

ARCHITECTURAL REVIEW BOARD AGENDA

October 11, 2016 – 7:30 p.m.

**Manassas City Hall
9027 Center Street, Room 204**

BOARD MEMBERS

William Rush, Chairman
Debbie Haight
Nancy Hersch Ingram

Fatima Pereira-Shepherd
Jan Alten (ALTERNATE)
VACANT POSITION

1. Pledge of Allegiance to the Flag
2. Roll Call
3. Approval of the Meeting Minutes – September 13, 2016
4. New Business
 - **ARB #2017-05**
9411 Main Street
First Tax & Financial
 - **ARB #2017-08**
9211 Center Street
Ashby Jewelers / David Balboni
 - **ARB #2016-37**
8801 Quarry Road
Pendleton Residence
 - **ARB #2017-09**
9313 West Street
Pires Residence
 - **ARB #2017-10**
9107 Grant Avenue
Murphy Residence
 - **ARB #2017-11**
9004 Prince William Street
Manassas Station LLC / Christopher Companies
5. Other Business
 - **Liberty Street Worksession**
 - **Old Town Update(s)**
 - **FY2016 ARB Draft Annual Report**
6. Adjournment

DRAFT

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

September 13, 2016 – 7:30 P.M.

Members Present: William Rush, Vice-Chairman
Debbie Haight
Jan Alten (Alternate)

Members Absent: Tom Waters, Chairman
Nancy Hersch Ingram
Fatima Pereira-Shepherd

Staff Present: Elizabeth Via-Gossman, Community Development Director
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 OF: August 9, 2016

Ms. Haight motioned to approve the minutes as submitted. Ms. Alten seconded the motion. The MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.

NEW BUSINESS

**ARB #2017-04
9211 Center Street
Old Towne Veterinary Clinic**

Ms. Whitworth stated that the applicant is proposing the installation a circular double-sided projecting sign. The sign is 42" in diameter (9.6 ft.² in area) and will be hung on a new steel scroll bracket centered above the front storefront entrance. The sign will have a white background with black text and graphics. The sign will be made of sand-blasted sign foam. Staff finds that the sign is in keeping with the recommendations of the

design guidelines. It cannot be determined from the drawings where the sign will be installed in relation to the soldier course brick detailing above the entrance. Overall, the design, color palette and material are compatible with the character of the building as well as the surrounding historic district. Staff recommended approval of the application as submitted, with the recommendation that the bracket be installed above or below the brick soldier course detailing.

Applicant’ representative, Robert Anderson of Metro Sign and Design, stated that there would be no problem with placing the bracket above the soldier course. He informed the Board that the white on the sign would be raised and the black would be recessed.

ARB Discussion

None

Ms. Haight motioned to approve ARB #2017-04 with the following recommendation by staff:

- **The bracket will be installed above the brick soldier course detailing.**

Ms. Alten seconded the motion.

Roll Call

Ms. Haight	Y
Ms. Alten	Y
Vice-Chairman Rush	Y

The MOTION PASSED UNANIMOUSLY.

ARB 2017-05

9411 Main Street

First Tax & Financial

Ms. Whitworth stated that the applicant has modified its application since sending out packets to the Board and is proposing to install 10” by 15” Gemini black cast aluminum lettering in the name of the business, “First Tax & Financial”. The letters will be mounted on the left bay of the building. The proposed signage is appropriately placed on the plain frieze where it does not obscure any architectural details and is scaled proportionately with the dimensions of the frieze. The building currently has one existing wall sign: metal letters spelling “Trusler Hall” centered on the upper frieze. Staff recommended approval as modified at tonight’s meeting.

Applicant’s representative, Seth Wayland of WEISCO, stated that the owner would prefer the plastic because it is less cost effective but is willing to do what it takes to get the application approved.

ARB Discussion

Vice-Chairman Rush asked where the office would be located inside the building.

Owner, Sam Brewer, stated that the office has been moved from the front area to the back of the building. He expressed concerns as to where the sign is proposed to be placed and recommended putting the signage between the two lights on the upper right side of the building.

Ms. Alten stated that she would have no objection with the signage going between the two lights.

Ms. Haight motioned to approve ARB #2017-05 with the following modification by the owner:

- The sign will be located between the opening door and the column.
- The material will be of metal.

Ms. Alten seconded the motion.

Roll Call

Haight	Y
Alten	Y
Vice-Chairman Rush	Y

The MOTION PASSED UNANIMOUSLY.

ARB #2017-06
9317 Main Street
Kathleen Joseph

Ms. Whitworth stated that the applicant is proposing to replace the existing wood windows on the 2½ story home which have deteriorated and are no longer operable with Pella Architect double hung wood windows. There are currently three different styles of windows on the home. The existing frames will remain and all sashes will be replaced with a new sash to match the existing windows in both dimension and style. The windows will have ILT (internal light technology) style grilles—muntins permanently attached to both the interior and exterior with a spacer bar in between. The existing storm windows will be removed and not reinstalled. The proposed replacement windows maintain the wood material, style and dimensions of the existing windows. While the replacement windows do not have true divided lites, the windows will have muntins on both the interior and exterior with a shadow bar between, which closely simulates the look of true divided lites. The use of simulated divided lites is also consistent with the replacement windows recently approved for the neighboring home across Mathis Avenue. The shutters have been removed from the windows on the front elevation, an architectural feature which added character and depth to the building. Staff recommended approval of the application as submitted with the condition that the missing shutters be reinstalled on the front elevation.

Applicants, Kathleen Joseph and Cory Leopold, stated that they would like the replace the windows for safety reasons. (They presented a sample window at the meeting.)

ARB Discussion

None

Ms. Alten motioned to approve ARB #2017-06 with the following recommendation by staff:

- **The shutters will be reinstalled on the front elevation after completion of the windows.**

Ms. Haight seconded motion.

