

ARCHITECTURAL REVIEW BOARD AGENDA

March 10, 2015 – 7:30 p.m.

**Manassas City Hall
9027 Center Street
2nd Floor Conference Room**

BOARD MEMBERS

Tom Waters, Chairman
William Rush, Vice-Chairman
Nancy Hersch Ingram

Daniel Morrison
Fatima Pereira-Shepherd
Debbie Haight (Alternate)

1. Pledge of Allegiance to the Flag
2. Roll Call
3. Approval of Meeting Minutes – **February 10, 2015**
4. New Business
 - **ARB #2015-22**
Cutrate Barber Shop/Roy Cunningham
9115 Center Street
 - **ARB #2015-23**
Thompson/Carter Property
9101 Center Street
 - **ARB #2013-13 (Update)**
Nokesville Properties
9216 Portner Avenue
5. Other Business
 - **Old Town Update(s)**
6. Adjournment

MINUTES
REGULAR MEETING
CITY OF MANASSAS
ARCHITECTURAL REVIEW BOARD

February 10, 2015 – 7:30 P.M.

Members Present: Tom Waters, Chairman
(Joined the meeting after case #2015-18)
Nancy Hersch Ingram
Fatima Pereira-Shepherd
William S. Rush
Debbie Haight (Alternate)

Members Absent: Daniel Morrison, Vice-Chairman

Staff Present: Jamie S. Collins, Development Services Manager
Allison Whitworth, Planner

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

Staff called the roll, and a quorum was determined.

NEW BUSINESS

ARB #2015-18
Pires Residence
9309 Main Street

Ms. Whitworth presented a staff report proposing the construction of a 6 foot high wood privacy fence along the east property line which will be consistent with the existing fence on the neighbor's property. While included in the application, the additional fence shown on the application can be approved administratively, as it does not exceed four feet in height. Staff recommends approval of the application as modified. The portion of the fence within 20 feet of the street shall not exceed four feet in height.

Applicant, Luis Pires, had nothing to add to the staff report.

ARB Discussion

Architectural Review Board commended Mr. Pires on the work done on the house thus far. The applicant was reminded to have the unfinished side of the fence face his property.

ARB Motion

Ms. Haight motioned to approve ARB #2015-18 as submitted. **Ms. Shepherd** seconded the motion.

Roll Call

Ms. Haight	Y
Ms. Shepherd	Y
Mr. Rush	Y
Ms. Ingram	Y

The MOTION PASSED UNANIMOUSLY.

ARB #2015-19

Ickrath Residence

9304 Prescott Avenue

Mr. Rush removed himself from the case, as he is the designer.

Ms. Whitworth presented a staff report seeking approval to allow for the construction of a detached garage at the rear of the property. An existing shed currently in the rear yard will be removed as part of the project. The proposed structure is 28' X 24' with a height of 22'. There will be a second floor studio in the structure. Staff recommends approval of the application as modified. Current design guidelines recommend the use of smooth Hardiplank siding rather than wood textured.

Applicant, Hugh Ickrath, indicated that when the main house was renovated in a project that came before the ARB, wood textured Hardiplank siding was approved and used in the project. While current guidelines may recommend the use of smooth Hardiplank siding, he would like to use wood textured siding so that the detached structure will be consistent with the main house.

ARB Discussion

- Use of textured vs. smooth Hardiplank siding
- Use of textured Hardiplank siding shall not set a precedent
- Use of textured Hardiplank siding will be consistent with main house
- Garage is located on the rear of the lot

ARB Motion

Ms. Haight made a motion to approve ARB #2015-19 as originally submitted with wood textured Hardiplank siding. Ms. Shepherd seconded the motion.

Roll Call

Ms. Haight	Y
Ms. Shepherd	Y
Chairman Waters	Y
Ms. Ingram	N

The MOTION PASSED.

**ARB #2015-20
Liberia House
8601 Portner Avenue**

Ms. Whitworth presented a staff report seeking approval to allow for the demolition of a non-historic 20th century detached garage at the rear of the property. The garage is being proposed to be demolished as Phase I of the Liberia Grounds Master Plan. While there is no known date of construction, the brick garage did not appear in aerial photographs until 1981. The demolition is in keeping with the Secretary of Interior’s standards referencing removal of features from other periods which have not gained historic significance. Staff recommends approval of the application as submitted.

