



City of Manassas, Virginia
Architectural Review Board Meeting

AGENDA

Architectural Review Board Meeting
9027 Center Street
Manassas, VA 20110
Second Floor Conference Room
Tuesday, January 09, 2018

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

Roll Call

1. Approval of the Meeting Minutes

- 1.1 Approval of Minutes for December 12, 2017 Architectural Review Board Meeting
[December 12, 2017 Draft Meeting Minutes](#)

2. New Business

- 2.1 ARB #2018-09
9409-9411 Battle Street
Denise McCall
[Staff Report and Attachments](#)
- 2.2 ARB #2018-10
9510 Liberty Street
Dynamic Construction LLC
[Staff Report and Attachments](#)

3. Other Business

- 3.1 Old Town Update(s)

Adjournment

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

December 12, 2017 – 7:30 P.M.

Members Present: Debbie Haight, Vice Chairman
 Jan Alten
 Nancy Hersch Ingram
 Myra Buchanan Brent (Alt)

Members Absent: William Rush, Chairman
 Fatima Pereira-Shepherd

Staff Present: Elizabeth Via-Gossman, Director of Community Development
 Jamie S. Collins, Development Services Manager
 Greg Bokan, Planner
 Donna J. Bellows, Boards and Commissions Clerk

Due to the absence of the Chairman, Ms. Alten assumed the role of Chairman for the meeting.

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Clerk called the roll, and a quorum was determined.

APPROVAL OF MINUTES – November 14, 2017

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

NEW BUSINESS

**ARB #2018-08
9320 West Street
Pierce Old Town Funeral Home**

Mr. Bokan stated that the owner of the property recently installed 1/1 double hung vinyl windows without approval of the ARB. The original windows that were removed were 6/6 double

hung wood windows. The applicant is proposing to restore wood windows to the structure, but with a 1/1 design instead of a 6/6 design. In total, the applicant will be replacing 33 windows and would match the locations of the existing windows.

Staff recommended approval of the application with the following stipulations:

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

Applicant, Kim Allen Beasley, asked the Board for its guidance in replacing the windows. He stated that the proposed windows would be simulated divided lights with the spacer bar and wood mullions.

ARB Discussion

- **Ms. Haight** found a discrepancy in the summary regarding the number of windows and the pricing.
- **Ms. Ingram** stated that the proposed windows are not appropriate for the historical district.

Ms. Haight motioned to approve ARB #2018-08 as recommended by staff:

- The proposed windows shall be sized and installed to fit the original window frame. Any remaining jams from prior window installations shall be removed.
- The windows will be painted white to match the original.
- Replace the existing 6/6 windows with 1/1 windows.

Ms. Brent seconded the motion.

Roll Call

| | |
|------------|---|
| Ms. Haight | Y |
| Ms. Brent | Y |
| Ms. Ingram | Y |
| Ms. Alten | Y |

The MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

ARB #2017-07

8663 Portner Avenue

Liberia House Restrooms

Ms. Via-Gossman stated that the ARB had previously approved the design for a restroom

at the Liberia House property which falls within the Liberia Historic District. Unfortunately, the cost of the restrooms and associated site work exceeds the available budget; therefore, the project is being scaled back. The Department of Public Works has proposed a less expensive option of a prefab building that would be faced in red brick and installed on the site.

The proposed park restroom is 16' x 14' with a 5' covered landing facing the house but is located approximately 300' from the house, in generally the same location as what was previously proposed. The Board received copies of the previous approved design, the proposed revised design to add the park restroom option, and siding options including the red brick. Staff recommended approval of the revision as an option and if approved, would be an amendment to the previous Certificate of Appropriateness. The cost savings are considerable, which will allow additional landscaping at the rear of the site.

ARB Discussion

- **Ms. Ingram** proposed to see a sample of the red brick. **Ms. Via-Gossman** stated that a sample was not available but referred to the pictures that were included in the packet. She assured the Board that proposed red brick will be suitable for the project; if not, it will be returned to the company.
- **Ms. Alten** asked if there would be storm water drainage on the property. **Ms. Via-Gossman** stated that there will be a dry pond or swale with a wrought iron fence on the sidewalk side of the property along Portner Avenue.

Ms. Haight motioned to approve ARB #2017-07 (Plan B) as submitted. Ms. Brent seconded the motion.

Roll Call

| | |
|------------|---|
| Ms. Haight | Y |
| Ms. Brent | Y |
| Ms. Alten | Y |
| Ms. Ingram | Y |

The MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Mr. Bokan presented the 2018 ARB calendar to the Board. All were in agreement with the meeting dates.

OLD TOWN UPDATE(S)

Mr. Bokan informed the Board of a slight deviation to ARB #2017-17 (9406 Battle Street, Bad Wolf Public House) that came before the Board in December 2016. The case was approved but the applicant has decided not to move forward with the seating at the back of the restaurant. Instead, he would like to use this rear section solely for the purpose a brewery. Therefore, the

Board's approval is needed for a revision in order to eliminate the windows as proposed and approved in December 2016.

Ms. Haight motioned to approve the changes made to ARB #2017-17. Ms. Brent seconded the motion.

Roll Call

| | |
|------------|---|
| Ms. Haight | Y |
| Ms. Brent | Y |
| Ms. Alten | Y |
| Ms. Ingram | Y |

The MOTION PASSED UNANIMOUSLY.

Ms. Collins informed the Board of the activities on 9510, 9512, 9514 Liberty Street. She stated that all three properties have been sold or had pending sales – with each property going to a different purchaser.

Ms. Collins stated that she did a presentation to City Council in November on development projects in the City, and included in that were some significant second generation space in Old Town. She state that the historic downtown area has less than 5% vacancy rate on retail space and less than 8% vacancy rate in office space. She thanked the Board for their continued commitment to the City's historic district.

ADJOURNMENT

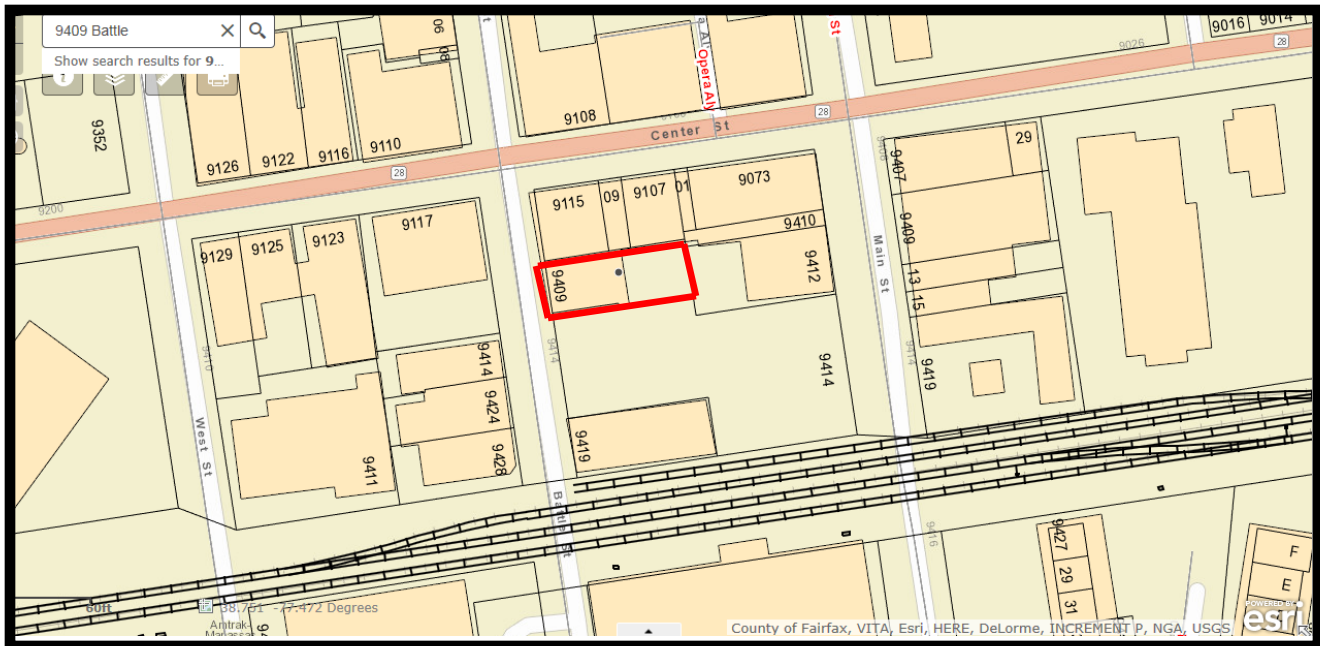
Ms. Haight moved to adjourn the meeting. Ms. Brent seconded the motion. The MOTION CARRIED UNANIMOUSLY TO ADJOURN. The meeting ended at 8:20 p.m.

William Rush, Chairman

Date

ARCHITECTURAL REVIEW BOARD

No. 2018-09



Applicant(s): **Denise McCall / MSG Property, LLC**

Site Owner(s): **MSG Property, LLC**

Site Address: **9409-9413 Battle Street**

Tax Map No.: **101-01-00-207**

Site Location: **East side of Battle Street between Center Street and the railroad tracks**

Current Zoning: **B-3**

Parcel Size: **0.09 acres**

Age of Structure: **Circa 1905**

Type of Structure: **Commercial**

Summary of Request: **Fence**

Date Accepted for Review: **December 15, 2017**

Date of ARB Meeting: **January 9, 2018**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: 2018-09
Applicant: Denise McCall / MSG Properties
Address: 9409-9413 Battle Street



REQUEST

The applicant's current request is for the installation of a fence around the property's parking lot.

