



City of Manassas, Virginia
Architectural Review Board Meeting

AGENDA

Architectural Review Board Meeting
9027 Center Street
Manassas, VA 20110
Second Floor Conference Room
Tuesday, July 11, 2017

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

Roll Call

1. Approval of the Meeting Minutes

- 1.1 June 13, 2017 Architectural Review Board Meeting Minutes
[6.13.17 Draft Minutes](#)

2. New Business

- 2.1 ARB #2017-36
9325 Battle Street
Rob Posch
[Staff Report](#)
[Application and Attachments](#)

3. Old Business

- 3.1 ARB #2017-31
9358-9360 Main Street
Mike Freeland
[Staff Report](#)
[Application and Attachments](#)

4. Other Business

4.1 Old Town Update(s)

Adjournment

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

June 13, 2017 – 7:30 P.M.

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

Members Absent: Debbie Haight, Vice Chairman

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

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Clerk called the roll, and a quorum was determined.

APPROVAL OF MINUTES – May 9, 2017

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

NEW BUSINESS

**ARB #2017-35
9406 Battle Street
Bad Wolf Public House**

Mr. Bokan stated that the applicant is seeking approval of the installation of one projecting sign on the Battle Street façade of the building. 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 square feet 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.

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

Staff recommended approval as submitted.

Applicant, Jon Kibben, had nothing further to add to the staff report.

ARB Discussion

None

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

ARB #2017-29

9419 Main Street

Sinistral Brewing Company

Mr. Bokan stated that on April 11, 2017, the ARB granted the applicant the permit to reuse the pole located on the property 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 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.

ARB Discussion

- Restoration of the pole
- The pole should not be moved. The Board supports the variance request to not require the pole to meet current setback requirements.

Ms. Alten motioned to approve the Resolution for ARB #2017-29 as submitted. Ms. Shepherd seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

Ms. Collins clarified that the resolution for ARB #2017-29 does not replace the original ARB resolution, but this resolution acts as a recommendation for the case to go before the BZA.

Mr. Bokan requested the presence of the ARB members at the upcoming BZA meeting.

OTHER BUSINESS

Old Town Updates

Ms. Collins informed the Board that there will also be a BZA public hearing on Wednesday, June 14, 2017, regarding the properties located at 9512 and 9514 Liberty Street. She also informed them of the outcome of the Local Board of Building Code Appeal meeting held on May 10, 2017.

Mr. Bokan will check into setting up “Notify Me” accounts for the ARB members.

ADJOURNMENT

Ms. Shepherd moved to adjourn the meeting. Ms. Alten seconded the motion. The MOTION CARRIED UNANIMOUSLY TO ADJOURN THE MEETING. The meeting ended at 8:00 p.m.

William Rush, Chairman

Date

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ARCHITECTURAL REVIEW BOARD

No. 2017-36



Applicant(s): **Rob Posch**

Site Owner(s): **Rob Posch**

Site Address: **9325 Battle Street**

Tax Map No.: **101-01-00-512**

Site Location: **Eastside of Battle Street, 100 feet north of it's the intersection with Quarry Street.**

Current Zoning: **R-1, Low Density, Single-Family Residential** Parcel Size: **0.20 Acres**

Age of Structure: **117 Years**

Type of Structure: **Residential**

Summary of Request: **Exterior Alterations**

Date Accepted for Review: **June 19, 2017**
Date of ARB Meeting: **July 11, 2017**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: 2017-36
Applicant: Rob Posch
Address: 9325 Battle Street



REQUEST

The applicant is requesting approval for several items, included replacement of the existing wood siding, modification of the exterior elevations, including door, window and light placements. In addition, the request includes modifications to the rear addition, to include the modification of the roof line, removal of an enclosed porch and the addition of a deck. The applicant is also evaluating modifications to the structures trim work and guttering system. Items that may be the subject of additional Board review in the future include the roof and front porch columns.

While not within the purview of the Board, the applicant will be repainting the structure. While the applicant has not specified a color, they intended to use a two-color scheme (two tones of the same color). The Porch and Proposed Band Boards would serve as separation between the two colors. Staff has advised the applicant of the recommendation of the design guidelines.

The demolition/modification of the existing non-contributing accessory structure can be approved administratively by City Staff as long as the project is in keeping with the Design Guidelines. City staff will continue to work with the applicant to obtain the necessary approvals for their accessory structure(s).

PROPERTY INFORMATION

Location – Eastside of Battle Street, 100 feet north of it's the intersection with Quarry Street.

Historical Significance – Set on a stone foundation, the two-and-one-half story, four-bay twin house is ornamented with minimal Queen Anne-style detailing and Colonial Revival-style adornments. It is wood framed construction clad in weatherboard siding. It is covered by a standing-seam metal roof with two symmetrically located brick chimneys and one hipped dormer. The overhanging eaves have a boxed cornice with a molded, double frieze. The one-story, four-bay porch is covered by a flat roof with overhanging eaves, ogee cornice, and plain frieze. It is supported by turned posts and balusters. Fenestration consists of 2/2 and 6/6 double hung wood sash windows and a 1-light transom overt the two wood panel entrance doors. A one-story, four bay wood frame addition is asymmetrical, and attached to the rear, east elevation. It is covered by a shed roof and has tripartite window with 8-light fixed wood windows flanking a 6/6 double hung wood sash window. An excellent, intact, example of a twin dwelling, the building is ranked notable and is contributing to the National Register historic district.

Surrounding Properties – The section of Battle Street, from the subject site, north, contains predominately residential structures ranked contributing, among them are the: Robert C. Weir House, as well as house at 9319, 9321, 9323, and 9329 Battle Street. In addition, across the street from the subject house, is the Landmark Structure house once owned by Albert Speiden at 9320 Battle Street. South of the site is the contributing structure, Trinity Episcopal Church, at 9330 Battle Street.

APPLICANT'S PROPOSAL

For the benefit of the Board, staff wanted to provide a brief summary of this project. The applicant is undertaking a significant rehabilitation project of the structure, which has fallen into disrepair. Currently, the site has been issued a demolition permit for interior non-structural work, providing the applicant the opportunity to begin demolition work and further evaluate the condition of the structure. As with any residential project containing interior alterations, building plans and permits from the City will need to be secured by the applicant to complete the rehabilitation of the interior of the structure.

The purview of the Board for the subject of this ARB application is for the exterior changes to the structure. The applicant has proposed several modifications to the exterior of the structure, as outlined below:

- **Roof** - The roofing material of the rear addition is currently proposed to be changed from the existing corrugated sheet metal to a standing seam metal to match the primary roof. The applicant is still exploring options for roofing material on the primary roof. A like for like replacement would be considered maintenance and not require Board approval, however if the applicant were to change the design, material, etc., it would need to be brought back to the Board for approval and coordinated with the rear addition.
- **Gutters** – The applicant is proposed replacement of the structure's existing hidden gutter system with a more modern, exposed guttering system. This item will need to be discussed in more detail with the applicant at the Board's meeting.
- **Siding** - The structure's existing wood siding is in significant disrepair in several locations. The applicant is proposing to replace the wood siding with HardiPlank. In addition, the applicant is proposing the addition of a band board along both side elevations that tie in the front porch and rear addition roof line.
- **Trim** - The applicant is exploring the condition of the existing trim, which appears to be in good condition around the majority of the structure's doors and windows. However, other locations around the structure are significantly deteriorated and contain a variety of materials. This item will need to be discussed in more detail with the applicant at the Board's meeting.
- **Windows** – The applicant has indicated the structure's existing wood windows are in disrepair. Action for the Board at this month's meeting is for approval of window sizes and placements (including window removals along the rear elevation). The specifics of the actual window replacement and units will be brought back to the Board for approval at a later meeting.
- **Doors** – The application proposes modification and replacement of both the front and rear doors. Action for the Board at this month's meeting is for approval to modify the front elevation from a dual entry to single entry, and modification of the location of the rear entry. The applicant has discussed reuse of an existing 15-light door for the rear entry; however the specifics of the door units will be brought back before the Board for approval at a later meeting. The applicant has indicated the trim work around the existing dual front doors would be saved and reused to trim the new single front door.
- **Lighting** - The existing front porch lights would be relocated, as show on the plans, to flank the new single door entry.
- **Porch Columns** – The applicant is currently evaluating the condition of the front porch columns. If it is determined the scope of work would be more than just repair/maintenance, changes would need to be brought before the Board for approval.
- **Rear Addition Alterations/Deck** – As shown of the applicant's plan, modifications are proposed to a rear addition and enclosed porch. This includes the removal of the existing enclosed porch in the center of the addition, modification to the roof line, and the addition of a deck.

STAFF ANALYSIS

Recommendations for roofs can be found on pages 51-54 of the Historic District Handbook. The applicant is proposing changing the roofing material of the rear addition from the existing corrugated sheet metal to a standing seam metal to match the primary roof. While the guidelines recommend keeping the roof material unchanged, the existing roof to the non-original addition would not be original to the structure as it does not match the existing standing seam metal roof on the majority of the structure. Staff finds the proposal to change the existing standing seam metal roof to match the balance of the structure to be in keeping with the Historic District Design Guidelines.

The Historic District Handbook does not appear to speak specific to changes to gutter systems. The majority of discussion related to gutters can be found with the recommendations for roofing. As maintenance of gutters is a critical element in the maintenance and preservation of structures, particularly the integrity of roofs, sheeting, and the underlying structure. City staff will continue to research this topic and provide additional information as it may be available. Staff has asked the applicant to be prepared to discuss the change from a hidden gutter systems to a more modern exposed gutter system more detail with the Board, and would defer to the Board and its expertise. Staff does recommend the Board consider the critical importance of an effective gutter system to maintain the integrity of a structure.

Recommendations for building materials can be found on pages 91-110 of the Historic District Handbook. The applicant is proposing the removal of the existing wood weatherboard siding, to be replaced with Hardi Plank Siding. Based on information from the application on the structures exterior siding is in a deteriorated condition. The proposed Hardi Plank siding has previously been approved in the Historic District. The clapboard style is in keeping with the current wood weatherboard. The applicant is proposing a band board along both side elevations that tie in the front porch and rear addition roof line. Staff finds the applicants proposal to be in keeping with the Historic District Design Guidelines and Clapboard Supplement. The applicant is continuing to explore the condition of the structure's trim to discuss in more detail at the meeting. In speaking to the applicant, it sounds as though the existing wood trim can be retained around the doors and windows, but other elements of trim are in poor condition. Staff would recommend as part of the discussion, the Board consider the consistency of material (i.e. if the Board would permit different sections of fascia using different materials).

