

ARCHITECTURAL REVIEW BOARD AGENDA

November 9, 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 and October 11, 2016**
4. New Business
 - **ARB #2017-12**
9308 Battle Street
Jefferson Pickard
 - **ARB #2017-13**
9409-9411 Battle Street
Denise McCall
5. Old Business
 - **ARB #2016-21**
9403 Battle Street
Battle & Church Street LLC
6. Public Hearing
 - **ARB #2016-17**
9514 Liberty Street
James Downey, Esq.
 - **ARB #2016-18**
9512 Liberty Street
James Downey, Esq.
7. Other Business
 - **Old Town Update(s)**
 - **Draft Calendar for 2017 ARB Meetings**
 - **1st Election Notification**
8. 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

DRAFT

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

October 11, 2016 – 7:30 p.m.

Members Present: William Rush, Chairman
Debbie Haight
Nancy Hersch Ingram
Fatima Pereira-Shepherd
VACANT POSITION

Members Absent: Jan Alten (Alternate)

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 OF: September 13, 2016

The minutes were deferred until next month.

NEW BUSINESS

**ARB #2017-05
9411 Main Street
First Tax & Financial**

The applicant was a no-show.

**ARB #2017-08
9211 Center Street
Ashby Jewelers / David Balboni**

Ms. Whitworth stated that the applicant is proposing to paint murals on the two 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.

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. Overall, the addition of the mural art to the blocked-in windows enhances the façade and provides visual interest to an otherwise blank opening. Staff recommended approval of the application as submitted.

Artist, Steve Morales, stated that the mural will be realist art.

ARB Discussion

The Board members had nothing further to add to the staff report.

Ms. Haight motioned to approve ARB #2017-08 as submitted. Ms. Shepherd seconded the motion.

Roll Call

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

The MOTION CARRIED UNANIMOUSLY.

ARB #2016-37

8810 Quarry Road

Pendleton Residence

Ms. Whitworth stated that 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 tonight's 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 Hardi-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.

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.

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 at the rear of the home where visibility from the street is minimized. Sample materials were provided at the meeting. Staff recommended approval of the application as submitted.

Applicant, Scott Pendleton, stated that the only foundation above ground level would be on the back of the house. He also stated that the foundation would be cinder block with stone veneer mortar on top. Sample will be provided to staff for administrative approval.

ARB Discussion

The Board members had nothing further to add to the staff report.

Ms. Ingram motioned to approve ARB #2016-37 with the following modification by the applicant:

- **The applicant will present staff with material for the foundation to be administratively approved.**

Ms. Shepherd seconded the motion.

Roll Call

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

The MOTION CARRIED UNANIMOUSLY.

**ARB #2017-09
9313 West Street
Pires Residence**

Ms. Whitworth stated that 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.

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 consider 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 the second floor of the gable end crowds 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. Staff recommended 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.

Applicant, Miguel Pires, agreed to change the two windows on the second floor to one window but would have to look into the fish-scale shingles in the gable.

ARB Discussion

Ms. Haight agreed with the staff's recommendation on the windows on the second floor, but was not in agreement on using the fish-scale shingles on the garage. **Ms. Ingram** recommended projecting the roof on the front of the house to make it look even more graceful. **Mr. Pires** agreed to see if a 24" overhang can be added to the front roof.

Ms. Haight motioned to approve ARB #2017-09 with the following modification:

- Change from two windows to one window on the second floor gable end elevation.
- If possible, the applicant will add a 24" overhang to the front roof of the house.

Ms. Shepherd seconded the motion.

Roll Call

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

The MOTION CARRIED UNANIMOUSLY.

ARB #2017-10
9107 Grant Avenue
Murphy Residence

Ms. Whitworth stated that 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 are 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.

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. Staff recommended approval of the application as submitted with the condition that the porch columns, footprint and roof remain intact.

Applicant, Thomas Murphy, stated that he and his wife have lived in the house for about 43 years and have performed numerous upgrades throughout the years. Over the years, the porch has disintegrated and instead of making in-kind repairs, they would like to convert it into a second bathroom.

ARB Discussion

Chairman Rush recused himself from participating in the discussion and voting on this project. The Board members had nothing further to add to the staff report.

Ms. Ingram motioned to approve ARB #2017-10 with the following modification recommended by staff:

- **The porch columns, footprint and roof will remain intact.**

Ms. Haight seconded the motion.

Roll Call

Ms. Ingram	Y
Ms. Haight	Y
Chairman Rush	R
Ms. Shepherd	Y

The MOTION CARRIED UNANIMOUSLY.

**ARB #2017-11
9004 Prince William Street
Manassas Station / Christopher Companies**

Ms. Whitworth stated that that the design and layout of the Manassas Station Apartments were 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 would include PlyGem 1500 vinyl windows (1/1), PlyGem 1500 sliding vinyl patio doors, aluminum balcony railings, Extrudeck awnings in Bronze Matte Metallic, Fypon PVC column wraps, Kichler Toman Collection light fixtures, and painted synthetic trim

The Applicant also proposed 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.

A sample of the proposed window and doors were provided for review. In addition, samples of the PVC column wraps and synthetic trim were also 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. Staff recommended approval of the awnings, light fixtures, and revised color palette. Samples for the proposed windows, patio doors and trim materials were provided at the meeting.

The Applicant commended staff on the presentation and thanked them for their guidance throughout the process.

ARB Discussion

Ms. Haight asked staff to clarify the color of the brick on the building. **Ms. Whitworth** stated that the revision shows that the buildings will have only one shade of brick and the light color shown is the Hardi-plank siding. **The applicant** stated that the windows will have a higher sound transmission needed to block sounds from the trains/railroad. He also stated that the previous application was approved for hardie cementitious trim and there are concerns that when it is cut, the corners start to flake. **The applicant** recommended using a PVC trim board instead.

Ms. Haight motioned to approve ARB #2017-11 with the following modification by the applicant:

- **PVC trim board will be used in place of the previously approved hardie cementitious trim.**

Ms. Shepherd seconded the motion.

