

ARCHITECTURAL REVIEW BOARD AGENDA

Tuesday, May 10, 2016 – 7:30 p.m.

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

BOARD MEMBERS

Tom Waters, Chairman
William Rush, Vice-Chairman
Debbie Haight

Nancy Hersch Ingram
Fatima Pereira-Shepherd
Jan Alten (ALTERNATE)

1. Pledge of Allegiance to the Flag
2. Roll Call
3. Approval of the Meeting Minutes – April 12, 2016
4. New Business
 - **ARB #2016-29
C.J. Finz Raw Bar & Grille/Christopher Sellers
9413 West Street**
 - **ARB #2016-30
Pollock Insurance Agency/Neil Pollock
9435 Main Street**
 - **ARB #2016-31
Aroma by M/Jose Morais
9249 Center Street**
 - **ARB #2016-28/George Shull
F&F Properties USA LLC
9325 Maple Street**
5. Other Business
 - **Water Tower National Register Nomination**
 - **Worksession: Liberty Street Appeals**
6. Adjournment

DRAFT

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

April 12, 2016 – 7:30 p.m.

Members Present: Tom Waters, Chairman
Debbie Haight
Nancy Hersch Ingram
William Rush
Jan Alten (Alternate)

Members Absent: Fatima Pereira-Shepherd

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: March 8, 2016

Mr. Rush motioned to approve the meeting minutes. Ms. Alten seconded the motion. The MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.

NEW BUSINESS

ARB #2016-25

**Center Street Studios/Leslie Laing
9124 Center Street**

Ms. Whitworth stated that the applicant is proposing to install a 20"x28" double sided projecting sign on the existing bracket for the second story business. The bracket is located below the sill of the far right window on Center Street. The sign will be made of wood, with a black background and white graphics, text and border. The signage proposed utilizes the existing bracket on the Center Street elevation of the building previously used by the second floor tenant. The sign is within the size requirements of the guidelines and maintains the appropriate clearance from the sidewalk. The material is consistent with the recommendations of the design guidelines. The color palette and design of the sign is appropriate for the business and is compatible with the character of the building and other existing signage. Overall, the signage is in keeping with the design guidelines. Staff recommended approval of the application as submitted.

Applicant, **Leslie Laing**, had nothing further to add to the staff report.

ARB Discussion

- **Ms. Alten** recommended that the projecting sign be securely fastened to the building.

Ms. Haight motioned to approve **ARB #2016-25** as submitted. **Mr. Rush** seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2016-26

**Van Amberg Residence
8804B Quarry Road**

Ms. Whitworth stated that the applicant is proposing a 6' cedar horizontal plank privacy fence enclosing the rear yard. The applicant is not proposing any separation between the planks. The fence will be finished with a natural stain. The guidelines state the design of fence lines should take clues from nearby existing historic design and materials should relate to materials in the neighborhood. Privacy fences in rear yards of residential areas should be constructed of pressure-treated wood of appropriate design. While horizontal plank style fences were historically used, it is not a common style in the Manassas historic district and has recently become a popular trend in modern design. As proposed, the fence is modern in style and incompatible with architectural character of the home. However, the addition of a cap rail and bottom rail, as well as vertical framing at the posts will provide traditional detailing, breaking up the horizontality of the fence, and provide greater compatibility with the Craftsman style of the home. With the clarification of the proposed design that the applicant has provided, staff recommended approval as modified by the applicant.

Applicant, **Joe Ferdinando**, had nothing further to add to the staff report.

ARB Discussion

- The Board members agreed with the modification presented by the applicant.

Ms. Haight motioned to approve **ARB #2016-26** as modified by applicant. **Ms. Alten** seconded the motion.

Roll Call

Ms. Haight	Y
Ms. Alten	Y
Chairman Waters	Y
Ms. Ingram	Y
Mr. Rush	N

The MOTION PASSED WITH A VOTE OF 4-1.

ARB #2016-27

**Madison Financial Strategies/Jason Lesnik
9219 Center Street**

Ms. Whitworth stated that the applicant is proposing to install a 24.75" x 38.5" projecting sign on the front elevation of the building, aligned with the right side of the west door. The sign will be made of PVC cut in a decorative shape. The sign proposes a black background with gold vinyl lettering and border. The sign will be installed on a new decorative metal bracket. The guidelines state that signage should fit the architecture and placement should be based upon visibility and compatibility with the building.