The building is not new construction, so applicable design guidelines for Windows can be found in the Historic District Handbook, pages 55-63. The guidelines indicate that original windows should be repaired and should only be replaced when they are missing or beyond repair. The applicant has indicated the existing windows are in need of replacement. The applicant has also submitted some photos which show a deteriorated condition. While the specifics of window replacements will be discussed in more detail at a later meeting date for final approval, staff would like to get approval for the location of the window openings, specifically the removal of windows along the rear elevation. The windows proposed for removal are located on a rear addition that is not original to the house, nor readily visible from the public street. Staff finds the proposal to remove the rear windows to be in keeping with the Historic District Design Guidelines and Window Supplement.

The applicable design guidelines for doors are found on pages 64-66 of the City of Manassas Historic District Handbook. The guidelines generally state that doors should only be replaced when they are missing and beyond repair. Original doors should be retained and can be weather-stripped. With the function of the structure changed from a duplex to a single family home, the applicant has proposed a new single entrance that is sympathetic to the structure. This includes the use of a paneled door with transom above respecting the existing doors, as well as the placement being centered on the elevation respecting the symmetry of the home. While the applicant is proposing to removal of the original dual entrance, staff believes the design of the door that has been submitted by the applicant is appropriate from a design perspective. The applicant will need to come back to the Board with the manufactures specification for the door at a later meeting date to gain final approval.

Recommendations for lighting can be found on page 40 of the Historic District Handbook. The guidelines recommend light fixtures that are understated and compatible with the quality of the area and surrounding buildings. The applicant has proposed relocating the existing front porch lighting in response to the modifications to the front door from a dual entry to single entry. Staff finds the relocation of the existing lights to be in keeping with the Historic District Design Guidelines.

Recommendations for porches can be found on pages 72-75 and recommendations for additions can be found on pages 111-112 of the Historic District Handbook. The existing rear addition that would be altered does not appear to be original to the structure. The alterations to the addition include a slight adjustment to the roof line to create a single line profile. In addition the existing enclosed porch in the center of the addition would be removed to make room for a 12' x 12' deck. The 47' rear setback, as well as the location in the center of the structure, meeting zoning requirements. An existing 15-light entry door that is currently inside the enclosed porch would become the entry door to the structure, which will be discussed further when the applicant comes back with the door details. While the entry door is not in a centered location, it represents an existing door in an existing opening on a rear elevation and matches the location of the existing exterior door. The applicant has noted moving the door to the center of the elevation would cause a conflict with the interior kitchen plans of the structure.

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:	Exterior Modifications: Replacement of the existing wood siding, modification of the exterior elevations, including door, window and light placements. In addition, the request includes modifications to the rear addition, to include the modification of the roofline, removal of an enclosed porch and the addition of a deck. The applicant is also evaluating modifications to the structures trim work and guttering system which will be discussed further during the meeting.
(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 modification of the rear addition porch roof appears compatible with the site and HOD. The proposed HardiPlank siding has been previously used in the Historic District. Staff believes the modifications of the exterior elevation modification for the window removals and door relocations, removal of the enclosed porch and addition of the deck are compatible with the site and HOD. Staff would defer to the Board for the discussion of trim and guttering system.
(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 modification of the rear addition porch roof appears compatible with the site and HOD. The proposed HardiPlank siding has been previously used in the Historic District. Staff believes the modifications of the exterior elevation modification for the window removals and door relocations, removal of the enclosed porch and addition of the deck are compatible with the site and HOD. Staff would defer to the Board for the discussion of trim and guttering system.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	N/A
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	N/A
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	In keeping with the Secretary of the Interior Standards, the modifications appear to keep the integrity of the structure intact. The significant alterations - the removal of the enclosed porch and modification of the rear porch roof line - are to the addition and not the original structure.
(6) Any applicable provisions of the adopted design guidelines.	Replacement of the existing wood siding, modification of the exterior elevations, including door, window and light placements would not have a negative impact on the original building character. In addition, the request includes modifications to the rear addition, to include the modification of the roof line, removal of an enclosed porch and the addition of a deck would not have a negative impact on the original building character. The proposal is generally consistent with the design guidelines The Board will also need to consider the appropriateness of the trim and guttering system which will be discussed further during the meeting.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application for the following items:

- Change of the rear addition roof material to standing seam metal.
- Replacement of the existing wood siding with HardiPlank and the addition of band boards on the side elevations.
- Removal of the windows on the rear addition's rear elevation.
- Modification of the front door from dual entry to single entry.
- Relocation of the existing front porch lights.
- Removal of the enclosed rear porch, modification to the rear addition roof line, and the addition of a 12x12 deck.
- If supported by the Board after discussion at the meeting, modifications to the structure's gutter system.
- If supported by the Board after discussion at the meeting, changing of the structure's trim material.

With the following stipulations:

- Board approval is only for the size and placement of the windows and doors. The proposal for replacement windows and specific doors will be brought back before the Board for review and approval.
- Trim will be provided around the proposed single front door to match the windows in design and height. This will be accomplished using the existing trim around the dual front doors to the maximum extent practical.
- The existing entry lights that flank the existing dual front entry doors will be relocated on each side of the new single entry door.
- The design and color of the new standing seam metal roof for the rear addition shall match the rest of the house.

The following items need to be **returned** to the Board for action at a later date:

- Replacement of windows.
- Specifics of the proposed front and rear doors.
- Any proposed changes to the roof material that do not constitute maintenance.
- Any proposed changes to the front porch columns that do not constitute maintenance.



**CITY OF
MANASSAS, VIRGINIA**

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

ARB #: 2017-36

DATE: 6/19/17
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD
Application for Certificate of Appropriateness

Site Address: 9325 Battle St Manassas, VA 20110
Number Street Name

Tax Map No(s): 101/01 00/ 512/ 1 Zoning District: R1

Date Purchased: 06/09/2017 Age of Structure: appx 117 years old

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): _____

Please see attached package

APPLICANT

(All correspondence is addressed to applicant)

Rob Posch

Name (Please Print)

7816 McLean St.

Address

Manassas VA 20111

City State Zip Code

hobie20@yahoo.com

E-mail Address

203-536-2689

Phone # Fax #

[Signature]
Signature

OWNER

(Leave blank if same as applicant)

Name (Please Print)

Company

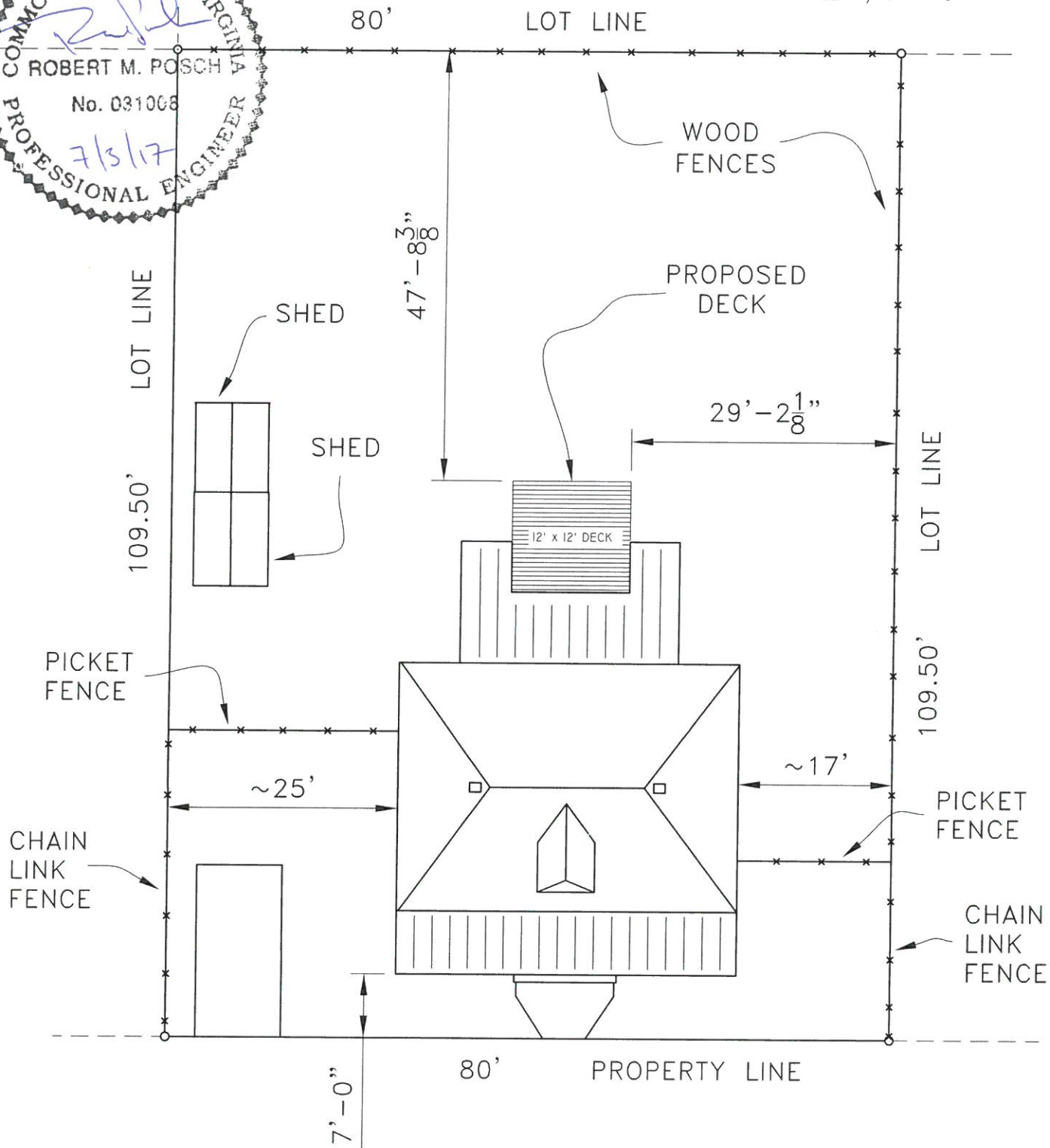
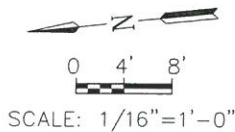
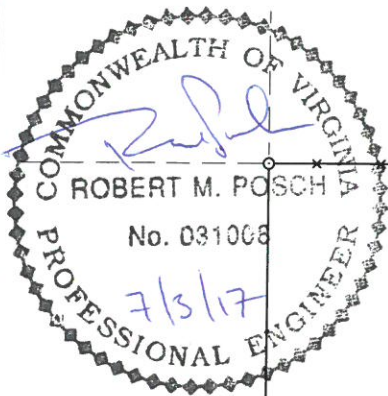
Address

