

ARCHITECTURAL REVIEW BOARD AGENDA

December 13, 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 – **November 8, 2016**
4. New Business
 - **ARB #2017-15**
9109 Center Street
Shining Sol Candle Company / C.P. Leopold
 - **ARB #2017-17**
9406 Battle Street
Christopher Sellers
5. Old Business
 - **ARB #2017-13**
9409 Battle Street
Denise McCall
 - **ARB #2016-17**
9514 Liberty Street
James Downey, Esq.
 - **ARB #2016-18**
9512 Liberty Street
James Downey, Esq.
6. Worksession
 - **ARB #2017-16**
9522 Fairview Avenue & 8812 Wesley Avenue
Manassas Arms LLC / Jay du Von

7. Other Business

- **ARB #2017-14 (Roof – Administratively Approved)**
9201 Church Street
BB&T Bank / Joseph Turnbull
- **Old Town Update(s)**

8. Adjournment

DRAFT

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

November 9, 2016 – 7:30 p.m.

Members Present: William Rush, Chairman
Debbie Haight
Fatima Pereira-Shepherd
Jan Alten (Alternate)

Members Absent: Nancy Hersch Ingram

Staff Present: Elizabeth Via-Gossman, Director of Comm Dev
Jamie S. Collins, Development Services Manager
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

September 13, 2016 – Ms. Haight made a correction to page 6, paragraph 2 – Ms. Alten seconded the motion. Ms. Haight motioned to approve the minutes as amended. Ms. Shepherd seconded the motion. The MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.

October 11, 2016 – Ms. Shepherd motioned to approve the minutes as submitted. Ms. Haight seconded the motion. The MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.

NEW BUSINESS

**ARB #2017-12
9308 Battle Street
Jefferson Pickard**

Ms. Collins stated that the applicant is proposing to replace the existing wood windows on the house, which have deteriorated, with a composite 'Fibrex' material by Anderson

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windows. The house was constructed in 1992. 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.

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. The new windows will have the dark burgundy trim similar to the existing condition inset within the existing wood trim that will remain. Staff recommended approval of the application as submitted.

Applicant, Jefferson Pickard, stated that the drawing from the catalog showed some type of swing window, but it will be sash 1:1 window.

ARB Discussion

Chairman Rush inquired about color for the windows.

Ms. Collins stated that the window itself would be burgundy with the existing white trim on the outside.

Ms. Haight motioned to approve ARB #2017-12 as submitted. **Ms. Shepherd** seconded the motion.

Roll Call

Ms. Haight	Y
Ms. Shepherd	Y
Chairman Rush	Y
Ms. Alten	Y

The MOTION PASSED UNANIMOUSLY.

ARB #2017-13
9409-9411 Battle Street
Denise McCall

Ms. Collins stated 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.)

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- **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.

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 on the 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 suggested 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 presents an overpowering amount of the dark color on the building's front façade. While the majority of the commercial structures in the HOD using a dark color employ dark earth tone colors 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.

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: The plaque sample was provided at the meeting.
- 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 recommends a deferral on the approval of the color scheme and suggested that a color palette be presented utilizing black as an accent color rather than the dominant color and introducing earth tones as recommended by the design guidelines.

Applicant, Denise McCall, stated that the colors presented are in harmony with the new branding for the Manassas logo. She also presented revised a color scheme – black, cream and blue – to replace the existing exterior colors.

ARB Discussion

Ms. Haight stated that she was unsure of the colors because they are too dark for the

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building. **Chairman Rush** recommended that the applicant meet with staff to come up with a unified proposal. **Ms. Haight** recommended voting on the signage only and deferring the color until firm a decision is made. **Chairman Rush** agreed.

Ms. Haight motioned to approve ARB #2017-13 with the following modification:

- **Defer the color scheme for the exterior of the building, and to be coordinated with staff before coming back to the ARB**

Ms. Shepherd seconded the motion.