Roll Call

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

The MOTION CARRIED UNANIMOUSLY.

OTHER BUSINESS

Liberty Street Worksession

Ms. Collins stated that ARB Case #2016-17 and ARB Case #2016-18 was remanded to ARB with the recommendation to review the criteria for the certificate of appropriateness for demolition. A notebook with information from the applicant, staff, City Council, Preservation Virginia, PW Chapter of the NAACP, and citizens was composed and distributed to each Board member for review prior to tonight's meeting. The purpose of the worksession was for the Board to look at the four criteria to determine whether two criteria met the approval for demolition. (No action was taken at the meeting.)

Applicant, Attorney James Downey, stated that the homes are beyond rehabilitation and if demolished, a new development could enhance this existing neighborhood.

Chairman Rush stated that the owners have created their own hardship and should not be granted the right to demolish the houses, and feels that the homes can be rehabbed. He stated that the trust received \$800,000 for property sold on Lucasville Road, but the trustee, Mr. Fox has continuously stated that there is no money to rehab the houses. **Mr. Downey** stated that he does not know the accounting or how the money factors into this issue. **Ms. Shepherd** stated that she cannot see the other owners selling their property to make way for a new development. **Mr. Downey** stated that the houses are not listed for sale, though Ms. E.J. Scott has shown interest but has not made an offer.

Ms. Collins went over the four criteria with the Board:

Criteria #1 – The structure is not of such architectural or historic interest that its removal would be a significant detriment of the public interest. **Ms. Ingram** stated that community has shown interest in the historic value of these properties. **Chairman Rush** also stated he is against removing any home or building in the historic overlay district.

Criteria #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. **Chairman Rush** suggested designating the structures as historic landmarks. **Ms. Collins** stated that City Council would have to be involved in the process, the owner would be notified, but would not be obligated to sign an agreement.

Criteria #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. **Ms. Collins** stated that the challenge would not necessarily be the “bones”, but it would be the exterior detailing work which would have to be replaced.

Criteria #4 – The structure is preserving or protecting an area of historic interest in the city. **Chairman Rush** spoke of the African-American history of the Liberty Street neighborhood. **Ms. Collins** informed the Board that the museum has undertaken the installation of a historical marker for this historic area and will be placed on the museum property facing Liberty Street. She also stated that the NAACP, residents in the neighborhood and other interested citizens wrote letters in support of denying the application for demolition. **Ms. Haight** stated that there is no reason for the Board to change its original position, even with the additional information provided at tonight’s worksession.

Mr. Downey stated that the owners of the property on Liberty Street are African-American, their property has depreciated beyond its present use, and it is the right of the property owner to realize the appreciation value of real estate that they own. They do not want to be stuck in a historical rut because the community feels that they need the property for historic interest. **Ms. Haight** stated that when those properties were deemed historical, the owners took the tax deduction for being in the historic district, and were aware that there were certain criteria that those houses had to meet. If they can’t meet the criteria and do not want their homes, they should put for sale signs on them. **Mr. Downey** went on to say that a developer is shrewd in what he sees in a neighborhood. He said several projects in the Virginia and D.C. area, where properties like those on Liberty Street are next to a commuter station, are stereotypical of those with redevelopment potential. Though these Liberty Street properties have historical interests, and are affected by Comprehensive Plan policies and the historic overlay district, these owners have properties that have investment worth far greater than the present configuration. If the Board denies demolition, its action will not allow the descendants of this community to realize the economic benefits of the property that they have held for so long. By using the racial history of this city as a justification to preserve the homes as museum pieces, the descendants will be stuck with properties that are declining in value.

Ms. Shepherd asked why the houses are not up for sale. **Mr. Downey** stated that he doesn’t have an actual theory about why the houses are not up for sale and wasn’t sure if an actual appraisal had been done. He said that a real estate appraisal would have to start with defining the highest investment use in the properties. **Chairman Rush** disagreed with that theory, stating that the chances of the properties being taken out of the historic overlay district would be slim to none. **Mr. Downey** stated that Mr. Fox believes that an appraisal of the value of these properties would have to recognize that they have a potential for redevelopment, which means that the existing structures hold little value; it’s the land that has the capacity to hold something else. **Ms. Shepherd** stated that the best use of an appraisal is to see if a property is being used for its intended purposes, meaning “is it being used for what it’s zoned for and what is there?” **Mr. Downey** asked the staff what would happen if the houses remained boarded up. **Ms. Collins** stated that the current process is to exercise the application for a certificate

of appropriateness for demolition to be scheduled in the future. If the case continues to be denied, the property owner has the ability to complete demolition by-right after putting the properties on the market for one year, or appealing the cases back to the City Council. **Mr. Downey** stated that if the properties are put on the market for sale, there would be a discrepancy over what the homes should be listed for. **Ms. Collins** stated that the sale price would be agreed upon prior to putting them on the market. She informed the Board that the public hearing for the cases will be held on Wednesday, November 9, and asked that a decision be made at that time.

OTHER BUSINESS

Ms. Collins informed the Board that upon researching the Roberts Rule of Order, in regard to the Chairman position left by Mr. Waters, the rules indicate that in the event of the resignation of the Chair, the Vice-Chair assumes the Chairmanship until the next regular election. Mr. Rush will be the Chair until January 2017.

Old Town Updates

Ms. Whitworth informed the Board that Property Code Enforcement is fully staffed and have been enforcing maintenance in the historic district. Recent success stories were shared.

Chairman Rush presented Ms. Whitworth with a certificate of recognition and appreciation for her dedicated service to the Manassas community and the Architectural Review Board – it was her last staff meeting with the Board.

