

ARCHITECTURAL REVIEW BOARD

AGENDA

Tuesday, September 8, 2015 – 7:30 p.m.

**Manassas City Hall
9027 Center Street
2nd 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. Recognition of Services for Mr. Daniel Morrison
4. Approval of Meeting Minutes – **August 11, 2015**
5. New Business
 - **ARB #2016-04**
Fulton Bank / Ray Wenger
9012 Church Street
 - **ARB #2016-05**
Claudia Moore
9029 Center Street
 - **ARB #2016-06**
Jirani Coffeehouse / Kenneth Moorman
9425 West Street
 - **ARB #2016-07**
Bikash Adhikari
9203 Douglas Street
 - **Adoption of Mural Design Guidelines**
6. Other Business
 - **Old Town Update(s)**
7. Adjournment

MINUTES
REGULAR MEETING
CITY OF MANASSAS
ARCHITECTURAL REVIEW BOARD

August 11, 2015 – 7:30 P.M.

Members Present: Tom Waters, Chairman
William Rush
Debbie Haight
Nancy Hersch Ingram
Fatima Pereira-Shepherd
VACANT (alternate)

Members Absent: None

Staff Present: Jamie S. Collins, Development Services Manager
Allison Whitworth, 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: June 9 and July 14, 2015

Mr. Rush motioned to approve the minutes for June 9, 2015 as submitted.

Ms. Shepherd seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

Mr. Rush motioned to approve the minutes for July 14, 2015 as submitted.

Ms. Ingram seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

NEW BUSINESS

ARB #2016-02

**John C. Grimberg Company, Inc. / Peter Grimberg
9257 Lee Avenue**

Ms. Whitworth presented a staff report seeking approval of a new color palette for the building:

Walls – Downing Sands (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.

Staff recommended 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.

Applicant, Peter Grimberg, had nothing further to add to the staff report.

ARB Discussion:

- Prep work to cinder block

Ms. Haight motioned to approve ARB #2016-02 as recommended by staff. Ms. Ingram seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2016-03
9009 Grant Avenue
Barbara Ghadban

Ms. Whitworth presented a staff report 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 recommended approval of the application as submitted.

Applicant, Barbara Ghadban, had nothing further to add to the staff report.

ARB Discussion

- Garage doors compatible to ones presented tonight

Ms. Shepherd motioned to approve ARB #2016-03 as submitted. **Ms. Haight** seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Chairman Waters proposed to present Mr. Morrison with a proclamation at the next ARB meeting. All the Board members were in agreement.

Work Session on Mural Design Guidelines

Ms. Whitworth presented the highlights of the guidelines with a question-and-answer session that followed.

