

# ARCHITECTURAL REVIEW BOARD

## AGENDA

Tuesday, November 10, 2015 – 7:30 p.m.

**Manassas City Hall  
9027 Center Street  
2<sup>nd</sup> Floor Conference Room**

### BOARD MEMBERS

Tom Waters, Chairman  
William Rush, Vice-Chairman  
Debbie Haight

Nancy Hersch Ingram  
Fatima Pereira-Shepherd  
VACANT (ALTERNATE)

1. Pledge of Allegiance to the Flag
2. Roll Call
3. Approval of Meeting Minutes – **September 8, 2015 and October 13, 2015**
4. New Business
  - **ARB #2016-10**  
**Nokesville Properties, Inc**  
**9216 Portner Avenue**
  - **ARB #2016-13**  
**Emil and Ivelina Cheytanova**  
**9520 Main Street**
5. Other Business
  - **Historic Overlay District Zoning Ordinance Update**
  - **Adoption of the FY2015 Annual Report**
  - **Adoption of the 2016 Meeting Calendar**
  - **1<sup>st</sup> Notification of Elections**
6. Adjournment

**ARCHITECTURAL REVIEW BOARD  
No. 16-4000010**



Applicant(s): **Nokesville Properties, Inc.**

Site Owner(s): **Nokesville Properties, Inc.**

Site Address: **9216 Portner Avenue** Tax Map No.: **101-10-2-16B**

Site Location: **North side of Portner Avenue between Main Street and Irving Street**

Current Zoning: **R1** Parcel Size: **0.34 acres**

Age of Structure: **Constructed c. 2014** Type of Structure: **Residential**

Summary of Request: **Installation of fence**

Date Accepted for Review: **October 2, 2015**

Date of ARB Meeting: **November 10, 2015**



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

## STAFF REPORT

**ARB Case:** #2016-40000010  
**Applicant:** Nokesville Properties, Inc.  
**Address:** 9216 Portner Avenue



### REQUEST

The applicant is requesting approval to install a 6' privacy fence.

### PROPERTY INFORMATION

**Location** – The project site is located at 9216 Portner Avenue, which is on the north side of Portner Avenue between Main Street and Irving Street.

**Historical Significance** – The home is new construction and has no historic significance. The lot was subdivided from the original parcel for the historic Annaburg Gate House located at 9218 Portner Avenue.

**Surrounding Properties** –

The site is located on the north side of Portner Avenue just east of the Annaburg Gate House and lies within the Main Street Neighborhood subarea of the Manassas Historic District. The site is located on the north side of Portner Avenue. The historic Gate House, which is a private residence today, sits immediately to the west.

### APPLICANT'S PROPOSAL

Construction of the new residence at 9216 Portner Avenue was previously approved by the ARB and is nearing completion. The applicant is proposing to install a 6' privacy fence. The fence will be made of treated Cedar in a board-on-board style. The fence will be located along the side and rear property lines to enclose the backyard.

### STAFF ANALYSIS

The applicable design guidelines for fences are found on pages 38-39 of the City of Manassas Historic District Handbook. The guidelines state that fence materials should relate to materials in the neighborhood and the design should take clues from nearby historic properties. New construction should include fences when adjacent to properties with fences.

The proposed fence is of an appropriate material and is similar in design to other privacy fences in the neighborhood. The fence will be minimally visible from the street. Overall, the fence is in keeping with the character of the home and the recommendations of the design guidelines.

### Review Criteria

Pursuant to Section 130-406 (b), prior to approval of any certificate of appropriateness, the ARB shall determine if the following conditions have been adequately addressed:

CRITERIA	APPLICATION
Activity Proposed:	Installation of 6' privacy fence
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	Not applicable.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	Proposed fence is architecturally compatible with the structure.
(3) The visual impact of the proposed exterior architectural features, including all signs.	Proposed fence is minimally visible from the street and compatible with the surrounding historic overlay district.
(4) The general design, scale and arrangement of new construction and additions.	In keeping with the design guidelines.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	In keeping with the design guidelines.
(6) The relationship of features (2) (3) and (4) above to similar features of the buildings and structures immediately adjacent to or visible from the proposed activity.	Proposed fence is minimally visible from the street and compatible with the surrounding historic overlay district.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	Proposed fence is minimally visible from the street and compatible with the surrounding historic overlay district.

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the application as submitted, with the recommendation that the fence be installed so as not to damage any existing tree canopy along the rear property line.

**ARCHITECTURAL REVIEW BOARD  
No. 16-4000013**



Applicant(s): **Emil and Ivelina Cheytanova**

Site Owner(s): **Emil and Ivelina Cheytanova**

Site Address: **9520 Main Street**

Tax Map No.: **101-01-00-135**

Site Location: **West side of Main Street opposite the Osbourn High School parking lot**

Current Zoning: **R2S**

Parcel Size: **0.48 acres**

Age of Structure: **110 years**

Type of Structure: **Residential**

Summary of Request: **Replace windows, install storage shed**

Date Accepted for Review: **October 27, 2015**

Date of ARB Meeting: **November 10, 2015**



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

## STAFF REPORT

**ARB Case:** #2016-40000013  
**Applicant:** Emil and Ivelina Cheytanova  
**Address:** 9520 Main Street



### REQUEST

The applicant is requesting approval of the replacement all of the windows in the home and installation of a storage shed in the rear yard.

