

ARCHITECTURAL REVIEW BOARD AGENDA

September 13, 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 – August 9, 2016
4. New Business
 - **ARB #2017-04**
9211 Center Street
Old Towne Veterinary Clinic
 - **ARB #2017-05**
9411 Main Street
First Tax & Financial
 - **ARB #2017-06**
9317 Main Street
Kathleen Joseph
 - **ARB #2017-03**
8804A Quarry Road
Rod Mergler
 - **ARB #2017-07**
8663 Portner Avenue
Liberia Plantation
5. Other Business
 - **Old Town Update(s)**
6. Adjournment

MINUTES REGULAR MEETING CITY OF MANASSAS ARCHITECTURAL REVIEW BOARD

August 9, 2016 – 7:30 p.m.

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

Members Absent: Tom Waters, Chairman

Staff Present: Elizabeth Via-Gossman, Director
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: June 14, 2016 and July 12, 2016

Ms. Haight motioned to approve the meeting minutes for June 14, 2016.

Ms. Shepherd seconded the motion. **THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.** **Ms. Shepherd** motioned to approve the meeting minutes for July 12, 2016. **Ms. Alten** seconded the motion. **THE MOTION CARRIED UNANIMOUSLY BY VOICE VOTE.**

NEW BUSINESS

ARB #2017-01
ACTS/Steven Liga
9317 Grant Avenue

Ms. Whitworth stated that 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. 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. Staff recommended approval of the application as submitted.

Applicant's Proxy, Victoria Graham, had nothing further to add to the staff report.

ARB Discussion

None

Ms. Haight motioned to approve ARB #2017-01 as submitted. Ms. Shepherd seconded the motion.

Roll Call

Ms. Haight	Y
Ms. Shepherd	Y
Vice-Chairman Rush	Y
Ms. Ingram	Y
Ms. Alten	Y

The MOTION PASSED UNANIMOUSLY.

ARB #2017-02

**City of Manassas Liberia Plantation/ Elizabeth Via-Gossman
8601 Portner Avenue**

Ms. Whitworth stated that 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 Plantation. 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' by 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' 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 were provided at the meeting. Staff recommended approval of the application as submitted.

Applicant, Douglas Gilpin (architect), stated that Ms. Whitworth did a great job in presenting the staff report. He presented to the Board why he concluded that there was once a rear porch on the house and how he designed a new porch with a handicap accessible ramp using material that would blend in with the historical features of the house.

ARB Discussion

Vice-Chairman Rush stated that the stucco would not be sufficient material to use for the piers. **Mr. Gilpin** replied by saying that red sandstone could be used but it would raise the cost substantially.

Ms. Alten asked if the color of the horizontal boards would be a natural color.

Mr. Gilpin stated that they would be painted the color of the house, a cream color.

Ms. Ingram questioned the color of the wiring against the brick on the house. She also felt that the red sandstone piers would be a better choice for the house.

Ms. Haight commended Mr. Gilpin on the rendering of the porch addition.

Ms. Via-Gossman stated that she is willing to look at other options, including sandstone and brick piers. Because this project is funded by private donations, she stated that if she cannot obtain affordable materials, then she would have to resort back to what was proposed. She also stated that if there is not enough money to replace the porch and ramp, the existing porch and ramp would remain on the house.

Ms. Haight motioned to approve ARB #2017-02 as submitted. Ms. Shepherd seconded the motion.

Roll Call

Ms. Haight	Y
Ms. Shepherd	Y
Vice-Chairman Rush	Y
Ms. Ingram	Y
Ms. Alten	Y

The MOTION PASSED UNANIMOUSLY.

OTHER BUSINESS

Approval of the Updated Rules of Procedure

Ms. Whitworth informed the Board of the updates and changes that were made to the Rules of Procedure document. The Board signified by voice vote that they were in favor of the new document.

Old Town Update

Ms. Collins informed the Board that the Liberty Street case has been remanded to ARB and will be on the agenda for September. (Staff edit 9/7/16 – the remand will be on the October agenda.)