ADJOURNMENT

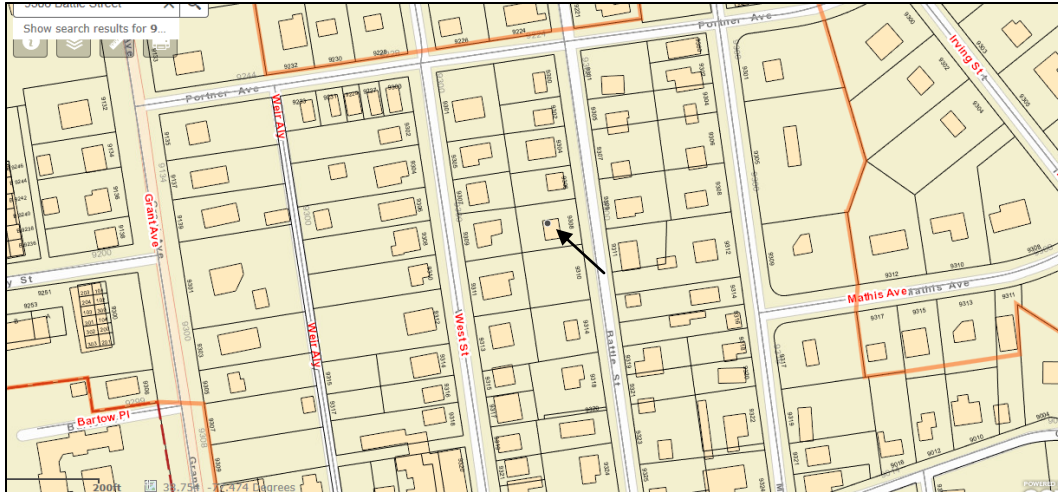
Ms. Haight moved to adjourn the meeting. **Ms. Shepherd** seconded the motion. **The MOTION CARRIED UNANIMOUSLY TO ADJOURN THE MEETING.** The meeting ended at 9:30 p.m.

William Rush, Chairman

Date

ARCHITECTURAL REVIEW BOARD

No. 17-40000012



Applicant(s): **Jefferson Pickard**

Site Owner(s): **Jefferson Pickard**

Site Address: **9308 Battle Street**

Tax Map No.: 101-01-00-414

Site Location: **West side of Battle Street between Portner Ave and Quarry Street**

Current Zoning: **R1**

Parcel Size: **.20 acre**

Age of Structure: **24 years**

Type of Structure: Residential

Summary of Request: **REPL WINDOWS/PATIO DOOR**

Date Accepted for Review: October 20, 2016
Date of ARB Meeting: November 9, 2016



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: 17-40000012
Applicant: Jefferson Pickard
Address: 9308 Battle Street



REQUEST

The applicant is requesting approval for the replacement of windows and a patio door.

PROPERTY INFORMATION

Location – The house is located on the West side of Battle Street between Portner Avenue and Quarry Street

Historical Significance – The house was built in 1992 as an infill project on the vacant lot.

Surrounding Properties – The house is in a neighborhood in the northern portion of the Historic Overlay District. Most of the surrounding properties were constructed after 1930.

APPLICANT'S PROPOSAL

The applicant is proposing to replace the existing wood windows on the house which have deteriorated with a composite 'Fibrex' material by Anderson windows. A rear patio door will also be replaced with a wood Anderson patio door. All window and door sizes will remain the same, with no alteration to the opening sizes or surrounding trim. As there are no muntins on the existing windows, there will not be any muntins on the new windows.

STAFF ANALYSIS

The applicable design guidelines are found on pages 56-63 of the City of Manassas Historic District Handbook. The guidelines state that new windows should maintain the architectural appearance of the existing windows through appropriate materials and maintaining the sash, depth of reveal, and muntin configuration.

The proposed replacement windows maintain the style and dimensions of the existing windows. The composite material is an acceptable alternative to the existing wood windows. Neither the existing nor the new windows will have muntins.

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:

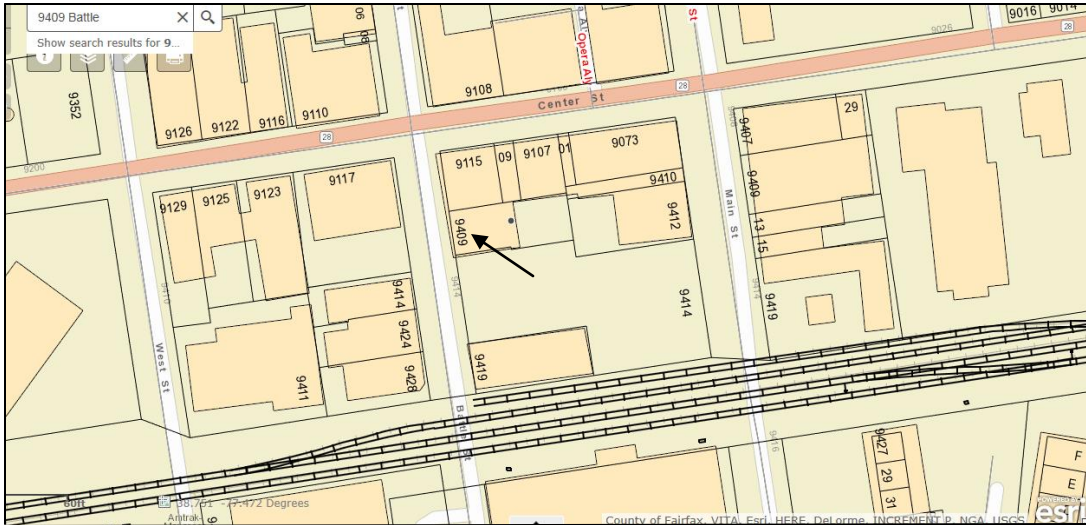
CRITERIA	APPLICATION
Activity Proposed:	Window replacement Rear patio door replacement
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	The material, color, and massing will be consistent with the original design and will be visually and architectural compatible with the site and surrounding HOD.
(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 replacement windows and door has the same appearance as the original window, and the replacement will not impact the surrounding historic district.
(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 replacement windows and door provides the same appearance as the existing windows, which maintains the architectural character of the structure.
(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 replacement window has a similar material, and dimensions and detailing as the original windows.

