

ARCHITECTURAL REVIEW BOARD AGENDA

Tuesday, January 12, 2016 – 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. Approval of Meeting Minutes – **December 8, 2015**
4. New Business (Staff: Allison Whitworth)
 - **ARB #2016-16**
Manassas Junction Bed and Breakfast (Signage)
9311 Prescott Avenue
 - **ARB #2016-19**
Longevity Wellness Center & Spa/Rob Anderson (Signage)
9366 Main Street
 - **ARB #2014-46**
Messenger Place (Exterior Specifications)
9009 Church Street
 - **ARB #2016-17 (Demolition)**
James Downey
9514 Liberty Street
 - **ARB #2016-18 (Demolition)**
James Downey
9512 Liberty Street
5. Other Business
 - **Elections**
 - **Old Town Update – City Hall Plaza Renovation (Staff: Elizabeth Via-Gossman)**
 - **Historic Overlay District Zoning Ordinance (Staff: Allison Whitworth)**
6. Adjournment

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

December 8, 2015 – 7:30 P.M.

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

Members Absent:

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

APPROVAL OF MINUTES: September 8, 2015, October 13, 2015, October 27, 2015, and November 10, 2015

Mr. Rush motioned to approve the minutes from September 8, 2015, as submitted. Ms. Ingram seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

Mr. Haight motioned to approve the minutes from October 13, 2015, as submitted. Ms. Ingram seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

Mr. Rush motioned to approve the minutes from October 27, 2015, as submitted. Ms. Shepherd seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

Mr. Rush motioned to approve the minutes from November 10, 2015, as submitted. Ms. Ingram seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

NEW BUSINESS

ARB #2016-14
Calico Jack's
9409 Battle Street

Ms. Whitworth presented a staff report proposing to install a double-sided projecting sign for the new business, Calico Jack's, occupying the second floor of the building. The sign is proposed to be installed on a new decorative metal bracket between the two second story windows on the right side of the building, with the bracket to be parallel with the bracket of the existing projecting sign. The sign is circular in shape, measuring 3' in diameter. The sign will be made of sandblasted wood and features the red and black logo of the business set on a brown (wood) background with a black border. Staff recommends approval of the application with the following modifications:

1. The Totally Vintage Design projecting sign will be relocated to hang between the two right windows, with the top of the bracket aligned with the window sill.
2. Calico Jack's projecting sign will be installed in the middle of the building, with the bottom of the sign aligned with the window sill.

Applicant, Kristi Murphy, had nothing further to add to the staff report.

ARB Discussion

- **Sign would look better with a light background**

Ms. Haight motioned to approve ARB #2016-14 as modified by the staff. **Mr. Rush** seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

The Board discussed the draft for the update of the Historic Overlay District Zoning Ordinance and expressed concern for allowing administrative approval of minor signs and portable A-frame sign.

Ms. Collins informed the Board that the ARB Annual Report will go before City Council after the first of the year. The Board elected to provide a formal presentation, rather than place the annual report on the consent agenda. **Ms. Collins** will check with the Clerk's office for available dates.

Ms. Collins presented the Draft Policy for City Boards, Commissions and Committees. The Board voiced a concern on the term limits, citing the limited response to the current vacancy on the ARB.

The Board received its **2nd Notification of Elections**.

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 8:20 p.m.

Tom Waters, Chairman

Date

ARCHITECTURAL REVIEW BOARD
No. 16-40000016



Applicant(s): **Mark & Ann Hempen**

Site Owner(s): **Mark & Ann Hempen**

Site Address: **9311 Prescott Avenue**

Tax Map No.: **100-01-00-80**

Site Location: **Southeast corner of the intersection of Center St. and Prescott Ave.**

Current Zoning: **R2S**

Parcel Size: **1.09 acres**

Age of Structure: **114 years**

Type of Structure: **Residential**

Summary of
Request: **Installation of shingle sign**

Date Accepted for Review: **December 21, 2015**

Date of ARB Meeting: **January 12, 2016**



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

STAFF REPORT

ARB Case: #2016-40000016
Applicant: Mark & Ann Hempen
Address: 9311 Prescott Avenue



REQUEST

The applicant's are requesting approval to install a new shingle sign for Manassas Junction Bed and Breakfast.

PROPERTY INFORMATION

Location – The site is located at the southeast corner of the intersection of Center Street and Prescott Ave.