ADJOURNMENT

Ms. Haight moved to adjourn the meeting. **Ms. Shepherd** seconded the motion. **The MOTION CARRIED UNANIMOUSLY TO ADJOURN THE MEETING. The meeting ended at 8:25 p.m.**

William Rush, Vice-Chairman

Date

ARCHITECTURAL REVIEW BOARD

No. 17-40000004



Applicant(s): **Richard F. Sappington, Jr.**

Site Owner(s): **Richard F. Sappington, Jr.**

Site Address: **9211 Center Street**

Tax Map No.: **101-01-00-221**

Site Location: **South side of Center Street between Grant Avenue and West Street**

Current Zoning: **B3**

Parcel Size: **0.06 acres**

Age of Structure: **66 years**

Type of Structure: **Commercial**

Summary of Request: **Installation of projecting sign**

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

Date of ARB Meeting: **September 13, 2016**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2017-40000004
Applicant: Richard F. Sappington
Address: 9211 Center Street



REQUEST

The applicant is requesting approval for the installation of a double-sided projecting sign.

PROPERTY INFORMATION

Location – 9211 Center Street is located on the south side of Center Street between Grant Avenue and West Street

Historical Significance – 9211 Center Street was constructed c. 1950. It is a single story, single bay commercial building of concrete block construction with a brick façade. The building is covered with a flat roof with parapet and molded cornice and recently underwent a storefront renovation. The building is ranked as non-contributing to the National Register and local historic districts.

Surrounding Properties – The building is attached to 9213 Center Street on the west elevation, also a non-contributing building, which was constructed in 1976. On the east elevation is 9209 Center Street, a contributing commercial building constructed c. 1956.

APPLICANT'S PROPOSAL

The applicant is proposing the installation a circular double-sided projecting sign. The sign is 42" in diameter (9.6 ft.² in area) and will be hung on a new steel scroll bracket centered above the front storefront entrance. The sign has a white background with black text and graphics. The sign will be made of sand-blasted sign foam.

STAFF ANALYSIS

The applicable design guidelines for signage are found on pages 82-87 of the City of Manassas Historic District Handbook. The guidelines state that projecting signs should not exceed 12 square feet in area and should maintain a minimum of 9' clearance from the ground surface. Colors should complement the materials and colors of the building. Sign placement should be based upon visibility and compatibility with the building.

The proposed sign is sized in keeping with the recommendations of the design guidelines. The sign has been centered above the front entrance, where the placement maintains the symmetry and balance of the

elevation. It cannot be determined from the drawings where the sign will be installed in relation to the soldier course brick detailing above the entrance. In order to ensure that the bracket does not interrupt the brick detailing, it should be clarified that the bracket will either be installed above or below the soldier course detailing. Overall, the design, color palette and material are compatible with the character of the building as well as the surrounding historic district.

