

ARCHITECTURAL REVIEW BOARD AGENDA

June 14, 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 – **May 10, 2016**
4. New Business
 - **ARB #2016-32**
Nova Neurology Center / Mohammad Labbaf
9300 Center Street
 - **ARB #2016-34**
Acqtel Realty / James Smith
9119 Church Street
 - **ARB #2016-33**
Victorine and Robert Latimer
9206 Main Street
 - **ARB #2016-35**
Manassas Junction Bed and Breakfast / Mark Hempen
9311 Prescott Avenue
5. Other Business
 - **Old Town Update(s)**
6. Adjournment

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

May 10, 2016 – 7:30 p.m.

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

Members Absent: Nancy Hersch Ingram

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: April 12, 2016

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

NEW BUSINESS

ARB #2016-29

**C.J. Finz Raw Bar & Grille
9413 West Street**

Ms. Whitworth stated that the applicant is proposing to install an 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. The sign is in keeping with the City of Manassas Historic District Handbook, and staff recommended approval of the application as submitted.

Applicant, Christopher Sellers, had nothing further to add to the staff report.

ARB Discussion

- **Ms. Alten** inquired as to how the sign would be mounted. **Mr. Seller's** stated that the sign would be hung vertically.

Mr. Rush motioned to approve **ARB #2016-29** as submitted. **Ms. Haight** seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2016-30

Pollock Insurance Agency / Neil Pollock
9435 Main Street

Ms. Whitworth stated that 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. The sign is in keeping with the City of Manassas Historic District Handbook, and staff recommended approval of the application as submitted.

Applicant, Neil Pollock, had nothing further to add to the staff report.

ARB Discussion

- None

Mr. Rush motioned to approve **ARB #2016-30** as submitted. **Ms. Haight** seconded the motion.

Roll Call

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

The MOTION PASSED UNANIMOUSLY.

ARB #2016-31

Aroma by M / Jose Morais

9249 Center Street

Ms. Whitworth stated that 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 also proposed 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 would like to paint all of the windows black to match the new doors.

The staff found all proposed to be in keeping with the City of Manassas Historic District Handbook, and staff recommended approval of the application as submitted.

Applicant, Jose Morais, had nothing further to add the staff report.

ARB Discussion

- **Ms. Alton** questioned whether the bay window would look like the one pictured in the package. **Ms. Whitworth** clarified that windows were not a part of the application.
- **Ms. Haight** asked if the entire white exterior of the building would be painted black. **Mr. Morais** clarified that it would be painted black.
- **Chairman Waters** asked Mr. Morais to verify what his application proposal. **Mr. Morais** stated that he would be replacing the two doors, put the sign on, paint the white trims of the building black, and the front window will have grids to match the side window and the doors. *(Mr. Morais specified that he would not be replacing any windows.)*

Ms. Haight motioned to approve ARB #2016-31 as submitted. **Ms. Shepherd** seconded the motion.

Roll Call

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

The MOTION PASSED UNANAMOUSLY.

ARB #2016- 28
F&F Properties USA LLC / George Shull
9325 Maple Street

Ms. Whitworth stated that 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 were discussed as part of the staff analysis. Staff found that the revised design is in keeping with the Historic District Handbook and recommend approval as revised by the applicant. (The applicant presented an updated drawing of the front elevation with revised garage doors and front porch detailing.)

Applicant, George Shull, had nothing further to add to the staff report.

ARB Discussion

- **Mr. Rush** asked if an architectural shingle would be used for the garage.
Mr. Shull answered, yes.

Ms. Haight motioned to approve ARB #2016-28 as revised by the applicant. **Mr. Rush** seconded the motion.

Roll Call

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

The MOTION PASSED UNANAMOUSLY.

OTHER BUSINESS

Water Tower National Register Nomination

Ms. Whitworth stated that Steven Hersch submitted the nomination for the water tower, but because Manassas is a certified local government, the Virginia Department of Historic Resources is requesting that the ARB submit any comments or concerns that you may have. Chairman Waters stated that the Board is in full support of the nomination and a vote was taken.

Mr. Rush motioned to approve that the Architectural Review Board supports the nomination for the water tower as part of the National Register. Ms. Shepherd

seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

Chairman Waters agreed to sign the letter on behalf of the ARB and it will be mailed by staff before the June meeting.

