmanship, glass breakage due to defective design, and agreeing to replace components which fail within 1 year from date of Substantial Completion.
- C. Warranty shall cover following:
 1. Complete watertight and airtight system installation within specified tolerances.
 2. System is structurally sound and free from distortion.

Delete paragraph below if high performance fluoropolymer finish not used.

- D. Provide written warranty stating organic coating finish will be free from fading more than 10%, chalking, yellowing, peeling, cracking, pitting, corroding or non-uniformity of color, or gloss deterioration beyond manufacturer's descriptive standards for 1 year from date of Substantial Completion and agreeing to promptly correct defects.

PART 2 - PRODUCTS

2.01 MANUFACTURERS AND PRODUCTS

- A. Subject to compliance with requirements indicated, provide products by one of the following:
 1. **Oldcastle BuildingEnvelope®**, Terrell, TX.
- B. Substitutions: Submit under provisions of Section 01630, a minimum of 10 days prior to bid date.

Edit the following paragraphs for appropriate system in each category and delete remaining. Refer to **Oldcastle BuildingEnvelope®** technical literature for additional information.

When specifying manufacturer's standard product or manufacturer's standard product with modifications, describe using manufacturer's name and model numbers.

C. Acceptable Storefront Framing System:

Flush Glazed System, center set, exterior loaded

Series 3000 - 2" x 4 1/2" mullion profile; accommodates 1" glazing with 1/4" as an option.

2.02 FRAMING MATERIALS AND ACCESSORIES

A. Aluminum:

1. ASTM B221, alloy 6063-T5 for extrusions; ASTM B209, alloy 5005-H16 for sheets; or other alloys and temper recommended by manufacturer appropriate for specified finish.

B. Internal Reinforcing:

1. ASTM A36 for carbon steel.
2. Shapes and sizes to suit installation.
3. Steel components factory coated with alkyd type zinc chromate primer complying with FS TT-P-645.

C. Anchorage Devices:

1. Manufacturer's standard formed or fabricated steel or aluminum assemblies of shapes, plates, bars or tubes.
2. Hot-dip galvanize steel assemblies after fabrication, comply with ASTM A123, 2.0 ounce minimum coating.

D. Fasteners:

1. Aluminum, non-magnetic stainless steel or other non-corrosive materials compatible with items being fastened.
2. Provide concealed fasteners wherever possible.
3. For exposed locations, provide Phillips flathead screws with finish matching item fastened.
4. For concealed locations, provide manufacturer's standard fasteners.

E. Expansion Anchor Devices: Lead-shield or toothed-steel, drilled-in, expansion bolt anchors.

F. Protective Coatings: Cold-applied asphalt mastic complying with SSPC, compounded for 30 mil thickness for each coat; or alkyd type zinc chromate primer complying with FS TT-P-645.

G. Touch-Up Primer for Galvanized Components: Zinc oxide conforming with FS TT-P-641.

H. Glazing Gaskets:

1. Compression type design, replaceable, molded or extruded, of neoprene, polyvinyl chloride (PVC), or ethylene propylene diene monomer (EPDM).
2. Profile and hardness as required to maintain uniform pressure for watertight seal.

I. Weatherstripping:

1. Wool pile conforming to AAMA 701.2.
2. Provide EPDM or vinylblade gasket weatherstripping in bottom door rail, adjustable for contact with threshold.

J. Internal Sealants and Baffles.

2.03 GLASS AND GLAZING ACCESSORIES

A. Refer to Section 08810.

2.04 FABRICATION

A. Coordination of Fabrication:

1. Check actual frame or door openings required in construction work by accurate field measurements before fabrication.
2. Fabricate units to withstand loads that will be applied when system is in place.

B. General

1. Conceal fasteners wherever possible.
2. Reinforce work as necessary for performance requirements, and for support to structure.
3. Separate dissimilar metals and aluminum in contact with concrete utilizing protective coating or preformed separators, which will prevent contact and corrosion.
4. Comply with Section 08810 for glazing requirements.

Glazing is normally done after system has been erected and done from inside or outside. Large plates of glass can normally be glazed most readily from outside. Headroom and space often make it impossible to glaze from inside. Glass replacement must also be considered. Edit item below for inside or outside glazing.