The applicant's previous request (ARB #2017-13) for multiple aluminum signs on the building, located on the front and rear elevation of the building, was approved at the November 2006 meeting of the Architectural Review Board. Approval for the repainting of the building was approved at the Board meeting in December 2016. Approval of a permanent banner on the southern side elevation was approved by the Board in January 2017.

PROPERTY INFORMATION

Location – The site is located at 9409 Battle Street on the east side of Battle Street, approximately 50-feet south of the intersection of Center and Battle Streets.

Historical Significance – The building at 9409 Battle Street, historically known as the Johnson Building, was constructed c. 1905. It is a two-story commercial building exhibiting Italianate characteristics, such as the flat parapet roof with bracketed cornice, recessed entrances, and storefront windows. It is a contributing building to the National Register and local historic districts and is also designated as a Local Historic Landmark.

Surrounding Properties – On the north, the property is adjacent to 9116 Center Street, the former Manassas Post Office constructed c. 1906, a contributing building designated as a historic landmark. To the south is a public parking lot and the Candy Factory Building located at 9419 Battle Street, also a contributing building and historic landmark constructed c. 1900.

APPLICANT'S PROPOSAL

The applicant's proposal is for the installation of a black iron aberdeen fence. The fence is proposed to be 4' tall and located around the eastern and southern extents of the existing parking lot to the rear of the building (east side of the site). The fence would be installed in 8' sections, with posts set in footers. A gate is proposed along the southern portion of the lot to provide access into and out of the site. The gate would be electric powered and swing internal to the site to the right (east).

The applicant is seeking approval of an alternative option to use black bollards along the eastern portion of the fence adjacent to the neighboring restaurant due to the location of an existing dumpster that is placed in close proximity to the fence. This option includes a black chain between the bollards in lieu of the fence sections.

STAFF ANALYSIS

The applicable design guidelines for fences are found on pages 38-39 of the City of Manassas Historic District Handbook. The guidelines state that fences should relate to materials in the neighborhood and take clues from nearby existing historic design. They should also relate to building materials.

The proposed fence is in keeping with the design recommendations of the guidelines. The black iron material proposed is appropriate for use in the historic overlay district as several nearby locations include black metal fence, such as the fence along the railroad to the south and several outdoor seating areas along both Battle Street and Main Street. The black iron is also compatible with the masonry construction of the building.

The applicant is proposing a bollard option which would include chain strung between the bollards along the eastern side of the parking lot. A gate would still be provided to provide entry to the site. While the bollard and chain is not in keeping with many of the fence designs found near the site, the location in a parking lot may warrant consideration of the use of bollards. Staff would defer to the Board with regards to the appropriateness of this alternative with two considerations; the difference in design between the gate and bollards, as well as the use of chains between the bollards.

Staff would suggest, the applicant consider a third option, to maintain the proposed fence around east side of the parking lot, but incorporate bollards (without chain) into, or adjacent to, the fence to provide protection/durability for the fence.

For this application staff is asking for general approval from the Board with regards to the placement and extents of the fence. Upon submission of final permits and plans, staff will work with the applicant on the details of the exact location of the fence to coordinate with existing utilities.

Review Criteria

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

| CRITERIA | APPLICATION |
|---|--|
| Activity Proposed: | Fence |
| (1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD. | Fence material, color and design are compatible with the building and the surrounding HOD. Staff defers to the Board with regards to the bollard with chain design option. |
| (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. | Proposed fence placement does not conflict with building features, however final placement to be determined based upon location of property line and any potential conflict with utilities. |
| (3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape. | The proposed fence will not have a negative effect on the HOD and is it in keeping with fences currently in the HOD. Staff defers to the Board with regards to the bollard with chain design option. |
| (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 method of construction for the fence would not have an adverse impact on the structure or adjacent structures. |
| (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. | Proposed fence is in keeping with the recommendations of the design guidelines. Staff defers to the Board with regards to the bollard with chain design option. |

STAFF RECOMMENDATION

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

- Final placement and extents of fence (including any bollards) to be coordinated with existing utilities.
- The use of bollards (without chains) be permitted within the design of the fence, or installed adjacent to the fence, to provide protection/durability for the fence along the eastern side of the parking lot.



CITY OF
MANASSAS, VIRGINIA

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

ARB #: 2018-09
DATE: DEC 15 2017
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD
Application for Certificate of Appropriateness

Site Address: 9409-9413 Battle St. (Parking lot) Manassas, VA 20110
Number Street Name

Tax Map No(s): 101/0100/207 Zoning District: B-3

Date Purchased: April 22, 2016 Age of Structure: 112 yrs.

Nature of Proposed Work: Please check all that apply.

☐ Signage

☒ Exterior Alteration

☐ Addition

☐ New Construction

☐ Demolition

Description of Proposed Work (use additional pages if necessary): Contractor will add iron locking gate at entrance and fence on right border of property. (Swings to right, single door)

APPLICANT

(All correspondence is addressed to applicant)

Name (Please Print)

Address

City

State Zip Code

E-mail Address

Phone #

Fax #

Signature

OWNER

(Leave blank if same as applicant)

Name (Please Print)

Company

Address

City

State Zip Code

Phone #

Fax #

E-mail Address

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

Project Description:

Add black iron gate, that swings to right and locks, to parking lot entrance and sturdy black fence along right of entrance border of property. It will take about 7-8 weeks to complete the install processes. Gate automated is ideal depending on cost. Iron fence is more aesthetic with iron gate, but bollards may be sturdier concerning restaurant dumpster as shown. Bollards are a thicker width. Original "do not park" slanted yellow lines at entrance will be brightened on asphalt. Trees in small classic planters will be added after, to soften the existing business entrance, and view.

Contractor Gate Automation Method:

1. Electrician to run power from building to hinge post (post on right as facing the building)
2. Saw cut loops in asphalt for inside/outside safety
3. A set of photos beams will be set between gate posts for pedestrian safety
4. Entry will be via remote or keypad

Iron Fence Installation 48" height

Methods of Install:

1. Excavate hole in asphalt with air compressor and jack hammer
2. Set post in footer and fill footer with concrete
3. Assemble fence/gate panels



Fence Color: Black

Iron Fence Installation 48" height

Methods of Install:

1. Excavate hole in asphalt with air compressor and jack hammer
2. Set post in footer and fill footer with concrete
3. Assemble fence/gate panels

Bollard Installation

1. Excavate hole in asphalt with air compressor and jack hammer
2. Set post in footer and fill footer and post with concrete
3. Attach chain to posts



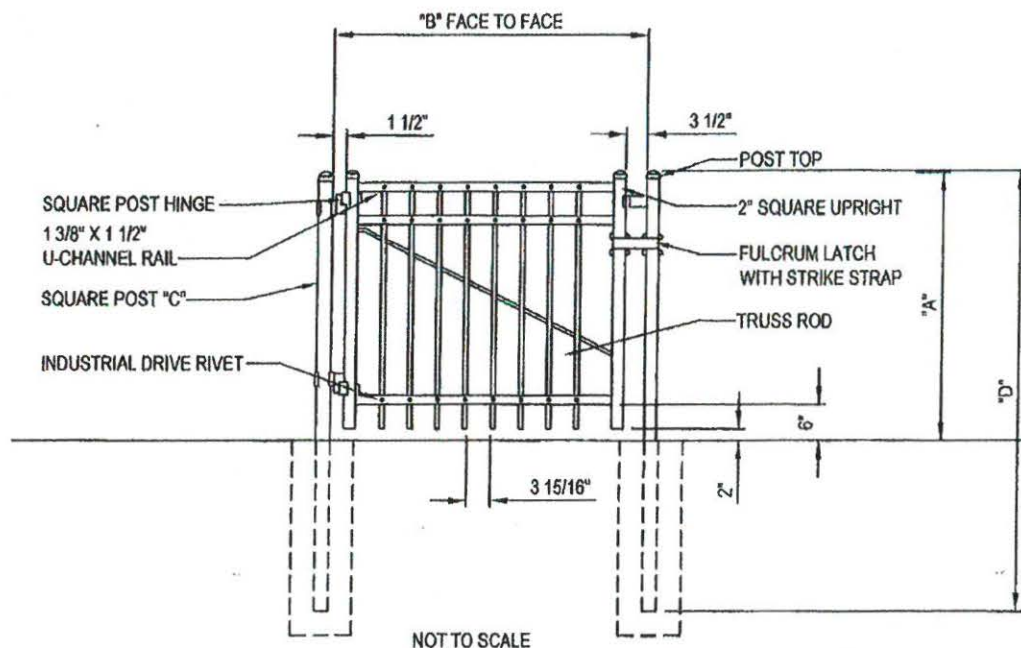
Fence Color: Black

Bollard Color: Black

DEC 15 2017



IRON WORLD
9390 DAVIS AVE.
HOWARD COUNTY, MD, 20723
PHONE: (301) 776-7448
TOLL FREE: 1-866-310-2747
FAX: (301) 776-7449
www.ironworldfencing.com



| NOM HEIGHT (A) |
|--------------------------|
| 3' - 0" |
| 3' - 6" |
| <u>4' - 0"</u> |
| 5' - 0" |
| 6' - 0" |
| 7' - 0" |
| 8' - 0" |
| CUSTOM HEIGHTS AVAILABLE |

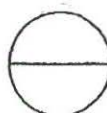
| POST OPTION (C) |
|----------------------|
| <u>3" SQ X 12 GA</u> |
| 4" SQ X 11 GA |
| 6" SQ X 3/16" WALL |
| 8" SQ X 1/4" WALL |
| 10" SQ X 1/4" WALL |

| PICKET OPTION (E) |
|-------------------|
| <u>3/4" SQ</u> |
| OR |
| 1" SQ |
| 14 GA |
| 16 GA |
| <u>18 GA</u> |

| |
|--|
| A <u>48</u> " NOM HEIGHT |
| B <u>96</u> " FACE TO FACE OF POSTS |
| C <u>3</u> " POST SIZE <u>12</u> GAUGE |
| D <u>84</u> " POST LENGTH |
| E <u>3/4</u> " PICKET SIZE <u>18</u> GAUGE |

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER.
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 2812-015.