STAFF RECOMMENDATION

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

ARCHITECTURAL REVIEW BOARD

No. 17-40000013



Applicant(s): **Denise McCall / MSG Property, LLC**

Site Owner(s): **MSG Property, LLC**

Site Address: **9409-9413 Battle Street**

Tax Map No.: 101-01-00-207

Site Location: **East side of Battle Street between Center Street and the railroad tracks**

Current Zoning: **B3**

Parcel Size: .09 acre

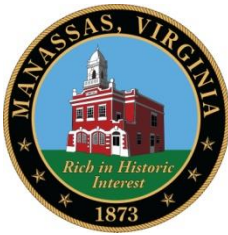
Age of Structure: **Circa 1905**

Type of Structure: Commercial

Summary of Request: **ALTERATION/SIGNAGE**

Date Accepted for Review: October 20, 2016

Date of ARB Meeting: November 9, 2016



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: 17-40000013
Applicant: Denise McCall / MSG Properties
Address: 9409-9413 Battle Street



REQUEST

The applicant requests multiple aluminum signs on the building, located on the front and rear elevation of the building. No illumination will be provided for the signage. Damaged wood trim on the building will be repaired and will be repainted afterwards. Stucco on the building front will also be repaired.

Building fabric awning will be replaced with identical detailing but a different color. A waterproof frame case will be installed on the front façade of the building.

Please note that while a banner and portable street signage is included in the submission, those items are not a part of the current application.

PROPERTY INFORMATION

Location – The site is located at 9409 Battle Street on the east side of Battle Street, approximately 50-feet south of the intersection of Center and Battle Streets.

Historical Significance – The building at 9409 Battle Street, historically known as the Johnson Building, was constructed c. 1905. It is a two-story commercial building exhibiting Italianate characteristics, such as the flat parapet roof with bracketed cornice, recessed entrances, and storefront windows. It is a contributing building to the National Register and local historic districts and is also designated as a Local Historic Landmark.

Surrounding Properties – On the north, the property is adjacent to 9116 Center Street, the former Manassas Post Office constructed c. 1906, a contributing building designated as a historic landmark. To the south is a public parking lot and the Candy Factory Building located at 9419 Battle Street, also a contributing building and historic landmark constructed c. 1900.

APPLICANT'S PROPOSAL

The applicant's proposal to the building is as follows:

Front Elevation:

Trim – Repair existing wood trim and repaint changing color from existing green to black.

Stucco – Repair stucco on building front as required and finish in existing color.

Front Awning – Replace existing awning (green) with new black awning to match new trim color.

Middle door – Paint color changed to blue to accent entry to upper level.

Additional elements in entrance alcove and wood molding to be painted cream to match stucco color.

Signage – ‘McCall’s Visual Arts Gallery’ sign to be located on existing sign bracket in building center. Sign to be 36” by 41” with round detail at top. Sign location shall be no lower than detailing above first floor windows and shall be a minimum of nine feet above sidewalk.

Current approved round sign for Calico Jack’s shall be relocated to existing bracket on the right side of the front elevation.

Signage for upper level shall be thin metal plaques, 16” long by 1.75” high, installed on blue door to upper level.

Waterproof frame case – 27” X 27” black framed case will be installed at the first floor level in the center of the façade.

Side Elevation:

Trim and door - Repair existing wood trim and repaint changing color from existing green to black.

Rear Elevation:

Trim and door- Repair existing wood trim and repaint changing color from existing green to black.

Signage- New sign for ‘dg photography’, 18” X 18” metal sign, installed on bracket matching brackets on building front. Bracket shall be installed below window sill of second floor windows. Bottom of sign shall be a minimum of nine feet above grade of pavement.

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 projecting signs should not exceed 12 square feet in area and placement should be based upon visibility and compatibility with the building. Materials should relate to the structure and sign design should be coordinated with the nature of the business and character of the structure.

The proposed signs are in keeping with the size recommendations of the guidelines and the requirements of the zoning ordinance. The material proposed is appropriate for use in the historic overlay district and the color palette utilizes the established logo and branding of the business. With three businesses located in the building, the challenge is properly locating each sign to direct customers to the respective business. The Calico Jack’s sign has been relocated to the right of the front elevation, as the business will be relocating to the first floor. Both the McCall Gallery and dg photography will be occupying the upper level. The McCall Gallery sign will be located above the entry door to the second floor on the front elevation, while the dg photography sign will be located above the rear entry to the second floor on the rear of the building.

The applicable design guidelines for paint are found on pages 79-81 of the City of Manassas Historic District Handbook. The guidelines state that paint colors should blend with and complement the overall color scheme that exists on the same street. All trim on commercial buildings should be the same color, and should be a contrasting color to the wall color. Window sash and doors can be painted a different accent color than the walls and trim. Earth tone colors are recommended for the Historic Overlay District.

The applicant recognizes the importance of repairing the wood on the structure as part of this project. The black trim and window color will provide a contrast to the white color of the stucco on the front elevation. The blue door to the upper level will be an accent on the front elevation. Staff has a concern, however, on the amount of dark black that will be employed first level of the Battle Street elevation. At the current time, there is a contrasting lighter green color used above the façade windows as well on the walls of the entry area. Staff suggests the same concept be employed in the new paint scheme so that there is a contrasting color in the entry area in addition to the black, cream, and the blue door. A palette of the proposed colors proposed for the trim, doors, accent panels, entry level wall, and entry level ceiling should be presented before approval of the overall paint scheme for the building. While a black awning color has been proposed, staff would like to see the entire color scheme for the building before approving the awning color. The black awning, coupled with the black horizontal trim and black window panels present an overpowering amount of the dark color on the building front façade. While the majority of the commercial structures in the HOD using a dark color employ dark earth tone color such as dark green or dark burgundy, black is used in the trim and detailing of the ‘The Things I Love’ on Center Street. In that instance, however, the black is used in conjunction with a cream color so as not to be overpowering.