Worksession: Liberty Street Appeals

Ms. Collins informed the Board that at the City Council's meeting held on April 18, the public hearing for these cases were held over until June 20. The City Council has scheduled a worksession for June 15. While the worksession will be an open public meeting, Council does not necessarily ask for public input during work sessions. The goal of this evening's discussion will be to revisit the ARB's response to the criteria for demolition. In response to criteria 1, the ARB felt that the Queen Anne detailing of 9512 Liberty was unique, as they did not know of another home in the historic district with the distinct 2 story bays flanking a two story porch.

In response to criteria 4, there was additional discussion pertaining to Brown School, located in the neighborhood, which is one of the first African American schools in Prince William County. The ARB also accessed the 1910 Census which confirmed that the residents of Liberty Street were of African American heritage.

As the agenda packet for the work session will be prepared prior to the June ARB meeting, staff asked that any additional information be provided to staff prior to June 1.

Property Owner, Amy Stanley, shared her experience in renovating properties that were in worse condition than the properties on Liberty Street.

Citizen, E.J. Scott, informed the Board that the same group that owns the property on Liberty Street also has other property in the City as well as in Prince William County.

Chairman Waters thanked the members of the public for coming tonight and stated that they have moved the ARB's mission forward.

Award

Chairman Waters acknowledged **Ms. Shepherd** for achieving the City of Manassas Outstanding Volunteer award.

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 9:20 p.m.

J. Thomas Waters, Chairman

Date

**ARCHITECTURAL REVIEW BOARD
No. 16-4000032**



Applicant(s): **Mohammad Labbaf**

Site Owner(s): **Maverick II Realty LLC**

Site Address: **9300 Center Street** Tax Map No.: **101-01-00-241**

Site Location: **South side of Center Street east of the intersection of Peabody Street**

Current Zoning: **B1** Parcel Size: **0.41 acres**

Age of Structure: **26 years** Type of Structure: **Commercial**

Summary of Request: **Installation of signage**

Date Accepted for Review: **May 6, 2016**
Date of ARB Meeting: **June 14, 2016**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2016-40000032
Applicant: Mohammad Labbaf
Address: 9303 Center Street



REQUEST

The applicant is seeking approval for the installation of two wall signs.

PROPERTY INFORMATION

Location – The site is located on the south side of Center Street, just west of the Peabody Street intersection

Historical Significance – 9303 Center Street is a three-story commercial building constructed c. 1990. The building is constructed of stretcher-bond brick and has a flat roof and very little applied ornamentation. The building is typical of those constructed throughout the city in the latter part of the twentieth century. Constructed outside of the period of significance, the building is ranked non-contributing.

Surrounding Properties – 9303 Center Street is bordered by the railroad tracks on the south. Adjacent to the east is 9267 Center Street, a non-contributing building constructed c. 1979. To the west is a vacant lot, and the property to the north across Center Street is located outside of the historic overlay district.

APPLICANT'S PROPOSAL

The applicant is proposing to install two wall signs. The signs will be centered below the far right and far left third story windows. The signs measure 22" x 77". The signs will be made of 3/8" exterior grade plywood, with laser-cut birch letters attached. The color palette of the sign is a navy blue background with white lettering.

STAFF ANALYSIS

The applicable design guidelines for signage are found on pages 82-87 of the City of Manassas Historic District Handbook. Typical problems with signage include signs that are too large and overwhelm the architecture or are placed without regard for architectural elements. The total area of signage on a building should not exceed 1-1/2 times the linear footage or the building frontage or a maximum of 70 square feet.

The area of each proposed sign is 11.76 square feet, for a total of 23.5 square feet, within the size recommendations of the design guidelines. The signs are to be located symmetrically and are placed in an unadorned area of the building. The signs utilize materials recommended by the design guidelines. Matching the color of the lettering to the beige decorative brick banding on the building, as opposed to the

proposed white color, would be more compatible with the color palette of the building. In addition, providing a small border around the sign, also matching the color of the brick banding, would finish the sign and set it apart from the elevation.

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 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 character of the building, a modern non-contributing structure which has a deep setback from the street.
(3) The visual impact of the proposed exterior architectural features, including all signs.	The addition of a border (matching the color of the brick banding) would finish the sign and set it apart from the brick elevation.
(4) The general design, scale and arrangement of new construction and additions.	The size of the proposed signage is in keeping with the recommendations of the design guidelines.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	Staff recommends matching the color of the lettering to the color of the decorative brick banding on the building for compatibility with the existing color palette.
(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 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 district.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** with the following modifications:

1. The color of the lettering will match the beige decorative brick banding.
2. A border will be added, also to match the color of the brick banding.