Roll Call

Ms. Haight	Y
Ms. Shepherd	Y
Chairman Rush	Y
Ms. Alten	Y

The MOTION PASSED UNANIMOUSLY.

OLD BUSINESS

ARB #2016-21

**9403 Battle Street & 9108 Center Street
Battle & Church LLC**

Ms. Collins stated that the applicant is revisiting the Board and 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 approximate 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 Street and Battle Street residential property line. The fence will be constructed of metal fence posts 5'-0" high,

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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 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.

Applicant, Tim Donlon, had nothing further to add to the staff report.

ARB Discussion

Chairman Rush asked if the brick color would be matched. **Mr. Donlon** stated that it would be the goal to do so and will insist that the right product be found.

Mr. Donlon stated that the light fixture would be black and of a general design.

Chairman Rush asked Ms. Collins if she could determine the size by looking at the picture. **Ms. Collins** stated that a sample could be sized against the pier. **Mr. Donlon** stated that the lamp would be about 12" to 14" in height.

Ms. Alten motioned to approve ARB #2016-21 with the following modifications:

- The light fixture will measure 12" to 14" in height
- The proposed brick will match the existing brick

Ms. Shepherd seconded the motion.

Roll Call

Ms. Alten	Y
Ms. Shepherd	Y
Chairman Rush	Y
Ms. Haight	Y

The MOTION PASSED UNANIMOUSLY.

PUBLIC HEARING

Chairman Rush stated that the affidavit before him was signed by an authorized agent of the Prince William Times Newspaper and the advertisement for the public hearings

listed on tonight's agenda were duly published in the newspaper in accordance with the law.

ARB #2016-17 & ARB #2016-18
9514 Liberty Street & 9512 Liberty Street
James Downey, Esq.

Ms. Collins stated that the applicant is requesting approval of a Certificate of Appropriateness to demolish the single family homes at 9514 & 9512 Liberty Street. The cases 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 cases according to the four Criteria for Demolition found in Section 130-406 (e) of the Zoning Ordinance, and denied the applications 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 cases, City Council remanded the cases 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 worksession on the case at its October 11, 2016, meeting. During the worksession, the four criteria for demolition were examined. In the agenda packet for this evening's meeting was a draft report for each of the properties, including a response to the Criteria for Demolition.

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

Applicant, James Downey, revisited a comment made at the past ARB meeting regarding the sale a property on Lucasville Road and why the money had not gone towards rehabbing the houses on Liberty Street. He stated that the previous owner, Ms. Smith, had gone in debt while caring for her nephew, Charles Smith, the heir of the properties in question. Because of mounting medical bills in caring for Mr. Smith, the money made from the sale went towards paying off the debts that were incurred. He again stated that there is no alternative than to demolish the two houses because it would be too costly to repair them. He asked the Board not to deny these African-American families the use of their own property, because it is their asset value that their family has owned for so long and is now being put beyond their reach due to circumstances beyond their control.

CITIZENS' COMMENTS

Gene Malloy, Heir to Property, stated that he would like to see something done to the properties and asked if the City would help in rehabbing them. **Ms. Haight** stated that there are historic tax credits available to the owners of the properties for restoration.

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Ms. Collins further stated that the City is no position to put tax payer's money into private property. **Mr. Malloy** asked the Board for other suggestions. **Ms. Collins** stated that the properties can be put on the market at any time after meeting the requirements delineated in the Zoning Ordinance, and if they do not sell within a year, the houses can then be demolished.

Janet Robinson, 9516 Liberty Street, stated that she wants a resolution regarding the two properties because they are eyesores and there have been ongoing issues with stray cats. She stated that she would love to see the houses rehabbed.

Whitney Love-Nixon, 9503 Grant Avenue, informed the Board that a "No Trespassing" order was served to the previous rental tenant who has continued to enter onto the property to feed stray cats. She stated that animal control is aware of the situation and should Ms. Robinson see this person on the property, she should call the police. (A copy of the notice was given to the Clerk.)