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:	Signs, painting, and waterproof frame case.
(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.	Signage and Waterproof frame case is compatible with the historic character of the building and the surrounding HOD. Staff would suggest that the amount of black proposed on the front façade be revisited so that the black does not become overpowering.
(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.	Proposed signage placement has been coordinated with exiting brackets and tenant entry points. The black awning, situated at the black horizontal band trim should be revisited to provide a varied color palette.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed signage will have a positive effect on the HOD as is it in keeping with signs currently in the HOD. There is a concern that the amount of dark color employed on the project will not have a positive effect on the HOD as it is a departure from current standards.
(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 method of construction for the signage is consistent with the surrounding Historic Overlay District. The paint scheme is a departure from the earth tones used in the surrounding overlay 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.	Proposed signs are in keeping with the size recommendations of the design guidelines. Design guidelines recommend softer colors and earth tones for paint.

STAFF RECOMMENDATION

Please note that while a banner and portable street signage is included in the submission, those items are not a part of the current application.

Staff recommendations on the individual elements of the proposal are as follows:

Signage:

Front Elevation: Relocation of existing Calico Jack's Sign and installation of new McCall Studios sign on existing brackets. Staff recommends approval as submitted with the stipulation that the installed sign shall be a minimum of nine feet above the sidewalk.

Signage for upper level: Staff has asked that a sample of the thin metal plaque be provided for the board and would therefore defer the approval of the plaque signage until a sample is provided.

Rear Elevation: Installation of new sign on a new bracket for dg photography. Staff recommends approval as submitted with the stipulation that installed sign shall be a minimum of nine feet above the sidewalk and the bracket shall match brackets on front elevation.

Waterproof frame case:

Front Elevation: Installation of 27" X 27" black framed case. Staff recommends approval as submitted.

Color Scheme: Wood trim, front alcove, front door, and front awning. Staff would recommend a deferral on the approval of the color scheme and suggest that a color palette be presented utilizing black as an accent color rather than the dominant color and introduce earth tones as recommended by the design guidelines.

ARCHITECTURAL REVIEW BOARD

No. 16-40000021



Applicant(s): **Battle & Church LLC**

Site Owner(s): **Battle & Church LLC**

Site Address: **9403 Battle Street**

Tax Map No.: **101-01-00-427**

Site Location: **East side of Battle Street between Church and Center Streets**

Current Zoning: **B3**

Parcel Size: **0.27 acres**

Age of Structure: **126 years**

Type of Structure: **Residential**

Summary of
Request:

Approval of access ramp and wall, fence replacement

Date Accepted for Review: **January 27, 2016**

Date of ARB Meeting: **February 9, 2016**

November 9, 2016



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2016-40000021
Applicant: Battle & Church LLC
Address: 9403 Battle Street



REQUEST

The applicant is seeking approval for an access ramp and wall which was not constructed in conformance with the original Certificate of Appropriateness and the replacement of perimeter fencing. This case came before the Architectural Review at their meeting on February 9, 2016, and again on July 12, 2016. At the July meeting, the board deferred acting on the fence until further study can be done, and denied resolution of the concrete wall by painting the wall.

PROPERTY INFORMATION

Location – The site is located on the east side of Battle Street, between Church and Center Street.

Historical Significance – Known as the Wagener House, the structure located at 9403 Battle Street is a 2 ½ story Queen Anne style single family dwelling constructed c. 1890. W.C. Wagener owned several businesses in the city and was Mayor of Manassas from 1901-1905. The home is wood-frame construction clad with weatherboard siding. The significant architectural features include the fish scale shingles, ogee cornice at the roof with raised frieze and scrolled brackets. Two additions have been added to the home and a two-bay garage has been constructed in the southeast corner of the property. The property is ranked contributing to both the local and National Register historic districts and is also a Local Historic Landmark. The 2006 survey ranked the home as notable for its association with W.C. Wagener and excellent Queen Anne Style, and designates it as the “most intact example of the form documented in Manassas.”

Surrounding Properties – The home is located in the downtown commercial core of the local historic district. To the south, the home is adjacent to the former Cocke’s Pharmacy at 9108 Center Street, of particular importance to this application as the ramp and walls serves the restaurant currently located on this property. The building was constructed c. 1890 and is ranked as contributing to the local and National Register Historic Districts, in addition to being listed as a Local Historic Landmark.

APPLICANT’S PROPOSAL

The applicant is seeking approval for the wall and ramp which were installed to provide access and screening for the dumpster and utility area of the restaurants occupying the adjacent building.

The project originally came before the ARB for approval and the project has been completed, however, the construction of the ramp and walls did not comply with the Certificate of Appropriateness and approved design. The original approved design for the ramp was a concrete wall, approximately 8' in height, which was required to be clad with red brick on the north side, which faced the home.

As constructed, an approximately 25' section of the wall extending from Battle Street consists of a 6' cream colored brick fence with columns, topped with decorative ironwork, and includes a metal gate for access. Extending back from that point along the southern property line is a 9' concrete wall with three small windows. At the point where the brick fencing transitions to the concrete wall, a 10' pointed concrete arch with decorative metal gate has been added to screen the trash and utility area. The current submission is to modify the existing wall by installing a thinset masonry on the side of the wall facing the home. The thinset masonry would match the existing cream colored brick of the wall closer to Battle Street. The thinset masonry would also be added to the archway facing Battle Street.

Based on comments made by the ARB in July, the applicant has revised the detailing for the replacement fence, which will be installed along the Church and Battle Street property line of the residential property. The fence will be constructed of metal fence posts 5'-0" high, with detailing to match the original wood posts. 38" high black ironwork fencing will be installed between the posts, again matching the original wood pickets. In order to soften the height difference between pickets and the posts, the two pickets adjacent to the metal posts will be longer, to match the existing tapered appearance. The majority of the fence will be constructed of metal. 6' high masonry piers will be constructed at the driveway entrance, matching the existing masonry pier at the southwest corner of the site. Electrical light fixtures have also been added to the masonry piers on both the Church Street and Battle Street sides of the lot.

