



ARCHITECTURAL REVIEW BOARD MEETING

Wednesday, August 21, 2024 at 7:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

AGENDA

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. CITIZENS TIME

IV. MINUTE APPROVAL

1. Architectural Review Board - Regular Meeting - 7.17.2024

V. AGENDA ITEMS

1. ARB Guidelines Discussion

VI. OLD BUSINESS

VII. NEW BUSINESS

VIII. PLANNING COMMISSION UPDATES

IX. TOWN COUNCIL UPDATES

X. ADJOURNMENT



ARCHITECTURAL REVIEW BOARD MEETING

Wednesday, July 17, 2024 at 7:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

MINUTES

I. CALL TO ORDER

A Regular Meeting of the Architectural Review Board of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 7:00 pm.

Chairman Schneider called the meeting to order.

1. Roll Call

PRESENT

Chairman Marchant Schneider

Vice Chairman Ben Barben

Board Member Chuck Mason

ABSENT

Board Member Joanna Mason

II. PLEDGE OF ALLEGIANCE

Chairman Schneider invited everyone to stand for the Pledge of Allegiance.

III. APPOINTMENT OF CHAIR AND VICE CHAIR

The Town Manager stated during the first meeting of the fiscal year the Chair and Vice Chair need to be selected. Chairman Schneider asked if there was a nomination for Chair. Board Member Barben nominated Marchant Schneider for Chair, with Chuck Mason seconding the nomination. Joanna Mason and Justin Baker were absent for the vote. Chairman Schneider nominated Benjamin Barben for Vice Chair, which was seconded by Board Member Chuck Mason. There were no objections or other nominations.

IV. CITIZENS TIME

No citizens were present to speak during Citizens Time.

V. MINUTE APPROVAL

With no questions or changes, **Board Member C. Mason moved to approve the minutes from the meeting on June 12, 2024. Vice Chairman Barben seconded. The motion carried.**

Motion made by Board Member Mason, Seconded by Vice Chairman Barben.

Voting Yea: Chairman Schneider, Vice Chairman Barben, Board Member Mason

1. Architectural Review Board - Regular Meeting -

VI. AGENDA ITEMS

1. ZP #2024-0607: Exterior Modifications - 6660 Fayette Street

During the meeting, Town Planner, Thomas Britt briefly reviewed the previously approved application conditions for 6660 Fayette Street. The applicant was present to resubmit the application for the porch and the light fixtures. The Town Planner referred to page 12 of the packet, which shows an ideal visual of the 9x6 ft patio. The discussion included the approved color, panda white, and stained oak, as well as the design of the light fixtures shown on pages 14 and 15 of the agenda packet. Discussion followed regarding the columns, roof, and materials.

Chairman Schneider moved that the Board approve the COA for ZP#2024-0607 for the portico, lighting installation, and roof installation at 6660 Fayette Street based on the following conditions:

1. **The roof shingles will be an architectural style, black or similar color.**
2. **The portico will be a metal roof, black.**
3. **Posts on the portico will be square posts, stained oak.**
4. **The design of the portico will be as presented on page 12 of the July 17, 2024 architectural review board report. Board Member C. Mason seconded the Motion. All in favor.**

Motion made by Chairman Schneider, Seconded by Board Member Mason.

Voting Yea: Chairman Schneider, Vice Chairman Barben, Board Member Mason

2. ZP#2024-0701 - COA Demolition for 6794 and 6796 Fayette Street

Town Planner, Thomas Britt, directed everyone to packet pages 32 and 33 for a visual of a plat that the Town and the County officially recognize. It was originally a large plat with the historic Pearson home on it, which is the one-story blue house shown on page 32, now subdivided into three lots. The two shed structures are the frame shed and the one-story framed building. Mr. Britt stated that in an effort to resolve any outstanding zoning issues that came from the subdivision, one being the parcel line bisecting one of the building structures, the applicant has come to apply for the demolition of the shed structures. In packet pages 34-44 are reports and pictures of the shed structures for consideration. The goal is to demolish these sheds and, once the outstanding zoning issues are resolved, fix any other ingress/egress issues to sell 6794 and 6792 for redevelopment. He stated the two sheds are not historic resources. The single-family home to the west of the three parcels is covered by landscaping and trees. There are no other historic characteristics of lots nearby. It is our recommendation the shed structures be demolished.