Review Criteria

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

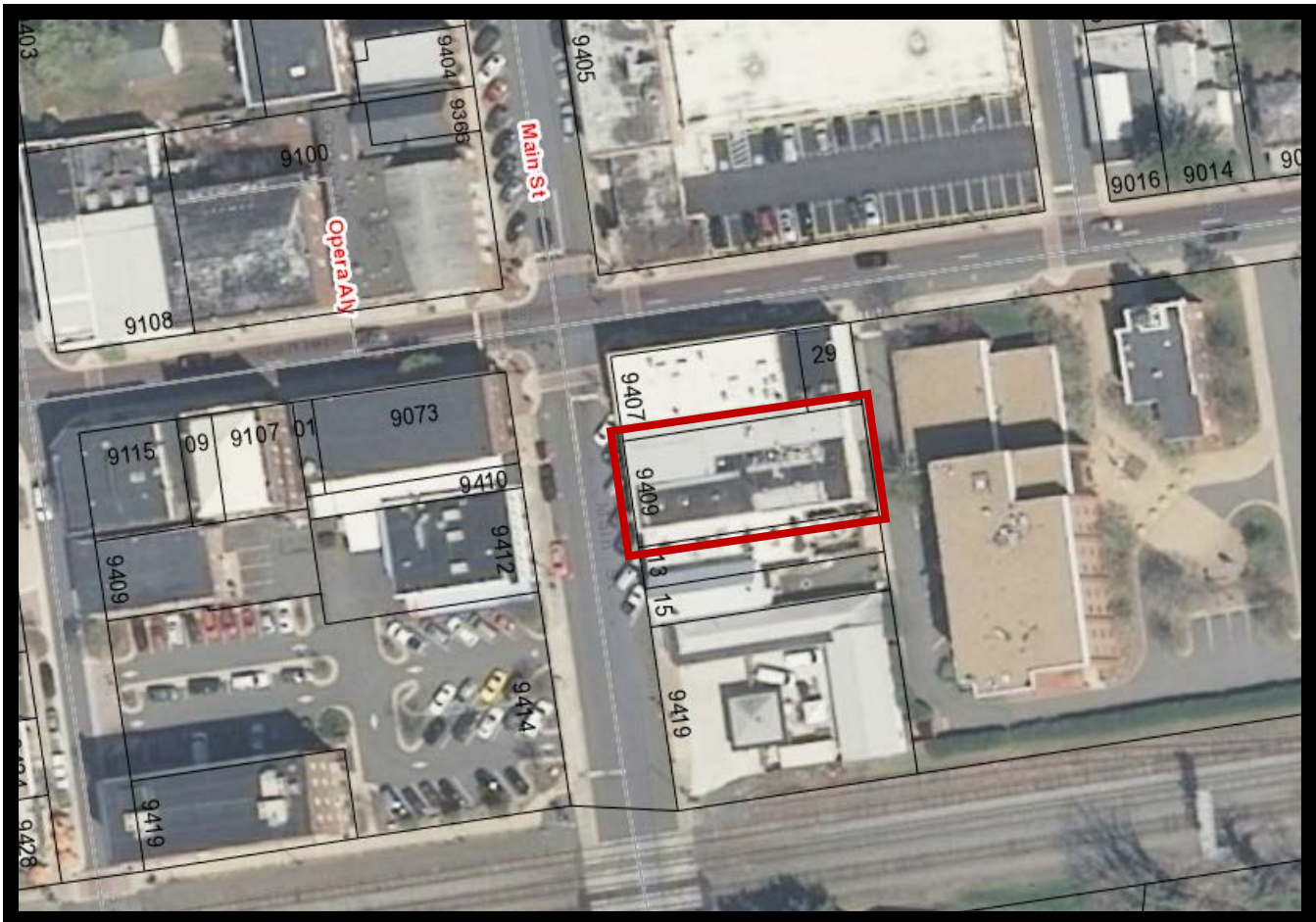
CRITERIA	APPLICATION
Activity Proposed:	Installation of projecting sign.
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	The proposed design, color, material and scale of the signage is compatible with the character of the building and the surrounding historic district.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	The sign location maintains the balance and symmetry of the elevation. In order to ensure that the sign does not interrupt the soldier course brick detailing, it should be clarified that the sign will either be installed above or below the detailing, as appropriate.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	Proposed sign is compatible with the streetscape and surrounding historic district.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	Proposed signage is in keeping with the character of the structure or surrounding area.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	Not applicable.
(6) Any applicable provisions of the adopted design guidelines.	Proposed signage is in keeping with the recommendations of the design guidelines.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application as submitted, with the recommendation that the bracket be installed above or below the brick soldier course detailing.

ARCHITECTURAL REVIEW BOARD

No. 17-40000005



Applicant(s): **Seth Wayland**

Site Owner(s): **Brewer Enterprises**

Site Address: **9411 Main Street** Tax Map No.: **101-01-00-196A**

Site Location: **West side of Main Street, approximately 62 feet south of the intersection of Main Street and Center Street**

Current Zoning: **B3** Parcel Size: **0.12 acres**

Age of Structure: **57 years** Type of Structure: **Commercial**

Summary of Request: **Installation of signage**

Date Accepted for Review: **August 26, 2016**
Date of ARB Meeting: **September 13, 2016**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2017-40000005
Applicant: Seth Weyland
Address: 9411 Main Street



REQUEST

The applicant is requesting approval for the installation of wall signage.