STAFF ANALYSIS

The applicable design guidelines for fence lines and walls are found on pages 38-39 of the City of Manassas Historic District Handbook. The guidelines state that privacy fences or walls in the rear of commercial areas should relate to the material of the building. In areas adjoining neighborhoods, care should be taken to relate to privacy fences in the area. For residential properties, the design of fence lines should take clues from nearby historic design and the materials should relate to the neighborhood.

The brick and decorative iron fence relates to the masonry buildings and metal fencing found throughout the downtown area, and the cream color of the brick and is compatible with the color of the adjacent commercial building. With the additional ornamentation provided through the ironwork and the screening created by the gate, this section of the wall is actually more complementary to the character of the historic district than the original design. The applicant has followed the recommendation to apply a thinset brick veneer and masonry cap to match the brick fencing, to provide detailing compatible with the historic district as required by the original Certificate of Appropriateness.

The proposed ironwork fence is an attractive design and utilizes quality materials. The applicant has followed the recommendation to eliminate the majority of the brick in the wall, and match the detailing of the original wood fence. The scale, solid massing and materials of the revised fence are sympathetic to the architectural style of the home, rather than detracting from the home's character. Details from the original fence have been incorporated into the revised design, including the tapered height of the pickets adjacent to the posts.

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:

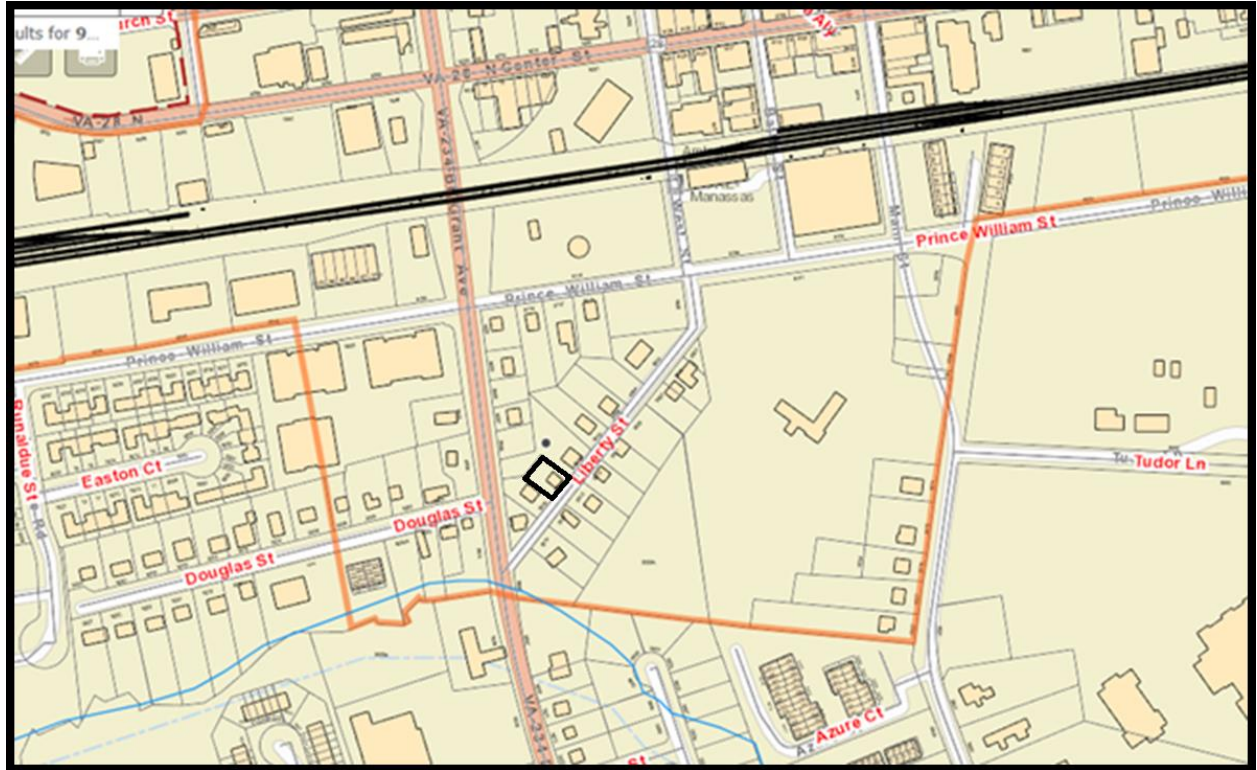
CRITERIA	APPLICATION
Activity Proposed:	Construction of wall and access ramp, replacement of fence.
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	Not applicable.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	The addition of the thinset masonry veneer to the exposed concrete wall is more compatible with the wall originally approved, and is more in keeping with the historic and architectural character of the structure and the surrounding historic district. The wall is visible from the public street. The revised fence is compatible with the house and surrounding area.
(3) The visual impact of the proposed exterior architectural features, including all signs.	The massing, scale and materials of the brick and ironwork fence are now sympathetic to the character of the home.
(4) The general design, scale and arrangement of new construction and additions.	The massing, scale and materials of the brick and ironwork fence are now sympathetic to the character of the home.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	The addition of the thinset masonry veneer to the exposed concrete wall is more compatible with the historic and architectural character of the structure and the surrounding historic district. The materials in the fence are compatible with the texture and material of the home.
(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 addition of the thinset masonry veneer to the exposed concrete wall is more compatible with the historic and architectural character of the structure and the surrounding historic district. The revised fence is compatible with the house and surrounding area.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	The addition of the thinset masonry veneer to the exposed concrete wall and the new fence are compatible with the historic and architectural character of the structure and the surrounding historic district.

STAFF RECOMMENDATION

Staff recommends **approval** of the application as revised for the fence detail and the thinset masonry on the existing concrete wall. The applicant has taken the recommendation of the Board to add masonry to the side of the concrete wall facing the house, and has modified the fence detailing for compatibility with the character of the home. While the light fixture appears to be compatible with the overall design and the masonry piers, staff would defer the approval of the light fixture until the actual height/size is known.

