

ARCHITECTURAL REVIEW BOARD AGENDA

April 11, 2017 – 7:30 p.m.

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

BOARD MEMBERS

William Rush, Chairman
Debbie Haight
Nancy Hersch Ingram

Fatima Pereira-Shepherd
Jan Alten (ALTERNATE)

1. Pledge of Allegiance to the Flag
2. Roll Call
3. Approval of the Meeting Minutes – March 14, 2017
4. New Business
 - **ARB #2017-25**
9405 Peabody Street
Freedom Bail Bonds
 - **ARB #2017-26**
9320 West Street
Pierce Old Town Funeral Home
 - **ARB #2017-27**
9204 Lee Avenue
Pierce Old Town Funeral Home
 - **ARB #2017-28**
9307 West Street
Michael Economou
 - **ARB #2017-29**
9419 Main Street
Sinistral Brewing Company
5. Other Business – Work Session
 - **ARB #2017- 30**
9431 & 9451 West Street
NVTC & PRTC Virginia Railway Express
6. Other Business
 - **Old Town Update(s)**
 - **Postcard Mailing**
7. Adjournment

DRAFT

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

March 14, 2017 – 7:30 P.M.

Members Present: William Rush, Chairman
Debbie Haight, Vice Chairman
Nancy Hersch Ingram
Jan Alten (Alternate)
VACANT POSITION

Members Absent: Fatima Pereira-Shepherd

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 – February 14, 2017

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

NEW BUSINESS

**ARB #2017-21
9214 Center Street
Whittington Law**

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

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Applicant, Robert Anderson, had nothing further to add to the staff report.

ARB Discussion

- None

Ms. Haight motioned to approve ARB #2017-21 as submitted. Ms. Alten seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2017-24

9410-9414 Center Street

Miguel Pires

Mr. Bokan stated that the applicant is proposing to repaint the building as follows:

Trim (PPG 12-17, Tuscan Sun)

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

Body (PPG 12-16, Desert Camel)

- Brick façade of building, including decorative brick frieze and parapet wall. The existing brown sandstone and stone pediment above the corner entrance would remain unpainted.

The applicant is not proposing any changes to the existing fabric awnings above the two building entrance, or the existing signage. Staff recommended approval as submitted.

Applicant, Miguel Pires, presented paint samples at the meeting. He had nothing further to add to the staff report.

ARB Discussion

- Painting process
- Stone to be left natural
- New color blends in well with the City

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Ms. Ingram motioned to approve ARB #2017-24 as submitted. Ms. Alten seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2017-22

9511 Liberty Street

Inocencio Guterrez-Ruiz

Mr. Bokan stated that the applicant is proposing replacement of the home's existing composition shingle siding and wood trim; replacement of all the home's existing windows which are predominantly 2/2; installation of a new door for the front screen porch; and construction of a new accessory structure. The applicant has indicated that he will repair the roof as necessary to match existing roof.

Staff recommended approval of the proposed Hardi-Plank/Shake Siding and wood replacement windows, with the following stipulations:

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

Additionally, staff recommended approval of the metal cladding for the windows and proposed trim if the Board finds those materials appropriate. Staff recommended deferral of the proposed accessory structure. Additional information is needed for staff to evaluate the proposed accessory structure.

Applicant, Inocencio Guterrez-Ruiz, brought window samples. He had nothing further to add to the staff report.

ARB Discussion

- The Board members agreed with staff's recommendations.

Ms. Haight motioned to approve ARB #2017-22 as recommended by staff:

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

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- The screen porch door be a wood material
- Agreed to go with the metal cladding for the windows and trim
- Deferred the proposed accessory structure

Ms. Ingram seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2017-23

9119 Church Street

Moo Moo Junction

Mr. Bokan stated that the applicant is proposing the installation of two windows; one rear door, the bricking in of a second rear door opening; a front façade alteration which would include the bricking in of what staff believes is a former garage door opening; installation of a dual service window for a future ice cream shop; and installation of an awning and light fixtures. The applicant will perform maintenance on the existing brick, repainting the peeling white paint. This work is exempt from a Certificate of Appropriateness and does not require any action from the Board.

Staff recommended approval of the application with the following stipulations:

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

Applicant, James Smith, brought in a sample of the brick and window. He stated that the light fixtures would scale about 7-feet under the awning.

ARB Discussion

- Scale of the light fixtures
- Placement of the thin-brick
- Head mounting detail for awning

Ms. Haight motioned to approve ARB #2017-23 as recommended by staff:

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

Ms. Alten seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Old Town Update

Ms. Collins informed the Board that the Liberty Street historic marker was installed on Sunday, February 26th. As for the properties at 9512 and 9514 Liberty Street, the City Attorney sent demand letters and the owners responded stating that the properties will be going up for sale but it has not been formalized yet.

She also informed the Board that the water tower is being repainted the same color and therefore, would not need to come before the ARB for approval. This project will start in August 2017 and will feature the new City logo.

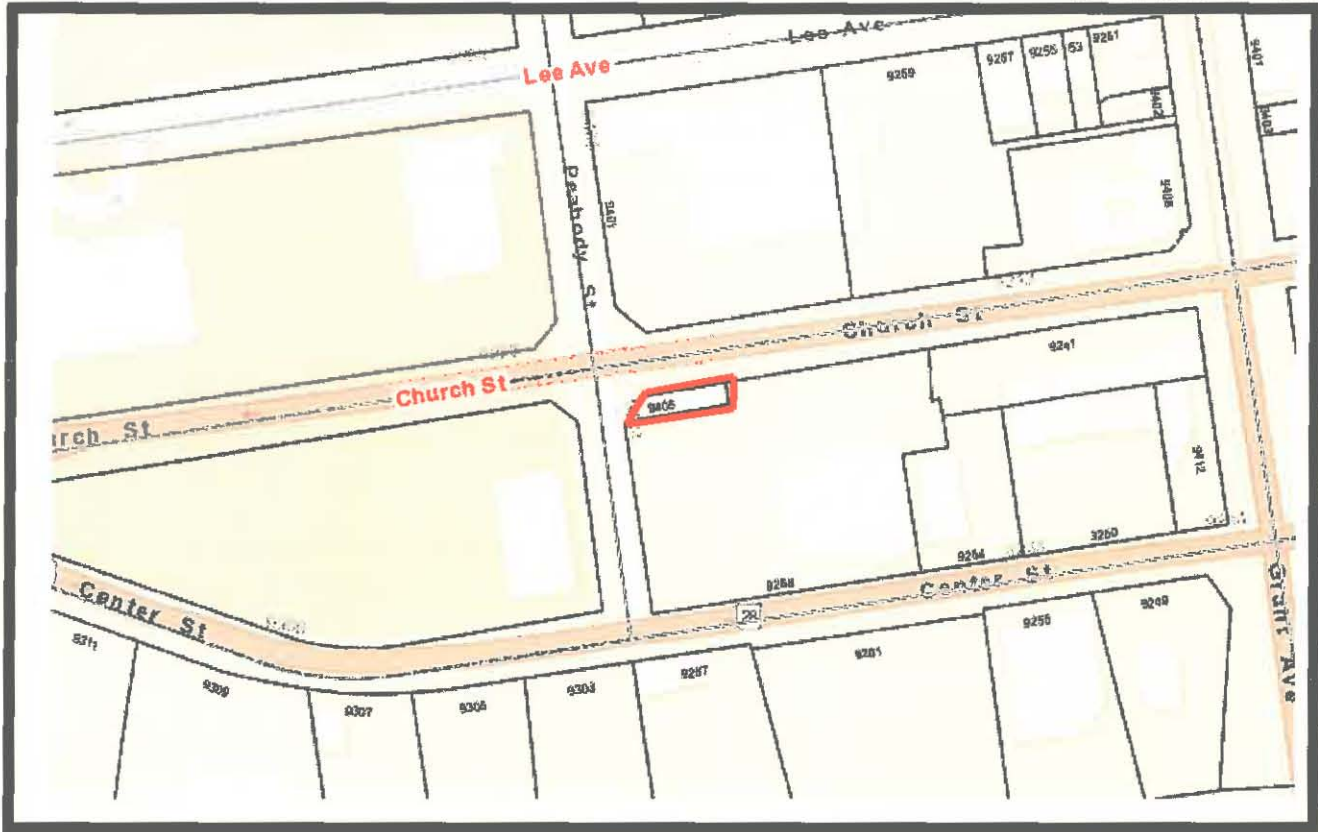
ADJOURNMENT

Ms. Haight moved to adjourn the meeting. **Ms. Ingram** seconded the motion. **The MOTION CARRIED UNANIMOUSLY TO ADJOURN THE MEETING.** The meeting ended at 8:33 p.m.

William Rush, Chairman

Date

ARCHITECTURAL REVIEW BOARD No. 2017-25



Applicant(s): **David Gambale**

Site Owner(s): **Sam Qura**

Site Address: **9405 Peabody**

Tax Map No.: **101-01-00-311**

Site Location: **Southeast corner of the intersection of Peabody Street and Church Street**

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

Parcel Size: **0.05 Acres**

Age of Structure: **37 Years**

Type of Structure: **Commercial**

Summary of Request: **Wall Mounted Signage**

Date Accepted for Review: **March 16, 2017**

Date of ARB Meeting: **April 11, 2017**



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

STAFF REPORT

ARB Case: 2017-25
Applicant: David Gambale
Address: 9405 Peabody Street



REQUEST

The applicant is proposing the installation of wall mounted signage on the Church Street and Peabody Street frontages of the building, as well as the east elevation of the building.

PROPERTY INFORMATION

Location – The site is located at the southeast corner of the intersection of Peabody Street and Church Street.

Historical Significance – 9405 Peabody Street was constructed c. 1980 and is representative of commercial buildings constructed throughout the City of Manassas in the latter part of the twentieth century. The building is non-contributing to the local historic district.

Surrounding Properties – The property is located at the western edge of the historic core, adjoining the First Baptist Church, which is the only nearby contributing structure. Other properties along this section of Church Street and Peabody Street include non-contributing buildings with substantial surface parking.

APPLICANT'S PROPOSAL

The applicant is proposing to add three wall mounted signs on the building for Freedom Bailbonds. The two aluminum signs on Church Street and Peabody Street, measuring 30"x72" will be placed in the same position (above the entry door awnings) as the existing signs on the Church Street and Peabody Street elevations. The 48" x 72" aluminum sign on the eastern elevation of the building will be shifted so as to be centered on the elevation.

STAFF ANALYSIS

The applicable design guidelines for signage are found on pages 82-87 of the City of Manassas Historic District Handbook. The guidelines state that wall signs should be placed in obvious areas and generally attached to unadorned surfaces. The size and design of each sign should match the character of the building and the surrounding historic district. While the proposed signage along Church Street and Peabody Street is bigger than the existing signage, it conforms to all zoning regulations and the size

recommendations of the design guidelines. The applicant is also proposing to replace the existing 9.3 sqft legally non-conforming sign on the eastern elevation with a 24 sqft sign. This sign will need to be reduced to 9.3 sqft to meet zoning requirements.

The signage is placed consistent with previously approved signage where it does not obscure any architectural details. The proposed design is compatible with the contemporary construction and design of the building. The aluminum material is appropriate for use in the historic district. The proposed signs include 4 colors in the design; the guidelines recommend the use of a maximum of 3 colors. More than 3 colors are appropriate when the complement the color scheme of the building. Staff also recommends a consistent pattern in the design of the sign, with the largest print text at the top of the sign, with the print text reducing in size to the bottom of the sign.

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:	Wall Mounted Signage
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	<p>The proposed scale and material of the signage are compatible with the characteristics of the building and surrounding historic district.</p> <p>The design of the signs should provide a consistent placement of text size. The signs also exceed the recommendations of a maximum of 3 colors.</p>
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	<p>The signage location is consistent with prior signage placement and is sensitive to elements of the building design, including: entrances and windows.</p> <p>The sign on the eastern elevation does not meet zoning requirements and would need to be reduced to 9.3 square feet.</p>
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed signage is compatible with the streetscape and surrounding historic district.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed signage is in keeping with the character of the structure and surrounding area.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	N/A
(6) Any applicable provisions of the adopted design guidelines.	The proposed signage is generally in keeping with the recommendations of the design guidelines. Staff does recommend revisions of the sign to 3 colors and the use of a consistent design in the size of text among the three signs.

STAFF RECOMMENDATION

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

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



CITY OF MANASSAS, VIRGINIA

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

ARB #: 2017-25
DATE: MAR 16 2017
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD Application for Certificate of Appropriateness

Site Address: 9405 Peabody St. Manassas, VA 20110

Tax Map No(s): 107 Zoning District: -

Date Purchased: - Age of Structure: -

Nature of Proposed Work: Please check all that apply.

- Signage
- Exterior Alteration
- Addition
- New Construction
- Demolition

Description of Proposed Work (use additional pages if necessary):

- TWO SIGNS OVER BOTH ENTRANCES; 30" x 72" 063 ALUMINUM
- ONE SIGN ON BACK WALL 4' x 6' 063 ALUMINUM
ALL SIGNS BLUE WITH WHITE AND RED ACCENT.

APPLICANT

(All correspondence is addressed to applicant)

David Ciambale
Name (Please Print)

10610 Main Street
Address

Fairfax VA 22030
City State Zip Code

nicole.freedombailbonds@gmail.com Manassas VA 20109
E-mail Address City State Zip Code

571-237-2255 703-385-5003 703-509-9925
Phone # Fax # Phone # Fax #

[Signature]
Signature

OWNER

(Leave blank if same as applicant)

Sam Qura
Name (Please Print)

Qura Brothers
Company

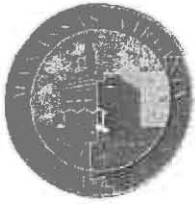
7845 Sudley Road
Address

Manassas VA 20109
City State Zip Code

703-509-9925
Phone # Fax #

nicole.freedombailbonds@gmail.com
E-mail Address

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



CITY OF MANASSAS, VIRGINIA

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

CASE # ARB#2017-25
(Completed by City Staff)

SPECIAL/LIMITED POWER OF ATTORNEY

THIS 9th day of March, 2017, I, Sami J. Qura, the owner of Tax Map Number _____, make, constitute and appoint Nicole J. Tingen, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said _____ full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for (circle one) (Special Use Permit), (Rezoning), (Architectural Review Board), (Board of Zoning Appeals) in connection with the above described real property.

The right, powers and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on 3/9, 2017, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Community Development of the City of Manassas stating that the terms of this power have been revoked or modified.

Sami J. Qura

Owner's Name (Please Print)

[Signature]

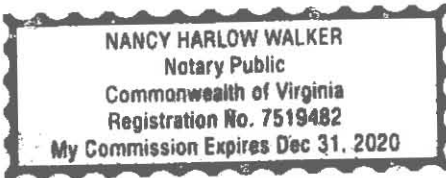
Owner's Signature

STATE OF Virginia

COUNTY OF Prince William

I, Nancy H. Walker, a Notary Public in and for the State and County aforesaid, do hereby certify that Sami J. Qura whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 9th day of March, 2017.



[Signature]
Notary Public

My Commission expires: 12/31/2020

ID: 7519482

Resource Identification

Tax Parcel: 101/01 00/ 311/ / /

Other Id#:

GPIN # 7795-48-6720

Property Name(s): Commercial Building, 9405 Peabody Street {Current}

Property Date: circa 1980

Address(s): 9405 Peabody Street {Current}

County/Independent City: Manassas

City: Manassas

State, Zip: Virginia, 20108

USGS Quad Name..... MANASSAS

Surrounding Area: City

National Register Eligibility Status

Property is Not Historic (50 years or Older)

Property is associated with the Local Manassas Historic District

Resource Description

Ownership, Status: Private

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Chimneys	N/A	N/A	N/A
Chimneys	N/A	N/A	N/A
Foundation	Solid	Not Visible	Not Visible
Roof	Flat with parapet	Not Visible	Not Visible
Porch	N/A	N/A	N/A
Structural System	Masonry	Brick	Veneer
Windows	Fixed	Metal	1-light
Windows	Sliding	Metal	1/1

Site Description: Facing west, this commercial building is sited on a level lot with immature trees and shrubs. The building is fronted with foundation plantings. The lot is located on the southeast corner of Peabody and Church Streets. There is paved parking located to the south of the building and is accessed from Peabody Street.

WUZIT Count:

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

NR Resource Count:

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

WUZIT: Commercial Building

Est. Date of Construction: ... circa 1980

Primary Resource? Yes

Architectural Style: Other: 20th-century Commercial

Interior Plan Type: Unknown

Accessed? No

Number of Stories: 1

Condition: Good

Threats to Resource: None Known

Description: This one-story, eleven-bay commercial building is concrete-block construction clad in stretcher-bond brick veneer. It is covered by a flat roof with a parapet and metal coping. Fenestration consists of 1-light fixed metal windows, 1/1 sliding metal windows, soldier-course lintels, rowlock sills, and wood louvered shutters.

Cemetery Information

National Register Eligibility Information (Intensive Level Survey)

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

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

Significance Statement: The commercial building at 9405 Peabody Street, built circa 1980, is representative of those constructed throughout the City of Manassas in the latter part of the twentieth century. Commercial buildings such as this are typically concrete-block construction with a brick-veneered façade. Unlike earlier commercial buildings, there is very little applied ornamentation. Because it is less than fifty years old and was constructed outside the period of significance, the commercial building at 9405 Peabody Street is Ranked Non-Contributing.

Ownership Information

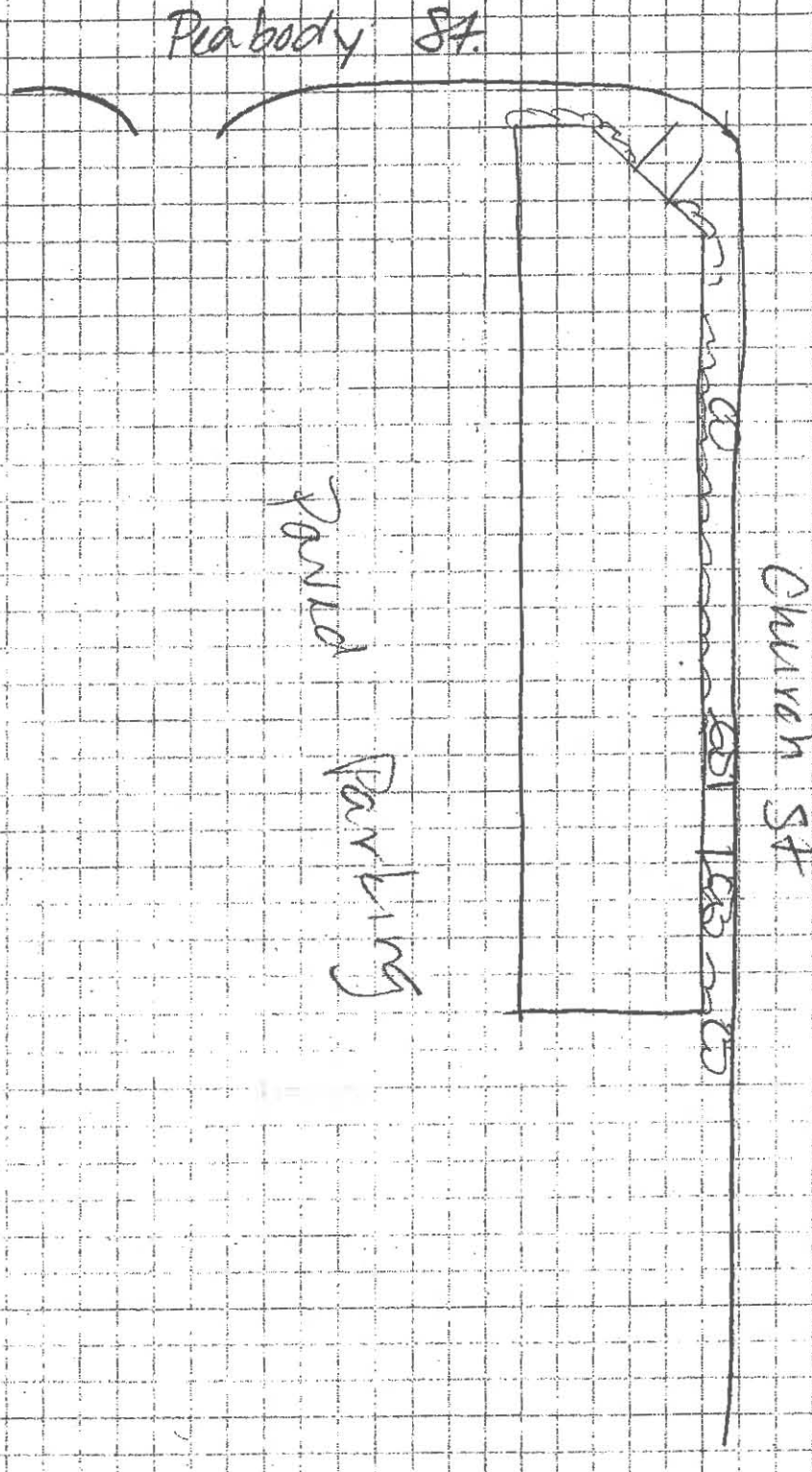
Qura, Sami & Etals

Graphic Media Documentation

<i>Medium</i>	<i>Photo Roll</i>	<i>Negative Number</i>	<i>Photo Date</i>
<i>BW 35mm Photos</i>	EHT 12	18-19	11/23/2005
<i>Digital Photos</i>	EHT 12	18-19	11/23/2005

CRM Event

Reconnaissance Survey EJ: EHT Tracerics, Inc. September 20, 2005



I.D. # (s) 1995-48-6720

Address 9405 Peabody Street



SIGN
DESIGN CO.

DESIGNED FOR:

Freedom Bail Bonds

PROJECT:

Building Sign

SPECIFICATIONS:

063 Aluminum Sign, 30" X 72"
Flush mounted to brick using tapcon masonry fasteners with decorative blue snap caps

Building Face
26' W X 13' H

NOTES:

Peabody Entrance

DATE:

REVISION:

3/16/2017

LEGAL DISCLAIMER:

By approving this proof, you agree that all specifications, including: quantities, dimensions, sizing, graphics, layout, color(s), orientation, and materials are correct and satisfactory for production. Any changes desired after approval will incur additional cost.

SIGNED APPROVAL:

MAR 16 2017

SIGN DESIGN CO.

DESIGNED FOR

Freedom Bail Bonds

PROJECT

Building Signs

SPECIFICATIONS

.063 Aluminum Sign, 48" x 72"
Flush mounted to brick using tapcon
masonry fasteners with decorative
blue snap caps

*Building Face
25' W x 12' H*

NOTES

Qty 1: Facing Center Street

DATE

3/6/2017

REVISION

LEGAL DISCLAIMER

By approving this proof, you agree that all specifications, including: quantities, dimensions, sizing, graphics, layout, color(s), orientation, and materials are correct and satisfactory for production. Any changes desired after approval will incur additional cost.

SIGNED APPROVAL

MAR 16 2017





SIGN DESIGN CO.

