

ARCHITECTURAL REVIEW BOARD AGENDA

June 13, 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 – May 9, 2017
4. New Business
 - **ARB #2017-35**
9406 Battle Street
Bad Wolf Public House
5. Old Business
 - **ARB #2017-29**
9419 Main Street
Sinistral Brewing Company
6. Other Business
 - **Old Town Update(s)**
 - **BZA Public Hearing June 14, 2017 for:**
9512 and 9514 Liberty Street
7. Adjournment

DRAFT

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

May 9, 2017 – 7:30 P.M.

Members Present: William Rush, Chairman
Debbie Haight, Vice Chairman
Jan Alten
Fatima Pereira-Shepherd
Myra Buchanan Brent

Members Absent: Nancy Hersch Ingram

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

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Clerk called the roll, and a quorum was determined.

APPROVAL OF MINUTES – April 11, 2017

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

NEW BUSINESS

**ARB #2017-30
9451 West Street
NVTC & PRTC Virginia Railway Express**

Mr. Bokan stated that this case came before the ARB last month as a work session. They are 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. Staff recommended approval of the application as submitted.

Applicant, Greg Deibler, had nothing further to add to the staff report.

ARB Discussion

- Location of the 5 canopy mounted lights

Ms. Haight motioned to approve ARB #2017-30 as submitted. Ms. Alten seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2017-31

**Bull Run Unitarian Universalist Church
9358-9360 Main Street**

Mr. Bokan stated that 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 recommended 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.

Applicants, Mike Freeland, stated that the wood around the exterior windows are in bad condition. He is considering changing to a wood window with aluminum clad.

Applicant, Christine Sunda, stated that the existing windows would need glazing, because they are not good against heat or cold weather. She feels that the color white would be a good choice for the inside of the windows.

ARB Discussion

- Windows on the side of the building were not addressed, and questioned the condition of those windows
- Board's desire that the windows remain the same color
- Pella windows would be a good fit for this project

Ms. Shepherd motioned to recommend deferring ARB #2017-31 for further study of the windows and colors. Ms. Brent seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2017-32
9508 Grant Avenue
Kristen Reynolds

Mr. Bokan stated that the applicant is proposing 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 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.

Applicant, Kristen Reynolds, stated that she would rather have the standard dog eared privacy fence on the left, but the contractor thinks it would be difficult to work with such a small space on the side that has the chain linked fence. It would be easier for him to do the alternative version, the shadow box fencing to do the entire perimeter.

ARB Discussion

- Privacy fence should match the neighbor's fence

Ms. Alten motioned to approve ARB #2017-32 with the following modifications:

- The privacy fence will match the neighbor's fence
- The privacy fence will be installed with the "finished side" facing "out" towards neighboring property/public view.

Ms. Shepherd seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2017-33

9419 Main Street

Sinistral Brewing Company

Mr. Bokan stated that this applicant was also before the ARB last month. They are now 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 recommended 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.

Applicant, Blane Perry, clarified that the existing light would remain and the new lights would be mounted where the sign will hang.

ARB Discussion

- Reason for the tempered glass
- Code and guidelines on sign setbacks
- The requirement for relocation of the sign pole
- Zoning variance recommended for use of the sign pole

Ms. Haight motioned to approve ARB #2017-33 as submitted. Ms. Shepherd seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2017-34

9071 Center Street

Hynson Holding Group

Mr. Bokan stated that this applicant was also before the Board last month. They are proposing the installation of a projecting sign on an existing bracket at the intersection of Center Street and Main Street. 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 recommended 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.

Applicant, Jackie Krick, stated that here contractor does a lot of work for the City, and he recommended the proposed types of material.

ARB Discussion

- None

Ms. Shepherd motioned to approve ARB #2017-34 as submitted by the applicant. **Ms. Alten** seconded the motion.

Roll Call

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

The MOTION PASSED WITH 5-1 VOTES.

OTHER BUSINESS

Old Town Update(s)

Ms. Collins informed the Board that the properties at 9512 and 9514 Liberty Street were issued a Notice of Violation, and it has been appeal by the applicant. The case will be going before the Manassas Local Board of Building Code Appeals on Wednesday, May 10, 2017, at 7:30 p.m. in the Council Chambers.

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 8:30 p.m.

William Rush, Chairman

Date

ARCHITECTURAL REVIEW BOARD

No. 2017-35



Applicant(s): **Christopher Sellers**

Site Owner(s): **Forrest Odendhal**

Site Address: **9406 Battle Street**

Tax Map No.: **101 01 00 386**

Site Location: **West side of Battle between Center St and Church St**

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

Parcel Size: **0.06 acre**

Age of Structure: **circa 1875**

Type of Structure: **Commercial**

Summary of Request: **Projecting Sign and Paint Color of rear building addition (ARB #2017-17)**

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

Date of ARB Meeting: **June 13, 2017**



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

STAFF REPORT

ARB Case: 2017-35
Applicant: Christopher Sellers
Address: 9406 Battle Street



REQUEST

The applicant proposes the installation of one projecting sign on the Battle Street façade of the building.

In addition, as part of the Board's December 13, 2016 approval of the rear building addition (ARB # 2017-17), the Board stipulated: "The color scheme for the addition be brought back before the Board when the applicant submits the application for signage."

PROPERTY INFORMATION

Location – The project site is located on the west side of Battle Street, approximately 175 feet south of the intersection of Church Street and Battle Street.

Historical Significance – This two story Italianate style structure was constructed c. 1875 and was originally located at the corner of Center and Battle Streets before moving to its current location in 1903 to accommodate the People's National Bank of Manassas. Known as the Hazen Building, the building survived the 1905 fire. A number of businesses have occupied the structure since its construction. The property is contributing to the National Register Historic District and has been designated as a Local Historic Landmark. As an excellent example of the Italianate style in a commercial building, the property is ranked notable by the 2006 survey. The structure underwent a significant alteration in the last 5 years, converting the structure to a restaurant use. The project left the Battle Street elevation of the building intact. A fire stair was added to the rear of the structure, utilizing painted CMU as the material. That project also included a rear exterior dining area surrounded by a wood fence.

Surrounding Properties

North: 9404 Battle Street - Constructed circa 1954, listed as a non-contributing structure.