C. Aluminum Framing:

1. Provide members of size, shape and profile indicated, designed to provide for glazing from [exterior] [interior].
2. Fabricate frame assemblies with joints straight and tight fitting.
3. Reinforce internally with structural members as necessary to support design loads.
4. Maintain accurate relation of planes and angles, with hairline fit of contacting members.
5. Seal horizontals and direct moisture accumulation to exterior.
6. Provide flashings and other materials used internally or externally that are corrosive resistant, non-staining, non-bleeding and compatible with adjoining materials.
7. Provide manufacturer's extrusions and accessories to accommodate expansion and contraction due to temperature changes without detrimental to appearance or performance.

D. Welding:

1. Comply with recommendations of the American Welding Society.
2. Use recommended electrodes and methods to avoid distortion and discoloration.
3. Grind exposed welds smooth and flush with adjacent surfaces; restore mechanical finish.

E. Flashings: Form from sheet aluminum with same finish as extruded sections. Apply finish after fabrication. Material thickness as required to suit condition without deflection or "oil-canning".

Select and edit following items for appropriate finish; delete inapplicable types. Oldcastle BuildingEnvelope® is a licensed applicator for all of the coating manufacturers listed below.

2.05 FINISHES

A. Organic Coating (high performance fluorocarbon):

1. Comply with requirements of AAMA 2605.
2. Surfaces cleaned and given conversion coating pre-treatment prior to application of 0.3 mil dry film thickness of epoxy or acrylic primer following recommendations of finish coat manufacturer.
3. Finish coat of 70% minimum fluorocarbon resin fused to primed surfaces at temperature recommended by manufacturer, 1.0 mil minimum dry film thickness.
4. Acceptable coatings are Trinar by Akzo Coatings, Inc.; Nubelar by Glidden Company; Fluoroceram by Morton International, Inc.; Duranar by PPG Industries Inc.; and Fluropon by Valspar Corporation.
5. Provide in either a 2, 3, or 4 coat system as required for color selected.
6. [Custom colors as selected by Architect.]

***** OR *****

- [7. Manufacturer's standard colors as selected by Architect.]

***** OR *****

Oldcastle Glass® Vistawall® utilizes a computer driven anodizing system which produces the closest color range available.

[B. Clear Anodized:

1. Conforming to AA-M12C22A31 and AAMA 611.
2. Architectural Class II, etched, medium matte, clear anodic coating, 0.4 mil minimum thickness.]

***** OR *****

- [C. Color Anodized:
1. Conforming to AA-M12C22A44 and AAMA 611.
 2. Architectural Class [I] [II], etched, medium matte, [black] [dark bronze] [medium bronze] [light bronze] colored anodic coating, [0.7] [0.4] mil minimum thickness.]

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Examine conditions and proceed with Work in accordance with Section 01400.

3.02 INSTALLATION

A. Erection Tolerances:

1. Limit variations from plumb and level:
 - a. 1/8 inch in 10'-0" vertically.
 - b. 1/8 inch in 20'-0" horizontally.
2. Limit variations from theoretical locations: 1/4 inch for any member at any location.
3. Limit offsets in theoretical end-to-end and edge-to-edge alignment: 1/16 inch from flush surfaces not more than 2 inches apart or out-of-flush by more than 1/4 inch.

- B. Install doors and hardware in accordance with manufacturer's printed instructions.
- C. Set units plumb, level and true to line, without warp or rack of frame.
- D. Anchor securely in place, allowing for required movement, including expansion and contraction.
- E. Separate dissimilar materials at contact points, including metal in contact with masonry or concrete surfaces, with bituminous paint or preformed separators to prevent contact and corrosion.
- F. Set sill members in bed of sealant. Set other members with internal sealants and baffles to provide weather-tight construction.
- G. Coordinate installation of perimeter sealant and backing materials between assemblies and adjacent construction in accordance with requirements of Section 07920.
- H. Glazing: Refer to requirements of Section 08810.