PROPERTY INFORMATION

Location – 9411 Main Street is a tenant space in the building which is located at 9409 Main Street, located on the west side of Main Street, approximately 62 feet south of the intersection of Center Street and Main Street.

Historical Significance – The building at 9409 Main Street was constructed c. 1959. It is a 2-story, 3-bay commercial building in a modern interpretation of the Classical Revival style. The building features concrete pilasters with decorative friezes. The adopted survey ranks the building as a contributing structure. However, due to alterations to the building which have compromised the integrity of the original design, the 2006 survey (which has not been adopted) recommends the building be ranked as a non-contributing structure.

Surrounding Properties –

9409 Main Street is located in the downtown area of the local historic district. The building is attached to 9407 Main Street on the north elevation and 9413 Main Street on the south. Both are contributing structures.

APPLICANT'S PROPOSAL

The applicant is proposing to install 9" by 15' Gemini black plastic formed architectural letters in the name of the business, "First Tax & Financial". The letters will be mounted to the plain frieze and centered above the entrance in the third bay of the building.

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 and graphics should be coordinated with the nature of the business and character of the building. Typical problems include over-scaled signage or inappropriate materials that are out of place on historic buildings.

The proposed signage is appropriately placed on the plain frieze where it does not obscure any architectural details and is scaled proportionately with the dimensions of the frieze. The building currently has one existing wall sign: metal letters spelling "Trusler Hall" centered on the upper frieze. While the style of the proposed lettering is consistent with the Trusler Hall lettering, the plastic material is not compatible with the material of the existing signage or the historic and architectural character of the building. Staff recommends the use of metal lettering, consistent with the existing signage, as a more appropriate material. Staff also recommends consideration of locating the sign in the first bay of the building rather than the third, where the light does not interrupt the signage and the signage will be fully lit.

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.	While the style of the proposed signage is consistent with the wall lettering, the proposed plastic material is not architecturally compatible with the existing metal lettering on the building or the character of the structure.
(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 signage is appropriately placed where it is centered in the third bay of the building and size of the signage is proportionate to the dimensions of the frieze so that it does not visually crowd the architectural element.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The use of incompatible materials will negatively impact the streetscape.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed plastic material of the lettering is not compatible with the historic character of the structure or the surrounding historic district.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	Not applicable.
(6) Any applicable provisions of the adopted design guidelines.	The proposed plastic material of the lettering is not compatible with the historic character of the structure or the surrounding historic district.

STAFF RECOMMENDATION

Staff recommends **DENIAL** of the application as submitted. The plastic material proposed is not compatible with the existing signage or architectural and historic character of the building.

ARCHITECTURAL REVIEW BOARD

No. 17-40000006



Applicant(s): **Kathleen Joseph**

Site Owner(s): **Kathleen Joseph**

Site Address: **9317 Main Street**

Tax Map No.: **101-01-00-466A**

Site Location: **Southeast corner of the intersection of Main Street and Mathis Avenue**

Current Zoning: **R1**

Parcel Size: **0.38 acres**

Age of Structure: **75 years**

Type of Structure: **Residence**

Summary of Request: **Window replacement**

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

Date of ARB Meeting: **September 13, 2016**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2017-40000006
Applicant: Kathleen Joseph
Address: 9317 Main Street



REQUEST

The applicant is requesting approval to replace the windows on the home.

PROPERTY INFORMATION

Location – 9317 Main Street is a corner lot located at the southeast corner of the intersection of Main Street and Mathis Avenue

Historical Significance – 9317 Main Street was constructed c. 1941. It is a two and a half story Colonial Revival style dwelling. The home is clad in weatherboard siding and covered with an asphalt shingle roof. Existing fenestration consists of several styles of double hung wood windows- 8/8, 6/6 and 1/1. The home has identical single story wings on the north and south elevations. The adopted historic district survey ranks the home as non-contributing, due to the age of the structure at the time the survey was conducted. The un-adopted 2006 survey recommends the home be ranked as contributing as a good example of the Colonial Revival style over 50 years old that remains relatively unaltered.

