

# ARCHITECTURAL REVIEW BOARD AGENDA

July 12, 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 – **None**
4. New Business
  - **ARB #2016-36**  
**Alexis Iszard**  
**9314 West Street**
  - **ARB #2016-38**  
**Jitterbugs Ice Cream Café / Bren Compton**  
**9125 Center Street**
5. Old Business
  - **ARB #2016-31**  
**Morias Vineyards & Winery / Jose Morias**  
**9249 Center Street**
  - **ARB #2016-21**  
**Battle & Church LLC**  
**9304 Battle Street**
6. Worksession
  - **ARB #2016-37**  
**Scott Pendleton**  
**8801 Quarry Road**
7. Other Business
  - **Old Town Update(s)**
  - **Rules of Procedure**
8. Adjournment

**ARCHITECTURAL REVIEW BOARD  
No. 16-4000036**



Applicant(s): **Alexis Iszard**

Site Owner(s): **Alexis Iszard**

Site Address: **9314 West Street**

Tax Map No.: **101-01-00-352**

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

Current Zoning: **R-1**

Parcel Size: **0.16 acres**

Age of Structure: **125 years**

Type of Structure: **Residential**

Summary of Request:

**Window replacement and fence installation**

Date Accepted for Review: **June 29, 2016**

Date of ARB Meeting: **July 12, 2016**

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

## STAFF REPORT

**ARB Case:** #2016-40000036  
**Applicant:** Alexis Iszard  
**Address:** 9314 West Street



### REQUEST

The applicant is seeking for the replacement of the windows and installation of a fence.

### PROPERTY INFORMATION

**Location** – The site is located on the west side of West Street between Lee Avenue and Portner Avenue.

**Historical Significance** – 9314 West Street is a Colonial Revival style residence constructed c. 1890. The home is two stories set on a stone foundation. Three additions have been constructed along the rear elevation. The home is representative of the late-nineteenth and early-twentieth century growth in Manassas following the relocation of the Prince William county seat. Though the home has been enlarged by the rear additions, they do not compromise the integrity of the design, workmanship or materials and the property is ranked contributing to both the local and National Register historic districts.

**Surrounding Properties** – The property is located in the Main Street neighborhood subarea of the historic district. This is primarily a historic residential area interspersed with several newer houses and commercial buildings. Most of the houses are two stories, date from the turn of the century, and are located on smaller lots.

### APPLICANT'S PROPOSAL

The applicant is proposing to replace 23 existing vinyl replacement windows on the home, which does not include several new windows which were recently installed on the rear of the home. The applicant is proposing 1/1 double-hung Sheffield vinyl replacement windows which will be installed within the existing openings.

The applicant is also proposing the installation of a scalloped wood picket fence which has a maximum height of 56" at the Gothic posts. The fence will be installed on the southern property line and connecting from the home to both side property lines. The fence is to match the neighbor's fence on the north. The rear property line is already fenced with a 6' board-on-board privacy fence.

### STAFF ANALYSIS

The applicable design guidelines for windows are found on pages 56-63 of the City of Manassas Historic District Handbook. The guidelines state that replacement windows should duplicate historic windows in size, materials, and design. While vinyl is not recommended for use on a historic structure, the original windows on the home have already been replaced with vinyl. Generally, when replacing windows which have previously been changed, the new windows should be more compatible with the historic home. However, high quality vinyl windows were recently approved by the ARB for new openings on the side and rear elevations, for consistency with the existing vinyl replacement windows on the home. The new proposed replacement window maintains the dimensions of the existing openings, provides a profile which is similar to a historic wood window, and is a higher quality vinyl window than the existing replacements. The use of vinyl replacement windows is compatible with the recently approved new window openings and will maintain consistency of materials on all elevations of the home.

The guidelines for fences are found on pages 38-39 of the City of Manassas Historic District Handbook. The guidelines state that fence materials should relate to materials in the neighborhood and the design should take clues from nearby existing historic design. The proposed fence has been chosen to match the design and materials of the existing fence on the neighboring property to the north. The scalloped picket design is compatible with the architectural character of the home and the materials are appropriate for use in the historic district. Overall, the proposed fence is in keeping with the design guidelines.