The applicant, Najeem Ebadi, representing the owners of 6796 Fayette Street was there to speak. Mr. Ebadi stated the purpose of the demolition of the shed structure is to resolve the zoning violation currently taking place on the property lines of 6796 and 6794 Fayette Street, and second, it would be to develop on the lot itself by the builder we have a contract with. Discussion followed regarding clarification and conditions of shed structures.

Chairman Schneider moved to approve COA for ZP#2024-0701, for the demolition of two structures at 6794 and 6796 Fayette Street further described on page 33 of the July 17 packet boundary survey. This would apply to the frame shed on lot 3 and the one-story frame building between lots 2 and 3. Also subject to the one-story frame building being

documented through photographs as seen from Fayette Street and the four facades of the building, and to have that documentation of the photographic evidence prior to issuance of the zoning permit. Vice Chairman Barben seconded the motion. All in favor.

Motion made by Chairman Schneider, Seconded by Vice Chairman Barben.
Voting Yea: Chairman Schneider, Vice Chairman Barben, Board Member Mason

3. Architectural Review Board Guidelines Discussion

Town Planner, Thomas Britt, gave a recap on the ongoing updates being made to the Architectural Review Board Guidelines. Discussion of the ARB Guideline followed. Vice Chairman Barben gave suggestions for edits and clarifications. It was suggested by Chairman Schneider they meet to go over any specific grammar edits and changes. Chairman Schneider requested to switch out better picture examples for signage with some that are more current. Vice Chairman Barben requested clarification that any demolition needs to be reviewed not just a contributing structure.

VII. OLD BUSINESS

Town Planner Thomas Britt gave a brief update on Old Business. He stated Taco Bell is open for indoor dining/takeout only, as their menu board and awning are still being approved by the County. He also stated we are still fine-tuning the site plan for the townhomes that were approved on Bleight Drive.

VIII. NEW BUSINESS

Town Planner Thomas Britt shared he just approved a preliminary site plan for the hotel site near Crossroads Village. He stated it's currently between hotel chain owners, so once there is a proper applicant for the hotel then we'll get architectural submissions for that.

IX. PLANNING COMMISSION UPDATES

The Town Planner shared we held a public hearing for Chick-fil-A for a proposed expansion of their drive-thru area. They want to add a bypass lane of sorts which they are still working with the applicant on and will hold another public hearing next month. He stated starting in August, the Planning Commission will now meet on the second Tuesday of the month.

X. TOWN COUNCIL UPDATES

Chairman Schneider gave the Town Council updates. He shared we have seven candidates registered for the election in November. There will be a finance presentation at 6 pm on the 29th on potential finance options available for funding Town projects.

XI. ADJOURNMENT

With no further business before the Architectural Review Board, **Board Member C. Mason moved to adjourn the meeting. Vice Chairman Barben seconded the motion. The motion carried.**

Motion made by Board Member Mason, Seconded by Vice Chairman Barben.
Voting Yea: Chairman Schneider, Vice Chairman Barben, Board Member Mason

SUBMITTED

APPROVED

Deputy Clerk, Alexandra Elswick

Chairman Marchant Schneider

DRAFT



Town of Haymarket
15000 Washington Street, #100
Haymarket, VA 20169
703-753-2600

Thomas Britt
Town Planner

MEMORANDUM

TO: Architectural Review Board
FROM: Thomas Britt, Town Planner
DATE: August 16th 2024
SUBJECT: Discussion Item, Revisions to ARB Guidelines

Background:

The Town Planner is providing edits of the current Architectural Review Board Guidelines for the ARB's review and comment. The sections provided for review in this meeting include:

- General Summary of Conditions in each district of Haymarket
- List of Administrative Approval Items versus ARB Approval Items
- Cleanup of language and formatting in the guidelines.
- Updated external links on miscellaneous management of exterior elements, such as painting guidelines.