Applicant, Liz Via-Gossman, representing the owner, had no additional comments.

ARB Discussion

The ARB had no additional discussion on the matter

Mr. Rush motioned to approve the demolition of the modern garage. Ms. Shepherd seconded the motion.

Roll Call

Mr. Rush	Y
Ms. Shepherd	Y
Chairman Waters	Y
Ms. Ingram	Y
Ms. Haight	Y

The MOTION PASSED UNANIMOUSLY.

**ARB #2015-21
Mackey’s Restaurant
9412 Main Street**

Ms. Whitworth presented a staff report seeking approval to allow for the construction of a storage enclosure. While at the rear of the building, the storage enclosure is very visible from the adjacent public parking lot. The storage enclosure is currently in place, having been constructed without the required permits. The enclosure is constructed of a chain link fence with a green wind screen and is covered by a shed roof with asphalt shingles. The design guidelines indicate that enclosures should be compatible with the major buildings on the site. In addition, chain link fences are not recommended in the historic district. Staff recommends denial of the application as submitted.

Applicant, Dan Mackey, indicated that the enclosure was constructed to protect items that were being stored on the exterior of the building. The fenced enclosure has been in place for approximately 8 years, and the roof over the enclosure has been in place for approximately 2 years. The enclosure also hides the exterior walk in cooler. While Mr. Mackey indicated that he felt he talked with staff 8 years ago concerning the enclosure, staff indicated that Property Code Enforcement has issued multiple violations for this issue and has no record of the enclosure being approved.

ARB Discussion

- Enclosure does not look good and is highly visible from the public areas
- Materials should be investigated that would serve the purpose and be compatible with the Historic Overlay District
- Recent design at CJ Finz Restaurant incorporates a wood structure to hide the walk in cooler

Mr. Rush motioned to deny the application for the storage enclosure. Ms. Ingram seconded the motion. ARB recommends that Mr. Mackey returns to the ARB with a shed proposal with materials compatible with the Historic Overlay District.

Roll Call

Mr. Rush	Y
Ms. Ingram	Y
Ms. Shepherd	Y
Chairman Waters	Y
Ms. Haight	Y

The MOTION PASSED UNANIMOUSLY.

The ARB also discussed the front of the building. Mr. Mackey removed the shutters from the front of the building in order to paint the building. As the paint color did not change, the project did not come before the ARB. It was staff’s expectation that the shutters would have been reinstalled after the painting project was completed. **Mr. Mackey** indicated that the shutters were in too much disrepair to be reinstalled, and the cost to have custom shutters made for the windows was over \$3,500 for the six shutters. Staff will follow up with Mr. Mackey on this issue.

OTHER BUSINESS

APPROVAL OF MEETING MINUTES – December 9, 2014

Mr. Rush motioned to approve the minutes as submitted. Ms. Shepherd seconded the motion. Motion passed by a unanimous vote.

Ms. Whitworth presented an update to the previous ARB case at 9514 Grant Ave, showing before and after photos of the improvements at the site. **The ARB** agreed that the project has significantly improved the property.

The ARB asked for an update on the status of Annaburg Manor. **Ms. Via-Gossman** indicated that while no formal applications have been received by the City, she has heard that the Owner, Novant Health, may be considering demolition of the structure. She also confirmed that the property is not in the Historic Overlay District. **The ARB** expressed concern about saving the structure, and requested staff to provide appropriate contact information for the building owner.

2015 Elections

The Architectural Review Board conducted elections for 2015.

Chairman – Mr. Waters was nominated for Chairman by Ms. Haight. There were no other nominations for Chairman and Mr. Waters was elected by a unanimous voice vote.

Vice-Chairman – Mr. Rush was nominated by Mr. Waters and Mr. Morrison was nominated by Ms. Ingram. Mr. Rush was elected Vice-Chairman of the Board by a majority of the hand vote. Staff will update the information on the City’s website.

Mr. Waters discussed the introduction of neighborhood signs within the Historic Overlay District (Prescott/Quarry neighborhood etc). He is working on this as part of HMI. Mr. Waters is not asking for approval at this point but received consensus from the Board for support of the concept.