Historical Significance – 9311 Prescott Avenue was constructed c. 1902. The house was constructed in the Queen Anne Style, exhibited in the asymmetrical façade, fish-scale shingles in the gables, and full width front porch. In the early 1900s the house was occupied by Dr. W. Fewell Merchant, a well-known Manassas physician. As an exceptional and intact example of a Queen Anne style dwelling, the home is contributing structure to the local and National Register historic districts. It is also ranked as notable by the 2006 survey and is designated as a Local Historic Landmark (under criterion c, e, and g).

Surrounding Properties – The residence is located in the Quarry Road and Prescott Avenue sub area of the local historic district. The neighborhood consists mainly of historic residences dating from the turn of the century, with a variety of architectural styles including Queen Anne, Colonial Revival, and vernacular Victorian. Both of the adjacent residences are also ranked as contributing structures to the local historic district. On the south, the property abuts the Southern Railway tracks.

APPLICANT'S PROPOSAL

Due to an update to the zoning ordinance which now allows bed and breakfasts to have either a shingle sign or wall sign not exceeding 4 square feet in the area, the applicants have proposed to remove the existing wall sign on the frieze above the front porch entry and install a new shingle sign. The sign measures 32" by 18" and will be made of sandblasted high density urethane to create a raised border and copy. The background of the sign will be a deep burgundy color to match the painted trim work on the home, and the border and copy will be a cream color. The sign will be installed on a black powder-coated steel bracket attached to a black 4x4 post. While the post has a height of 6.5', the top of the sign will be 5.3' above grade. The sign will be located in the front yard, approximately 15 feet from the front property line and 35 feet from the north (side) property line.

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 signs on residential buildings can be freestanding signs placed perpendicular to the house in a front yard. Freestanding signs in residential areas should not exceed 8 square feet in area and 8 feet in height. Overall, the sign design and graphics should be coordinated with the character of the building.

The proposed sign adheres to the size requirements of the zoning ordinance and the design guidelines and is appropriately sized for a residential neighborhood. The color palette proposed is compatible with the color palette of the residence, and the typeface is appropriate for both the house as well as the nature of the business. Overall, the proposed shingle sign is in keeping with the design guidelines. Due to the requirements of the zoning ordinance, only one sign is allowed for a bed and breakfast, and so installation of the shingle sign will require that the existing wall sign on the plain frieze above the porch be removed. The applicants should undertake any necessary maintenance or repair to ensure the frieze is returned to its prior condition following removal of the sign.

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:

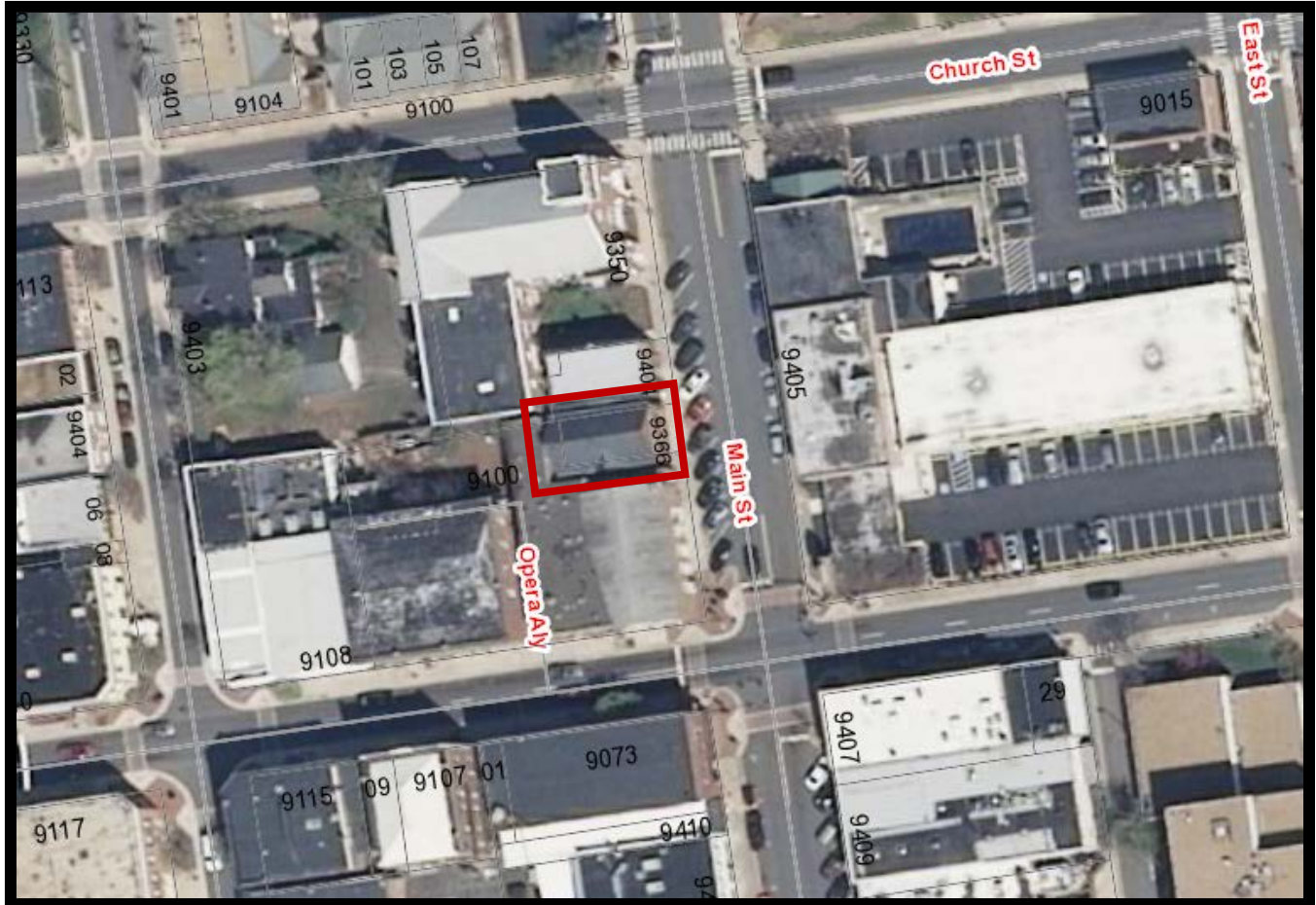
CRITERIA	APPLICATION
Activity Proposed:	Installation of shingle sign.
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	Not applicable.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	The proposed sign is compatible with the surrounding historic overlay district and will not detract from the character of the neighborhood.
(3) The visual impact of the proposed exterior architectural features, including all signs.	The proposed sign is compatible with the surrounding historic overlay district and will not detract from the character of the neighborhood.
(4) The general design, scale and arrangement of new construction and additions.	Proposed signage is in keeping with the size recommendations of the design guidelines.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	The proposed material is in keeping with the design guidelines and the color palette of the signage is consistent the color palette 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.	The proposed sign is compatible with the surrounding historic overlay district and will not detract from the character of the neighborhood.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	The proposed sign is compatible with the surrounding historic overlay district and will not detract from the character of the neighborhood.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application as submitted with the condition that any necessary maintenance or repair will be performed following removal of the wall sign.

ARCHITECTURAL REVIEW BOARD

No. 16-40000019



Applicant(s): **Rob Anderson / Metro Sign & Design**

Site Owner(s): **Oswald and Marlene Bacher**

Site Address: **9366 Main Street**

Tax Map No.: **101-01-00-431**

Site Location: **West side of Main Street between Center and Church Streets**

Current Zoning: **B3**

Parcel Size: **0.04 acres**

Age of Structure: **116 years**

Type of Structure: **Masonry commercial**

Summary of
Request:

Installation of double-sided projecting sign

Date Accepted for Review: **December 28, 2015**

Date of ARB Meeting: **January 12, 2016**



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

STAFF REPORT

ARB Case: #2016-40000019
Applicant: Rob Anderson / Metro Sign & Design
Address: 9366 Main Street



REQUEST

The applicant is requesting approval to install a double-sided projecting sign.

PROPERTY INFORMATION

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

Historical Significance – The old National Bank of Manassas building, built circa 1896, is one of the few commercial buildings in the local historic district that predate the 1905 fire. When the bank outgrew this small building, a new headquarters was built next door to the old building. Designer-builder John A. Cannon is responsible for the construction of this building, as well as many other structures in Manassas. The building reflects characteristics of the Romanesque Revival style including the rusticated stone surrounds and quoins and rounded-arch blind fanlight. This property is designated as a Local Historic Landmark and is contributing to both the local and National Register historic districts. As one of the few examples of late nineteenth-century commercial buildings in the commercial core and a good representation of the Romanesque Revival style, the Old National Bank of Manassas is ranked notable by the 2006 survey.

Surrounding Properties –

North: 9404 Main Street –formerly J.L. Bushong Grocery, constructed c. 1900. Contributing.

