

ARCHITECTURAL REVIEW BOARD

AGENDA

Tuesday, August 11, 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

Fatima Pereira-Shepherd
Debbie Haight
VACANT POSITION (ALTERNATE)

1. Pledge of Allegiance to the Flag
2. Roll Call
3. Approval of Meeting Minutes – **June 9 and July 14, 2015**
4. New Business
 - **ARB #2016-02**
John C. Grimberg Co., Inc./Peter Grimberg
9257 Lee Avenue
 - **ARB #2016-03**
Barbara Ghadban
9009 Grant Avenue
5. Other Business
 - **Work Session on Mural Design Guidelines**
 - **Old Town Update(s)**
6. Adjournment

MINUTES CITY OF MANASSAS ARCHITECTURAL REVIEW BOARD

June 9, 2015 – 7:30 P.M.

Members Present: Tom Waters, Chairman
William S. Rush, Vice-Chairman
Fatima Pereira-Shepherd
Debbie Haight (Alternate)

Members Absent: Nancy Hersch Ingram
Daniel Morrison

Staff Present: Elizabeth Via-Gossman, Community Development Director
Patrick Small, Economic Development Director
Jamie S. Collins, Development Services Manager
Allison Whitworth, Planner
Donna Bellows, Boards and Commissions Clerk

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

The Clerk called the roll, and a quorum was determined.

APPROVAL OF MEETING MINUTES – May 12, 2015

Mr. Rush motioned to approve the minutes as submitted. Ms. Shepherd seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

NEW BUSINESS

ARB #2015-36

Cutrate Barbershop / Roy Cunningham
9115 Center Street

Ms. Whitworth presented a staff report seeking approval of vinyl signage to be applied to the Center and Battle Street windows. An 18"x18" red, white and blue logo of the business and white vinyl copy measuring 72" x 12" advertising the services offered will be applied to the Center Street window. On Battle Street, an 18"x18" logo will be applied to the storefront window. The applicant is also proposing a 2'x3' A-frame sign to be displayed on the sidewalk at the main entrance. The sign is white with the red, white and blue logo of the business.

Staff recommended approval of the application with the modification that the white copy on the Center Street window be vertically aligned with the center of the logo for consistent placement.

Applicant, Robert Gillette, was in agreement with the modification as recommended by staff.

ARB Discussion

- Agreed with staff's recommendation

ARB Motion

Mr. Rush motioned to approve **ARB #2015-36** with the following modification:

- The white copy on the Center Street window be vertically aligned with the center of the logo for consistent placement

Ms. Haight seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2015-37

Center Street Gourmet
9126 Center Street

Ms. Whitworth presented a staff report proposing to install two 22"x48" projecting signs in existing sign frames attached to the building on the Center and West Street elevations. The signs will be aluminum panels printed with the logo of the new business: Center Street Gourmet. The color palette is primarily shades of blue, green and brown.

Staff recommended approval of the application as submitted.

Applicant, C.P. Leopold, had nothing further to add to the staff report.

ARB Discussion

- None

ARB Motion

Ms. Shepherd motioned to approve **ARB #2015-37** as submitted. **Mr. Rush** seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2015-38

C.J. Finz / Christopher Sellers
9413 West Street

Ms. Whitworth presented a staff report seeking approval of vinyl window signage to be applied to the main entrance doors. The signage will consist of 9"x2' teal and orange logos applied to each door. A white vinyl copy of the website address measuring 1.5" x 22" will be applied to the left door and a 10.5" x 20" vinyl copy of the operating hours will be applied to the right door.

Staff recommended approval of the application as submitted.

Applicant, Christopher Sellers, had nothing further to add to the staff report.

ARB Discussion

- None

ARB Motion

Mr. Rush motioned to approve **ARB #2015-38** as submitted. **Ms. Shepherd** seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2015-31

Jazz Cutz
9103 Center Street

Ms. Whitworth presented a staff report seeking approval of vinyl signage to the storefront window and door. The signage consists of a 17.7" x 45" white and black logo on the storefront window and a 21.1" x 15.6" text box with the hours and contact information on the door. (This signage was installed prior to coming before the ARB.)

Staff recommended approval of the application as submitted.

Applicant, Jasmine Mitchell, stated that he would like to add a projecting sign and also replace the barber pole that was damaged during a wind storm. **Chairman Waters** advised him to submit an application once he decides on the design.

ARB Discussion

- None

ARB Motion

Mr. Rush motioned to approve ARB #2015-31 as submitted. **Ms. Shepherd** seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

Chairman Waters reminded Mr. Mitchell that for future reference, approval from the ARB is needed before making exterior changes and/or additions to a property.

