

# ARCHITECTURAL REVIEW BOARD AGENDA

January 10, 2017 – 7:30 p.m.

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

## **BOARD MEMBERS**

William Rush, 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 – December 13, 2016
4. New Business
  - **ARB #2017-18**  
**9126 Center Street**  
**Totally Vintage Design/Melissa Harris**
  - **ARB #2017-19**  
**9516 Main Street**  
**WLF Contracting/Billy Fields**
5. Old Business
  - **ARB #2017-13**  
**9409-9411 Battle Street**  
**Denise McCall**
6. Other Business
  - **Old Town Update(s)**
7. Adjournment

**DRAFT**

MINUTES  
REGULAR MEETING  
CITY OF MANASSAS  
ARCHITECTURAL REVIEW BOARD

December 13, 2016 – 7:30 P.M.

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

Members Absent: None

Staff Present: Jamie S. Collins, Development Services Manager  
Kelly Davis, Senior Planner  
Greg Bokan, 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.

**Ms. Collins** introduced Greg Bokan as the planner who will be working with the Board.

**APPROVAL OF MINUTES – November 8, 2016**

**Ms. Collins** informed the Board that there were some changes to the staff reports for ARB Case #2016-17 and ARB Case #2016-18 that were adopted as part of last month's meeting. She recommended that wording in criteria #1, page 2 of the staff reports be changed from "with regards to this criterion information received" to "with regards to this criterion testimony received." **Ms. Haight motioned to approve the minutes as recommended by staff. Ms. Shepherd seconded the motion. The MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**NEW BUSINESS**

**ARB #2017-15**  
**9109 Center Street**  
**Shining Sol Candle Company / C.P. Leopold**

**Ms. Collins** stated that the applicant is proposing to approve to install a single double-sided projecting sign from an existing wall bracket. The material for the sign will be a sandblasted carved High Density Urethane 2” thick. The sign area meets the requirements of the zoning ordinance and the HOD design Guidelines. The sign features a tangerine colored border with curved detailing at the corners. The tangerine color is the branding color for the business and is also featured on the logo. Staff recommends approval of the application as submitted, with the stipulation that the sign be mounted with a minimum clearance of nine feet above the ground surface per the design guidelines.

**Applicant, C.P. Leopold**, had nothing further to add to the staff report.

**ARB Discussion**

**Chairman Rush** asked if the proposed material would hold up for a sign. **Mr. Leopold** stated that the material is very durable and was made to be a substitute for hard redwood product when it became hard to find.

**Ms. Shepherd** motioned to approve ARB #2017-15 as submitted with the following recommendation by staff:

- **The sign be mounted with a minimum clearance of nine feet above the ground surface per the design guidelines.**

**Ms. Haight** seconded the motion.

**Roll Call**

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

**The MOTION PASSED UNANIMOUSLY.**

**ARB #2017-17**  
**9406 Battle Street**  
**Christopher Sellers**

**Ms. Collins** stated that the applicant is seeking approval to construct a single story addition to the rear of the existing structure in the area previously occupied by the rear exterior dining patio. The single story height (14'-11”) will be lower than the majority of the surrounding buildings. The proposed material for the addition will be painted CMU, consistent with the existing fire stair on the building. Due to the location of the exterior walls in relation to the property lines, fenestration consistent with street fronts is not appropriate. While the interior function of the space does not dictate a large amount of fenestration, two foot square glass block window openings have been provided to break up the massing of the addition. Staff recommended approval as submitted.

**Applicant, Christopher Sellers**, stated that he is opening up a brewery/restaurant in this location, and the addition to the building will house the brewery equipment.

**ARB Discussion**

**Chairman Rush** asked if there would be sidewalk seating. **Mr. Seller** stated that there would be seating for 20 people. **Ms. Ingram** inquired of the paint color for the new addition. **Mr. Sellers** stated that that the addition will be painted the same color of the existing building. **Ms. Ingram** recommended painting the addition a softer color. **Mr. Sellers** agreed to subdue the color when he comes back before the Board for signage.