ABERDEEN GATE

3 RAIL, SINGLE SWING GATE, 3/4 INCH OR 1 INCH PICKETS, 3 FT. TO 8 FT. OPENING

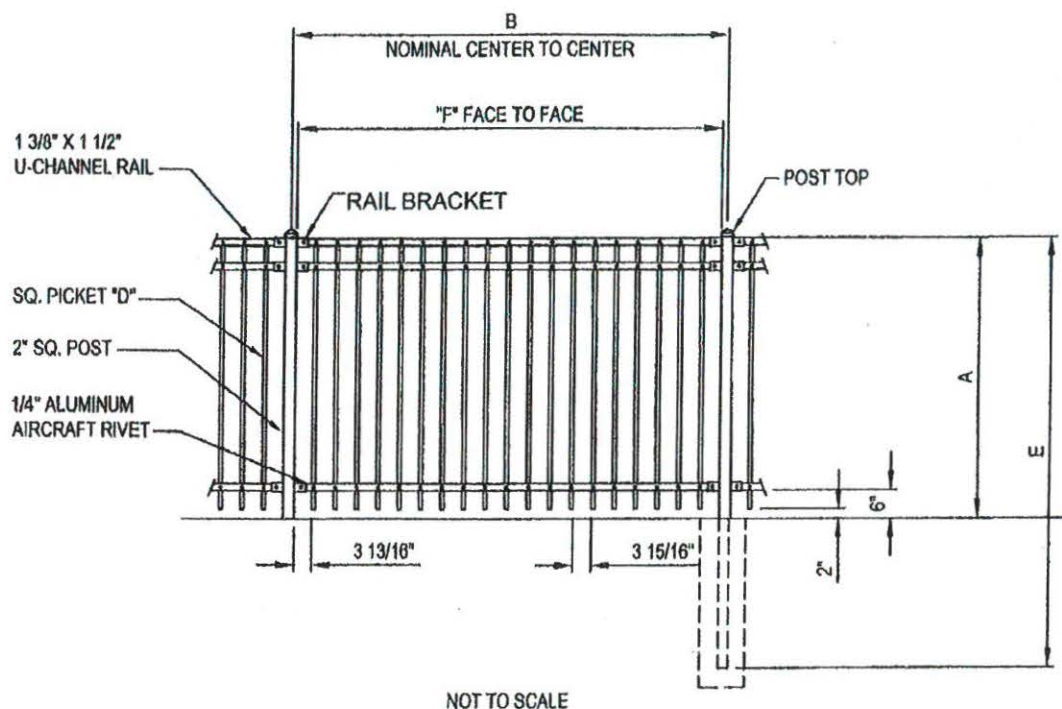
2812-015

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FAX: (301) 776-7449
www.ironworldfencing.com



NOT TO SCALE

| NOM HEIGHT (A) |
|-----------------------------|
| 3'-0" |
| 3'-6" |
| <u>4'-0"</u> |
| 6'-0" |
| 6'-6" |
| 7'-0" |
| 8'-0" |
| CUSTOM HEIGHTS AVAILABLE |

| POST OPTION (C) |
|--------------------------------|
| 2" SQ X 14 GA |
| <u>2 1/2" SQ X 12 OR 14 GA</u> |
| 3" SQ X 12 GA |
| 4" SQ X 11 GA |
| 6" SQ X 3/16" WALL |
| U CHANNEL RAIL |
| 15 GA |
| 11 GA |

| PICKET OPTION (D) |
|-------------------|
| <u>3/4" SQ</u> |
| OR |
| 1" SQ |
| OR |
| 3/4" |
| SOLID |
| BAR |

| |
|---|
| A <u>48</u> " NOM HEIGHT |
| B <u>96</u> " NOM SECTION LENGTH |
| C <u>2 1/2</u> " POST SIZE <u>14</u> GAUGE |
| D <u>3/4</u> " PICKET SIZE <u>18</u> GAUGE |
| E <u>84</u> " POST LENGTH |
| F <u>91</u> " FACE TO FACE OF POSTS W/ STD. FLAT MOUNT BRACKET |

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. SPECIFICATIONS SHOWN CAN BE CHANGED ONLY BY THE MANUFACTURER..
4. FOOTING WIDTH TO BE (4) X POST WIDTH.
5. FENCE SECTIONS USING 3/4" PICKETS WILL TOTAL 19 PICKETS PER SECTION.
FENCE SECTIONS USING 1" PICKETS WILL TOTAL 18 PICKETS PER SECTION.
6. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info
REFERENCE NUMBER 2812-118.



ABERDEEN FENCE

3 RAIL







City of Manassas

Manassas

Reconnaissance Level Survey

DHR Id # 155-0146

Resource Identification

Tax Parcel: 101/01 00/ 207/ / /

Other Id#: 155-0161-0017

GPIN # 7795-68-0212

Property Name(s): Johnson Building {Historic} Commercial Building,
9409-9411 Battle Street {Current}

Property Date: circa 1906

Address(s): 9409-9411 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 Side | Brick | Corbelled Cap |
| Chimneys | N/A | N/A | N/A |
| Foundation | Solid | Brick | Stretcher Bond |
| Roof | Flat with Parapet | Not Visible | Not Visible |
| Porch | 1-story, 1-bay | Wood | Incised |
| Structural System | Masonry | Brick | 6-course American Bond |
| Windows | Double-Hung | Wood | 2/2 |
| Windows | Storefront | Wood | 2-light |

Site Description: Facing west, this commercial building is sited on a level lot with immature trees and shrubs. A paved parking lot is located along the south and east elevations of the building.

WUZIT Count:

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

NR Resource Count:

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

Individual Resource Information

WUZIT: Commercial Building

Est. Date of Construction: circa 1906

Primary Resource? Yes

Architectural Style: Commercial

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 Commercial-style building of the late 19th century. It is masonry construction of 6-course American-bond brick. The façade is clad in stucco. It is covered by a flat roof with a parapet. The roof has a stone cap along the parapet. The roof features four interior side chimneys, overhanging eaves, boxed wood cornice, flat double frieze, curved brackets, and an added exterior-end chimney. The one-story, one-bay porch is an incised storefront entry. The entry has raised wood panels, brick veneer, and rowlock sills on the storefront windows. The first story is capped with a false wood cornice, molded flat beaded frieze. Fenestration consists of 2/2 double-hung wood windows, 2-light storefront wood windows, rowlock segmental-arched lintels, and stone sills. There are bricked-in windows on the east elevation.

City of Manassas

Manassas

Reconnaissance Level Survey

DHR Id # 155-0146

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 9409-9411 Battle Street, constructed circa 1906, 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. It also reflects the 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. Typical of early twentieth-century commercial buildings, this building exhibits Italianate characteristics such as its flat parapet roof with a bracketed cornice, segmental-arched brick lintels, and recessed entrances and storefront windows capped with a molded cornice. 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 representation of an early twentieth-century commercial building in the city's commercial core, the commercial building at 9409-9411 Battle Street is Ranked Contributing.

Ownership Information

FRT Properties, Inc.

Graphic Media Documentation

| Medium | Photo Roll | Negative Number | Photo Date |
|----------------|------------|-----------------|------------|
| BW 35mm Photos | EHT 11 | 16-17 | 11/21/2005 |
| Digital Photos | EHT 11 | 16-17 | 11/21/2005 |

CRM Event

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

Parking lot

9109 center

9115 center

Parking lot

Battle St.





VIRGINIA
HISTORIC LANDMARKS COMMISSION

File no. 155-146
Negative no(s). 4908

SURVEY FORM

| | | | |
|---|--|---|--|
| Historic name <u>Johnson Building</u> | | Common name <u>AKA Smith Building</u> | |
| County/Town/City <u>Manassas</u> | | | |
| Street address or route number <u>9411 Battle Street, Manassas, VA 22110</u> | | | |
| USGS Quad <u>Manassas</u> | | Date or period <u>c1906</u> | |
| Original owner <u>Jack Johnson?</u> | | Architect/builder/craftsmen | |
| Original use <u>Commercial Building</u> | | | |
| Present owner <u>Sharon Prettyman</u> | | Source of name <u>early owner</u> | |
| Present owner address <u>8749 Weir Street</u> | | Source of date <u>Architectural evidence</u> | |
| <u>Manassas, VA 22110</u> | | Stories <u>2 stories</u> | |
| Present use <u>Commercial Building</u> | | Foundation and wall const'n <u>Stone or brick foundation;</u> | |
| Acreage <u>1 lot</u> | | <u>brick walls.</u> | |
| | | Roof type <u>Metal-covered shed roof.</u> | |
| State condition of structure and environs <u>Building and environs in good condition.</u> | | | |
| State potential threats to structure | | | |
| Note any archaeological interest | | | |
| Should be investigated for possible register potential? <u>yes</u> <u>no</u> | | | |
| 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.) | | | |
| <p>Remodeled to offices and a beauty shop in 1972, this two-story brick, stucco-fronted commercial building has a shed roof, a moulded wooden cornice, deep eaves, a beaded soffit, and a bracketed and moulded frieze. Its second floor, front, ²/₂ sash windows have rounded arches, dark brown trim, and applied shutters. The interior, first floor, has been completely remodeled: it has tile ceilings, florescent light fixtures, simulated wood-grain paneling, and new doors, windows, and trim.</p> <p>Located beside the old Nicol Building, or Old Post Office 155-18, across from the 5th section of the old M.I.C. Building, also known as New Method Dry Cleaning 155-144, and just north of the Hopkins Candy Factory 155-6, the Johnson Building is an important addition to the Battle Street commercial district. This is true despite the sloppy attempts to "restore" the facade to an earlier period. The present facade appears to be the results of an attempt to recreate a colonial or early 19th century storefront, which is inappropriate for a building that could not have been constructed before 1906.</p> | | | |
| Interior inspected? <u>yes.</u> | | | |
| Historical significance (Chain of title; individuals, families, events, etc., associated with the property.) | | | |
| <p>This property is identified on an 1895 map of Manassas as belonging to Jack Johnson. It is assumed that after the fire in 1905 which destroyed the block this building sits on, Johnson rebuilt. Also known as the Smith Building, the Johnson Building contained Smith's bakery and restaurant in the late 1930's. It was also the location of Bell's bakery.</p> <p>Present owner purchased the building in 1973 from Janet T. Owens, who had acquired it in 1970 from W. E. Trusler. Brady's Village Hairstylists, the Prince William Service, Inc., a heating and air conditioning business, and the Community Clothes Closet, a non-profit used clothing store now occupy the building.</p> <p>Note: Since the accompanying photographs were taken in February 1980, a one-story metal-covered shed-roofed addition to the Hopkins Candy Factory and some grain storage silos were removed from the old candy factory, and the space between the Johnson Building and the Hopkins Building has been graded.</p> | | | |