South: 9110 Center Street - Constructed circa 1903, the Old People's National Bank, listed as a contributing structure and local historic landmark.

East: 9108 Center Street – Constructed circa 1910, the Old Cocke's Pharmacy, listed as a contributing structure and local historic landmark.

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 over the main entrance. The projecting sign measures 24” in diameter (3.14 sq ft). The business name, “Bad Wolf Public House” is placed on a brown background.

The paint color for the rear addition (approved in December 2016, ARB #2017-17) is proposed to match the existing building.

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. A black boarder runs along the perimeter of the sign. The sign is approximately 3 sq ft in size and will be placed on an existing bracket. Finally, the sign is proposed to maintain a minimum clearance of 9 feet from the ground surface as recommended by the Design Guidelines.

The applicable design guidelines for paint are found on pages 79-81 of the City of Manassas Historic District Handbook. The guidelines state that paint colors should blend with and complement the overall color scheme that exists on the same street. All trim on commercial buildings should be the same color, and should be a contrasting color to the wall color. Window sash and doors can be painted a different accent color than the walls and trim. Earth tone colors are recommended for the Historic Overlay District. The proposed color scheme for the rear addition is to match the existing building’s color.

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 and paint color.
(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. The applicant has provided a color to match the existing building.
(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 cornice between the first and second floors. The applicant has provided a color to match the existing building.
(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. The applicant is proposing earth tone color, which are recommended in the historic district and matches the existing building
(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 and paint is generally in keeping with 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 #: ARB0017-35
MAY 08 2017
 DATE: _____
 (Completed by City Staff)

ARCHITECTURAL REVIEW BOARD Application for Certificate of Appropriateness

Site Address: 9406 Battle Street Manassas, VA 20110
Number Street Name
 Tax Map No(s): 101/01 00138611 Zoning District: B3
 Date Purchased: 4 months Age of Structure: 100+

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):
Fabricate and Install one 24" Diameter double faced sign.

APPLICANT

(All correspondence is addressed to applicant)

Christopher Sellers
 Name (Please Print)
90213 Bens Way
 Address
Manassas VA 20110
 City State Zip Code
info@cjfinz.com
 E-mail Address
571-330-8250
 Phone #
[Signature]
 Signature

OWNER

(Leave blank if same as applicant)

Forrest Odendhal
 Name (Please Print)
 Company
9121 Grant Ave.
 Address
Manassas VA
 City State Zip Code
703 216-9058
 Phone #
ForrestOdendhal@longandfoster.com
 E-mail Address

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



CITY OF MANASSAS, VIRGINIA

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

CASE # _____
(Completed by City Staff)

MAY 08 2017

SPECIAL/LIMITED POWER OF ATTORNEY

THIS 1st day of MAY, 20 17, I, Forrest P. Odend'hal, the owner of Tax Map Number 101-01-00-386, make, constitute and appoint Chris Sellers, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said 9406 Battle Street 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 May 1, 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.

Forrest P Odend'hal

Owner's Name (Please Print)

[Signature]

Owner's Signature

STATE OF

Virginia

COUNTY OF

Prince William

I, Donna L. Thomas Overkamp a Notary Public in and for the State and County aforesaid, do hereby certify that Forrest P. Odend'hal whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same.

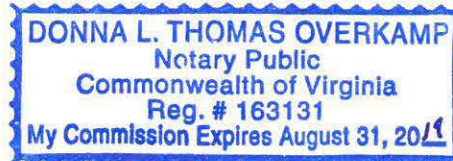
Given under my hand this 1 day of May, 20 17.

Donna L Thomas Overkamp

Notary Public

My Commission expires: 8/31/19

ID: 163131



Resource Identification

Tax Parcel: 101/01 00/ 386/ 1/

Other Id#: 155-0161-0015

GPIN # 7795-58-8729

Property Name(s): Hazen Building, 9406 Battle Street {Current}

Property Date: circa 1875

Address(s): 9406 Battle Street {Current}

County/Independent City: Manassas

City: Manassas

State, Zip: Virginia, 20108

USGS Quad Name: MANASSAS

Surrounding Area: City

National Register Eligibility Status

Property is Historic (50 years or older)

Property is associated with the Local Manassas Historic District

Contributing Property to Local Historic Landmarks List

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

Resource Description

Ownership Status: Private

Primary Resource Exterior Component Description:

Component	Comp Type/Form	Material	Material Treatment
Chimneys	Interior	Brick	Corbelled Cap
Chimneys	N/A	N/A	N/A
Foundation	Solid	Not Visible	Not Visible
Roof	Flat with Parapet	Not Visible	Not Visible
Porch	Recessed Cant	Wood	Pilaster, Square
Structural System	Frame	Wood	Siding
Windows	Double-Hung	Wood	2/2
Windows	N/A	N/A	N/A

Site Description: Set on a level paved lot the building is attached to the building at 9408 Battle on the south elevation. The western, rear portion of the property is a grassy lot with mature trees. A wood fence bounds the grassy area including a shed located in the northwest corner. An alley is located along the northern edge of the property. Originally located at the corner of Center and Battle Streets, it was moved to its present location in 1903.

WUZIT Count:

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

NR Resource Count:

#	NR Resource Type	Contributing Status
1	Building	Contributing
1	Building	Non-Contributing

Individual Resource Information

WUZIT: Commercial Building

Est. Date of Construction: circa 1875

Primary Resource? Yes

Architectural Style: Italianate

Interior Plan Type: Unknown

Accessed? No

Number of Stories: 2

Condition: Fair

Threats to Resource: None Known

Description: The two-story, four-bay Italianate-style commercial building is wood-frame construction clad with weatherboard siding that has cornerboards with square capitals. It is covered by a flat roof with a parapet that has overhanging eaves with scrolled brackets. The recessed cant entry is covered by a back ogee cornice with scrolled brackets. The storefront windows have wood surrounds, raised wood panels below, and square pilasters. The original glass transoms over the double-leaf commercial door and the single-leaf door to the second floor have been replaced with wood. The second-story windows are covered by a back ogee cornice and small scrolled brackets. They are flanked by wood louvered shutters. A sunroom has been added to the second story of rear, west elevation, which creates and open vestibule at the first story. A one-story wood-frame addition clad with weatherboard siding and covered by a flat roof is located off the rear, west elevation. It has an interior brick chimney with corbelled cap.