**Ms. Ingram motioned to approve ARB #2017-17 as modified:**

- **The color scheme for the addition be brought back before the Board when the applicant submits the application for signage.**

**Ms. Alten** seconded the motion.

**Roll Call**

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

**The MOTION PASSED UNANIMOUSLY.**

**OLD BUSINESS**

**ARB #2017-13**  
**9409 Battle Street**  
**Denise McCall**

**Ms. Collins** stated that the applicant’s request for multiple aluminum signs on the building, located on the front and rear elevation of the building, was approved at the November meeting of the Architectural Review Board. The Board deferred a decision on the painting of the building, and provided comments to the applicant at the November meeting. Damaged wood trim on the building will be repaired and will be repainted. Stucco on the building front will also be repaired. Building fabric awning will be replaced with identical detailing but a different color awning.

The applicant’s proposal to the building is as follows:

**Front Elevation:**

**Trim** – Repair existing wood trim and repaint changing color from existing green to black.

**Stucco** – Repair stucco on building front as required and finish in existing cream color.

**Front Awning** – Replace existing awning (green) with new black awning to match new trim color.

**Middle door** – Paint color changed to blue to accent entry to upper level, which matches business branding color. Additional elements in entrance alcove and wood molding to be painted cream to match stucco color.

The applicant revised the color scheme for the painting of the building based on discussion at the last meeting. Staff deferred making a recommendation on the approval of the paint scheme as revised.

**Applicant, Denise McCall**, had nothing further to add to the staff report.

**ARB Discussion**

**Ms. Ingram** stated that she was concerned that the black color scheme is not welcoming or inviting to the business. **Ms. McCall** stated that she has three tenants in the building and does not want to conflict with their brand as well as her own. She felt that the colors presented were classic. **Ms. Shepherd** stated that there is too much black color including the awning.

**Ms. Haight** motioned to approve ARB #2017-13 as submitted. The motion failed.

**Ms. Haight** suggested removing the awning from the application. **Ms. McCall** agreed to do so.

**Ms. Haight** motioned to approve ARB #2017-13 as submitted, but, without the awning. **Ms. Shepherd** seconded the motion.

**Roll Call**

Ms. Haight	Y
Ms. Shepherd	Y
Chairman Rush	Y
Ms. Ingram	N
Ms. Alten	Y

**The MOTION PASSED 4-1 VOTE.**

*(Reflecting on the comments made regarding the awning, **Ms. Collins** stated that an awning may not be needed due to the recessed entry. **Ms. McCall** agreed to remove the awning from the application.)*

**ARB #2016-17**  
**9514 Liberty Street**  
**James Downey, Esq.**

**Ms. Collins** stated that the applicant is requesting approval of a Certificate of Appropriateness to demolish a single family home at 9514 Liberty Street. The case

originally came before the Architectural Review Board at its meeting January 12, 2016, as a result of Property Maintenance Code violations. The Architectural Review Board reviewed the case according to the four Criteria for Demolition found in Section 130-406 (e) of the Zoning Ordinance, and denied the application on the basis that none of the four criteria had been met. The property owner subsequently appealed the decision of the Architectural Review Board to City Council. After public hearings were conducted by City Council on the case, City Council remanded the case decision back to the Architectural Review Board for further consideration, specifically an analysis of all relevant facts raised during public comment in terms of the four Criteria for Demolition. The Architectural Review Board held a work session on the case at its October 11, 2016, meeting.

A public hearing was scheduled in conjunction with the Architectural Review Board agenda item for this case at its meeting on November 9, 2016. Staff recommends that the Architectural Review Board make a decision on the case after closing the public hearing on November 9, 2016, and making a formal resolution on the case outcome. The response to the four Criteria for Demolition indicates the structure does not meet Criteria 1, 2, and 4. As only Criteria 3 has been met, the Certificate of Appropriateness to demolish the structure should not be approved.

**ARB #2016-18**  
**9512 Liberty Street**  
**James Downey, Esq.**

**Ms. Collins** stated that the applicant is requesting approval of a Certificate of Appropriateness to demolish a single family home at 9512 Liberty Street. The case originally came before the Architectural Review Board at its meeting January 12, 2016, as a result of Property Maintenance Code violations. The Architectural Review Board reviewed the case according to the four Criteria for Demolition found in Section 130-406 (e) of the Zoning Ordinance, and denied the application on the basis that none of the four criteria had been met. The property owner subsequently appealed the decision of the Architectural Review Board to City Council. After public hearings were conducted by City Council on the case, City Council remanded the case decision back to the Architectural Review Board for further consideration, specifically an analysis of all relevant facts raised during public comment in terms of the four Criteria for Demolition. The Architectural Review Board held a work session on the case at its October 11, 2016, meeting.