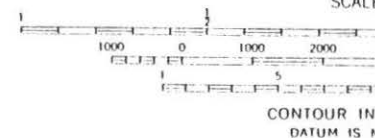


Control by USGS, USC&GS, and USCE

Polyconic projection. 1927 North American datum
10,000-foot grid based on Virginia coordinate system, north zone
1000-meter Universal Transverse Mercator grid ticks,
zone 18, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Purple tint indicates extension of urban areas.



24

Sources and bibliography

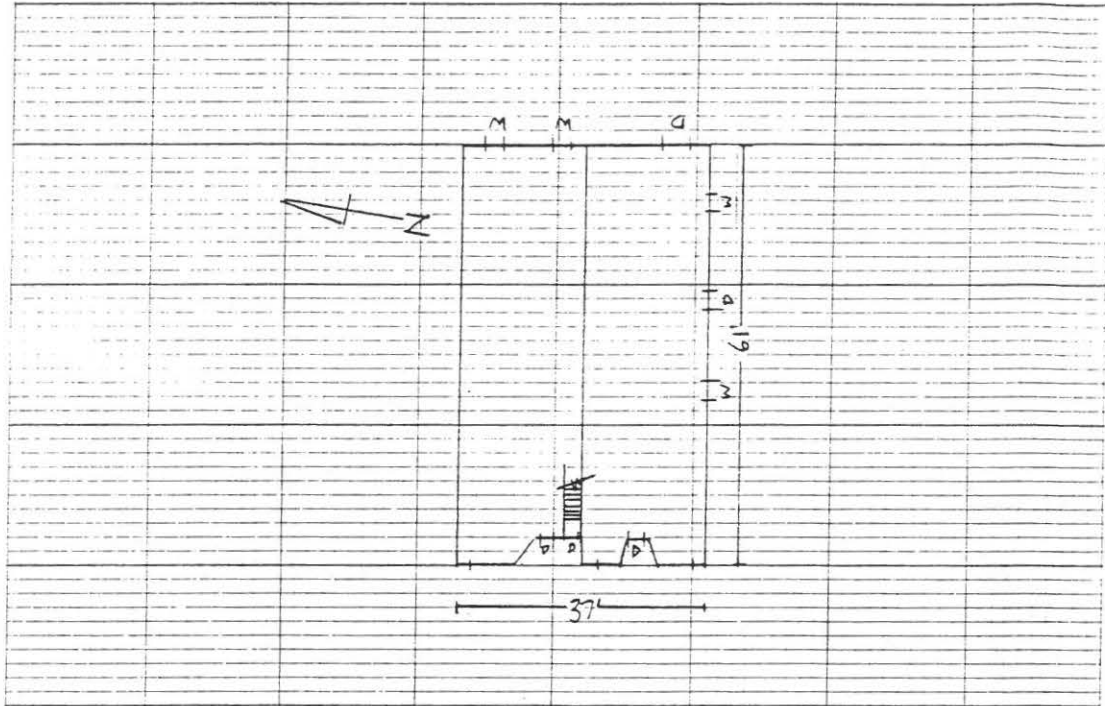
Published sources (Books, articles, etc., with bibliographic data.)

Ratcliffe, R.J., This Was Manassas (c1973), map on end cover.

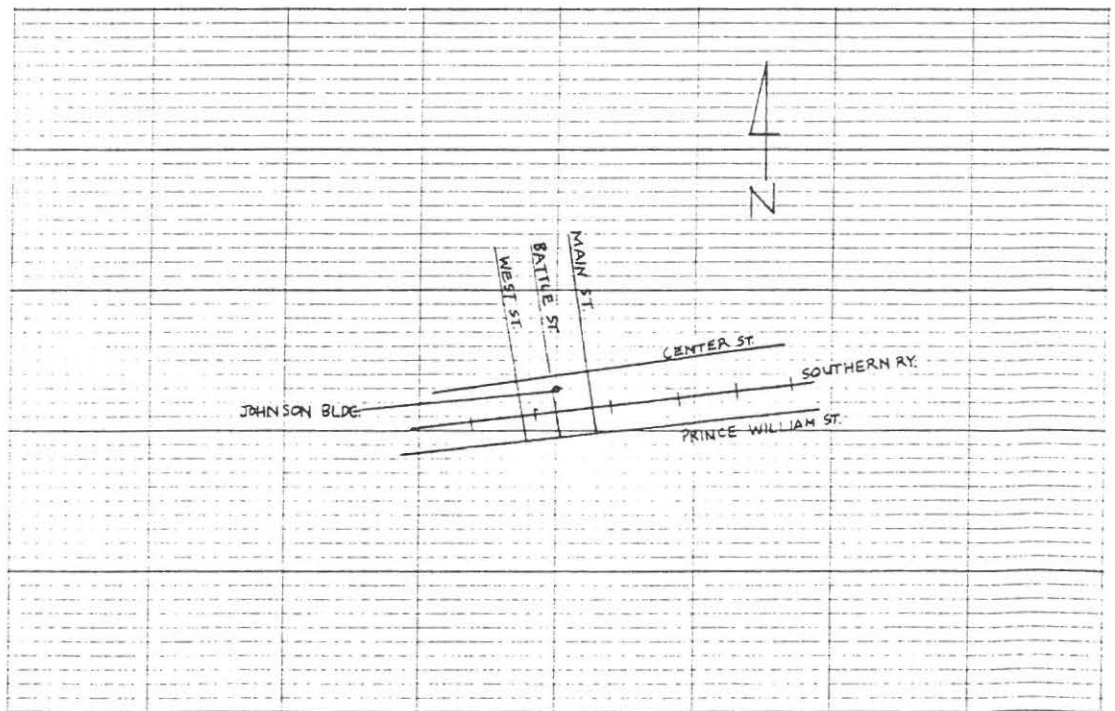
Primary sources (Manuscript documentary or graphic materials; give location.)

Names and addresses of persons interviewed

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



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

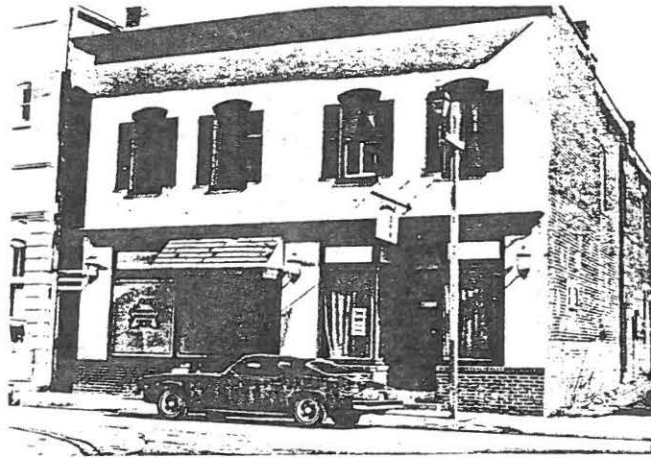


Name, address and title of recorder

Frances Jones, Architectural
Historian - Surveyor, NHPDC

Date JUN

1980



ARCHITECTURAL REVIEW BOARD

No. 2018-10



Applicant(s): **Dynamic Construction LLC**

Site Owner(s): **Dynamic Construction LLC**

Site Address: **9510 Liberty Street**

Tax Map No.: **101-01-00-162**

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

Current Zoning: **R-2S**

Parcel Size: **0.22 acres**

Age of Structure: **Circa 1945**

Type of Structure: **Residential**

Summary of Request: **Exterior Alterations**

Date Accepted for Review: **December 19, 2017**

Date of ARB Meeting: **January 9, 2018**



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

STAFF REPORT

ARB Case: 2018-10
Applicant: Dynamic Construction LLC
Address: 9510 Liberty Street



REQUEST

The applicant's proposal is for a significant renovation of an existing single family structure. While only a portion of the project requires Board approval, staff is outlining the broader scope of the project so the Board can consider the alterations in the full context of the project.

PROPERTY INFORMATION

Location – The site is located at 9510 Liberty Street on the north side of Liberty Street, mid-block between Prince William Street and Grant Avenue.