The Town Planner has included map elements such as the Historic District Overlay Map as placeholders until documents are finalized and any zoning text and comprehensive plan amendments are approved.

Note, formatting of the guidelines are subject to change, and alterations to the theme and format of the final copy recommended by the ARB are expected as this discussion continues.

The Town Planner has taken the recommendations from the ARB in the July meeting and presented the revisions for discussion and comment.

The Town Planner has also brought the draft amended Historic District Overlay to the Planning Commission in the August PC meeting for discussion. The Town Planner will report on the discussion with the PC to the ARB.



County of Prince William

**HISTORIC DISTRICT
DESIGN GUIDELINES**

FOR

THE ARCHITECTURAL REVIEW BOARD

**Adopted by the Town Council _____
Public Hearing Held _____**

Adopted by the Haymarket Town Council by a quorum present, upon a roll call vote, as follows:

Motion By:
Seconded By:
Voting Aye: Voting Nay:
Absent: 0
Abstain: 0

Done this ___ Day of _____, 2024

ATTEST:

Ken Leursen, Mayor

Clerk

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I. INTRODUCTION

A. BACKGROUND AND PURPOSE OF THE ARCHITECTURAL REVIEW BOARD AND THE DESIGN GUIDELINES

In 1994 the Haymarket Town Council (herein after, the “Town Council”) placed the entire town under a Historic District Zoning Ordinance. A “Historic District” is an overlay zoning which imparts additional protection specific to historic structures and the historic resources of the Town in addition to underlying zoning requirements already required by a locality’s zoning regulations. The adoption of a local historic district and ordinances to protect historic resources is authorized by Sec. 15.2-2306 of the Virginia Code, which recognizes the importance of preserving a local jurisdiction’s historic heritage. A local property does not have to be listed in either a state or national register in order to be designated historic on the local level. The Town Code designates “historic” as ~~all structures that are 50 years old or older~~ **all buildings within the Historic District Overlay which were built prior to 1950.**

A map of the Historic District Overlay can be found in Appendix A

When the Town Council adopted the Historic District in 1994 it also established the Haymarket Architectural Review Board (herein after, the “ARB”) and determined that no building, structure or sign shall be erected, constructed, or altered until the ARB has issued a Certificate of Appropriateness (**herein after, a COA**). The regulations imposed in the district are intended to protect against the destruction of, or encroachment upon, Haymarket’s historic structures and resources.

Any change within the Historic Overlay District including, but not limited to:

- rehabilitation of or additions to existing buildings
- new construction
- razing or demolition

must be reviewed and approved by the ARB before a COA may be granted.

Any change undertaken without issuance of a COA may, among other actions, be ordered removed and returned to the original condition.

The following has been adopted by the Town Council to provide the ARB with guidelines to follow during their review procedure. Modifications to these guidelines may be suggested by the ARB at any time, but all modifications must be reviewed and approved by the Town Council prior to implementation.

It is the intent of the Town of Haymarket (herein after, the “Town”), by adoption of these guidelines, to maintain and promote the historic resources and appropriate architectural styles within the Town.

It is not the intent of the Town to restrict or prevent homeowners from remodeling, adding to, or otherwise enhancing their property. However, the ARB will interpret

what will be considered the unique characteristics of the Town’s historic structures

and may refer to architectural and historic sources other than these guidelines in order to make recommendations about all design issues not expressly defined in these guidelines.

In accordance with the ~~Town of Haymarket~~ Historic Overlay District Ordinance, these guidelines are to be applied to those improvements which currently or in the future could be visible from any public view.