City State Zip Code

Phone # Fax #

E-mail Address

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



PROPERTY LAYOUT PROPOSED DECK ADDITION

9325 BATTLE STREET
MANASSAS, VA

PREPARED BY R. POSCH, POSCH ENGINEERING, DATE 7-3-17

Rehabilitation of 9325 Battle Street

Prepared for the City of Manassas and its Architectural Review Board
July 11, 2017



PROJECT SUMMARY

For your consideration, this package serves to provide information to the City of Manassas and the city's Architectural Review Board with regard to the rehabilitation of 9325 Battle St. We closed on the property on June 9, 2017. While we may not have all the information on materials collected quite yet; we wanted to ensure that we had our concept for the property prepared to meet the June 16, 2017 deadline in order to present to the City of Manassas Architectural Review Board for the July 11, 2017 meeting. Given the short time frame, we are still in process of gathering quotes and specs to help guide us in some decisions on specific materials. We will provide all material necessary as soon as we have it in hand. The purpose of this package is to seek approval on the conceptual phase as laid out in this proposal.

Our property has been neglected for many years and has fallen into severe disrepair. We have provided for a healthy budget for both the interior and exterior. While we understand that the Board does not advise on the interiors, we feel it is important for you to understand the magnitude of the rehabilitation of our home in its entirety. Ergo, we have provided additional photos (with descriptions) of the interior to give you an idea of what we are working with and need to fit within our budget. These photos can be found in Appendix A.

Community Need

The home in its current state is inhabitable. Over the years, this home has fallen into serious disrepair. Exteriorly, the majority of the wood siding is rotten and animals have gained entry creating holes that go through the interior of our home. Interiorly, there is a great deal of damage to the home. The property "as-is" does not add appreciating value to the community, or to other homeowners in the area. Additionally, our home is in close proximity (one block) to the downtown shops and restaurants and many visitors park along the residential portion of Battle Street. We want to ensure that they see beauty and history in every part of the town. In our short week at the house, we have had numerous neighbors and other local homeowners stop by and thank us for fixing up the home.

Goals

This project is large and complex. The original structure is approximately 117 years old. In addition to the original structure circa 1900, there are also two additions to the home in the rear. Based on the materials used, we believe the additions are from two distinct time periods; a kitchen expansion in the 50's and a bathroom, pantry and enclosed back porch in 70's.

As mentioned, at the time of submitting this application, we have had the home for only one week and have only scratched the surface. As we continue to peel back the layers we are uncovering a number of issues including:

- Wood rot around the doors and windows
- Several areas of water damaged and rotted structural supports
 - corner of home running through the 1st and 2nd floor causing a shift in the home
 - the rear addition and
 - a roof support
- Holes in the siding from the outside-in made by animals and insects
 - currently there is a large and active bird nest in one of our walls

- also an enormous wasp nest (long dead) in our wall.

Pulling back the layers of the home has also been exciting. Over the decades, the house has undergone many changes and as we go through the demo phase of the interior we have determined that one part of the rear of the home we thought was an addition is actually part of the original structure. We determined this by identifying period elements used such as the knob and tube electrical and original timbers. This is also how we are uncovering additions and other renovations (most not to code) that have been done over the years.

Working with the City of Manassas and with the Architectural Review Board's guidance, we – to the best of our ability – will ensure that the original structure built in 1900 stays true to its architectural history as possible.

Our goals are to ensure that:

- our proposal is such that the nature and character will compliment, protect and preserve the integrity and property values of the City of Manassas and that the home is once again a contributing part of the community
- the masses are balanced and that exterior details on the home are symmetrical, appropriate to the time period and complementary to the home
- the home at 9325 Battle Street is safe for the general welfare of everyone in the community and ensuring that all new modifications will be up to current building code standards.

In conclusion, we believe that what we are proposing will not only meet the above goals, but also restore the home as a thriving piece of the community and have positive impact in the historic district.

EXISTING STRUCTURE AND PROPOSED ALTERATIONS

The following section contains elevation drawings of what exists and our proposed alterations – we have numbered where we are proposing alterations. Following each elevation page is a detailed description of the proposed alterations. Photos follow that. We have arranged each elevation of our home in the following order: Front, Right, Left, and Rear.



EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

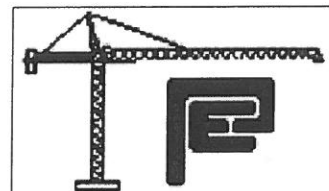
CONTRACTOR
M & M BUILDERS & SON
MANASSAS, VA
571.221.0797

DRAWING LOG
ISSUE: 6-16-17
DATE: 6-9-17

SHEET INFORMATION
DRAWN BY: LNC
JOB NUMBER: A-9325-1.1

SEAL

HOUSE RENOVATION
9325 BATTLE ST. MANASSAS, VA 20110



A1.1

FRONT ELEVATION

Item 1 - Roof

Both the roof and flashing is rusty beyond repair. Additionally, there are leaks at all the flashing which has caused extensive water damage in the home. We are proposing to replace the roof. We are currently in the research and discovery phase and will share recommendations at this or the next board meeting when we have finalized our research.

Item 2 -Siding

We estimate that approximately 70% of the wood siding is either soft, bowed, checked and/or rotted. Additionally, as previously mentioned animals have made nests in the home entering through the siding and currently have active birds nest in the wall as well as a large (dead) wasp nest.

We are proposing to replace the siding with Hardie Plank. As we understand, the ARB is familiar with this material. We are also proposing to do a two-color scheme (two tones of same color – to be determined). The front porch will be the dividing line of color in the front of the home.

Item 3 – Columns

It is our intention to salvage these columns. However, we also wish to note that there are several cracks running through them and they have been repaired a number of times including reinforcing the bottom of two of them. These columns also support the roof of the front porch – one of the columns on the left appears to be sinking causing the left side of the roof to sag. We would like to revisit this once we have determined whether or not we will need to replace them.

Item 4 – Front Door

At one time, our home was a duplex with two addresses (9325 and 9327). The second address no longer exists. Based on the City of Manassas Zoning Ordinance Article VIII, Page 2 § 130-241 TABLE 1 Adopted: August 22, 2016. Duplexes are zoned R3, R6, and R7. 9325 has been zoned as an R1 – a single family dwelling (permitted by right). The standard single family home has only one front door and we propose to have one front door in the center. This would also add balance and symmetry to the home. Additionally, the floors and subfloors at each front door are rotten and we will need to remove the entire front entryway anyway. We will keep with the period of the home and use a door similar to what is there including a transom. We would also like to add sidelights and present options at the next board meeting.

Item 5 – Windows

The majority of the windows have wood rot or are simply falling apart and we are proposing to replace them. We are currently in the research and discovery phase and will share recommendations at the next board meeting when we have finalized our research.



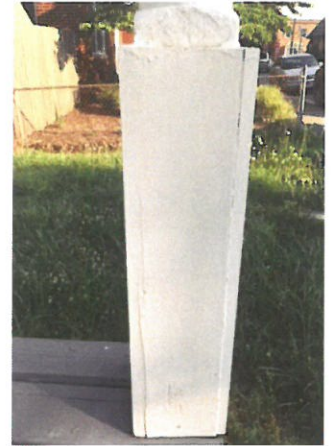
Front Door (transoms taped, floor rot, door rot)



Roof



Siding



Columns



Windows – support beam adjacent to window water damaged and rotting – another window with wood rot



EXISTING LEFT SIDE

(RIGHT HAND OPPOSITE)

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



PROPOSED LEFT SIDE

(RIGHT HAND OPPOSITE)

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

CONTRACTOR
M & M BUILDERS & SON
MANASSAS, VA
571.221.0797

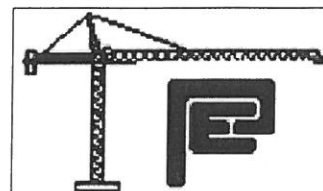
DRAWING LOG
ISSUE: 6-16-17
DATE: 6-9-17

SHEET INFORMATION
DRAWN BY: LNC
JOB NUMBER: A-9325-1.3

A1.3

SEAL

HOUSE RENEVATION
9325 BATTLE ST. MANASSAS, VA 20110





EXISTING RIGHT SIDE
(LEFT HAND OPPOSITE)
SCALE: 1/8" = 1'-0"



PROPOSED RIGHT SIDE
(LEFT HAND OPPOSITE)
SCALE: 1/8" = 1'-0"

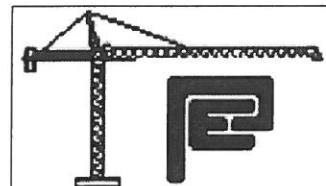
SHEET INFORMATION
DRAWN BY: LNC
JOB NUMBER: A-9325-1/2

DRAWING LOG
ISSUE: 6-16-17
DATE: 6-9-17

CONTRACTOR
M & M BUILDERS & SON
MANASSAS, VA
571.221.0797

SEAL

HOUSE RENEVATION
9325 BATTLE ST. MANASSAS, VA 20110



A1.2

RIGHT ELEVATION/LEFT ELEVATION

Outside of siding and windows already discussed in the front elevation, we are proposing three alterations to the two sides

Item 6 – Bandboard

To continue the two-tone color of the siding around the house, we propose to install a white bandboard on both the left and right sides of our home. This line would be visually effective because it carries the front and rear roofline together.

Item 7 – Stepped Roof

Two additions were constructed in the rear of the home. Because they were built at two different times, the roofline is has a step. The roof is currently corrugated metal over plywood and is leaking. We propose to create one single roof line.