Ms. Collins informed the Board that the Manassas Station project was approved by City Council at their December 15 meeting. The water tower appeal was also on City Council’s agenda December 15. The decision on the water tower appeal was deferred for six months. **The ARB** also discussed the Manassas Historic Landmark organization that has been formed with the objective to save the water tower.

The ARB discussed the annual notice sent to property owners. Notification could also be given to new residents in the welcome bag that HMI is currently facilitating. Perhaps a letter from the ARB could be incorporated in the welcome bag. In addition to notification of the location in the HOD, residents need to also know that the design guidelines exist.

Ms. Collins notified the Board of the 22nd Annual Volunteer Recognition Reception to be held on April 30 as part of City of Manassas Volunteer Week April 26-May 2. Nomination forms were distributed. **The Chair** asked for clarification on the stipulation that only one volunteer nomination will be selected from each group.

Ms. Haight indicated that Frazier Associates will be developing historic training courses for ARBs and citizens statewide through the Main Street program, and she will keep this group informed as the program develops. **Ms. Haight** also discussed the Banner Art project and needs assistance on February 27 at 6 pm in the Council Chambers to judge 130 entries to select 50 banners.

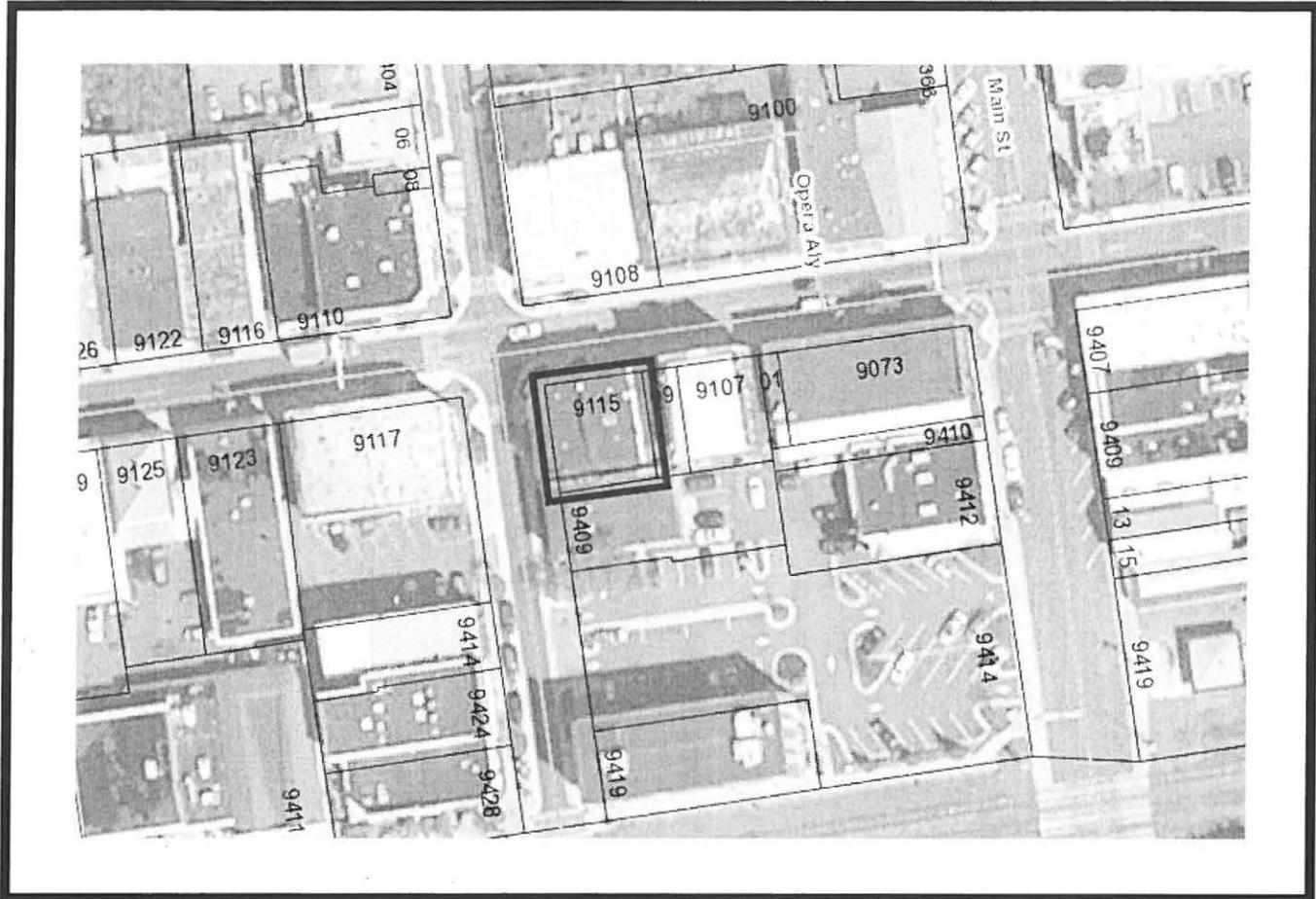
ADJOURNMENT

Mr. Waters moved to adjourn the meeting. Ms. Haight seconded the motion. The MOTION CARRIED UNANIMOUSLY TO ADJOURN THE MEETING. The meeting ended at 8:45 p.m.

Tom Waters, Chairman

Date

ARCHITECTURAL REVIEW BOARD
No. 15-4000022



Applicant(s): **Roy D. Cunningham**

Site Owner(s): **Eways Bassam**

Site Address: **9115 Center Street**

Tax Map No.: **101-01-00-206**

Site Location: **Southeast corner of the intersection of Center and Battle Streets**

Current Zoning: **B3**

Parcel Size: **0.06 acres**

Age of Structure: **108 years**

Type of Structure: **Masonry, mixed-use**

Summary of Request: **Installation of projecting sign**

Date Accepted for Review: **February 10, 2015**

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



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

STAFF REPORT

ARB Case: #2015-4000022
Applicant: Roy D. Cunningham
Address: 9115 Center Street



REQUEST

The applicant is seeking approval of the installation of a double-sided projecting sign.

PROPERTY INFORMATION