South: 9100 Center Street – subsequent location of the National Bank of Manassas, constructed c. 1912. Non-contributing, Local Historic Landmark.

East: 9405 Main Street – Olde Town Inn, constructed c. 1960. Non-contributing.

APPLICANT'S PROPOSAL

The applicant is proposing to install a double-sided projecting sign for the business which has relocated to the building, Longevity Wellness Center and Spa. The sign measures 3' by 2'-8" and will be made of high density urethane. The background will be sandblasted wood grain painted white with a raised border and copy which will be painted green. The green and yellow logo of the business will also be raised and will be applied through digital printing. The sign will be installed on a new steel scroll bracket in the location of a previous sign bracket between the front entrance and window, just below the rusticated masonry string course.

STAFF ANALYSIS

The applicable design guidelines for signs are found on pages 82-87 of the City of Manassas Historic District Handbook. The guidelines state that projecting signs should be no larger than 12 square feet. Sign design and graphics should be coordinated with the nature of the business and the character of the building. Typical problems with signage include poor placement and overscaled signage.

The proposed sign is 8 square feet in area, within the size requirements of the zoning ordinance and the design guidelines. The sign is appropriately placed in regard to the architectural elements of the building. The color palette and materials are compatible with the structure. Overall, the sign is in keeping with 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 double sided 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 sign is compatible with the architectural character of the building
(3) The visual impact of the proposed exterior architectural features, including all signs.	Proposed sign is compatible with the architectural character of the building.
(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 sign is 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 sign is compatible with the surrounding historic overlay district.

STAFF RECOMMENDATION

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

ARCHITECTURAL REVIEW BOARD

No. 14-40000046 - Addendum



Applicant(s): **Messenger Place Development LLC**

Site Owner(s): **Messenger Place Development LLC**

Site Address: **9009 Church St.**

Tax Map No: **101-01-00-442**

Site Location: **Center and Church Streets between Zebedee and East Street**

Current Zoning: **B-3.5**

Parcel Size: **0.85 acres**

Age of Structure: **74 years**

Type of Structure(s): **Mixed-use**

Summary of Request: **Approval of site fencing, balcony railings, exterior lighting fixtures, awnings, and doors.**

Date Accepted for Review: **December 23, 2015**

Date of ARB Meeting: **January 12, 2016**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2014-40000046 - Addendum
Applicant: Messenger Place Development LLC
Address: 9009 Church Street



REQUEST

The architectural design of the new Messenger Place building and the majority of the materials were previously approved by the ARB in August of 2014. The applicant is returning to the ARB to seek approval for the remaining design details which include the balcony railings, exterior lighting fixtures, awnings, doors and site fencing.

PROPERTY INFORMATION

Location – 9009 Church Street is a through lot located on the block bounded by Church, East, Center and Zebedee Streets. The lot has frontage on both Church and Center Streets.

Historical Significance – The building located at 9009 Church Street was constructed c. 1940. Originally a grocery store, the building was oriented towards Center Street. It was later rehabilitated to serve as a newspaper office (The Journal Messenger) and was reoriented towards Church Street. The two-story building exhibits characteristics of the Colonial Revival Style through the 6-course American-bond brick construction, entrance portico, and wood-paneled door with surround and sidelights. Due to the date of construction outside the period of significance, the building is not contributing to the local or National Register historic districts.

Surrounding Properties –

The project is located at the eastern edge of the downtown subarea of the historic district as the commercial buildings begin transitioning to residential neighborhoods. The architecture surrounding the property offers great variety in style and use, being a mix of largely two and three story commercial and residential buildings. While many of the buildings are contributing structures to the historic district, some have been greatly altered over the years. Directly to the east of 9009 Church Street is the Old Baptist Church, a contributing and historic building constructed c. 1930. Several commercial properties dating from the 1900s adjoin the property on the west. These existing structures will likely see redevelopment in the future.

APPLICANT'S PROPOSAL

The applicant is seeking approval of the following design details which were either not presented for approval during the first review of the project or were deferred for further consideration:

- Black Atlantic Aluminum fencing with brick piers along the north and east property lines
- Homeland white PVC balcony railings
- Cream Therma-Tru fiberglass balcony door
- Kawnee 350 Stile aluminum entrance doors, green and cream
- Green Masa Alumiframe awnings at three residential building entrances
- Cream Masa Extrudeck over first floor retail and common space windows
- Progress ceiling mounted balcony light fixtures
- Freeport wall sconce entry lighting

STAFF ANALYSIS

The applicable guidelines for new construction are found throughout the City of Manassas Historic District Infill Development Guidelines and the Manassas Historic District Handbook. The guidelines state that new construction should complement and respect the character of the existing historic buildings. However, new buildings should not be a reproduction or copy of historic buildings which confuse the public as to what is historically significant and what is not.