Roll Call

Ms. Alten	Y
Ms. Haight	Y
Vice-Chairman Rush	Y

The MOTION PASSED UNANIMOUSLY.

ARB #2017-03

8804A Quarry Road

Rod and Leigh Anne Mergler

Ms. Whitworth stated that the applicant is proposing a 2 story-single family dwelling on the vacant lot. The home is 35' wide by 50' deep, with an overall height of 34' to the ridge of the roof. The home is setback 54' from the street and 10.5' from the east (side) property line to allow driveway access along the west property line. The home utilizes a modified "L" form, with a single story porch and cross-gabled roof, similar to other frame vernacular dwellings in the City. Craftsman or bungalow style details are seen in the tapered porch columns, exposed rafter ends, and use of brick. The other proposed materials include smooth Hardie-plank siding, architectural asphalt shingles, standing seam metal roof, mahogany front door, cedar porch pickets, and 3/1 Jeld-Wen premium vinyl windows.

The applicant is also proposing a 2 story detached garage, to be located at the rear of the home in the backyard, 6' from the western property line. The garage measures 24'x28' with a maximum height of 22' to the roof ridge. The garage is partially blocked from view of the street by the home and is a simple gabled roof structure with 2 bays. While less detailed than the home, the materials and window detailing maintain consistency with the design of the dwelling.

The applicant is also proposing a 6' tall horizontal wood privacy fence along the north and west property lines, enclosing the rear yard and continuing the fence along the eastern property line installed by the neighboring property owners. The new privacy fence will replace a chain link fence along the west property line. Staff recommended approval of the application as it has been modified by the applicant with the new garage doors, the window style, and the muntin configuration which was included in the packet.

Applicant, Rob and Leigh Anne Mergler, had nothing further to add to the staff report.

ARB Discussion

All members were in agreement of the modifications to the project.

Ms. Alten motioned to approve ARB #2017-03 as modified by the applicant:

- **Garage doors will be Clopay craftsman style.**
- **All windows will be 3/1 with muntins on both the interior and exterior with a shadow bar between the glass.**
- **All siding will be smooth Hardi-plank.**

Ms. Haight seconded the motion.

Roll Call

Ms. Alten	Y
Ms. Haight	Y
Vice-Chairman Rush	Y

The MOTION PASSED UNANIMOUSLY.

ARB #2017-07

8863 Portner Avenue

Liberia Plantation / City of Manassas

Ms. Whitworth stated that the City is proposing the construction of a 30'x25' public restroom facility. The building is to be located 50' north of the Point of Woods East subdivision and approximately 265' southwest of the Liberia mansion. The building is 17' in height (to roof ridge) and will be clad with split-faced CMU and an architectural fiberglass shingle roof. Other materials include metal doors and glass block windows. The proposed structure is not intended to replicate the Liberia house, but to be a compatible structure which is differentiated as new construction. Simple in design, which is driven by its function, and with little detailing, the structure does not compete with the Liberia house. The building is also appropriately secondary in scale and massing to the Liberia house. Material colors have been coordinated for visual compatibility with the Liberia house. Located approximately 265' from the Liberia house, the structure will be buffered by existing vegetation which is to remain and largely screened from view from the house. Overall, the proposed structure is compatible new construction which does not impact the character or setting of the Liberia site. Staff recommended approval of the application as submitted. (Color and material samples were presented at the meeting.)

Applicant, Ms. Via-Gossman, stated that the restrooms would be similar to the restrooms at Byrd Park and would also be on timed locks and open to the public from dusk to dawn. She encouraged the Board to recommend an option just in case the proposed project becomes too expensive.

ARB Discussion

Vice-Chairman Rush asked if the stack of sandstone brick on the property could be used for the handicap ramp. **Ms. Via-Gossman** stated that the bricks could be used for

the ramp and/or for the sign bases, but it depends on the cost of the stonemason to chisel the stone to what is needed.

Ms. Haight asked if only one color scheme would be used. **Ms. Via-Gossman** stated that the red stone would be compatible to the Liberia house, and the support building would be shielded from the house by a brick wall. She also stated that the first choice would be the red brick which could be used to construct the support building in the future. **Ms. Haight** asked if there would be any lighting along the roadway. **Ms. Via-Gossman** stated that there would be low-lighting for the site but Sternberg lighting through the travel way.

Ms. Haight motioned to approve ARB #2017-07 as modified:

- **Structural brick will be used.**
- **If the project is not financially feasible, the applicant will result to value engineering.**

Ms. Haight seconded the motion.

Roll Call

Ms. Haight	Y
Ms. Alten	Y
Vice-Chairman Rush	Y

The MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Vice-Chairman informed the Board that Mr. Waters had resigned from the ARB.

Ms. Collins informed Ms. Alten that, if interested, she could now apply for the regular member position by contacting the City Clerk's office.