Item 8 – Deck

See Rear elevation



Stepped Roof



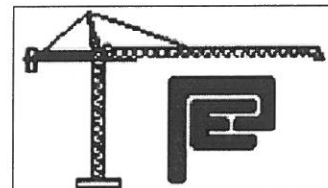
SHEET INFORMATION
DRAWN BY: LNC
JOB NUMBER: A-9325-1.4

DRAWING LOG
ISSUE: 6-16-17
DATE: 6-9-17

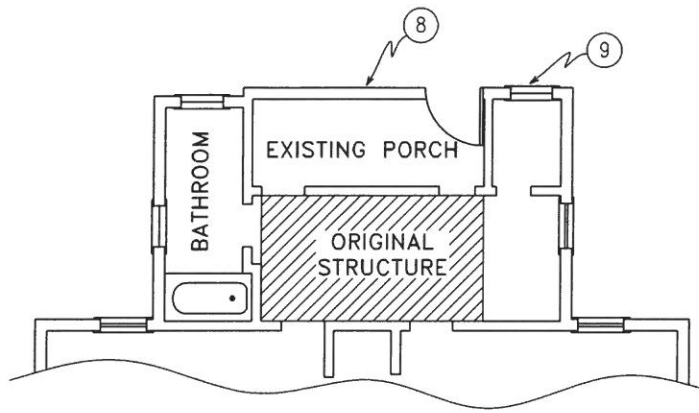
CONTRACTOR
M & M BUILDERS & SON
MANASSAS, VA
571.221.0797

SEAL

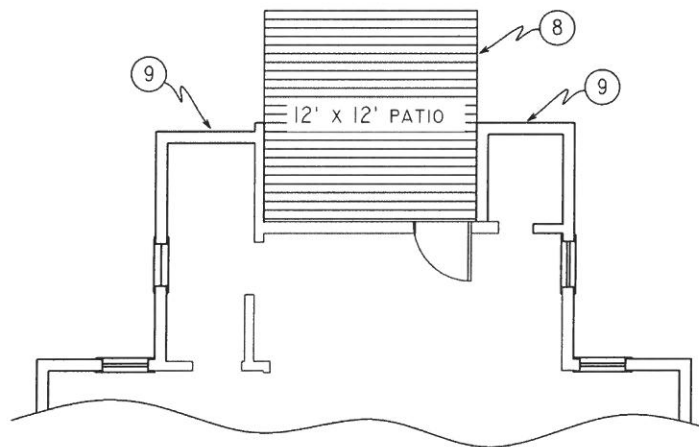
HOUSE RENEVATION
9325 BATTLE ST. MANASSAS, VA 20110



A1.4



EXISTING PARTIAL 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"



PROPOSED PARTIAL 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

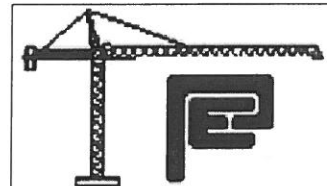
SHEET INFORMATION
DRAWN BY: LNC
JOB NUMBER: A-9325-1.5

DRAWING LOG
ISSUE: 6-16-17
DATE: 6-9-17

CONTRACTOR
M & M BUILDERS & SON
MANASSAS, VA
571.221.0797

SEAL

HOUSE RENEVATION
9325 BATTLE ST. MANASSAS, VA 20110



A1.5

REAR ELEVATION and PLAN VIEW

As in the front and sides, the siding and windows apply to the rear of the home as does the continuation of the two-tone siding. The following are the proposed alterations to the rear.

Item 7:

Stepped roof (see side elevations)

Item 8:

The support structure/framing for the porch is partially rotten and must be completely rebuilt. The existing porch enclosure is not original build, we believe this was added in the 60/70's based on materials used. It is poorly constructed and the windows are mismatched both from each other and from the windows of the original structure. We propose to remove the existing enclosed porch and instead add a small deck and rails. This would retain a outside porch feature that is practical and also aesthetically pleasing.

Item 9: Window Removal from Newer Addition to Home

We proposed to remove two windows from one of the additions made to the home. This is not part of the original circa 1900 structure and the windows do not match the original structure. One window is in a closet; the other in a utility room - both which are not practical.

We do not believe that any of the alterations to the rear of the home to be offensive to our neighbors. As you consider the alterations to the rear of our home, please note that the neighbor directly behind us is an office building with no windows facing our property – only a cement wall.



Rear photo of home – mismatched newer windows (1/1, 4/4 and 6/6)



Enclosed Porch Addition
Sloping and rotten support under the floor

Appendix A





Resource Identification

Tax Parcel: 101/01 00/ 512/ / /

Other Id#:

GPIN # 7795-58-9273

Property Name(s): Twin House, 9325-9327 Battle Street {Current}

Property Date: circa 1900

Address(s): 9325-9327 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

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

Resource Description

Ownership Status: Private

Primary Resource Exterior Component Description:

Component	Comp Type/Form	Material	Material Treatment
Chimneys	Interior	Brick	Corbelled Cap
Chimneys	N/A	N/A	N/A
Foundation	Solid	Stone	Uncoursed Ashlar
Roof	Hip	Metal	Standing-Seam
Porch	1-story, 4-bay	Wood	Post, Turned
Structural System	Frame	Wood	Siding
Windows	Double-Hung	Wood	2/2
Windows	Double-Hung	Wood	6/6

Site Description: Sited on a grassy level lot, the building is surrounded by mature trees and shrubs and is fronted with landscaped flowers. A paved driveway is located on the northern edge of the property. A wood fence encloses the property.

WUZIT Count:

No.	Wuzit Types	Historic?
1	Twin House	Historic
2	Shed	Non-Historic

NR Resource Count:

#	NR Resource Type	Contributing Status
1	Building	Contributing
1	Building	Not Evaluated

Individual Resource Information

WUZIT: Twin House

Est. Date of Construction: ... circa 1900

Primary Resource? Yes

Architectural Style: Queen Anne/Colonial Revival

Interior Plan Type: Unknown

Accessed? No

Number of Stories: 2.5

Condition: Fair

Threats to Resource: None Known

Description: Set on a stone foundation, the two-and-one-half-story, four-bay twin house was ornamented with minimal Queen Anne-style detailing and Colonial Revival-style adornments. It is wood-frame construction clad in weatherboard with cornerboards with square capitals. It is covered by a standing-seam metal roof with two symmetrically located brick chimneys and one hipped dormer. The overhanging eaves have a boxed cornice with a molded, double frieze. The one-story, four-bay porch is covered by a flat roof with overhanging eaves, ogee cornice, and a plain frieze. It is supported with turned posts and balusters. Fenestration includes 2/2 and 6/6 double-hung wood sash windows and a 1-light transom over the two wood paneled entrance doors. A one-story, four-bay wood-frame addition is asymmetrically attached to the rear, east elevation. It is covered by a shed roof and has a tripartite window with 8-light fixed wood windows flanking a 6/6 double-hung wood sash window.

Individual Resource Information

WUZIT:..... Shed

Est. Date of Construction: ... circa 1980

Primary Resource?..... No

Architectural Style:..... Other: Shed

Interior Plan Type: Unknown

Accessed? No

Number of Stories:..... 1

Condition: Fair

Threats to Resource:..... None Known

Description: Located along the northern edge of the property are two, one-story sheds. The two-sheds share and interior side wall. They are wood-frame construction clad in weatherboard and covered by side gable roofs. This building was not evaluated in the Manassas National Register District nomination.

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ...

Primary Resource?.....

Architectural Style:.....

Interior Plan Type:

Description:

Accessed?

Number of Stories:.....

Condition:

Threats to Resource:.....

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ...

Primary Resource?.....

Architectural Style:.....

Interior Plan Type:

Description:

Accessed?

Number of Stories:.....

Condition:

Threats to Resource:.....

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ...

Primary Resource?.....

Architectural Style:.....

Interior Plan Type:

Description:

Accessed?

Number of Stories:.....

Condition:

Threats to Resource:.....

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

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

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

Significance Statement: The twin dwelling at 9325-9327 Battle Street was constructed circa 1900 and reflects the transition of the Queen Anne style into the fashionable Colonial Revival style. This building 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. This property is a contributing property to National Register Manassas Historic District. An excellent, intact, example of a twin dwelling illustrating the transition of the Queen Anne and Colonial Revival styles, the building at 9325-9327 Battle Street is Ranked Notable. An intensive-level interior survey and research are recommended.

Ownership Information

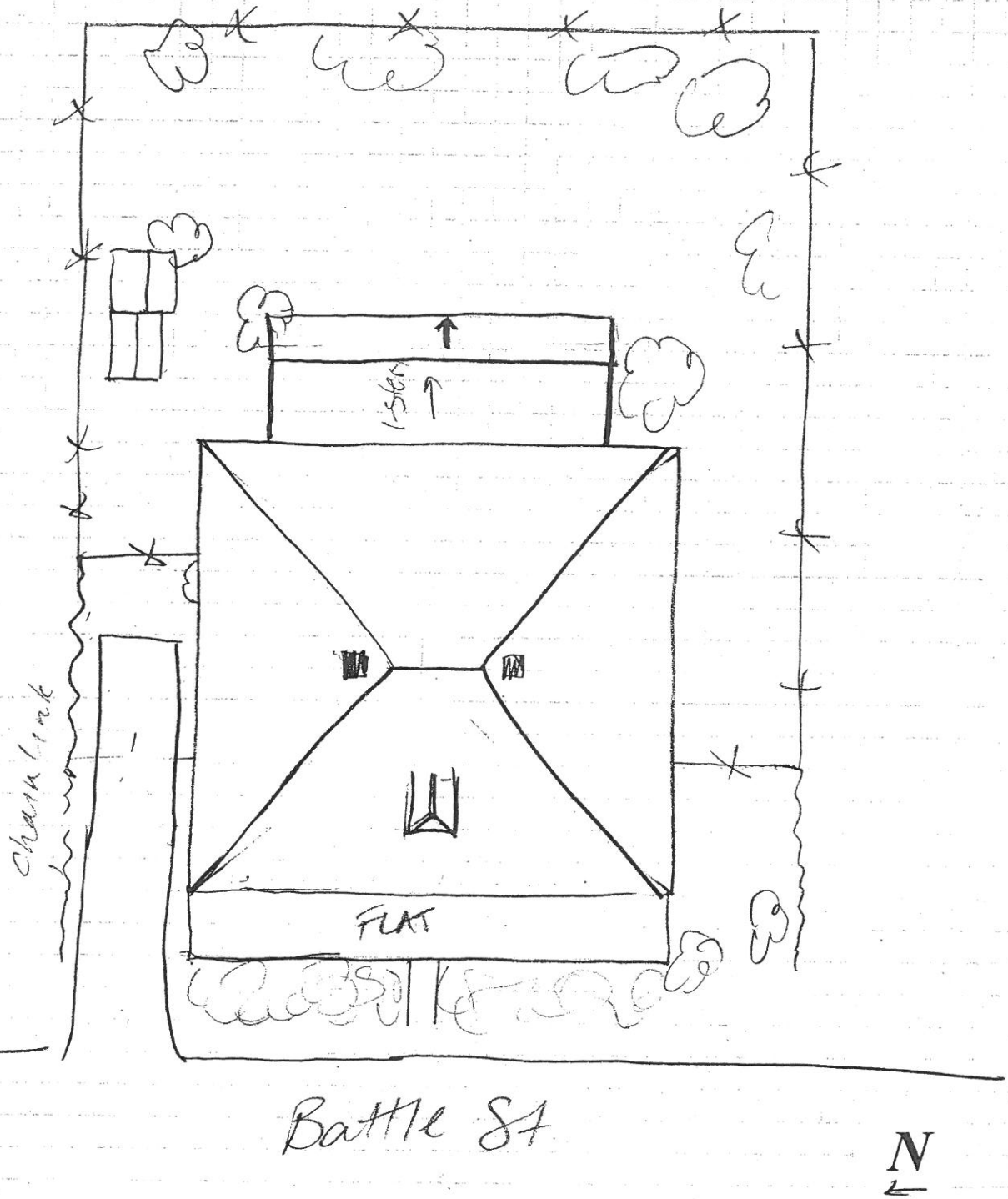
Pease, Firmina L.