Site Fencing (Design Guidelines, pg. 38-39)

The guidelines for fencing state that fence materials and design should relate to the surrounding neighborhood. The proposed fencing materials – masonry piers and aluminum railings—are compatible with the recommendations of the guidelines and the character of the surrounding historic district. In addition, the railings are similar to the black metal railings found throughout the downtown area.

Balcony Railings (Infill Design Guidelines, pg. 42)

At the ARB meeting for this project, the Board discussed the use of vinyl or PVC vs. aluminum railings. While aluminum is more appropriate for use in the historic district, the profile of vinyl railings is more comparable to the profile of wood railings. The precedent which might be set by approving vinyl was discussed, and the ARB asked the applicant to investigate other options. After further research, the applicant continues to propose the PVC railings as the best option. In regard to the materials of infill construction, the guidelines generally do not recommend the use of synthetic materials. Staff continues to recommend against the use of PVC railings.

Doors (Infill Design Guidelines, pg. 36)

In general, the guidelines state that new doors should be mostly glass and may be painted wood or metal. The proposed doors are in keeping with these recommendations and appropriate for commercial entrances and reflective of many of the storefront entrances in the historic district. The proposed cream and green colors are coordinated with the design of the building and used to differentiate between the commercial and residential entrances.

Awnings (Infill Design Guidelines, pgs. 49-50)

The infill design guidelines state that the inclusion of awnings can enhance the building and street-level design. Awnings should be carefully placed and sized to not obscure elements and the colors should be coordinated as part of the overall color scheme. Contemporary styles and materials may be appropriate for mixed-use buildings. The applicant has utilized two different styles and colors of awnings in order to differentiate the various areas of the building. The cream horizontal awnings adorn the first floor windows (both commercial and common area) while the green sloped awnings are used to designate the resident entrances. The color of the awnings has been coordinated with the overall color scheme for the building, matching the color of the doors or windows above which they are placed. The use of awnings references

traditional design details found throughout the historic district while the contemporary style and materials of the awnings distinguishes the building as new construction.

Light Fixtures (Infill Design Guidelines, pg. 52)

The infill design guidelines state that lighting fixtures should be understated and compatible with the character of the surrounding area and the building. The proposed light fixtures are appropriately scaled for the location. The flush-mount fixtures proposed for the balcony are minimal and unobtrusive. While the proposed sconces are more modern in style, they are appropriate for in-fill construction and compatible with the character of the building and will not detract from the surrounding area.

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:

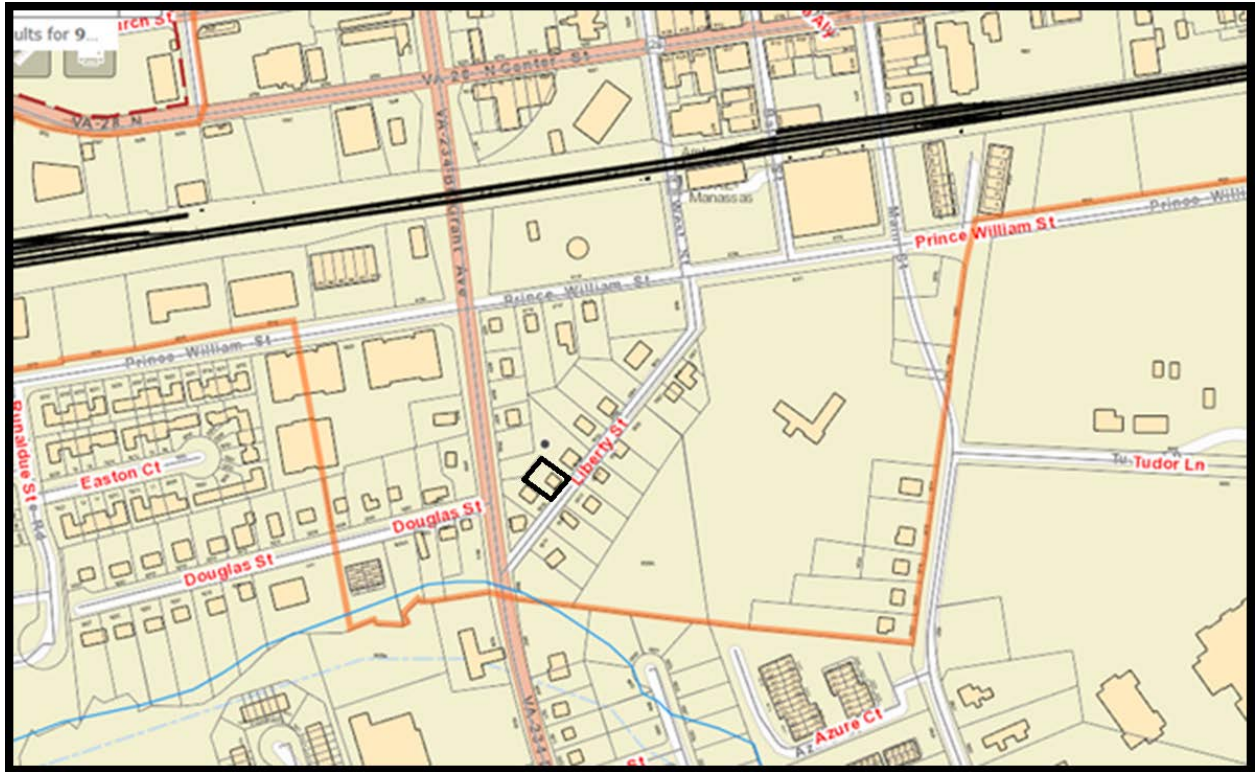
CRITERIA	APPLICATION
Activity Proposed:	Activity Proposed: Approval of design details and materials
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	Not applicable.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	See staff analysis.
(3) The visual impact of the proposed exterior architectural features, including all signs.	See staff analysis.
(4) The general design, scale and arrangement of new construction and additions.	See staff analysis.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	See staff analysis.
(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.	See staff analysis.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	See staff analysis.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the proposed fencing, doors, awnings, and light fixtures. Staff recommends **DENIAL** of PVC balcony railings.

ARCHITECTURAL REVIEW BOARD

No. 16-40000017



Applicant(s): **James Downey/Stephen K. Fox**

Site Owner(s): **Gene A. Maloy and Stephen K. Fox Trustees**

Site Address: **9514 Liberty Street**

Tax Map No.: **101 01 00 157**

Site Location: **North side of Liberty Street between Prince William and Grant**

Current Zoning: **R2S**

Parcel Size: **.21 acres**

Age of Structure: **circa 1915**

Type of Structure: **Residential**

Summary of

Request: **Demolition of primary structure on lot**

Date Accepted for Review: **December 23, 2015**

Date of ARB Meeting: **January 12, 2015**



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

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STAFF REPORT

ARB Case: #2016-40000017
Applicant: James Downey / Stephen K. Fox
Address: 9514 Liberty Street



REQUEST

The applicant is requesting approval for the demolition of a single family home, which was originally constructed circa 1915.

PROPERTY INFORMATION

Location – The project site is located at 9514 Liberty Street, on the north side of Liberty Street between Grant Avenue and Prince William Street.

Historical Significance – The building was constructed circa 1915 and is listed as a contributing structure in the 2005 survey. The house is an example of the Colonial revival style in Manassas. With the exception of a one story addition to the rear of the house, clad in vinyl siding, the original massing remains intact. The majority of the windows have been replaced with vinyl. The majority of the original materials on the house exterior have deteriorated to the point that they would need to be replaced.

Surrounding Properties – The structure is located on Liberty Street in the southeast block below the intersection of Grant Avenue and Prince William Street. Of the 20 surrounding properties in this area, eleven were constructed after 1940. The majority of the properties dating back to the early 1900s have been significantly altered.

APPLICANT'S PROPOSAL

The applicant is proposing to demolish the vacant house due to the deteriorated state. The long term goal of the trust would be to replace the structure with one that would be harmonious and compatible with the neighborhood and the Historic Overlay District.

STAFF ANALYSIS

The guidelines for demolition are found beginning on page 114 of the Historic District Guidebook, as well as in Section 130-406 (e) of the Zoning Ordinance. Specific guidelines for demolition apply to contributing structures only.