Old Town Update

None

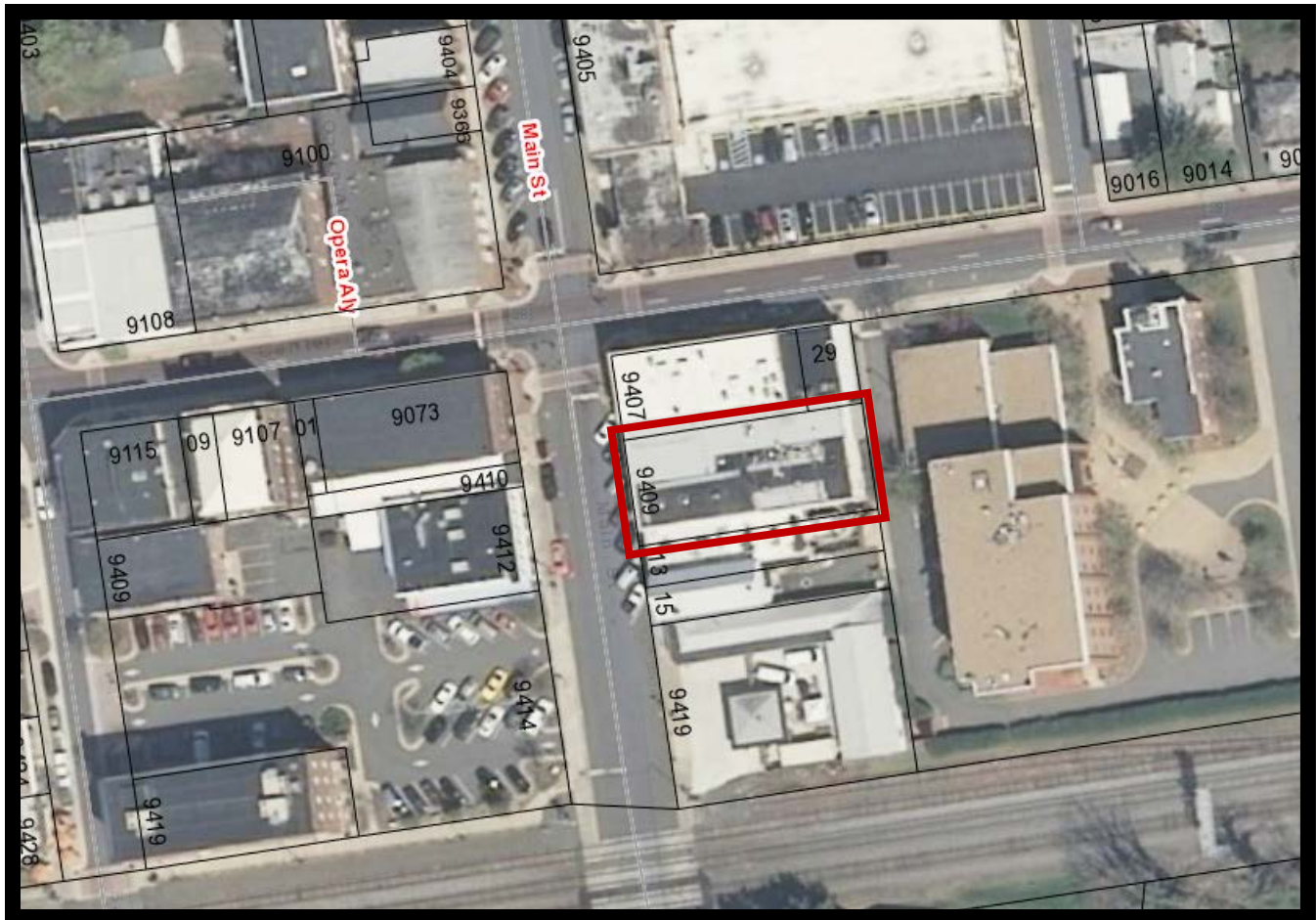
ADJOURNMENT

Ms. Haight moved to adjourn the meeting. **Ms. Alten** seconded the motion. **The MOTION CARRIED UNANIMOUSLY TO ADJOURN THE MEETING.** The meeting ended at 8:20 p.m.

William Rush, Vice-Chairman

Date

**ARCHITECTURAL REVIEW BOARD
No. 17-4000005**



Applicant(s): **Seth Wayland**

Site Owner(s): **Brewer Enterprises**

Site Address: **9411 Main Street**

Tax Map No.: **101-01-00-196A**

Site Location: **West side of Main Street, approximately 62 feet south of the intersection of Main Street and Center Street**

Current Zoning: **B3**

Parcel Size: **0.12 acres**

Age of Structure: **57 years**

Type of Structure: **Commercial**

Summary of Request: **Installation of wall signage**

Original Date Accepted for Review: **August 26, 2016**

Revision Accepted for Review: **September 23, 2016**

Date of ARB Meeting: **October 11, 2016**



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

STAFF REPORT- ADDENDUM

ARB Case: #2017-40000005
Applicant: Seth Weyland
Address: 9411 Main Street



REQUEST

The applicant is requesting approval for an alternate material for the previously approved sign.

PROPERTY INFORMATION

Location – 9411 Main Street is a tenant space in the building which is located at 9409 Main Street, located on the west side of Main Street, approximately 62 feet south of the intersection of Center Street and Main Street.

Historical Significance – The building at 9409 Main Street was constructed c. 1959. It is a 2-story, 3-bay commercial building in a modern interpretation of the Classical Revival style. The building features concrete pilasters with decorative friezes. The adopted survey ranks the building as a contributing structure. However, due to alterations to the building which have compromised the integrity of the original design, the 2006 survey (which has not been adopted) recommends the building be ranked as a non-contributing structure.

Surrounding Properties –

9409 Main Street is located in the downtown area of the local historic district. The building is attached to 9407 Main Street on the north elevation and 9413 Main Street on the south. Both are contributing structures.

APPLICANT'S PROPOSAL

The applicant previously submitted an application that was reviewed at the September meeting for black plastic formed architectural letters wall signage. Staff recommended denial of the plastic material and investigation of metal lettering, which is what was approved by the ARB for the Trusler Hall lettering at the top of the building. The applicant followed staff's recommendation and modified the application prior to the meeting and proposed metal lettering, which was approved by the ARB. Following the meeting, the applicant investigated the Trusler Hall lettering and believes that it is in fact plastic lettering. In light of this, they are requesting approval of their original proposal of plastic lettering, in the location as modified at the previous meeting.

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 design and graphics should be coordinated with the nature of the business and character of the building. Typical problems include over-scaled signage or inappropriate materials that are out of place on historic buildings.

Staff continues to recommend denial of plastic lettering. While staff is not able to verify the material of the Trusler Hall lettering, the material approved for that sign was metal. Plastic is not compatible with the character of the building. In addition, the proposed sign is at street level where visibility is increased.