### **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:	Replacement of windows, installation of fence
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	While vinyl windows are not recommended for use on historic buildings, the proposed windows maintain the dimensions of the existing openings, have a profile similar to a historic window, and are consistent with the new windows approved on the rear of the home.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	See comment (1) above.
(3) The visual impact of the proposed exterior architectural features, including all signs.	The proposed fence is architecturally compatible with the character of the home and utilizes materials appropriate for use in the historic 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.	Not applicable.
(6) The relationship of features (2) (3) and (4) above to similar features of the buildings and structures immediately adjacent to or visible from the proposed activity.	The proposed fence is compatible with existing nearby fencelines. The use of vinyl replacement windows will maintain consistency of materials on all elevations of the home.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	While vinyl is not recommended for use, the proposed replacement window will maintain consistency of materials on all elevations of the home.

#### STAFF RECOMMENDATION

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



**ARCHITECTURAL REVIEW BOARD  
No. 16-4000038**



Applicant(s): **Bren Compton / Jitterbugs Ice Cream Cafe**

Site Owner(s): **JBC Developer's Inc.**

Site Address: **9125 Center Street** Tax Map No.: **101-01-00-213**

Site Location: **South side of Center Street, approximately 40 feet of the intersection of Center Street and West Street**

Current Zoning: **B-3** Parcel Size: **0.5 acres**

Age of Structure: **110 years** Type of Structure: **Masonry, mixed-use**

Summary of Request: **Replacement of storefront windows, installation of signage**

Date Accepted for Review: **June 28, 2016**  
Date of ARB Meeting: **July 12, 2016**



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

## STAFF REPORT

**ARB Case:** #2016-40000038  
**Applicant:** Bren Compton  
Jitterbugs Ice Cream Cafe  
**Address:** 9125 Center Street



### REQUEST

The applicant is seeking approval for replacement of the storefront windows and the installation of signage.

### PROPERTY INFORMATION

**Location** – 9125 Center Street is located on the south side of Center Street, approximately 40 feet east of the intersection of Center Street and West Street

**Historical Significance** – 9125 Center Street was constructed c. 1905. Although it was under construction under 1905, the building escaped the fire that destroyed a large number of buildings in the commercial core. The building was constructed by H.D. Wenrich. The building housed his jewelry business on the first floor and a photography business on the third floor. It is a three-story four-bay commercial building of masonry construction. A three-story addition is attached to the rear elevation and a second two-story addition is attached on the east elevation. Other alterations to the building include the Colonial-Revival style storefront, vinyl replacement windows on the upper floors, and the conversion of the second and third floors into apartments. The building is ranked as contributing to the local and National Register historic districts and has been designated as a Local Historic Landmark. The 2006 survey ranks the building as a notable structure.

**Surrounding Properties** –

9125 Center Street is located in the downtown commercial core of the local historic district. On the west, the property is adjacent to the former Hibbs & Giddings building, a contributing building constructed c. 1923. On the east, the property is adjacent to 9123 Center Street, a noncontributing building constructed c. 1954. Across Center Street to the north is 9116 Center Street, also a noncontributing building constructed c. 1918.

### APPLICANT'S PROPOSAL

The applicant is proposing to replace the Colonial Revival storefront windows. The current storefront windows are wood with true divided lites. The proposed windows are aluminum with simulated divided lites

(spacer bars between the glass) to replicate the Colonial Revival style. The windows will fit the existing openings.

The applicant is also proposing signage for the new business, Jitterbugs Ice Cream Cafe. The signage includes a 27" x 36" MDO projecting sign to be hung on the existing bracket above the front entrance. The sign is cut in the shape of the jitterbug logo and the color palette is primarily red and light blue. Other signage includes a small 6" x 19" acrylic logo hung above the sliding window on the east addition and a 60" x 48" aluminum menu sign on the west wall of the courtyard area.

## **STAFF ANALYSIS**

The applicable design guidelines for windows are found on pages 56-63 and the guidelines for storefronts are found on pages 67-70 of the City of Manassas Historic District Handbook. The guidelines state that the use of windows with false muntins should be avoided. Storefronts should be restored to the original configuration, removing any false historical styles. While the Colonial Revival storefront is not original to the building, utilizing replacement windows with false muntins further negatively impacts the architectural character of the building. If the windows must be replaced, staff recommends investigating options for replacement windows which are in keeping with the original configuration of the storefront.