A public hearing was scheduled in conjunction with the Architectural Review Board agenda item for this case at its meeting on November 9, 2016. Staff recommends that the Architectural Review Board make a decision on the case after closing the public hearing on November 9, 2016, and making a formal resolution on the case outcome. The response to the four Criteria for Demolition indicates the structure does not meet Criteria 1, 2, and 4. As only Criteria 3 has been met, the Certificate of Appropriateness to demolish the structure should not be approved.

**ARB #2016-17 and ARB #2016-18  
9514 & 9512 Liberty Street  
James Downey, Esq.**

Draft resolutions for ARB #2016-17 and ARB #2016-18 were presented to the Board denying the demolitions of both properties at 9514 and 9512 Liberty Street.

**Applicant, James Downey**, stated that everything said could be very valid, but the owners have no resources to rehabilitate the properties. It appears that the properties will not attract an investor, given the current set of circumstances. The Trustees believe that the best possible outcome is to offer these properties, along with others along Grant Avenue, for redevelopment in a category which the City Council would have to approve, conditioned upon providing a monument or a small park to recognize the historic value of these properties in the area. At least one substantial developer has approached the owners and put forth this deal. Unless the owners are able to pursue redevelopment of a larger site to approve these properties, it is our belief that these sites will remain in the current state, only to further deteriorate. Neither the current state nor the state of further deterioration would serve the historical value of the area. Therefore, if you decline to issue a Certificate of Appropriateness for demolition, the properties are likely to stay in the condition they are in right now for the indefinite future. They are boarded up and fenced off for safety reasons, but they are as much if not more of a blight in their present condition as they were in their deteriorated condition. No one is winning by virtue of what the process allows or seems to want to require to happen. Even if you find that two or more of the criteria are satisfied, it will not matter in terms of the practicality of what can be done or what likely will happen here.

**ARB Discussion**

**Ms. Ingram** stated that the properties were allowed to deteriorate, and the very basic steps were not taken to prevent this from happening. **Mr. Downey** stated that this all happened beyond the owner's control due to a family member whose medical bills were so immense that it pulled them right under financially. **Ms. Shepherd** questioned the issue of selling the properties for redevelopment, when other homeowners in the area are not looking to sell their property. **Mr. Downey** stated that in real estate, there is a transitional phase for a property, but this one happens to have a particular set of circumstances. If the demolition occurred, two things could happen – the scenario that Mr. Fox presented, in which people would have to be approached. It is premature to approach them now, but he feels that once it started to unfold, others would be interested in becoming a part of this consolidation. And, on the other hand, if Mr. Fox's scenario did not unfold after the demolition and the properties were replaced by something new, the ARB would have complete control over what would go there – which could be the types of buildings that could easily replicate that of the historic neighborhood.

**Ms. Haight** motioned to accept the resolutions for ARB #2016-17 and ARB #2016-18 as submitted. **Ms. Shepherd** seconded the motion.

**Roll Call**

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

**The MOTION PASSED UNANIMOUSLY.**

**OTHER BUSINESS**

**Worksession**

**ARB #2017-6**

**9522 Fairview Avenue & 8812 Wesley Avenue**

**Manassas Arms/Jay du Von**

**Ms. Collins** presented this project as a worksession only. The applicant is proposing redevelopment of this site consisting of two parcels. Tillet Hall, a 3.33 acre parcel at 9522 Fairview Ave, includes 3 structures built during the period of significance and additional structures built circa 1989 as part of a rehabilitation facility. Manassas Arms, a 2.55 parcel at 8812 Wesley Avenue, includes a non-contributing apartment building built circa 1980. The redevelopment of the parcels will provide 4 single family homes and 67 townhomes while leaving the original manor house and carriage house intact. Staff recommended action be taken on this application at a subsequent meeting of the Board.

**Applicant, Jay du Von**, presented a slideshow overview of the proposed redevelopment.

**ARB Discussion**

The primary focus of the Board’s discussion was on the appropriateness of the project regarding demolition, new construction, fenestration openings, and decorative features.