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**

November 9, 2016



CITY OF MANASSAS

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

REPORT

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



REQUEST/BACKGROUND

The applicant is requesting approval of a Certificate of Appropriateness to demolish a single family home at 9514 Liberty Street. The case originally came before the Architectural Review Board at its meeting January 12, 2016, as a result of Property Maintenance Code violations. The Architectural Review Board reviewed the case according to the four Criteria for Demolition found in Section 130-406 (e) of the Zoning Ordinance, and denied the application on the basis that none of the four criteria had been met. The property owner subsequently appealed the decision of the Architectural Review Board to City Council. After public hearings were conducted by City Council on the case, City Council remanded the case decision back to the Architectural Review Board for further consideration, specifically an analysis of all relevant facts raised during public comment in terms of the four Criteria for Demolition. The Architectural Review Board held a work session on the case at its October 11, 2016, meeting.

PROPERTY INFORMATION

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

Historical Significance – City real estate records date the home from 1890. The historic property surveys estimate the date of construction of 9514 Liberty Street as 1915. Both dates are within the period of significance for the Historic Overlay district. The house is listed as a contributing structure in the 1993 historic 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. Research done by private individuals and provided to the City indicates that George Lomax, who resided at 9514 Liberty Street, was a WWI veteran and is buried at Arlington Cemetery. He was also a founding member of American Legion Post 114.

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. While the fabric of the neighborhood has evolved over the years, input received during the public comment process, including the appeal of the case to City Council, indicates that there is

citizen interest in maintaining the structure as a connection to the neighborhood's past when it was the heart of the African American community in Manassas.

APPLICANT'S PROPOSAL

The applicant is proposing to demolish the vacant house due to the deteriorated state. According to the applicant, the long term goal of the trust would be to offer these properties, along with others on Grant Avenue, for redevelopment that would be harmonious and compatible with the neighborhood and the Historic Overlay District. (See attachment)

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. 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 four criteria.

Criterion 1. The structure is not of such architectural or historic interest that its removal would be a significant detriment of the public interest.

With regard to this criterion, information received during the public hearing process provides documentation that the house holds strong local historic interest and that its removal would be a significant detriment to the public interest. The house is located in the Liberty Street neighborhood, which was historically the heart of the African American community in Manassas. The house's continued presence in the neighborhood could serve to maintain a link to the historic fabric of the HOD.

Criterion 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.

The Structure is eligible for designation as a local historic landmark via Section 130-403 criteria (c) *The structure exemplifies or reflects the architectural, cultural, political, economic, social, or military history of the nation, state, or community.*

With regard to this criterion, research performed by the community as part of the City Council appeal process provides insight into the former occupants of the structures. Research done by private individuals and provided to the City indicates that George Lomax, who resided at 9514 Liberty Street, was a WWI veteran and is buried at Arlington Cemetery. He was also a founding member of American Legion Post 114. While the criteria for demolition only states that the structures need to be eligible for historic landmark designation, it is recommended to the Board that the process for designation as a local historic landmark be initiated.

Criterion 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.

With regard to this criterion, the City has no information indicating a great difficulty or expense in reproducing design, texture, and/or material.

Criterion 4. The structure is not preserving or protecting an area of historic interest in the City.

With regard to this criterion, the structure is preserving one of the only early African American neighborhoods in the City. Located in the neighborhood is the Old Brown School, which was one of the first African American schools in Prince William County. The school operated until 1928 and is currently being used as a residence. The 1910 census confirms that residents on Liberty Street were of African American heritage. Public interest in the ARB cases has resulted in research being performed on the residents of the houses and the neighborhood. The museum system has initiated the installation of a historic marker in the neighborhood commemorating the historical significance of the neighborhood as well as the Old Brown School. In addition to the individual responses in

support of the denial of the application for a Certificate of Appropriateness to demolish the houses, both Preservation Virginia and the Prince William Chapter of the NAACP wrote letters in support of denying the application.

The response to the four Criteria for Demolition indicates the structure does not meet Criteria 1, 2, and 4. As only Criteria 3 has been met, the Certificate of Appropriateness to demolish the structure should not be approved.

STAFF RECOMMENDATION

A public hearing has been scheduled in conjunction with the Architectural Review Board agenda item for this case at its meeting on November 9, 2016. Staff recommends that the Architectural Review Board make a decision on the case after closing the public hearing on November 9, 2016, and making a formal resolution on the case outcome.

Attachments:

October 11, 2016 Architectural Review Board Work Session documents

Case Timeline

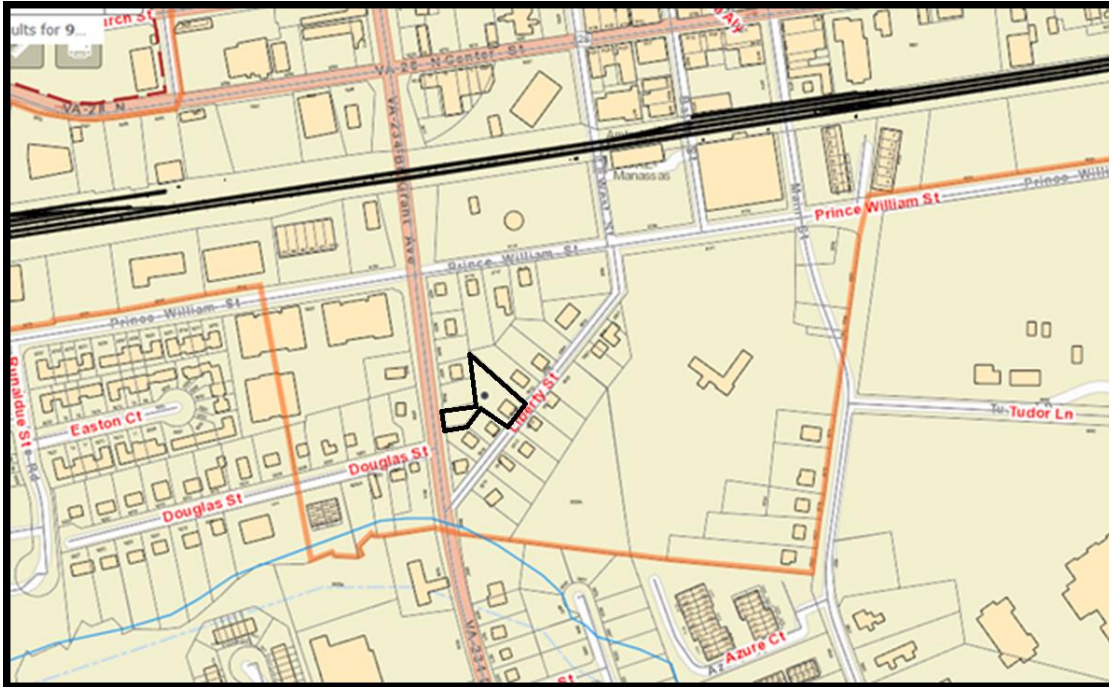
City Council Resolution #r-2016-42, Remanding the decision of ARB #2016-40000018 back to the ARB