Individual Resource Information

WUZIT:..... Shed

Est. Date of Construction: ... circa 1990

Accessed? No

Primary Resource?..... No

Number of Stories:..... 1

Architectural Style:..... Other: Shed

Condition: Good

Interior Plan Type: Unknown

Threats to Resource:..... None Known

Description: The metal-frame shed has a Quonset hut-shaped roof that is sheathed with plastic. Is it located to the rear of the building in the northwest corner.

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): Reconstruction and Growth (1865 to 1914)

Significance Statement:

The Hazen Building at 9406 Battle Street, constructed circa 1875, is one of the few commercial buildings in the local historic district that predate a devastating fire in 1905, which completely destroyed the town's commercial block bounded by Main, Center, and Battle Streets and the railroad. The Hazen Building was originally constructed on the northwest corner of Center and Battle Streets. It was occupied in 1895 by the Misses Hazen's Millinery Shop. In 1903, the building was moved several hundred feet north to its present location to make room for the People's National Bank of Manassas (GPIN # 7795-58-8525). A succession of stores and offices have occupied the Hazen Building since its construction. Charles A Sinclair, a state senator and mayor of Manassas in the 1920s, had his law office on the second floor. This property is a contributing property to Local Historic Landmarks List. This property is a contributing property to National Register Manassas Historic District. Although it has been moved, the Hazen Building is an excellent representative of the Italianate style as it was employed on commercial buildings at the end of the nineteenth century. Further, the building has a significant historic context for its association with Charles A. Sinclair. Therefore, the Hazen Building is Ranked Notable. An intensive-level interior survey and research are recommended.

Ownership Information

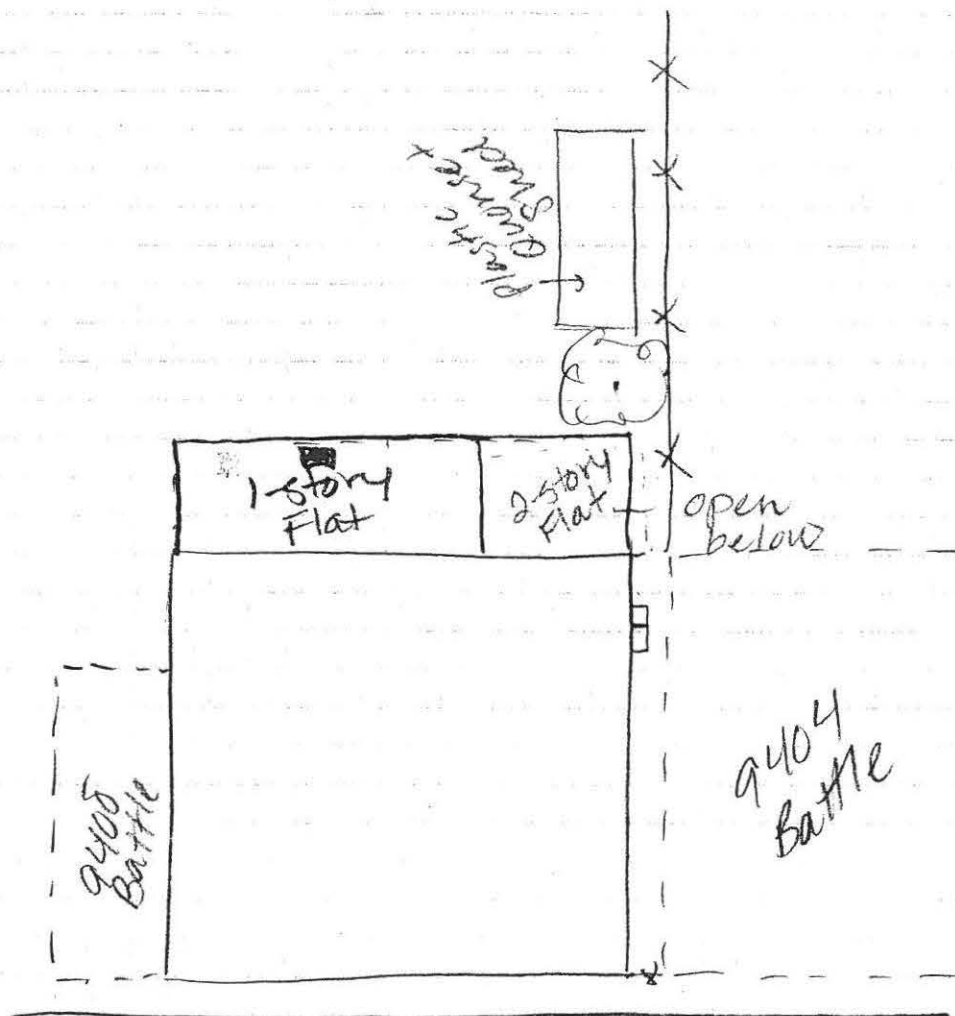
Duvall, Kathleen W. & Whetzel, Robert

Graphic Media Documentation

Medium	Photo Roll	Negative Number	Photo Date
BW 35mm Photos	EHT 32	21-22	12/20/2005
Digital Photos	EHT 32	21-22	12/20/2005

CRM Event

Reconnaissance Survey EJ: EHT Tracerics, Inc. September 2, 2005



I.D. # (s) 7795-58-8729 Address 9406 Battle Street



VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 155-103
Negative no(s). 4899, 4905

SURVEY FORM

7795-58-8729

Historic name Hazen Building Common name Sinclair Estate Building
County/Town/City Manassas
Street address or route number 9406 Battle Street, Manassas, VA 22110
USGS Quad Manassas Date or period c1890
Original owner Misses Hazen ? Architect/builder/craftsmen
Original use Commercial Building
Present owner Mrs. Eloise G. Fiel Source of name previous owner
Present owner address 9206 Prescott Ave. Source of date Architectural evidence, local histories.
Manassas, VA 22110 Stories 2 stories
Present use store, apartments Foundation and wall const'n stone foundation, frame walls
Acreage 2,458 sq. ft. Roof type metal-covered shed roof.
State condition of structure and environs Fair
State potential threats to structure Fire, lack of maintenance, termites.
Note any archaeological interest

Should be investigated for possible register potential? yes no X

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

First floor front covered with ship-lap siding. Doors, windows on front probably original. Window, north side, first floor, boarded up.