Graphic Media Documentation

Medium	Photo Roll	Negative Number	Photo Date
BW 35mm Photos	EHT 32	12-15	12/20/2005
Digital Photos	EHT 32	12-15	12/20/2005

CRM Event

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



I.D. # (s) 7795-58-9273

Address 9325 Battle Street

✓

HISTORIC LANDMARKS COMMISSION
Survey Form

Tax Parcel # 101-01-512
Date of Survey 6/94

File No. 155-161-215

Negative No.(s) _____

Natl. Reg. Nom. Ref. Item #7, Page 8
Common Name _____

Historic Name _____

Street Address 9325 Battle Street

USGS Quad: MANASSAS

Original Owner: _____

Original Use: Residential

Present Owner: Austin H + Firmina L. Pease

Present Owner Address: 9224 Postner

Date or Period: ca. 1900

Architect/builder/Craftsman: _____

Source of Name: _____

Source of Date: NR NOM.

Stories: 2-1/2

Foundation & Wall Construction: _____
stud

Roof Type: hipped

Present Use: Residential

Acreage: <1

State Condition of Structure & Environs: good

State Potential Threats to Structure: none known

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.) _____

Detached house. Foursquare. ca. 1900. Wood frame (weatherboard); 2-1/2 stories; 4 bays (symmetrical); hipped, standing seam metal roof; 1 front hipped dormer; 1-story, 1-level, 3-bay porch with turned posts and bracketed cornice; 2\2 windows, two front entrances with transoms.

Note Any Archaeological Interest: _____

Interior inspected? no

Name and addresses of persons interviewed: _____

Published Sources (books, articles, etc., with bibliographic data): _____

Primary Sources (manuscript documentary or graphic materials; give location): _____

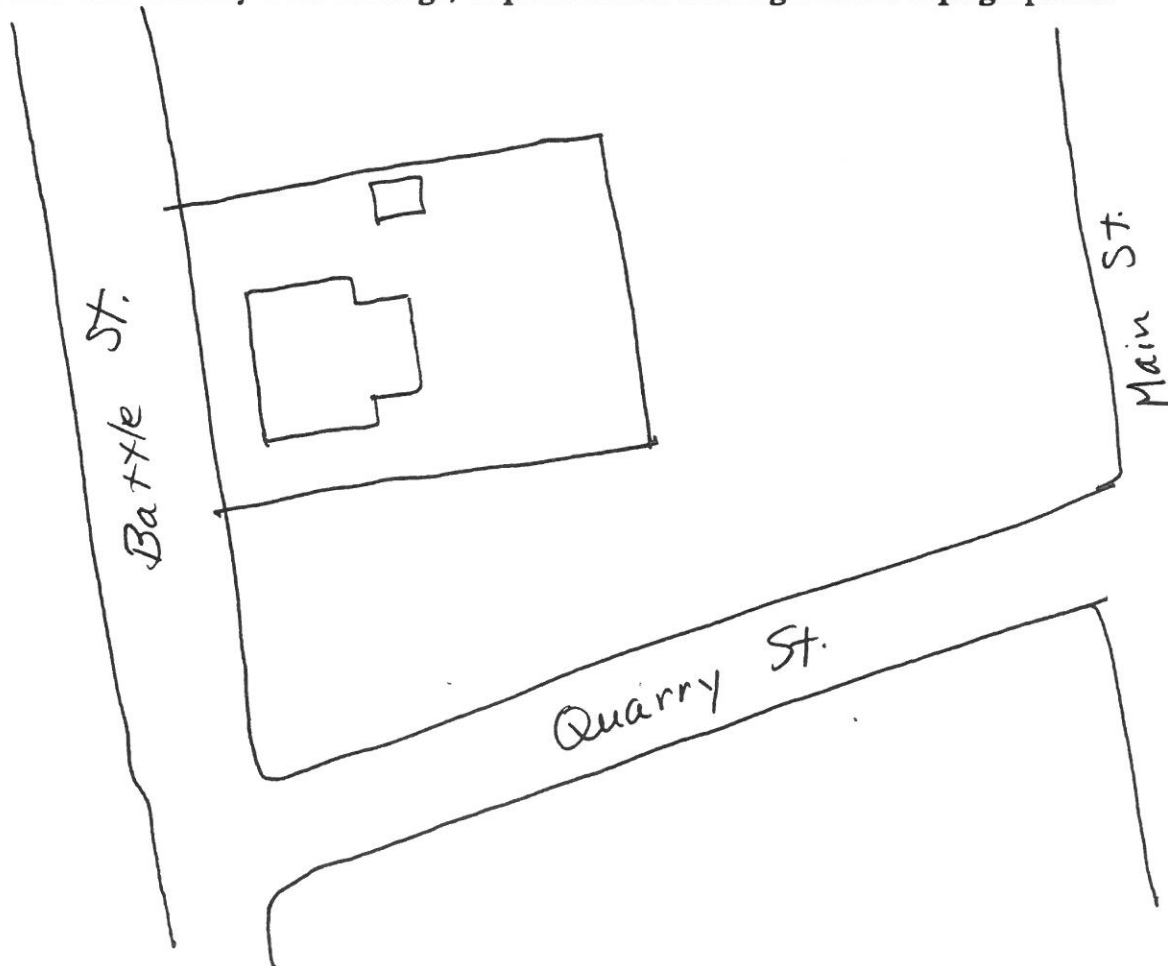
Historical significance (chain of title; individuals, families, events, etc., associated with the property): _____

House is a good example of turn-of-the-century duplex type designed in the American Foursquare style. It retains many of its original materials such as clapboarding, the metal roof, and porch details. This house contributes to a high degree to the significance of the district.

155-161-215

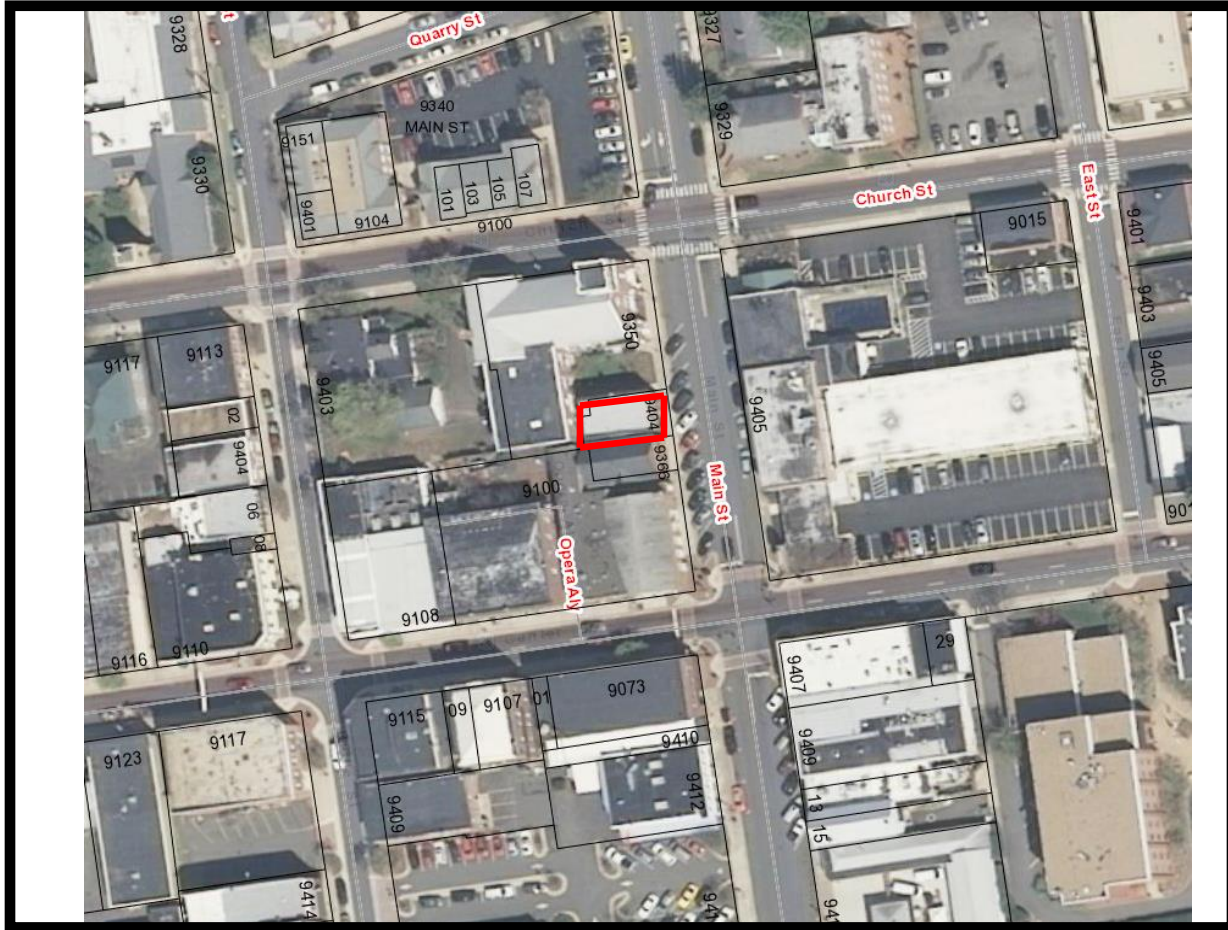
PLAN (indicate locations of rooms, doorways, windows, alterations, etc.):

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



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**

July 11, 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 six windows include four second floor windows facing Main Street and two second floor windows on the north elevation. The applicant is proposed a Pella ProLine 450 Series wood window clad in aluminum using a simulated divided light to match the existing 2/2 window design. The windows are proposed to be brick red in color to match existing reddish/brown color.