ARCHITECTURAL REVIEW BOARD No. 16-4000034



Applicant(s): **James Smith / Acqtel Realty**

Site Owner(s): **James Smith**

Site Address: **9119 Church Street**

Tax Map No.: **101-01-00-391**

Site Location: **Southeast corner of the intersection of Center Street and West Street**

Current Zoning: **B3**

Parcel Size: **0.23 acres**

Age of Structure: **116 years**

Type of Structure: **Commercial**

Summary of Request: **Signage**

Date Accepted for Review: **May 20, 2016**

Date of ARB Meeting: **June 14, 2016**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2016-4000034
Applicant: James Smith / Acqtel Realty
Address: 9119 Church Street



REQUEST

The applicant is requesting approval for the installation of two freestanding signs.

PROPERTY INFORMATION

Location – 9119 Church Street is a corner lot located at the southeast corner of the intersection of Center Street and West Street

Historical Significance – 9119 Church Street is a former dwelling constructed circa 1900 by C.A.S. Hopkins, the founder of the Hopkins Candy Factory. Sometime after 1949, it became the home of Dr. George Cocke, who owned Cocke's pharmacy. The home has since been converted to commercial office space. The structure is 2-stories, constructed in the Queen Anne Style. Although it has been renovated with modern materials and several additions have been added, the home is an excellent example of the late-nineteenth-century Queen Anne Style in Manassas and was the home to several prominent citizens. The home is a contributing structure to both the local and the National Register historic districts and is listed as a Local Historic Landmark.

Surrounding Properties –

9119 Church Street is located within the downtown commercial core of the historic district. To the west, the property is adjacent to a parking lot. Across Church Street to the north is the post office building, a contributing building constructed c. 1931. To the east is the former C.E. Nash residence, a contributing building which has also been converted to commercial use.

APPLICANT'S PROPOSAL

The applicant is proposing to install two freestanding signs to replace the existing signage on the property. One sign will be located on the Church Street frontage and the other is located on the West Street frontage. The signs have an overall height of 10' and an overall width of 5.5'. However, the actual area of the signage is 5.625' x 3'. The framework of the sign is made of aluminum, composed of two poles topped with a molded cornice-like cap piece below which a decorative spandrel bracket is attached, similar to that on the porch. Vinyl graphics for the individual tenants will be applied to white plywood sign faces hung between the posts. This application includes the vinyl graphics for the owner, Acqtel Realty. The Acqtel graphics are black, red and blue. Located at the top of the sign, the shape of the Acqtel sign is actually triangular at the top, similar to the triangular lintel above the windows and doors.

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 freestanding signs on commercial properties should be no higher than 10 feet. Sign design and graphics should be coordinated with the nature of the business and character of the building.

The proposed signage is within the size recommendations of the design guidelines and the requirements of the zoning ordinance. The details of the signage have been carefully coordinated with the architectural character of the structure, including the spandrel brackets, triangular lintel shape, and cornice-like cap piece. While there were previously 4 small pole signs on the property, the signage has been consolidated into two locations and reduces the visual clutter on the lot. The zoning ordinance requires the signs to be setback at least 5' from the property line. To avoid interrupting the detailing of the front of the house, the sign on the Center Street elevation should be centered between the second and third columns of the porch. Staff recommends all future tenant signage added to the sign be in keeping with the black, red and blue color palette established. Staff also recommends the 9119 street number be black rather than blue.