The size of the proposed signage is in keeping with the recommendations of the design guidelines and the requirements of the zoning ordinance. The signage has been placed where it is not obstructing any significant architectural features and is consistent with the placement of the other projecting sign on the building. Overall the signage is compatible with the structure and the surrounding historic overlay district. Staff recommended approval as submitted.

Applicant, Jason Lesnik, had nothing further to add to the staff report.

ARB Discussion

- **Ms. Haight** commended the owner on a job well done to the building.
- **Mr. Rush** suggested centering the sign between the bottom of the window and the top of the door frame for a better look.

Ms. Haight motioned to approve ARB #2016-27 as submitted. Mr. Rush seconded the motion.

Roll Call

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

The MOTION PASSED UNANAMOUSLY.

OLD BUSINESS

Historic Overlay District Zoning Ordinance Update

Ms. Whitworth informed the Board that the Planning Commission held a public hearing on the update to the historic overlay district zoning ordinance, and they did incorporate the ARB's recommendation about the language concerning the Liberia historic district. Ms. Wilson had requested additional language to strengthen the criteria for demolition to a historic structure in the downtown area. **Ms. Whitworth** presented the updated language. The Board recommended approval of the updated language and did not have any further comments on the update.

Liberty Street Demolition Appeal Update

Ms. Collins informed the Board that the public hearing for the appeal is scheduled to go before the City Council on Monday, April 18th. **Ms. Collins** stated that the applicant submitted a feasibility study for both properties on Liberty Street and a copy of the study was provided to each Board member.

OTHER BUSINESS

Old Town Update(s)

Chairman Waters recommended putting up signage to elevate the historic district neighborhoods. **Ms. Collins** stated that she would do research on the signs and will bring the matter back before the Board at their next regular meeting.

Ms. Haight informed the Board that she will be putting together welcoming packets for new persons/families moving into the historic district. This packet would include the historic district guidelines and other information about the significance of the historic district. She suggested that the Chairman put a letter together for the packet which would direct them on where to obtain more information.

Ms. Collins informed the Board that the Maple Street property has resubmitted an application and will be on next month's agenda.

ADJOURNMENT

Ms. Haight moved to adjourn the meeting. Mr. Rush seconded the motion. The MOTION CARRIED UNANIMOUSLY TO ADJOURN THE MEETING. The meeting ended at 8:35 p.m.

J. Thomas Waters, Chairman

Date

**ARCHITECTURAL REVIEW BOARD
No. 16-4000029**



Applicant(s): **Christopher Sellers / C.J. Finz**

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

Site Address: **9413 West Street**

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

Site Location: **North tenant space in the building at 9411 West St., located on the east side of West Street between Center Street and the railroad tracks**

Current Zoning: **B3**

Parcel Size: **0.3 acres**

Age of Structure: **56 years**

Type of Structure: **Commercial**

Summary of Request: **Installation of menu board sign**

Date Accepted for Review: **April 18, 2016**

Date of ARB Meeting: **May 10, 2016**



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

STAFF REPORT

ARB Case: #2016-40000029
Applicant: Christopher Sellers
Address: 9413 West Street



REQUEST

The applicant is requesting approval for the installation of a menu board sign.

PROPERTY INFORMATION

Location – The site is the northern tenant space in the building at 9411 West Street, located on the east side of West Street between Center Street and the railroad tracks.

Historical Significance – The building at 9411 West Street was built c. 1960. The two story commercial building is a modern interpretation of the Colonial Revival Style. The building is constructed of concrete blocks clad in a stretcher-bond brick veneer. It is covered by a flat roof with parapet and concrete cornice with large flat dentils and a plain frieze. Constructed outside the period of significance, the building is non-contributing to the local and National Register historic districts.

Surrounding Properties – The project is located in a commercial complex of three buildings built in a modern interpretation of the Colonial Revival Style. Built outside the period of significance, all of the buildings are ranked non-contributing. Located directly across the railroad tracks is 9431 West Street, the original Manassas Railroad Station. Constructed circa 1914, the building is ranked notable and contributing to the National Register Historic District. Located across West Street is the Harris Pavilion. To the north is 9129 Center Street, the historic Hibbs & Giddings Building, ranked notable and contributing.

APPLICANT'S PROPOSAL

The applicant is proposing to install a 18.75" x 31.125" menu sign cabinet. The sign will be installed to the left of the front entrance between the windows. The sign consists of a glass case with black metal frame within which the menu is hung.