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 was determined the windows were not repairable, and additional information was 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, staff does find the use of the proposed aluminum clad wood core windows with a simulated divided light would be in keeping with the guidelines to replicate the look of the existing windows. This type of window is consistent with recent actions of the Board on applications for contributing structures where wood windows have been requested for replacement. Staff recommends the six replacement windows be custom fit to the existing openings and maintain the existing wood trim around the windows.

Review Criteria

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

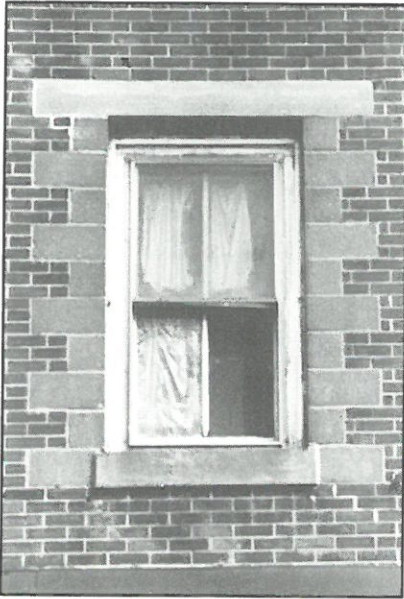
CRITERIA	APPLICATION
Activity Proposed:	Window Replacement
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	While staff believes the windows are in a repairable condition, staff defers to the Board in determining if replacement of the existing windows is appropriate. If replacement is determined to be appropriate, the proposed aluminum clad wood material with 2/2 simulated divided light in brick red color appear to be compatible with the site and the HOD.
(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 of potentially repairable wood windows is not recommended. Staff would recommend the applicant explore the use of Storm Windows, 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 is 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. 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.

If the Board were to find window replacement appropriate, a motion for **APPROVAL** of the application as submitted - would be appropriate as the proposed windows are consistent with the Historic District Design Guidelines and Windows Supplement.

GUIDELINES FOR REHABILITATION



This replacement window is a different size and design from the original.



This window has been blocked in and the loosely applied plywood allows water infiltration.

1. Uncover and repair covered-up windows. If a window is no longer needed for its intended use, the glass should be retained and the back side frosted, screened, painted black, or shuttered so that it appears from the outside to be used.
2. Retain the original windows.
3. Keep painted surfaces well painted.
4. Insure that caulk and glazing putty are intact and in good condition. Check that all joints are tight and sealed so as to prevent water infiltration which can cause deterioration.
5. Weatherstrip windows.
6. Insure that water is running off of sills and not forming puddles. Sills should be examined to insure that they slope away from the building.
7. Repair original windows by patching, splicing, consolidating, or otherwise reinforcing. Wood can appear to be in bad condition because of peeling paint or separation of joints, yet in fact be sound and able to be repaired. If the wood appears to be rotted, conduct the following test. Check wood with an ice pick for soundness by jabbing the pick into a wetted wood surface at an angle and prying up a small section. Sound wood will separate in long fibrous splinters, decayed wood in short irregular pieces. Or insert the ice pick perpendicular to the wood. If it penetrates less than 1/8th inch, it is solid; if more than 1/2 inch it may have dry rot. Rotted parts can be repaired and complete replacement may not be necessary.
8. Windows should only be replaced when they are missing or are beyond repair. Reconstruction should be based on physical evidence or old photo documentation. Avoid changing the architectural appearance of windows by the use of inappropriate materials or finishes which radically change the sash, depth of reveal, and muntin configuration, the reflective quality or color of the glazing, or the appearance of the frame.
9. Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
10. Reuse serviceable window hardware and locks.



Avoid using aluminum storm windows, especially when the sash height differs from that of the panes. Also take care not to damage the window frame when attaching features such as air conditioners.

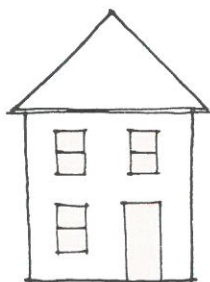
ENERGY RETROFITTING

1. Improve thermal efficiency with weatherstripping, storm windows, caulking, interior shades, and, if appropriate for the building, blinds and awnings.
2. Install interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to insure proper maintenance and avoid condensation damage to windows.
3. Install exterior storm windows which do not damage or obscure the windows and frames. The storm window divisions should match those of the original window.
4. Avoid installing an aluminum-colored storm sash. (Sash can be painted an appropriate color if it is first primed with a zinc chromate primer.)
5. Avoid replacing multi-paned sash with new thermal sash utilizing false muntins.
6. Avoid replacing windows or transoms with fixed thermal glazing.
7. Avoid using tinted glazing on major facades of the building.

GUIDELINES FOR NEW CONSTRUCTION

1. The ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades. Generally, historic buildings have a higher ratio of wall to window except at ground-level storefronts (see Storefronts, p. 67).
2. The rhythm and placement of windows on the facades of new buildings should also relate to historic buildings.

Historic Building



High wall-to-window ratio

New Buildings



Lower wall-to-window ratio than historic building



Window size and placement do not relate to historic building.

Residential Buildings



CITY OF
MANASSAS, VIRGINIA

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

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 PEABODY
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.



PELLA®

ProLine 450 Series

WOOD WINDOWS AND PATIO DOORS
AT A COMPETITIVE PRICE



Style

for less.





Pella® ProLine 450 Series products offer our most popular features, including the natural beauty of wood with low-maintenance aluminum-clad exteriors. With the availability of factory-assembled window combinations, you can make a truly unique design statement that's so beautiful, they'll think you hired an architect.



Pella quality for your home.

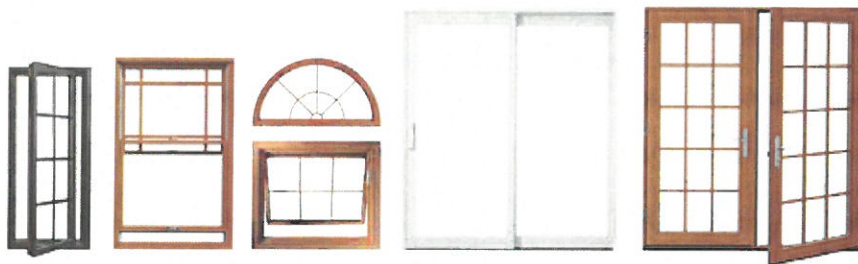
There's a Pella ProLine 450 Series product to fit most any window or door opening at a competitive price.



A custom look at a competitive price.

Pella ProLine 450 Series windows and doors offer many of the features found on Pella's premium wood lines and cost less. You get beautiful wood interiors, low-maintenance EnduraClad® exteriors, and a wide range of standard and special sizes, shapes and styles.

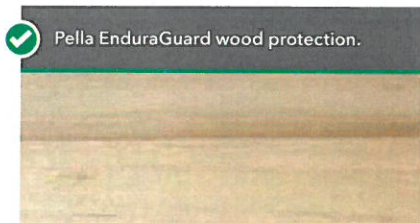
Beauty of wood.



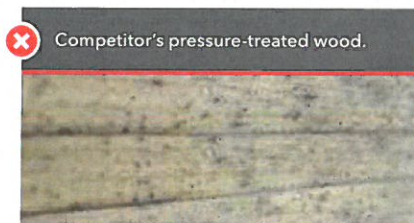
Our most popular features start here.

Choose from Pella's most requested styles, and add character to your home with the right sizes, colors and grille patterns.

EnduraGuard® wood protection offers advanced protection against the effects of moisture, decay, stains from mold and mildew – as well as termite damage. This proven immersion-treatment method will help ensure that Pella® wood windows and patio doors look and perform beautifully for years.