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 type can vary but should not obstruct the elements that define the design of the building. The proposed signage has been placed in appropriate locations where it does not obstruct the details of the building. The color palette has been coordinated with the existing light blue paint color and the red of the awnings. The projecting sign and small wall sign are appropriately sized. The menu board sign exceeds the size requirements of the zoning ordinance, which limits the size of convenience signs to 3 square feet, and cannot be approved as submitted.



### **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:

<b>CRITERIA</b>	<b>APPLICATION</b>
Activity Proposed:	Replacement of storefront windows, installation of signage.
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	The Secretary of the Interior Standards state that when features are placed, the new feature should match the old in design, materials and visual qualities. The proposed replacement windows do not match the existing windows. In addition, the standards recommend that changes that create a false sense of historic development, such as the Colonial Revival storefront, should be removed.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	The use of windows with false muntins is not compatible with the historic and architectural character of the structure as well as the surrounding contributing buildings in the Historic Overlay District.
(3) The visual impact of the proposed exterior architectural features, including all signs.	The color palette and design of the signage have been coordinated with the character of the building and the nature of the business.
(4) The general design, scale and arrangement of new construction and additions.	The menu board sign does not meet the size requirements of the zoning ordinance and cannot be approved. All other signage is appropriately scaled.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	The material and color of the proposed signage is 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.	The use of storefront windows with false muntins negatively impacts the character of the structure.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	The use of storefront windows with false muntins is not compatible with the historic character of the structure and the surrounding historic overlay district.

### **STAFF RECOMMENDATION**

Staff recommends **DENIAL** of the storefront window replacement. The proposed windows are not in keeping with the recommendations of the design guidelines and negatively impact the character of a significant historic structure. Staff recommends the applicant investigate replacement window options for restoring the original window configuration of the storefront.

Staff recommends **APPROVAL** of the wall sign and projecting sign. The menu board sign does not meet the size requirements of the zoning ordinance and cannot be approved.

**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: **July 12, 2016**



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

## STAFF REPORT

**ARB Case:** #2016-4000031 - REVISION  
**Applicant:** Morias Winery & Vineyard  
Jose Morias  
**Address:** 9249 Center Street



### REQUEST

The applicant is seeking approval for modification of the approved sign design.

### 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

At the May ARB meeting, the applicant received approval to install a 5' x 4' wall sign on the Center Street elevation. The sign was to be made of matte metal letters in the name of the business: Aroma by M, Wine Tasting. A sign has since been installed, however the approved design has been modified. Due to the modification of the design and materials, ARB approval is needed.

The sign which has been installed consists of "Aroma" in aluminum letters, and the text "wine tasting" in a black acrylic banner hung below. The overall dimensions have been slightly modified and are now 43" x 63.25". The placement of the sign above the front window is unchanged.

### 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. The modified sign design is still within the size recommendations of the design guidelines and continues to be placed in an appropriate location. The black banner anchors the more delicate script text above. While staff finds that a script font for the “wine tasting” text would be more compatible with the lettering above and the flowing shape of the banner than the sans serif font chosen, the sign does comply with the recommendations of the design guidelines and does not negatively impact the character of the structure.

**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:	Modification of approved sign design
(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.	Proposed sign is compatible with the nature of the business as well as the character of the structure.
(3) The visual impact of the proposed exterior architectural features, including all signs.	Proposed signage does not negatively impact the character of the structure or surrounding historic district.
(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.	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 signage does not negatively impact 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 does not negatively impact the surrounding historic overlay district.

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** the modified sign design as submitted.



**ARCHITECTURAL REVIEW BOARD  
No. 16-4000021**



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

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

Site Address: **9403 Battle Street**

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

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

Current Zoning: **B3**

Parcel Size: **0.27 acres**

Age of Structure: **126 years**

Type of Structure: **Residential**

Summary of Request:

**Approval of access ramp and wall, fence replacement**

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

Date of ARB Meeting: **July 12, 2016**



# CITY OF MANASSAS

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

## STAFF REPORT

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



### REQUEST

The applicant is seeking approval for an access ramp and wall which was not constructed in conformance with the original Certificate of Appropriateness. The applicant is also seeking approval for the replacement of the perimeter fencing. The application was deferred at the February 9 meeting for revisions and has been resubmitted.