STAFF ANALYSIS

The applicable design guidelines for signage are found on pages 82-87 of the City of Manassas Historic District Handbook. The guidelines state that sign placement should be based upon compatibility with the building and the size and number of signs should match the character of the building. Cumulative sign area should not exceed 1-1/2 times the linear footage of the building frontage.

The proposed sign is 3.8 square feet in area, within the limits of total area of signage recommended. The sign cabinet will provide a clean and professional method of displaying the restaurant's menu, reducing

visual clutter from the window. The sign is located where it does not obscure any important details of the building. Overall, the sign is in keeping with the design guidelines and will not detract from the character of the building as well as the surrounding historic overlay district.

Review Criteria

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

CRITERIA	APPLICATION
Activity Proposed:	Installation of menu board sign.
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	Not applicable.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	Proposed signage is compatible with the character of the building.
(3) The visual impact of the proposed exterior architectural features, including all signs.	The menu board sign will remove visual clutter from the windows.
(4) The general design, scale and arrangement of new construction and additions.	The scale of the sign is compatible with the character of the building and is appropriately placed where it does not obscure any details.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	In keeping with the design guidelines.
(6) The relationship of features (2) (3) and (4) above to similar features of the buildings and structures immediately adjacent to or visible from the proposed activity.	Proposed sign is compatible with the surrounding historic overlay district.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	Proposed sign is compatible with the surrounding historic overlay district.

STAFF RECOMMENDATION

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

**ARCHITECTURAL REVIEW BOARD
No. 16-4000030**



Applicant(s): **Neil E. & Christa L. Pollock**

Site Owner(s): **Neil E. & Christa L. Pollock**

Site Address: **9435 Main Street**

Tax Map No.: **101-40-00-BD 179-UT 5**

Site Location: **East side of Main Street between Prince William Street and railroad tracks**

Current Zoning: **B4**

Parcel Size: **2,600 square feet**

Age of Structure: **Approximately 35 years**

Type of Structure: **Commercial**

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

Date Accepted for Review: **April 21, 2016**

Date of ARB Meeting: **May 10, 2016**



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

STAFF REPORT

ARB Case: #2016-40000030
Applicant: Neil & Christa Pollock
Address: 9435 Main Street



REQUEST

The applicant is requesting approval to update the signage on the building.

PROPERTY INFORMATION

Location – 9435 Main Street is located on the east side of Main Street between the Norfolk Southern Railway tracks and Prince William Street

Historical Significance – 9435 Main Street is a single story commercial building part of a larger commercial complex constructed circa 1980. The building is a modern interpretation of the Colonial Revival style of concrete block construction clad in brick veneer. Less than 50 years old and constructed outside the period of significance, 9435 Main Street is ranked non-contributing to the local historic district.

Surrounding Properties – 9435 Main Street is part of a commercial complex of eight units and is attached to other units on both elevations. The Southern Railway lines adjoin the property to the north. Directly across Main Street to the west is the VRE parking garage.

APPLICANT'S PROPOSAL

The applicant is proposing to update the existing signage on the unit which includes a sign on the front fascia board and a small wall sign adjacent to the door. The existing wall sign above the entrance will be removed and replaced with a new HDU routed sign mounted flush to the wall. While the sign board measures 1'-6" x 20', extending the full length of the fascia board, the content of the sign does not encompass the full area, and is actually reduced in size from the existing signs. The background color of the sign, cascade green, will match the color of the fascia board and the window trim. The text and logo are black, blue and white. The small sign adjacent to the door measures 11" x 1'-9" and is also made of HDU. The sign has a black background with white logo and text.

STAFF ANALYSIS

The applicable design guidelines for signage are found on pages 82-87 of the City of Manassas Historic District Handbook. The guidelines state that sign design should be coordinated with the character of the building and nature of the business. Flat wall signs should be placed within obvious areas such as the unadorned frieze of a cornice or the top of a storefront.

The proposed signage is appropriately placed on the plain front fascia where it will not obscure any architectural details, consistent with the signage placement of the other adjoining businesses in the complex. While there has not been a consistent color palette used for signage in this complex, the proposed sign is compatible with the other signage in regards to colors, finish and materials. Overall, the sign is in keeping with the design guidelines and compatible with the surrounding area.