The ARB shall issue a Certificate of Appropriateness to raze or demolish a contributing or historic structure if the ARB finds that that the structure meets at least two of the following criteria:

1. The structure is not of such architectural or historic interest that its removal would be a significant detriment to the public interest.
2. The structure is not of such significance that it would qualify on its own merit as a national, state landmark or local historic structure.
3. The structure is not of such old and uncommon design, texture and/or material that it could be reproduced only with great difficulty and/or expense.
4. The structure is not preserving or protecting an area of historic interest in the City.

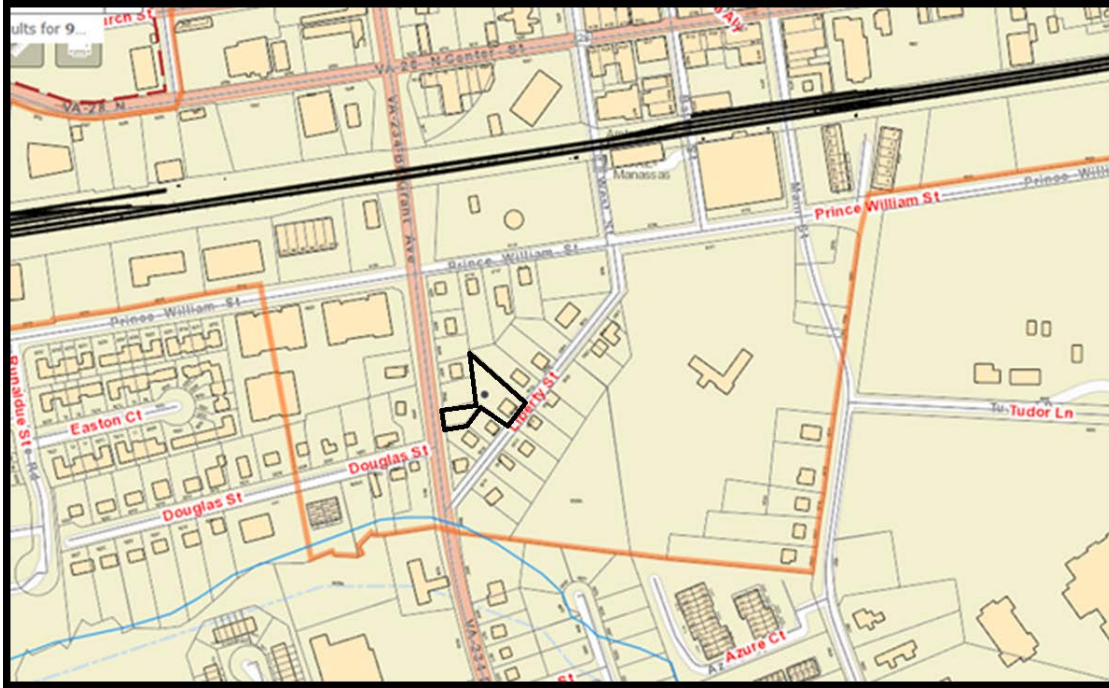
Staff would suggest that the structure meets all four of the criteria. The original elements of the house are no longer intact due to the deterioration over the years. The house has been vacant with no utility service for over four years. The Colonial Revival Style of this house can be found in many other locations within the historic district that are better, more preserved examples of this type and style of housing. The City's property maintenance staff has been working with the property owner since September of last year to abate property maintenance code violations at the structure. Of the twenty improved properties in the surrounding neighborhood, eleven were constructed after 1940. The owner has come forward to voluntarily demolish the structure.

STAFF RECOMMENDATION

Staff **RECOMMENDS APPROVAL** of the application as submitted with the stipulation that a photographic survey of both the interior and exterior and measured sketch drawings be provided prior to the issuance of a building permit for the demolition of the structure. The construction of any future structure on the site would be required to come before the Architectural Review Board for approval.

ARCHITECTURAL REVIEW BOARD

No. 16-40000018



Applicant(s) **James Downey / Stephen K. Fox**

Site Owner(s): **Gene A. Maloy and Stephen K. Fox, Trustees**

Site Address: **9512 Liberty Street**

Tax Map No.: **101 01 00 158**

Site Location: **North side of Liberty between Prince William and Grant**

Current Zoning: **R2S**

Parcel Size: **.09 acres**

Age of Structure: **circa 1910**

Type of Structure: **Residential**

Summary of Request: **Demolition of primary structure on lot**

Date Accepted for Review: **December 23, 2015**

Date of ARB Meeting: **January 12, 2016**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2016-40000018
Applicant: James Downey / Stephen K. Fox
Address: 9512 Liberty Street



REQUEST

The applicant is requesting approval for the demolition of a single family home, which was originally constructed circa 1910.