**Chairman Rush** questioned whether the applicant would maintain the setback on the historic property or at least 20 percent of the property. **Mr. du Von** stated that they were trying to mimic the setback up and down Fairview Avenue. **Chairman Rush** stated that 20 percent would push it back some and recommended maintaining the circular driveway. **Ms. Collins** stated that the streetscape feels appropriate to staff and it reflects the entire neighborhood. Ms. Ingram recommended changing some exterior features to match the appropriate historic time period of the neighborhood. **Ms. Alten** asked if any work was going to be done to Tillet Hall. **Applicant, Jessica Pfeiffer**, stated that the ramp would be removed. **Ms. Collins** informed the applicant that a Certificate of Appropriateness would be needed to demolish the garage and the outhouse because they are listed in the historic survey. She recommended that the applicant include fencing on Fairview Avenue as part of the ARB application and GDP. She reminded the applicant that the Certificate of Appropriateness for demolition is only for contributing or historic structures and the other structures can be done administratively.



**Old Town Update(s)**

**Ms. Collins** informed that Board that the structure at 9201 Church Street (BB&T Bank) received an administrative approval for a roof. The roof is flat and is not exposed. She also informed the Board that as of August 15, 2016, the Manassas water tower was placed on the National Register of Historic Places. ..special thanks to Steven Hersch.

**ADJOURNMENT**

**Ms. Shepherd** moved to adjourn the meeting. **Ms. Haight** seconded the motion. **The MOTION CARRIED UNANIMOUSLY TO ADJOURN THE MEETING.** The meeting ended at 10:00 pm.

\_\_\_\_\_  
William Rush, Chairman

\_\_\_\_\_  
Date

**ARCHITECTURAL REVIEW BOARD  
No. 17-4000018**



Applicant(s): **Melissa Harris / Totally Vintage**

Site Owner(s): **Edgar Rohr**

Site Address: **9126 Center St.** Tax Map No.: **101-01-00-381**

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

Current Zoning: **B-3** Parcel Size: **0.12 acres**

Age of Structure: **34 years** Type of Structure: **Commercial**

Summary of Request: **Installation of projecting signage**

Date Accepted for Review: **December 13, 2016**  
Date of ARB Meeting: **January 10, 2017**



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

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## STAFF REPORT

**ARB Case:** 17-40000018  
**Applicant:** Totally Vintage Design  
**Address:** 9126 Center Street



### REQUEST

The applicant is seeking approval for the installation of two projecting wall signs on the two existing brackets; one bracket is located on the Center Street façade and the other on the West Street façade. The applicant was previously before the Board in May 2015 under application ARB #2015-34 for their prior location at 9413 Battle Street. The applicant has since moved to 9126 Center Street. While the sign design is only slightly changed from ARB #2015-34, the size and shape have changed to reflect the new location and brackets.

**The applicant's application package to the City also includes the installation of two window signs. The related window signage can be approved administratively by staff, no review or action by the ARB is necessary on this signage.**

### PROPERTY INFORMATION

**Location** – The site is located at the northeast corner of the intersection of Center Street and West Street.

**Historical Significance** – The building at 9126 Center Street was constructed c. 1982 on the site of the former location of the Manassas Service Station owned by W.C. Merchant. The two story four-bay corner commercial building is a modern interpretation of the Renaissance Revival style. The building is of masonry construction comprised on concrete block with a stretcher-bond brick façade. Fenestration includes 1/1 double hung wood windows and 1-light storefront wood windows. All of the openings have beige brick segmental arches. An enclosed garage, with metal roll up door, is located on the west elevation. Constructed outside of the period of significance, the building is ranked non-contributing to the Local and National Register historic districts.

**Surrounding Properties** – The building is located in the commercial downtown area of the local historic district. The building is attached to 9122 Center Street on the east elevation, a contributing building formerly known as Rohr's Store. A significant nearby building is the Hibbs and Gidding Building across Center Street to the south (9129 Center Street), a contributing building constructed c. 1923.

## APPLICANT'S PROPOSAL

The signs will be double faced aluminum panels and are to be installed into the existing black brackets located between the first and second floors and do not obstruct any architectural detailing. The signs measure 24"x48" with a color palette of pink and grey, reflecting a similar color scheme/company branding presented as part of ARB #2015-34 for their prior location. However, the new sign does introduce a beige accent for the word "Design." Staff recommends this beige match the beige trim and brick accents of this 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 projecting signs should not exceed 12 square feet in area and placement should be based upon visibility and compatibility with the building. Materials should relate to the structure and sign design should be coordinated with the nature of the business and character of the structure.