Interior, first floor front (McGee's), completely redone except for doors (4-panel machine-made) and windows (oversize 2/2 sash with plain, single-beaded trim). Acoustical tiles on ceiling w/built-in fluorescent lights. Ceiling lowered c3 feet. Orig. covering said to be fiberboard-type material. Earlier lighting consisted of two single hanging fixtures. Floors carpeted and laid over plywood replacement of older floor. Present owner installed bathroom. Room has brick fireplace at back opposite front entrance.

Apartment on 1st floor, rear; and apartment on 2d floor.

Note bracketed cornice at rear of building; the way it terminates suggests building's earlier siting on a street corner.

Interior inspected? Yes (FRONT PART)

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

It is alleged that in 1895 this building was the Misses Hazen's Millinery Shop, then located on the northwest corner of Center and Battle Streets. In 1903 this building was moved several hundred feet north to its present location, to make room for the new Peoples National Bank of Manassas 155-104. Since the move, a succession of stores and offices have occupied the building, including a leather harness shop and Mrs. Proffett's Insurance Agency. Charles A. Sinclair, a State Senator, General Assemblyman, and Commonwealth Attorney, had his law office here on the second floor. The first floor, front, is now occupied by Magee Gem Co., and there are two apartments elsewhere in the building.

This building, one of the few remaining early frame commercial buildings in Manassas, should have a high preservation priority, but its deteriorated condition and the substantial interior changes on the first floor front, along with the obvious lack of maintenance, makes for a doubtful outcome.

Sources and bibliography

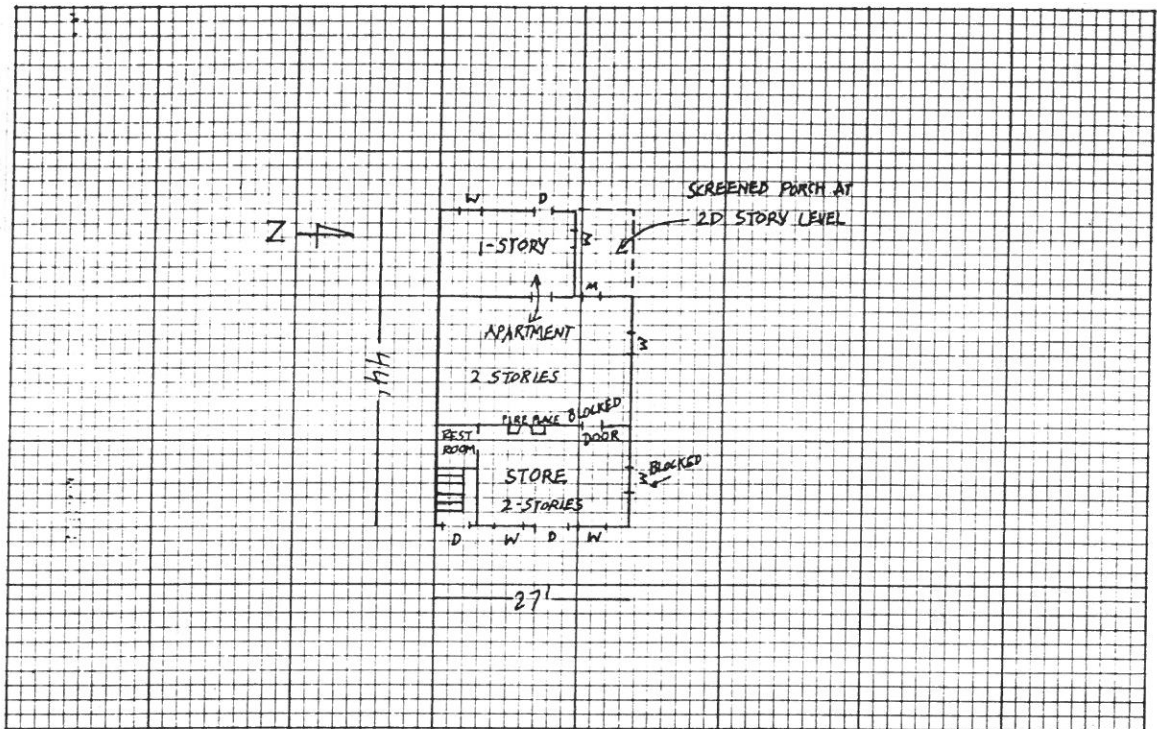
Published sources (Books, articles, etc., with bibliographic data.)

Ratcliffe, R.J., This Was Manassas (c1973), p. 35, end-cover.

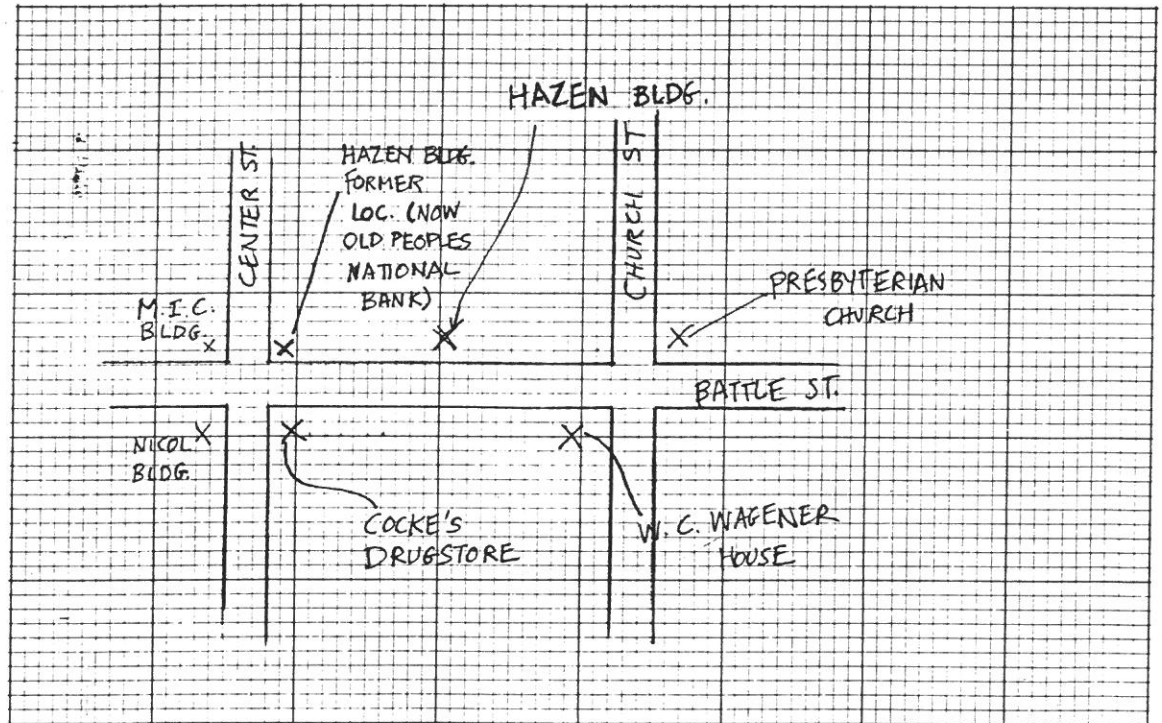
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed Mrs. Eloise Giddings Fiel, owner.