Historical Significance – The building at 9510 Liberty Street was constructed c. 1945. The three bay, one and one-half story craftsman-style bungalow is set on a concrete block construction clad in stucco. It is covered by a side gable with an off-center gabled projecting bay. A two-bay porch is covered by a shed roof and is supported by craftsman style posts with square balusters. Fenestration consists of 6/6 double hung wood windows with rowlock sills. A one-story addition with is attached to the rear, north elevation. The structure is ranked as non-contributing.

Surrounding Properties – The structure is located on Liberty Street in the southeast block below the intersection of Grant Avenue and Prince William Street. Of the 20 surrounding properties in this area, eleven were constructed after 1940. The majority of the properties dating back to the early 1900s have been significantly altered. The Liberty Street neighborhood was one of the only early African American neighborhoods in the City of Manassas, and was recognized with a historical marker in 2017.

APPLICANT'S PROPOSAL

The property is currently the subject of a code enforcement case. The applicant is beginning the process to obtain necessary permits. While some minor work has begun to a rear porch, significant alterations have not yet been made. The scope of the project is outlined in two parts below, first items for Board approved, and second (as supporting information) items that do not require Board approval.

Board Approval:

1. Replacement of 2 windows on the front elevation. The new windows would maintain the 6/6 design of the existing windows. The application would like the option to install vinyl or wood clad in vinyl.

2. Remove one window from western elevation. The window is located in the space between the fireplace and front porch/wall. In addition, remove two windows on northern elevation. The windows are located along the rear wall of the 1-story rear addition, which includes the kitchen.
3. Vinyl shutters are proposed for all windows; they would be raised panel design, brown in color and include wood texturing.
4. Replacement of front door with a stained mahogany wood door. The proposed door is a shaker design with flat panels and square sticking.
5. Installation of skylights on the northern slope of roof. The skylights would be located on the "rear" slope of the original structure's roof. They are approximately 22"x46" in size.
6. Install overhead garage door on existing garage. The garage door is proposed to be metal, white in color, with a square panel design. The garage does not currently have an overhead door.

Administrative Approval and Maintenance Work (For Informational Purposes Only):

- Paint House, stucco to be beige, repaint trim work, porches, accents, etc.
- Replace asphalt shingles with similar asphalt shingle in both design and color.
- Replacement of front porch railing with different style balusters. While the baluster is slightly more ornate, the general design of the porch railing will match the original.
- Rear porch on the western elevation will be widened to the south to be brought flush against rear wall of the original structure to eliminate the existing gap (includes removal of a small hidden basement window). Steps and railing will be provided on the rear porch, with the railing matching the front porch railing.
- Replacement of existing gutters and downspouts with vinyl gutters and downspouts of a similar design and color matching the original.
- Relocate A/C unit to rear of house.
- Paint garage to match the house, replace asphalt shingles to match house, Install concrete slab (currently has a dirt floor).
- Install concrete patio and trellis in area adjacent to garage that has a small brick sitting wall.
- Repair concrete/brick wall along front property line/Liberty Street sidewalk.
- Resurface gravel driveway with asphalt millings.

STAFF ANALYSIS

1. 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. Proposed replacements windows on the front elevation should maintain the same design as the remaining windows on the structure. The selected window does not include a spacer bar option to provide a true simulated divided light to match the existing wood windows to remain, however due to the distance from the street and non-contributing status of the structure, staff supports the proposed vinyl clad wood window in 6/6 design with the use of interior and exterior grills to provide a simulated divided light.

Staff would defer to the board for the appropriateness of the applicant's vinyl window option.

2. Staff supports the removal of the three windows on the non-contributing structure. One window removal on the western elevation is visible from Liberty Street. This small 6 light window is tightly placed between the chimney and front wall; its removal would not be of detriment to the character of the neighborhood. The removal of the two windows on the rear of the structure would not be visible from Liberty Street and are located on the addition to the original structure. Since the submitted information does not specify the treatment to fill in the locations for the removed windows, staff would recommend they be filled and stucco finish used to match existing.
3. While the structure is non-contributing, staff does not believe the addition of shutters is appropriate. It does not appear as though shutters were original to the structure. Staff would support the use of wood trim board around the window as an option to bring more visual interest

to the elevation while being sensitive to the original design of the structure. If the Board determines the use of shutters as appropriate for the structure, staff would recommend a wood material in lieu of the proposed vinyl with faux wood texturing.

4. 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. However, since this is a non-contributing structure, staff supports installation of the proposed replacement wood door, which is of a shaker design that is sensitive to the craftsman style of the structure.
5. Staff supports the use of skylights along the rear slope of the roof. It provides a sound solution to bring more light into the structure while minimizing the aesthetic impact to the structures primary elevation on Liberty Street and the character of the neighborhood.
6. The proposed white metal garage door is of a panel design in keeping with the design of the proposed front door and craftsman style of the primary structure. Staff supports the proposed alteration to this accessory 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 Alterations |
| (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 alterations are generally compatible with the building and the surrounding HOD. However, staff would support the use of wood trim around windows in lieu of the proposed vinyl shutters. The wood with vinyl cladding replacement window option should include the use of interior and exterior grills to provide simulated divided light to maintain consistent 6/6 window design. Staff would defer to the Board on the appropriateness of the vinyl window option. |
| (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. | Proposed exterior alterations do not conflict with building features and are in harmony with the structure. The window and door modifications will generally have a negligible impact on the structure. |
| (3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape. | The proposed exterior changes will not have a negative effect on the HOD setting or streetscape. However, staff would support the use of wood trim around windows in lieu of the proposed vinyl shutters. The wood with vinyl cladding replacement window option should include the use of interior and exterior grills to provide simulated divided light to maintain consistent 6/6 window design. Staff would defer to the Board on the appropriateness of the vinyl window option. |
| (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 method of construction would not have an adverse impact on the structure or adjacent structures. The renovations are contained within currently constructed/developed areas of the site. |
| (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. | Proposed exterior alterations are keeping with the recommendations of the design guidelines. However, staff would support the use of wood trim around windows in lieu of the proposed vinyl shutters. The wood with vinyl cladding replacement window option should include the use of interior and exterior grills to provide simulated divided light to maintain consistent 6/6 window design. Staff would defer to the Board on the appropriateness of the vinyl window option. |

STAFF RECOMMENDATION

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

- The two replacement double hung windows on the front elevation will be wood with vinyl cladding, provide a simulated divided light with the use of both interior and exterior grills, and be white in color.
- Location of removed windows to be filled in and stucco finish provided to match existing.
- Instead of the proposed vinyl shutters, the applicant may provide wood trim around windows, painted white.



CITY OF
MANASSAS, VIRGINIA

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

ARB #: 2018-10

DATE DEC 19 2017
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD
Application for Certificate of Appropriateness

Site Address: 9510 Liberty str. Manassas, VA 20110
Tax Map No(s): 10P-01-00-162 Zoning District: _____
Date Purchased: 11/29/14 Age of Structure: 1950 built

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 roofing and gutters, replace windows, paint, mowing a driveway, repair some construction (shed, porch)

APPLICANT

(All correspondence is addressed to applicant)

Dynamic Construction LLC

Name (Please Print)

2919 Everleigh way

Address

Fairfax VA 22031

City

State

Zip Code

svolociuc@gmail.com

E-mail Address

571 296 2575

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.

DYNAMIC CONSTRUCTION LLC
12.15.2017

PROJECT PROPOSAL

“9510 Liberty street, Manassas, VA, 20110”