B. APPROVAL BY THE ARB MAY BE ONLY ONE STEP IN REQUIRED APPROVAL PROCESS

The regulations imposed by the Historic District Zoning Ordinance are in addition to the requirements of the Town Code, state and federal laws and building codes. Therefore, application to and approval by the ARB may only be one step in the process of receiving full approval of an application. It is the responsibility of all applicants to comply with all building codes and state, federal, and Town requirements.

C. CERTIFICATE OF APPROPRIATENESS

Sec. 58-16.4. - Certificate of appropriateness required in the Historic Haymarket Overlay.

(a) Application for a certificate of appropriateness shall be made to the architectural review board. Any decision of the architectural review board shall be appealable by any member of the town council after consultation with the board, or any aggrieved person to the town council.

(b) No building, structure or sign shall be erected, reconstructed, altered, or restored within the Historic Haymarket Overlay, unless and until a complete application for a certificate of appropriateness shall have been approved by the board or, on appeal, by the town council. Review of such applications by the board will include analysis of external architectural features which are subject to public view from a public street, way, or place, in light of their architectural compatibility with the historic buildings in the district.

(c) The zoning administrator shall determine whether a change is readily apparent, subject to appeal to the board of zoning appeals.

The ~~Certificate of Appropriateness~~ (COA) is the vehicle by which an applicant receives approval for an application before the ARB. All applicants must receive a COA prior to construction, alteration, or restoration of any building, structure, or sign in the Historic District Overlay.

While the timelines for review and approval found in Section C.1 of these guidelines are ideal, the review and approval time may vary based on the content of the application.

1. Procedure

1. Application for a ~~Certificate of Appropriateness~~ (COA) shall be filed with the Town ~~Clerk~~ **Administrative Assistant** with all required accompanying documentation and fees.

- The Town Administrative Assistant will be given two days to process the application and hand materials to the Town Planner before application review begins.
 - All applications that require administrative approval will be approved within 10 days of processing of the application. For applications requiring ARB review, see step #2 below.
2. The ~~board~~ ARB shall meet within 45 days after notification by Town Clerk Staff that such application is complete and ready for consideration.
 3. The applicant, or a representative, is required to attend the meeting at which their application is to be heard. If the applicant or the applicant's designee does not appear before the ~~board~~ ARB, the application may be deferred until the next meeting. If this applicant or their representative does not again appear, the application may be discontinued.
 4. The ~~board~~ ARB shall endeavor to vote and announce its decision on any matter properly presented within 14 days after the conclusion of the final hearing on the matter unless time is extended by mutual agreement between the board and the applicant and the applicant waives the 45 day deadline in writing.
 5. The ~~board~~ ARB shall not reconsider any decision made by it except in cases where an applicant appears with an amended application addressing all areas of concern and two-thirds of a quorum of the ~~Board~~ ARB votes to reconsider such applications.

2. Appeals

- Whenever the ~~board~~ ARB shall approve or disapprove an application for a COA, any aggrieved party or member of the Town Council shall have the right to appeal and be heard before the Town Council provided such person files a written notice of intention to appeal with the Town Clerk on or before 14 days after the decision of the board.
- Upon receipt of such notice, the Town Clerk shall place such appeal on the agenda for the next regular meeting of the Town Council, at a time not to exceed 45 days after the receipt of such notice of appeal.

D. EXEMPTIONS

When in compliance with all Town ordinances and other requirements, the following projects are exempted from all provisions of these Design Guidelines:

- Routine maintenance work on buildings that does not significantly alter the appearance or function of the building, nor materially replaces old roofing, siding, or window materials with new materials substantially identical to the repaired materials. Replacement of more than 10% of a feature (i.e. roof, siding, etc.) is NOT considered routine maintenance and shall be deemed "material".
- Interior Remodeling Work.

Note: Some cases under review will only require Administrative approval prior to installation or application to Prince William County's Building Department. The procedure for Administrative Review and approval is as follows:

- Submission of application materials to Town Staff
- Review and comment from Town Staff.
- Revision of application materials and resubmission if necessary by applicant.
- Approval of application by Zoning Administrator.