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

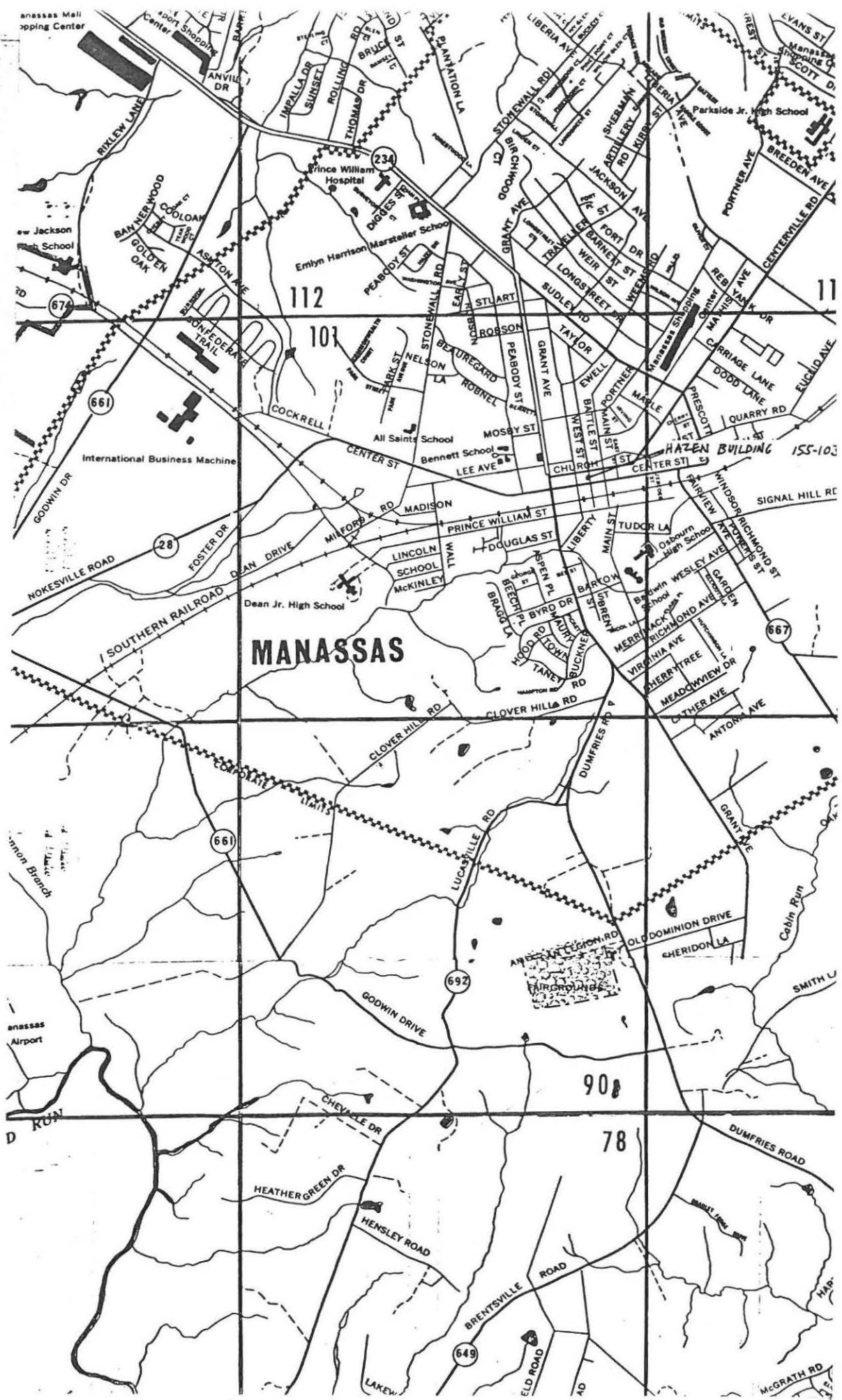


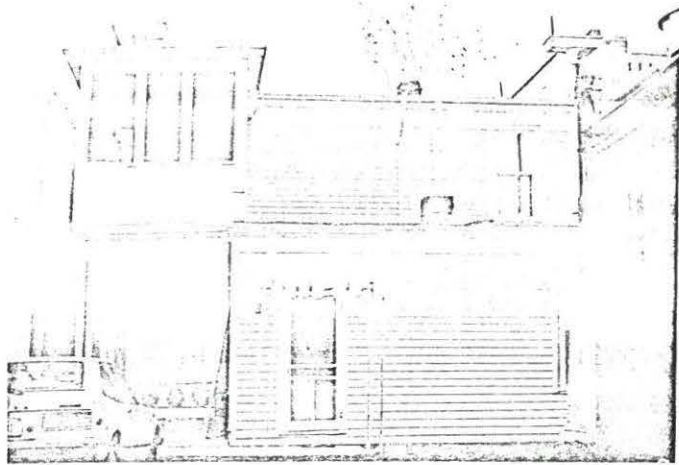
Site plan (Locate and identify outbuildings, dependencies and significant topographical features.)