Review Criteria

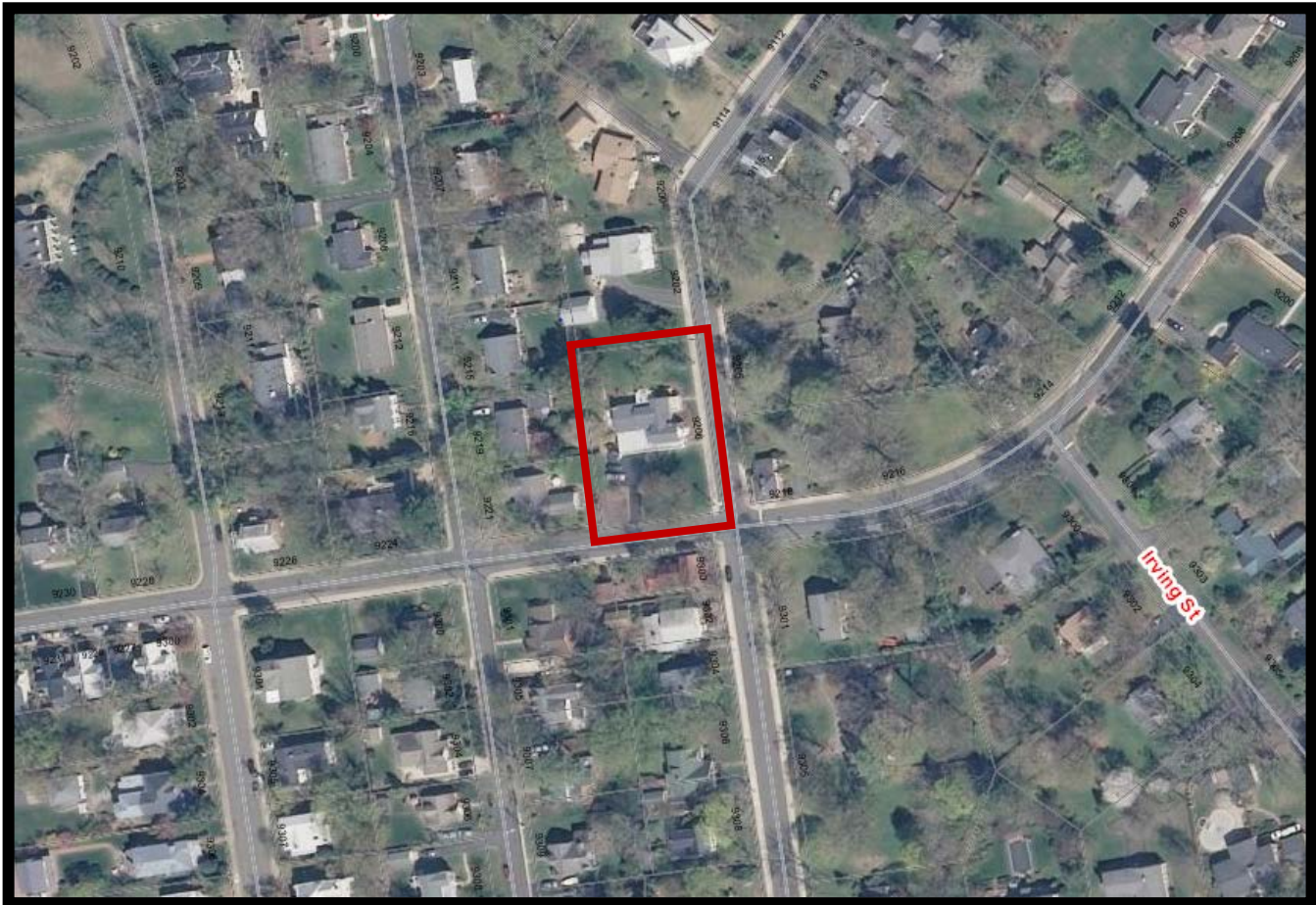
Pursuant to Section 130-406 (b), prior to approval of any certificate of appropriateness, the ARB shall determine if the following conditions have been adequately addressed:

CRITERIA	APPLICATION
Activity Proposed:	Installation of two freestanding signs.
(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 design of the signage has incorporated architectural details of the structure, creating greater compatibility between the sign and the building.
(3) The visual impact of the proposed exterior architectural features, including all signs.	The signage should be located where it will not interrupt the details of the structure.
(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. All future tenant signage added to the sign should be consistent with the established color palette.
(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 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 signage is harmonious with the surrounding historic overlay district.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** the application as submitted with the condition that all future tenant signage added to the sign conform to the established blue, black and red color palette.

ARCHITECTURAL REVIEW BOARD No. 16-4000033



Applicant(s): **Victorine & Robert Latimer**

Site Owner(s): **Victorine & Robert Latimer**

Site Address: **9206 Main Street**

Tax Map No.: **101-01-00-484A**

Site Location: **Northwest corner of the intersection of Main St. and Portner Ave.**

Current Zoning: **R1**

Parcel Size: **0.47 acres**

Age of Structure: **126 years**

Type of Structure: **Residence**

Summary of
Request:

Installation of roof-mounted solar panels

Date Accepted for Review: **May 4, 2016**

Date of ARB Meeting: **June 14, 2016**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2016-4000033
Applicant: Vicki & Tod Latimer
Address: 9206 Main Street



REQUEST

The applicant is seeking approval to place photovoltaic solar panels on the roof.