L.P. Buchanan, 9505 Liberty Street, stated that he is concerned that the neighborhood will turn into a commercial area. He stated that he is against changing the area from residential to commercial because Liberty Street and Douglas Street are the last of the African-American historical neighborhoods. **Ms. Via-Gossman** informed Mr. Buchanan that the City's adopted policy is that the area currently stays single-family residential. **Chairman Rush** also stated that the neighborhood is in the historic overlay district and it will not change unless something drastic happens.

Ms. Haight motioned to close the public hearing. **Ms. Shepherd** seconded the motion.

Roll Call

Ms. Haight	Y
Ms. Shepherd	Y
Chairman Rush	Y
Ms. Alten	Y

The MOTION PASSED UNANIMOUSLY.

Ms. Haight motioned to adopt the draft reports and the criteria responses for ARB #2016-17 and ARB #2016-18 as submitted. **Ms. Shepherd** seconded the motion.

Roll Call

Ms. Haight	Y
Ms. Shepherd	Y
Chairman Rush	Y
Ms. Alten	Y

The MOTION PASSED UNANIMOUSLY.

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Ms. Collins stated that a resolution drafted for the outcome of the case would then be voted on and adopted by the Architectural Review Board, and the only way City Council would be involved again is if the applicant appeals the decision of the Architectural Review Board.

ADJOURNMENT

Ms. Shepherd moved to adjourn the meeting. The meeting ended at 8:56 p.m.

William Rush, Chairman

Date

(Attached are the adopted reports for 9512 Liberty Street and 9514 Liberty Street.)