The proposed sign is in keeping with the size recommendations of the guidelines and the requirements of the zoning ordinance. The material proposed is appropriate for use in the historic overlay district and the color palette utilizes the established logo and branding of the business, and complements the building's beige accent color as noted in the guidelines. The guidelines do state that sign installation should maintain a minimum clearance of 9 feet from the ground surface. The existing brackets appear to meet this requirement.

### **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
<b>Activity Proposed:</b>	Installation of projecting sign
<b>(1)</b> 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.
<b>(2)</b> 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.
<b>(3)</b> 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.
<b>(4)</b> 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 and surrounding area.
<b>(5)</b> The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	Not applicable.
<b>(6)</b> Any applicable provisions of the adopted design guidelines.	Proposed signage is in keeping with the recommendations of the design guidelines.

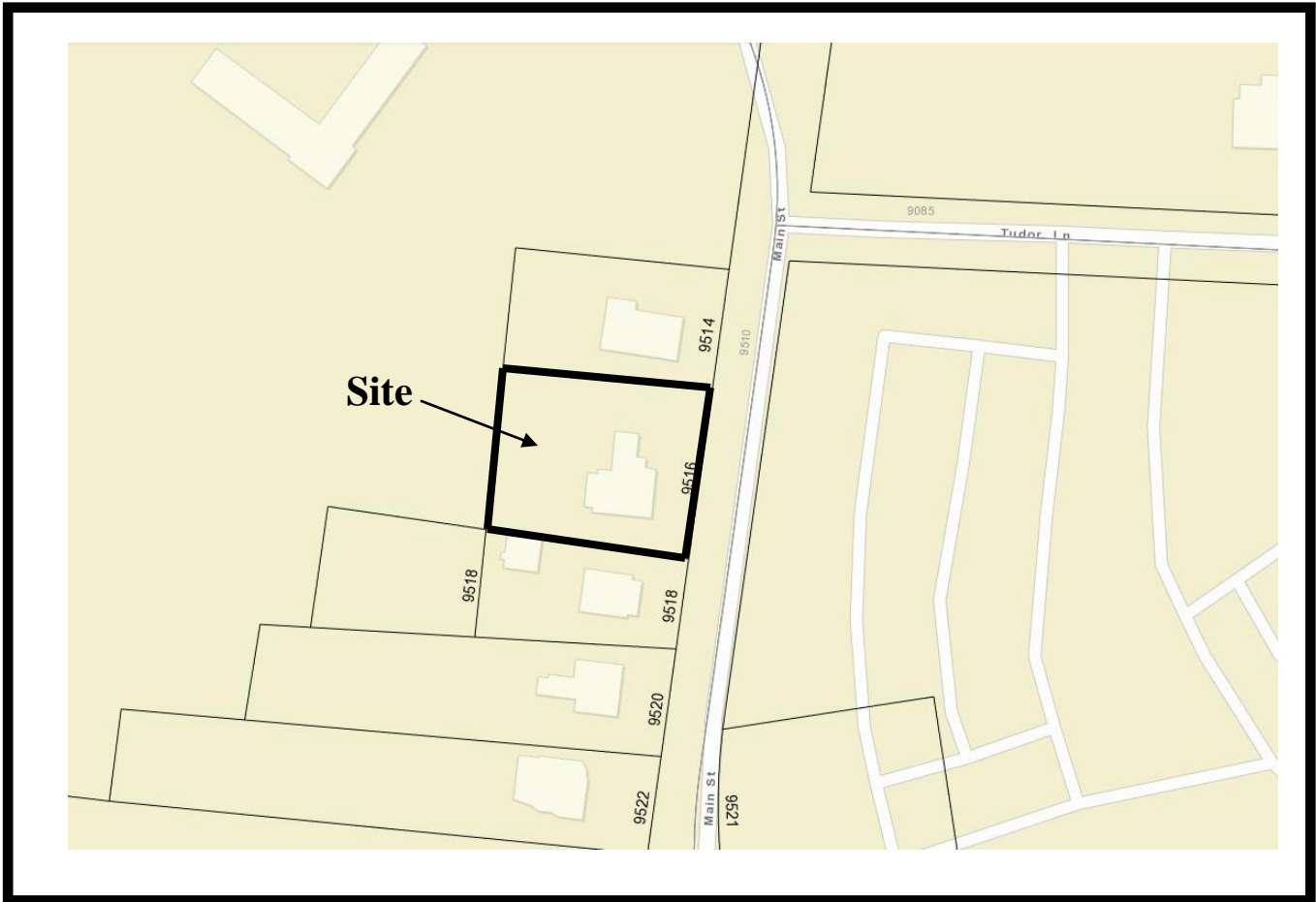
## STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application, with the following stipulations:

- The beige in the sign be coordinated with the beige accent color of the building.
- The sign have a matte finish.