Surrounding Properties – The home is located at the boundary of the Historic District in the Main Street neighborhood, primarily a historic residential area. The home to the rear (east) of the property is not located in the historic district. The neighboring property to the south, 9319 Main Street, formerly the Hixson-Arrington House, is a contributing structure constructed c. 1874.

APPLICANT'S PROPOSAL

The applicant is proposing to replace the existing wood windows on the home which have deteriorated and are no longer operable with Pella Architect double hung wood windows. There are currently three different styles of windows on the home. The existing frames will remain and all sashes will be replaced with a new sash to match the existing windows in both dimension and style. The windows will have ILT (internal light technology) style grilles—muntins permanently attached to both the interior and exterior with a spacer bar in between. The existing storm windows will be removed and not reinstalled.

STAFF ANALYSIS

The applicable design guidelines are found on pages 56-63 of the City of Manassas Historic District Handbook. The guidelines state that new windows should maintain the architectural appearance of the existing windows through appropriate materials and maintaining the sash, depth of reveal, and muntin configuration.

The proposed replacement windows maintain the wood material, style and dimensions of the existing windows. While the replacement windows do not have true divided lites, the windows will have muntins on both the interior and exterior with a shadow bar between, which closely simulates the look of true divided lites. The use of simulated divided lites is also consistent with the replacement windows recently approved for the neighboring home across Mathis Avenue. It appears the shutters have been removed from the windows on the front elevation, an architectural feature which added character and depth to the building. Staff recommends that the shutters be reinstalled with the installation of the replacement windows.

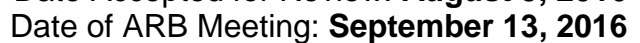
Review Criteria

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:	Window replacement
(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 replacement window has the same material, dimensions, and profile as the existing windows.
(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.	Not applicable.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed replacement window has the same appearance as the original window, and the replacement will not impact the surrounding historic district.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	The proposed replacement window provides the same appearance of the existing windows, which maintains the architectural character of the structure.
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	In keeping with the recommendations of the Secretary of the Interior Standards, the proposed windows matches the old in material, design and dimensions.
(6) Any applicable provisions of the adopted design guidelines.	The proposed replacement window has the same material, dimensions, and profile as the existing windows as recommended by the design guidelines.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application as submitted with the condition that the missing shutters be reinstalled on the front elevation.





CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2017-40000003
Applicant: Rod Mergler
Address: 8804A Quarry Road



REQUEST

The applicant is requesting approval for the construction of a new single family dwelling with detached garage and privacy fence.

PROPERTY INFORMATION

Location – 8804A Quarry Road is located on the north side of Quarry Road approximately 200 feet east of the intersection of Quarry Road and Prescott Avenue

Historical Significance – 8804A Quarry Road is currently a vacant lot which was subdivided from the adjacent property to the east, 8804B Quarry Road.

Surrounding Properties – The lot is located in the Quarry Road and Prescott Avenue neighborhood of the local historic district. The neighborhood consists mainly of historic residences dating from the turn of the century. Most of the structures are 2-2 ½ stories and sited on medium sized lots. The area contains a variety of architectural styles including Queen Anne, vernacular Victorian, Craftsman, and Cape Cod. A majority of the structures on this block of Quarry Road are contributing.

APPLICANT'S PROPOSAL

The applicant is proposing a 2 story single family dwelling on the vacant lot. The home is 35' wide by 50' deep, with an overall height of 34' to the ridge of the roof. The home is setback 54' from the street and 10.5' from the east (side) property line to allow driveway access along the west property line. The home utilizes a modified "L" form, with a single story porch and cross-gabled roof, similar to other frame vernacular dwellings in the City. Craftsman or bungalow style details are seen in the tapered porch columns, exposed rafter ends, and use of brick. The other proposed materials include smooth Hardie-plank siding, architectural asphalt shingle shingles, standing seam metal roof, mahogany front door, cedar porch pickets, and 3/1 Jeld-Wen premium vinyl windows.

