

ARCHITECTURAL REVIEW BOARD AGENDA

August 9, 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 – **June 14 and July 12, 2016**
4. New Business
 - **ARB #2017-01**
ACTS/Steven Liga
9317 Grant Avenue
 - **ARB #2017-02**
City of Manassas Liberia House/Elizabeth Via-Gossman
8601 Portner Avenue
 - **ARB #2016-37**
Scott Pendleton
8801 Quarry Road
5. Other Business
 - **Old Town Update(s)**
 - **Approval of the Updated Rules of Procedure**
6. Adjournment

**ARCHITECTURAL REVIEW BOARD
No. 17-4000001**



Applicant(s): **Steven Liga / ACTS of Prince William**

Site Owner(s): **MF Norman Properties, LLC**

Site Address: **9317 Grant Avenue** Tax Map No.: **101-01-00-321**

Site Location: **Northeast corner of the intersection of Grant Avenue and Lee Avenue**

Current Zoning: **B1** Parcel Size: **0.10 acres**

Age of Structure: **53 years** Type of Structure: **Commercial**

Summary of Request: **Installation of Signage**

Date Accepted for Review: **July 21, 2016**
Date of ARB Meeting: **August 9, 2016**



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

STAFF REPORT

ARB Case: #2017-40000001
Applicant: Steven Liga
Address: 9317 Grant Avenue



REQUEST

The applicant is seeking approval for the installation of signage.

PROPERTY INFORMATION

Location – 9317 Grant Avenue is located at the northeast corner of the intersection of Grant Avenue and Lee Avenue

Historical Significance – 9317 Grant Avenue was constructed c. 1963. It is a Cape style office building with Colonial Revival style detailing, such as the door surround. Two additions have been added to the building. Less than 50 years old and constructed outside of the period of significance, 9317 Grant Avenue is noncontributing to the local and National Register historic districts.

Surrounding Properties – The building is adjacent to 9315 Grant Avenue on the north, also a non-contributing office building constructed c. 1965. Across Grant Avenue to the west is the historic Prince William County Courthouse building.

APPLICANT'S PROPOSAL

The applicant is proposing to install a small sign on an existing wood sign post which is located at the front of the building. The sign measures 28" x 32" and will be made of MDO with gloss laminate. The sign has a white background with the logo of the business in the established black, green and blue branding colors.

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 should be no taller than 10 feet in height and 15 square feet in area. Sign design and graphics should be coordinated with the nature of the business and character of the building.

The proposed sign utilizes an existing post. The proposed signage is within the size recommendations of the guidelines and appropriately sized for the post. The design and colors of the sign are compatible with

the building as well as the surrounding historic overlay district. Overall, the sign is in keeping with the recommendations of the design guidelines.

Review Criteria

Pursuant to Section 130-406 (a), the ARB shall consider the following criteria in determining whether or not to issue a Certificate of Appropriateness for construction or alterations:

CRITERIA	APPLICATION
Activity Proposed:	Installation of signage
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	The proposed color and material of the signage are compatible with the structure as well as the surrounding historic overlay district.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The proposed sign is in keeping with the size recommendations of the design guidelines and appropriately sized for the existing post.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	Proposed signage is compatible with the surrounding neighborhood.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	Proposed signage is compatible with the surrounding neighborhood and will not negatively impact the character of the adjacent buildings.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	Not applicable.
(6) Any applicable provisions of the adopted design guidelines.	Proposed signage is in keeping with the recommendations of the design guidelines.

STAFF RECOMMENDATION

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

**ARCHITECTURAL REVIEW BOARD
No. 17-4000002**



Applicant(s): **City of Manassas**

Site Owner(s): **City of Manassas**

Site Address: **8601 Portner Avenue** Tax Map No.: **111-24-00-B**

Site Location: **Southeast corner of the intersection of Portner and Breeden Avenues**

Current Zoning: **R2** Parcel Size: **5.64 acres**

Age of Structure: **190 years** Type of Structure: **Masonry residence**

Summary of Request: **Construction of rear porch and ADA compliant ramp**

Date Accepted for Review: **July 22, 2016**
Date of ARB Meeting: **August 9, 2016**



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

STAFF REPORT

ARB Case: #2017-40000002
Applicant: City of Manassas
Address: 8601 Portner Avenue



REQUEST

The applicant is seeking approval for construction of a rear porch with ADA compliant ramp.

PROPERTY INFORMATION

Location – The site is located at the southeast corner of the intersection of Portner Avenue and Breeden Avenue

Historical Significance – The Liberia dwelling was constructed in 1825 by William and Harriet Weir on the 1,660 acre Libra plantation. The plantation was one of the largest and most successful in Prince William County, coming to prominence during the Civil War when it was used as a headquarters by both the Confederate and Union forces. The home is a well-preserved example of late Federal style plantation architectural, notable for its distinctive interior woodwork. The home is two stories, of masonry construction, with a single-pile “I” house design with modified central passage. The master plan for the property calls for restoration of the home to its Civil War-era appearance, development of the property as a heritage tourism, education facility and special event venue. Interior stabilization and restoration work is ongoing. The property is listed on the Virginia Landmarks Register and the National Register of Historic Places. A perpetual historic preservation and open space easement placed on the property subjects any modifications to the home to final approval by the Virginia Department of Historic Resources.