Review Criteria

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

CRITERIA	APPLICATION
Activity Proposed:	Installation of wall signage
(1) Consistency with the Secretary of the Interior’s Standards for Rehabilitation.	Not applicable.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	Proposed signage is compatible with the commercial complex.
(3) The visual impact of the proposed exterior architectural features, including all signs.	Proposed signage is appropriately placed where it will not obscure important architectural features.
(4) The general design, scale and arrangement of new construction and additions.	In keeping with the design guidelines.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	In keeping with the design guidelines and compatible with other signage in the commercial complex.
(6) The relationship of features (2) (3) and (4) above to similar features of the buildings and structures immediately adjacent to or visible from the proposed activity.	Proposed signage is compatible with the commercial complex.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	Proposed signage is compatible with the commercial complex and surrounding historic district.

STAFF RECOMMENDATION

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

**ARCHITECTURAL REVIEW BOARD
No. 16-4000031**



Applicant(s): **Morais Vinyards & Winery**

Site Owner(s): **Jose Morais**

Site Address: **9249 Center Street**

Tax Map No.: **101-01-00-231A**

Site Location: **Southwest corner of the intersection of Center St. and Grant Ave.**

Current Zoning: **B3**

Parcel Size: **0.36 acres**

Age of Structure: **44 years**

Type of Structure: **Commercial**

Summary of
Request:

Installation of sign, door replacement, change window color

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

Date of ARB Meeting: **May 10, 2016**



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

STAFF REPORT

ARB Case: #2016-40000031
Applicant: Morias Winery & Vineyard
Jose Morias
Address: 9249 Center Street



REQUEST

The applicant is seeking approval for the installation of a wall sign, replacement of the doors, and changing the color of the windows.

PROPERTY INFORMATION

Location – 9249 Center Street is located at the southwest corner of the intersection of Center Street and Grant Avenue.

Historical Significance – 9249 Center Street was constructed c. 1972. It is a single story Colonial Revival style commercial building constructed of stretcher-bond brick. The building is covered by a front gable roof with a projecting gable and cupola. Less than 50 years old and constructed outside of the period of significance, the building is ranked non-contributing.

Surrounding Properties –

On the west, the building is adjacent to 9255 Center Street, a non-contributing building (Morais Building) constructed c. 2005. To the north across Center Street, are two other non-contributing buildings, Safelite Auto Glass (9412 Grant) and an office building complex (9250 Center Street).

APPLICANT'S PROPOSAL

The applicant is proposing a 5'x4' wall sign to be hung on the Center Street elevation, centered above the window. The sign will be made of matte metal and will be indirectly lit by existing lights hung under the soffit. The sign is black and red in the logo of the business.

The applicant is also proposing to replace the existing wood Colonial style entrance doors on the Center Street and Grant Avenue elevations. The new doors are Andersen wood doors, painted black, with a 12-lite glass pane. The lites have both interior and exterior grilles.

The applicant is also planning to paint all of the windows black to match the new doors.

STAFF ANALYSIS

The applicable design guidelines for signs are found on pages 82-87 of the City of Manassas Historic District Handbook. The guidelines state that in general, a sign should fit the architecture. Signage on commercial buildings should not exceed 1.5 times the linear footage of the building frontage. The proposed sign is 20 square feet in area, with the limits of the size recommendations, and placed where it does not obscure any important architectural details. The material of the sign is in keeping with the guidelines, and the design is compatible with the character of the building as well as the nature of the business.

The applicable design guidelines for doors are found on pages 64-66 of the City of Manassas Historic District Handbook. While the guidelines generally state that doors should only be replaced when they are missing and beyond repair, this is a non-contributing building and the doors do not have any historic significance. The style and material of the proposed doors is compatible with the architectural character of the building and will not negatively impact the surrounding historic overlay district.

The applicable design guidelines for paint colors are found on pages 79-81 of the City of Manassas Historic District Handbook. The guidelines state that colors should complement the overall color schemes that exist on the street. The black color proposed is complementary to the overall color schemes that exist in the area, and as well as the color scheme of the building. In addition, black is complementary to the color palette of the proposed signage.

Review Criteria

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

CRITERIA	APPLICATION
Activity Proposed:	Installation of wall sign, replacement of doors, window color change
(1) Consistency with the Secretary of the Interior's Standards for Preservation.	Not applicable.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	The proposed alterations maintain the Colonial Revival architectural character of the building.
(3) The visual impact of the proposed exterior architectural features, including all signs.	The proposed alterations maintain the Colonial Revival architectural character of the building. The signage is compatible with the character of the building.
(4) The general design, scale and arrangement of new construction and additions.	Signage is appropriately scaled, as recommended by the design guidelines.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	Proposed colors for doors, windows and signage are complementary to the overall color palette of the building and compatible with the surrounding historic overlay district.
(6) The relationship of features (2) (3) and (4) above to similar features of the buildings and structures immediately adjacent to or visible from the proposed activity.	Proposed alterations are compatible with the surrounding historic overlay district.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	Proposed alterations are compatible with the surrounding historic overlay district.