DESIGNED FOR

Freedom Bail Bonds

PROJECT

Building Sign

SPECIFICATIONS

063 Aluminum Sign, 30" X 72"
 Flush mounted to brick using tapcon masonry fasteners with decorative blue snap caps

Building Face
 79"W x 13'H

NOTES

Main Entrance

DATE

REVISION

3/6/2017

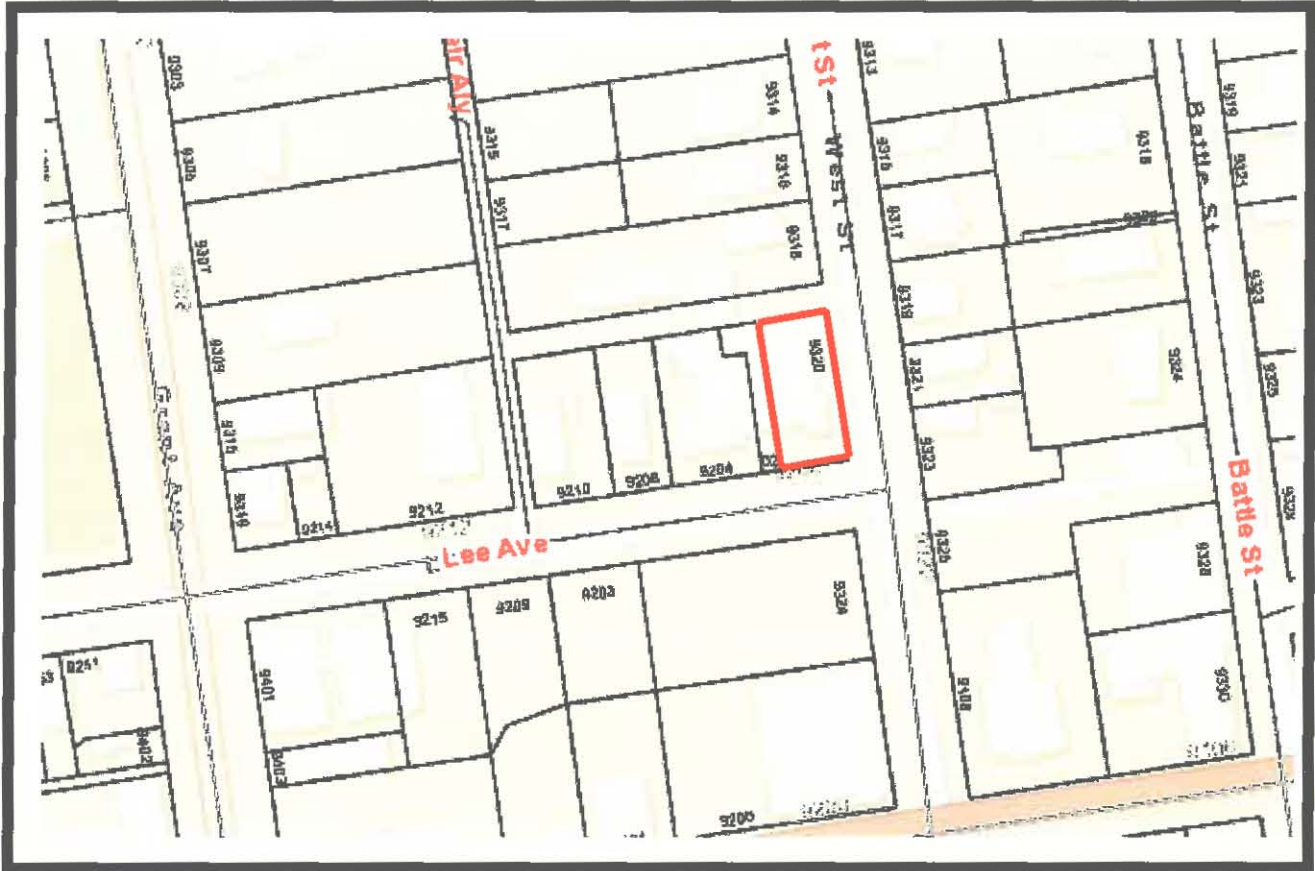
LEGAL DISCLAIMER

By approving this proof, you agree that all specifications, including: quantities, dimensions, sizing, graphics, layout, color(s), orientation, and materials are correct and satisfactory for production. Any changes desired after approval will incur additional cost.

SIGNED APPROVAL

MAR 16 2017

ARCHITECTURAL REVIEW BOARD No. 2017-26



Applicant(s): Kim Allen Beasley

Site Owner(s): Robert Pierce

Site Address: 9320 West Street

Tax Map No.: 101-01-00-355

Site Location: Northwest corner of the intersection of West Street and Lee Avenue

Current Zoning: B-1, Business Office

Parcel Size: 0.11 Acres

Age of Structure: 85 Years

Type of Structure: Commercial

Summary of Request: Replace Windows, Modify Roof

Date Accepted for Review: March 17, 2017

Date of ARB Meeting: April 11, 2017



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

STAFF REPORT

ARB Case: 2017-26
Applicant: Kim Allen Beasley
Address: 9320 West Street



REQUEST

The applicant is proposing to replace 6/6 double hung wood windows with 1/1 double hung vinyl windows. The application also includes a slight modification to a parapet wall to allow for the adjustment in pitch to a flat roof to alleviate a drainage problem.

PROPERTY INFORMATION

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

Historical Significance – The structure was originally two separate dwellings. The northern end of the building (Dwelling A) per the historic survey, is a two-and-a-half-story, three bay, Colonial Revival single dwelling of concrete block construction with brick veneer. It is covered by a side gable roof sheathed in asphalt shingles. The one-story, three-bay porch has a flat roof supported by metal posts with scrollwork and brackets. Fenestration consists of 6/6 double hung wood windows of various sizes. 6-light fixed windows in the gable ends, and a central entry bay with a double leaf door capped by a fan light.

The southern end of the building (Dwelling B) per the historic survey, is a two-and-a-half-story Tudor Revival-style single dwelling. A one story addition of masonry construction, covered with a flat roof, connects the dwelling to 9320 West Street along its northern elevation. Dwelling B is wood frame construction clad in brick. It is covered by a steep side gable roof sheathed in asphalt shingles. The one story, one bay porch has brick posts. Fenestration consists of 3/1 double hung wood windows.

The building is ranked as contributing to the local and National Register historic districts.

Surrounding Properties – To the west is 9204 Lee Avenue which is part of the Funeral Home complex, which is also ranked contributing and subject to application ARB #2017-27. To the north and east are residential structures along West Street, which includes a several contributing structures, among them is the Weir House. To the south are parking lots associated with the commercial buildings on Church Street and Grant Avenue.

APPLICANT'S PROPOSAL

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

STAFF ANALYSIS

The building is not new construction, so applicable design guidelines are from the Historic District Handbook, pages 55-63. The guidelines indicate that original windows should be repaired and should be replaced when they are missing or beyond repair. With the removal of the existing windows, staff is unable to confirm the condition of them. However, with this contributing structure the guidelines state the use of inappropriate material or finishes, or changes to muntin configurations should be avoided.

The applicant's proposal to replace the 6/6 double hung wood windows with 1/1 double hung vinyl windows is not in keeping with the Historic District Handbook and Supplemental Guidelines for Windows as it changes the windows material, finish and muntin configuration. Staff would recommend replacement windows match the original material/finish (wood) and muntin configuration (6/6).

The minor 6" increase to the height of a parapet wall over the 1 story "infill" addition which connects the original Dwellings A and B does not represent a change to Dwellings A or B, but is none the less part of this contributing structure. The minor increase to the parapet wall height will have a negligible impact on the height of the structure, the massing of the structure, and the relationship between this "infill" structure to the original Dwellings and neighborhood.

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:	Installation of new windows and modification of parapet wall.
(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 new window material and design are not compatible with the site, which is a contributing structure. The parapet wall modification design, scale and mass is 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.	The proposed window replacements do not change the proportion, placement, or size of the element. Due minor change of the parapet wall, the proposal is in harmony with the existing structure.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The change in the design and materials of the windows would have an adverse impact on the historical district neighborhood. The proposed parapet wall would not have an adverse impact on the historical district neighborhood.
(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 change in the design and materials of the windows would have an adverse impact on the historical or architectural character of the building. The proposed parapet wall would not have an adverse impact on the historical or architectural character of the building.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	N/A
(6) Any applicable provisions of the adopted design guidelines.	The proposed windows are not in keeping with the adopted design guidelines. The proposed parapet wall modification is in keeping with the adopted design guidelines.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed 6” increase to the parapet wall which connects the original Dwelling A with Dwelling B to accommodate the flat roof modification.

Staff recommends **DENIAL** of the proposed material and design change to install 1/1 vinyl windows, due to the contributing ranking of the colonial revival structure.



CITY OF MANASSAS, VIRGINIA
Community Development • 9027 Center Street, Manassas, VA 20110 • 703-257-8223

ARB #: 2017-26

DATE: 3/17/17
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD
Application for Certificate of Appropriateness

Site Address: 9320 WEST ST. Manassas, VA 20110

Tax Map No(s): 101/0100/355 Zoning District:

Date Purchased: 07/06/2007 Age of Structure: 1940

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 WINDOWS WITH DOUBLE HUNG UNITS AND INCREASE THE HEIGHT OF THE CENTER STRUCTURE PARAPET TO IMPROVE ROOF DRAINAGE.

APPLICANT

(All correspondence is addressed to applicant)

KIM ALLEN BEASLEY

Name (Please Print)

11 FORREST STREET

Address

ALEXANDRIA VA 22305

City State Zip Code

rktect+kim@201.com

E-mail Address

703-965-7390

Phone #

Fax #

Signature

OWNER

(Leave blank if same as applicant)

ROBERT PIERCE

Name (Please Print)

PIERCE OLD TOWN FUNERAL HOME, LLC

Company

9609 CENTER STREET

Address

MANASSAS VA 20110

City State Zip Code

703-627-2783

Phone #

Fax #

rbtpierce1@gmail.com

E-mail Address

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



CITY OF MANASSAS, VIRGINIA

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

CASE # _____
(Completed by City Staff)

SPECIAL/LIMITED POWER OF ATTORNEY

THIS 17 day of MARCH, 2017, I, ROBERT PIERCE, the owner of Tax Map Number 101 / 01 00 / 355, make, constitute and appoint KIM ALLEN BEASLEY, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said KIM ALLEN BEASLEY full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for (circle one) (Special Use Permit), (Rezoning), (Architectural Review Board), (Board of Zoning Appeals) in connection with the above described real property.

The right, powers and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on MARCH 17, 2017, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Community Development of the City of Manassas stating that the terms of this power have been revoked or modified.

ROBERT PIERCE

Owner's Name (Please Print)

[Handwritten Signature]

Owner's Signature

STATE OF VIRGINIA

COUNTY OF Prince William

I, Theresa Kitchen, a Notary Public in and for the State and County aforesaid, do hereby certify that Robert Pierce whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 17 day of March, 2017.



[Handwritten Signature]

Notary Public

My Commission Expires Jan 31, 2021

ID: 77135416

Manassas

Reconnaissance Level Survey

DHR Id # 155-0161-0222

Resource Identification

Tax Parcel: 101/01 00/ 355/ 1/ 1

Other Id#:

GPIN # 7795-58-5571

Property Name(s): Funeral Home, 9320 West Street {Current}

Property Date: circa 1930

Address(s): 9320 West Street {Current}

County/Independent City: Manassas

City: Manassas

State, Zip: Virginia, 20108

USGS Quad Name: MANASSAS

Surrounding Area: City

National Register Eligibility Status

Property is Historic (50 years or older)

Property is associated with the Local Manassas Historic District

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

Resource Description

Ownership Status: Private

Primary Resource Exterior Component Description:

Component	Comp Type/Form	Material	Material Treatment
Chimneys	Exterior End	Brick	Stretcher Bond
Chimneys	N/A	N/A	N/A
Foundation	Solid	Not Visible	Not Visible
Roof	Gable, Side	Asphalt	Shingle
Porch	1-story, 3-bay	Metal	Post
Structural System	Masonry	Brick	5-course Flemish Bond
Windows	Double-Hung	Wood	6/6
Windows	Fixed	Wood	6-light

Site Description: Facing east, this single dwelling is sited on a paved level lot with landscaping. The lot has mature trees and shrubs. The lot is situated on the northwest corner of Lee Avenue and West Street. A paved driveway is located to the north of the building and wraps around the rear of the building. A wood sign on the property reads "Baker Funeral and Cremations."

WUZIT Count:

No.	Wuzit Types	Historic?
1	Single Dwelling	Historic

NR Resource Count:

#	NR Resource Type	Contributing Status
1	Building	Contributing

Individual Resource Information

WUZIT: Single Dwelling

Est. Date of Construction: ... circa 1930

Primary Resource? Yes

Architectural Style: Colonial Revival/Tudor Revival

Interior Plan Type: Unknown

Accessed? No

Number of Stories: 2.5

Condition: Good

Threats to Resource: None Known

Description: Originally two separate buildings, the current structure consists of a former single dwelling (Dwelling B) and original funeral home which also included a single dwelling (Dwelling A). Dwelling A is a two-and-a-half-story, three-bay Colonial Revival single dwelling of concrete block construction with a 5-course Flemish-bond brick veneer. It is covered by a side gable roof sheathed in asphalt shingles. The roof has an exterior-end chimney. The one-story, three-bay porch has a flat roof supported by metal posts with scrollwork and brackets. A balcony with metal railings tops the porch. Fenestration consists of 6/6 double-hung wood windows of various sizes, rowlock sills, 2-course arched header lintels, wood louvered shutters, 6-light fixed wood windows in the gable ends, and a central entry bay with a double-leaf door capped by a fanlight. Off the rear elevation is a two-story addition clad in vinyl siding with a canted bay window on the second story. It is covered by a gable roof and overlaps the one-story addition constructed of concrete block and clad with stretcher-bond brick veneer. A one-and-one-half story garage and carport addition is located off the north corner of the one-story addition and the northwest corner of the two-story addition. A one-story wood-frame addition is clad in vinyl siding is located off the north elevation of the garage/carport addition. A one-story addition of masonry construction, covered with a flat roof, and has triple 1-light casement windows with rowlock sills connects the south elevation of Dwelling A to the once free-standing Dwelling B. Dwelling B is a two-and-a-half-story Tudor Revival-style single dwelling is attached to 9320 West Street on its north elevation. It is wood-frame construction clad in stretcher-bond brick. It is covered by a steep side gable roof sheathed in asphalt shingles. The roof has an interior front chimney and two shed dormers. The one-story, one-bay porch has brick posts. Fenestration consists of 3/1 double-hung wood windows with rowlock sills, 2-course header-arched lintels, and a 4-light/4-panel door. The west elevation is connected to the one-and-one-half-story gable-roofed section of the original funeral home by a brick wall and wooden gate. This section is concrete block construction with a stretcher-bond brick veneer and runs the full length of Dwelling B and connects to the rear, two-story addition of Dwelling A. It has 1/1 and 4/4 double-hung vinyl windows. This addition is also connected to, and has incorporated 9206 Lee Avenue (GPIN # 7795-58-4870) into part of the current funeral home.

Cemetery Information

National Register Eligibility Information (Intensive Level Survey)

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

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

Significance Statement:

The funeral home, fronting on West Street, was an L-shaped masonry structure (concrete block/brick veneer) constructed circa 1930 as a Colonial Revival-style single dwelling (Dwelling A). The structure has since expanded to include the Tudor Revival-style house (Dwelling B) that original fronted Lee Avenue and was constructed circa 1935. This property is a contributing property to National Register Manassas Historic District. Despite the expansion of the structure, the original funeral home and the once-freestanding Tudor Revival-style house are discernable in design, style, and form. Because of the historic significance of this property, the funeral home is Ranked Contributing.

Ownership Information

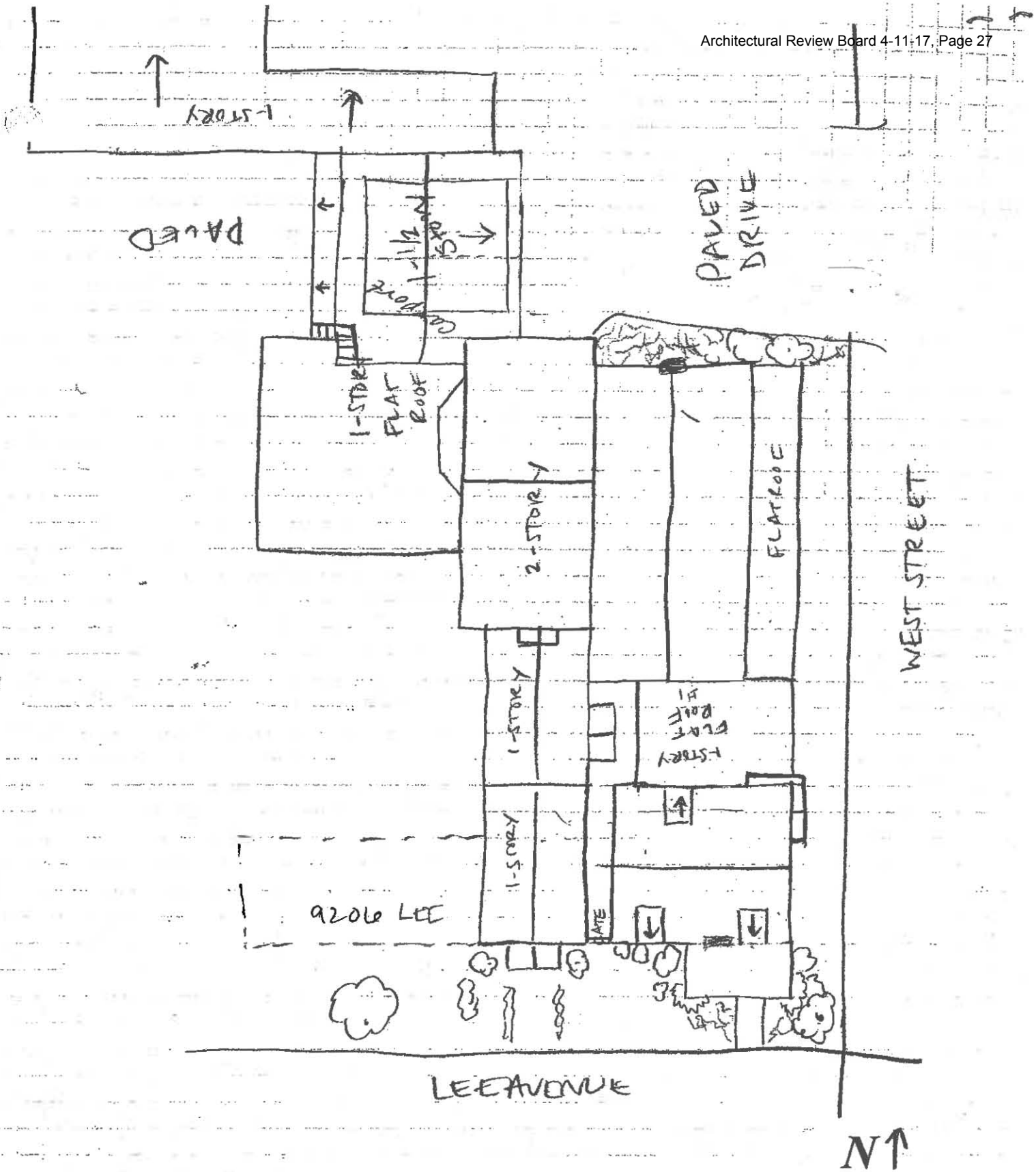
Blasius, Linda L. Estate

Graphic Media Documentation

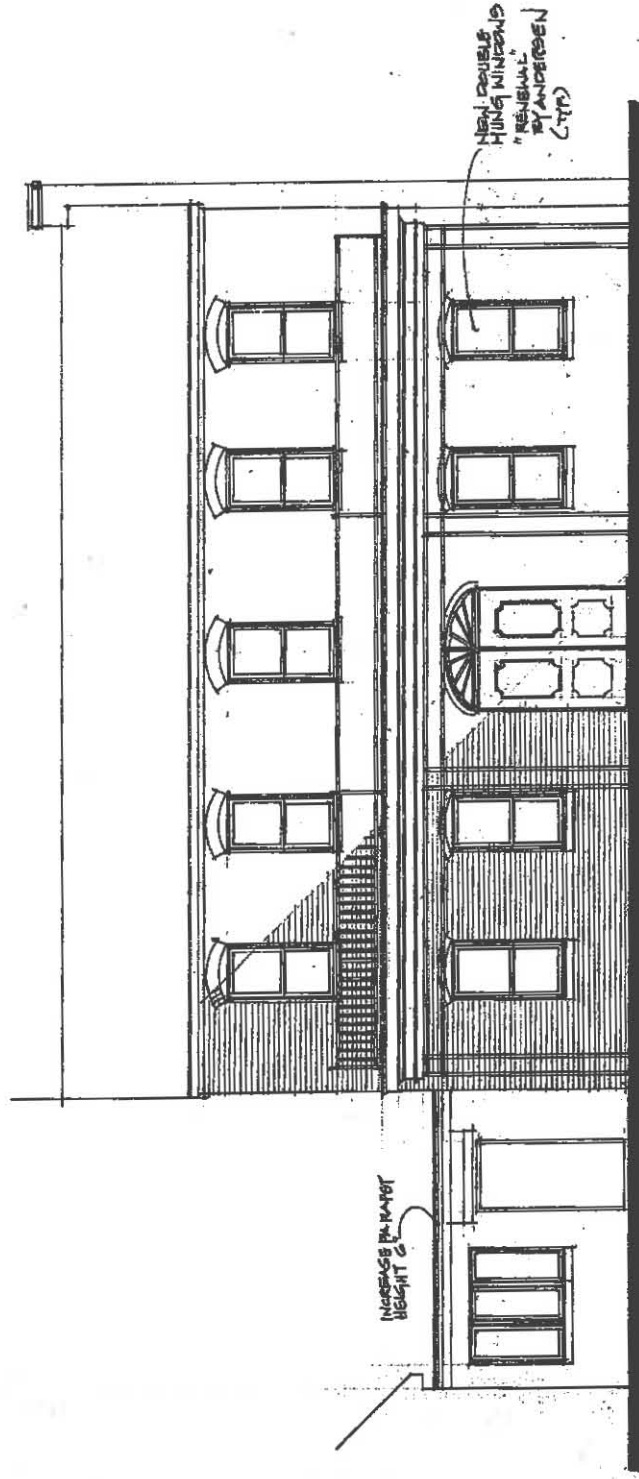
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<i>BW 35mm Photos</i>	EHT 30	16-22	12/20/2005
<i>Digital Photos</i>	EHT 30	16-22	12/20/2005

CRM Event

Reconnaissance Survey EB: EHT Tracerics, Inc. September 30, 2005



I.D. # (s) 7795-58 -5571 Address 9320 West Street



9320 WEST STREET
1/4" = 1'-0"

Beakv Architectural Group, LLC
Architects & Consulting

11 Brent Street, Alexandria, Virginia 22304
Office (703) 834-2333 FAX (703) 884-1279
beakv@beakv.com

NOTE: BOLD NUMBERS SHOWN ABOVE EACH INDIVIDUAL PARCEL DESIGNATES NUMBER CONTAINED THEREIN. THE TAX RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA, AREAS SHOWN ON EACH INDIVIDUAL PARCEL WERE OBTAINED BY THE LAND RECORDS OF ABOVE MENTIONED COUNTY WITH THE EXCEPTIONS 3018 AND 3019 WHICH WERE OBTAINED.