PROPERTY INFORMATION

Location – 9206 Main Street is located at the northwest corner of the intersection of Main Street and Portner Avenue

Historical Significance – 9206 Main Street was constructed c. 1890. It is a two and a half story residence. Originally a frame vernacular I-house, multiple Colonial Revival style-alterations and additions have altered the original character of the home. The home is ranked as contributing to the Local Historic District. However, the 2006 survey (un-adopted) recommends the home be ranked as non-contributing due to the alterations which have compromised the building's integrity.

Surrounding Properties – 9206 Main Street is located in the Main Street neighborhood of the historic district. On the north, the home is adjacent to the Hynson-Penn house (9202 Main Street), a contributing dwelling. To the east across Main Street is the former Annaburg Gatehouse (9218 Portner Avenue), a contributing dwelling. To the south across Portner Avenue is 9300 Main Street, also a contributing dwelling. The adjoining properties on the west are not located in the historic district.

APPLICANT'S PROPOSAL

The applicant is proposing to install Kyocera Solar KU-265 solar panels on three different south facing gable roof exposures of the home (towards Portner Avenue). This includes 16 panels on the 1 ½ story addition and 9 panels over the 2 story addition, both which are located behind the carport, and 16 panels on the 2 story block of the house adjacent to Portner. The panels will be installed flat to the roof.

STAFF ANALYSIS

The City of Manassas Historic District Handbook briefly mentions solar collectors on page 40, but does not provide specific recommendations for the installation of solar technology in the historic district. In general, the guidelines state that modern utility conveniences should be placed in unobtrusive locations. The Secretary of the Interior has prepared a technical preservation brief on Sustainability Guidelines. The guidelines contained within concerning solar technology recommend installing solar devices in compatible locations where there is minimal impact on the historic building, utilizing low-profile devices so that they are minimally visible from the right-of-way, and installing the devices in a way that is reversible and does not

damage historic roofing material. In general, locating solar panels on the primary façade is the least desirable option, as it will have the greatest adverse effect on the character defining features. The panels should be installed flat and not alter the slope of the roof.

Due to the location of the home on a corner lot, minimizing the visibility of the solar panels is a challenge, as the south facing roof exposures front onto Portner Avenue. Though the panels will be installed flat to the roof, they will be very visible, negatively impacting the architectural character of the structure as well as the surrounding historic overlay district. The color of the panels will be slightly darker than the established roof materials. In addition, the shine and texture of the panels will further differentiate them from the shingle roof. The contractor has indicated the flat roof area above the carport is a possible location for the panels. Located on a flat roof, the visibility of the panels would be minimized. While staff supports the use of green technology, the visibility of the panels should be minimized to maintain the character of the structure and the surrounding historic 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 solar panels.
(1) Consistency with the Secretary of the Interior’s Standards for Rehabilitation.	The guidelines do not recommend alterations which compromise the character of the home. The guidelines do not recommend the installation of solar panels on a primary elevation.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	Located adjacent to a street, the proposed solar panels are highly visible and negatively impact the character of the home and surrounding historic overlay district.
(3) The visual impact of the proposed exterior architectural features, including all signs.	Located adjacent to a street, the proposed solar panels are highly visible and negatively impact the character of the home and surrounding historic overlay district.
(4) The general design, scale and arrangement of new construction and additions.	Not applicable.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	The texture and color of the solar panels is not compatible with the texture and color of the established roofing material.
(6) The relationship of features (2) (3) and (4) above to similar features of the buildings and structures immediately adjacent to or visible from the proposed activity.	Located on a primary elevation, the solar panels are visible from the surrounding historic district and are not harmonious with the character of the surrounding area.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	Located on a primary elevation, the solar panels are visible from the surrounding historic district and are not harmonious with the character of the surrounding area.

STAFF RECOMMENDATION

Staff recommends **DEFERRAL** of the application and the investigation of other locations for the solar panels where visibility is minimized, such as the flat roof areas or roof exposures at the rear of the home, to preserve the character of the structure and the surrounding historic district.

**ARCHITECTURAL REVIEW BOARD
No. 16-4000035**



Applicant(s): **Mark Hепен**

Site Owner(s): **Mark & Ann Hепен**

Site Address: **9311 Prescott Avenue**

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

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

Current Zoning: **R2S**

Parcel Size: **1.09 acres**

Age of Structure: **114 years**

Type of Structure: **Residence**

Summary of Request:

Construction of shed, porch addition to accessory outbuilding

Date Accepted for Review: **May 25, 2016**

Date of ARB Meeting: **June 14, 2016**



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

STAFF REPORT

ARB Case: #2016-40000035
Applicant: Mark Hempen
Address: 9311 Prescott Avenue



REQUEST

The applicant is requesting approval for the construction of a shed and the addition of a porch to an accessory outbuilding.