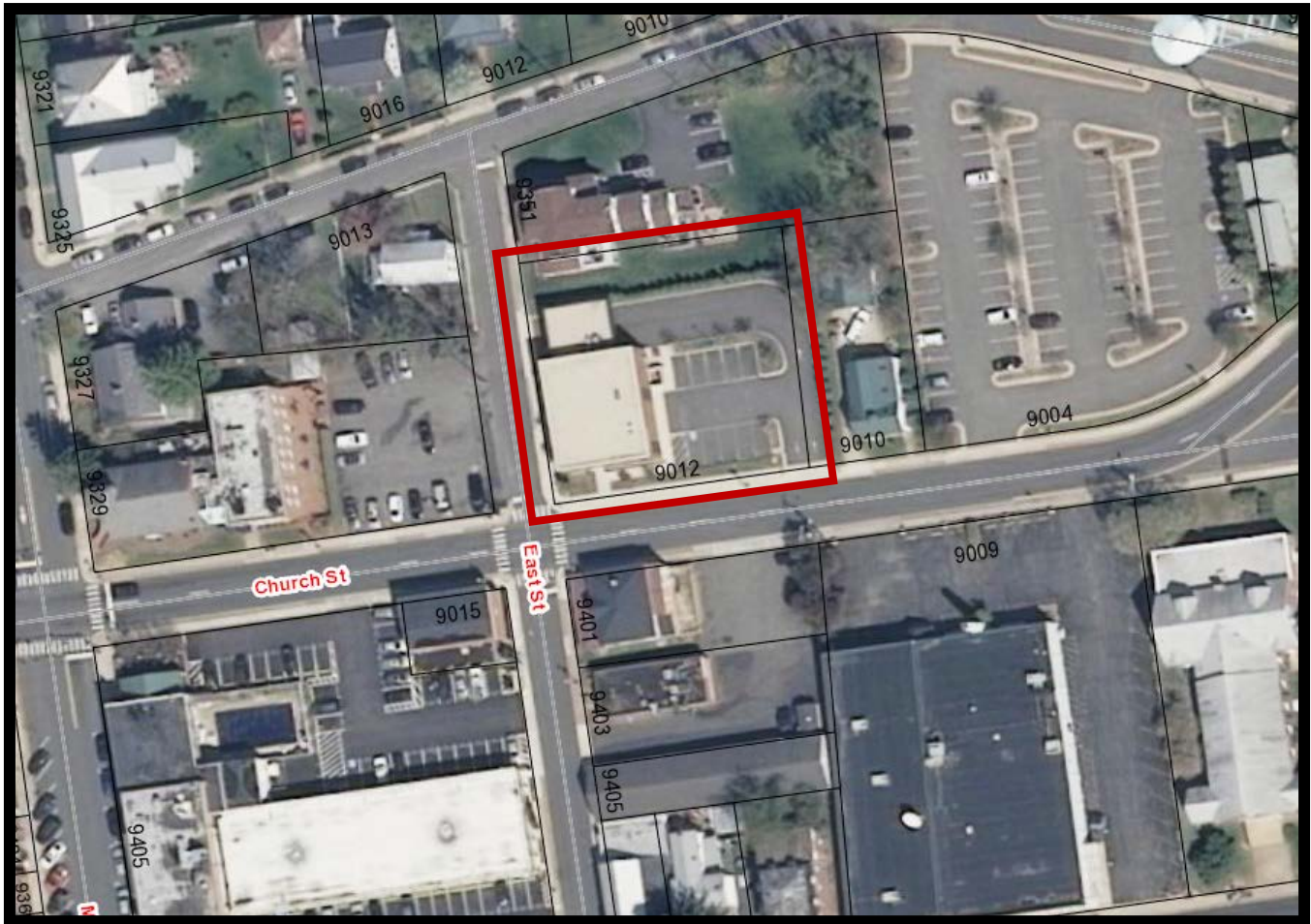
ADJOURNMENT

Mr. Rush moved to adjourn the meeting. **Ms. Shepherd** seconded the motion. **The MOTION CARRIED UNANIMOUSLY TO ADJOURN THE MEETING.** The meeting ended at 8:15 p.m.

Tom Waters, Chairman

Date

**ARCHITECTURAL REVIEW BOARD
No. 16-4000004**



Applicant(s): **W.J. Stickler Signs, Inc.**

Site Owner(s): **CPI Manassas I, LLC**

Site Address: **9012 Church Street**

Tax Map No.: **101-01-00-453A**

Site Location: **Northeast corner of the intersection of Church and East Streets**

Current Zoning: **B3**

Parcel Size: **0.38 acres**

Age of Structure: **8 years**

Type of Structure: **Commercial**

Summary of Request: **Sign replacement**

Date Accepted for Review: **August 14, 2015**

Date of ARB Meeting: **September 8, 2015**



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

STAFF REPORT

ARB Case: #2016-40000004
Applicant: W.J. Stickler Signs, Inc.
Address: 9012 Church Street



REQUEST

The applicant is request approval to replace a monument sign.

PROPERTY INFORMATION

Location – Northeast corner of the intersection of Church and Main Streets

Historical Significance – The building located at 9012 Church Street is a two-story commercial building constructed in 2007. The building has no historic significance and is non-contributing to the local historic district.

Surrounding Properties – The site is located at the edge of the commercial area of the downtown historic district. On the north, the house is adjacent to the former Hynson House at 9351 East Street, a contributing building. To the east is the former Fishpaw House at 9010 Church Street, also a contributing building. The former Manassas Presbyterian Church, a contributing building, is located to the west and to the south across Church Street is the former Churchill House, now a commercial building which is ranked contributing.