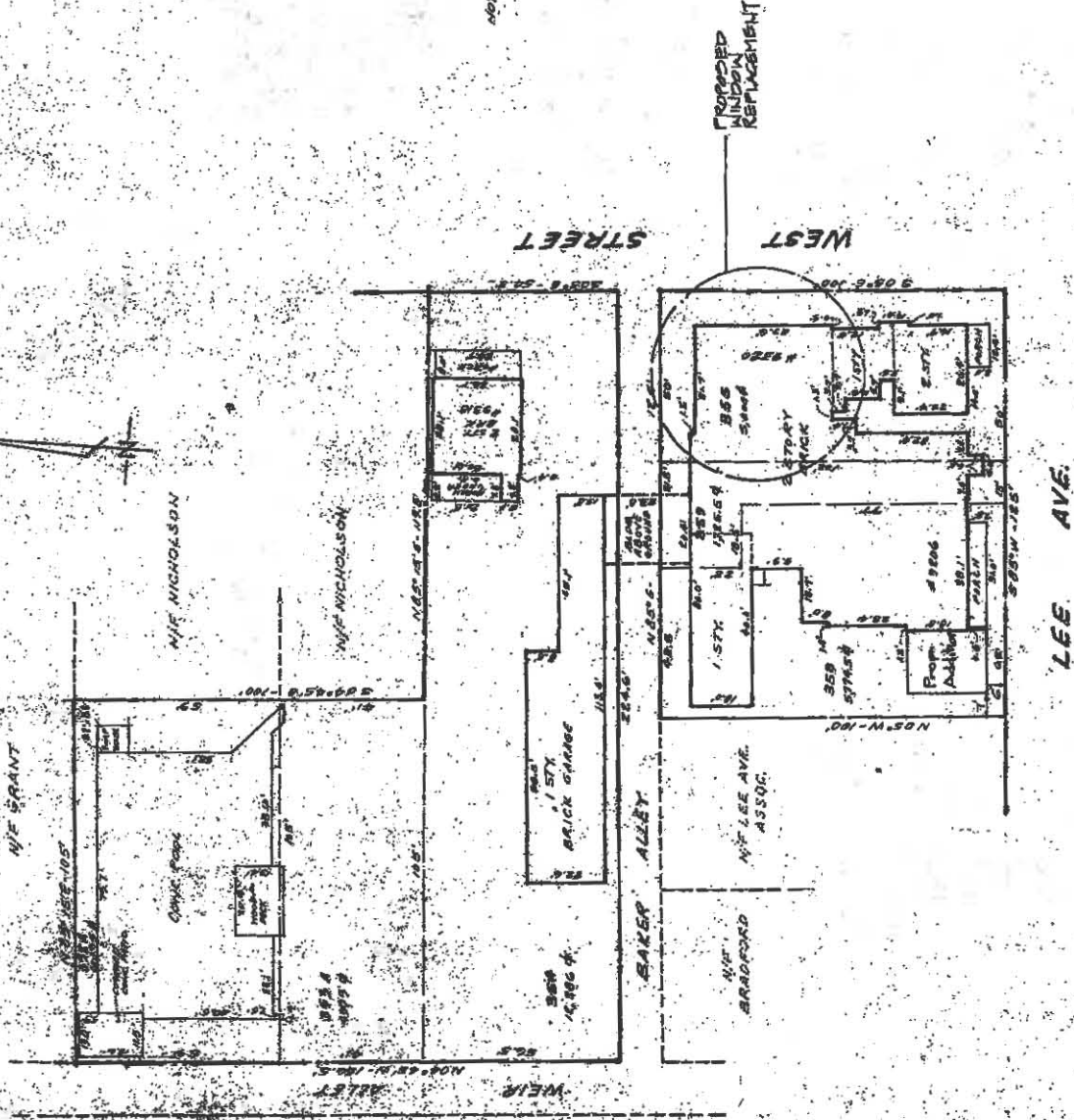
TOTAL AREA (BASED ON SET OF INDIVIDUALS)-55,306.4

PLAT
 SHOWING BUILDING LOCATION
 ON THE PROPERTY OF
CLIFFORD C. & LINDA L. BLASIUS, JR.
 CITY OF MANASSAS
 PRINCE WILLIAM COUNTY, VIRGINIA
 FEBRUARY 27, 1988
 SCALE: 1"=25'
 TO SHOW PROPOSED ADDITION
 TO HOME

PREPARED BY
 R. CURTIS HARROVER & ASSOC.
 P.O. BOX 159
 MANASSAS, VIRGINIA 20108
 703-791-0001



HOUSE IS NOT IN A DESIGNATED ROAD-BASED AREA



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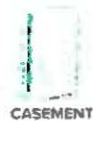
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INTERIOR COLOR: **White**



HARDWARE: **White**



GRILLES: **None**



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Double Hung Windows

45,606 Ratings

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INTERIOR COLOR: White



HARDWARE: White



GRILLES: Farmhouse



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with a Double Paneled Glass
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9320 WEST ST.



9320 WEST ST.



9320 WEST ST.



9320 W. STREET





9317 WEST ST.



9323 WEST STREET



9314 WEST ST.



9314 WEST ST.



9316 WEST ST.



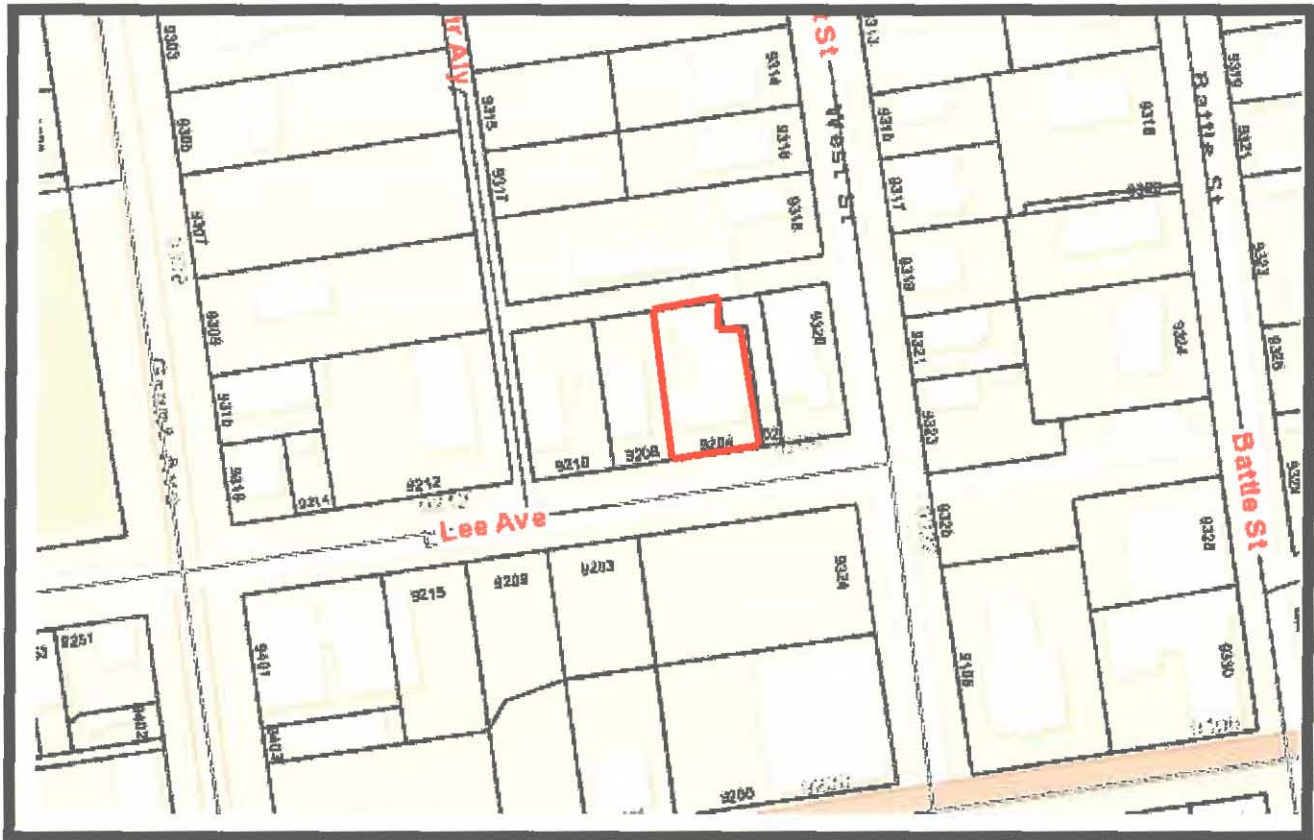








ARCHITECTURAL REVIEW BOARD No. 2017-27



Applicant(s): Kim Allen Beasley

Site Owner(s): Robert Pierce

Site Address: 9204 Lee Avenue

Tax Map No.: 101-01-00-358

Site Location: Northwest corner of the intersection of Lee Avenue and West Street

Current Zoning: B-1, Business Office

Parcel Size: 0.13 Acres

Age of Structure: 125

Type of Structure: Commercial

Summary of Request: New Door with Overhang

Date Accepted for Review: March 17, 2017

Date of ARB Meeting: April 11, 2017



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

STAFF REPORT

ARB Case: 2017-27
Applicant: Kim Allen Beasley
Address: 9204 Lee Avenue



REQUEST

The applicant is proposing installation of a new entry door to the Lee Avenue façade, in the location of a former 1/1 double hung window. In addition, a 2' canopy is proposed over the new entry door.

PROPERTY INFORMATION

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

Historical Significance – The two-and-a-half story, four bay Queen Anne-style building is of wood frame construction clad in vinyl siding with corner boards. It is covered with a side gable roof sheathed in asphalt shingles. The one-story, three bay porch has square posts and a shed roof. A two-story addition on the east elevation is wood-frame construction clad in vinyl siding. It is covered by a flat roof. The building is ranked as contributing to the local and National Register historic districts.

Surrounding Properties – To the west is 9320 West Street which is part of the Funeral Home complex, which is also ranked contributing and subject to application ARB #2017-26. To the west along Lee Avenue is a mixture of former residences and a church, which includes a several contributing structures, among them the Bethel Lutheran Church building. To the south are parking associated with the commercial buildings on Church Street and Grant Avenue.

APPLICANT'S PROPOSAL

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

STAFF ANALYSIS

The proposal is for removal of a window from the first floor of the two story addition on the east elevation of the building. It would be replaced with a new 6 panel door. The applicable design guidelines for doors are found on pages 64-66 of the City of Manassas Historic District Handbook. Any new front and side doors

that are installed should be matching and of a design that is sympathetic to the period of the house. The proposed panel door is a simple design that is sympathetic to the historic district.

A two foot canopy with decorative wood brackets would provide cover over the new entry door. It would be clad in asphalt shingles matching the existing structure. The applicable design guidelines for porches and entrances are found on pages 72-75 of the City of Manassas Historic District Handbook. New porches are not recommended, nor in this instance could a new porch meet zoning setbacks. However, the proposed canopy is of a small scale and deeper setback, where it maintains a secondary status to the primary porch of the original structure.

The proposal does not alter the original building, but the two story addition on the eastern elevation. Overall, it has been designed to maintain a diminished/secondary status for the addition façade along Lee Avenue. As such, the alteration should not have a negative impact on the primary façade of the original structure or on this area of the historic district.

Review Criteria

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

CRITERIA	APPLICATION
Activity Proposed:	New entry door and canopy
(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 height, scale, mass and placement are in keeping with the materials of the structure. Staff would recommend the Board motion include clarification on the material of the door, as well as the color of the door, canopy and shingles.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The proposed design is in harmony in terms or proportion, size and placement.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	Due to the design maintaining a secondary nature on the elevation, the proposed door and canopy would not have an adverse impact on the character of the neighborhood.
(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.	Due to the design maintaining a secondary nature on the elevation, the proposed door and canopy would not have an adverse impact on the character of the structure or surrounding structures.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	N/A
(6) Any applicable provisions of the adopted design guidelines.	The proposed work is in keeping with the recommendations of the guidelines.

STAFF RECOMMENDATION

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

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



**CITY OF
MANASSAS, VIRGINIA**

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

ARB #: 2017-27

DATE: 3/17/17
(Completed by City Staff)

**ARCHITECTURAL REVIEW BOARD
Application for Certificate of Appropriateness**

Site Address: 9204 LEE AVENUE Manassas, VA 20110
Number Street Name

Tax Map No(s): 101/0100/358 Zoning District: _____

Date Purchased: 07/06/2007 Age of Structure: 1910

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 WINDOW WITH EXTERIOR DOOR AND CONSTRUCT A COVERED ENTRY PORCH ADJACENT TO THE EXISTING PORCH.

APPLICANT

(All correspondence is addressed to applicant)

KIM ALLEN BEASLEY

Name (Please Print)

11 FORREST ST.

Address

ALEXANDRIA VA

City State Zip Code

rktectkim@aol.com

E-mail Address

703-965-7390 N/A

Phone # Fax #

Kim Beasley
Signature

OWNER

(Leave blank if same as applicant)

ROBERT PIERCE

Name (Please Print)

PIERCE OLD TOWN FUNERAL HOME, LLC

Company

9609 CENTER STREET

Address

MANASSAS VA 20110

City State Zip Code

703-627-2783 -

Phone # Fax #

rbprt Pierce1@gmail.com
E-mail Address

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



CITY OF MANASSAS, VIRGINIA

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

CASE # _____
(Completed by City Staff)

SPECIAL/LIMITED POWER OF ATTORNEY

THIS 17 day of MARCH, 2017, I, ROBERT PIERCE, the owner of Tax Map Number 101/0100/35811, make, constitute and appoint KIM ALLEN BEASLEY, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said KIM ALLEN BEASLEY full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for (circle one) (Special Use Permit), (Rezoning), (Architectural Review Board), (Board of Zoning Appeals) in connection with the above described real property.

The right, powers and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on 3/17/17, 2017, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Community Development of the City of Manassas stating that the terms of this power have been revoked or modified.

ROBERT PIERCE

Owner's Name (Please Print)

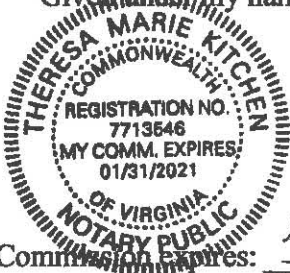
Owner's Signature

STATE OF VIRGINIA

COUNTY OF _____

I, Theresa Kitchen, a Notary Public in and for the State and County aforesaid, do hereby certify that Robert Pierce whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 17 day of March, 2017.



Notary Public

My Commission Expires: Jan. 31, 2021

ID: 7713546

City of Manassas

Manassas

Reconnaissance Level Survey

DHR Id # 155-0161-0126

Resource Identification

Tax Parcel:

Other Id#:

GPIN # 7795-58-4870

Property Name(s): House, 9206 Lee Avenue (Current)

Property Date: circa 1890

Address(s): 9206 Lee Avenue (Current)

County/Independent City: Manassas

City: Manassas

State, Zip: Virginia, 20108

USGS Quad Name: MANASSAS

Surrounding Area: City

National Register Eligibility Status

Property is Historic (50 years or older)

Property is associated with the Local Manassas Historic District

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	Not Visible	Not Visible
Roof	Gable, Side	Asphalt	Shingle
Porch	1-story, 3-bay	Wood	Post, Square
Structural System	Frame	Vinyl	Siding
Windows	Double-Hung	Metal	1/1
Windows	Double-Hung	Vinyl	2/2

Site Description: Facing south, this single dwelling is sited on a grassy level lot with mature trees and shrubs. A tall wooden fence is located along the south property line. To the north of this dwelling is a paved parking lot. The dwelling is attached on the east elevation to 9202 Lee Avenue, which is part of the Baker Funeral Home at 9320 West Street.

WUZIT Count:

No.	Wuzit Types	Historic?
1	Single Dwelling	Historic

NR Resource Count:

#	NR Resource Type	Contributing Status
1	Building	Contributing

Individual Resource Information

WUZIT: Single Dwelling

Est. Date of Construction: ... circa 1890

Primary Resource? Yes

Architectural Style: Queen Anne

Interior Plan Type: Unknown

Accessed? No

Number of Stories: 2.5

Condition: Fair

Threats to Resource: None Known

Description: This two-and-a-half-story, four-bay Queen Anne-style building is a single dwelling. It is wood-frame construction clad in vinyl siding with cornerboards. It is covered with a side gable roof sheathed in asphalt shingles. The roof has an interior side chimney, overhanging eaves, a boxed cornice, and two front gables clad in wood fishscale shingles with 1-light circular windows and plain fascia boards. The one-story, three-bay porch has square posts and a shed roof. The west façade bay is a one-story bay window. Fenestration consists of 2/2 double-hung vinyl windows on the first story, 1/1 double-hung metal windows on the second story, canted bay windows under the front gables on the second story, and a multi-light door. A two-story addition on the east elevation is wood-frame construction clad in vinyl siding. It is covered by a flat roof. The addition has 1-light casement windows. A two-story rear addition now attaches the building to 9320 West Street.

City of Manassas

Manassas

Reconnaissance Level Survey

DHR Id # 155-0161-0126

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 house at 9206 Lee Street, constructed circa 1890, is representative of dwellings constructed in Manassas in the latter decades of the nineteenth century. Typical of these dwellings, it is constructed of wood framing and exhibits characteristics of the Queen Anne style. Common of the Queen Anne style are its gabled dormers clad in fishscale shingles and its canted bay windows. The integrity of the house has been compromised by the construction of large additions on the side and the rear that have impacted the design, workmanship, and materials. Therefore, the house at 9206 Lee Street is Ranked Non-Contributing.

Ownership Information

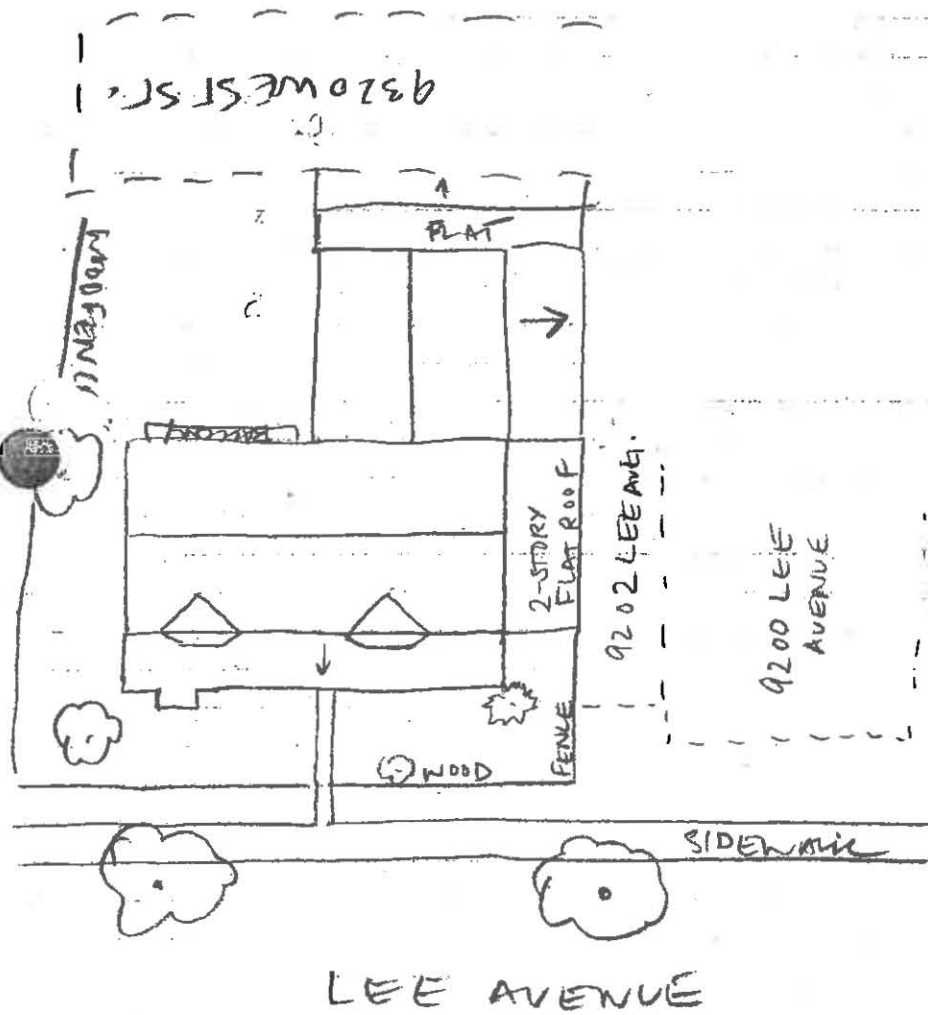
Blasius, Linda L. Estate

Graphic Media Documentation

<i>Medium</i>	<i>Photo Roll</i>	<i>Negative Number</i>	<i>Photo Date</i>
<i>BW 35mm Photos</i>	EHT 28	6,9	12/14/2005
<i>Digital Photos</i>	EHT 28	6,9	12/14/2005

CRM Event

Reconnaissance Survey EB: EHT Tracerics, Inc. September 23, 2005



I.D. # (s) 7795-58-4870 Address 9206 Lee Avenue

HISTORIC LANDMARKS COMMISSION
Survey Form

Tax Parcel #101-01-358
Date of Survey 6/94

File No. 155-161-355
Negative No.(s)
Nat. Reg. Nom. Ref. Item #7, Page 28
Common Name

Historic Name
Street Address 9206 Lee Avenue
USGS Quad: MANASSAS
Original Owner:
Original Use: residence
Present Owner:
Present Owner Address:
Present Use: residence
Acreage: <1
State Condition of Structure & Environs: good

Date or Period: 1890s
Architect/builder/Craftsman:
Source of Name:
Source of Date: NR nom.
Stories: two
Foundation & Wall Construction: stud
Roof Type: gable

State Potential Threats to Structure: none known

Should be investigated for possible register potential? YES NO

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

Detached house. Victorian I House. 1890s. Wood frame (aluminum siding); 2 stories; 3 bays (symmetrical); gable, composition (asphalt, asbestos, etc.) shingle roof; 1-story, 1-level, 3-bay porch with square wood posts, shallow hipped roof; second-story bay window, 2/2 windows, interior end chimney, some modernization.

Historic Landmarks Survey Form
Page 2

161-355

Note Any Archaeological Interest: None noted.