PROPERTY INFORMATION

Location – The project site is located at 9512 Liberty Street, on the north side of Liberty Street between Grant Avenue and Prince William Street.

Historical Significance – The building was constructed circa 1910 and is listed as a contributing structure in the 2005 survey. The house is an example of the Queen Anne style in Manassas. There is a full width two story addition to the rear of the house. Both the original house and the addition are clad in asbestos shingles. A one story porch with a shed roof is attached to the southwest elevation. The majority of the original materials on the house exterior have deteriorated to the point that they would need to be replaced.

Surrounding Properties – The structure is located on Liberty Street in the southeast block below the intersection of Grant Avenue and Prince William Street. Of the 20 surrounding properties in this area, eleven were constructed after 1940. The majority of the properties dating back to the early 1900s have been significantly altered.

APPLICANT'S PROPOSAL

The applicant is proposing to demolish the vacant house due to the deteriorated state. The long term goal of the trust would be to replace the structure with one that would be harmonious and compatible with the neighborhood and the Historic Overlay District.

STAFF ANALYSIS

The guidelines for demolition are found beginning on page 114 of the Historic District Guidebook, as well as in Section 130-406 (e) of the Zoning Ordinance. Specific guidelines for demolition apply to contributing structures only.

The ARB shall issue a Certificate of Appropriateness to raze or demolish a contributing or historic structure if the ARB finds that that the structure meets at least two of the following criteria:

1. The structure is not of such architectural or historic interest that its removal would be a significant detriment to the public interest.
2. The structure is not of such significance that it would qualify on its own merit as a national, state landmark or local historic structure.
3. The structure is not of such old and uncommon design, texture and/or material that it could be reproduced only with great difficulty and/or expense.
4. The structure is not preserving or protecting an area of historic interest in the City.

Staff would suggest that the structure meets all four of the criteria. The original elements of the house are no longer intact due to the deterioration over the years. The Queen Anne Style of this house can be found in many other locations within the historic district that are better, more preserved examples of this type and style of housing. The house has been vacant with no utility service for just under two years. The City's property maintenance staff has been working with the property owner since February of 2014 to abate property maintenance code violations at the structure. The structure was placarded unsafe for human habitation by the office of the Fire Marshal in February of 2014. Of the twenty improved properties in the surrounding neighborhood, eleven were constructed after 1940. The owner has come forward to voluntarily demolish the structure.

STAFF RECOMMENDATION

Staff **RECOMMENDS APPROVAL** of the application as submitted with the stipulation that a photographic survey of both the interior and exterior and measured sketch drawings be provided prior to the issuance of a building permit for the demolition of the structure. The construction of any future structure on the site would be required to come before the Architectural Review Board for approval.



CITY OF MANASSAS, VIRGINIA

COMMUNITY DEVELOPMENT

9027 Center Street
Manassas, VA 20110

Facsimile: 703/257-5117
Telephone: 703/257-8223

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

MAYOR
Harry J. Parrish II

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CITY MANAGER
W. Patrick Pate

January 7, 2016

To: Jamie Collins, Development Services Manager

From: Elizabeth S. Via-Gossman, AICP, Director, Community Development

Re: City Hall Plaza Renovation

The City is proposing to update and renovate the plaza in front of City Hall between the modern and historic buildings. The surface will be replaced with a lighter aggregate to match the material used in the sidewalk on both Main and Battle Streets. Bricks will be used to outline the aggregate and more consistently match the existing crosswalks at East Street. As part of the project the light bollards, benches and trash cans will all be replaced. The City is sole sourcing these items from Victor Stanley and Sternberg so that the items match those that existing currently in the Historic Downtown. Attached please find illustrations of the items. Other renovation items include the repainting of the informational kiosk which is to be relocated closer to Center Street. A sculpture pad will be installed where the kiosk is currently. That pad will be used for the installation of rotating art exhibits. Lastly, the existing flower pots/security bollards will be power washed and remain.

This is provided for you to update the Architectural Review Board. Please let me know if you have any questions.

Manassas City Hall Plaza Existing 11/2015



Manassas City Hall Plaza and Downtown Trash Cans



Victor Stanley FREESIA
Steel Benches in black



Trash Cans
Victor Stanley RB-36



Ash Urns
Victor Stanley PRS-12



Light Bollards
Sternberg Lighting
Decatur 4501LED