City Council Resolution #r-2016-43, Remanding the decision of ARB #2016-40000017 back to the ARB

October 31, 2016 email from Stephen K. Fox to Jamie Collins via James Downey

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**

November 9, 2016



CITY OF MANASSAS

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

REPORT

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



REQUEST/BACKGROUND

The applicant is requesting approval of a Certificate of Appropriateness to demolish a single family home at 9512 Liberty Street. The case originally came before the Architectural Review Board at its meeting January 12, 2016, as a result of Property Maintenance Code violations. The Architectural Review Board reviewed the case according to the four Criteria for Demolition found in Section 130-406 (e) of the Zoning Ordinance, and denied the application on the basis that none of the four criteria had been met. The property owner subsequently appealed the decision of the Architectural Review Board to City Council. After public hearings were conducted by City Council on the case, City Council remanded the case decision back to the Architectural Review Board for further consideration, specifically an analysis of all relevant facts raised during public comment in terms of the four Criteria for Demolition. The Architectural Review Board held a work session on the case at its October 11, 2016, meeting.

PROPERTY INFORMATION

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

Historical Significance – City real estate records date the home from 1870. The historic property surveys estimate the date of construction of 9512 Liberty Street as 1910. Both dates are within the period of significance for the Historic Overlay District. The house is listed as a contributing structure in the 1993 historic 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. Research done by private individuals and provided to the City indicates that William Lomax, shown as the head of household in the 1870 census, was a shoemaker by trade and served in the Civil War as a substitute. He enlisted in Syracuse, NY, in Company D 43rd Regiment of the U.S. Colored Infantry.

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. While the fabric of the neighborhood has evolved over the years, input received during the public comment process, including the appeal of the case to City Council, indicates that there is citizen interest in maintaining the structures as a connection to the neighborhood's past when it was the heart of the African American community in Manassas.

APPLICANT'S PROPOSAL

The applicant is proposing to demolish the vacant house due to the deteriorated state. According to the applicant, the long term goal of the trust would be to offer these properties, along with others on Grant Avenue, for redevelopment that would be harmonious and compatible with the neighborhood and the Historic Overlay District. (See attachment)

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

Criterion 1. The structure is not of such architectural or historic interest that its removal would be a significant detriment of the public interest.

With regard to this criterion, the front elevation of the house at 9512 Liberty Street is unique in its Queen Anne detailing including a porch on each level flanked by 2 story bay windows on each side. Information received during the public hearing process provides documentation that the house holds strong local historic interest and that its removal would be a significant detriment to the public interest. The house is located in the Liberty Street neighborhood, which was historically the heart of the African American community in Manassas. The house's continued presence in the neighborhood could serve to maintain a link to the historic fabric of the HOD.

Criterion 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.

The Structure is eligible for designation as a local historic landmark via Section 130-403 criteria (c) *The structure exemplifies or reflects the architectural, cultural, political, economic, social, or military history of the nation, state, or community.*

With regard to this criterion, research performed by the community as part of the City Council appeal process provides insight into the former occupants of the structure. It appears that William Lomax occupied the house at 9512 Liberty Street in the 1870 time frame. William Lomax was born around 1830 and served as a substitute in the Civil War. While the criteria for demolition only states that the structures need to be eligible for historic landmark designation, it is recommended to the Board that the process for designation as a local historic landmark be initiated.

Criterion 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.

With regard to this criterion, the City has no information indicating a great difficulty or expense in reproducing design, texture, and/or material.

Criterion 4. The structure is not preserving or protecting an area of historic interest in the City.

With regard to this criterion, the structure is preserving one of the only early African American neighborhoods in the City. Located in the neighborhood is the Old Brown School, which was one of the first African American schools in Prince William County. The school operated until 1928 and is

currently being used as a residence. The 1910 census confirms that residents on Liberty Street were of African American heritage. Public interest in the ARB cases has resulted in research being performed on the residents of the houses and the neighborhood. The museum system has initiated the installation of a historic marker in the neighborhood commemorating the historical significance of the neighborhood as well as the Old Brown School. In addition to the individual responses in support of the denial of the application for a Certificate of Appropriateness to demolish the houses, both Preservation Virginia and the Prince William Chapter of the NAACP wrote letters in support of denying the application.

The response to the four Criteria for Demolition indicates the structure does not meet Criteria 1, 2, and 4. As only Criteria 3 has been met, the Certificate of Appropriateness to demolish the structure should not be approved.

STAFF RECOMMENDATION

A public hearing has been scheduled in conjunction with the Architectural Review Board agenda item for this case at its meeting on November 9, 2016. Staff recommends that the Architectural Review Board make a decision on the case after closing the public hearing on November 9, 2016, and making a formal resolution on the case outcome.

Attachments:

October 11, 2016 Architectural Review Board Work Session documents

Case Timeline

City Council Resolution #r-2016-42, Remanding the decision of ARB #2016-40000018 back to the ARB

City Council Resolution #r-2016-43, Remanding the decision of ARB #2016-40000017 back to the ARB

October 31, 2016 email from Stephen K. Fox to Jamie Collins via James Downey