E. COMMUNITY DESIGN AND THE COMPREHENSIVE PLAN

According to the Town's Comprehensive Plan (2008-2013), a close relationship between the Planning Commission (PC) and the Architectural Review Board (ARB) is necessary to implement a community design. The PC is responsible for ensuring that development plans abide by existing land use and zoning ordinances whereas the ARB is responsible for ensuring that the design of new structures and the modification of existing buildings adhere to an overall architecture consistent with the Historic District Ordinance and these Guidelines. The community design plan must be a balance of meeting future and current community needs, saving and rehabilitating historic structures, and allowing homeowners and business owners enough latitude to enhance their properties all while creating and preserving the historic "character" of Haymarket.

This plan can be described with respect to the main geographic portions of the Town:

Industrial/Retail, West of Fayette Street

As development has progressed, styles of new buildings show a regression of architectural styles from modern (Sheetz, Crossroads Village Center), to neo-colonial (Leaberry and Quarles shopping centers), to late-1800s urban (Bloom building) and finally to colonial (Giuseppe's Restaurant and Remax Realtors). One historic structure has been saved, Winterham, ~~albeit in the midst of a~~ **between** new shopping centers and professional complexes. This regression is in concert with the overall goal of maintaining the feel of the town center as the oldest portion of Haymarket. ~~Only one property of this part of town is undeveloped, the land between Quarles and Giuseppe's Restaurant.~~ The overall design of a retail or professional complex on this site must flow into this age progression. Accordingly, the style and size of structures here should be consistent with mid-1800 and early 1900 historic architecture. Locations in this part of town should be accessible by foot traffic. Parking will generally be available on site and is to be behind the structure, if feasible.

Historic Walking/Central Portion of the Town

This portion of Haymarket houses the old Town Hall, now the Haymarket museum, and the historic old post office. Development here should be carefully considered and should reflect the architecture that lines Washington Street and defines historic Haymarket. Architectural styles and building sizes should include Colonial, Federalist, and Folk Victorian with Greek revival and Italianate architectural details. Visual interest should be encouraged through the use of height variations ranging from one to three stories. Retail and professional buildings should be arranged in a "walk-around" manner, with parking off-site. In essence, development in this area

should create a town center with a historical feel in which residents and visitors can walk, shop, eat, conduct business and relax. Restoration of the old post office will be required as part of any development plan. Consideration must be made to the utility of maintaining town hall in this portion of town or moving it to another location. From this point in town, all other structures should begin to look “newer”. **The newest building addition to this portion of Town is the Hilton Garden Inn directly across Washington Street from Town Hall, which has a more modern design, and has a walkable pedestrian scale of architecture from street level.**

Commercial/Residential Blend East of Town’s Center

Traveling east from the central portion of town, Haymarket unfolds in a pleasant mix of older, residential homes and low intensity commercial uses such as a veterinary clinic and a Baptist Church. This blend of uses continues to the eastern town limit, where a neo-colonial residential development is across the street from public uses in two Sears houses fronted by a planned village green. The two Sears structures fit this area architecturally and historically and should be preserved, if at all possible. Almost all the land north and south of Washington Street is developed. Much of the available land on the north side of Washington Street seems well suited to low intensity commercial uses, with adequate buffering to separate it from residential neighborhoods. Whenever possible, existing residential buildings should be converted to commercial use, rather than have new buildings constructed, to continue the open, small town atmosphere and sense of place. As per the ARB guidelines, any new development must follow architectural styles represented by the surviving historic buildings in Haymarket. In general, developments within the last seven years have been styled as neocolonial. As other residential developments are planned, the ARB will encourage developers to move away from “cookie cutter” designs and explore styles that reflect a post-Civil War era. This would include Victorian styles. Modern or industrial designs are not consistent with the Historic District and are not appropriate.