Surrounding Properties – The Liberia site is located in the midst of commercial development with a residential townhome development to the west. Three adjacent city-owned parcels to the east and south provide a wooded buffer area for the historic home.

APPLICANT'S PROPOSAL

The applicant is proposing to construct a new rear porch with ADA compliant ramp to create an accessible and architecturally compatible entrance to the Liberia house. While at least two other rear porches are known to have existed, the current porch is a contemporary pressure-treated wood porch with metal ADA compliant ramp. Displaced bricks on the rear elevation, presumed to be “ghost marks” of an earlier porch, provide clues in determining the length of the porch. While there is no record of the depth of the porch, rear porches are historically between 7' and 10' in depth, and in order to accommodate a ramp, 9' was selected, making the overall dimensions of the porch 22'-9'. The proposed porch is simple in design and restrained in

detail. Red sandstone piers located under the front porch on the south elevation of the home provides clues to what the foundation of an earlier rear porch may have been. The proposed porch is set on red-tinted stucco foundation piers and topped with a shed roof supported by chamfered square wood posts. Access to the porch is provided by an 8' wide stairway centered on the porch and the accessible ramp which extends 38' feet to the west and includes a small landing. Code requirements mandate a guardrail be provided on both the ramp and the porch. A dark bronze guardrail is proposed for both the porch and ramp. The design includes three horizontal wood railings for the porch, in between which cable rail infill is proposed to meet minimum separation code requirements. The cable rail infill allows greater separation of the wood railing to maintain a more historic appearance. Horizontal railings have been proposed because as a utilitarian rear porch, horizontal railings would have been easier to make and maintain as opposed to vertical railings. In order to minimize the visibility of the ramp, cable rail infill is also proposed for the ramp. The stairway will have a simple hand-forged metal rail with lamb's tongue turn-out. The porch will be covered with wood shingles to match the existing main roof. Other materials proposed include a painted wood skirt-board, wide oak plank flooring with a rough-sawn texture, wood cornice, and wood-sided gable ends of the roof. Material samples will be provided at the meeting.

STAFF ANALYSIS

The applicable design guidelines for porches are found on pages 72-75 of the City of Manassas Historic District Handbook, and the guidelines for additions are found on pages 111-112. The design guidelines state that new additions should not visually overpower the existing building and should be located on secondary elevations so that its visual impact is minimized. New porches should not compromise the design integrity of the building's historic appearance. The Secretary of the Interior's Standards for Historic Preservation state that new additions and exterior alterations shall not destroy historic materials that characterize the property and new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to maintain the historic integrity of the structure.

The existing pressure-treated porch and metal ramp is not sympathetic to the character of the home. As no photographic documentation of the historic porch is known to exist, the proposed design is not intended to be a reconstruction of an earlier porch. Rather, the proposal is intended to be a more historically and architecturally compatible porch which provides a means of accessible access to the home.

The design of the porch has been influenced by remaining clues of what the earlier porch may have been, as well as the design of other rear porches of similar homes from the period. Overall, the proportions and placement of the porch is in harmony with the rear elevation. As a rear porch was likely used only by the household, the porch would have been simple and utilitarian in design and restrained in detail. The proposed porch is indeed simple in design, while meeting the functional needs as an accessible entrance as well as modern code requirements, which include the guard rail and railings. The proposed materials are compatible with the architectural character and existing materials on the home, as well as being historically accurate. The few modern materials proposed, such as the cable rail infill and bronze guardrails, help to differentiate the ramp and porch from the historic structure as modern additions, though historically and architecturally compatible with the character of the home.

While the ramp does extend past the corner of the home where it could be visible from the front elevation, future plans for the site include landscape plantings and a hedge which will help to screen the porch from view. The visual impact of the ramp has been minimized as much as possible by the use of cable wiring as opposed to more visible guard rails.

Overall, the proposed work is compatible with the massing and architectural features of the home and maintains the historic integrity of the structure while differentiating the new work from the original.

Review Criteria

Pursuant to Section 130-406 (a), the ARB shall consider the following criteria in determining whether or not to issue a Certificate of Appropriateness for construction or alterations:

CRITERIA	APPLICATION
Activity Proposed:	Construction of rear porch with ADA compliant ramp
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	Overall, the proposed materials are architecturally compatible with the existing historic materials of the home. The few modern materials which have been proposed differentiate the porch and ramp as modern additions.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The size and placement of the porch has been informed by remaining clues of earlier porches on the home. Overall, the proportion and placement of the porch is in harmony with the elevation.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed porch and ramp improve the rear elevation of the home, as the design is more architecturally and historically compatible with the character of the home than the existing structure.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed porch and ramp are more architecturally and historically compatible with the character of the home than the existing structures. While the ramp is visible from the front elevation, plantings and hedges will help to screen the ramp from view from the front elevation.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	The massing, scale and architectural features of the proposed porch maintain the architectural integrity of the historic structure, while the few modern materials proposed differentiate the porch and ramp as modern additions.
(6) Any applicable provisions of the adopted design guidelines.	Overall, the proposal is in keeping with the recommendations of the design guidelines.

STAFF RECOMMENDATION

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