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):

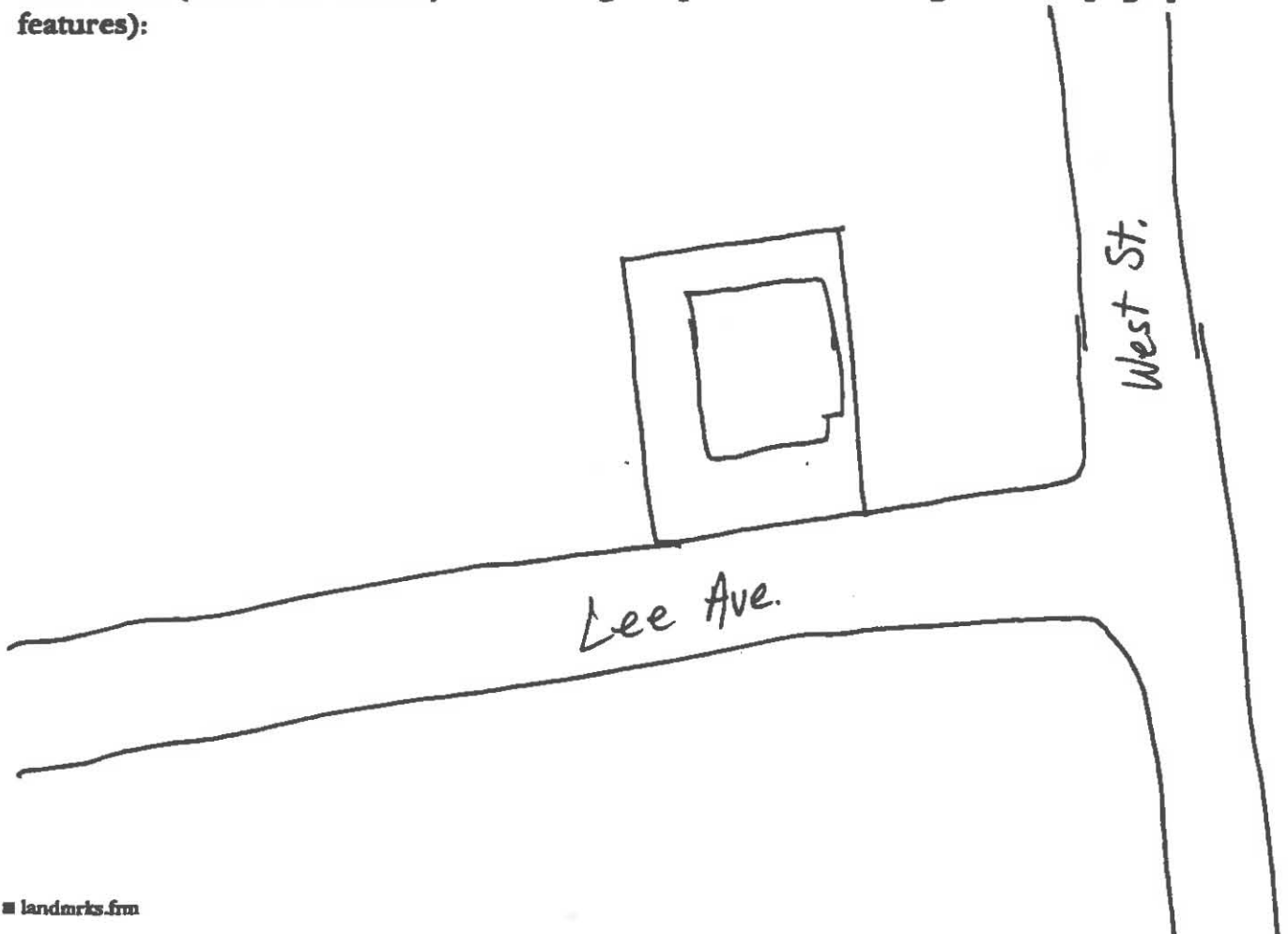
This house is a typical example of late 19th century domestic architecture in Manassas as a vernacular style building with Victorian elements. It contributes to the significance of the Downtown Manassas Historic District.

Historic Landmarks Survey Form
Page 3

-161-
155 N 355

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

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



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All wood corbels large

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Tools & Home Improvement Best Sellers Deals & Savings Gift Ideas Power & Hand Tools Lighting & Ceiling Fans Kitchen & Bath Fixtures Smart Home

Back to search results for "wood corbels large"



Ekena Millwork BKTWD1X06X06OLRW 1 3/4"W x 6"D x 6"H...

19



Ekena Millwork BKTWD1X08X12THRW 1 3/4"W x 8 1/2"D x 12"H...

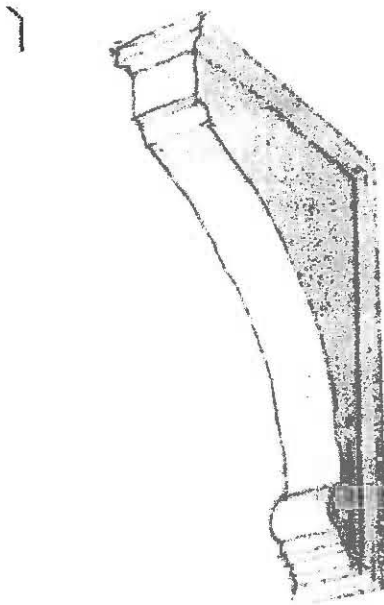
7



Simple Wooden Bracket - Dimer 12 x 1 3/4 x 9 inches...

1

Is this feature helpful? Yes No



American Pro Decor

14 in. x 3-1/4 in. x 9 in. Unfinished Large North American Solid Alder Traditional Plain Wood Bracket Corbel

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Page 1 of 2



Ekena Millwork BKTWD1X08X12THRW 1 3/4"W x 8 1/2"D x 12"H Large Thornton Wood...

#1 Best Seller in Millwork Corbels



Ekena Millwork BKTWD1X06X06OLRW 1 3/4"W x 6"D x 6"H Small Olympic Wood Bracket...

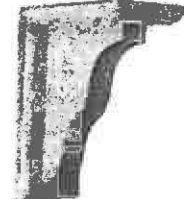
19



14 in x 3 in. x 9 in. Unfinished Large North American Solid Hard Maple Traditional Plain Wood Bracket Corbel



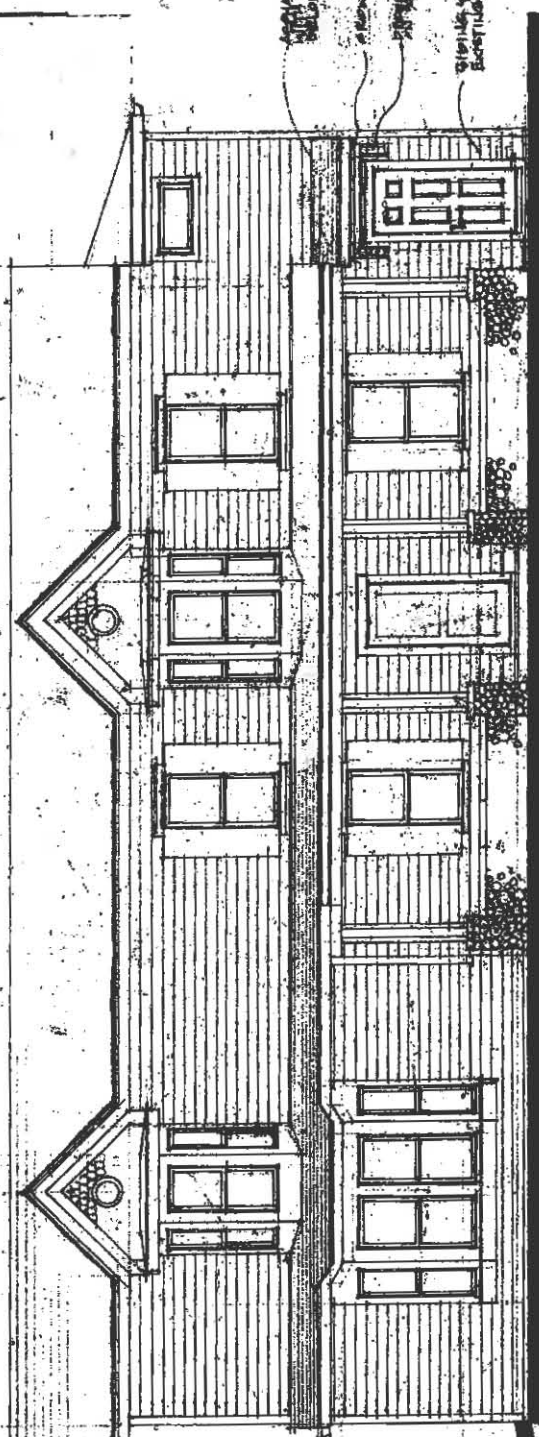
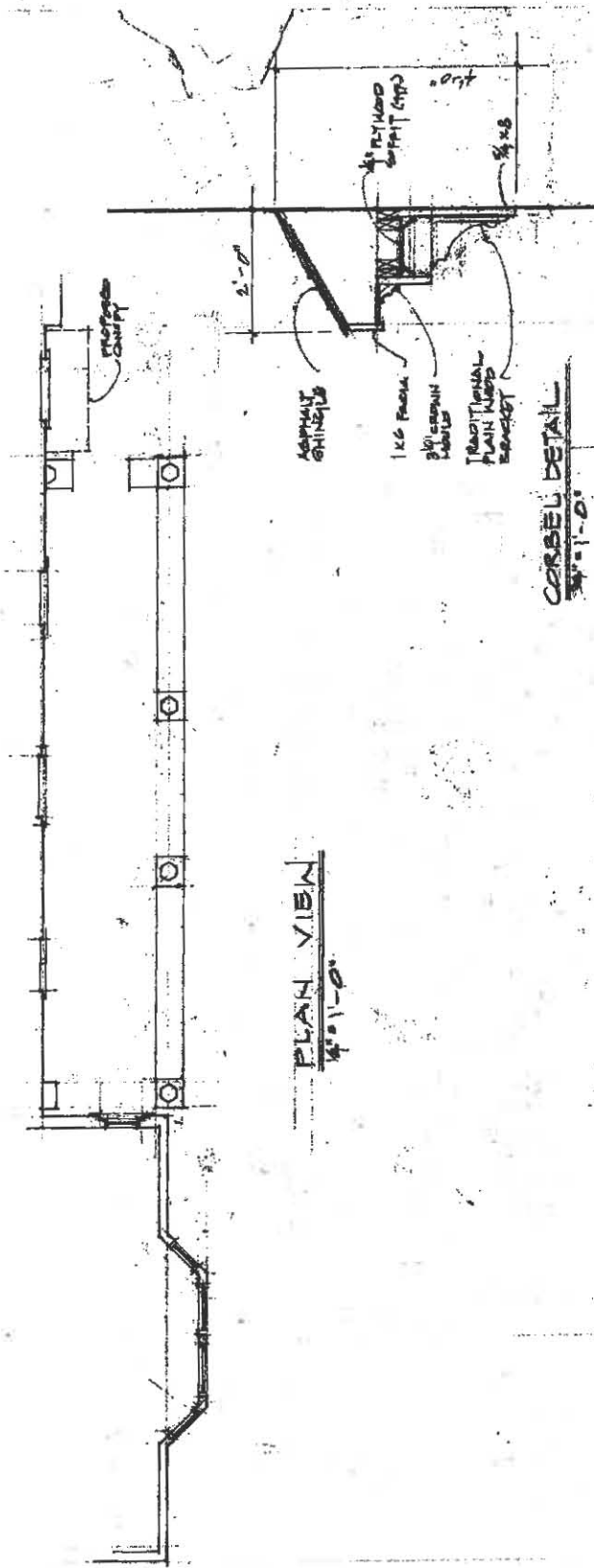
Simple Wooden Bracket - Dimensions: 12 x 1 3/4 x 9 inches - Hardwood



Ekena Millwork BKT03X07X09HARW 3 1/2-Inch W by 7-Inch D by 9-Inch H Hamilton...

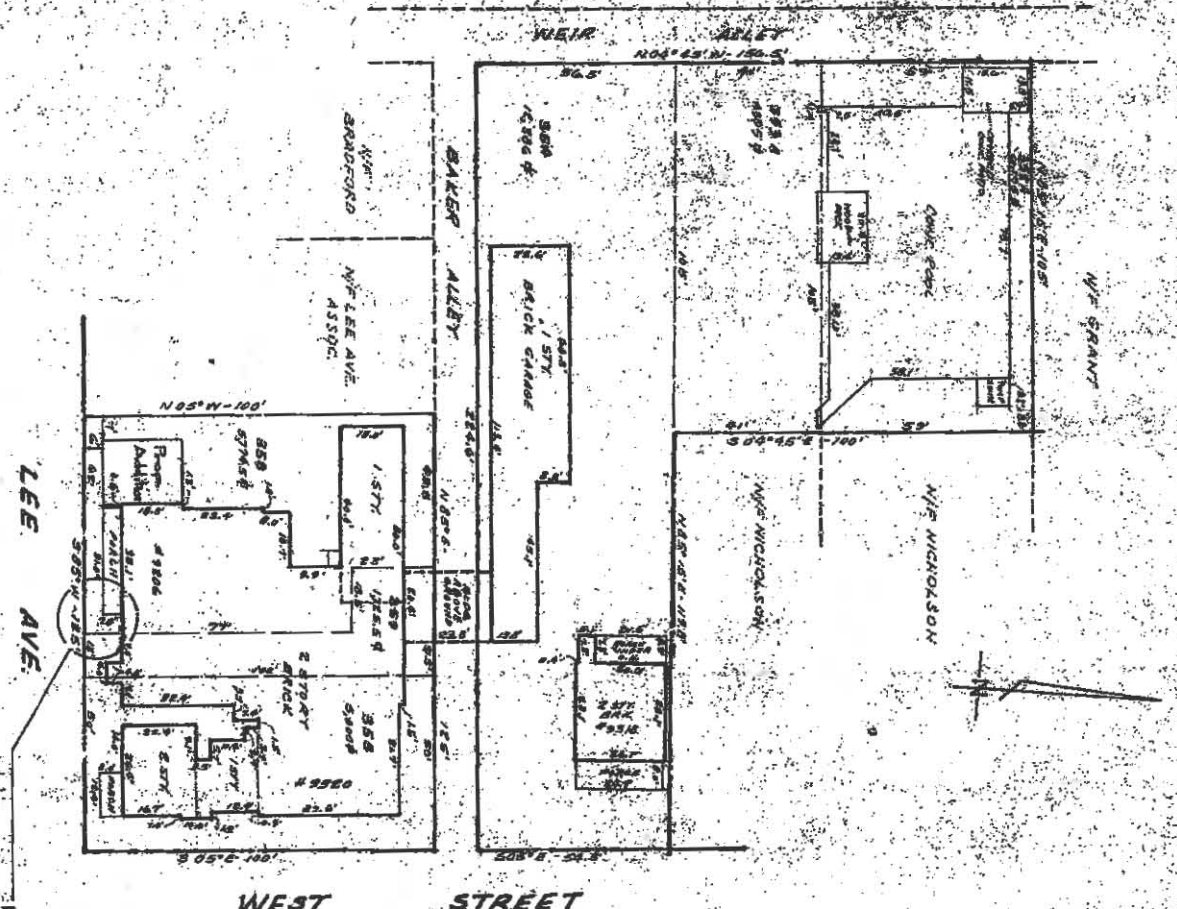
38

(What's this?)



Basley Architectural Group, LLC
 Architects & Contractors
 11 Pines Bend, Alexandria, Virginia 22304
 Office (703) 836-5333 FAX (703) 484-5335
 basleyarchitect.com

9204 LEE AVENUE
 1/4" = 1'-0"



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NO THIS BEING PREPARED AND SUBJECT TO CORRECTIONS AND NOT BE SUBJECT TO RECORD.



Prepared by
James H. Hume
Notary Public
State of Virginia
700

MADE IN THE U.S.A.

NOTE: SOLD NUMBERS SHOWN ABOVE EACH INDIVIDUAL PARCEL DESIGNATES NUMBER OBTAINED FROM THE TAX RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA. AREAS SHOWN IN EACH INDIVIDUAL PARCEL WERE OBTAINED IN THE LAND RECORDS OF ABOVE MENTIONED COUNTY WITH THE EXCEPTIONS 388 AND 391 WHICH WERE OBTAINED FROM AREA (DAGGED IN COPY OF INDIVIDUALS) 388, 389 & 390.

PLAT
SHOWING BOUNDARY SECTION
ON THE PROPERTY OF
CLIFFORD C. & LINDA L. BLASIUS, JR.
CITY OF NICHOLSON, VIRGINIA
FRANCIS WILLIAM COUNTY, VIRGINIA
SCALE: 1" = 60'
19 August 2017 To Show Proposed Addition to home.

PREPARED BY
K. CURTIS HARRINGTON & ASSOC.
701.666.1689
MANASSAS, VA, VIRGINIA 22110
5818-0001



9204 LEE AVENUE - SOUTH ELEVATION

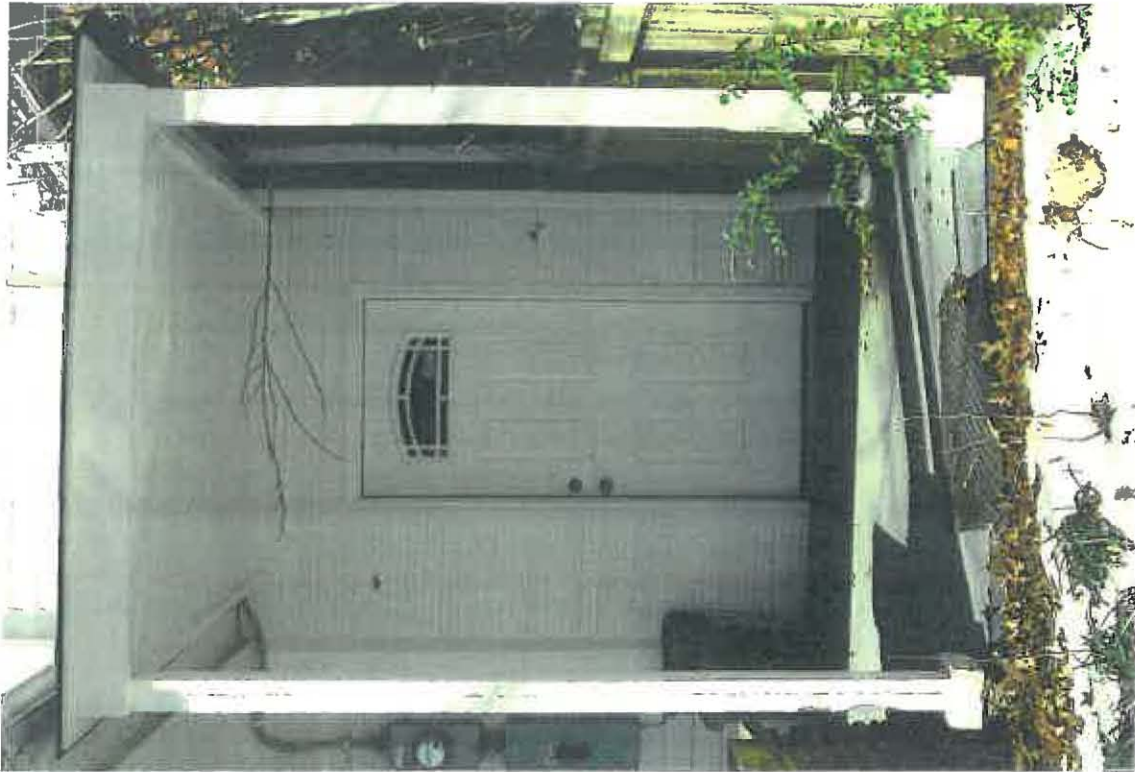


9204 LEE AVENUE - SOUTH ELEVATION



9204 LEE AVE . S.E. VIEW





9204 LEE AVE.



9204 LEE AVE.

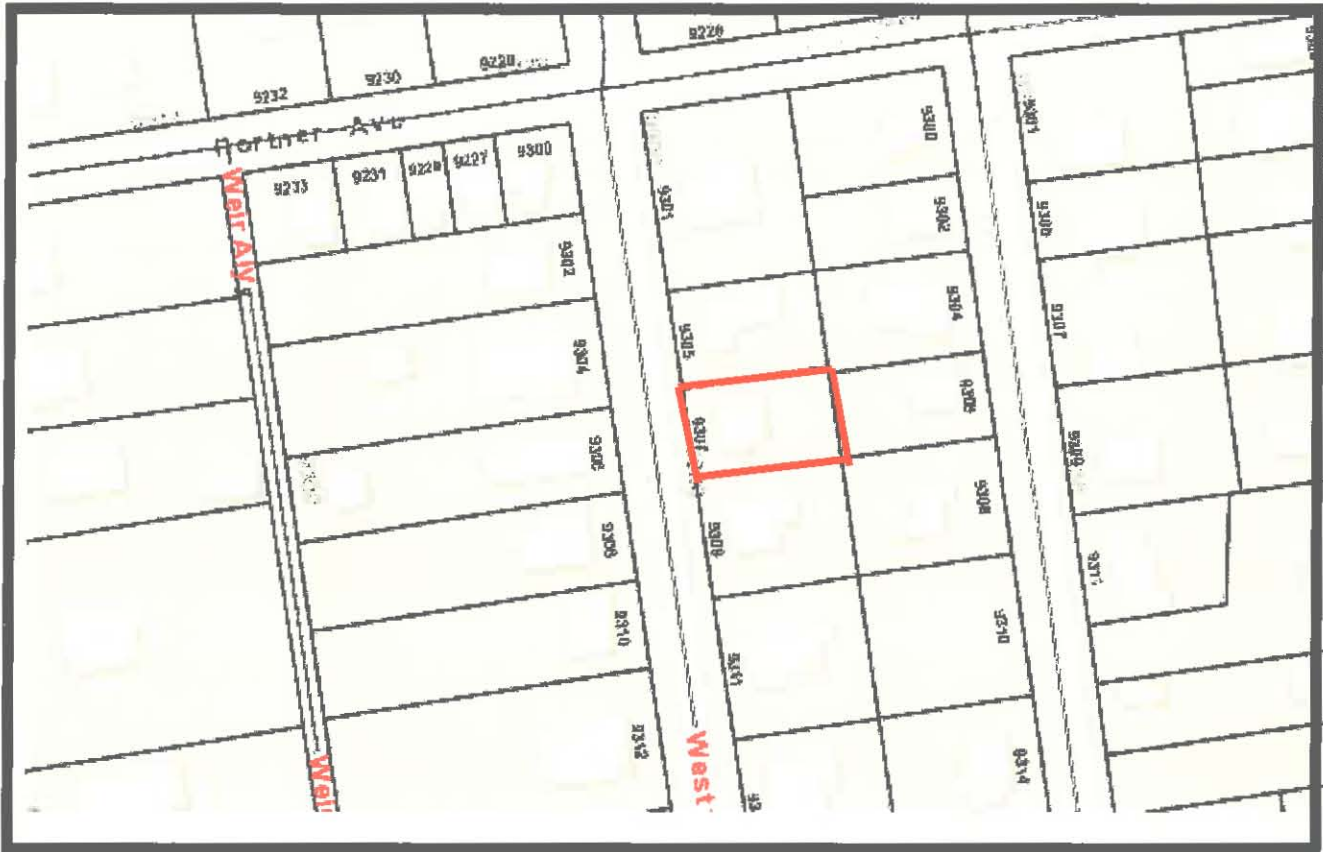


9210 LEE AVE.



9208 LEE AVE.

ARCHITECTURAL REVIEW BOARD No. 2017-28



Applicant(s): **Michael Economou**

Site Owner(s): **Michael Economou**

Site Address: **9307 West Street**

Tax Map No.: **101-01-00-403**

Site Location: **East side of West Street, approximately 225 feet south of its intersection with Portner Avenue**

Current Zoning: **R-1, Low Density, Single Family Residential** Parcel Size: **0.14 Acres**

Age of Structure: **117 Years**

Type of Structure: **Residential**

Summary of Request: **Fence**

Date Accepted for Review: **March 17, 2017**

Date of ARB Meeting: **April 11, 2017**



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

STAFF REPORT

ARB Case: 2017-28
Applicant: Michael Economou
Address: 9307 West Street



REQUEST

The applicant is proposing installation of fencing and construction of a wood deck on the rear elevation of the structure.

Due to the deck's limited height and location on the rear elevation, the proposed deck is not readily visible from the public street and has been administrative approved by City Staff, thus no action is required by the Board on this item.

PROPERTY INFORMATION

Location – The site is located on the east side of West Street, approximately 225 feet south of its intersection with Portner Avenue.