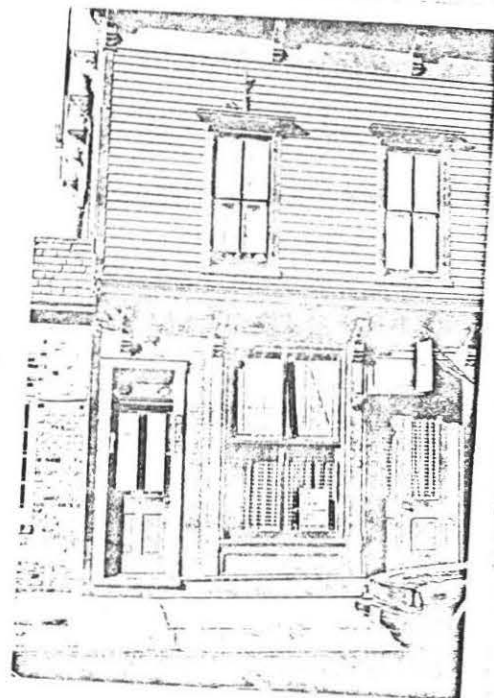
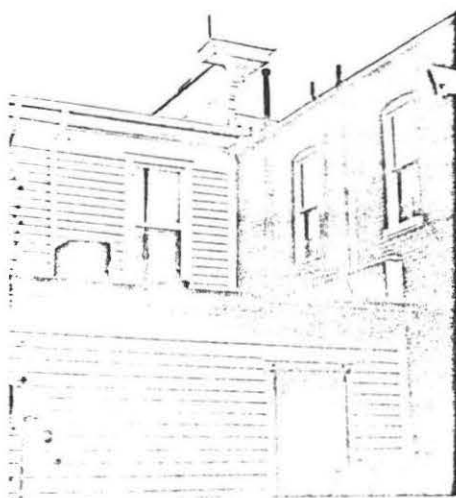


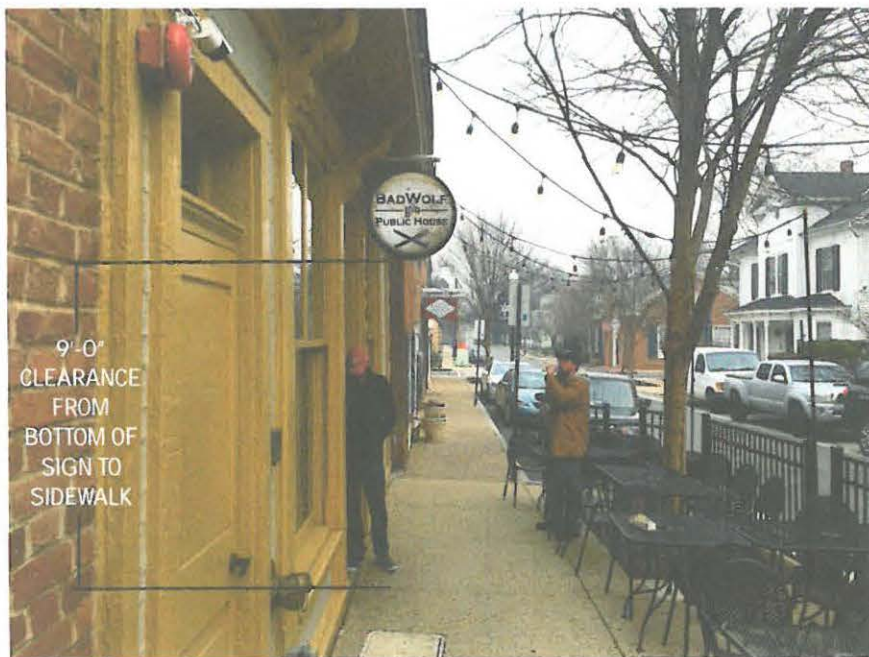
Name, address and title of recorder Frances Jones, Architectural
Historian - Surveyor, NVPDC

Date FEB 1980



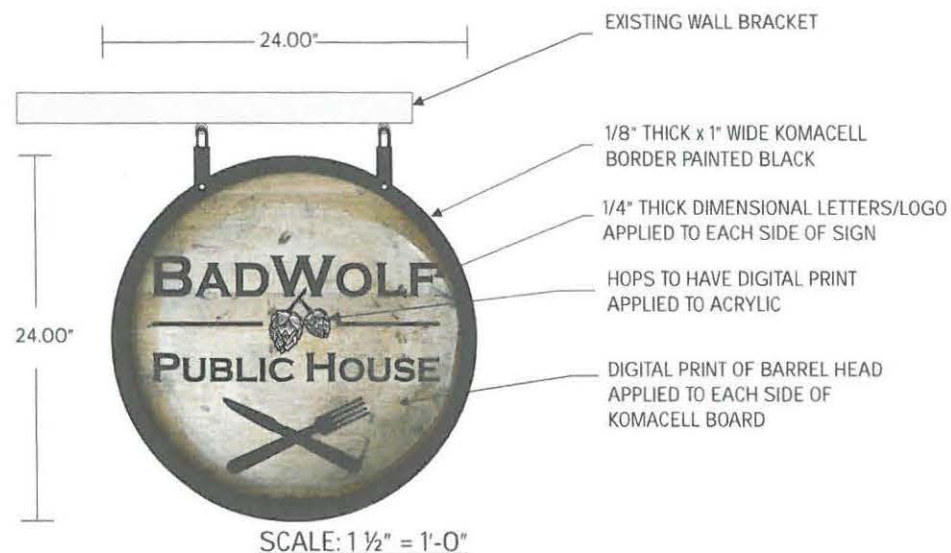






9'-0"
CLEARANCE
FROM
BOTTOM OF
SIGN TO
SIDEWALK

SCALE: 3/8" = 1'-0"



FABRICATE AND INSTALL ONE (1) 24" DIAMETER DOUBLE-FACED PROJECTING HANGING SIGN ON EXISTING BRACKET.