Review Criteria

Pursuant to Section 130-406 (a), the ARB shall consider the following criteria in determining whether or not to issue a Certificate of Appropriateness for construction or alterations:

CRITERIA	APPLICATION
Activity Proposed:	Installation of signage
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	While the style of the proposed signage is consistent with the wall lettering, the proposed plastic material is not architecturally compatible with the character of the building
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The proposed signage is appropriately placed and is proportionate to the dimensions of the frieze so that it does not visually crowd the architectural element.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The use of incompatible materials will negatively impact the streetscape and is visible from street level.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed plastic material of the lettering is not compatible with the historic character of the structure or the surrounding historic district.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	Not applicable.
(6) Any applicable provisions of the adopted design guidelines.	The proposed plastic material of the lettering is not compatible with the historic character of the structure or the surrounding historic district.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of the revision to the application.



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

STAFF REPORT

ARB Case: #2017-40000008
Applicant: David Balboni
Address: 9407 Main Street



REQUEST

The applicant is requesting approval to paint two murals on the Center Street elevation of the building.

PROPERTY INFORMATION

Location – 9407 Main Street is located at the southeast corner of the intersection of Main and Center Street

Historical Significance – 9407 Main Street was constructed c. 1948. It is a two-story, three-bay Renaissance Revival-style commercial building. The building is masonry construction with a flat roof, stone quoins, heavy stone lintels and sills and a cornice. The building is ranked as contributing to the local historic district and the National Register Historic District.

Surrounding Properties – 9407 Main Street is located in the downtown commercial core of the local historic district. The building is attached to 9409 Main Street on the south elevation, a contributing building constructed c. 1959. On the east elevation, the building is connected to 9029 Center Street, also a contributing building constructed c. 1948.

APPLICANT'S PROPOSAL

The applicant is proposing to paint murals on the 2 blocked-in windows on the north elevation of the building. The murals are original designs and will be painted by local artist Stephen Wright. The murals depict two window scenes of children with balloons and flowerboxes. While there will be no painting on the masonry wall, the proposal does include some painting on the stone lintel and apron.

STAFF ANALYSIS

The appropriate guidelines are found in the Mural Art Design Guidelines Supplement adopted by the Architectural Review Board. The guidelines recommend that murals not be located on the primary façade of a building, the mural should complement and enhance the building, and should be appropriate within the context of the surrounding neighborhood.

As a corner building, the mural is located on a street-facing side of the building, however it is not the primary façade. While the mural does include some painting of the stone lintel and apron, both stone surfaces are currently painted, and the masonry wall will remain unpainted. The window scenes are incorporated architecturally into the façade and are appropriate within the context of the neighborhood. Limited to the two small windows, the scale of the art does not overpower the building elevation. Overall, the addition of the mural art to the blocked-in windows enhances the façade and provides visual interest to an otherwise blank opening.

Review Criteria

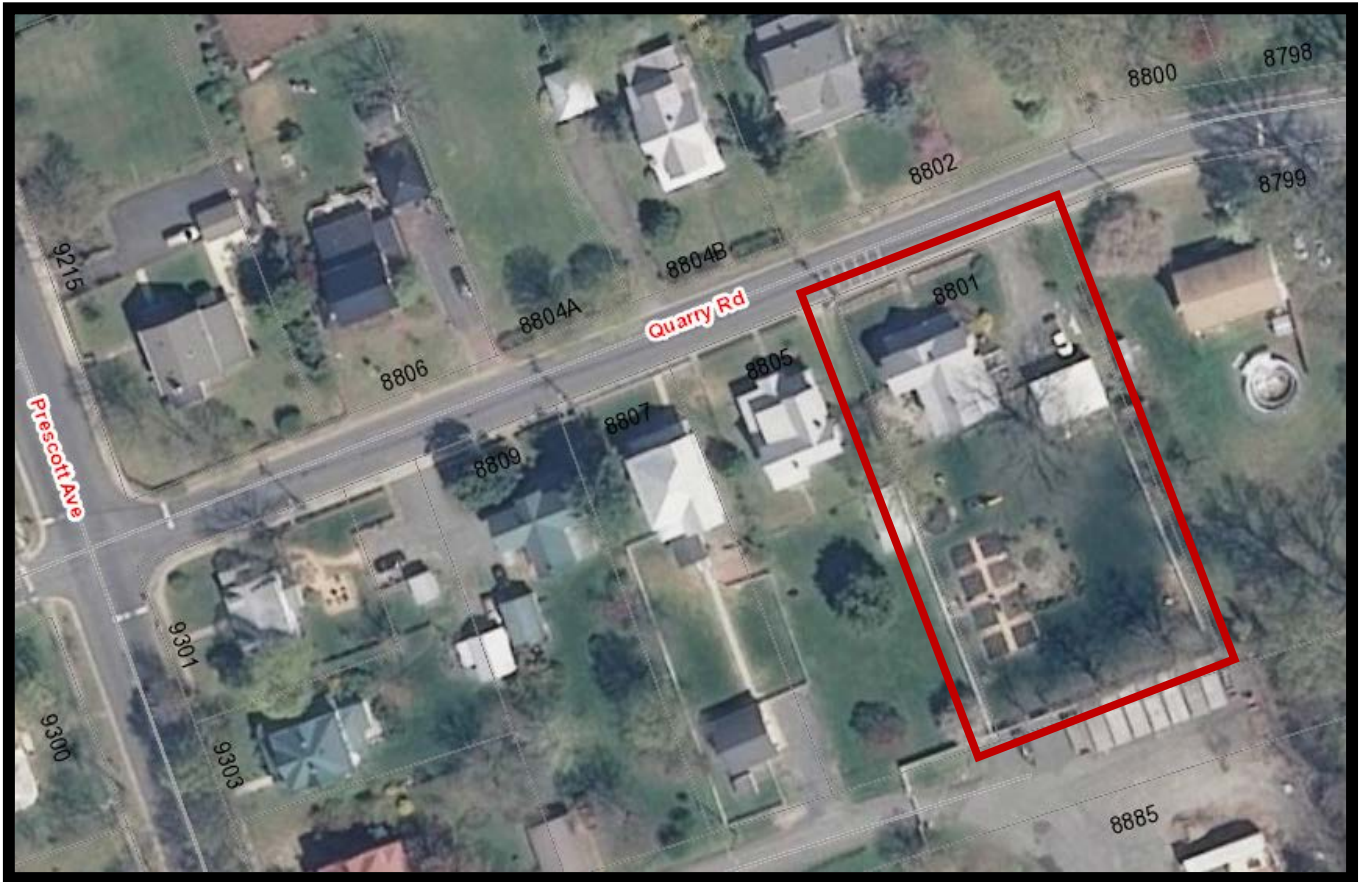
Pursuant to Section 130-406 (a), the ARB shall consider the following criteria in determining whether or not to issue a Certificate of Appropriateness for construction or alterations:

CRITERIA	APPLICATION
Activity Proposed:	Installation of mural art.
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	The proposed colors of the mural are compatible with the structure and the mural has been incorporated architecturally into the faced.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	Not applicable.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The mural is appropriate within the context of the historic district neighborhood and provides visual interest to otherwise blank, blocked-in windows.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed mural art does not have a negative impact upon the character of the structure.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	As recommended by the Secretary of the Interior Standards, the masonry wall will not be painted. The surfaces to be painted have previously been painted.
(6) Any applicable provisions of the adopted design guidelines.	In keeping with the recommendations of the adopted mural art design guidelines.

STAFF RECOMMENDATION

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

**ARCHITECTURAL REVIEW BOARD
No. 16-4000037**



Applicant(s): **Scott Pendleton**

Site Owner(s): **Carrie and Scott Pendleton**

Site Address: **8801 Quarry Road**

Tax Map No.: **100-01-00-89A**

Site Location: **South side of Quarry Road, approximately 370 feet east of the intersection of Quarry Road and Prescott Avenue**

Current Zoning: **R2S**

Parcel Size: **0.59 acres**

Age of Structure: **100 years**

Type of Structure: **Residential**

Summary of Request: **Two-story side yard addition**

Original Date Accepted for Review: **June 27, 2016**

Date of Worksession: **July 12, 2016**

Revision Accepted for Review: **September 22, 2016**

Date of ARB Meeting: **October 11, 2016**



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

STAFF REPORT

ARB Case: #2016-4000037
Applicant: Scott Pendleton
Address: 8801 Quarry Road



REQUEST

The applicant is requesting approval for a two story side yard addition and roof extension over the side porch.

PROPERTY INFORMATION

Location – The home is located on the south side of Quarry Road, approximately 370 feet east of the intersection of Quarry Road and Prescott Avenue

Historical Significance – 8801 Quarry Road is a two and a half story Queen Anne style dwelling. A definitive date of construction is unknown. City real estate records date the house from 1916, while the surveys estimate 1890 as the date of construction. The home is wood-frame construction with weatherboard siding, covered with a standing-seam metal cross-gable roof. The home features a full-width front porch which is supported by Tuscan columns. The home is ranked as a contributing structure to both the local and National Register historic districts.

Surrounding Properties –

8801 Quarry Road is located in the Prescott Avenue and Quarry Road sub-area of the local historic district. While the neighboring residence to the east is a noncontributing structure constructed c. 1977, the majority of the other homes on the south side of Quarry are also contributing Victorian style dwellings dating from the early 1900s.

APPLICANT'S PROPOSAL

The applicant previously came before the Board for a work session in July, proposing a two-story addition on the west elevation of the building which included wrapping the front porch around to the side. Based on comments and discussion at the work session, the applicant has submitted a revised design for a decision at the October meeting.

The revised design proposes a two-story addition on the west elevation of the dwelling with a rear sun room with shed roof. The addition is approximately 438 square feet in area and will replace the existing side sleeping porch. With the revised design, the addition is located behind the main block of the home and will not modify the front elevation. The proposed materials include smooth Hardie plank siding, tin roofing to match the original, cut cobblestone veneer for the foundation, 1/1 Pella Impervia windows (fiberglass composite) and Pella wood patio doors. The application also proposes a side entry roof canopy over the existing east porch entrance.

STAFF ANALYSIS

The applicable design guidelines for additions are found on pages 111-112 of the City of Manassas Historic District Handbook. The guidelines state that the size of an addition should be limited so that it does not visually overpower the existing building. Additions should be located on side or rear elevations that are not visible from the street. New design should be compatible with the size, scale, color, material and character of the building and structure. Wherever possible, new additions should be differentiated from the existing building and should be done in such a manner that were it to be removed in the future, the essential form and integrity of the building would be unimpaired.

Overall, the revised scale and design of the addition is compatible with the massing and scale of the home. The revised layout and location maintains the integrity and balance of the front elevation. The side elevation of the addition continues the symmetrical window placement seen on the original block of the home. The design maintains the corner trim board, and is slightly set back from the elevation of the original massing of the building, serving to differentiate between the addition and the original block of the home.

Overall, the proposed materials are in keeping with the guidelines and are compatible with the existing materials on the home. While synthetic windows are generally not recommended for use on historic homes, the fiberglass composite windows will be located on a modern addition located at the rear of the home where visibility from the street is minimized. Staff requests samples of the proposed stone foundation veneer be provided at the meeting to verify compatibility with the structure and existing foundation materials.