Pella's casement window after 7 months of exposure to moisture.*

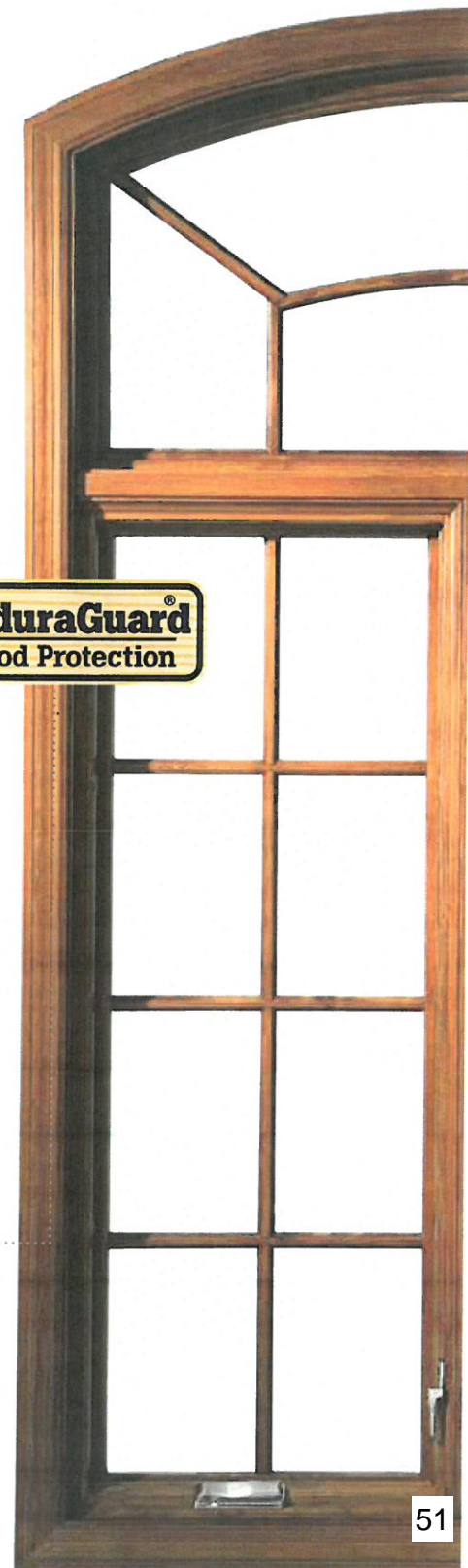


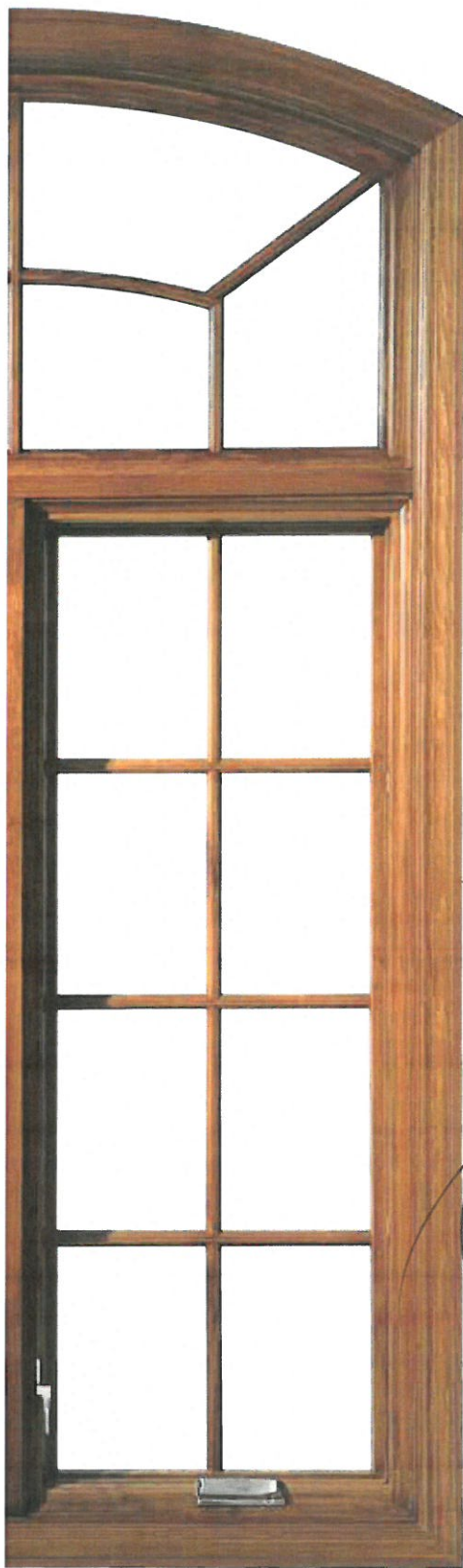
Stain mold present after 7 months of field-testing a competitor's pressure-treated wood.*

* For testing purposes, the seal between the bottom rail and the glass was compromised in both casement units tested.

Factory-prefinished pine interiors. Pella wood products can arrive factory-prefinished in your choice of eight beautiful stain colors, as well as primed, or with White, Bright White or Linen White paint. You get a professional, high-quality finish – eliminating drips, runs and harmful odors.

EnduraGuard®
Wood Protection

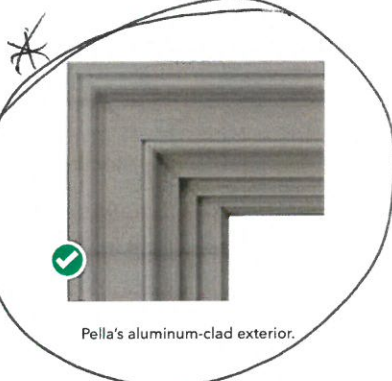




One of the best warranties in the industry.
Pella® ProLine 450 Series products are backed by the Pella 20/10 Limited Warranty. See written warranty for complete details at pella.com/warranty.



EnduraClad® low-maintenance exterior finish helps keep the exterior of your window or patio door protected from the elements and is fade-resistant. So your windows and patio doors will look great for years.



Pella's aluminum-clad exterior.



Old wood exterior.

A wood product that's just right for you.

WINDOWS



Casement and Awning Windows

Smooth openings and closings.
Stainless steel operating arms and hinges resist rust and corrosion.

Simple to operate.
Unison Lock System secures the window in two places with one easy-to-reach handle.

More convenient handle design.
Fold-away handle won't get in the way of roomside window treatments.

Easier cleaning.
Easy-clean wash feature makes it simple to clean the exterior glass from inside your home.

Double-Hung Windows

Easy operation.
Our Advanced Balance System helps ensure that your window will open and close easily for years to come.

Strong protection against the weather.
Pella's cam-action locks pull the sashes tight against the weatherstripping.

Easier cleaning.
Opening sash tilts in – making it easy to clean the exterior glass from inside your home.

Bay and Bow Windows

Added character and space.
Bay windows feature high-quality stain-grade birch headboards and seatboards.

More light and view.
Combine a fixed window with windows that open and close to expand your view outdoors.

A stunning focal point.
Factory-assembled window combinations allow you to create a look that's all your own.

PATIO DOORS



Combination, Fixed, Special Shape Windows

Curves and angles.

Special Shape windows add architectural interest and natural light.

A quality, seamless look.

Grille options are available to match other Pella® products.

More ways to express your style.

Virtually limitless combinations allow you to create a stunning focal point in your home.

Sliding Patio Doors

Easy operation.

Convenient thumb lock allows you to open and close the door with one hand.

Better draft protection.

Pella's unique design puts the sliding panel on the outside. So when the wind blows against it, it creates a tighter seal.

More light and a clearer view.

Optional top-hung sliding screen* door is made with Pella's high-transparency InView™ screen.

Hinged Patio Doors

Stunning design and functionality.

Choose from two movable doors that swing open from the center, one movable door with one fixed door, or the simple elegance of a single door.

Added peace of mind.

Advanced multipoint locking system secures the door at the top, middle and bottom for added security.

More fresh air.

Optional hinged screen doors are available to match your patio door's EnduraClad® exterior finish color and feature Pella's high-transparency InView screen.

* ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

For more information on Pella's window and door offering, see your local Pella sales representative or visit:

CHOOSEPELLA.COM/OFFERING

Comfort in. Weather out.

Pella® products offer exceptional energy-efficient performance wherever you live.

Glass at a glance.

Pella's InsulShield® Low-E Glass Collection¹ features our most innovative and energy-saving choices, designed for your specific needs.



For many U.S. climates.

GLASS TYPE: Advanced
Low-E Insulating Glass with Argon²

Unique Low-E technology delivers balanced insulation for cold winters and hot summers.



For very hot, sunny climates.

GLASS TYPE: SunDefense™
Low-E Insulating Glass with Argon²

Allows in visible light and provides a clear view, while helping to block the heat of the sun.



¹ Glass options can be upgraded to offer the benefits of our InsulShield Low-E Glass Collection. Glass options may vary per product. See specific product information for availability.

² Optional high-altitude Low-E insulating glass does not contain argon in most products. Please see your local Pella sales representative for more information.

³ Some Pella products may not meet ENERGY STAR® certification in Canada. For more information, contact your local Pella sales representative or go to nrcan.gc.ca/energy/products/categories/fenestration/13739.

⁴ Ranges are based on the average savings among homes in modeled cities. Actual savings will vary based on local climate conditions, utility rates and individual home characteristics. For more information on the benefits of ENERGY STAR certified windows and doors, go to energystar.gov/products/building_products/residential_windows_doors_and_skylights/benefits.

For cold climates – like northern U.S. and Canada.

GLASS TYPE: NaturalSun
Low-E Insulating Glass with Argon²

Allows the sun's heat to flow in and warm your home, while providing excellent insulation from the cold.



For northern U.S. climates.

GLASS TYPE: AdvancedComfort
Low-E Insulating Glass with Argon²

Unique Low-E technology delivers balanced insulation for colder winters and moderate summers.



Helping you save on heating and cooling costs.

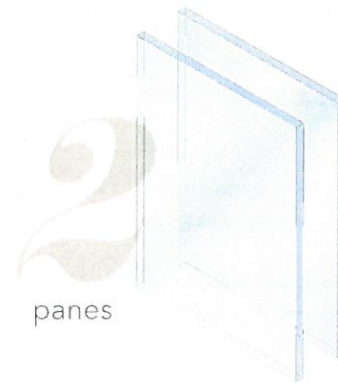


Installing ENERGY STAR® certified windows and doors can lower energy costs.³ With more efficient windows, you can also use less energy, which reduces greenhouse gas emissions from power plants.

For a typical home, when replacing single-pane windows with ENERGY STAR certified windows, you can save on average:

\$101 to
\$583 per year

And 1,006 to 6,205 pounds of carbon dioxide (CO₂), which is equivalent to 51 to 317 gallons of gasoline a year.⁴



Available on ALL Pella® products.

More panes, more gains. Many older homes have single-pane windows, which can lead to higher heating and cooling costs and drafty interiors. Multiple panes of glass create an air chamber that can dramatically increase energy efficiency and comfort.

Glass for a wide range of needs.

In addition to exceptional energy efficiency, you'll find great glass options that help with privacy, glare and noise control.