Historical Significance – Set on a block foundation, this two-and-a half story, three bay Colonial Revival with Queen Anne-style details. It is wood frame construction clad in weatherboard siding with cornerboards. It is covered by a cross gable roof sheathed in standing seam metal. Fenestration consists of 6/6 double-hung wood windows with a paneled entry door in a Colonial Revival style wood surround. Brick steps with metal handrail lead to the entrance. A two-story facade addition contains the entrance bay, which is covered by a flat roof. There is a one-story sun room addition on the south elevation. It is wood frame construction and covered with a flat roof. The building is ranked as contributing to the local and National Register historic districts.

Surrounding Properties – The section of West Street contains predominately residential structures ranked contributing, among them are the: Lewis/Shannon House, Gene Davis House, Chapman House, F.W. Hynson House, Morris-Shannon House and Weir House.

APPLICANT'S PROPOSAL

The proposal is for a 6' vinyl fence with flat board design is proposed to replace an existing wood fence along the northern side yard.

STAFF ANALYSIS

The proposal is for a 6' vinyl fence with 6 foot on center posts, of a flat board design is proposed to replace an existing wood fence along the northern property line. Guidelines for fences can be found on pages 38-39 of the Historic District Handbook. The guidelines indicate that fences materials should relate to materials in the neighborhood, the design should take clues from nearby existing historic designs, and privacy fences in rear yard of residential areas should be constructed of pressure-treated wood of appropriate design. The proposed design and locations of the proposed fences are in keeping with homes in the historic district and conform to zoning regulations. However the proposed vinyl material does not match surrounding homes along West Street, as recommend by the Guidelines. Staff recommends a wood material be used as recommend by the guidelines and as in commonly found in the neighborhood.

Review Criteria

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

CRITERIA	APPLICATION
Activity Proposed:	Fence
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	The placement, mass and scale of the fence are compatible with the site and historic district. Staff recommends use of a wood material instead of vinyl.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The proposed fence appears to be in harmony with the site and will not adversely impact existing features on the structure.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The placement of the new fence should have minimal impact on the historic district or streetscape.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	N/A
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	N/A
(6) Any applicable provisions of the adopted design guidelines.	The placement and design of the fence are in keeping with the design guidelines; however staff does recommend the use of a wood material.

STAFF RECOMMENDATION

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

- The use of wood material for the fence.



CITY OF MANASSAS, VIRGINIA

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

Architectural Review Board 3/17/17 Page 68
ARB #: 3017-08

DATE: 3/17/17
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD Application for Certificate of Appropriateness

Site Address: 9307 West Street Manassas, VA 20110
Number Street Name

Tax Map No(s): 101-01-00-403 Zoning District: R 1

Date Purchased: 1/30/2013 Age of Structure: 82 years

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):

Adding new deck in the back yard, not visible from street.

Adding new picket fence in front and south side of yard.

Replacing existing fence on north side of yard to coordinate with new fence.

APPLICANT

(All correspondence is addressed to applicant)

Michael Economou

Name (Please Print)

9307 West Street

Address

Manassas VA 20110

City State Zip Code

Michael.Economou@gmail.com

E-mail Address

(571)379-9526

Phone #

Fax #

Signature

OWNER

(Leave blank if same as applicant)

Name (Please Print)

Company

Address

City

State

Zip Code

Phone #

Fax #

E-mail Address

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

Manassas

Reconnaissance Level Survey

DHR Id # 155-0161-0210

Resource Identification

Tax Parcel: 101/01 00/ 403/ 1/ 1

Other Id#:

GPIN # 7795-59-5923

Property Name(s): House, 9307 West Street {Current}

Property Date: circa 1900
 Address(s): 9307 West Street {Current}
 County/Independent City: Manassas
 City: Manassas
 State, Zip: Virginia, 20108
 USGS Quad Name: MANASSAS
 Surrounding Area: City

National Register Eligibility Status

Property is Historic (50 years or Older)
 Property is associated with the Local Manassas Historic District
 Property is associated with the National Register Manassas Historic District [district]

Resource Description

Ownership Status: Private

Primary Resource Exterior Component Description:

Component	Comp Type/Form	Material	Material Treatment
Chimneys	Exterior End	Brick	Stretcher Bond
Chimneys	N/A	N/A	N/A
Foundation	Solid	Brick	Block
Roof	Gable, Cross	Metal	Standing-Seam
Porch	N/A	N/A	N/A
Structural System	Frame	Wood	Siding
Windows	Double-Hung	Wood	6/6
Windows	Fixed	Wood	6-light

Site Description: Facing east, this single dwelling is sited on a grassy level lot with mature trees and shrubs. The building is fronted with foundation plantings. A flagstone walk, edged with brick, leads from the street to the dwelling. A paved driveway is located north of the dwelling and is accessed from West Street.

WUZIT Count:

No.	Wuzit Types	Historic?
1	Single Dwelling	Historic
1	Garage	Historic

NR Resource Count:

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

Individual Resource Information

WUZIT: Single Dwelling

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: Good

Threats to Resource: None Known

Description: Set on a brick block foundation, this two-and-a-half-story, three-bay Colonial Revival-style single dwelling with Queen Anne-style details. It is wood-frame construction clad in weatherboard siding with cornerboards. It is covered by a cross gable roof sheathed in standing-seam metal. The roof has two exterior-end chimneys of stretcher-bond brick, overhanging eaves, cornice returns, scrolled brackets, a boxed cornice, and a wide frieze board with a raked molding. Fenestration consists of 6/6 double-hung wood windows with louvered shutters, torus lintels, a 6-light fixed wood window, a lunette, and a paneled entry door with a Colonial Revival-style wood surround. Brick steps with metal hand rails lead to the entrance. A two-story facade addition contains the entrance bay. It is covered by a flat roof and has consistent materials and fenestration with the main block. There is a one-story sunroom addition on the south elevation. It is wood-frame construction with large 1-light fixed windows. It is covered by a flat roof with a Chippendale balustrade and newel post balcony. A two-story wood-frame addition is constructed on the rear elevation and is flush with the rear elevation of the cross gable. It is covered by a flat roof and has consistent materials and fenestration as the main block. On the rear elevation of this addition is a one-story wood-frame addition covered by a shed roof. There is a roof-top balcony with a Chippendale balustrade.

City of Manassas

Manassas

Reconnaissance Level Survey

DHR Id # 155-0161-0210

Individual Resource Information

WUZIT:..... Garage

Est. Date of Construction: ... circa 1930 Accessed? No
 Primary Resource?..... No Number of Stories:..... 1
 Architectural Style:..... Other: Frame Vernacular Condition: Fair
 Interior Plan Type: Unknown Threats to Resource:..... None Known

Description: This is a one-story wood-frame construction garage. It is clad in weatherboard siding. It is covered by a front gable roof with overhanging eaves. The garage has four doors with vertical board siding and exterior hinges. This building was not evaluated in the Manassas National Register District nomination.

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ... Accessed?

Primary Resource?..... Number of Stories:.....

Architectural Style:..... Condition:

Interior Plan Type: Threats to Resource:.....

Description:

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ... Accessed?

Primary Resource?..... Number of Stories:.....

Architectural Style:..... Condition:

Interior Plan Type: Threats to Resource:.....

Description:

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ... Accessed?

Primary Resource?..... Number of Stories:.....

Architectural Style:..... Condition:

Interior Plan Type: Threats to Resource:.....

Description:

ometry Information

National Register Eligibility Information (Intensive Level Survey)

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

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

Significance Statement: The single-family dwelling at 9307 West Street, dated circa 1900, 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. Additionally, the architectural style and form of the building reflects the transition of the Queen Anne style to the more-fashionable Colonial Revival style at the turn of the twentieth century. This property is a contributing property to National Register Manassas Historic District. Because of its architectural interpretation, the house at 9307 West Street is Ranked Contributing.

Ownership Information

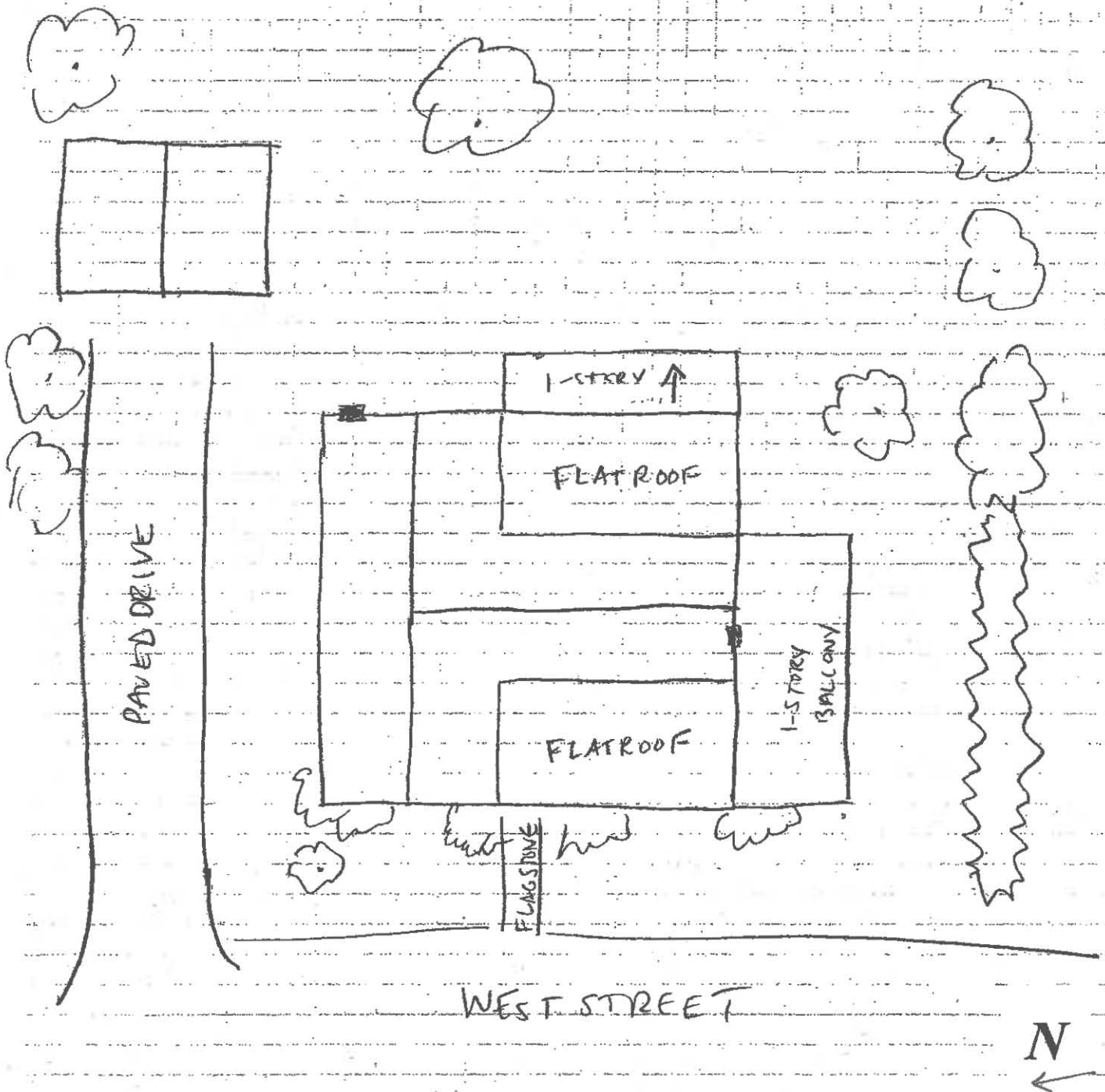
Nantier, Judy W.

Graphic Media Documentation

Medium	Photo Roll	Negative Number	Photo Date
B&W 35mm Photos	EHT 29	4-6	12/20/2005
Digital Photos	EHT 29	4-6	12/20/2005

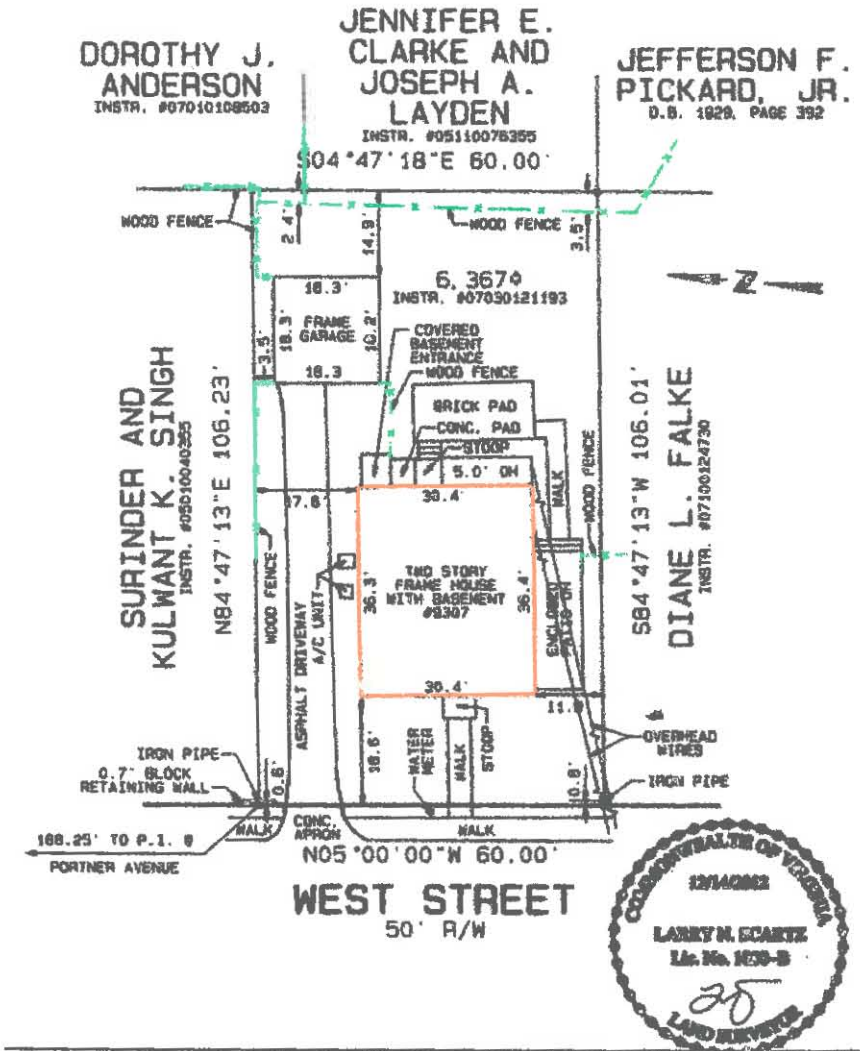
CRM Event

Reconnaissance Survey EB: EHT Tracerics, Inc. September 23, 2005



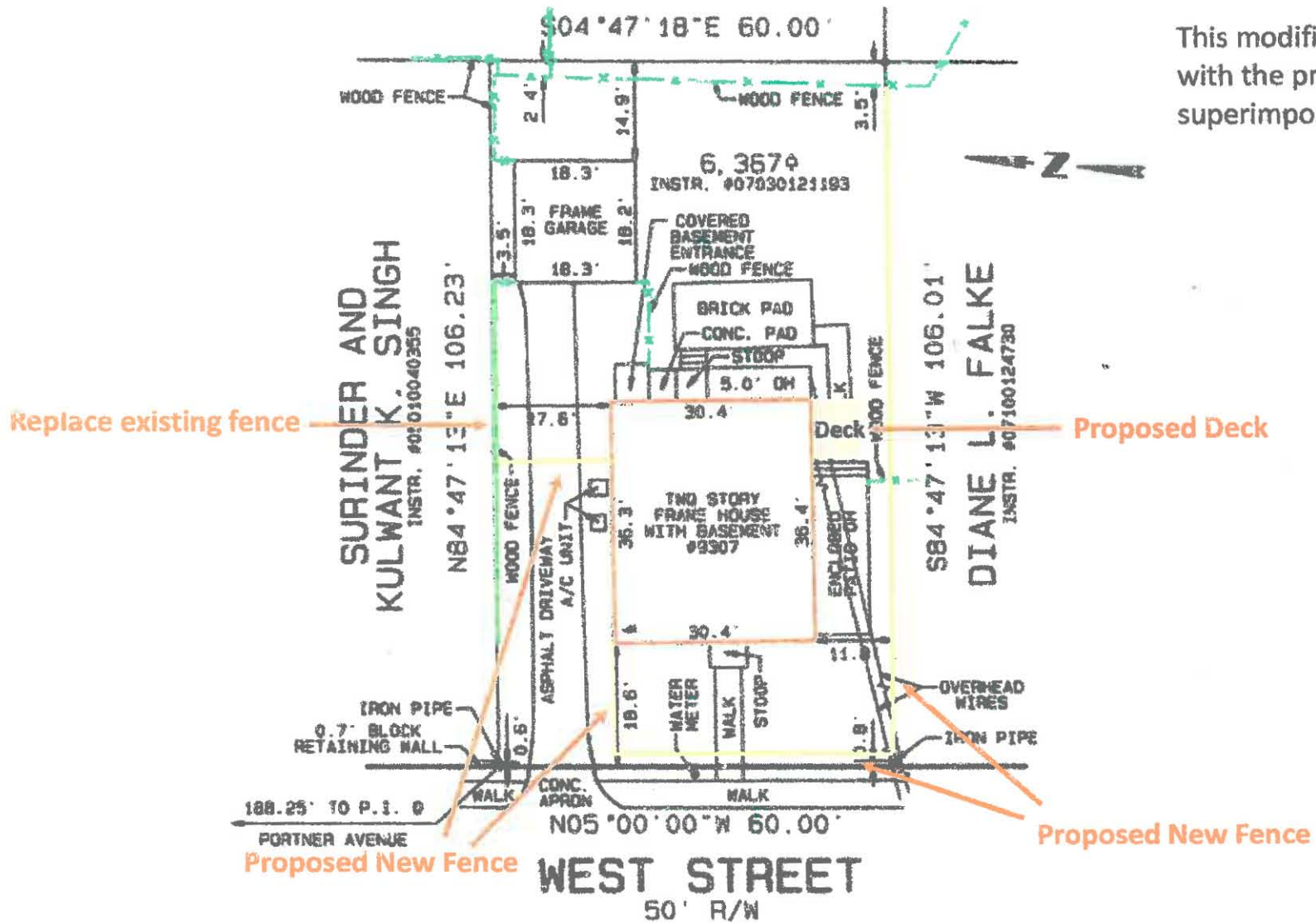
ID. # (s) 7995-59-5923

Address 9307 West Street



The image to the left shows a survey of the property without any of the proposed modifications represented, and the image on the right is a photo of 9307 West St.

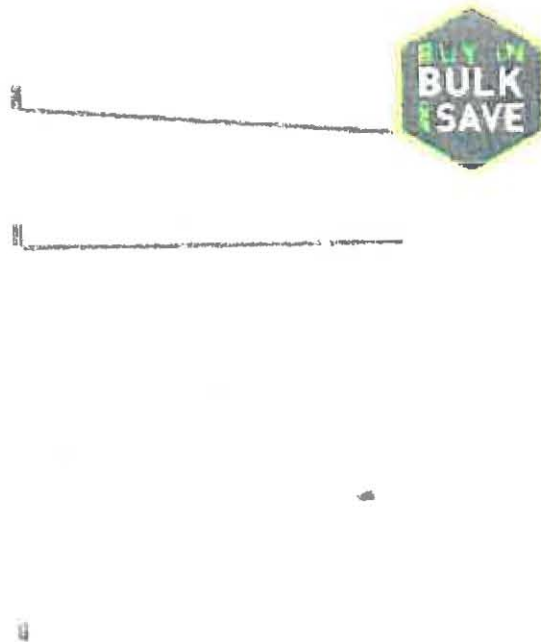




This modified image shows the survey with the proposed modifications superimposed.

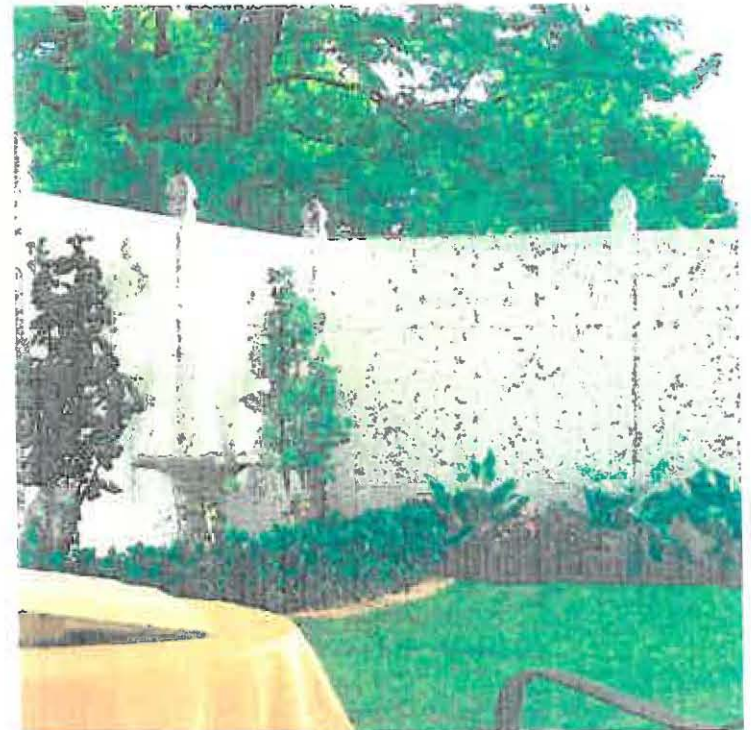
The proposed replacement for the existing, taller fence, shown in green on the modified survey, is depicted below

(Common: 6-ft x 6-ft; Actual: 5.66-ft x 5.45-ft)

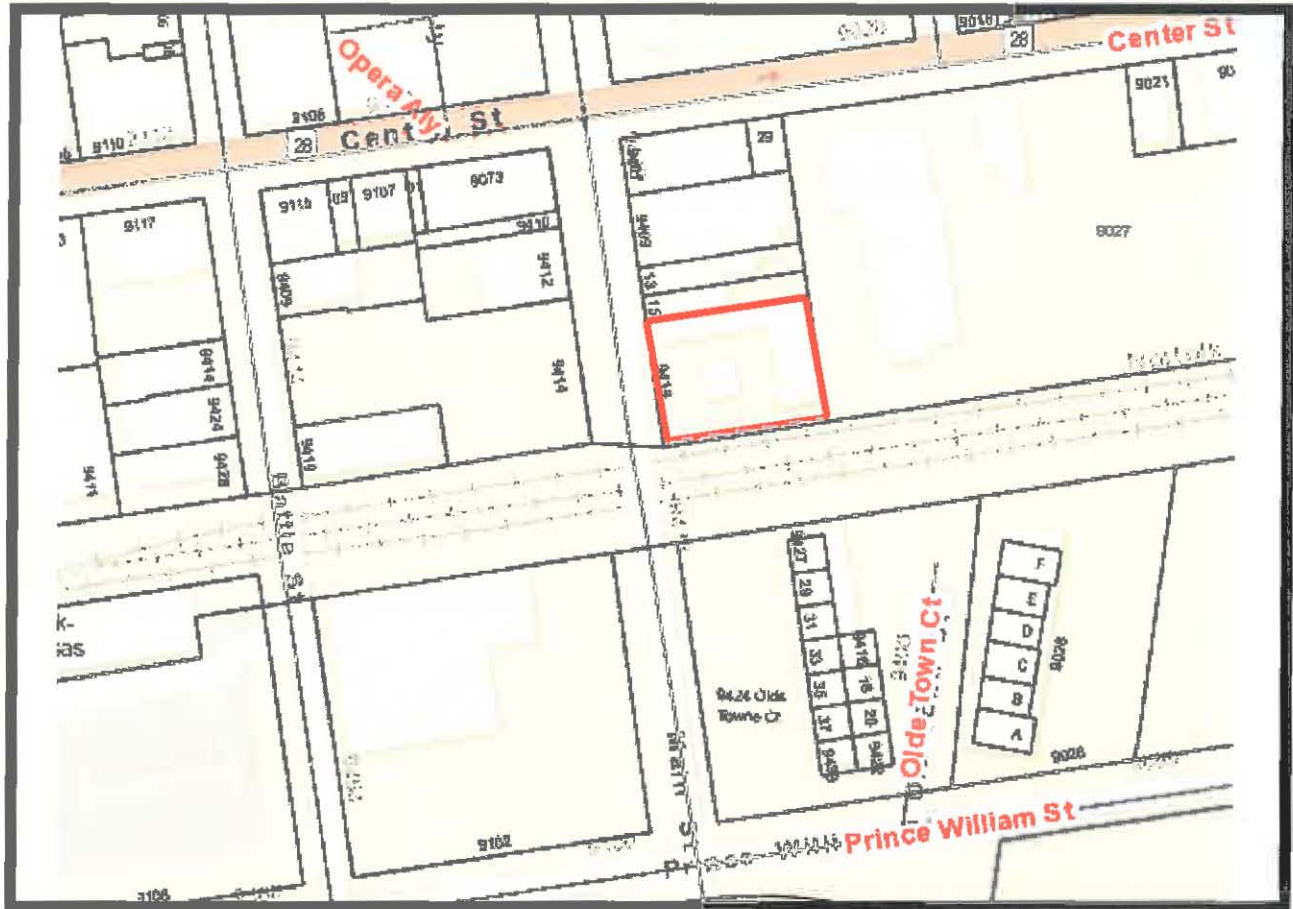


Color: White
Material: Vinyl
Manufacturer: Freedom Item # 317995 Model # 73008781

Sample photo, fully assembled



ARCHITECTURAL REVIEW BOARD No. 2017-29



Applicant(s): **Blane Perry**

Site Owner(s): **Bryan Weisberg**

Site Address: **9419 Main Street** Tax Map No.: **101-01-00-199**

Site Location: **East side of Main Street, just north of the Southern Railway railroad crossing, between Center Street and Prince William Street**

Current Zoning: **B-3, City Center Commercial** Parcel Size: **0.19 Acres**

Age of Structure: **97 Years** Type of Structure: **Commercial**

Summary of Request: **Signage, Paint-Color Change**

Date Accepted for Review: **March 17, 2017**
Date of ARB Meeting: **April 11, 2017**



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

STAFF REPORT

ARB Case: 2017-29
Applicant: Blane Perry
Address: 9419 Main Street



REQUEST

The applicant is proposing the relocation of a former freestanding sign pole to be reused as a sign along the property's Main Street frontage. In addition, the applicant is proposing to repaint the building.