APPLICANT'S PROPOSAL

The applicant is proposing to replace a small monument sign at the Church Street entrance which was recently damaged by a vehicular accident. While repair and replacement can usually be approved administratively, the applicant would like to change the color of the sign to match the corporate branding of the business. Due to the color change, ARB approval is needed. The current sign has a cream background with burgundy text. Fulton Bank is proposing a blue background with white text. In addition to matching the corporate branding, the colors proposed will be consistent with other signage at the site including the white wall mounted signs and the ATM equipment. The sign is attached to a small masonry base which will not be modified. The size and design of the sign will also match the existing sign.

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 colors should complement the materials and color scheme of the building. The proposed colors of the replacement sign coordinate with the branding of the business and the existing signage on the site. The blue color does not detract from the surrounding historic overlay

district or overall appearance of the streetscape. Overall, the replacement is compatible with the character of the building and the surrounding historic overlay district.

Review Criteria

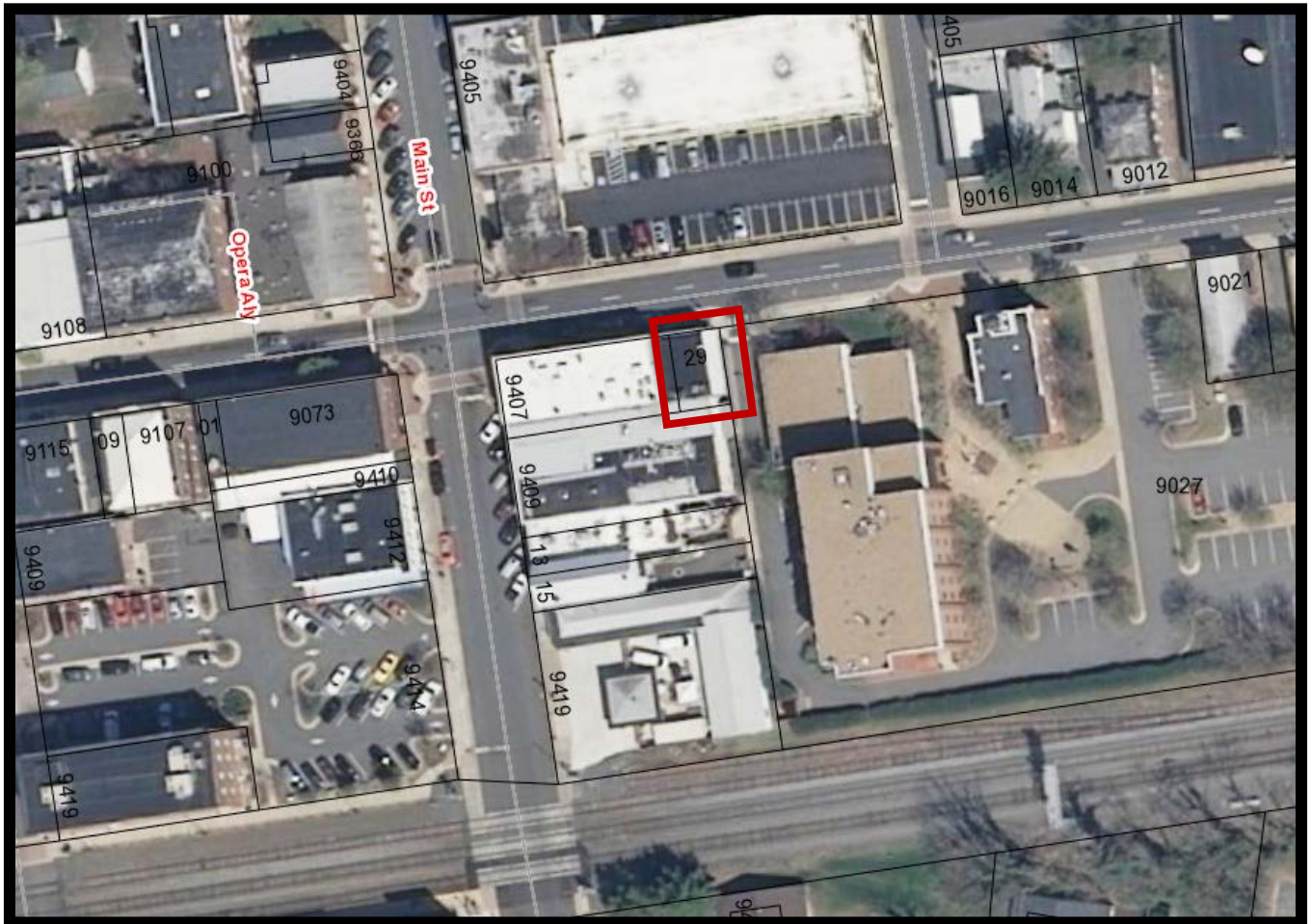
Pursuant to Section 130-406 (b), prior to approval of any certificate of appropriateness, the ARB shall determine if the following conditions have been adequately addressed:

CRITERIA	APPLICATION
Activity Proposed:	Replacement of monument sign
(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 sign replacement incorporates the branding of the business and is complementary to the other existing signage at the site.
(3) The visual impact of the proposed exterior architectural features, including all signs.	Proposed signage is in keeping with the design guidelines and compatible with other existing signage on the site as well as the surrounding historic overlay 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 signage is in keeping with the design guidelines and compatible with other existing signage on the site as well as the surrounding historic overlay 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.	Compatible with 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.	Compatible with surrounding historic overlay district.

STAFF RECOMMENDATION

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

**ARCHITECTURAL REVIEW BOARD
No. 16-4000005**



Applicant(s): **Claudia M. Moore**

Site Owner(s): **Claudia M. Moore**

Site Address: **9029 Center Street**

Tax Map No.: **101-01-00-195A**

Site Location: **South side of Center Street between Main Street and East Street**

Current Zoning: **B3**

Parcel Size: **0.02 acres**

Age of Structure: **67 years**

Type of Structure: **Commercial**

Summary of Request: **Signage**

Date Accepted for Review: **August 19, 2015**

Date of ARB Meeting: **September 8, 2015**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2016-40000005
Applicant: Claudia M. Moore
Address: 9029 Center Street



REQUEST

The applicant is seeking approval to install a projecting sign.

PROPERTY INFORMATION

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

Historical Significance – The building located at 9029 Center Street was constructed c. 1948. It is a two-story three-bay Classical Revival Style building of masonry construction with brick façade. Significant features include the recessed storefront with molded sills, fluted pilasters and dentil molding with iron railing on the second story. As a good example of Colonial Revival Style architecture, the building is ranked contributing to both the local and National Register historic districts.

Surrounding Properties – On the east, the building is adjacent to City Hall, a non-contributing building. Across Center Street to the north is the Olde Towne Inn, also a non-contributing building. On the west elevation, the building is connected to 9407 Main Street, a contributing building.

APPLICANT'S PROPOSAL

The applicant is proposing to install a projecting sign for the web-design business Freshy Sites which has opened a new office in the west first floor office suite. While the sign demographics submitted show the location of the sign on the neighboring building, staff has clarified with the applicant that the bracket and sign will be installed above the cornice on the far west side of the building. A copy of the proposal showing the correct location of the sign will be provided at the meeting. The sign utilizes the established branding of the business and consists of two elements: the circular lime logo of the business and the name suspended below. The overall dimensions of the sign are 3'x4'. The color palette includes white and two shades of green. The sign will be made of MDO wood.

STAFF ANALYSIS

The applicable design guidelines for signage are found on pages 82-85 of the City of Manassas Historic District Handbook. The guidelines state that projecting signs should not exceed 12 square feet in area. Sign design and graphics should be coordinated with the nature of the business and character of the building.

The proposed sign is appropriately sized and maintains the required clearance from the sidewalk. The design of the signage utilizes the established branding of the business and complements the green awnings of the adjacent building. The sign is placed where it will not obstruct any architectural details. Overall, the signage is in keeping with the design guidelines and compatible with the surrounding historic overlay 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:	Installation of projecting sign
(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 signage is compatible with surrounding historic overlay district.
(3) The visual impact of the proposed exterior architectural features, including all signs.	Proposed signage will not adversely impact the character of the historic 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.	The design of the proposed signage utilizes the established branding of the business and is complementary to the awnings of the adjacent building.
(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 signage will not adversely impact the character of the 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 signage is compatible with surrounding historic overlay district.