Review Criteria

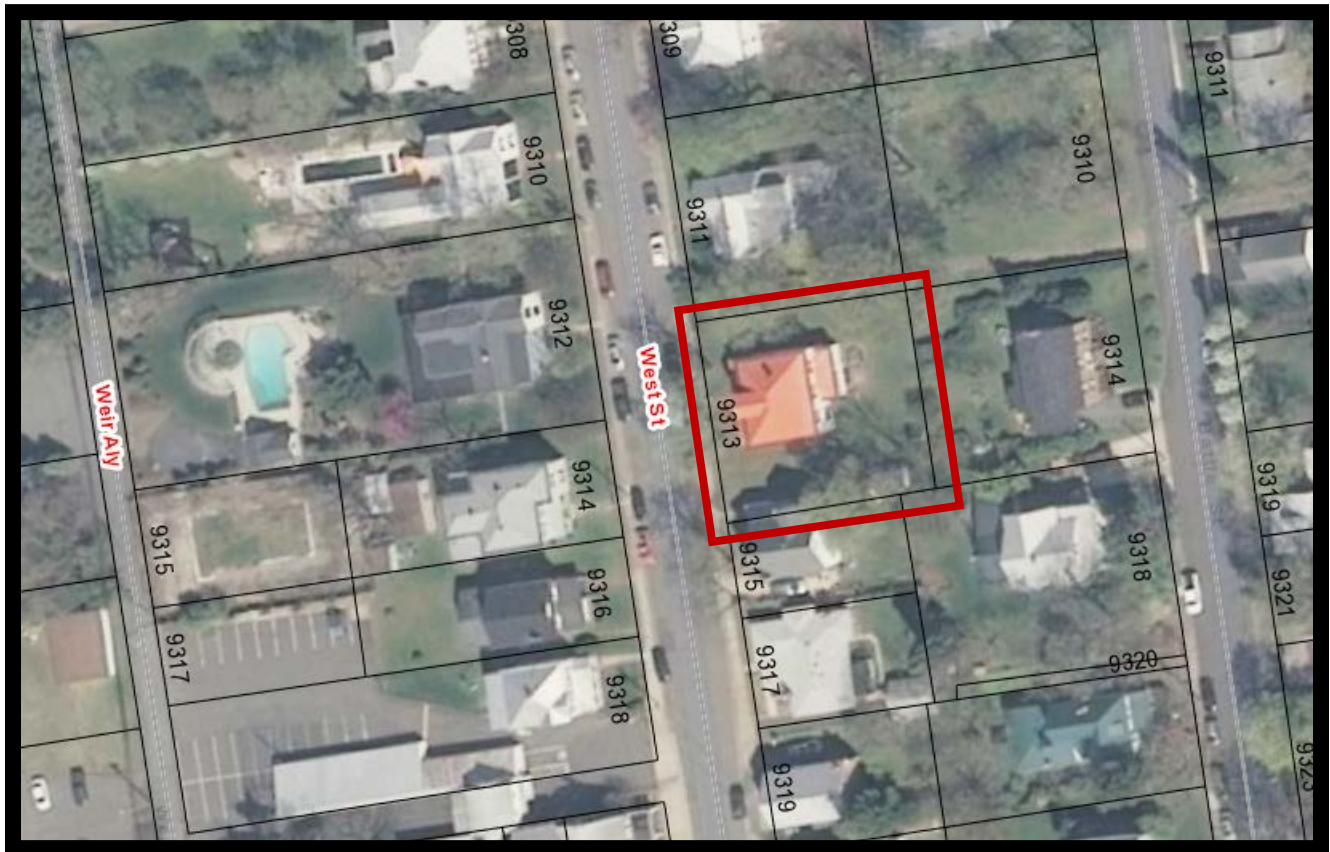
Pursuant to Section 130-406 (b), prior to approval of any certificate of appropriateness, the ARB shall determine if the following conditions have been adequately addressed:

CRITERIA	APPLICATION
Activity Proposed:	Side yard addition with front porch extension and rear deck
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	The modified design of the addition maintains the integrity of the front elevation.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	The location of the addition maintains the architectural character and integrity of the front elevation.
(3) The visual impact of the proposed exterior architectural features, including all signs.	Located behind the main block of the home, the visibility of the addition from the street is limited.
(4) The general design, scale and arrangement of new construction and additions.	The scale and massing of the 2-story addition is compatible with the massing of the original block of the home. The addition is located at the rear of the home where it does not alter the front elevation.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	Overall, the proposed materials are compatible with the home. Staff requests samples of the roofing and foundation veneer materials for verification.
(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.	Located behind the main block of the home, the visibility of the addition from the street is limited and will not impact 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.	Located behind the main block of the home, the visibility of the addition from the street is limited and will not impact the surrounding historic district.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application as submitted. A sample of the stone foundation veneer should be provided for review.

**ARCHITECTURAL REVIEW BOARD
No. 17-4000009**



Applicant(s): **Miguel & Alexandra Pires**

Site Owner(s): **Alexandra Zacepilo-Schadeberg**

Site Address: **9313 West Street** Tax Map No.: **101-01-00-400**

Site Location: **East side of West Street between Lee Avenue and Portner Avenue**

Current Zoning: **R1** Parcel Size: **0.22 acres**

Age of Structure: **116 years** Type of Structure: **Residence**

Summary of Request: **Construction of detached garage**

Date Accepted for Review: **September 20, 2016**
Date of ARB Meeting: **October 11, 2016**



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

STAFF REPORT

ARB Case: #2017-4000009
Applicant: Miguel & Alexandra Pires
Address: 9313 West Street



REQUEST

The applicant is seeking approval for construction of a detached garage.

PROPERTY INFORMATION

Location – 9313 West Street is located on the east side of West Street between Lee Avenue and Portner Avenue

Historical Significance – City records for the construction date of 9313 West Street are inconclusive. While real estate assessments date the home from 1900, both historic property surveys estimate the date of construction as 1880. It is a two story Queen Anne style dwelling. The home was constructed is believed to have been constructed as the Weir family farmhouse. Significant features include the gabled dormer with fish-scale shingles and full width front porch with decorative brackets. A small frame addition has been constructed on the rear elevation. As a good example of an early 20th century dwelling in the City of Manassas, the home is ranked as contributing to both the local and National Register historic districts and is listed as a Local Historic Landmark.