PROPERTY INFORMATION

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

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

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

APPLICANT'S PROPOSAL

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

STAFF ANALYSIS

The applicable design guidelines for signage are found on pages 82-87 of the City of Manassas Historic District Handbook. The guidelines state that freestanding signs should be placed perpendicular to the building, not exceeding 10 feet in height or larger than 15 square feet. The size and design of each sign should match the character of the building and the surrounding historic district.

The applicant is proposing to reuse the site's existing 17' sign pole that appears period specific to the site's buildings. However, based on the current location of the pole, it cannot meet zoning setback requirements for reuse. As such the applicant is proposing its relocation to bring it into conformance with zoning regulations so it can be reused. The proposed sign would be setback approximately 14 feet from Main Street. The sign would be made of metal and approximately 18 square feet in size. While the sign is larger and taller than the recommendations of the guidelines, it meets zoning regulations.

Staff supports the deviation from the guidelines due to the uniqueness of this site:

- The applicant is proposing to reuse the site's existing sign pole that appears period specific to the site's buildings.
- The existing commercial buildings are one story construction setback from street with pitched roofs. This style of construction and site design differs from the majority of commercial buildings in the historic core, and along this section of Main Street. Buildings in this area are predominately zero setback two story construction. The combination of the lower height, setback behind other buildings, and lack of parapet wall diminish the visibility of the building and thus the visibility of projecting and wall mounted signage.
- The site is at a transition location at the southeast corner of the historic core, and is adjacent to surface parking lots to the west, across Main Street, and to the South, across the railroad tracks.

While staff would not likely recommend the installation of a new pole that deviated from the guidelines, reuse of the existing pole in this unique circumstance warrants consideration. Likewise, the use of a taller pole with a larger setback warrants consideration of a larger sign. As such, staff supports the reuse of the onsite pole as proposed by the applicant.

The applicable design guidelines for paint are found on pages 79-81 of the City of Manassas Historic District Handbook. The guidelines state that paint colors should blend with and complement the overall color scheme that exists on the same street. All trim on commercial buildings should be the same color, and should be a contrasting color to the wall color. Earth tone colors are recommended for the Historic Overlay District.

The color scheme appears consistent with the design guidelines using earth-tone colors of grey for the body of the building and a cream color for the trim and doors, these colors appear to complement the colors along Main Street. The two colors also provide contrast as recommend by the guidelines. The applicant will keep the existing wood gate unpainted; it will be power washed and resealed.

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:	Free Standing Signage and Paint façade, trim, and doors.
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	The proposed design, color, scale, material, and placement of the sign are compatible with the characteristics of the building and surrounding historic district for this specific site. The applicant has provided for two contrasting colors. The proposal uses a consistent design keeping the façade predominantly darker with a lighter color used for trim and doors.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The proposed size and placement of the sign are in harmony with the characteristics of the building and this specific site.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed paint and signage is compatible with the streetscape and surrounding historic district.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed paint and signage is in keeping with the character of the structure and surrounding area.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	N/A
(6) Any applicable provisions of the adopted design guidelines.	The proposed painting is in keeping with the recommendations of the design guidelines. While the proposed signage deviates from the design guidelines, based on the uniqueness of the site, staff finds the deviations appropriate.

STAFF RECOMMENDATION

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

- The applicant will refurbish the relocated sign pole.



CITY OF MANASSAS, VIRGINIA

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

ARB #: 2017-29

DATE: 3-17-17
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD Application for Certificate of Appropriateness

Site Address: 9419 Main Street Manassas, VA 20110
Number Street Name

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

Date Purchased: _____ Age of Structure: _____

Nature of Proposed Work: Please check all that apply.

- Signage
- Exterior Alteration
- Addition
- New Construction
- Demolition

Description of Proposed Work (use additional pages if necessary): _____

Signage

Exterior Paint

APPLICANT

(All correspondence is addressed to applicant)

Blane Perry

Name (Please Print)

8185 Tenbrook Drive

Address

Gainesville VA 20155

City State Zip Code

blane@sinistralbrewingcompany.com

E-mail Address

571-205-1517

Phone #

Fax #

Signature

OWNER

(Leave blank if same as applicant)

Bryan Weisberg

Name (Please Print)

Thousand Oaks Barrel Company

Company

9124 I-Beam Lane

Address

Manassas VA 20110

City State Zip Code

(703) 885-1483

Phone #

Fax #

bryan@1000oaksbarrel.com

E-mail Address

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



MANASSAS, VIRGINIA

Community Development • 9027 Center Street, Manassas, VA 20108 • 703-257-8223

SPECIAL/LIMITED POWER OF ATTORNEY

THIS 9th day of March 2017 I, Brian Weisberg the owner of Tax Map Number _____ make, constitute and appoint Blane Perry my true and lawful attorney-in-fact and in my name, place and stead going unto said Blane Perry full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for (circle one) (Special Use Permit), (Rezoning), (Architectural Review Board), (Board of Zoning Appeals) in connection with the above described real property

The right, powers and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on March 7 2017 and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Community Development of the City of Manassas stating that the terms of this power have been revoked or modified.

Brian Weisberg
Owner's Name (Please Print)

[Signature]
Owner's Signature

STATE OF Virginia
COUNTY OF Prince William

I, Miguel Castro a Notary Public in and for the State and County aforesaid, do hereby certify that Brian Weisberg whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same



Given under my hand this 9th day of March 2017

[Signature]
Notary Public

My Commission Expires Dec 31, 2020 ID 765372817

City of Manassas

Manassas

Reconnaissance Level Survey

DHR Id # 155-0161-0171

Resource Identification

Tax Parcel: 101/01 00/ 199/ 11

Other Id#: 155-0161-0172

GPIN # 7795-68-3106

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

Property Date: circa 1920
Address(s): 9419-9423 Main Street {Current}
County/Independent City: Manassas
City: Manassas
State, Zip: Virginia, 20108
USGS Quad Name..... MANASSAS
Surrounding Area: City

National Register Eligibility Status

Property is Historic (50 years or Older) .
Property is associated with the Local Manassas Historic District

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

Resource Description

Ownership Status:..... Private

Primary Resource Exterior Component Description:

Component	Comp Type/Form	Material	Material Treatment
Chimneys	Interior	Metal	Stovepipe
Chimneys	N/A	N/A	N/A
Foundation	Solid	Concrete	Poured
Roof	Hip	Asphalt	Shingle
Porch	1-story, Wrap-around	Wood	Awning
Structural System	Masonry	Concrete	Stucco
Windows	Double-Hung	Wood	2/2
Windows	Fixed	Wood	1-light

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

WUZIT Count:

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

NR Resource Count:

#	NR Resource Type	Contributing Status
2	Buildings	Non-Contributing

Individual Resource Information

WUZIT:..... Commercial Building

Est. Date of Construction: ... circa 1920
Primary Resource?..... Yes
Architectural Style:..... Colonial Revival
Interior Plan Type: Unknown
Accessed? No
Number of Stories:..... 1
Condition: Good
Threats to Resource:..... None Known

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

Individual Resource Information

WUZIT:..... Commercial Building

Est. Date of Construction: ... circa 1945

Accessed? No

Primary Resource?..... No

Number of Stories:..... 1

Architectural Style:..... Other: Masonry Vernacular

Condition: Fair

Interior Plan Type: Unknown

Threats to Resource:..... None Known

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

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ...

Accessed?

Primary Resource?.....

Number of Stories:.....

Architectural Style:.....

Condition:

Interior Plan Type:

Threats to Resource:.....

Description:

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ...

Accessed?

Primary Resource?.....

Number of Stories:.....

Architectural Style:.....

Condition:

Interior Plan Type:

Threats to Resource:.....

Description:

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ...

Accessed?

Primary Resource?.....

Number of Stories:.....

Architectural Style:.....

Condition:

Interior Plan Type:

Threats to Resource:.....

Description:

Cemetery Information

National Register Eligibility Information (Intensive Level Survey)

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

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

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

Ownership Information

Botkin, Gerald W. & Evelyn M.

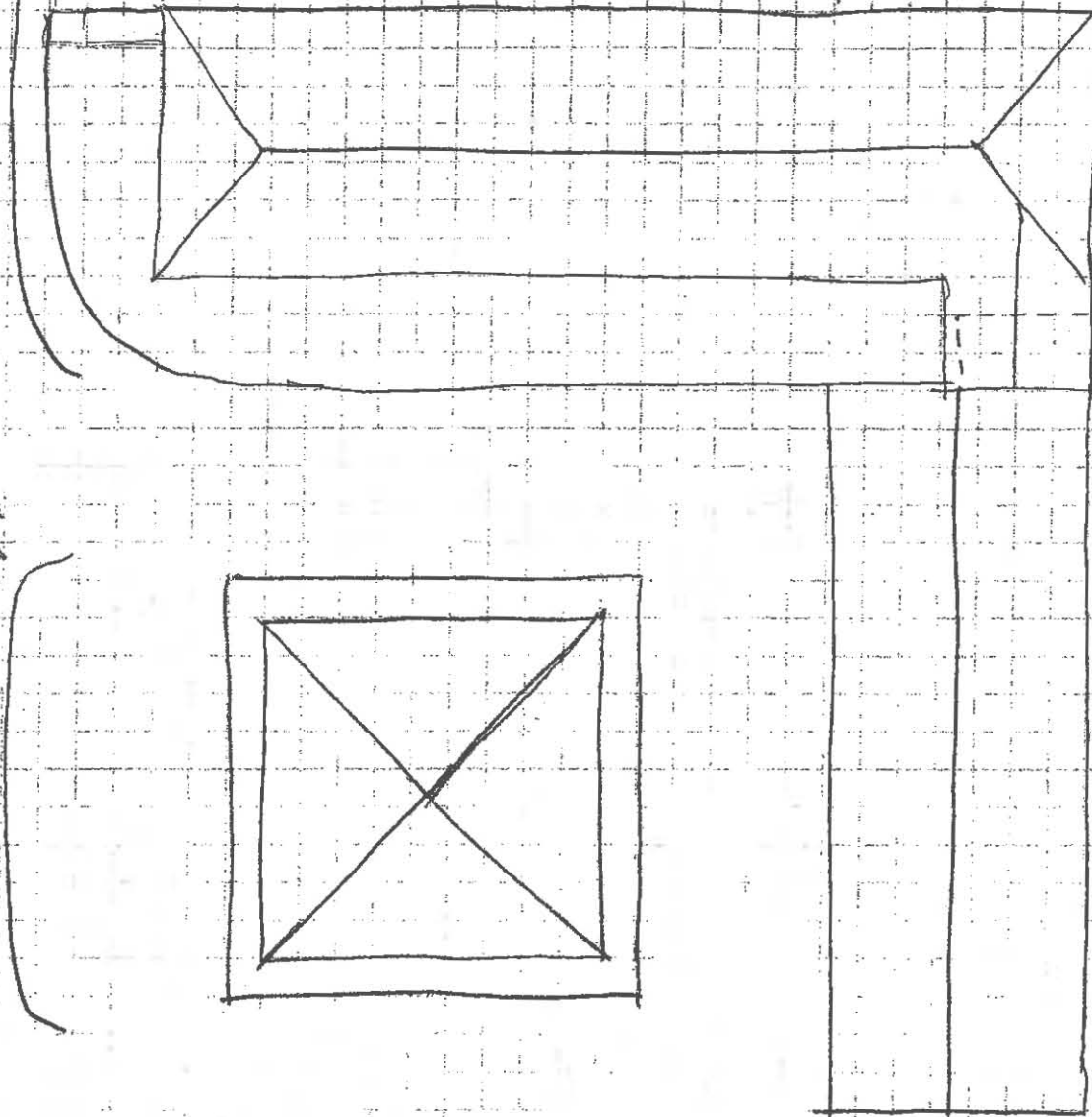
Graphic Media Documentation

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

CRM Event

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

9417
MAIN



MAIN ST

NP

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

Sinistral Brewing Company
9419 Main Street
Manassas, VA 20110

ARCHITECTURAL REVIEW BOARD
APPLICATION PACKAGE



SINISTRAL BREWING COMPANY

9419 Main Street
Manassas, VA 20110

PROPOSED EXTERIOR PAINT COLORS



Main Color

Benjamin Moore
Kendall Charcoal
HC-166

Trim Color

Benjamin Moore
White Dove OC-17

Fence/Gate will be power washed and sealed

CURRENT COLORS



PROPOSED COLORS



SINISTRAL BREWING COMPANY

9419 Main Street
Manassas, VA 20110

CURRENT SIGN



PROPOSED SIGN & PLACEMENT



Proposed Signage Specs

Size: 6ft x 3ft

Material: 16 gauge steel

The existing sign pole will sit 14 feet back from the sidewalk.

The sign will consist of 3 pieces of 16 gauge steel that is 6ft by 3ft. The center piece will be a solid piece painted our logo colors. The 2 outer pieces will have our logo cut out so the center color will show our logo.



GREY COLOR

CMYK (FOR PRINT)

C 61
M 52
Y 50
K 20

RGB (FOR WEB)

R 101
G 102
B 104

HEX #656668

PANTONE 7540 U



LIGHT BLUE COLOR

CMYK (FOR PRINT)

C 56
M 20
Y 31
K 0

RGB (FOR WEB)

R 118
G 170
B 173

HEX #76AAAD

PANTONE 2205 U



GREEN COLOR

CMYK (FOR PRINT)

C 56
M 23
Y 91
K 4

RGB (FOR WEB)

R 124
G 155
B 73

HEX #7C9B49

PANTONE 7490 U



YELLOW COLOR

CMYK (FOR PRINT)

C 24
M 7
Y 99
K 0

RGB (FOR WEB)

R 204
G 206
B 45

HEX #CCCE2D

PANTONE 584 U



DARK BLUE COLOR

CMYK (FOR PRINT)

C 74
M 44
Y 47
K 16

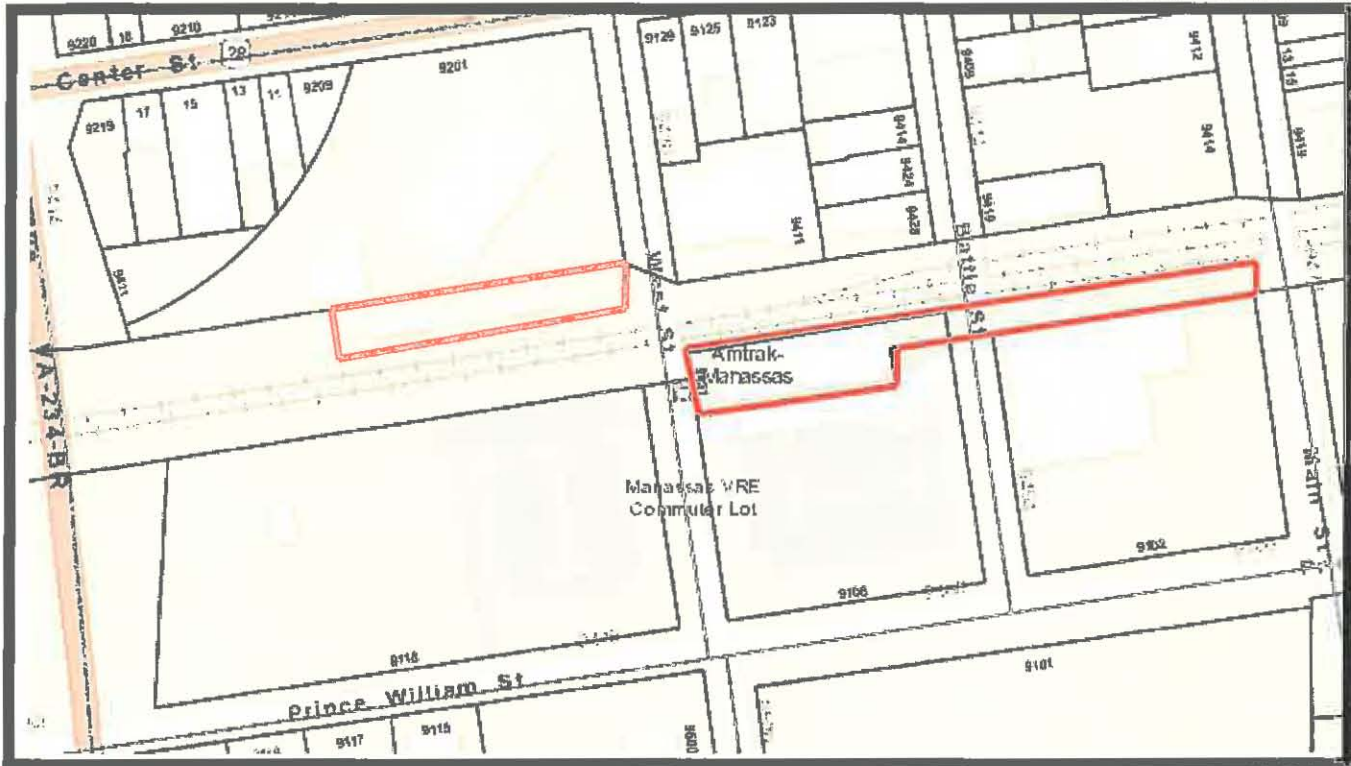
RGB (FOR WEB)

R 73
G 111
B 115

HEX #496F73

PANTONE 5405 U

ARCHITECTURAL REVIEW BOARD No. 2017-30



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

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

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

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

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

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

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

Date Accepted for Review: March 21, 2017
Date of ARB Meeting: April 11, 2017 (Worksession)



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

STAFF REPORT

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



REQUEST

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

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

PROPERTY INFORMATION

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

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

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

APPLICANT'S PROPOSAL

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

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

STAFF ANALYSIS

Recommendations for building lighting can be found on page 40 of the Historic District Handbook. The guidelines recommend light fixtures that are understated and compatible with the quality of the area and surrounding buildings. Bright flood lights and "crime" lights should not be used to illuminate buildings. Additional recommendations for site lighting for public improvements found on page 121 of the Historic District Handbook. The guidelines recommend light avoidance of the use of a variety of fixtures within the downtown and variety of light sources in the same area, to avoid different tints of light. Adequate light should be provided at critical areas of pedestrian/vehicular conflict. The guidelines do recommend the use of single luminaires on poles.

STAFF RECOMMENDATION

This is a worksession item; no action is requested at this time. However, staff and the applicant will accept any feedback from the Board.



CITY OF MANASSAS, VIRGINIA

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

ARB #: 2017-30
MAR 21 2017
DATE: _____
(Completed by City Staff)

ARCHITECTURAL REVIEW BOARD Application for Certificate of Appropriateness

Site Address: 9451 et al West Street Manassas, VA 20110
Number Street Name
Tax Map No(s): 101-01-00174A / 101-01-00-175A Zoning District: B4 Gen'l Comm
Date Purchased: 1995 / 2008 Age of Structure: +100yrs / 8 yrs

Nature of Proposed Work: Please check all that apply.

- Signage Exterior Alteration Addition
 New Construction Demolition

Description of Proposed Work (use additional pages if necessary): _____
See attached description of proposed work.

APPLICANT

(All correspondence is addressed to applicant)

NVTC &PRTC dba Virginia Railway Express

Name (Please Print)

Greg Deibler

Address

1500 King St. Ste 202 VA 22314

City State Zip Code

Alexandria

E-mail Address

gdeibler@vre.org 703.838.9337

Phone # Fax #

Signature 

OWNER

(Leave blank if same as applicant)

NVTC & PRTC/ City of Manassas

Name (Please Print)

Doug Allen, CEO

Company

NVTC &PRTC dba Virginia Railway Express

Address

City State Zip Code

Phone # Fax #

E-mail Address

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



CITY OF MANASSAS, VIRGINIA

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

CASE # 2017-30
(Completed by City Staff)

SPECIAL/LIMITED POWER OF ATTORNEY

THIS 13th day of October, 2016, I, NVTC and PRTC, AS VRE, the owner of Tax Map Number 101-01-00-175A, make, constitute and appoint GREG DEIBLER, my true and lawful attorney-in-fact, and in my name, place and stead giving unto said GREG DEIBLER full power and authority to do and perform all acts and make all representation necessary, without any limitation whatsoever, to make application for (circle one) (Special Use Permit), (Rezoning), (Architectural Review Board), (Board of Zoning Appeals) in connection with the above described real property.

The right, powers and authority of said attorney-in-fact herein granted shall commence and be in full force and effect on October 13, 2016, and shall remain in full force and effect thereafter until actual notice, by certified mail, return receipt requested is received by the Office of Community Development of the City of Manassas stating that the terms of this power have been revoked or modified.