STAFF RECOMMENDATION

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

**ARCHITECTURAL REVIEW BOARD
No. 16-4000006**



Applicant(s): **Kenneth Moorman**

Site Owner(s): **Daffan West LLC**

Site Address: **9425 West Street**

Tax Map No.: **101-01-00-215**

Site Location: **Southeast corner of West Street and the railroad tracks, directly across from the Manassas Railroad Station.**

Current Zoning: **B3**

Parcel Size: **0.3 acres**

Age of Structure: **55 years**

Type of Structure: **Commercial**

Summary of Request: **Signage**

Date Accepted for Review: **August 20, 2015**

Date of ARB Meeting: **September 8, 2015**



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

STAFF REPORT

ARB Case: #2016-40000006
Applicant: Kenneth Moorman
Address: 9425 West Street



REQUEST

The applicant is requesting approval of wall signage and a projecting sign.

PROPERTY INFORMATION

Location – The project is located on the south elevation of the building at 9411 West Street, at the southeast corner of West Street and the railroad tracks, directly across from the Manassas Railroad Station.

Historical Significance – The building located at 9411 West Street was built c. 1960. The single-story, two-bay commercial building is a modern interpretation of the Colonial Revival Style. The concrete block building is clad in stucco. The parapet roof features a boxed concrete cornice with a diagonal recessed frieze. The building is non-contributing to the local and National Register historic districts.

Surrounding Properties – The project is located in a commercial complex of 3 buildings built in a modern interpretation of the Colonial Revival Style. Built outside of the period of significance, all of the buildings are ranked non-contributing. Located directly across the railroad tracks is 9431 West Street, the Manassas Railroad Station. Constructed c. 1914, the building is ranked notable and contributing. Located to the east at 9428 Battle Street is the City Square Café. Constructed c. 1926, this building is also ranked notable and contributing.

APPLICANT'S PROPOSAL

The applicant is proposing signage for the new coffeehouse to be occupying the space. The signage includes a wall sign above each of the two storefront entrances with the logo of the business. The wall signs, measuring 3'-2"x6', will be made of painted laser cut metal and illuminated by the existing light fixtures on the building. The applicant is also proposing a 2'x2'projecting sign to be installed on a bracket on the column between the two entrances. The projecting sign will be made of either carved wood or sandblasted HDU sign foam. The color palette of the signage includes, black, brown, red and white.

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 the total area of all signs on commercial buildings should be limited to 1.5 times the linear footage of the building frontage or 70 square feet. Signage should be placed in obvious unadorned areas and be coordinated with the nature of the business and character of the building.

The cumulative area of the proposed signage does not exceed the size allowed by the zoning ordinance or the design guidelines. The signage has been placed in an obvious unadorned area below the storefront lights to delineate both of the storefront entrances. While the applicant has proposed two wall signs, the signage does not overwhelm or clutter the building and provides balance between the two storefronts, similar to what has been approved at the neighboring Foster’s Grille. The proposed colors and materials are complementary to the color scheme of the building and streetscape. The design of the signage reflects the nature of the business and is respectful of the character of the building.