- 1/2" THICK 24" DIAMETER KOMACELL BOARD PAINTED BLACK
- 1" WIDE x 1/8" THICK KOMACELL BORDER PAINTED BLACK
- DIGITAL PRINT OF BARREL HEAD APPLIED TO BOTH SIDES OF KOMACELL BOARD
- 1/4" THICK DIMENSIONAL LETTERS, HOPS, FORK AND KNIFE APPLIED TO EACH SIDE OF SIGN
- WHITE DETAIL OF HOPS TO BE APPLIED DIGITAL PRINTS
- INSTALLED ON EXISTING BRACKET USING 3/4" SIGN HANGERS AND QUICK LINKS.

	Scale: NOTED	Customer: BAD WOLF PUBLIC HOUSE	
	Date: 4/05/17	9406 BATTLE STREET	
	WO#: 26295-A1	MANASSAS, VIRGINIA 20110	
	Drawn By: RBA		
		Sales Rep: ROB ANDERSON	Revised:
8197 Euclid Court Manassas Park, Virginia (703)368-1986 All Rights Reserved			
NOTICE: THIS DRAWING IS AN ORIGINAL DESIGN, CREATED BY METRO SIGN & DESIGN AND IS SUBMITTED FOR USE IN CONJUNCTION WITH THIS PROJECT ONLY. THIS DRAWING CANNOT BE DUPLICATED, ALTERED OR EXHIBITED IN ANY FASHION WITHOUT AUTHORIZATION FROM METRO SIGN & DESIGN. THIS DRAWING REMAINS THE PROPERTY OF METRO SIGN & DESIGN AND ANY UNAUTHORIZED USE OR EXHIBITION WILL RESULT IN A DESIGN FEE.			

PLAT 08 2017



Comfort Gray HGSW3286 / Dover White HGSW4032 /
Muslin Bolt HGSW3506

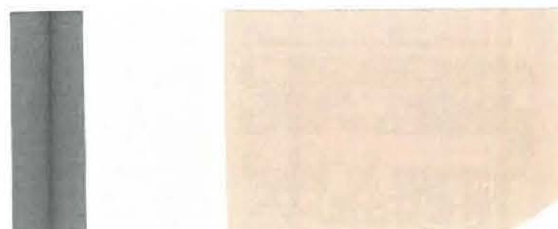
Jagged Granite HGSW1452 / Pure White HGSW4006 /
Windswept Cliff HGSW3226



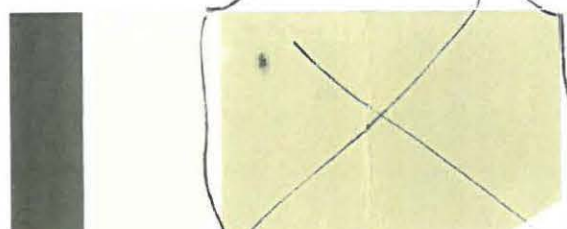
Cocoa Island HGSW3032 / Alabaster HGSW4031 /
Dorian Gray HGSW3475



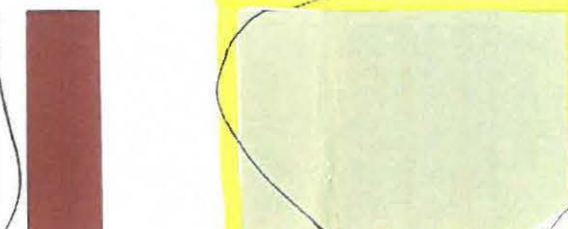
Put Down Roots HGSW2151 / Creamy HGSW4033 /
Wormwood HGSW1505



Tynewood HGSW2442 / Pink Phenomenon HGSW3047 /
Carlsbad Bluff HGSW3045



Olive Tapas HGSW3211 / Pulpwood HGSW3207 /
Hollingsworth Beige HGSW3175



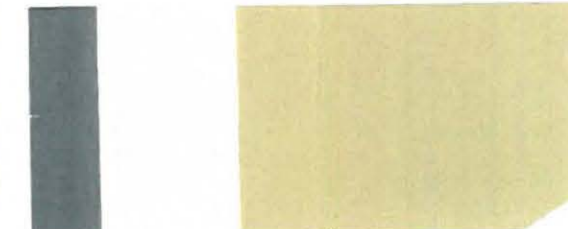
Fireweed HGSW2061 / Himalayan Salt HGSW4045 /
Universal Khaki HGSW3185