OTHER BUSINESS

Old Town Update

Ms. Via-Gossman spoke to the ARB regarding public art in the Old Town District. She stated that Ms. Haight and/or Ms. Ingram would be the liaison between the ARB and the art committee.

Mr. Small explained how art is part of economic development and what it means for our community. He extended the invitation to the ARB and local artist to attend the art committee meetings.

The ARB was in agreement of public art being displayed in Old Town.

Ms. Whitworth informed the ARB of the updates to the website.

ADJOURNMENT

Ms. Haight moved to adjourn the meeting. **Ms. Shepherd** seconded the motion. **The MOTION CARRIED UNANIMOUSLY.** The meeting ended at 8:18 p.m.

Tom Waters, Chairman

Date

MINUTES CITY OF MANASSAS ARCHITECTURAL REVIEW BOARD

July 14, 2015 – 7:30 P.M.

Members Present: William S. Rush, Vice-Chairman
Nancy Hersch Ingram
Daniel Morrison

Members Absent: Tom Waters, Chairman
Fatima Pereira-Shepherd
Debbie Haight (Alternate)

Staff Present: Jamie S. Collins, Development Services Manager
Allison Whitworth, Planner
Donna Bellows, Boards and Commissions Clerk

PLEDGE OF ALLEGIANCE

ROLL CALL AND DETERMINATION OF A QUORUM

The Clerk called the roll, and a quorum was determined.

APPROVAL OF MEETING MINUTES – May 27, 2015 (Minutes for June 9, 2015 were postponed till the next meeting)

Mr. Morrison motioned to approve the minutes as submitted. Ms. Ingram seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

NEW BUSINESS

ARB #2015-40

Homestead Realty / Robert Anderson
9205 Center Street

Ms. Whitworth presented a staff report seeking approval of the replacement of two existing Re-Max signs on the building with two Homestead Realty signs. The signs, measuring 10'-6 1/2" x 32", will be made of 1/4" plate aluminum painted white. The signs will be placed in the same position as the existing signs on the Center Street and right (Battle Street) elevations between the second and third story windows. The signage will not be illuminated.

Staff recommended approval of the application as submitted.

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

ARB Discussion

- None

ARB Motion

Mr. Morrison motioned to approve ARB #2015-40 as submitted. **Ms. Ingram** seconded the motion.

Roll Call

Mr. Morrison	Y
Ms. Ingram	Y
Vice-Chairman Rush	Y

The MOTION PASSED UNANIMOUSLY.

ARB #2015-39**Mackey's Bar and Grill****9412 Main Street**

Ms. Whitworth presented a staff report seeking approval of an existing chain link fence and gate, as well as the plywood sheathing on the west elevation, to be covered with board-on-board fencing which will completely screen the walk-in cooler. New eave and fascia trim boards are also proposed to finish the roof.

Staff recommended approval of the application as submitted.

Applicant, Dan Mackey, had nothing further to add to the staff report.

ARB Discussion

- None

ARB Motion

Mr. Morrison motioned to approve ARB #2015-39 as submitted. **Ms. Ingram** seconded the motion.

Roll Call

Mr. Morrison	Y
Ms. Ingram	Y
Vice Chairman Rush	Y

The MOTION PASSED UNANIMOUSLY.

ABR #2016-01**Kathy Saylor****9314 West Street**

Ms. Whitworth presented a staff report requesting approval to remove two deteriorated accessory structures located in the rear yard. The prefabricated shed will remain.

Staff recommended approval of the application as submitted.

Applicant, Kathy Saylors, had nothing further to add to the staff report.

ARB Discussion

- None

ARB Motion

Ms. Ingram motioned to approve ARB #2016-01 as submitted. **Mr. Morrison** seconded the motion.

Roll Call

Ms. Ingram	Y
Mr. Morrison	Y
Vice Chairman Rush	Y

The MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Old Town Update

Ms. Collins gave a brief overview of the progress on the water tower project.

ADJOURNMENT

Mr. Morrison moved to adjourn the meeting. **Ms. Ingram** seconded the motion. **The MOTION CARRIED UNANIMOUSLY.** The meeting ended at 7:56p.m.

William Rush, Vice Chairman

Date

ARCHITECTURAL REVIEW BOARD

No. 16-40000002



Applicant(s): **John C. Grimberg, Co.**

Site Owner(s): **GTG Real Estate LLC**

Site Address: **9257 Lee Avenue**

Tax Map No.: **101-01-00-315**

Site Location: **South side of Lee Avenue between Grant Avenue and Peabody Street**

Current Zoning: **B3**

Parcel Size: **0.07 acres**

Age of Structure: **53 years**

Type of Structure: **Commercial**

Summary of Request: **Repaint building, replace shutters**

Date Accepted for Review: **July 24, 2015**

Date of ARB Meeting: **August 11, 2015**



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

STAFF REPORT

ARB Case: #2016-40000002
Applicant: John C. Grimberg Co.
Address: 9257 Lee Avenue



REQUEST

The applicant is requesting approval of a new color palette for repainting the building as well as the replacement of the shutters.