Location – The site is corner building located on the southeast corner of the intersection of Center Street and Battle Street in the Downtown subarea of the historic district.

Historical Significance – The building at 9115 Center Street, former home of the Manassas Post Office, was constructed circa 1906 by Judge C. E. Nichol. This two story Renaissance Revival brick structure was the second building on the site, the first destroyed by the 1905 fire. The building is ornamented with brick quoins, keystone lentils and a heavy brick cornice with dentils. The building is currently commercial use on the first floor with second floor apartments. 9115 Center Street is ranked contributing to the local and National Register historic districts and listed as a local historic landmark as well. As a monumental and intact early 20th century Renaissance Revival building, the 2006 survey has ranked 9115 Center Street as notable.

Surrounding Properties –

North—9108 Center Street, Cocke's Pharmacy, constructed c. 1910, contributing.

South—9409 Battle Street, constructed c. 1905, contributing.

East—9109 Center Street, constructed c. 1910, contributing.

West—9117 Center Street, MIC Building, constructed c. 1910, non-contributing.

APPLICANT'S PROPOSAL

The applicant is proposing to install a 28" by 42" double-sided projecting sign on the Center Street elevation of the building for the new barbershop business occupying the space. The sign will be installed on a metal bracket in the location of the previous business sign. The sign will be made of black PVC with a gold border. The logo and text will be printed and laminated in red, white and blue.

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 sign placement should be based upon visibility and

compatibility with the building and that sign design and graphics should be coordinated with the character of the building and nature of the business. Projecting signs should be no larger than 12 square feet.

The proposed sign is approximately 8 square feet, within the size requirements of the zoning ordinance and design guidelines. The sign is appropriately placed in the location of a previous sign where it will not obscure any architectural details. While the red, white and blue branding of the business is not found in the purple and green color palette of the building, the branding is utilizing traditional barbershop colors and the black background with gold border of the signage is consistent with many signs along Center Street. The applicant will be removing the transom vinyl window signage of the previous business.