### PROPERTY INFORMATION

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

**Historical Significance** – Known as the Wagener House, the structure located at 9403 Battle Street is a 2½ story Queen Anne style single family dwelling constructed c. 1890. W.C. Wagener owned several businesses in the city and was Mayor of Manassas from 1901-1905. The home is wood-frame construction clad with weatherboard siding. Significant architectural features include the fish scale shingles, ogee cornice at the roof with raised frieze and scrolled brackets. Two additions have been added to the home and a two-bay garage has been constructed in the southeast corner of the property. The property is ranked contributing to both the local and National Register historic districts and is also a Local Historic Landmark. The 2006 survey ranked the home as notable for its association with W.C. Wagener and excellent Queen Anne Style, and labeled it as the “most intact example of the form documented in Manassas.”

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

### APPLICANT’S PROPOSAL

The applicant is seeking approval for the construction of 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 and street.



As constructed, an approximately 25' section of the wall extending from Battle Street consists of a 6' cream colored brick fence with columns, topped with decorative ironwork, and includes a metal gate for access. Extending back from that point along the southern property line is a 9' concrete wall with three small windows. At the point where the brick fencing transitions to the concrete wall, a 10' pointed concrete arch with decorative metal gate has been added across the newly created alleyway to screen the trash and utility area. The applicant proposed to paint the concrete wall a cream color to match the brick portion of the wall. While the application was deferred at the February meeting to allow the applicant to propose a more appropriate treatment for the concrete wall, the proposed treatment is painting a cream colored faux texture on the concrete, similar to the texture on the brick fencing. At some point in the future, an expansion of the building may be planned in this location, and the owner does not want to invest in a brick or stone façade if it may be demolished in the future.

The applicant also requested approval to continue the brick and ironwork fence along the west and north property lines, replacing the existing green wood fence. The ARB deferred that request as well, allowing the applicant to modify the design for greater architectural compatibility with the character of the home. The revised proposal includes 5' white aluminum or vinyl fence posts with 42" high black ironwork fencing between the posts.

## STAFF ANALYSIS

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

The brick and decorative iron fence relates to the masonry buildings and metal fencing found throughout the downtown area, and the cream color of the brick and concrete wall to be painted is compatible with the color of the adjacent commercial building. With the additional ornamentation provided through the ironwork and the screening created by the gate, this section of the wall is actually more complementary to the character of the historic district than the original design. However, the remaining section of the wall creates a stark concrete barrier with no ornamentation, which is visible from the public street. The condition of approval of the original Certificate of Appropriateness required that brick be provided on the north side of the wall. Staff continues to agree with this condition, as the concrete wall is not compatible with the character of the home or the surrounding historic district.

The modified design for the ironwork fence is more compatible with the Queen Anne Style of the home and the revised massing is appropriate for the scale of the home. The use of aluminum fence posts as opposed to vinyl is more compatible with the materials of the home. Utilizing white posts between the black ironwork fencing as proposed may cause the posts to stand out as individual elements of the fence. Staff recommends black posts for consistency with the ironwork fencing.

**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:

<b>CRITERIA</b>	<b>APPLICATION</b>
Activity Proposed:	Construction of wall and access ramp, replacement of fence.
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	Not applicable.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	The concrete wall is visible from the public street and is not compatible with the historic and architectural character of the structure and the surrounding historic district.
(3) The visual impact of the proposed exterior architectural features, including all signs.	The modified design and scale of the fence is compatible with the architectural character of the home.
(4) The general design, scale and arrangement of new construction and additions.	The modified design and scale of the fence is compatible with the architectural character of the home.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	Vinyl fence posts are not compatible with the materials of the historic home. Black posts maintain consistency with the color of the ironwork fencing.
(6) The relationship of features (2) (3) and (4) above to similar features of the buildings and structures immediately adjacent to or visible from the proposed activity.	The concrete wall is visible from the public street and is not compatible with the historic and architectural character of the structure and 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.	The concrete wall is visible from the public street and is not compatible with the historic and architectural character of the structure and the surrounding historic district.