Review Criteria

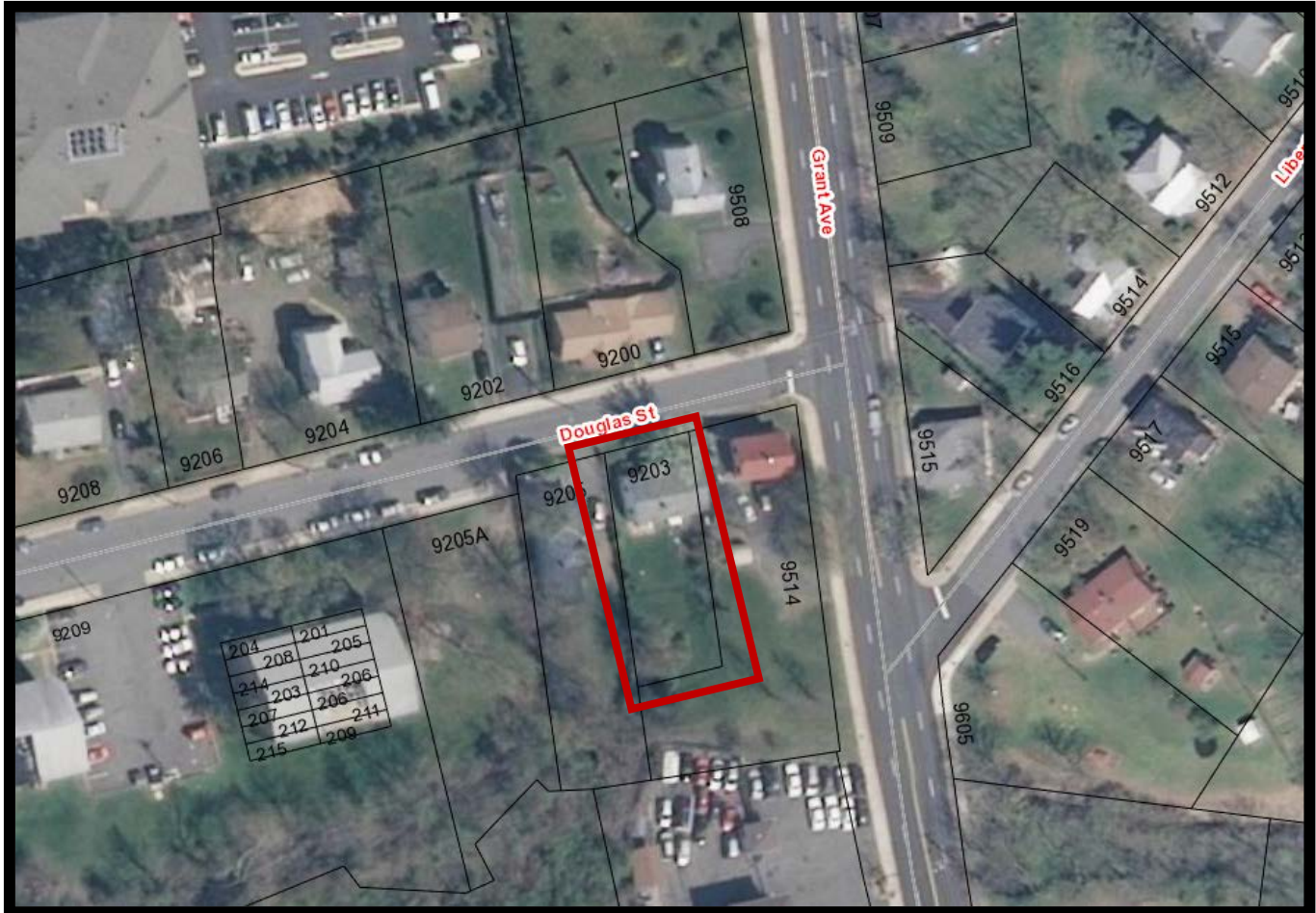
Pursuant to Section 130-406 (b), prior to approval of any certificate of appropriateness, the ARB shall determine if the following conditions have been adequately addressed:

CRITERIA	APPLICATION
Activity Proposed:	Installation of two wall signs and one projecting sign.
(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 signage, including the color and materials, is compatible with the character of the structure.
(3) The visual impact of the proposed exterior architectural features, including all signs.	Proposed signage is complementary to the structure and provides balance between the two storefront entrances.
(4) The general design, scale and arrangement of new construction and additions.	The size of the signage is in keeping with the design guidelines.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	Proposed colors and materials are complementary to the character of the building and compatible with surrounding historic overlay 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 signage is compatible with 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 signage is compatible with surrounding historic overlay district.