PROPERTY INFORMATION

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

Historical Significance – 9311 Prescott Avenue was constructed c. 1902. The house was constructed in the Queen Anne Style, which is characterized in the asymmetrical façade, fish-scale shingled gables, and full width front porch. The home was originally built by William Meyers and later owned and occupied by Dr. W. Fewell Merchant, a well-known Manassas physician. Located in the rear yard of the property is a simple single story accessory outbuilding. The structure may have been used by the original owner, Mr. Meyers, to manufacture cigars. As an exceptional and intact example of a Queen Anne style dwelling, the home is ranked contributing structure to the local and National Register historic districts. It is also ranked as notable by the 2006 survey and is designated as a Local Historic Landmark (under criterion c, e, and g).

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

APPLICANT'S PROPOSAL

The applicant is seeking approval for a shed which has been constructed on the property. The shed is 10' x 20' and is located in the rear yard. The design is simple with a gable roof, double doors with transom window on the south elevation, and a pair of 4/4 windows on both the east and west elevations. The shed is clad with T-111 siding and asphalt shingles and has wood windows and wood doors. The siding has been painted red with sage green doors.

The applicant is also proposing a porch addition to the existing outbuilding in the rear yard. It is the intent of the owner to also renovate the interior of the building into a cottage guestroom for the bed and breakfast. The porch measures 14' in length by 6' in width and will be located on the south elevation of the building, aligned with the west corner of the structure. The porch is supported by wood posts set in concrete footings.

Two steps will provide access to the porch. The roof of the porch is supported by three wood columns with wood railings. The roof is to be architectural shingles to match the roof material on the outbuilding. The floor of the porch will be treated wood decking. The roof over the porch was designed to correspond to the roof of a small porch on the rear of the home.

STAFF ANALYSIS

The applicable design guidelines for accessory buildings are found on page 41 of the City of Manassas Historic District Handbook. The guidelines state that storage sheds should be compatible with the design of the major buildings on the site. The use of traditional roof slopes and materials are two important criteria. Utility sheds should generally be constructed in areas that are not visible unless it is designed to complement the building.

The shed is appropriately located at the rear of the property where it is not readily visible from the street. The simple design and gable roof of the shed is compatible with the other existing outbuilding, though the roof slopes are different. Traditional building materials have been used, as recommended by the guidelines. However, the 4/4 windows are not consistent with the 1/1 or 2/2 window style found on either the main house or the outbuilding. Staff recommends removing the muntins for greater architectural compatibility. In addition, staff also recommends painting the primary red color of the siding a color in keeping with the existing color palette of the house and outbuilding.

The design guidelines for porches are found on pages 72-75 and the guidelines for additions are found on pages 111-112 of the City of Manassas Historic District Handbook. The guidelines state that additions should be located on secondary elevations that are not visible from the primary street. New porches should be compatible with the historic character of the structure and reflect the materials of historic buildings.

The outbuilding is located in the rear yard where it is not visible from the street. The porch addition will be completely blocked from public view by the main house. The simple design and style of the porch defines the entrance and is appropriate for the simple, utilitarian character of the structure which is secondary in nature to the Victorian character of the primary dwelling. The proposed materials are in keeping with the recommendations of the design guidelines and reflect the materials found on the outbuilding. Overall, the porch addition is in keeping with the design guidelines and compatible with the outbuilding.

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:	Shed construction and porch addition to accessory outbuilding
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	The proposed porch maintains the simple architectural character of the outbuilding.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	The design of the porch addition is compatible with the architectural character of the outbuilding and the roof shape references the porch on the main building. Removing the muntins from the shed windows provides consistency between the window styles on the main home and outbuilding.
(3) The visual impact of the proposed exterior architectural features, including all signs.	The shed and porch addition are located in the rear yard where they are screened from public view.
(4) The general design, scale and arrangement of new construction and additions.	In keeping with the recommendations of the design guidelines.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	The proposed materials are in keeping with the design guidelines. Staff recommends the applicant paint the siding of the shed a color in keeping with the established color palette of the main house and outbuilding.
(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.	Overall, the proposed alterations are compatible with the character of the home and 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.	Overall, the proposed alterations are compatible with the character of the home and the surrounding historic overlay district.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application with the condition that the muntins be removed from the shed windows. Staff also recommends the applicant consider painting the shed to match the color palette of the home and outbuilding.