Surrounding Properties – 9313 West Street is located in the Grant Avenue corridor neighborhood. Adjacent to the north is 9311 West Street, a contributing dwelling constructed c. 1900. To the east is 9315 West Street, a modern infill dwelling (non-contributing) constructed c. 1993.

APPLICANT'S PROPOSAL

The applicant is proposing the construction of 20'x24' two-story detached garage in the rear yard. The garage will be located just in front of an existing shed along the rear property line and approximately 5.3' from the side property line. The garage has an overall height of 15'-8" to the peak of the roof. The roof is a simple gable, with two dormers facing the street. Two garage bays are provided on the front elevation and an entrance on the north elevation. Proposed materials include a standing seam metal roof, engineered lap siding, steel carriage-style garage doors and vinyl 1/1 windows.

STAFF ANALYSIS

The applicable design guidelines for the construction of detached structures are found on pages 40-41 of the City of Manassas Historic District Handbook. The guidelines state that the design of garages and other outbuildings should be compatible with the design of the major buildings on the site. New outbuildings should not be built in front of the dwelling, but can be visible from a primary elevation if they are designed to complement the main building. The use of traditional roof slopes and materials are two important criteria.

The proposed garage is located in the rear yard. While it will be partially obscured by the home, it will still be largely visible from the public street. The scale and massing of the garage is secondary to the home and appropriate for the site. While the design is simple, some additional detailing could provide greater compatibility with the design of the home, such as adding fish-scale shingles in the gables and considering circular gable windows as opposed to 1/1, echoing the design of the gable on the home. In addition, staff finds that the two windows with shutters proposed on second floor of the gable ends crowd the elevation. Staff recommends considering a single window on the gable.

Though not all proposed materials are traditional, in general they are compatible with the home. While vinyl windows and composite shutters are proposed, this is consistent with the replacement windows and shutters on the home.

Review Criteria

Pursuant to Section 130-406 (a), the ARB shall consider the following criteria in determining whether or not to issue a Certificate of Appropriateness for construction or alterations:

CRITERIA	APPLICATION
Activity Proposed:	Construction of detached two-story garage.
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	The proposed materials are compatible with the materials of the home. The massing and placement is appropriate for the site.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	Additional detailing, such as fish-scale shingles and circular windows in the gables, could provide greater compatibility with the character of the home. The proposed two windows with shutters on the second story of the gable ends of the garage crowds the elevation.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	While the garage will be visible from the street, it is compatible with the surrounding neighborhood.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed garage is compatible with the architectural and historic character of the home and the neighborhood. However, additional detailing referenced above could provide greater consistency between the two structures.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	Not applicable.
(6) Any applicable provisions of the adopted design guidelines.	Overall, the proposed garage is in keeping with the recommendations of the design guidelines.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application with the recommendation that additional detailing be provided, such as fish-scale shingles in the gable and only one window on the second floor gable end elevations.

**ARCHITECTURAL REVIEW BOARD
No. 17-4000010**



Applicant(s): **Thomas Murphy**

Site Owner(s): **Thomas and Mary Murphy**

Site Address: **9107 Grant Avenue**

Tax Map No.: **101-11-8-8**

Site Location: **East side of Grant Avenue, approximately 100 feet south of
Beauregard Avenue**

Current Zoning: **R1**

Parcel Size: **0.46 acres**

Age of Structure: **101 years**

Type of Structure: **Residence**

Summary of Request: **Construction of bathroom addition**

Date Accepted for Review: **September 22, 2016**

Date of ARB Meeting: **October 11, 2016**



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

STAFF REPORT

ARB Case: #2017-40000010
Applicant: Thomas and Mary Murphy
Address: 9107 Grant Avenue



REQUEST

The applicant is requesting approval for a bathroom addition.

PROPERTY INFORMATION

Location – 9107 Grant Avenue is located on the east side of Grant Avenue, approximately 100 feet south of Beauregard Avenue

Historical Significance – While City real estate records date the home from 1915, the historic property surveys estimate the date of construction of 9107 Grant Avenue as 1890. The home is two and a half stories and constructed in the Queen Anne style. Typical of the Queen Anne style, the home exhibits an asymmetrical form, multi-gabled roof, and fish-scale shingled gable with wrap-around porch. The home is contributing to both the National Register and local historic districts and has been ranked as a notable structure by the 2006 survey.

Surrounding Properties – 9107 Grant Avenue is located in the Grant Avenue neighborhood of the local historic district. Once the premier residential street in Manassas, most residencies on Grant Avenue are sited on generous lots and many are larger in scale. Styles range from Queen Anne to Colonial Revival. The adjacent property to the north, 9103 Grant Avenue, is a contributing dwelling constructed c. 1860. To the south is 9107 Grant Avenue, a non-contributing dwelling constructed c. 1972.

APPLICANT'S PROPOSAL

The applicant is proposing an 8.5'x6.75' bathroom addition to be constructed on the north elevation of the existing wrap-around porch. The home currently has no toilet facilities on the first floor. The architect investigated whether a less visible location was feasible, however due to the interior layout of the home the proposed location on the porch is the only possible location. The porch, which was recently damaged by a falling tree during a storm, is planned to be repaired in-kind (which can be administratively approved), and the addition will be completed as part of the repairs. The plans have designed to leave the existing porch posts in place, with the addition framed inside the posts so that it could be removed in the future if desired. The existing window side elevation window will be replaced with an interior door, and the window will be reinstalled on the Grant Avenue side of the addition. The addition will be clad with cedar siding to match the size and thickness of the siding on the home.

STAFF ANALYSIS

The applicable design guidelines are found on pages 111-112 of the City of Manassas Historic District Handbook. The guidelines state that the size of additions should be limited so that it does not visually overpower the existing building and located on secondary elevations that are not visible from primary streets. Wherever possible, new additions or alterations to existing buildings or structures should be done in such a manner that if they were to be removed in the future, the essential form and integrity of the building would be unimpaired.