The applicant is also proposing a 2 story detached garage, to be located at the rear of the home in the backyard, 6' from the western property line. The garage measures 24'x28' with a maximum height of 22' to the roof ridge. The garage is partially blocked from view of the street by the home. The garage is a simple

gabled roof structure with 2 bays. While less detailed than the home, the materials and window detailing maintain consistency with the design of the dwelling.

The applicant is also proposing a 6' tall horizontal wood privacy fence along the north and west property lines, enclosing the rear yard and continuing the fence along the eastern property line installed by the neighboring property owners. The new privacy fence will replace a chain link fence along the west property line.

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 design guidelines state that the setback distance of residential properties should respect the setback of nearby residences. The guidelines also recommend that parking in residential areas should be limited to driveways with parking areas to the side and rear of the dwelling. Garages should be located behind the home. New construction should include fences when adjacent to properties with fencelines and should take clues from nearby design.

The proposed home is oriented towards Quarry Road and is setback 54' from the street, which is consistent with the two neighboring dwellings and the general setback distance along that side of the street. While the adjacent lots generally have deeper side yards, the narrowness of the lot limits the depth of the side yard. The proposed detached garage is located in the rear yard behind the home where much of the garage will be obscured from view by the primary structure. A 10' wide paver driveway along the west property line provides access to the garage and maintains the parking area to the rear of the home where it minimizes visual impact. The fence which has been proposed will utilize the same style as the neighboring property and replace a chain link fence which is not recommended for use in the historic district.

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 simple "L" house plan respects the relatively simple form of the existing dwellings on the north side of Quarry Road. The height and directional expression of the proposed home is also consistent with the surrounding homes, and reflects the general height of the historic residential dwellings in the neighborhood. While some of the Victorian dwellings on the south side of Quarry have more complex roof shapes, the simple cross gable roof proposed is consistent with the more simple roof shapes found on the Craftsman Bungalow and Colonial Revival homes on the north side of the street. Overall, the scale and massing of the proposed structure is respectful of 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. While 3/1 windows are proposed for the front elevation as well as the garage, the elevations drawings of the side and rear of the home show only 1/1 windows. For consistency in window style, staff recommends that all windows on the home utilize the 3/1 style. For greater architectural compatibility, staff recommends also the use of windows which provide both interior and exterior muntins with a spacer bar between the glass, to more closely provide the look of true divided lite windows.

D. Decorative Features

Porches, cornices and other architectural details, 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 proposed design includes a single story porch which fills the L of the floor plan. While modern construction, the design utilizes a modified "L" house plan and incorporates some Craftsman style details, seen in the brick veneer water table, tapered columns, and exposed rafters, helping to bring consistency with the architectural detailing of both the Craftsman and vernacular Victorian homes in the neighborhood. The garage is much simpler in design than the home, but it does incorporate some of the detailing of the home for consistency in design. For greater compatibility with the character of the home, staff recommended the investigation of Craftsman style garage door options. The applicant has submitted an alternate garage door option with greater detailing which is more sympathetic to the character of the home.

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 is generally neutral and includes white siding, chestnut bronze windows, rustic black shingles, genuine clay brick veneer, dark bronze metal roofing, and mahogany doors. Overall, the proposed color palette is in keeping with the recommendations of the design guidelines and compatible with the existing color schemes on the street.

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. Overall, the proposed materials are compatible with the character of the neighborhood and appropriate for use in new construction within the historic district.

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 new home, detached garage and privacy fence
(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 materials and colors proposed are in keeping with the recommendations of the guidelines and compatible with the character of the surrounding historic district.
(2) The harmony of the proposed change in terms of overall proportion and the size and placement of elements such as entrances, windows, awnings, exterior stairs, and signs.	Overall, the scale and massing of the proposed home is compatible with the architectural character of the adjacent dwellings. Consistent with the surrounding historic homes, the proposed dwelling includes a front porch and symmetrical placement of windows on the front elevation.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The front setback distance of the proposed dwelling is consistent with the setback distances of the neighboring homes along the north side of Quarry Road, maintaining the traditional pattern of development along the streetscape.
(4) Whether the proposed method of construction, renovation, or restoration would have an adverse impact on the historic or architectural character of the structure or site, or on adjacent buildings or structures.	Overall, the scale and massing of the proposed dwelling is compatible with the architectural character of the adjacent dwellings. While the building is set apart as modern construction, the form and architectural detailing is respectful of the surrounding neighborhood.
(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.	While the home is set apart as modern construction, the design and massing of the home are respectful of the character of the existing historic buildings and relates to the traditional pattern of development.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application as modified by the applicant with the condition that all windows will be 3/1 and will have muntins on both the interior and exterior with a shadow bar between the glass.