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



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

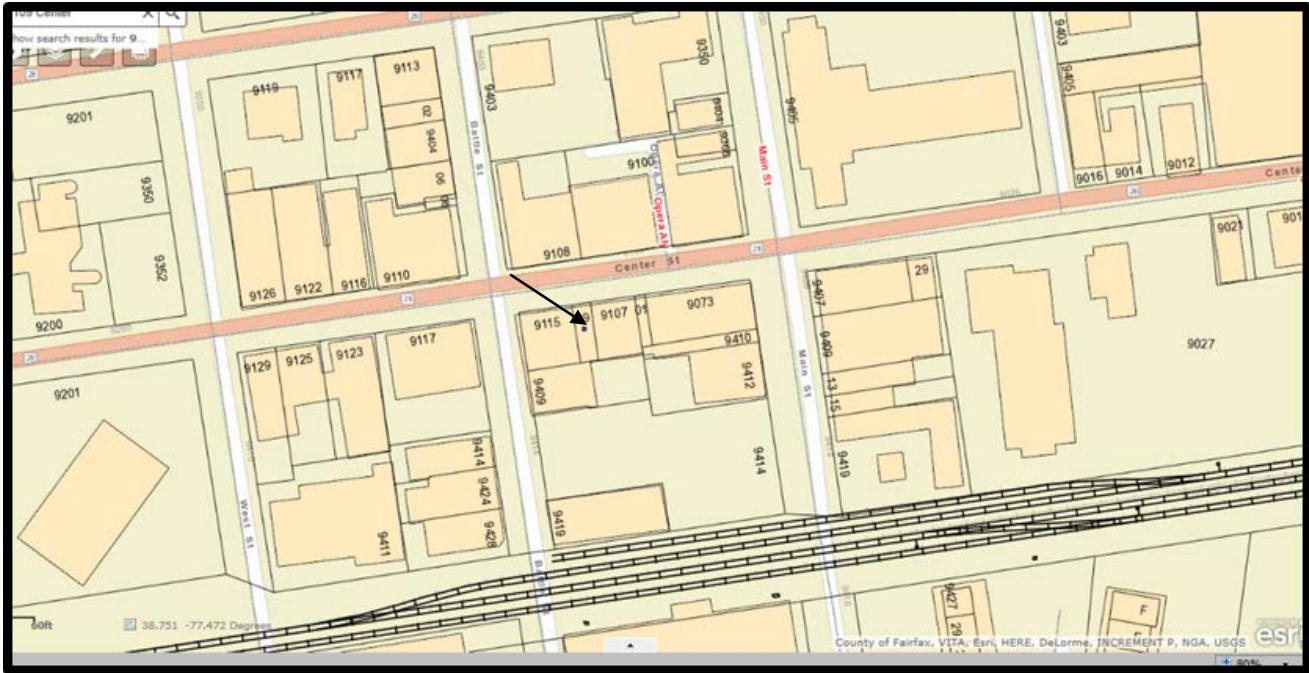
Case Timeline

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

ARCHITECTURAL REVIEW BOARD
No. 17-40000015



Applicant(s): **C.P. Leopold**

Site Owner(s): **Geoffrey Lyster**

Site Address: **9109 Center**

Tax Map No.: 101 01 00 205

Site Location: South side of Center between Battle St and Main St.

Current Zoning: B3

Parcel Size: .02 acres

Age of Structure: circa 1890

Type of Structure: Commercial

Summary of Request: SIGNAGE

Date Accepted for Review: November 15, 2016
Date of ARB Meeting: December 13, 2016



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

STAFF REPORT

ARB Case: 17-40000015
Applicant: C. P. Leopold
Address: 9109 Center Street



REQUEST

The applicant is seeking approval to install a single double sided projecting sign from an existing wall bracket.

PROPERTY INFORMATION

Location – The project site is located on the south side of Center Street, midway between Main Street and Battle Street.

Historical Significance – The commercial building was constructed circa 1890, and is representative of the late nineteenth century commercial buildings. It was built of fire proof material even though it predates the fire of 1905 that instituted building codes requiring such construction. The building exhibits Renaissance Revival-style characteristics such as its flat parapet roof with a heavy bracketed cornice, segmental arched brick lintels, brick quoins, and storefront windows capped with a molded cornice.

Surrounding Properties – The site is situated in a block within the Historic Overlay District that remains relatively intact. It is flanked by Historic Landmarks – the Old Post Office at 9115 Center Street and the Masonic Lodge at 9107 Street. Also across the street is another Historic Landmark at 9108 Center Street – Cockes Drug Store. The Connor Building at 9100 Center Street and The Bank building at 9070/9078 Center Street are also on the block.

APPLICANT'S PROPOSAL

The applicant is seeking approval for the installation of a projecting wall sign on the existing bracket. The material for the sign will be a sandblasted carved High Density Urethane 2" thick. The sign area meets the requirements of the zoning ordinance and the HOD design Guidelines. The sign features a tangerine colored border with curved detailing at the corners. The tangerine color is the branding color for the business and is also featured on the logo.

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 sign is 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. The guidelines do state that sign installation should maintain a minimum clearance of 9 feet from the ground surface. Staff has verified with the applicant that the sign can be installed on the existing bracket meeting this requirement rather than the 96" shown on the submitted drawing.

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 projecting sign
(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 design, color, material and scale of the signage is compatible with the character of the building and the surrounding historic district.
(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 sign location maintains the balance and symmetry of the elevation.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	Proposed sign is compatible with the streetscape and 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.	Proposed signage is in keeping with the character of the structure or surrounding area.
(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 signage is in keeping with the recommendations of the design guidelines.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application as submitted, with the stipulation that the sign be mounted with a minimum clearance of nine feet above the ground surface per the design guidelines.