Review Criteria

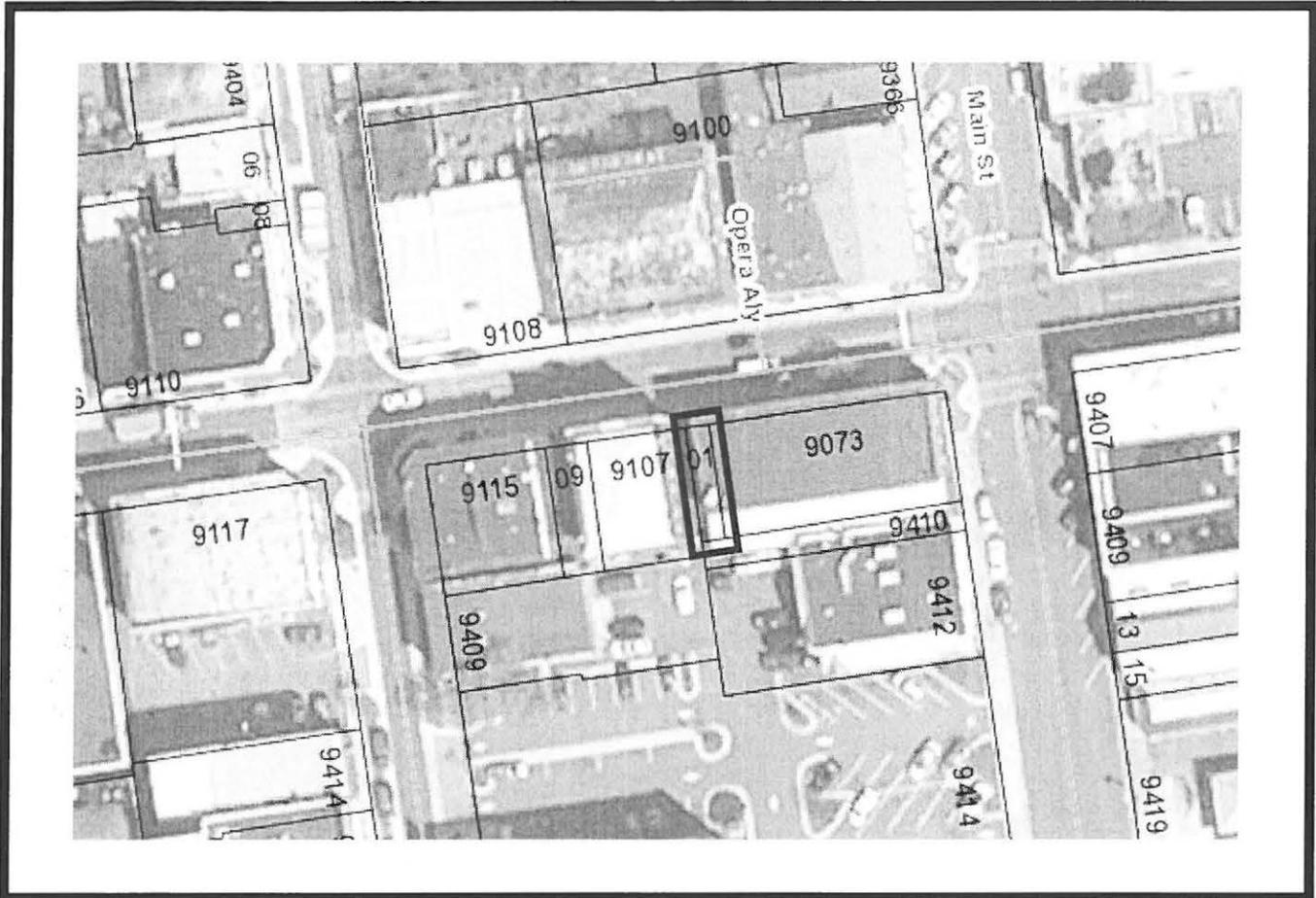
Pursuant to Section 130-546 (b), prior to approval of any certificate of appropriateness, the ARB shall determine if the following conditions have been adequately addressed:

CRITERIA	APPLICATION
1. The activity is consistent with the Secretary of the Interior's Standards for:	Activity Proposed: Installation of projecting sign.
(a) Rehabilitation; and	Not applicable.
(b) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	Applicable: Proposed signage is compatible with the surrounding Historic Overlay District.
2. The visual impact of the proposed exterior architectural features, including all signs.	Applicable: Proposed signage is compatible with the surrounding Historic Overlay District and in keeping with the design guidelines.
3. The general design, scale and arrangement of new construction and additions.	Applicable: In keeping with the design guidelines.
4. The texture, material and color of new construction, unless otherwise exempt from review.	Applicable: The branding utilizes traditional barbershop colors while the black background and gold border is consistent with many signs in the Historic District.
5. 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.	Applicable: Proposed signage is compatible with the surrounding Historic Overlay District.
6. The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	Applicable: Proposed signage is compatible with the surrounding Historic Overlay District.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application as submitted.

**ARCHITECTURAL REVIEW BOARD
No. 15-4000023**



Applicant(s): **Robyn Thompson and Sherrie Carter**
Site Owner(s): **Robyn Thompson and Sherrie Carter**
Site Address: **9101 Center Street** Tax Map No.: **101-01-00-203A**
Site Location: **South side of Center Street, between Battle and Main Streets**
Current Zoning: **B-3** Parcel Size: **0.01 acres**
Age of Structure: **55 years** Type of Structure: **Commercial**
Summary of Request: **Repair of facade**

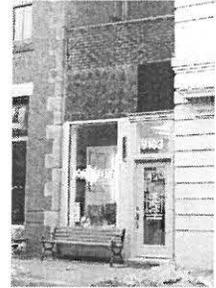
Date Accepted for Review: **February 26, 2015**
Date of ARB Meeting: **March 10, 2015**



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

STAFF REPORT

ARB Case: #2015-4000023
Applicant: Robyn Thompson & Sherrie Carter
Address: 9101 Center Street



REQUEST

The applicant is seeking approval to repair the building façade.

PROPERTY INFORMATION

Location – The site is located on the south side of Center Street between Battle and Main Street.

Historical Significance – The building at 9101 Center Street was constructed circa 1940 in what was previously an alleyway. The single story building is of masonry construction. The façade was originally clad with alternating colored bands of glass panels with no exposed brick. Today, the glass paneling only remains on the upper half of the façade. The building is ranked as contributing to the local historic district as a good example of commercial design which adds interesting variety to the architecture of the downtown area.

Surrounding Properties – The building is connected to 9073 Center Street (former Hynson Building) on the east elevation and 9107 Center Street (former Masonic Lodge) on the west elevation. Both buildings are contributing to the local historic district and 9107 Center Street is also a local historic landmark.

APPLICANT'S PROPOSAL

In February, all but one of the remaining glass panels located on the upper half of the façade fell from the building during high winds. This original glass paneling is no longer available. The preference of the owner is to clean and paint the brick to match the rest of the façade. However, they have also suggested a composite paneling option which will look similar to the original glass paneling to reinstall on the façade.

STAFF ANALYSIS

The applicable design guidelines are found on pages 91-98 of the City of Manassas Historic District Handbook. Though the brick façade was not originally intended to be exposed, the design guidelines do not recommend the painting of unpainted masonry. The Secretary of the Interior's Standards for the Treatment of Historic Properties state that significant defining features of a building should be repaired or restored to maintain the historic character of the building. The Secretary of the Interior's Preservation Briefs #11 (Rehabilitating Historic Storefronts) and #12 (The Preservation of Historic Pigmented Glass) provide additional guidance on rehabilitating glass storefronts. Pigmented glass became popular in the early 20th century due to its versatility and was widely used on commercial storefronts. It is no longer manufactured in

the United States. The briefs recommend that damaged glass be repaired or replaced. A compatible substitute material may be considered if it conveys the same visual appearance as the historic material including color, size, and reflectivity. Spandrel glass and sheet plastics are recommended as possible alternatives.

The glass paneling on the façade is a significant character defining feature of the building and unique in the downtown historic district. In keeping with the guidelines, the paneling should be replaced with a similar material to maintain consistency with the original historic character of the building. A sample of the proposed Tecpan panels has been requested to verify compatibility with the original glass including color, size, and reflectivity. Proper installation, regular inspection and maintenance can mitigate safety concerns. Staff recommends the applicant also consider reinstalling paneling on the lower half of the façade.