**The applicant's application package to the City includes the installation of two window signs. The related window signage can be approved administratively by staff, no review or action by the ARB is necessary on this signage.**

**ARCHITECTURAL REVIEW BOARD  
No. 17-4000019**



Applicant(s): **WLF Contracting**

Site Owner(s): **Tom Boi-Anh Bui**

Site Address: **9516 Main St**

Tax Map No.: **101-01-00-137**

Site Location: **West side of Main Street, approximately 150-foot south of the intersection of Main Street and Tudor Lane.**

Current Zoning: **R2S**

Parcel Size: **0.36 acres**

Age of Structure: **Circa 1920**

Type of Structure: **Wood Frame Residential**

Summary of Request: **Window Sash/Door(s) Replacement**

Date Accepted for Review: December 29, 2016

Date of ARB Meeting: January 10, 2017



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

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## STAFF REPORT

**ARB Case:** 17-40000019  
**Applicant:** WLF Contracting  
**Address:** 9516 Main Street



### REQUEST

The applicant is requesting approval for the replacement of twenty 1/1 wood windows sashes, replacement of the wood front, side and two rear doors. The applicant is also proposing the relocation of a 2<sup>nd</sup> floor rear door. A limited number of windows located under the carport would remain as existing.

### PROPERTY INFORMATION

**Location** – The site is located at 9516 Main Street on the west side of Main Street, approximately 150-feet south of the intersection of Main Street and Tudor Lane.

**Historical Significance** – The building at 9516 Main Street, historically known as the Trussler House, was constructed c. 1920. It is illustrative of single dwellings constructed in Manassas in the early decades of the twentieth century. The house exhibits characteristics of Colonial Revival style and the American Foursquare form. It is wood-frame construction clad in weatherboard siding with corner beads. It is covered by a hip roof sheathed in diamond-patterned metal shingles with overhanging eaves, a plain frieze board, and a half-hipped dormer. Fenestration consists of 1/1 double-hung windows with narrow wood surrounds and an off-center entry with 15-light door. A two-story wooden deck with a flat roof was constructed on the rear, west elevation of the main block. As a good and intact example of a Colonial Revival Style American Foursquare, it is ranked contributing to the Manassas local historic district.

**Surrounding Properties** – The building is located on west side of Main Street, south of Downtown within a group of five relatively intact homes. The two southern most homes, 9520-J.W. Jackson House and 9522-E.B. Giddings House are local historic district landmarks. To the east, across Main Street, is Osborn High School; to the west, rear of the property, is the Manassas Museum and Baldwin Park.

## APPLICANT'S PROPOSAL

The property is currently the subject of a property compliance case for a blighted property. Repair work has commenced to the structure exterior to remedy this situation. This includes repair of siding, significant repair the existing rear porch (which is not visible from Main Street), and painting of the structure.

As part of this application, the applicant is requesting several items:

- Replacement of 20 of the homes existing 1/1 window sashes;
- Replacement of the current 15-light, squared front and side doors with new doors that include an oval light and paneling with curvature;
- Replacement of two rear doors with a new door of similar style to the existing with top light and squared panels; and
- Relocation of 2<sup>nd</sup> floor a rear door which access the 2<sup>nd</sup> floor of the rear porch. The rear doors are not visible from Main Street.

## STAFF ANALYSIS

The building is not new construction, so applicable design guidelines are from the Historic District Handbook, pages 55-63. The guidelines indicate that original windows should be repaired and should be replaced when they are missing or beyond repair. The applicant has indicated that an assessment of the windows indicated the window deterioration was severe and replacement was recommended, staff conducted a site visit in December of 2016 and were able to confirm the deteriorated condition of several window sashes.

The guidelines indicate that replacement windows with multi paned sash and false mullions should be avoided. Other alternatives for improving thermal efficiency are given including weather-stripping and the installation of either interior or exterior storm windows that will not alter the character of the original windows. The applicant's proposal is in keeping with the Historic District Handbook and Supplemental Guidelines for Windows. The proposed window sashes would be wood, and are of a matching 1/1 design.