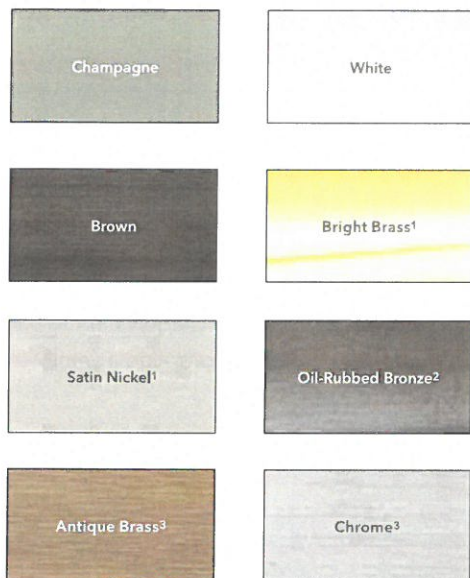
For more information on glass, see your local Pella sales representative or visit:

CHOOSEPELLA.COM/GLASS

Features and options.

HARDWARE FINISHES

Choose from today's most popular decorative finishes to coordinate with other finishes in your home.



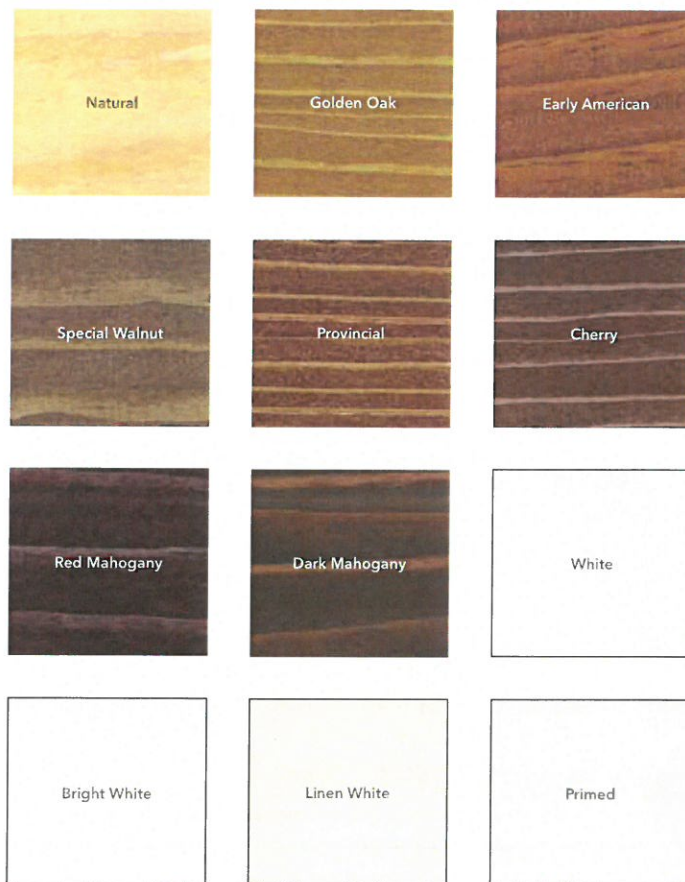
HARDWARE STYLES

Find beauty and function in Pella's innovative, easy-to-operate hardware styles.



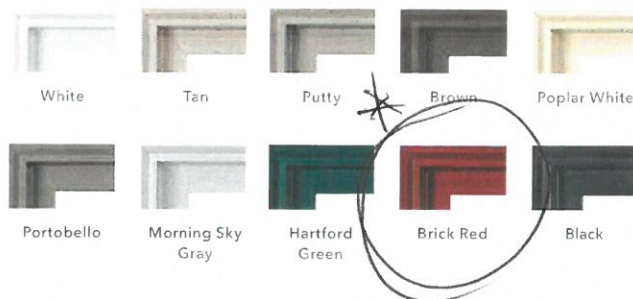
PREFINISHED PINE INTERIORS

The interiors of all Pella® Pine windows and patio doors can arrive prefinished in your choice of eight stain colors to complement your home. Three prefinished paint colors or primed, ready-to-paint interiors are also available.



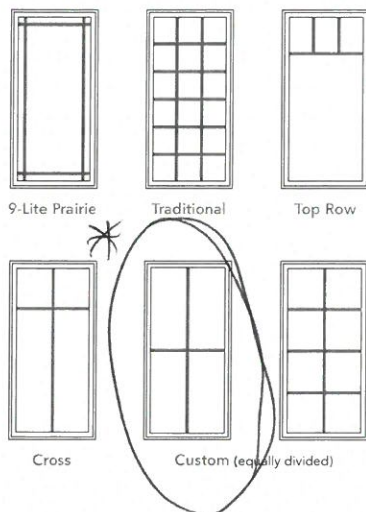
ALUMINUM-CLAD EXTERIORS

Beautifully durable, Pella's low-maintenance EnduraClad® exterior finish resists fading and helps protect your windows and patio doors for years.



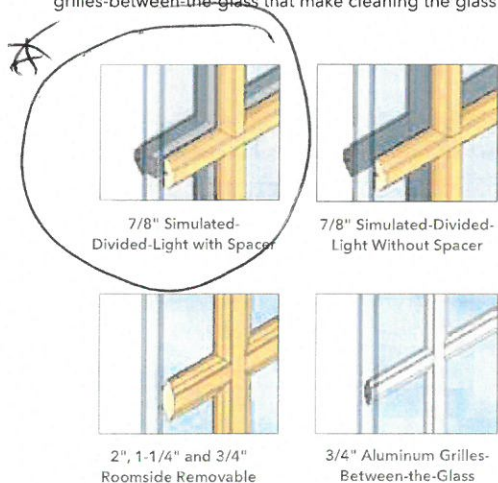
GRILLE PATTERNS⁴

A variety of grille patterns for the traditional look of divided light. Custom patterns are also available.



GRILLES

Choose the look of true divided light, or add grilles-between-the-glass that make cleaning the glass easier.



Aluminum grilles-between-the-glass feature the option of the interior grille colors shown above. The exterior will match the EnduraClad[®] color you choose.⁶

wood window and patio door DESIGN GUIDE

WINDOWS
PATIO DOORS

GLASS

INSULSHIELD[®] LOW-E GLASS COLLECTION¹



Advanced Low-E insulating glass with argon	S	S
Advanced Comfort Low-E insulating double-pane glass with argon	O	O
NaturalSun Low-E insulating glass with argon	O	O
SunDefense [®] Low-E insulating glass with argon	O	O
ADDITIONAL GLASS OPTIONS[*]		
Tempered glass	O	O
Laminated (non-impact-resistant), tinted and obscure glass available on select products	O	O

^{*} See glass information on pages 8 - 9 for details.

INTERIORS

WOOD TYPES

Pine	S	S
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INTERIOR FINISHES

Unfinished	S	S
Primed, ready to finish [*]	O	O
Prefinished stain or paint [*]	O	O

INTERIOR TRIM

Primed, ready to finish [*]	O	O
Prefinished stain or paint [*]	O	O

^{*} See page 10 for finishes.

EXTERIORS^{*}

EXTERIOR FINISHES

Aluminum-clad with EnduraClad [®] protective finish	S	S
--	---	---

EXTERIOR TRIM

EnduraClad factory-applied trim	S	S
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^{*} See page 10 for finishes.

HARDWARE¹

FINISHES¹

Champagne, White, Brown, Bright Brass, Satin Nickel, Oil-Rubbed Bronze ² , Antique Brass ³ and Chrome ³	O	O
--	---	---

¹ See hardware finish colors and styles on page 10.

² Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

³ Available on hinged patio doors only.

GRILLES^{*}

PERMANENT GRILLES

Simulated-Divided-Light grilles with or without spacer	O	O
Aluminum grilles-between-the-glass	O	O

REMOVABLE GRILLES

Roomsider interior wood grilles	O	O
---------------------------------	---	---

^{*} See left for grille finish colors and styles.

SCREENS^{*}

InView [®] screen	S	S
Vivid View [®] high-transparency screen	O	-

^{*} WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

WARRANTY

Pella 20/10 Limited Warranty^{*}



	S	S
[*] See written warranty for complete details at pella.com/warranty .		

(S) Standard (O) Optional (-) Unavailable

See a Pella professional for specific details and additional options available.

Some features are part of our standard offering; not all options are available on all product styles.

¹ On hinged patio doors, Endura Hardware Collection offers a 10-year warranty. See written warranty for complete details at pella.com/warranty.

² Oil-Rubbed Bronze is a living finish that will develop its own unique patina with use.

³ Hinged patio doors only.

⁴ Grille patterns offered may vary per product. See specific product information for availability.

⁵ Only available with matching interior and exterior colors.

⁶ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.

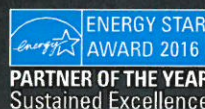


VIEWED TO BE THE BEST.®

Want to learn more about Pella® windows and doors? Call us at **866-209-4260** or visit **pella.com**.



Always read the Pella limited warranties before purchasing or installing Pella products. See written warranties for complete details at pella.com/warranty.



Pella Corporation is a proud volunteer partner in the U.S. Environmental Protection Agency and the Department of Energy's ENERGY STAR® program to promote the use of high-efficiency products.



Connect with Pella:



City of Manassas Reconnaissance Level Survey

DHR Id # 155-0040

GPIN # 7795-68-1336

Resource Identification

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

Other Id#: 155-0161-0162

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:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
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:

<u>No.</u>	<u>Wuzit Types</u>	<u>Historic?</u>
1	Commercial Building	Historic

NR Resource Count:

<u>#</u>	<u>NR Resource Type</u>	<u>Contributing Status</u>
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, the 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

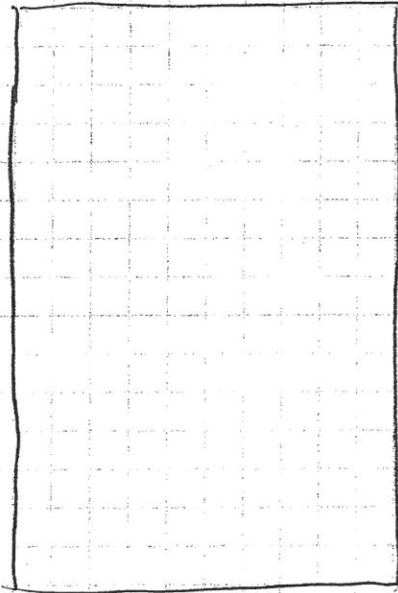
Medium	Photo Roll	Negative Number	Photo Date
BW 35mm Photos	EHT 10	18-19	11/23/2005
Digital Photos	EHT 10	18-19	11/23/2005

CRM Event

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

9350
Main
St.

9364
Main
St.



Main St.