Review Criteria

Pursuant to Section 130-546 (b), prior to approval of any certificate of appropriateness, the ARB shall determine if the following conditions have been adequately addressed:

CRITERIA	APPLICATION
1. The activity is consistent with the Secretary of the Interior's Standards for:	Activity Proposed: Repair of facade
(a) Rehabilitation; and	Applicable: The existing masonry wall was not originally intended to be exposed. Replacing the damaged façade with a compatible material will maintain consistency with the historic character of the building and is in keeping with the Secretary of the Interior's Standards.
(b) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	Applicable: Reinstalling compatible paneling maintains consistency with the historic design of the building.
2. The visual impact of the proposed exterior architectural features, including all signs.	Applicable: While the original glass paneling is no longer available, reinstalling a similar material will maintain consistency with the historic character of the building.
3. The general design, scale and arrangement of new construction and additions.	Not applicable.
4. The texture, material and color of new construction, unless otherwise exempt from review.	Not applicable.
5. 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.	Not applicable.
6. The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	Applicable: Reinstalling compatible paneling maintains harmony with the historic aspects of the surrounding district.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of reinstalling similar paneling on the facade. It should be verified that the proposed material is compatible with the historic glass paneling in size, color and reflectivity.

**ARCHITECTURAL REVIEW BOARD
No. 13-4000013**



Applicant(s): **Nokesville Properties**

Site Owner(s): **Nokesville Properties**

Site Address: **9216 Portner Avenue**

Tax Map No.: **11-10-2-016B**

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

Current Zoning: **R-1**

Parcel Size: **15,010 Sq. Ft.**

Age of Structure: **N/A**

Type of Structure: **Single-Family Residential**

Summary of
Request:

Modify the approved color palette

Date Accepted for Review: **February 25, 2015**

Date of 2nd ARB Meeting: **March 10, 2015**



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

STAFF REPORT

ARB Case: #2013-4000013
Applicant: Nokesville Properties
Address: 9216 Portner Avenue



REQUEST

The applicant is proposing to modify the color palette for the new residence which was previously approved by the ARB in January 2013.

PROPERTY INFORMATION

Location – The project site is located at 9216 Portner Avenue. The lot was subdivided from the original parcel for the Historic Annaburg Gate House located at 9218 Portner Avenue. The site is located along the north side of Portner Avenue just east of the Gate House and lies within the Main Street Neighborhood subarea of the Manassas Historic District.

Historical Significance – The home is new construction and has no historic significance.

Surrounding Properties –

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 of the lot while single family structures of varying ages surround it in all other directions, including across Portner Avenue.

APPLICANT'S PROPOSAL

The design for the new residence at 9216 Portner Avenue, including materials and colors, was approved by the ARB in January of 2013. Construction on the home is now underway and the applicant has requested to revise the color palette for the front door and shutters. Neither the materials nor any other design features will be changing from what was approved. The original approved color for both the doors and shutters was Forest Green. The applicant is now proposing a deep maroon color for the shutters and a stained front door. Color samples of all materials will be available at the meeting.

STAFF ANALYSIS

The applicable design guidelines for colors are found on pages 79-81 of the Historic District Handbook and state that colors should blend with and complement the overall color schemes that exist on the street. The modified colors proposed by the applicant are similar to other colors found in the neighborhood, including the neighboring Gate House, and are complementary to the comprehensive color palette of the home.

Review Criteria

Pursuant to Section 130-546 (b), prior to approval of any certificate of appropriateness, the ARB shall determine if the following conditions have been adequately addressed:

CRITERIA	APPLICATION
1. The activity is consistent with the Secretary of the Interior's Standards for:	Activity Proposed: Modification of color palette
(a) Rehabilitation; and	Not applicable.
(b) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	Not applicable.
2. The visual impact of the proposed exterior architectural features, including all signs.	Not applicable.
3. The general design, scale and arrangement of new construction and additions.	Not applicable.
4. The texture, material and color of new construction, unless otherwise exempt from review.	Applicable: Compatible with surrounding historic overlay district.
5. 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.	Applicable: Compatible with surrounding historic overlay district.
6. The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	Applicable: Compatible with surrounding historic overlay district.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the color modification as submitted.