STAFF RECOMMENDATION

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

**ARCHITECTURAL REVIEW BOARD
No. 16-4000007**



Applicant(s): **Bikash Adhikari**

Site Owner(s): **Bikash Adhikari**

Site Address: **9203 Douglas Street** Tax Map No.: **101-01-00-100**

Site Location: **South side of Douglas Street just west of Grant Avenue**

Current Zoning: **R2S** Parcel Size: **0.11**

Age of Structure: **55 years** Type of Structure: **Residential**

Summary of Request: **Replacement of doors and windows, fence installation, carport demolition**

Date Accepted for Review: **September 1, 2015**

Date of ARB Meeting: **September 8, 2015**



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

STAFF REPORT

ARB Case: #2016-4000007
Applicant: Bikash Adhikari
Address: 9203 Douglas Street



REQUEST

The applicant is seeking approval of a number of exterior alterations to the structure which include demolishing the carport, replacing the doors and windows and adding a fence along the rear property line.

PROPERTY INFORMATION

Location – The site is located on the south side of Douglas Street just west of Grant Avenue

Historical Significance – The property located at 9203 Douglas Street was constructed c. 1960. The residence is a single-story Ranch house clad in vinyl siding with a gable roof with asphalt shingles. A carport is attached to the east side of the home. Lacking historic significance and constructed outside of the period of significance, the dwelling is ranked non-contributing.

Surrounding Properties – The property is located at the southern boundary of the historic overlay district. The majority of the properties on Douglas Street are ranked non-contributing due to the date of construction or to alterations which have compromised the integrity of the structures.

APPLICANT'S PROPOSAL

In the process of working with the applicant on administrative approval of several items, it was discovered that a number of exterior alterations requiring ARB approval had already been completed or were underway and the applicant was advised to submit an application to the ARB. The applicant has demolished the attached carport. The previous 1/1 vinyl windows have been replaced with simulated divided lite vinyl windows with muntins between the glass. The plastic shutters have been removed and will not be replaced. The front door has been replaced with a fiberglass door with decorative glass and the door on the rear elevation has been replaced with a steel door. The applicant is also planning to install new aluminum gutters and fascia at the roof and trim around the windows and doors. The posts supporting the roof of the front porch have been replaced with 4x4 posts and the lattice removed. Finally, a 4' tall wood picket fence is proposed along the rear property line.

STAFF ANALYSIS

The applicable design guidelines are found throughout the City of Manassas Historic District Handbook. Prior to these alterations, the residence was in need of maintenance and repair, particularly the carport which was in very poor condition. The carport appears to have been a later addition to the home and is not a significant architectural feature. Demolition of the carport does not negatively impact the character of the

structure and improves the overall appearance of the home. Staff recommends that siding matching the existing be installed where the carport has been removed.

While the applicant has used like materials in replacement of the vinyl windows, the design guidelines do not recommend the use of simulated divided lite windows. However, simulated divided lites have been approved on a case-by case basis for non-contributing structures. Considering the age of the structure, the non-contributing status, the character of the surrounding neighborhood, and the location at the edge of the historic overlay district, the use of simulated divided lites does not negatively impact the character of the structure or the surrounding area. Inoperable plastic shutters are not recommended for the historic district and their removal is in keeping with the guidelines.

The material and style of the previous doors is unknown. The new doors which have been installed are compatible with the style and other materials of the home.

Finally, the design guidelines state that fences should relate to materials in the neighborhood. While both of the neighboring properties and several homes in the immediate vicinity have chain link fences, the applicant has proposed a wood picket fence, which is in keeping with the 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:	Demolition of carport, replacement of doors and windows, installation of fence
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	The use of windows with simulated divided lites is not recommended, however, considering the noncontributing status of the structure, the replacement does not negatively impact the character.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	The structure is non-contributing, as well as the majority of the structures in the immediate neighborhood. The alterations do not negatively impact the architectural character of the structure and surrounding area.
(3) The visual impact of the proposed exterior architectural features, including all signs.	In general, the alterations improve the appearance of the structure which was in need of maintenance and repair.
(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.	Materials used are 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.	The alterations do not negatively impact the surrounding neighborhood.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	The alterations do not negatively impact the surrounding neighborhood.

Staff recommends **APPROVAL** of the application with the recommendation that siding matching the existing be installed on the east elevation where the carport has been removed. The applicant should be advised to seek approval prior to undertaking any exterior alterations in the future.