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the fence replacement with the modification that the fence posts be black metal. Staff recommends **DENIAL** of the concrete wall. The concrete wall is not compatible with the historic and architectural character of the structure and the surrounding historic district, and is visible from the public street.

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



Applicant(s): **Scott Pendleton**

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

Site Address: **8801 Quarry Road**

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

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

Current Zoning: **R2S**

Parcel Size: **0.59 acres**

Age of Structure: **100 years**

Type of Structure: **Residential**

Summary of Request: **Side yard addition**

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

Date of ARB Meeting: **July 12, 2016**



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

## STAFF REPORT

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



### REQUEST

The applicant is requesting approval for a side yard addition with front porch extension and rear deck.

### PROPERTY INFORMATION

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

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

**Surrounding Properties** –

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

### APPLICANT'S PROPOSAL

The applicant is proposing a two-story addition on the west elevation of the building. The front porch will be extended to wrap-around the side elevation and connect with the single-story portion of the addition. At the rear of the addition, a wood deck is proposed. The proposed materials are intended to match the existing and include Hardie-plank siding, double-hung wood windows, Jeldwen wood doors, Azek composite trim, tin roofing and HB&G fiberglass columns.

### STAFF ANALYSIS

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

building and should be done in such a manner that were it to be removed in the future, the essential form and integrity of the building would be unimpaired. Additional guidelines for porches are found on pages 72-75 of the Historic District Handbook. The guidelines state that the materials or design of porches should not be altered to create a different historic appearance.

Overall, the scale and design of the 2-story section of the addition is compatible with the massing and scale of the home. While the majority of the addition is located at the rear of the home, the single-story section of the addition projects beyond the existing side elevation of the building and is visible from the street. The addition of the wrap-around porch creates a false sense of historic development and creates an unbalanced front elevation. The proposed deck does not meet zoning setback distance from the side property line and would be more compatible if it was not visible from the front elevation. The new addition should be differentiated from the original home on the side elevation, but it is unclear from the drawings how this will be done.

With the exception of the fiberglass columns which are not consistent with the existing wood columns, the proposed materials are in keeping with the guidelines and are compatible with the existing materials on the home. However not all materials have been identified, such as the foundation or deck materials, or manufacturer's specifications have not been provided, such as the tin roof manufacturer. Window dimensions have not been specified on the drawings, but it appears that the new windows will be slightly smaller than the existing windows. For consistency between the addition and the original home, staff recommends utilizing the same window size as the existing.

### **Review Criteria**

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

CRITERIA	APPLICATION
Activity Proposed:	Side yard addition with front porch extension and rear deck
(1) Consistency with the Secretary of the Interior's Standards for Rehabilitation.	The addition of the wrap-around porch creates a false sense of historic development which is not recommended by the guidelines.
(2) Being architecturally compatible with the historical, cultural and/or architectural aspects of the HOD, structure and its surroundings.	The addition of the wrap-around porch creates a false sense of historic development which is not recommended by the guidelines. The addition should be clearly differentiated from the historic building.
(3) The visual impact of the proposed exterior architectural features, including all signs.	Visible from the street, the addition alters the integrity of the historic front elevation.
(4) The general design, scale and arrangement of new construction and additions.	The scale and massing of the 2-story addition is compatible with the massing of the original block of the home. However, visible from the street, the addition alters the integrity of the historic front elevation.
(5) The texture, material and color of new construction, unless otherwise exempt from review.	With the exception of the fiberglass columns, the proposed materials are in keeping with the recommendations of the guidelines and compatible with the existing materials on the home.
(6) The relationship of features (2) (3) and (4) above to similar features of the buildings and structures immediately adjacent to or visible from the proposed activity.	Visible from the street, the addition alters the integrity of the historic front elevation.
(7) The extent to which the building or structure would be harmonious with, or incompatible with the historic aspects of its surroundings.	Visible from the street, the addition alters the integrity of the historic front elevation. The addition of the wrap-around porch creates a false sense of historic development which is not recommended by the guidelines.

## STAFF RECOMMENDATION

The July meeting will serve as a work session for the project. Staff recommendations and an ARB decision will be made at the August meeting. Prior to the August meeting all outstanding material information including roof material manufacturer, foundation material and materials for deck must be provided. The design of the deck must be modified to meeting zoning setback requirements.