PROPERTY INFORMATION

Location – The building is located on the south side of Lee Avenue between Grant Avenue and Peabody Street.

Historical Significance – The building at 9257 Lee Avenue was constructed circa 1962. The two-story, three-bay colonial Revival-style structure is an office building. It is covered with a flat roof and Mansard parapet with asphalt shingles. Constructed outside the period of significance, 9257 Lee Avenue is ranked non-contributing.

Surrounding Properties – The building is attached to 9255 Lee Avenue on the east elevation, also a non-contributing building, and is adjacent to a paved parking lot to the south and rear. Directly across Lee Avenue is the Old Manassas Courthouse, a significant historic building.

APPLICANT'S PROPOSAL

The applicant is proposing a new color palette for the building:

- Walls-- Downing Sand (light beige)
- Door-- Rockwood Red
- Trim-- Classic Light Buff (cream)
- Shutters--Tricorn Black

In addition, the applicant is also proposing to replace the existing vinyl shutters with vinyl shutters. Please note that the application also lists the replacement of the asphalt shingles on the mansard roof. This has been determined to be an in-kind replacement and administratively approved by staff.

STAFF ANALYSIS

The applicable design guidelines for paint colors are found on pages 79-81 of the City of Manassas Historic District Handbook. The guidelines state that colors should complement the overall color schemes that exist on the street. Monochromatic color schemes should be avoided. Utilizing contrasting colors to highlight the architectural features of the building is recommended. The proposed paint color palette is in keeping with these recommendations, using contrasting colors to offset different features and is generally compatible with the overall color schemes on the street.

The applicable design guidelines for shutters are found on page 59 of the City of Manassas Historic District Handbook. Typical problems with shutters include their use as decoration, being nailed to the wall rather than operable, and being inappropriately sized for the window. Due to the age of the structure, it is unlikely the building ever had wood shutters. The existing shutters can be improved through replacement by requiring that the new shutters be appropriately sized (proportional to the size of the window) and also include the appropriate hardware to create the appearance of authentic, operable shutters.

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:

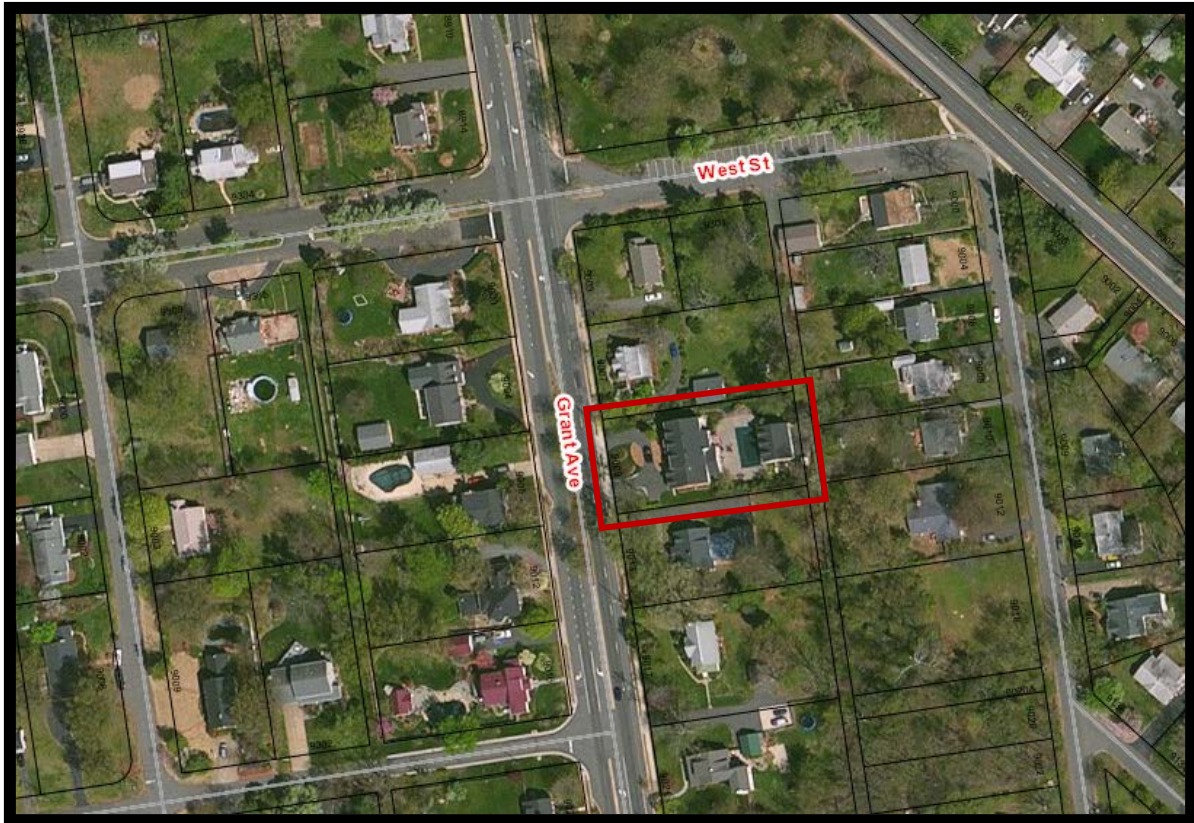
CRITERIA	APPLICATION
Activity Proposed:	Repainting of building, replace shutters
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	Not applicable.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	Proposed color palette is compatible with the surrounding historic district.
(3) The visual impact of the proposed exterior architectural features, including all signs.	Requiring appropriately sized shutters which are proportional to the size of the window and appropriate installation hardware will create the look of authentic shutters and improve the overall appearance of the structure.
(4) The general design, scale and arrangement of new construction and additions.	Not applicable.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	Proposed color palette is compatible with the surrounding historic district.
(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 alterations are compatible with the surrounding historic district.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	Proposed alterations are compatible with the surrounding historic district.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application with the conditions that the shutters be appropriately sized (proportional to the size of the windows) and include appropriate hardware to create the appearance of operable shutters.