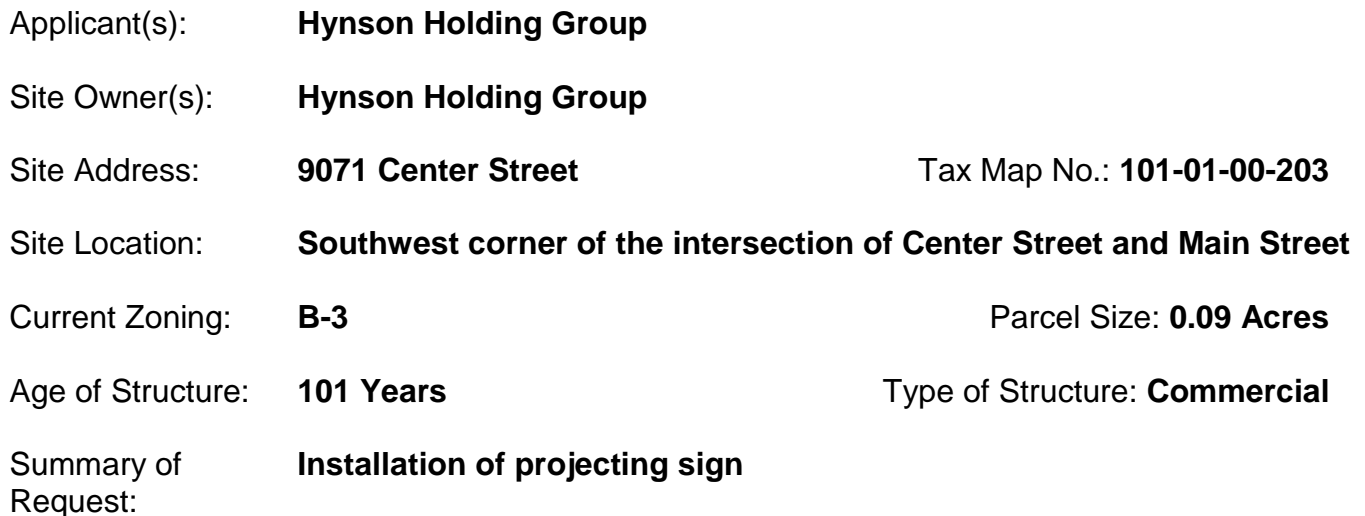
3.03 ADJUSTING

- A. Test door operating functions. Adjust closing and latching speeds and other hardware in accordance with manufacturer's instructions to ensure smooth operation.

3.04 CLEANING

- A. Clean surfaces in compliance with manufacturer's recommendations; remove excess mastic, mastic smears, foreign materials and other unsightly marks.
- B. Clean metal surfaces exercising care to avoid damage.

END OF SECTION



Date Accepted for Review: **April 20, 2017**
Date of ARB Meeting: **May 9, 2017**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: 2017-34
Applicant: Hynson Holding Group
Address: 9073 Center Street



REQUEST

The applicant is proposing the installation of a projecting sign on an existing bracket at the intersection of Center Street and Main Street.

The property was most recently before the Board in February 2017 (ARB #2017-20) for projecting signage and wall mounted signage for ecu communications and Whitlock Wealth Management. This property was previously before the Board in November 2013 (ARB #2014-08) for the replacement of second floor windows and repair of first floor windows.

PROPERTY INFORMATION

Location – The project site is located at 9073 Center Street at the southwest corner of the intersection of Center Street and Main Street.

Historical Significance – The building was constructed circa 1906 and is listed as the Hynson Building on the 2005 Reconnaissance survey. It is representative of the late nineteenth century growth in the city after the 1905 fire. The building exhibits the Renaissance Revival style, which includes stone quoins, a stone belt course, and a flat roof with a decorative brick cornice. It is ranked notable on the 2005 survey. While the building has had alterations over the years as occupancy requirements have changed, it continues to feature the majority of its original design characteristics.

Surrounding Properties – The building is located on Center and Main amid a block of landmark, contributing, and infill properties. Surrounding properties include: Masonic Lodge (Landmark), Old Post Office (Landmark), Conner Building (Landmark), Conner Market (Landmark), 9109 Center (Contributing) and 9412 Main Street (Contributing).

APPLICANT'S PROPOSAL

The projecting sign will be ½" thick Komacel and will be installed onto the existing bracket located between the first and second floors near the intersection of Center Street and Main Street. The projecting sign measures a total size of 21"x42" (6.125 sq ft). The "Centerfuse" company logo is placed on a white, with yellow accent, background.

STAFF ANALYSIS

The applicable design guidelines for signage are found on pages 82-87 of the City of Manassas Historic District Handbook. For projecting signs, they should not exceed 12 sq ft in area and placement should be based upon visibility and compatibility with the building. Materials should relate to the structure and sign design should be coordinated with the nature of the business and character of the structure.

The proposed projecting signage would be made of ½” thick komacel material which has previously been used in the historic overlay district. The color palette utilizes the established logo and branding of the business, and would be digitally printed applied vinyl graphics. Staff does recommend per Guideline Supplement #2, the sign have a matte finish so as not to appear shiny, look like plastic. A black boarder runs along the perimeter of the sign. The sign is approximately 6 sq ft in size and will be placed on an existing bracket. The bracket contains an existing light fixture to provide for illumination of the sign. Finally, the guidelines do state that sign installation should maintain a minimum clearance of 9 feet from the ground surface.