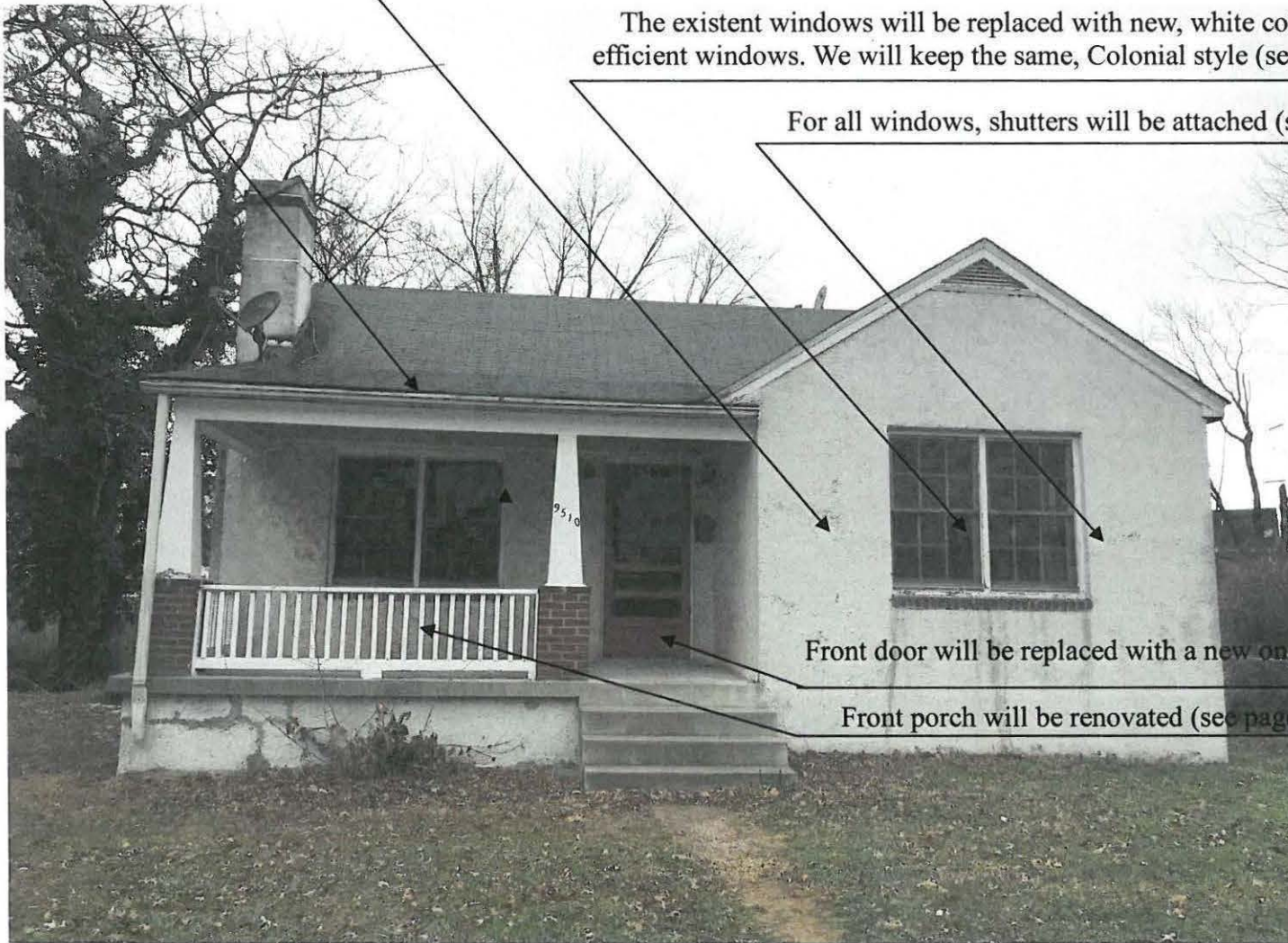
FRONT SIDE

The existent roof and gutters will be replaced with a new roof and gutters (see page 4 and 5 for sample)

Outside house will be painted in beige color (see page 6 for sample)

The existent windows will be replaced with new, white color energy efficient windows. We will keep the same, Colonial style (see page 7)

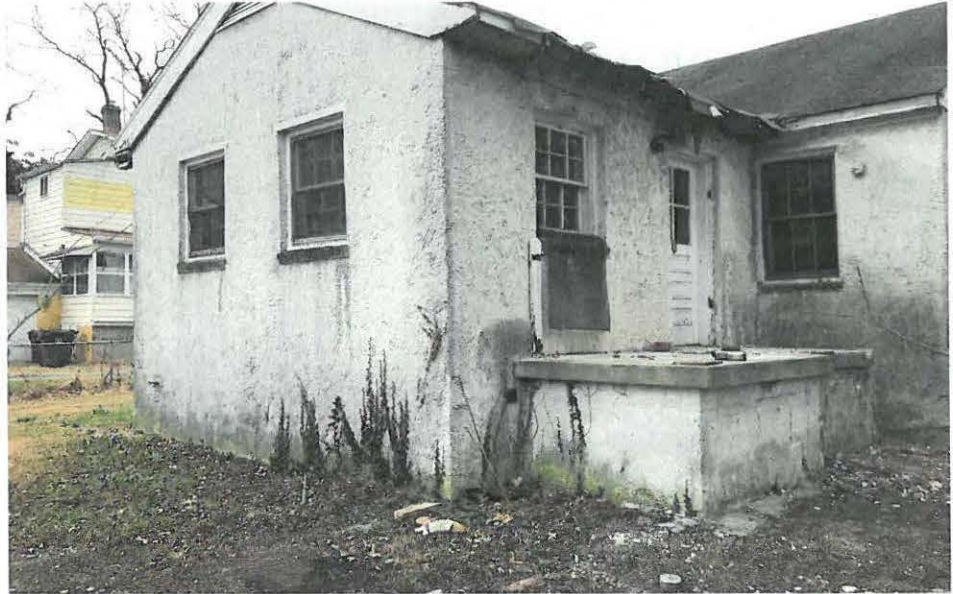
For all windows, shutters will be attached (see page 9)



Front door will be replaced with a new one (page 8)

Front porch will be renovated (see page 3)

FRONT AND REAR PORCH STYLE



Treated Colonial Newel Post 4" x 4" x 48" S4S treated colonial newel post. The ProWood micro treatment produces a more natural look, and is less corrosive to fasteners than other wood treatments. Actual size is 3-1/4" x 3-1/4". dimensions: 7-5/8" square above turnings, 17-1/8" square below turnings, and 23" of turnings.



Specifications

| | |
|--|---------------------------|
| Brand | UFPI LBR & Treated |
| Color | White |
| Assembled Product Dimensions (L x W x H) | 0.14 x 0.14 x 0.14 Inches |

Royal Sovereign Charcoal 25-Year Shingles



(59)

- Durable 3-tab asphalt shingle covered by 25-year limited warranty
- Made with advanced color sequencing for a rich and vivid design
- Class A fire rating & 60 mph wind warranty provide peace of mind
- Proven quality with over 10 billion Royal sovereign shingles having been installed in North America - enough to circle the earth more than 200 times if they were laid end to end
- Advanced Protection shingle technology reduces the use of precious natural resources while providing excellent protection for your home
- Stainguard protection helps ensure the beauty of your roof against unsightly blue green algae (Stainguard protection applies only to shingles with StainGuard labeled packaging; See GAF shingle & accessory Ltd warranty for details)
- Passes the industry's two toughest wind tests: ASTM's 110 mph and 150 mph wind tests (under controlled laboratory conditions)
- Micro Weave core offers a strong foundation that helps resist cracking and splitting
- Meets the highest roofing fire rating, UL Class A, Listed to ANSI/UL 790
- Long lasting beauty



10 ft. White Traditional Vinyl Gutter

Sample and technical details

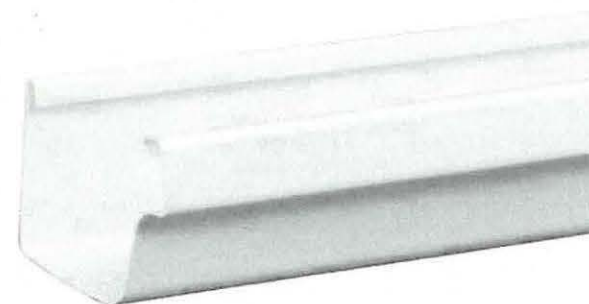


The Rain Master 10 ft. Vinyl Gutter is lightweight.

The high-capacity gutter channels and redirects rainwater to help prevent garden erosion and foundation damage. It is engineered to withstand harsh weather conditions. The vinyl material resists rusting and corrosion. The gutter is maintenance free and cleans with a hose.

It does not require paint, and the traditional style complements most homes.

- High-capacity gutter channels and redirects rainwater to help prevent
- garden erosion and foundation damage
- Vinyl material resists rusting and corrosion
- Engineered to withstand harsh weather conditions
- Does not require paint
- UV stabilizers inhibit fading for utmost color retention
- Traditional style complements most homes
- Cleans with a hose



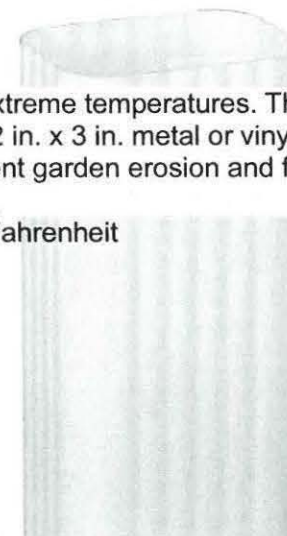
Amerimax Home Products

2 in. x 3 in. White Vinyl Downspout



The Rain Master 2 in. x 3 in. Vinyl Downspout features crush- and dent-proof vinyl construction to withstand extreme temperatures. This durable downspout is maintenance free and has UV stabilizers to help prevent UV light degradation. Compatible with 2 in. x 3 in. metal or vinyl downspouts, this versatile downspout has a lifetime guarantee. Use the downspout to redirect runoff and help prevent garden erosion and foundation damage.

- Crush- and dent-proof vinyl construction to withstand extreme temperatures from -40 to 150 degrees Fahrenheit
- No painting required, clean with a hose to keep the downspout looking its best
- Uv stabilizers help prevent uv light degradation
- Lifetime guarantee



Beige Semi-Gloss Enamel Exterior Paint

Sample and technical details



BEHR Premium Plus Exterior Semi-Gloss Enamel is 100% acrylic, provides a mildew resistant finish and is formulated to withstand wear. This sheen resists moisture, fading and stains; provides ultimate durability and exceptional hide. The finish displays a radiant sleek appearance.

- Ideal for wood, vinyl and fiber cement sidings; stucco, brick, masonry and fences
- Exceptional latex formula that provides a mildew resistant finish
- 100% acrylic finish for ultimate durability
- Exceptional hide, 1 can covers up to 400 sq. ft. depending on color selected and surface porosity
- Designed for all climate protection
- Semi-gloss enamel sheen offers a radiant, sleek appearance
- Easy soap and water clean-up
- Actual paint colors may vary from on-screen and printer representations
- GREENGUARD Certified products are certified to GREENGUARD standards for low chemical emissions into indoor air during product usage. For more information, visit ul.com/gg.



Double-Hung Windows

Version 1) WHITE 70 Series Double Hung White Vinyl Window

with Nailing Flange and Colonial Grilles

Vinyl double hung windows- An exclusive energy-saving system.

- Decorative colonial exterior frame enhances curb appeal
- Built-in J-channel provides smooth transition to exterior siding
- Factory applied exterior trim option complements the architectural style of your home
- Custom sizes available
- Actual Size: 37.75 in. x 56.75 in.

White 70 Series windows with triple-pane glass are 54% – 83% more energy-efficient than single-pane windows.

- Advanced Low-E triple-pane InsulShield® glass (A) with argon provides exceptional protection from extreme temperatures and blocks 86% of the sun's fading UV rays.
- Our vinyl frame has up to 18 insulating air chambers inside (B) — significantly more than ordinary vinyl has — to help keep your home warmer in the winter and cooler in the summer.