ARCHITECTURAL REVIEW BOARD

No. 17-40000017



Applicant(s): **Christopher Sellers**

Site Owner(s): **Forrest Odendhal**

Site Address: **9406 Battle Street**

Tax Map No.: 101 01 00 386

Site Location: West side of Battle between Center St and Church St

Current Zoning: B3

Parcel Size: .06 acre

Age of Structure: circa 1875

Type of Structure: Commercial

Summary of Request: Construction of an addition on building rear

Date Accepted for Review: November 28, 2016

Date of ARB Meeting: December 13, 2016



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

STAFF REPORT

ARB Case: 17-40000017
Applicant: Christopher Sellers
Address: 9406 Battle Street



REQUEST

The applicant proposes to construct a single story addition to the rear of the current building consisting of approximately 450 square feet.

PROPERTY INFORMATION

Location – The project site is located on the west side of Battle Street, approximately 175 feet south of the intersection of Church Street and Battle Street.

Historical Significance – This two story Italianate style structure was constructed c. 1875 and was originally located at the corner of Center and Battle Streets before moving to its current location in 1903 to accommodate the People's National Bank of Manassas. Known as the Hazen Building, the building survived the 1905 fire. A number of businesses have occupied the structure since its construction. The property is contributing to the National Register Historic District and has been designated as a Local Historic Landmark. As an excellent example of the Italianate style in a commercial building, the property is ranked notable by the 2006 survey. The structure underwent a significant alteration in the last 5 years, converting the structure to a restaurant use. The project left the Battle Street elevation of the building intact. A fire stair was added to the rear of the structure, utilizing painted CMU as the material. That project also included a rear exterior dining area surrounded by a wood fence.

Surrounding Properties

North: 9404 Battle Street - Constructed circa 1954, listed as a non-contributing structure.

South: 9110 Center Street - Constructed circa 1903, the Old People's National Bank, listed as a contributing structure and local historic landmark.

East: 9108 Center Street – Constructed circa 1910, the Old Cocke's Pharmacy, listed as a contributing structure and local historic landmark.

APPLICANT'S PROPOSAL

The applicant is seeking approval to construct a single story addition to the rear of the existing structure, in the area previously occupied by the rear exterior dining patio. The single story height (14'-11") will be lower than the majority of the surrounding buildings. The proposed material for the addition will be painted CMU, consistent with the existing fire stair on the building. Due to the location of the exterior walls in relation to the property lines, fenestration consistent with street fronts is not appropriate. While the interior function of the space does not dictate a large amount of fenestration, two foot square glass block window openings have been provided to break up the massing of the addition.

STAFF ANALYSIS

Design guidelines for additions are found in both the City's Historic District Handbook and the subsequent Infill Development Guidelines. The Infill Development Guidelines indicate that New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. New additions and adjacent or related new construction shall be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Historic District Guidelines provide assistance in the design of new construction throughout the document. For building height, the guidelines indicate that new commercial buildings should not be taller than the surrounding existing buildings. Features should be used that reinforce the human scale of the historic district and do not create monumental or overbearing architecture. While the new addition is single story, the function of the space requires a higher clear interior height, which makes the massing of the addition compatible to the surrounding area. The design recommendation for the roof of additions indicates that the new roof should relate to the roofs of buildings within the block, and can incorporate a shed, flat, or gable roof. The flat roof of the addition is compatible with roofs in the surrounding area.

The location of the addition to the rear of the original building and the minimal width between the building and adjacent structures along Battle Street will prevent any significant view of the addition from Battle Street. While the rear addition will not be located directly adjacent to any other street, it will be visible from both Church Street and Battle Street across open areas that are currently being used for parking. The painted CMU material is consistent with the side and rear elevations of most of the commercial buildings in the HOD. The single story height of the rear addition minimizes its impact on the surrounding area.