ARCHITECTURAL REVIEW BOARD

No. 16-40000003



Applicant(s): **Barbara Ghadban**

Site Owner(s): **Harry and Barbara Ghadban**

Site Address: **9009 Grant Avenue**

Tax Map No.: **101-11-10-5A**

Site Location: **East side of Grant Avenue between Robson and West Street**

Current Zoning: **R1**

Parcel Size: **0.46 acres**

Age of Structure: **10 years**

Type of Structure: **Residential**

Summary of
Request:

Replacement of garage doors and railings above portico

Date Accepted for Review: **July 24, 2015**

Date of ARB Meeting: **August 11, 2015**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2016-40000003
Applicant: Barbara Ghadban
Address: 9009 Grant Avenue



REQUEST

The applicant is requesting approval to replace the garage doors and the railings and balusters above the portico.

PROPERTY INFORMATION

Location – The site is located on the east side of Grant Avenue, between West Street and Robson Drive

Historical Significance – The residence located at 9009 Grant Avenue was constructed c. 2005. The structure has no historic significance is non-contributing to the local historic district.

Surrounding Properties – The property is located at the northern boundary of the local historic overlay district. The two adjacent properties on Grant Avenue are non-contributing residences dating from the 1940s.

APPLICANT'S PROPOSAL

The applicant is proposing to replace the existing stain grade garage doors with Clo-play Ultra-Grain Gallery Collection insulated steel garage doors in walnut oak, the style to match the existing. The existing PVC railing, posts and balusters above the portico will be replaced with Legends vinyl turned balusters and railings and posts.

STAFF ANALYSIS

The applicable design guidelines are found on page 102 of the City of Manassas Historic District Handbook.

While stain-grade garage doors were originally approved for the residence, steel garage doors have been approved for a number of alteration projects in the historic district. When the original Certificate of Appropriateness was issued, it was specified that the color of the garage doors match the color of the decorative brickwork. The color which has been selected for the replacement doors will also continue to match the decorative brick. The style of the proposed doors will also match the existing. Due to the setback distance from the street, and the modern, non-contributing nature of the residence, the use of steel garage doors will not impact the character of the structure or the surrounding historic district. The proposed replacement of the upper baluster and railings of the portico is with a material similar to the existing and in a style which is in keeping with what was originally proposed when the home was constructed.

Overall, the proposed alterations are in keeping with the original Certificate of Appropriateness and will not negatively impact the character of the surrounding historic district.

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 garage doors and portico railings balusters.
(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 alterations are compatible with the surrounding historic overlay district.
(3) The visual impact of the proposed exterior architectural features, including all signs.	Proposed alterations do not negatively impact the character of the surrounding historic district.
(4) The general design, scale and arrangement of new construction and additions.	Not applicable.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	Proposed alterations are in keeping with the original Certificate of Appropriateness for construction of the residence.
(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 alterations do not negatively impact the character of the surrounding historic district.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	Residence is compatible with the surrounding historic overlay district.

STAFF RECOMMENDATION

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