Version 2)

The Andersen 200 Double Hung Wood Windows, White, with Low-E Insulated Glass features a sturdy pine construction with an attractive, low-maintenance exterior. It's Low-E insulated glass is energy efficient and keeps you cool in the summer and warm in the winter while reducing your energy bills. The tilt-to-clean design makes cleaning easy from inside your home.

- Pre-finished white interior
- Low-maintenance exterior
- Classic series lock and keeper hardware in a stone finish for elegance, safety and peace of mind
- Additional sizes available through special order
- Truscene insect screen and a variety of grille and hardware options available through special order
- Classic series lock and keeper hardware
- Rough opening dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items



Front and back doors

36 in. x 80 in. Shaker 3 Lite Stained Mahogany Wood Prehung Front Door



- Offers an elegant, warm touch to your home
- Comes prehung with a fully weather-stripped and primed frame
- 2-3/8 in. bore allows for easy lockset and deadbolt installation
- Engineered stiles, rails and panels prevent warping and splitting
- High performance bronze weather stripping and adjustable black finish sill provides a tight seal against drafts
- Shaker design construction with flat panels and square sticking
- 3 lite clear glass allows maximum light and visibility
- Tempered safety glass is insulated for energy efficiency
- Mahogany prefinished in chestnut stain adds style and elegance to your front door
- Bronze ball bearing hinges provide ease of operation
- Prehung 4-9/16 in. primed frame for easy installation with 4 in. wall construction



SHUTTERS

SAMPLE and technical details

Builders Edge decorative 15 in. x 59 in. Raised Panel Vinyl Exterior Shutters Pair in #009 Federal Brown (actual 14.75 in x 58.8125 in) are designed with a deep wood-grain texture for the appearance of wood shutters without the maintenance worries of wood. Durable copolymer construction features molded-through color so there is no paint to ever scratch or flake. Our shutters install on any surface: wood, vinyl, stucco, brick, or fiber cement.

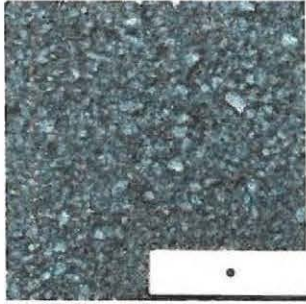
- Available in 20 maintenance-free accent colors or a separate paintable option
- Matching color installation hardware included
- Due to materials, widths and lengths are nominal
- Product cannot be painted
- Sold in pairs
- AK,HI ship to store only
- Limited lifetime warranty
- Made in the USA



DRIVEWAY



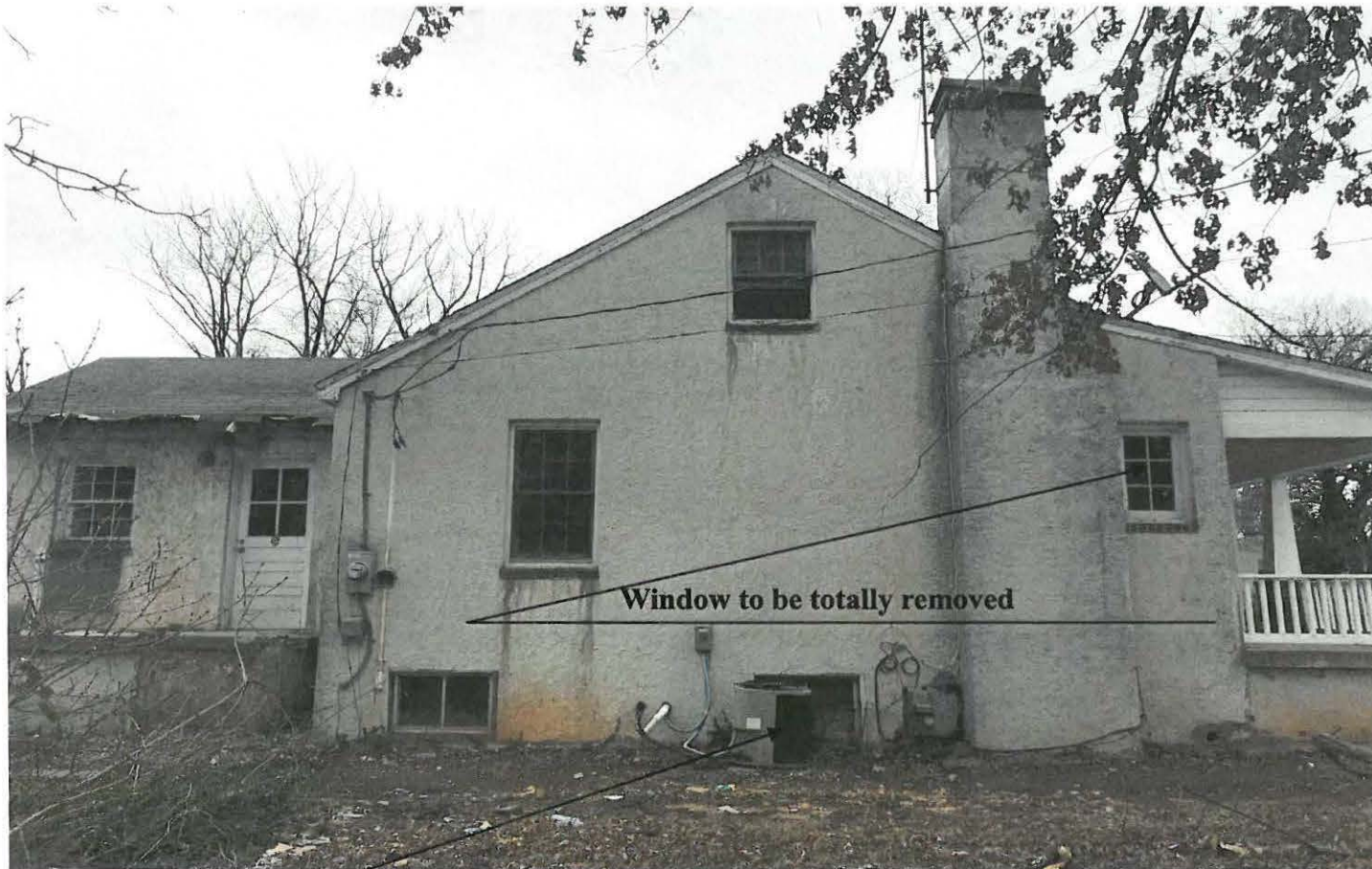
Milled asphalt Driveway to be made (see page 11 for explanation and specification)



Driveway mix is a specially engineered and carefully balanced mixture of various aggregates, including crushed stone, gravel and sand to build driveways and parking lots on residential and commercial properties. When combined with asphalt cement, the aggregate ingredients create hot mix asphalt, which has long been one of the most economical and reliable ways to finish a driveway or parking lot surface.



RIGHT SIDE VIEW

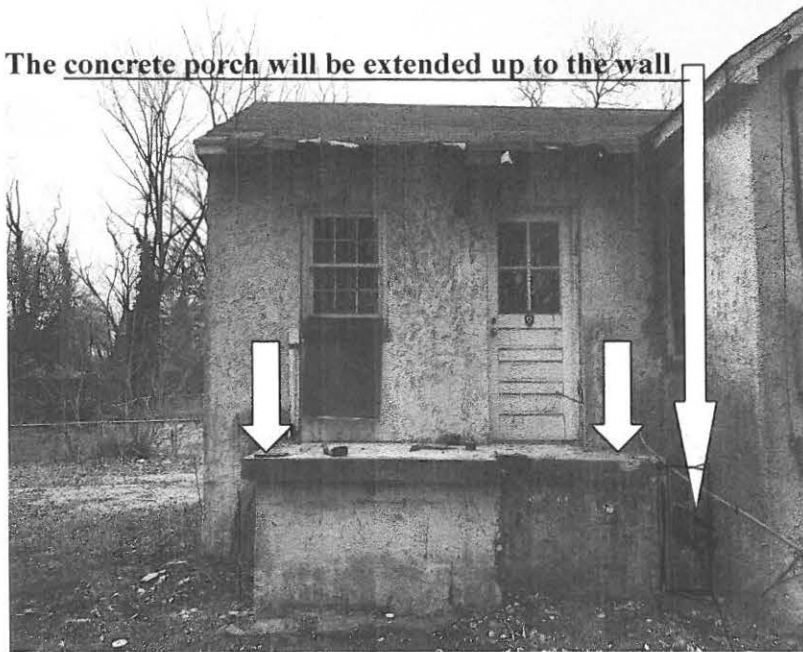


Window to be totally removed

A/C UNIT to be replaced and installed in the back of the house

REAR ENTRANCE AND PORCH

The concrete porch will be extended up to the wall



NEW porch with railings to be installed
(porch and railings same style as front porch)
See pictures 1 and 2