STAFF RECOMMENDATION

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

**ARCHITECTURAL REVIEW BOARD
No. 16-4000028**



Applicant(s): **F&F Properties USA Inc.**

Site Owner(s): **Nokesville Properties**

Site Address: **9325 Maple Street**

Tax Map No.: **100-01-00-32A**

Site Location: **East side of Maple Street between Quarry Road and Center Street**

Current Zoning: **R-2-S**

Parcel Size: **0.25 acres**

Age of Structure: **n/a**

Type of Structure: **Residential**

Summary of
Request:

Construction of new single family home

Date Accepted for Review: **April 8, 2016**

Date of ARB Meeting: **May 10, 2016**



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

STAFF REPORT

ARB Case: #2016-40000028
Applicant: F&F Properties USA, Inc.
Address: 9325 Maple Street

REQUEST

The applicant is seeking approval for the construction of a new single family dwelling.

PROPERTY INFORMATION

Location – The property is located on the east side of Maple Street between Quarry Road and Center Street. The lot is located in the Quarry Road and Prescott Avenue sub-area of the historic district. This neighborhood consists of mainly historic residences dating from the turn of the century. Many of the structures are 2 to 2 ½ stories with gable roofs and are sited on medium sized lots. The subarea contains a variety of styles including Queen Anne, Colonial Revival and vernacular Victorian.

Historical Significance – 9325 Maple Street is currently a vacant lot. The lot was previously part of the rear yard of 8902 Center Street (former Whitmore-Elliot house) and the remnants of a former alleyway. Other than some small outbuildings, no significant historic structures are known to have been located on this lot.

Surrounding Properties –

On the south, 9325 Maple Street is adjacent to 8902 Center Street, the former Whitmore-Elliot house, a contributing structure constructed c. 1895. To the north is 8905 Quarry Road, the former Lewis house, a contributing structure constructed c. 1903. Across Maple Street to the west is the Seton School complex, a modern non-contributing building constructed c. 2005.

APPLICANT'S PROPOSAL

The applicant is proposing the construction of a new single family dwelling on a vacant lot. The home is 2 stories above grade with a walk-out basement. The footprint of the home is approximately 72' in width by 35' deep with an overall height of 29'. The design and footprint of the home has been altered significantly from the previous application for greater architectural compatibility with the historic district. The front elevation includes a front porch and two-car garage. The home is clad with fiber-cement siding. Additional design features and materials are discussed in the following staff analysis.

STAFF ANALYSIS

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

as to what is historically significant and what is not. Overall, new infill structures should relate to traditional patterns of development and maintain the integrity of the district. Setback, spacing, and general massing of the new dwelling are the most important criteria and should relate to the existing traditional structures, as well as residential roof and porch forms.

A. Site

Building placement and setbacks, orientation, parking, fencing and any decorative site features. The applicable design guidelines are found on pages 31-41 of the Historic District Handbook.

The proposed home is oriented towards Maple Street and is sited in conformance with the setback requirements of the zoning ordinance: 35' from the front property line, 25' from the rear, and 10' minimum on each side with the total of both side yards no less than 25'. While other residences in the neighborhood are generally located closer to the street or side lot lines, the current zoning ordinance setback requirements and the irregular shape of the lot do not allow for any other location. The house proposes an attached 2-car garage on the front elevation. Nearly all other garages in the surrounding neighborhood are detached structures located in the rear yard, however the detached garages of the two adjacent lots both face onto Maple Street. The applicant has investigated a number of options for providing a side-load or detached garage in the rear yard. Due to the topography of the lot and the constraints of the setback requirements, no other feasible solutions have been found. While the location of the garage on the front elevation is inconsistent with the traditional pattern of development in the neighborhood, the garage has been shifted backwards so that the front porch is the more prominent feature. To further minimize the impact of the garage, two carriage-style doors are proposed as opposed to a single large garage door. No other site features, such as fencing, are proposed at this time.