The applicable design guidelines for doors are found on pages 64-66 of the City of Manassas Historic District Handbook. The guidelines generally state that doors should only be replaced when they are missing and beyond repair. Original doors should be retained and can be weatherstripped. While the front and side doors appear to be period appropriate, it is not certain to staff that the doors are original. The doors do appear to be in repairable condition. The proposed wood door, while an appropriate material, includes an oval light and paneling with curved detailing. Any new front and side doors that are installed should be matching and of a design that is sympathetic to the period of the house. The front doors for the other four homes along this section of Main Street have squared panel designs, and in some instances, a top light.

While not visible from Main Street, the first floor rear door has been significantly altered. The proposed rear replacement wood doors are of a similar design and to the existing with bottom panels and top light. The relocation of the 2<sup>nd</sup> floor door to be centrally located does alter the rhythm and balance of the rear elevation; however, because this elevation is not visible from Main Street it should not have an adverse impact on 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:



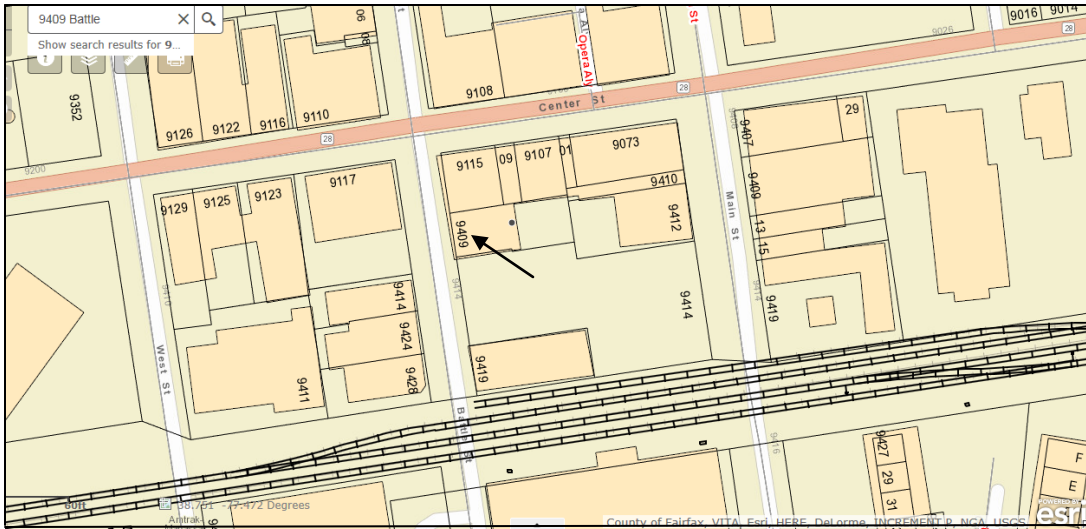
CRITERIA	APPLICATION
<b>Activity Proposed:</b>	Window Sash and Door Replacement
(1) Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification, or construction are visually and architecturally compatible with the site and the HOD.	The majority of the original building elements remain intact. Design guidelines do not recommend replacement of windows and doors unless deterioration was severe. Several window sashes show severe deterioration and are recommended for replacement. The front and side doors appear to be in repairable condition for reuse. The rear door however has been significantly altered. Replacements and relocation (which is not visible from Main Street) will not significantly alter the existing character of this contributing structure in the 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 window replacement will not alter the existing character of this contributing structure in the Historic Overlay District. The use of the proposed doors could alter the character of this structure. The rear door replacements and relocation (which is not visible from the street) will not alter the existing character of this contributing structure in the Historic Overlay District.
(3) The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	N/A
(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.	N/A
(5) The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	The structure is ranked as contributing in the Local Register, but not to the National Register Historic District.
(6) Any applicable provisions of the adopted design guidelines.	The window sash and rear door replacement and relocation would not have a negative impact on the original building character. The front door replacement as proposed could have a negative impact on the original building character.

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL** of the wood window sash replacements, rear wood door replacement and relocation of the rear second floor door. Staff recommends **DENIAL** of the front and side door replacement as submitted. Staff would support consideration of a proposal that is more sympathetic to the period of the house.

Staff could support a proposal that considered the reuse of the existing front and side doors as possible storm doors, with the installation of new wood doors of a design that is sympathetic to the period of the house.