Pict.1



pict.2

Small window should be removed

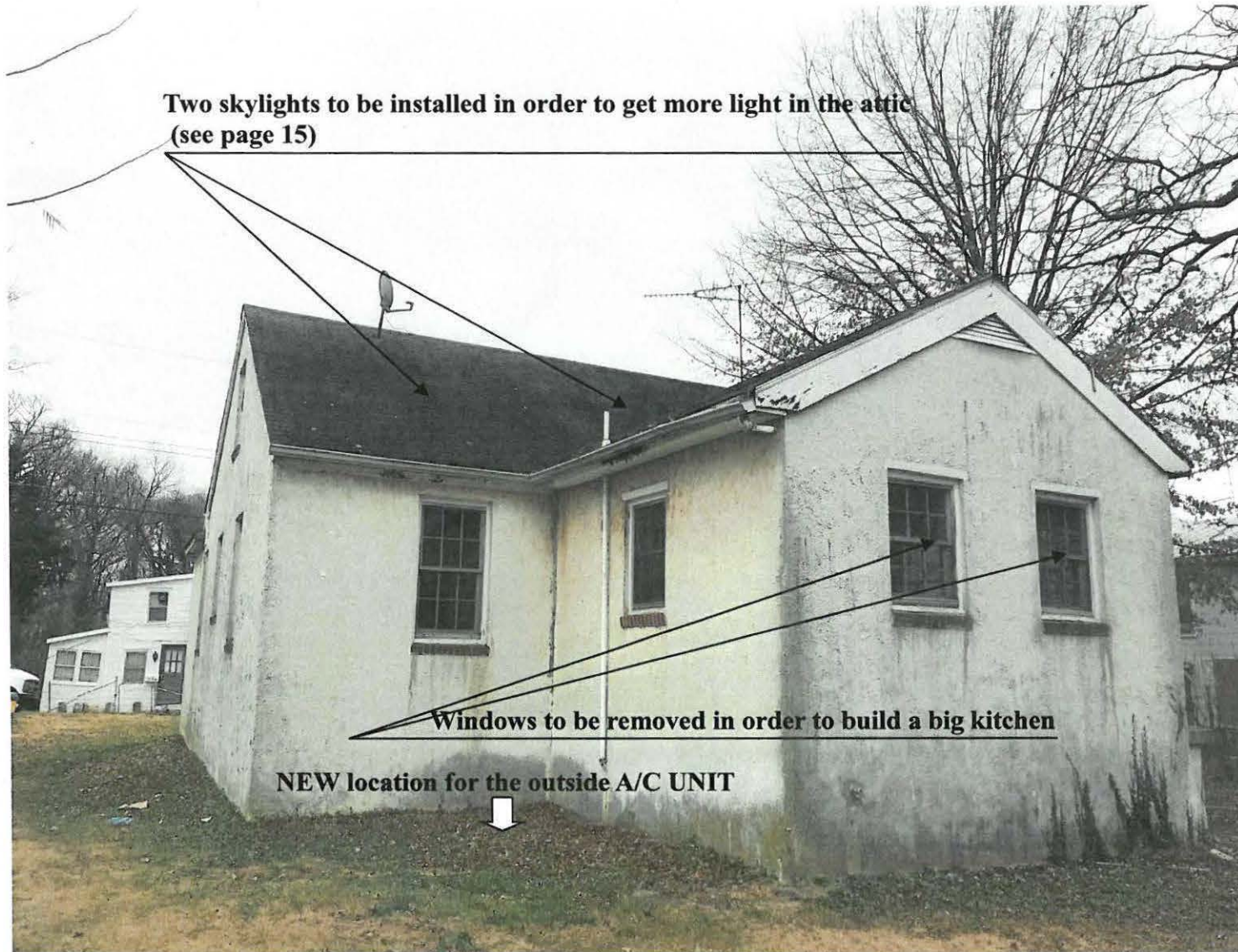


NEW brick and concrete stairs with railings to be done
(railings will be same style as the porch)
see picture 3



pict.3

REAR VIEW



22-1/2 in. x 46-1/2 in. Fixed Pan-Flashed Skylight with Tempered Low-E3 Glass



Skylights are an energy-efficient way to bring sunlight into a home and make dark rooms come to life. Bringing natural light into a home through a skylight decreases the need for electricity while maintaining privacy. Installing a skylight is one of the most impactful ways to enhance both the brightness and beauty of a room.

- Outfitted with Low-E3 tempered glass
- Features pre-installed metal pan-flashing, welded and painted flashing joints and protective aluminum cladding - a combination which adds strength and durability
- Designed for use with roofing sealant based installation with thin roofing materials, like asphalt shingles
- Features tempered energy efficient, Low-E3, argon-filled, dual glass panes
- Please note: We recommend and most building codes require laminated glass for out of reach applications
- dimensions for rough opening are 22-1/2 in. wide x 46-1/2 in. tall



SHED (STORAGE SPACE TO BE FINISHED)



Roof to be replaced (same style as home, see page 4)

To be painted, same paint as home (see page 6)

Doors to be installed (see page 15 for the style and specifications)

Concrete slab to be installed (see page 16)

Two small windows to be replaced

SHED's DOORS

Sample and specification

- 1-layer steel construction (non insulated)
- Steel skins and durable steel door provide strength and durability
- Traditional overhead door is compatible with automatic garage door openers
- Rust-proof and durable tog-l-loc fastening system secures steel skin to sturdy steel frame
- Bottom weather seal in rust-proof aluminum retainer helps seal floors and is easily replaced
- 25-Gauge steel



Concrete slab

Nonstructural slabs-on-ground are slabs cast on the ground that are not a required part of the structural load path transmitting vertical or lateral building loads to the ground.

Interior nonstructural slabs transmit to the soil only their own weight, live loads (such as furniture, foot traffic, and surfaces) applied directly (without framing from above) to the slab surface, and dead load from nonbearing partition walls. Nonstructural slabs-on-ground can be unreinforced, or they may contain reinforcement for resisting the effects of shrinkage and temperature.



PERGOLA (RECREATION AREA)



Pict.1



Pict. 2

Existent structure will be fixed and painted same color as the home.
Wooden pergola (pict.2) to be installed on the brick structure

Concrete slab to be installed (see page 17)

City of Manassas

Manassas

Reconnaissance Level Survey

DHR Id # 155-0365

Resource Identification

Tax Parcel: 101/01 00/ 162/ 1/

Other Id#:

GPIN # 7795-57-5229

Property Name(s): House, 9510 Liberty Street {Current}

Property Date: circa 1945

Address(s): 9510 Liberty Street {Current}

County/Independent City: Manassas

City: Manassas

State, Zip: Virginia, 20108

USGS Quad Name: MANASSAS

Surrounding Area: City

National Register Eligibility Status

Property is Historic (50 years or older)

Property is associated with the Local Manassas Historic District

Resource Description

Ownership Status: Private

Primary Resource Exterior Component Description:

| Component | Comp Type/Form | Material | Material Treatment |
|-------------------|----------------|----------|--------------------|
| Chimneys | Exterior End | Brick | Stretcher Bond |
| Chimneys | N/A | N/A | N/A |
| Foundation | Solid | Concrete | Block |
| Roof | Gable, Side | Asphalt | Shingle |
| Porch | 1-story, 2-bay | Wood | Post, Craftsman |
| Structural System | Masonry | Concrete | Stucco |
| Windows | Double-Hung | Wood | 6/6 |
| Windows | Fixed | Wood | 6-light |

Site Description: Site on a grassy sloping lot, the building has mature trees and shrubs on the property. A gravel driveway leads to a garage along the western edge of the property. A shed is located in the northeast corner of the property. A retaining wall is located along the front, southern edge of the property and varies in height as the property slopes but is consistently three courses deep.

WUZIT Count:

| No. | Wuzit Types | Historic? |
|-----|-----------------|-----------|
| 1 | Single Dwelling | Historic |
| 1 | Garage | Historic |
| 1 | Shed | Historic |

NR Resource Count:

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

Individual Resource Information

WUZIT: Single Dwelling

Est. Date of Construction: circa 1945

Primary Resource?: Yes

Architectural Style: Bungalow/Craftsman

Interior Plan Type: Unknown

Accessed? No

Number of Stories: 1.5

Condition: Fair

Threats to Resource: Deterioration

Description: Set on a concrete-block foundation, the one-and-one-half-story, three-bay Craftsman-style Bungalow is a single dwelling. It is concrete-block construction clad with stucco. It is covered by a side gable roof with an off-center gabled front projecting bay. A molded cornice runs along entire roof line. A two-bay porch is covered by a shed roof and is supported by Craftsman-style posts with square balusters. Fenestration includes 6/6 double-hung wood windows with rowlock sills. A one-story addition is concrete-block construction clad with stucco. It is covered by a gable roof and has an inset entry along the western elevation.

Individual Resource Information

WUZIT:..... Garage

Est. Date of Construction: ... circa 1945 Accessed? No
Primary Resource?..... No Number of Stories:..... 1
Architectural Style:..... Other: Masonry Garage Condition: Fair
Interior Plan Type: Unknown Threats to Resource:..... Deterioration

Description: Located on the western edge of the property is one-story concrete-block garage with gable roof. It has hinged double doors and a partially brick enclosed area to the east.

Individual Resource Information

WUZIT:..... Shed

Est. Date of Construction: ... circa 1945 Accessed? No
Primary Resource?..... No Number of Stories:..... 1
Architectural Style:..... Other: Wood-frame shed Condition: Poor
Interior Plan Type: Unknown Threats to Resource:..... Deterioration

Description: Located in the northeast corner of the property, the one-story shed with shed roof is wood frame with one 6-light window.

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, Domestic

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

Significance Statement: The house at 9510 Liberty Street, constructed circa 1945, is representative of residential housing patterns in Manassas during the first half of the twentieth century. The house exhibits characteristics of the Craftsman style, which was popular in the newly-developing sections of Manassas during this time period. Typical of the style are its one-and-a-half story form and front porch with battered posts. As a good and intact example of a modest Craftsman dwelling, the house at 9519 Liberty Street is Ranked Contributing.

Ownership Information

Smith, Dorothy Lomax

Graphic Media Documentation

| Medium | Photo Roll | Negative Number | Photo Date |
|----------------|------------|-----------------|------------|
| BW 35mm Photos | EHT 20 | 1-2,5-6 | 12/11/2005 |
| Digital Photos | EHT 20 | 1-2,5-6 | 12/11/2005 |

CRM Event

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

Liberty St