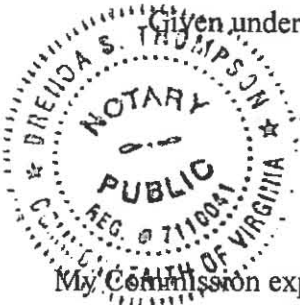
NORTHERN VIRGINIA TRANSPORTATION COMMISSION
AND
TOMAC AND RAPPAHANNOCK TRANSPORTATION COMMISSION
Owner's Name (Please Print)

Doug Allen
Owner's Signature

STATE OF Virginia
COUNTY OF Alexandria

I, Brenda S. Thompson, a Notary Public in and for the State and County aforesaid, do hereby certify that Doug Allen whose name is signed to the foregoing, this day personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 13 day of October, 2016.



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

My Commission expires: _____ ID: 7110041

Resource Identification

Tax Parcel: 101/01 00/ 174A/ 11

Other Id#: 155-0161-0228

GPIN # 7795-57-8687

Property Name(s): Manassas Railroad Station {Historic/Current} Visitors Center, 9431 West Street {Current}

Property Date: 1914

Address(s): 9431 West Street {Current}

County/Independent City: Manassas

City: Manassas

State, Zip: Virginia, 20108

USGS Quad Name..... MANASSAS

Surrounding Area: City

National Register Eligibility Status

Property is Historic (50 years or Older)

Property is associated with the Local Manassas Historic District

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

Resource Description

Ownership Status:..... Public-Local

Primary Resource Exterior Component Description:

<u>Component</u>	<u>Comp Type/Form</u>	<u>Material</u>	<u>Material Treatment</u>
Chimneys	Interior	Brick	Corbelled Cap
Chimneys	N/A	N/A	N/A
Foundation	Solid	Brick	Stretcher Bond
Roof	Hip, Flared	Tile	Terra Cotta
Porch	1-story, Wrap-around	Wood	Post, Square
Structural System	Masonry	Brick	Stretcher Bond
Windows	Double-Hung	Wood	2/2
Windows	Fixed	Wood	12-light

Site Description:..... Facing north, the train station is sited on a paved level lot with landscaping. The lot is on the southeast corner of West Street and the railroad tracks. A paved parking lot is located to the south of the train station and is accessible from West Street and Battle Street.

WUZIT Count:

<u>No.</u>	<u>Wuzit Types</u>	<u>Historic?</u>
1	Train Station	Historic
1	Sign Post	Non-Historic

NR Resource Count:

<u>#</u>	<u>NR Resource Type</u>	<u>Contributing Status</u>
1	Building	Contributing
1	Structure	Non-Contributing

Individual Resource Information

WUZIT:..... Train Station

Est. Date of Construction: ... 1914

Primary Resource?..... Yes

Architectural Style:..... Craftsman

Interior Plan Type: Unknown

Accessed? No

Number of Stories:..... 1.5

Condition: Good

Threats to Resource:..... None Known

Description: Set on a stretcher-bond brick foundation, this one-and-a-half-story, ten-bay Craftsman-style building is a train station. It is masonry-construction of stretcher-bond brick with brick quoins. It is covered by a flared hipped roof. The roof has four half-hipped flared dormers, a canted bay turret on the façade, overhanging eaves with exposed rafters, large scrolled brackets, and an ogee molding. The first story features a projecting square bay window directly beneath the canted bay turret. The one-story, wrap-around porch has square wood posts with a flat roof. Fenestration consists of 2/2 double-hung wood windows, 12-light fixed wood windows, segmental brick arches, stone sills, and double-leaf doors with six panels capped by a 5-light transom.

Individual Resource Information

WUZIT:..... Sign Post

Est. Date of Construction: ... circa 1990

Accessed? N/A

Primary Resource?..... No

Number of Stories:..... N/A

Architectural Style:..... Other

Condition: Good

Interior Plan Type: N/A

Threats to Resource:..... None Known

Description: This wooden sign post has a square base with a pyramidal cap. The sign post has display cases on each elevation.

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ...

Accessed?

Primary Resource?.....

Number of Stories:.....

Architectural Style:.....

Condition:

Interior Plan Type:

Threats to Resource:.....

Description:

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ...

Accessed?

Primary Resource?.....

Number of Stories:.....

Architectural Style:.....

Condition:

Interior Plan Type:

Threats to Resource:.....

Description:

Individual Resource Information

WUZIT:.....

Est. Date of Construction: ...

Accessed?

Primary Resource?.....

Number of Stories:.....

Architectural Style:.....

Condition:

Interior Plan Type:

Threats to Resource:.....

Description:

Cemetery Information

National Register Eligibility Information (Intensive Level Survey)

Historic Context(s): Architecture/Community Planning, Transportation/Communication

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

Significance Statement:

Currently used as a visitor's center as well as a railroad station, the Manassas Railroad Station at 9431 West Street was constructed circa 1914 within the remaining portion of a 1904 structure that burned in 1912. The first railway in Prince William County was the Orange and Alexandria Line, which ran from Alexandria through the Manassas area to Gordonsville in 1850. The first Manassas Railroad Station was a small log building located east of the present depot on the north side of the tracks. This early structure was destroyed in March 1862 by Union General Joseph E. Johnson. It was subsequently rebuilt and destroyed multiple times during the Civil War. The first station on the present site was a log building constructed in the 1880s. The design of the building was typical of station designs for the Richmond and Danville Railroad Company, which purchased a controlling interest in the Orange and Alexandria in 1886. This station was dismantled in 1904 and replaced by a brick passenger depot. In 1912, the depot burned, leaving only the foundation and walls. The present station incorporates the walls of the burned station, although it is about 32 feet longer and has a different room arrangement. The railroad station was a popular landmark in the City of Manassas during the first half of the twentieth century as many residents commuted by train to work in Washington D.C. Between 1925 and 1933, as many as one hundred people per day would commute into the nation's capital from Manassas. However, beginning in the 1930s, the effects of the automobile and the origins of carpooling began to limit the appeal of rail commuting. The building, which continues to serve as a railroad station, was dedicated as a visitor's center in January 1997. This property is a contributing property to National Register Manassas Historic District. Because of its

Ownership Information

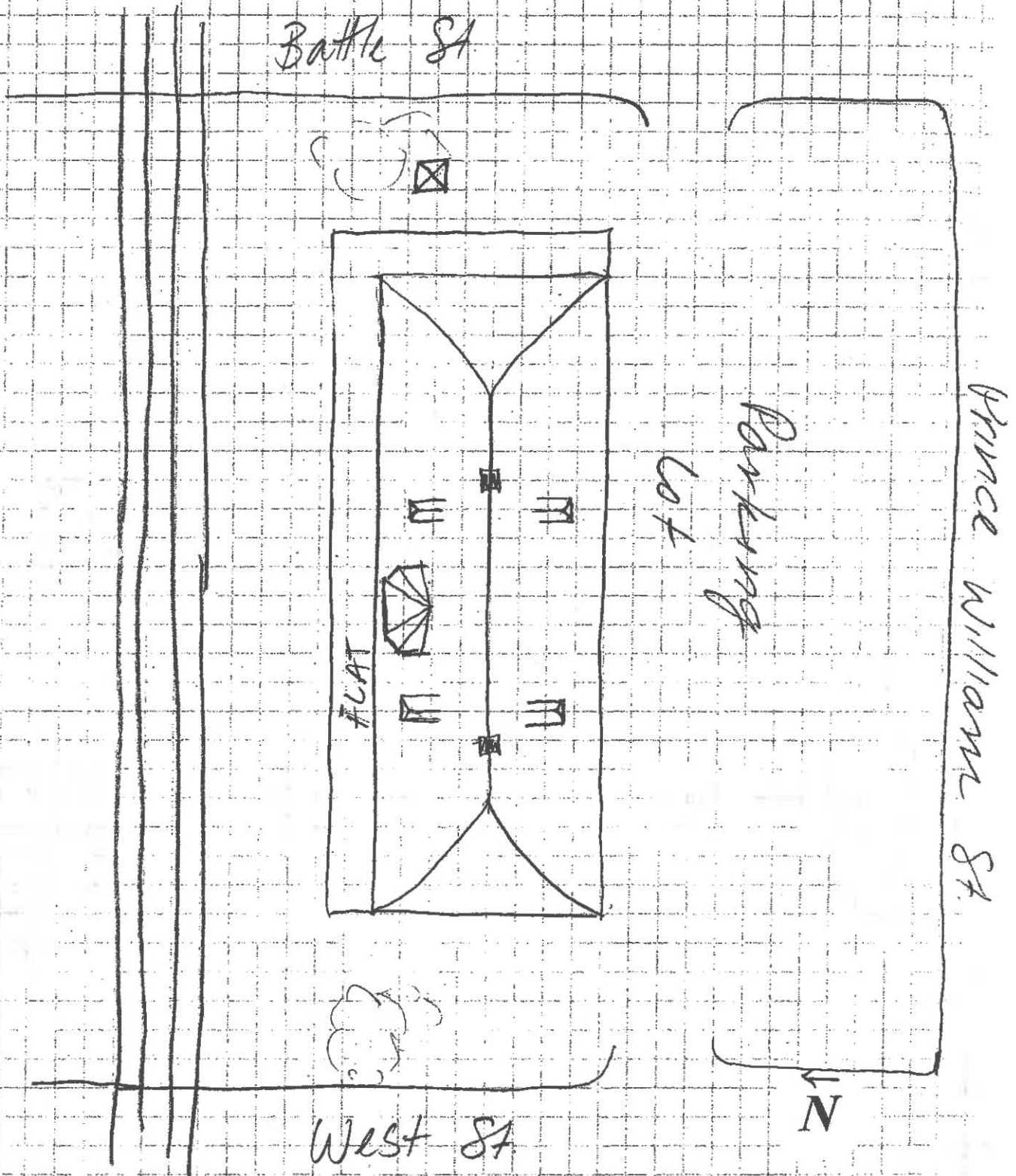
City of Manassas {As of 8/2005}

Graphic Media Documentation

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

CRM Event

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



I.D. # (s) 1195-51-8687 Address 9431 West Street

Resource Identification

Tax Parcel: 101/01 00/216/11

Other Id#:

GPIN # 7795-58-5201

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

Property Date: 1949/1991

Address(s): 9451 West Street {Current}

County/Independent City: Manassas

City: Manassas

State, Zip: Virginia, 20108

USGS Quad Name..... MANASSAS

Surrounding Area: City

National Register Eligibility Status

Property is Historic (50 years or older)

Property is associated with the Local Manassas Historic District

Resource Description

Ownership Status: Public-Local

Primary Resource Exterior Component Description:

Component	Comp Type/Form	Material	Material Treatment
Chimneys	N/A	N/A	N/A
Chimneys	N/A	N/A	N/A
Foundation	N/A	N/A	N/A
Roof	N/A	N/A	N/A
Porch	N/A	N/A	N/A
Structural System	N/A	N/A	N/A
Windows	N/A	N/A	N/A
Windows	N/A	N/A	N/A

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

WUZIT Count:

No.	Wuzit Types	Historic?
3	Train Cars	Historic

NR Resource Count:

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

Individual Resource Information

WUZIT: Train Cars

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

Primary Resource? Yes

Architectural Style: Other: Train Cars

Interior Plan Type: Open

Accessed? Yes

Number of Stories: 1

Condition: Good

Threats to Resource: None Known

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

Cemetery Information

National Register Eligibility Information (Intensive Level Survey)

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

Time Period(s): The New Dominion

Significance Statement:

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

Ownership Information

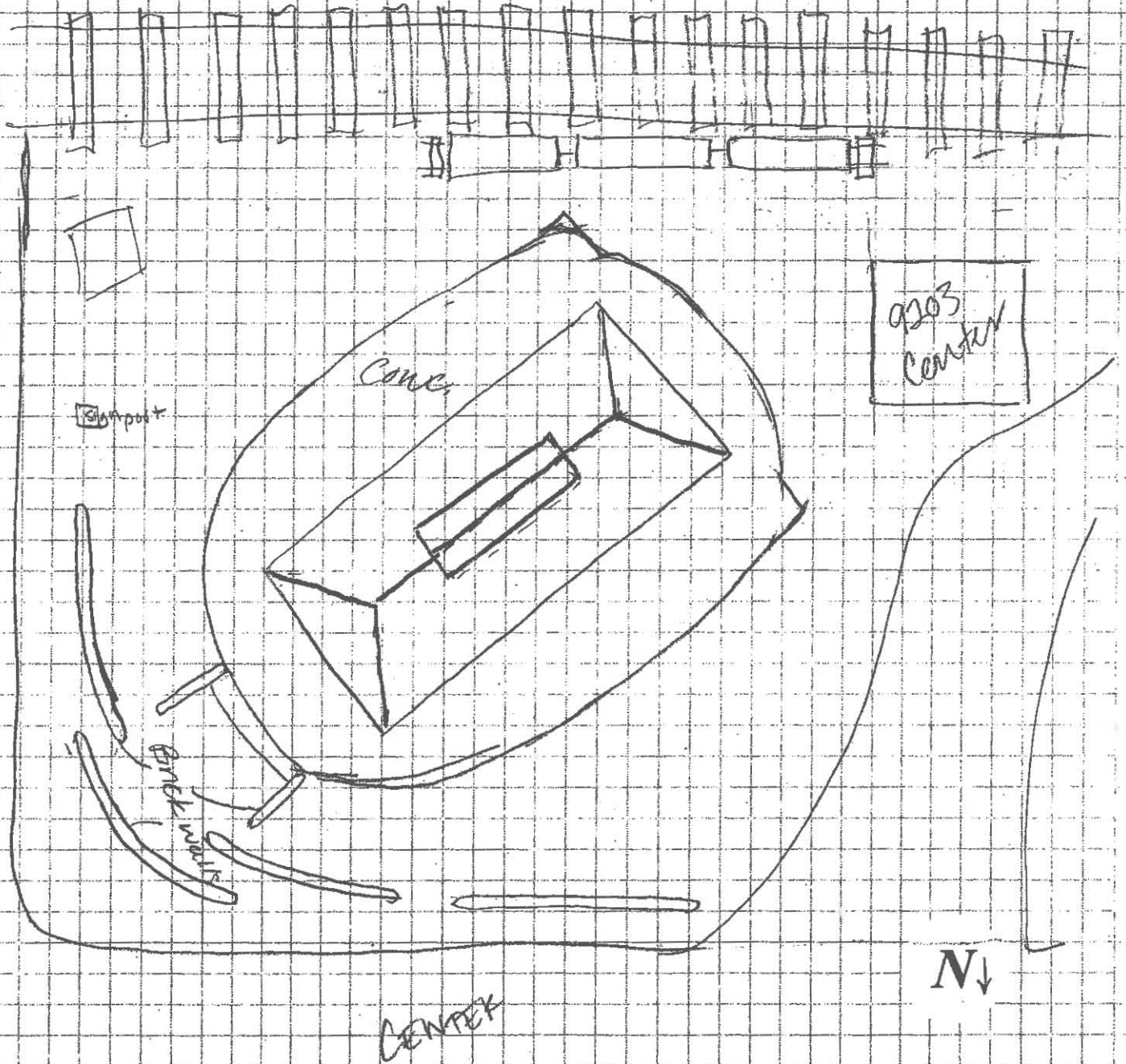
City of Manassas

Graphic Media Documentation

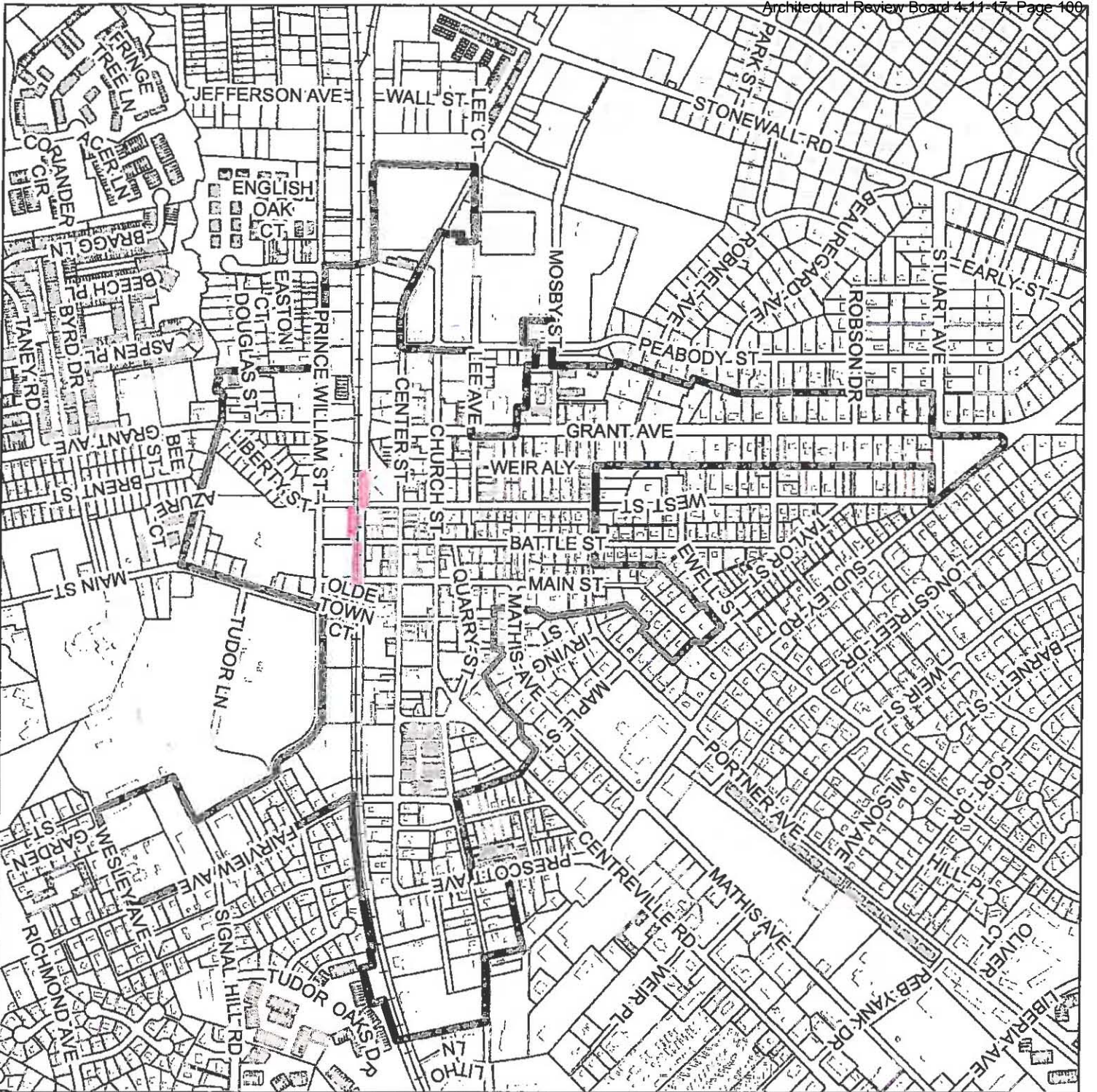
Medium	Photo Roll	Negative Number	Photo Date
BW 35mm Photos	EHT 3	11	11/11/2005
Digital Photos	EHT 3	11	11/11/2005

CRM Event

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


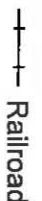
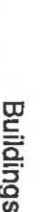
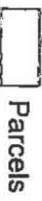


LD. # (s) 7795-58-5201 - Address 9451 West Street



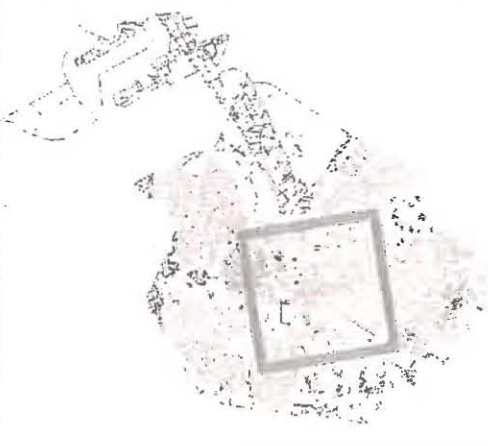
**City of Manassas
Local Historic
District**

Legend

-  Historic District
-  Railroad
-  Buildings
-  Parcels



Map Created by:
Department of Community Development
Map Updated on: 12/30/2014





Virginia Railway Express Platform Lighting Renewal

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

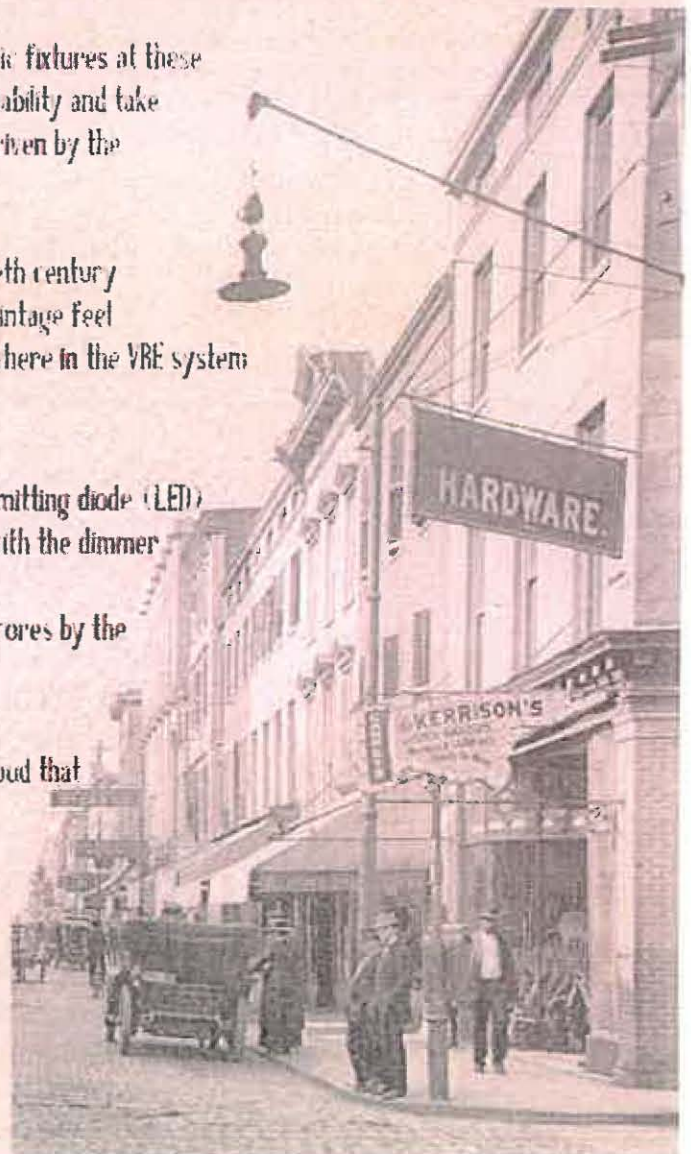
After two decades in service, VRE is taking a renewed look the historic fixtures at these locations in an effort to improve safety, energy efficiency, and reliability and take advantage of the expanding marketplace of vintage-style fixtures driven by the popularity for reclamation and restoration.