# ARCHITECTURAL REVIEW BOARD No. 17-4000013



Applicant(s): **Denise McCall / MSG Property, LLC**

Site Owner(s): **MSG Property, LLC**

Site Address: **9409-9413 Battle Street** Tax Map No.: **101-01-00-207**

Site Location: **East side of Battle Street between Center Street and the railroad tracks**

Current Zoning: **B-3** Parcel Size: **0.09 acres**

Age of Structure: **Circa 1905** Type of Structure: **Commercial**

Summary of Request: **Signage**

Date Accepted for Review: October 20, 2016  
Date of ARB Meeting: November 9, 2016  
December 13, 2016  
January 10, 2017



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

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## STAFF REPORT

**ARB Case:** 17-40000013  
**Applicant:** Denise McCall / MSG Properties  
**Address:** 9409-9413 Battle Street



### REQUEST

The applicant's current request is for the installation of a permanent banner on the southern side elevation.

The applicant's previous request for multiple aluminum signs on the building, located on the front and rear elevation of the building, was approved at the November meeting of the Architectural Review Board. The Board deferred a decision on the painting of the building, and provided comments to the applicant at the November 2016 meeting. Approval for the repainting of the building was approved at the Board meeting in December 2016.

### PROPERTY INFORMATION

**Location** – The site is located at 9409 Battle Street on the east side of Battle Street, approximately 50-feet south of the intersection of Center and Battle Streets.

**Historical Significance** – The building at 9409 Battle Street, historically known as the Johnson Building, was constructed c. 1905. It is a two-story commercial building exhibiting Italianate characteristics, such as the flat parapet roof with bracketed cornice, recessed entrances, and storefront windows. It is a contributing building to the National Register and local historic districts and is also designated as a Local Historic Landmark.

**Surrounding Properties** – On the north, the property is adjacent to 9116 Center Street, the former Manassas Post Office constructed c. 1906, a contributing building designated as a historic landmark. To the south is a public parking lot and the Candy Factory Building located at 9419 Battle Street, also a contributing building and historic landmark constructed c. 1900.

### APPLICANT'S PROPOSAL

The applicant's proposal is for a permanent banner. The sign is proposed to be 3' by 8.33' and is to be located on the second floor of the south facing side elevation. The sign would be attached by nails/screws into the grout/brick via the banner's grommets. The sign is located as to not cover the historic paint/lettering along the elevation.

### 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 flat wall signs should not exceed 24 feet in height. Materials

should relate to the structure and sign design should be coordinated with the nature of the business and character of the structure.

The proposed signs are in keeping with the size recommendations of the guidelines and the requirements of the zoning ordinance. Installation will include permanent, taught mounting flush against the building. The material proposed is appropriate for use in the historic overlay district as permanent banners have been previously approved by the ARB. The color palette utilizes the established logo and branding of the business.

As part of the building permit process, staff will work with the applicant on the details of the banner fabrication to ensure durability. This will include a review of items such as: UV protection, banner weight, denier count, reinforced hems.

**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
<b>Activity Proposed:</b>	Signage.
<b>(1)</b> 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.	Signage is compatible with the building and the surrounding HOD. Permanent anchoring is provided with placement flush to the building.
<b>(2)</b> 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.	Proposed signage placement has been coordinated with tenant entry points and historic paint/lettering.
<b>(3)</b> The effect of the proposed change on the historic district neighborhood, setting, or streetscape.	The proposed signage will not have a negative effect on the HOD and is it in keeping with signs currently in the HOD.
<b>(4)</b> 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 method of construction for the signage is consistent with the surrounding Historic Overlay District.
<b>(5)</b> The Secretary of the Interior Standards for Historic Preservation, as may be relevant.	Not applicable.
<b>(6)</b> Any applicable provisions of the adopted design guidelines.	Proposed signs are in keeping with the height recommendations of the design guidelines.

## STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the application, with the following stipulations:

- No more than 24 feet installed height.
- Located on the second floor elevation so it does not cover the existing paint/lettering along the elevation.
- Maintained in a taught condition, flush against the wall, and is mounted by permanent anchoring.
- If the appearance of the banner becomes, torn, faded, or is otherwise compromised the applicant shall come before the board for a replacement sign made of another material specified by the City of Manassas Historic District Handbook.

**Please note this submission is for the permanent banner only. Prior applications for signage and paint were approved in November and December 2016. Previously submitted portable street signage is not a part of the current application (administrative approval).**