### PROPERTY INFORMATION

**Location** – The residence is located on the West side of Main Street across from the Osbourn High School parking lot.

**Historical Significance** – The residence at 9520 Main Street was constructed c. 1905. Known as the J.W. Jackson house, the home is a two and a half story Queen Anne style dwelling constructed of wood framing set on a stone foundation. The prominent design feature is the two-story semi-octagonal bay window on the front elevation. The architecture is interestingly very similar to three other dwellings in the city: the I.E. Cannon house at 9138 Grant Avenue, and the now demolished J.H. Burke and R.J. Adamson houses. Two single story additions have been constructed on the rear, west elevation. As an intact and excellent example of a Queen Anne style dwelling in the city, the property is as a notable contributing dwelling and is also listed as a Local Historic Landmark.

**Surrounding Properties** – The residence is located in the Liberty Street subarea, right along the boundary of the local historic district. The neighboring homes on the west side of Main Street are all relatively intact contributing structures dating from approximately 1905-1920. Osbourn High School is located directly across on the east side of Main Street.

### APPLICANT'S PROPOSAL

The applicant is proposing to replace the existing wood windows in the home with 1/1 double hung Xtreme vinyl windows. The replacement windows will be installed within the existing frames.

The applicant is also proposing to install a prefabricated shed measuring 12'x16'. The shed will be located approximately 50' behind the dwelling and 5' from the southern property line. The shed is a simple design with a gambrel roof with asphalt shingles. A double door is located on gable end with two windows and a single door on one of the side elevations. The shed will be clad with smart siding.

## STAFF ANALYSIS

The applicable design guidelines for windows are found on pages 56-63 of the City of Manassas Historic District Handbook. The guidelines state that windows should only be replaced when they are missing or beyond repair. Changing the architectural appearance of windows by the use of inappropriate materials or finishes should be avoided. Designated as a Local Historic Landmark and ranked as notable, this house is a significant structure with the original character largely intact. While the wood windows are in need of maintenance, they do not appear to be beyond repair. The replacement of the wood windows with vinyl windows will alter the architectural character of the structure. The guidelines recommend options for improving thermal efficiency such as weatherstripping and the installation of storm windows.

The applicable design guidelines for accessory buildings are found on page 41 of the City of Manassas Historic District Handbook. The guidelines state that storage sheds should be compatible with the design of the major buildings on the site. The use of traditional roof slopes and materials are two important criteria. Utility sheds should generally be constructed in areas that are not visible unless it is designed to complement the building. While the proposed shed is a prefabricated unit, the simple design is compatible with the character of the main building. However, the proposed location is highly visible from the street. Staff recommends the applicant consider locating the shed along the northern property line where the home and landscaping will partially screen the shed from view. Staff has requested a sample of the smart siding to be provided at the meeting to verify compatibility. The siding should be installed horizontally, consistent with the siding on the home.

### Review Criteria

Pursuant to Section 130-406 (b), prior to approval of any certificate of appropriateness, the ARB shall determine if the following conditions have been adequately addressed:

CRITERIA	APPLICATION
Activity Proposed:	Replacement of windows, installation of storage shed.
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	Deteriorated historic features should be repaired rather than replaced. When replacement is required, new features should match the old materials. Proposed vinyl windows are not compatible with the historic windows.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	The majority of the original building elements remain intact. The design guidelines do not recommend the use of incompatible replacement materials.
(3) The visual impact of the proposed exterior architectural features, including all signs.	The use of incompatible replacement materials will alter the existing character of the notable contributing structure in the Historic Overlay District.
(4) The general design, scale and arrangement of new construction and additions.	The shed should be located where visibility from the street will be minimized. The siding should be installed horizontally, consistent with the siding on the home.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	A sample of the siding has been requested to verify compatibility.
(6) The relationship of features (2) (3) and (4) above to similar features of the buildings and structures immediately adjacent to or visible from the proposed activity.	The home is a significant structure in the local historic district and included on the Historic Landmark List. The replacement windows will be visible from surrounding structures and areas.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	The design guidelines do not recommend the use of incompatible replacement materials. The replacement will have a negative impact on the original building character.

## STAFF RECOMMENDATION

Staff recommends **DENIAL** of replacement of the windows. The home is largely intact and ranked as a notable contributing structure and a Local Historic Landmark. The design guidelines recommend avoiding the use of inappropriate replacement materials. Additional research should be done to determine if the existing windows can be repaired and methods for improving energy efficiency recommended by the guidelines should be investigated. If it is found that the windows cannot be repaired, more appropriate replacement materials should be considered.

Staff recommends **APPROVAL** of the design and location of the shed with the following modifications:

1. The shed will be located along the northern property line where it will be less visible from the public street
2. The siding will be installed horizontally

Staff defers making a recommendation on the material of the shed until a sample of the siding is provided.