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:

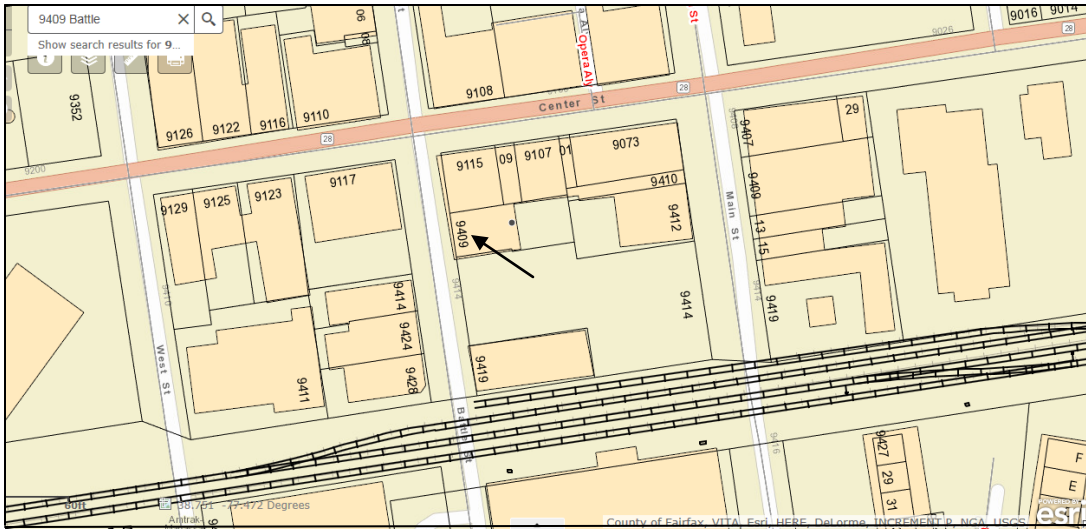
CRITERIA	APPLICATION
Activity Proposed:	Construction of a rear single story addition of approximately 450 square feet.
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	The material, 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.
(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 single story addition will not overpower the existing building or the surrounding properties in the HOD.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed single story addition will have little effect on the neighborhood or streetscape.
(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 single story addition will not have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or 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.	The proposed addition is consistent with the applicable provisions of both the City's Historic District Handbook and the subsequent Infill Development Guidelines.

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

December 13, 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.

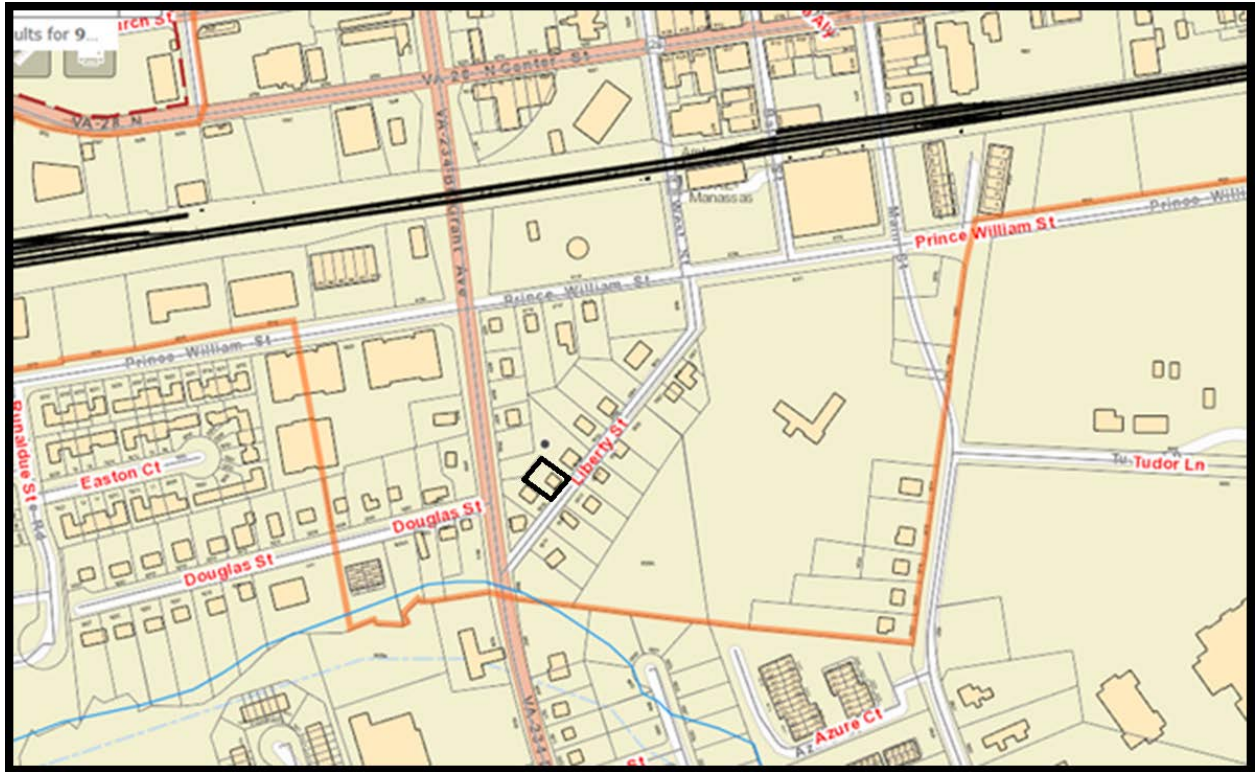
Waterproof frame case:

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. 16-40000017



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

December 13, 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

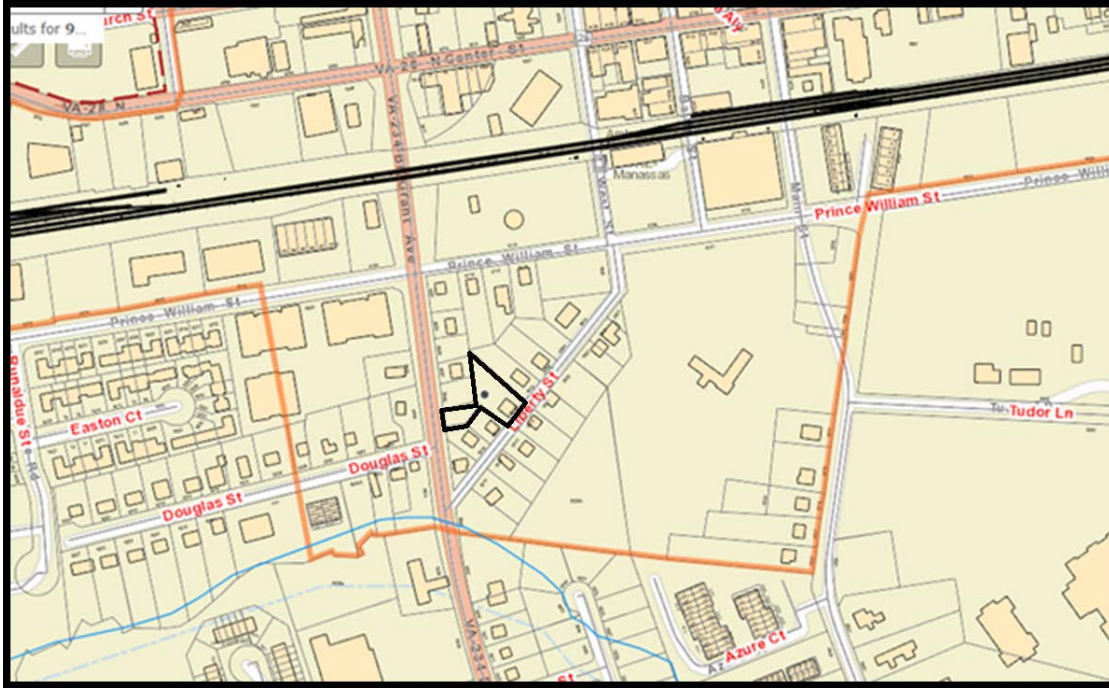
City Council Resolution #r-2016-42, Remanding the decision of ARB #2016-40000018 back to the ARB

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

December 13, 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