B. Building Mass

Size, shape, directional expression, complexity of form, facade organization, roof shapes and exposures. The applicable design guidelines are found on pages 43-54 of the Historic District Handbook.

The design guidelines state that new buildings should relate to existing conditions on the street in terms of complexity of form, roof shape, and directional expression. The existing dwellings in the neighborhood are generally simplistic in form as viewed from the front elevation. In addition, the majority of the structures, except for several Queen Anne style homes, have relatively simple roof forms and generally more vertical directional expression. The proposed design has incorporated these design characteristics and presents a relatively simple form and roof shape as viewed from the front elevation. In general, the massing of the home is compatible with the surrounding neighborhood.

C. Fenestration and Openings

Window and door placement and detailing of the window and door design. The applicable design guidelines are found on pages 55-70 of the Historic District Handbook.

The design guidelines state that windows are one of the major character defining features on residential buildings. The ratio of solid to void and the rhythm and placement of windows on new facades should relate to historic buildings. Most homes in the surrounding neighborhood demonstrate symmetrical window placement and consistent window style, particularly on the front elevation. While the fenestration on the side and rear elevations is more functionally organized, the windows on the front elevation are symmetrically organized and propose a single window style, which relates to the fenestration of the surrounding historic buildings. However, the proposed front elevation has a lower wall-to-window ratio than the surrounding historic buildings.

D. Decorative Features

Porches, cornices and paint colors. The applicable design guidelines are found on pages 71-90 of the Historic District Handbook.

The guidelines state that new residential structures should include porches if the surrounding area has historic buildings with porches. New porches should reflect the size, height, and materials of porches of existing historic buildings found along the street. Porches are a prevalent design feature in the neighborhood. The modified design includes an expanded front porch which spans a majority of the front elevation. However, the placement of porch columns interrupts the pattern of window placement. Staff recommends the applicant investigate options for providing greater definition of the entrance, such as adding a transom window next to the door or a reverse gable on the porch roof above the entrance. In addition, staff recommends the applicant investigate garage door options which provide more Carriage-style detailing than just applied hardware for greater architectural compatibility.

The guidelines state that color selections should complement the overall color schemes that exist on the street and should relate to those found in nature. The color palette for the proposed home is generally earth tones and includes Woodstock Brown siding, Trinar brown garage doors, Rustic Black shingles and Mountain Sage trim. The proposed color palette is in keeping with the recommendations of the design guidelines. Color samples will be available at the meeting.

E. Materials

The applicable design guidelines are found on pages 91-110 of the Historic District Handbook.

The design guidelines state that materials for new buildings do not have to directly relate to adjacent buildings since there is so much variety and textures among Manassas' houses. They should, however, be similar to existing materials in the historic neighborhood. Masonry should be used for new construction where brick is the common wall material. In keeping with the recommendations from the previous proposal, the new design proposes smooth fiber-cement siding as the primary material. In addition, the applicant has proposed wood composite windows as opposed to vinyl. The other materials proposed for the home include:

- Smooth hardie-plank siding
- Plygem 400 series wood composite windows
- Fiberglass columns
- Black metal railings
- Rustic black Tamko architectural asphalt shingles
- Haas Carriage style steel garage door
- Plastro 6 panel fiberglass doors

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 new single family dwelling
(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 overall massing and directional expression of the proposed dwelling relate to the architectural characteristics of the surrounding historic overlay district.
(3) The visual impact of the proposed exterior architectural features, including all signs.	Providing a garage door option with greater Carriage-style detailing would increase compatibility with the surrounding historic overlay district.
(4) The general design, scale and arrangement of new construction and additions.	The symmetry and style of the proposed windows relates to the fenestration of the surrounding historic buildings, however the design proposes lower wall-to-window ratio and the window configuration is interrupted by the porch column placement.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	Materials and colors proposed are in keeping with the design guidelines and compatible with the surrounding area.
(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.	While the majority of the homes in the surrounding neighborhood do not have attached garages on the front elevation, both immediately adjacent lots have detached garages which face onto Maple Street.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	While the overall massing and general design of the home relates to the architectural characteristics of the surrounding neighborhood, simple design modifications mentioned in the recommendation below could increase compatibility.

STAFF RECOMMENDATION

Staff recommends **DEFERRAL** of the application and the investigation of garage door options which provide additional Carriage-style detailing, methods for providing greater definition of the entrance, and creating a window configuration which relates to the solid-to-void ratio of the surrounding historic buildings and is coordinated with the porch column placement.