ARCHITECTURAL REVIEW BOARD

No. 17-40000007



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

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

Site Address: **8663 Portner Avenue**

Tax Map No.: **111-18-00-A**

Site Location: **East side of Portner Avenue approximately 700 feet south of the intersection of Portner and Breeden Avenues**

Current Zoning: **R3**

Parcel Size: **2 acres**

Age of Structure: **n/a**

Type of Structure: **n/a**

Summary of Request: **Construction of a public restroom building**

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

Date of ARB Meeting: **September 13, 2016**



CITY OF MANASSAS

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

STAFF REPORT

ARB Case: #2017-40000007
Applicant: City of Manassas
Address: 8663 Portner Avenue



REQUEST

The applicant is seeking approval for the construction of a public restroom building.

PROPERTY INFORMATION

Location – 8663 Portner Avenue is one of 4 City-owned parcels comprising the Liberia mansion site. The parcel is located on the west side of Portner Avenue, approximately 700 feet south of the intersection of Portner and Breeden Avenues.

Historical Significance – While 8663 Portner Avenue is a vacant lot, it is one of the 4 parcels comprising the Liberia mansion site. The Liberia house was constructed in 1825 by William and Harriet Weir. The home came to prominence during the Civil War when it was used as a headquarters by both the Confederate and Union forces. It is a well-preserved example of late Federal style plantation architecture. 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. The home is listed on the Virginia Landmarks Register and the National Register of Historic Places.

Surrounding Properties – The Liberia site is located in the midst of commercial development with a residential townhome development to the west. 8663 Portner Avenue is one of the three adjacent city-owned parcels to the east and south which provide a wooded buffer area for the historic home.

APPLICANT'S PROPOSAL

The applicant is proposing the construction of a 30'x25' public restroom facility. The building is to be located 50' north of the Point of Woods East subdivision and approximately 265' southwest of the Liberia mansion. The building is 17' in height (to roof ridge) and will be clad with split-faced CMU and an architectural fiberglass shingle roof. Other materials include metal doors and glass block windows. Color and material samples will be available at the meeting.

STAFF ANALYSIS

The Manassas Historic District Handbook provides design guidelines developed specifically for the Local Historic District which are not appropriate for application to the Liberia Mansion Historic District, which is a single site district surrounded by modern development. Rather, when reviewing applications within the Liberia Mansion Historic District, it is appropriate to determine whether the proposed project will negatively impact the character or setting of the Liberia House.

The proposed structure is not intended to replicate the Liberia house, but to be a compatible structure which is differentiated as new construction. Simple in design, which is driven by its function, and with little detailing, the structure does not compete with the Liberia house. The building is also appropriately secondary in scale and massing to the Liberia house. Material colors have been coordinated for visual compatibility with the Liberia house. Located approximately 265' from the Liberia house, the structure will be buffered by existing vegetation which is to remain and largely screened from view from the house. Overall, the proposed structure is compatible new construction which does not impact the character or setting of the Liberia site.

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 public restroom building
(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 colors and materials of the proposed structure are visually compatible with the Liberia mansion. The scale and massing is appropriately secondary to the scale and massing of the Liberia mansion.
(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 building is simple in design with a form which follows its function as a restroom facility. Overall, the placement of windows and doors is in harmony with the proportions of the building.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed building is located 265' from the Liberia Mansion and is sufficiently buffered and screened from view of the mansion that it does not impact the historic setting.
(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 building is located 265' from the Liberia Mansion and is sufficiently buffered and screened from view of the mansion that it does not impact the historic setting.
(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.	Not applicable.

STAFF RECOMMENDATION

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