While the proposed addition is visible from the primary elevation, the design to accommodate it within the porch does not modify the footprint or overall massing of the home and maintains the asymmetrical character of the facade. The addition is recessed from the front elevation of the home, maintaining a distinction between new and original and also continues the movement of the wrap-around porch as it turns the corner. The addition has been designed in such a manner that it could be removed in the future and the essential integrity of the home would be intact. As the existing historic wood window will be re-used and the cedar siding will match the existing, all materials are compatible and maintain the architectural and historic character of the structure.

Review Criteria

Pursuant to Section 130-406 (a), the ARB shall consider the following criteria in determining whether or not to issue a Certificate of Appropriateness for construction or alterations:

CRITERIA	APPLICATION
Activity Proposed:	Construction of bathroom addition.
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	All proposed materials are compatible with the home. While the addition does modify the front elevation, the overall footprint and massing of the home is not modified. The addition is recessed from the front elevation, maintaining a distinction between old and new and also continuing the warp-around movement of the porch.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The addition maintains the asymmetrical character of the façade, as well as the pattern of fenestration on the front elevation.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed addition maintains the essential Queen Anne character of the home and does not negatively impact the neighborhood.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed addition maintains the essential Queen Anne character of the home and does not negatively impact the neighborhood.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	In keeping with the Secretary of the Interior Standards, the addition has been designed in such a way that it could be removed in the future and the essential integrity of the structure would remain intact.
(6) Any applicable provisions of the adopted design guidelines.	Overall, the proposed addition is in keeping with the recommendations of the design guidelines.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application as submitted with the condition that the porch columns, footprint and roof will remain intact.

**ARCHITECTURAL REVIEW BOARD
No. 17-4000011**



Applicant(s): **Christopher at Manassas Station, LLC**

Site Owner(s): **Manassas Station LLC**

Site Address: **9004 Prince William Street** Tax Map No.: **100-49-00-A1**

Site Location: **North side of Prince William Street across from new Baldwin Intermediate School**

Current Zoning: **B-3.5** Parcel Size: **3.5 acres**

Age of Structure: **n/a** Type of Structure: **Residential**

Summary of Request: **Approval of proposed materials for new apartment building**

Date Accepted for Review: **September 23, 2016**
Date of ARB Meeting: **October 11, 2016**



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

STAFF REPORT

ARB Case: #2017-40000011
Applicant: Christopher at Manassas Station
Address: 9004 Prince William Street

REQUEST

The applicant is seeking approval for materials for the new 3 story apartment building which were not approved with the original design and layout.

PROPERTY INFORMATION

Location – 9004 Prince William Street is located on the north side of Prince William Street, across from the new Baldwin Intermediate School

Historical Significance – The project is new construction and is not historically significant.

Surrounding Properties – 9004 Prince William Street is located along the southern boundary of the Historic Overlay District along Prince William Street. The property is adjacent to a City-owned parking lot to the west, the Norfolk Southern railway lines to the north, and residential properties to the west. The three adjacent homes fronting onto Fairview Avenue are contributing structures.

APPLICANT'S PROPOSAL

The design and layout of the Manassas Station apartments was approved by the ARB in July of 2014. The applicant is returning for approval of materials which were not approved at that time or to revise some originally approved materials. While the door manufacturer was originally proposed (ThermaTru fiberglass French doors), the applicant is also proposing a new patio door due to the interior configuration of the units and the lack of space for an in-swinging door. In addition, the applicant is proposing painted synthetic trim in place of the approved HardieTrim. All proposed materials are as follows:

- PlyGem 1500 vinyl windows (1/1)
- PlyGem 1500 sliding vinyl patio doors
- Alumnum balcony railings
- Extrudeck awnings in Bronze Matte Metallic
- Fypon PVC Column wraps
- Kichler Toman Collection light fixtures
- Painted synthetic trim

In addition, the applicant is also proposing a revised color palette. The original design proposed two colors of brick: a darker shade for the lower level and a lighter shade for the upper three. Now that the proposed

building is just three stories, the applicant would like to use the darker brick color on all levels, finding that using the second brick color accentuates the horizontal proportions.

STAFF ANALYSIS

The applicable design guidelines for new infill construction are found throughout the Historic District Handbook as well as the Historic District Infill Development Guidelines. The guidelines state that generally, wood and traditional materials are recommended for use in areas where traditional materials are predominant. Synthetic materials are generally not recommended.

The Manassas Station development is located at the boundary of the historic district, and surrounded by modern development on three sides. Due to the location outside the core of the historic district, non-traditional synthetic, but high-quality, materials can be considered. A sample of the proposed window and doors should be provided for review. In addition, samples of the PVC column wraps and synthetic trim should be provided for review. All other proposed materials are appropriate for use within the historic district. Staff concurs with the applicant that the two brick color palette accentuates the horizontality of the building.

Review Criteria

Pursuant to Section 130-406 (a), the ARB shall consider the following criteria in determining whether or not to issue a Certificate of Appropriateness for construction or alterations:

CRITERIA	APPLICATION
Activity Proposed:	Approval of materials for previously approved apartment building.
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	As the project is located at the boundary of the historic district and surrounded by modern development on three sides, high quality synthetic materials can be considered. Samples of the windows, doors and trim should be provided for review. The use of two brick colors accentuates the horizontality of the building.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	Not applicable.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The development is located outside the Samples of proposed materials should be provided to verify that there will not be an adverse impact on the character of the surrounding neighborhood
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	Samples of proposed materials should be provided to verify that there will not be an adverse impact on the character of the surrounding neighborhood.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	Not applicable.
(6) Any applicable provisions of the adopted design guidelines.	Samples of proposed materials should be provided to verify that there will not be an adverse impact on the character of the surrounding neighborhood.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the awnings, light fixtures, and revised color palette. Staff defers making a recommendation on the proposed windows, patio doors and trim materials without reviewing a sample.