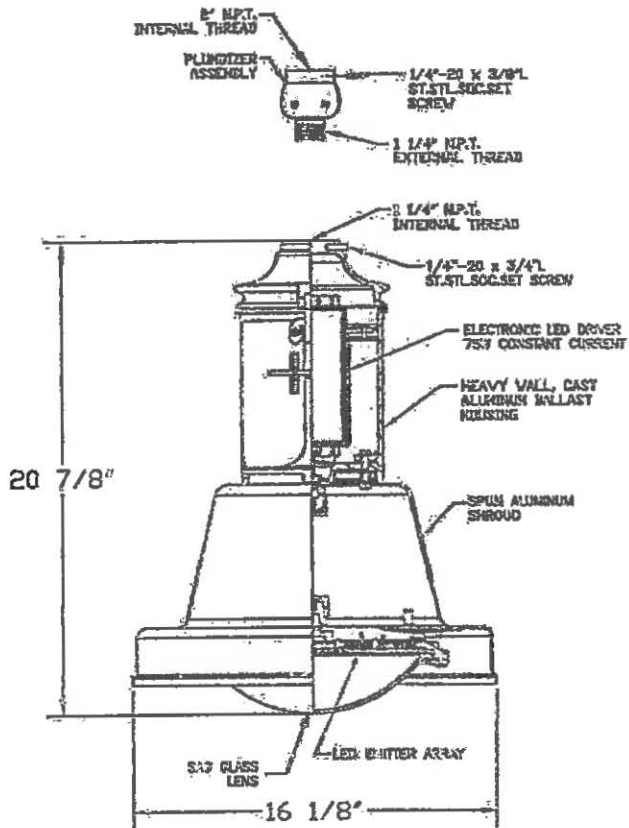
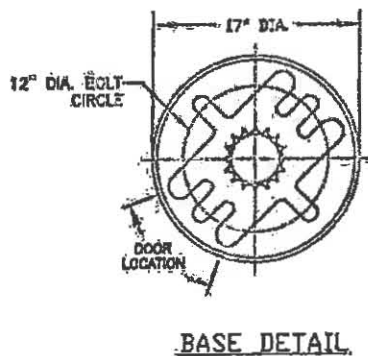
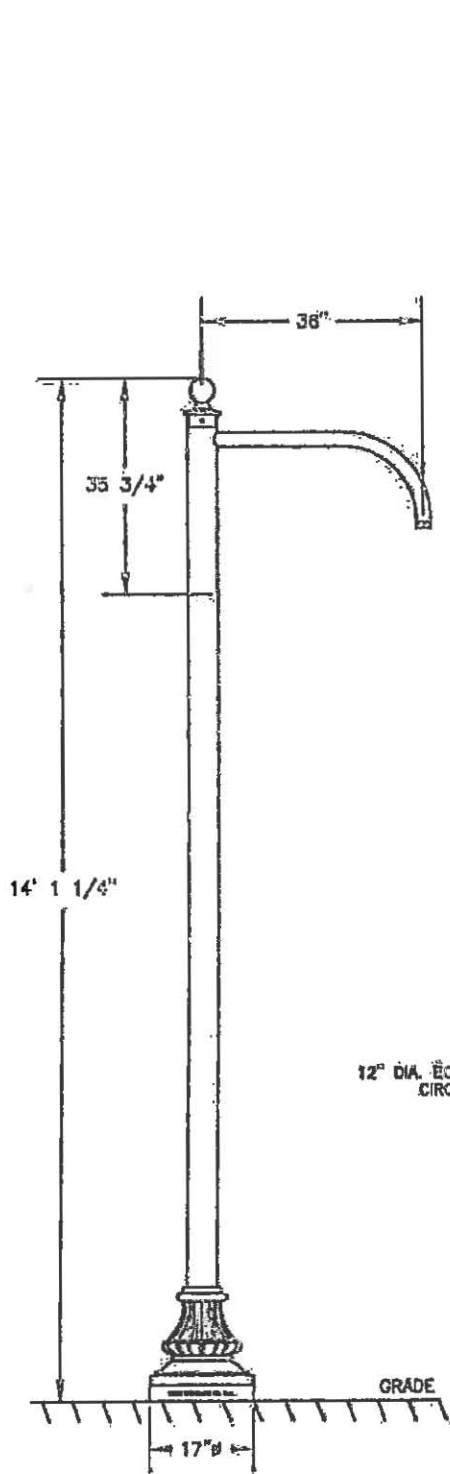
We have located a platform lamp fixture based upon an early twentieth century Adams & Bagnall gas streetlamp design. This lamp offers the ideal vintage feel necessary for locations in historic districts and has been tested elsewhere in the VRE system for reliability and maintainability.

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

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

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

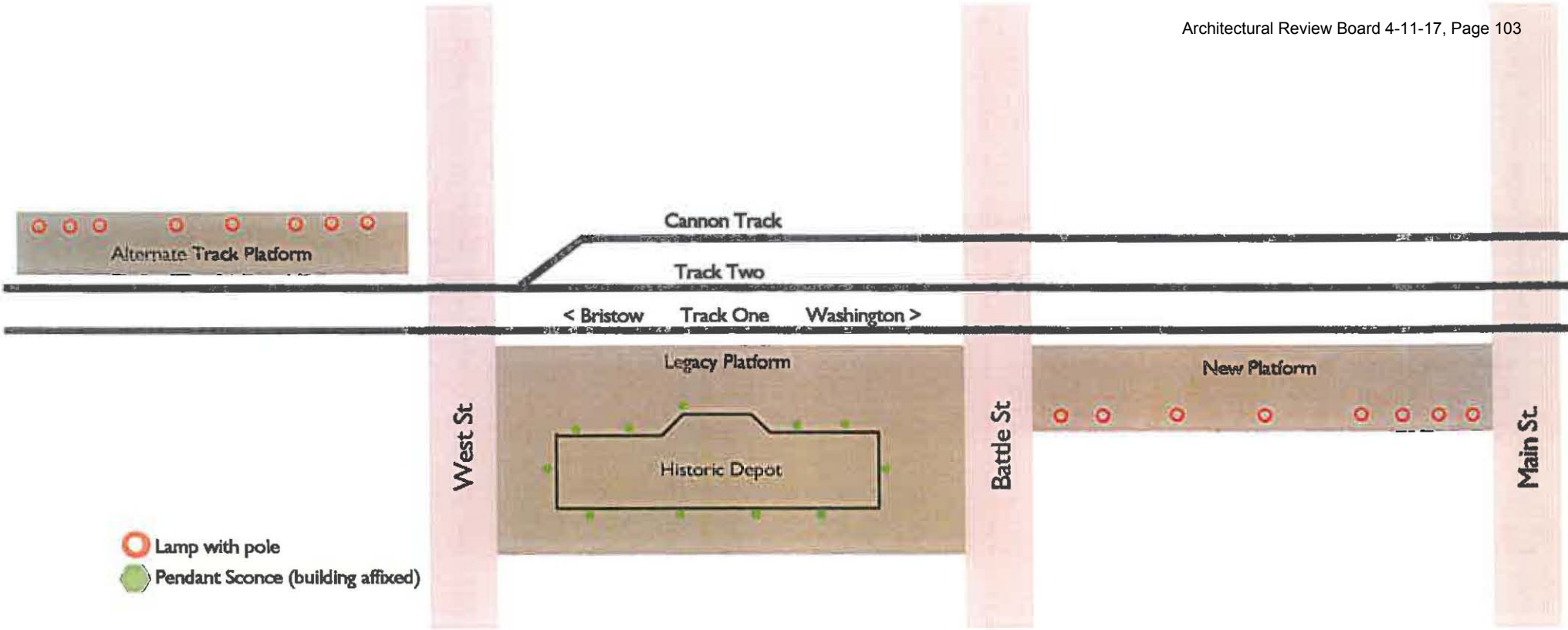




ROADWAY

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

Virginia Railway Express
 Platform Lighting Renewal
 Gas Lamp Historic



Virginia Railway Express
Historic Manassas/Downtown Manassas Station Lighting Revitalization

Transit/Security Lighting Configuration

8/16/16 Not to scale
 Project Manager: Greg Deibler 703.838.9337/gdeibler@vre.org

Exhibit B
 Train Station Complex
 Current Light Locations to be Replaced

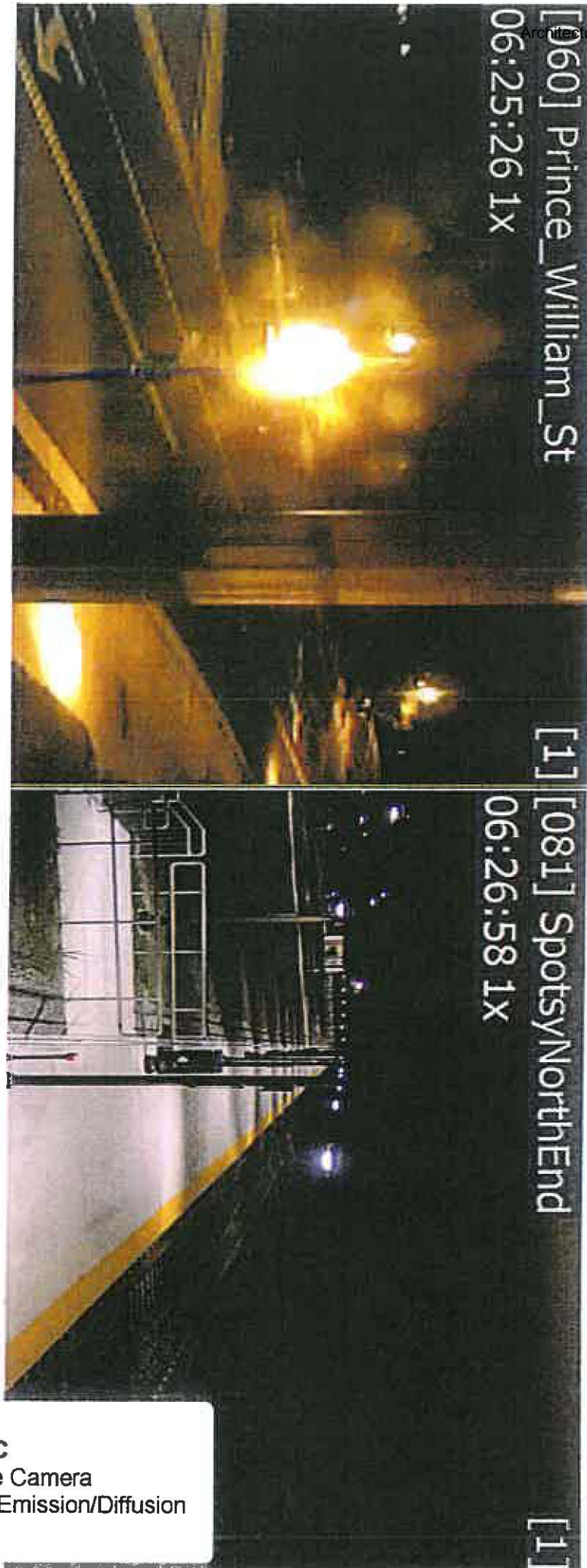
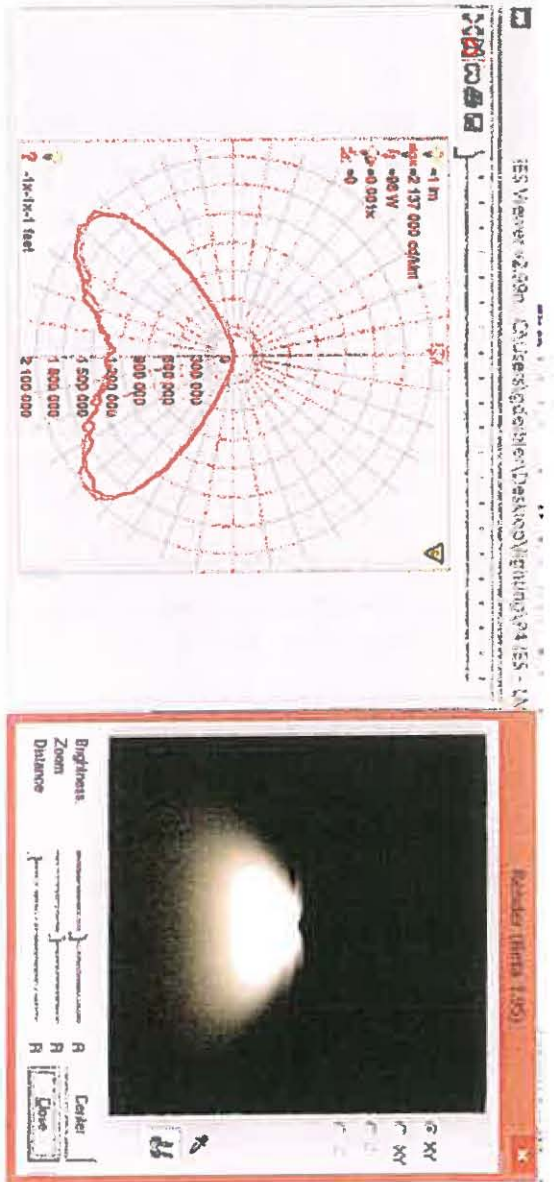
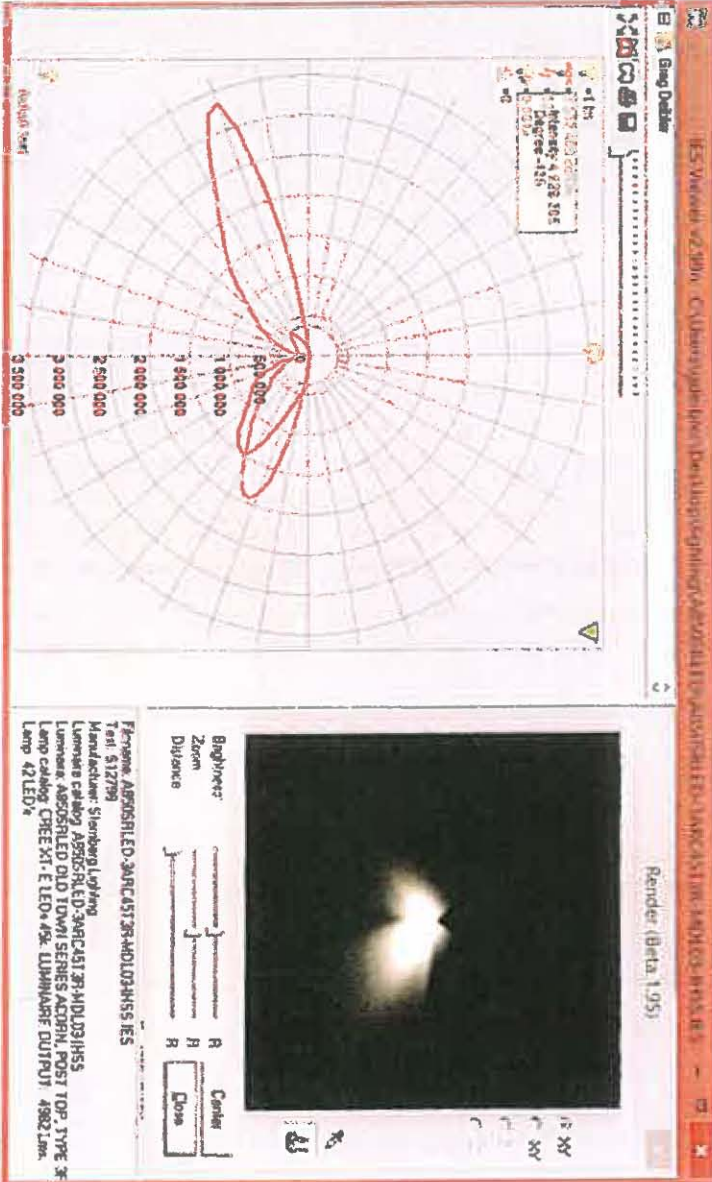


Exhibit C
VRE Surveillance Camera
Comparison Study - Light Emission/Diffusion



King Luminaire K-Series Shrouded LED Platform Lighting Photometric Profile



Sternberg Lighting LED Arcord Lighting w/ Cap Photometric Profile

Exhibit D
Photometric Comparisons
King Luminaire vs. Sternberg



January 31, 2017

Greg Deibler
Manager, System Safety & Security
Virginia Railway Express
1500 King St. Suite 202
Alexandria, VA 22314

Mr. Deibler;

Following a review of the materials you have provided, the National Railroad Passenger Corporation (Amtrak) would like to endorse Virginia Railway Express' proposed plan concerning the station and platform lighting at the train station complex within the City of Manassas.

As a transportation partner with VRE and the City of Manassas, Amtrak is committed to supporting VRE in its efforts to enhance the accessibility, convenience, safety and security of the station's use. We agree that renewing lighting levels and lighting quality through technology that is effective, environmentally responsible, and aesthetically pleasing will greatly benefit passengers using the facility. We also agree that it will also advance security efforts in place, including surveillance, and deterring potential criminal and other kinds of unlawful activity. It is our understanding that the Transportation Security Administration also supports the lighting technology VRE intends to install.

Additionally, the shrouded designs of the lighting VRE proposes has shown to improve visibility of the station facilities while minimizing glare for the crewmembers operating incoming trains after dark.

Accordingly, we support VRE's efforts. If you have any questions or would like to discuss this further, please don't hesitate to contact us.

Sincerely,

A handwritten signature in black ink that reads "Susan K. Reinertson". Below the signature is a circular stamp containing a stylized monogram, possibly "SR".

Susan K. Reinertson
Chief and V.P. Emergency Management & Corporate Security

U.S. Department of Homeland Security



**Transportation
Security
Administration**

Greg Deibler
Manager, System Safety & Security
Virginia Railway Express
1500 King St. Suite 202
Alexandria, VA 22314

Mr. Deibler;

In the interest of continuous enhancement of the security posture for the Virginia Railway Express (VRE), the Transportation Security Administration would like to take this opportunity to voice encouragement to VRE to continue to actively pursue its stated passenger station lighting improvement program.

Security lighting enhancements have been shown to be one of the simplest and most effective basic improvements in the security of a mass-transit system. In addition, security lighting is a fundamental principal of Crime Prevention through Environmental Design (CPTED) which helps deter criminal behavior, and provides enhanced observation and monitoring of suspicious activities and items.

The American Public Transportation Association (APTA) has published a document "Security Lighting for Transit Passenger Facilities" which provides an excellent reference when selecting security lighting for your VRE stations and facilities.

We appreciate your shared commitment to transit security and will provide assistance in this matter where we are able.

Should you have any questions, please don't hesitate to contact us.

Sincerely,

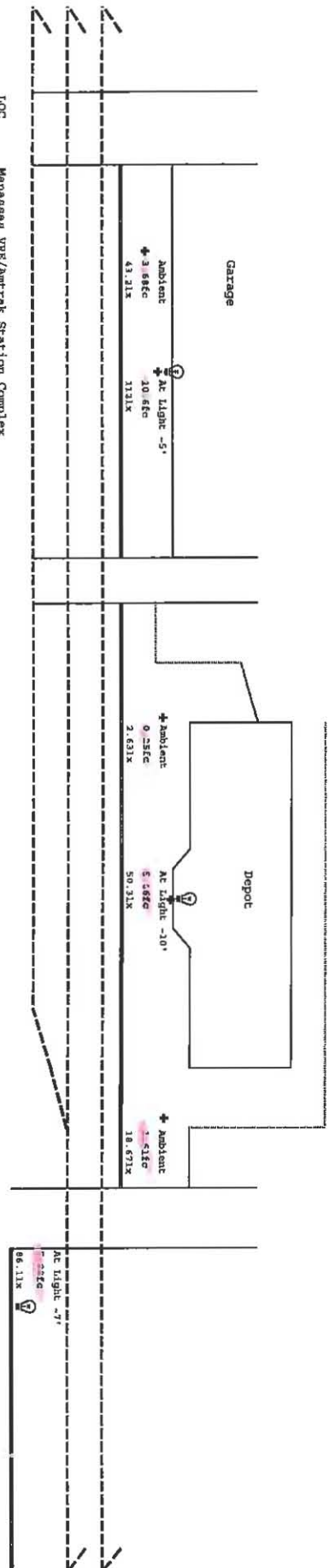
A handwritten signature in black ink, appearing to read "Charles K. Novick".

Charles K. Novick
Supervisory Transportation Security Inspector

Ronald Reagan Washington National Airport
Terminal A, Suite 145
Washington, DC 20538-6109

Exhibit F

Letter of Support
Transportation Security Admin.



LOC Manassas VHS/Amtrak Station Complex
 Date 10/19/2016
 Time 6:22A
 Natural Ambient Factor N/A @ FC Sunrise 7:29A
 Device IDENL 61686 Light Meter

LEGEND

- + Approximate location of reading
- fc Foot candles - Luminous intensity at one foot distance
- lx Lux - Luminous flux per unit area

2016 VHS 2016 Platform Lighting Standard
 10000fc Unobstructed Sunlight
 100fc Ambient/Overcast Sky

EXHIBIT G

Manassas Station

Current Lighting Levels



City of Manassas, Virginia

Integrity, Respect, Public Service and Professional Standing

Greg Deibler
Manager, System Safety & Security
Virginia Railway Express
1500 King St. Suite 202
Alexandria, VA 22314

February 15, 2017

Dear Mr. Deibler:

Following a review of the materials you have provided, the Manassas City Police Department endorses Virginia Railway Express's proposed plan to upgrade and improve the station and platform lighting at the train station complex within the City of Manassas. Furthermore, we applaud your proactive approach to design and stakeholder involvement.

As a stakeholder in the success of VRE, we are committed to ensuring those who utilize this station are provided with amenities which can help keep them safe and secure. As you may know, lighting levels and lighting quality are critical for deterring vagrancy and criminal activity such as vandalism, and enhancing accessibility to people with disabilities. Sufficient lighting design is also essential for creating a safe and inviting atmosphere that attracts legitimate users to VRE's space as opposed to individuals who might otherwise use it for undesirable reasons.

Additionally, the shrouded designs and white light source of the lighting VRE proposes will likely improve the resolution of security camera footage at night, direct lighting where it needs to go in order to enhance safety and security, reduce unwanted glare, and minimize unwanted light trespass onto neighboring properties.

As a certified Crime Prevention Through Environmental Design (CPTED) Practitioner who specializes in CPTED for Historic Properties, I offer myself as a resource to you as well as the Architectural Review Board during the design stages of VRE's initiative – especially if any conflicts between your project and the integrity of Historic Downtown emerge. Please do not hesitate to contact me at 703.257.8064 or ahelms@manassasva.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Adrienne Helms".

Adrienne E. Helms
Crime Prevention Specialist II & Public Information C
Manassas City Police Department

EXHIBIT H
Letter of Endorsement
Manassas Police Department



ARB Submission Packet Contents List

1. Power of Attorney Form (ARB)
2. Power of Attorney Form- page 2 (ARB)
3. Historic District Map highlighting location (ARB)
4. Project Overview (VRE)
5. Exhibit A - Lighting Cut Sheet (VRE)
6. Exhibit B – Plan Scope Illustration (VRE)
7. Exhibit C – Surveillance Camera Performance/Current vs. Proposed Lighting (VRE)
8. Exhibit D – Photometric Study/ Current vs. Proposed Lighting (VRE)
9. Exhibit E – Amtrak Endorsement (Critical Stakeholder)
10. Exhibit F – Transportation Security Administration (TSA) Endorsement (Regulatory)
11. Exhibit G – Foot-candles/LUX Light Meter Readings – Current (VRE)
12. Exhibit H – Manassas Police Endorsement (Critical Stakeholder)