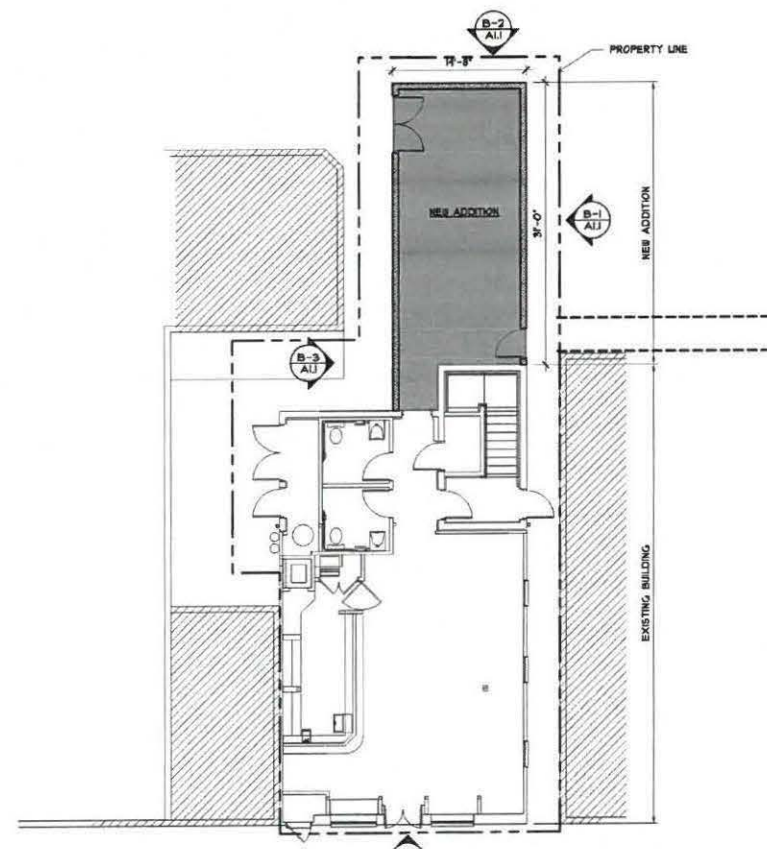
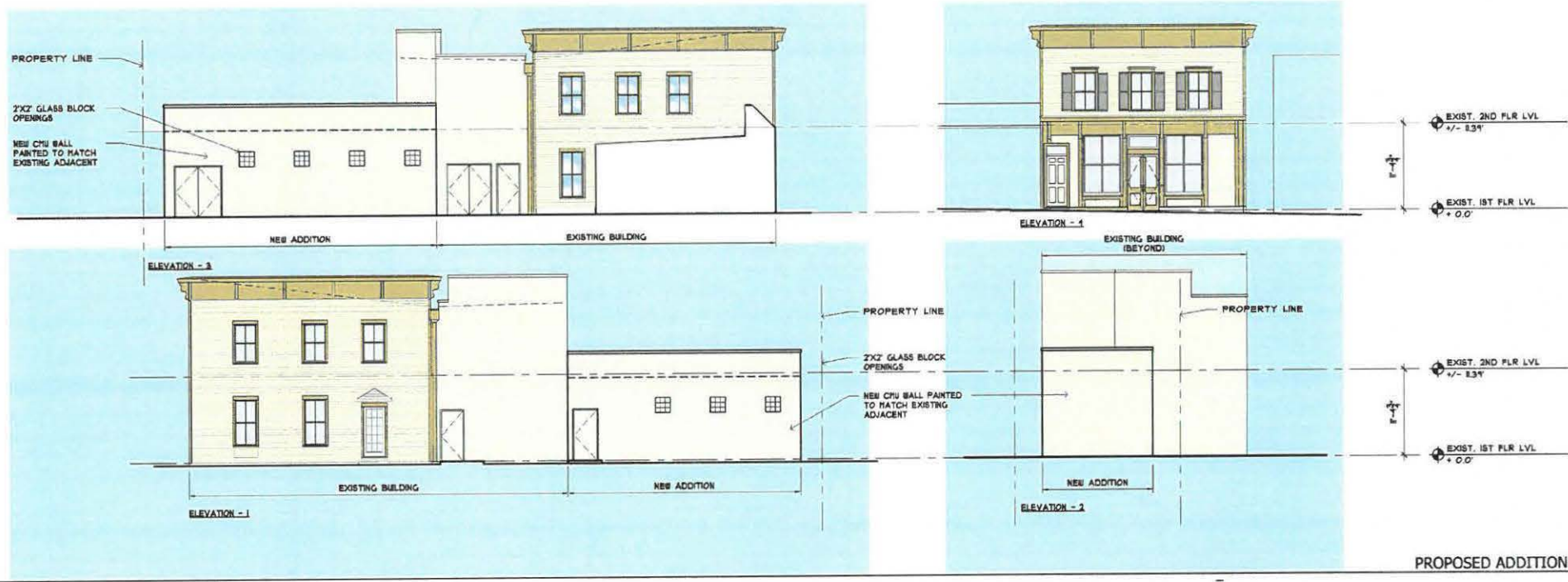
Restorative HGSW3312 / Pure Silk HGSW4008 /
Into the Gloaming HGSW2455



Dying Ember HGSW3041 / Quiet Moments HGSW3076 /
Market Mushroom HGSW3084



Past & Present HGSW3361 / Talc Powder HGSW4050 /
Craggy Desert HGSW3134



New Addition to
9406 BATTLE STREET
FLOOR PLAN & ELEVATIONS

MANASSAS, VA 20110



MEMORANDUM

CITY OF MANASSAS

Department of Community Development

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

TO: Architectural Review Board

FROM: Gregory J Bokan, AICP, Planner *GP*

DATE: June 9, 2017

SUBJECT: ARB #2017-29: Blane Perry, Sinistral Brewery, 9419 Main Street

As the Board will recall, on April 11, 2017, approval was granted for an application from Blane Perry, Sinistral Brewery, to permit the reuse of the pole located at 9419 Main Street for a freestanding sign. The approved application included relocation of the pole to meet Zoning Ordinance setback requirements.

The applicant has since submitted an application to the Board of Zoning Appeals (BZA) for a variance to permit an existing pole to be used as the support structure for a freestanding sign at its existing location. The BZA will hold a public hearing for the request on June 14, 2017.

In accordance with the Zoning Ordinance, the Board may provide feedback to the BZA. In light of the discussion the Board has had on this application, specifically inquiring about keeping the pole in its original location, staff has prepared a resolution for the Board's consideration. If adopted, the resolution would show the Board's support in granting the variance to permit the existing pole to be used as the support structure for a freestanding sign.

Attachments:

1. Draft Resolution



Department of Community Development

ARCHITECTURAL REVIEW BOARD

RESOLUTION

Adopted: June 13, 2017

WHEREAS, the Manassas City Architectural Review Board received an application for a Certificate of Appropriateness from Blane Perry, ARB Case #2017-29 for the approval of a metal 3x6 freestanding sign, on the existing 17' sign pole, on the property located at 9419 Main Street; and

WHEREAS, the application was approved by the Architectural Review Board in regular session on April 11, 2017, with the relocation of the sign to meet the requirements of the Zoning Ordinance; and

WHEREAS, the ARB believes that keeping the sign in its current location would further the intent and purpose of the City of Manassas Historic District and design guidelines to preserve and protect the community's history; and

WHEREAS, the applicant has filed for a variance, BZA Case #2017-03, to permit an existing pole to be used as the support structure for a freestanding sign; and

WHEREAS, pursuant to section 130-408(a) of the Zoning Ordinance, the Architectural Review Board may provide comments to the Manassas City Board of Zoning Appeals prior to the Board of Zoning Appeals taking action.

NOW, THEREFORE, BE IT RESOLVED that the Architectural Review Board of the City of Manassas meeting in regular session on June 13, 2017, supports the granting of a variance to permit the existing pole to be used as the support structure for a freestanding sign.

William Rush
Chairman

Gregory Bokan
Planner