Review Criteria

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

CRITERIA	APPLICATION
Activity Proposed:	Projecting signage.
(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 proposed design and scale of the signage is compatible with the characteristics of the building and surrounding historic district. As per the recommendations of Guideline Supplement #2, staff recommends the sign have a matte finish so as not to appear shiny/look like plastic.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The sign location is consistent with prior signage placement and is sensitive to elements of the building design, including: entrances, windows, and the stone belt course above the second floor windows.
(3) 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.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed signage is in keeping with the character of the structure and surrounding area.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	Not applicable.
(6) Any applicable provisions of the adopted design guidelines.	The proposed projecting signage is generally in keeping with the design guidelines.

STAFF RECOMMENDATION

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

- The sign have a matte finish so as not to appear shiny, look like plastic.
- The sign maintain a minimum clearance of 9' from the sidewalk below.



CITY OF MANASSAS, VIRGINIA

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

ARB #: 2017-34DATE: 4/19/17
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD Application for Certificate of Appropriateness

Site Address: 9071 Center Street Manassas, VA 20110

Number

Street Name

Tax Map No(s): 101-01-00-203 Zoning District: Local HistoricDate Purchased: May, 5 2016 Age of Structure: 102

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): _____

One (1) D/F 1/2" komacel projecting sign on existing bracket w/digitally printed applied vinyl graphics

APPLICANT

(All correspondence is addressed to applicant)

Hynson Holding Group

Name (Please Print)

9071 Center Street

Address

Manassas **VA** **20110**

City State Zip Code

ken@ecucomm.com

E-mail Address

703-625-6313

Phone #

Fax #

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.

Manassas

Reconnaissance Level Survey

DHR Id # 155-0161-0165

Resource Identification

Tax Parcel: 101/01 00/ 203/ / /

Other Id#:

GPIN # 7795-68-1219

Property Name(s): Hynson Building {Historic} Commercial Building,
9073 Center Street {Current}

Property Date: circa 1906

Address(s): 9073 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	Flat with Parapet	Asphalt	Shingle
Porch	N/A	N/A	N/A
Structural System	Masonry	Brick	Stretcher
Windows	Double-Hung	Wood	2/2
Windows	Storefront	Metal	1-light

Site Description: Facing west, the commercial building is sited on a grassy level lot. It is on the southwest corner of Main and Center streets and is attached to the building at 9401 Main Street on the south elevation and the building at 9101 Center Street on the west elevation.

WUZIT Count:

No.	Wuzit Types	Historic?
1	Commercial Building	Historic

NR Resource Count:

#	NR Resource Type	Contributing Status
1	Building	Contributing

Individual Resource Information

WUZIT: Commercial Building

Est. Date of Construction: ... circa 1906

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: The two-story, three-bay Renaissance Revival-style commercial building is masonry construction with stretcher-bond brick. Details include stone quoins and stone belt course. The building is covered by a flat roof with a parapet that has dog-tooth brick cornice. The storefront façade along the north elevation is a flush side entry with modern 1-light wood fixed windows and a cast-iron storefront manufactured by G.L Mesker and Company (Evansville, Indiana). The storefront wraps the corner from Center Street to the east elevation along Main Street. The first-story façade on the east elevation has a similar cast-iron storefront with modern 1-light windows, although the entry is flush half-cant. The second-story façade has 2/2 double-hung wood windows with stone lintels and sills.

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

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

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

Significance Statement:

The Hynson Building at 9073 Center Street is representative of the late-nineteenth-century and early-twentieth-century growth in Manassas that followed after the relocation of the county seat of Prince William County in 1892. Constructed circa 1906, the building is reflective of commercial buildings constructed after the fire of 1905 and the institution of building codes that required fireproof materials for those structures constructed in the commercial core. Like many of the buildings constructed in the commercial core after the 1905 fire, the building exhibits the Renaissance Revival style. Typical of the style, this building features stone quoins, a stone beltcourse, and a flat roof with a decorative brick cornice. The building had undergone few alterations since its construction. This property is a contributing property to National Register Manassas Historic District. As a good example of an early twentieth-century Renaissance Revival commercial building in Manassas's commercial core, the building at 9073 Center Street is Ranked Notable. An intensive-level interior survey and research are recommended.

Ownership Information

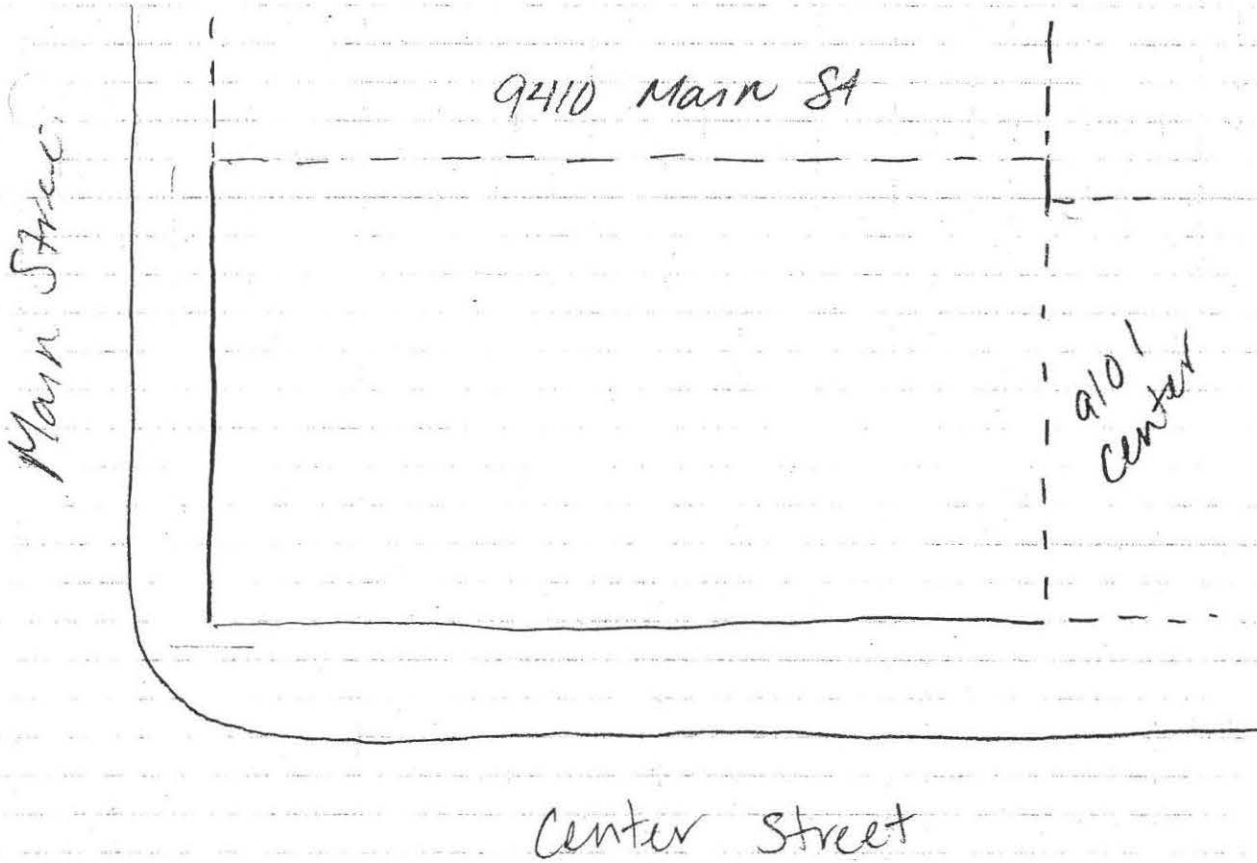
Hynson Building LLC

Graphic Media Documentation

Medium	Photo Roll	Negative Number	Photo Date
BW 35mm Photos	EHT 2	6-7	11/11/2005
Digital Photos	EHT 2	6-7	11/11/2005

CRM Event

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




I.D. # (s) 719568-1219 Address 9073 Center Street



SCALE: 1 1/2" = 1'-0"

FABRICATE & INSTALL:

ONE (1) D/F 1/2" THICK KOMACEL PROJECTING SIGN ON EXISTING BRACKET W/
DIGITALLY PRINTED APPLIED VINYL GRAPHICS

	Scale: NOTED	Customer: Centerfuse	
	Date: 04-06-2017	9071 Center Street	
	WO#: 26330	Manassas, VA	
	Drawn By: DH		
		Sales Rep: BOB ANDERSON	Revised:
8197 Euclid Court Manassas Park, Virginia (703)368-1986 All Rights Reserved			

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