Overall Plan

The overall community design and its resulting policies should produce a Haymarket that gives the impression of “built over time”. Each of these sections of town discussed above should flow into the other. As developers present designs and requests for zoning changes, the PC, ARB, and, ultimately, the Town Council must keep this overall design goal in mind when approving these designs and granting requests.

II. STREETScape AND SITE DESIGN

These applications require additional approval from the ~~Town Council and Planning Commission~~

A. WASHINGTON STREET ENHANCEMENT PROJECT

There are additional Town Code requirements for the Washington Street area, found in Section 58-20.9, 58-20.10, and 58-20.16 of the Zoning Ordinance.

B. FENCES AND WALLS

The ARB generally approves fences that meet the following criteria and that are consistent with the fence style examples shown in Appendix C.

All fence applications outside of the Historic District Overlay will be administratively reviewed and approved.

1. Types

- Wood or wood-look products in the style of a picket, board, or split-rail.
- Wrought iron.
- Other fence styles, such as ornamental and privacy fences will be considered on a case-by-case basis.

- Screen fencing is discussed in Section II H.
- At no time will stockade, snow fencing, exposed chain link fencing or barbed or razor wire (or any similar exposed security fencing) be allowed within the Historic District.
- Alternating board fences are not approved for new fences.

Notwithstanding the foregoing, all existing residential lots located within the subdivision commonly known as Longstreet Commons, are hereby exempted from the prohibition of board on board fences based on the following findings by Council:

1. All of these lots are subject to a restrictive covenant that any fence constructed must be board on board and none other.
2. This subdivision was created in the year 1987.
3. Since that time and prior to the adoption of these Guidelines, approximately 110 lots have constructed board on board fences in conformity with the requirements of the covenants.
4. Due to the foregoing circumstances, unique to these lots, Longstreet Subdivision should be exempted from the requirements of the Guidelines.

2. Materials

Colors and choice of materials for fences and walls shall compliment and be consistent with the design and materials of the parent building.

3. Special Instructions

- For picket fencing, pickets must be separated from each other by a space of one to three inches but should not be any wider than the width of the picket. Additionally, the picket will have a horizontal width of two to four and one-half inches. The fence will be constructed with the finished side facing outside of the fenced property.
- Board fencing will be constructed of six-inch wide boards. If more than twenty-five percent is to be replaced, then the entire fence will be considered as a new fence and must adhere to these guidelines.
- For split-rail fencing, a maximum of three rails is permitted. The height of a split-rail fence should not exceed 48 inches at the highest rail.
- Partial and/or decorative fencing styles should be appropriate to the architecture of the parent building. Partial and/or decorative fences are not to be used extensively along the property line.
- For fences with an open design, wire mesh can be used to contain pets. The wire mesh should be of a heavy gage in black or dark green with a square or rectangular weave. It should be installed on the inside of the fence and not extend above the top of the fence or top rail in a split-rail design. "Chicken wire" is not approved.

4. Gates

- All fence gates should match the design and construction of the fence.
- If a matching design cannot be met due to structural integrity, a solid board or vertical picket design can be substituted.
- The gate may have either a flat level top or a rounded top.
- Ornamental gates will be considered if the design is harmonious with the parent structure architecture and fence style.
- Gates should be single hung with the stile at the same height as the fence.

5. Walls

- Freestanding walls may only be constructed of brick, concrete or fieldstone. If concrete or concrete block is used, it shall have a façade of brick or fieldstone.
- Retaining walls shall be constructed of brick, concrete, fieldstone or wood. If constructed of wood, a minimum of six-inch by six-inch beams in rectangular cross-section will be used. Pressure treated wood or railroad ties must be used.

C. LIGHTING (FREE STANDING/POSTS)

- All exterior lighting schemes shall be preplanned in its entirety and such plans, with detailed specifications, shall be presented to the ARB for consideration and approval.
- Business Town lighting located along Washington Street shall also be in accordance with the Streetscape Plan.
- Free standing light posts shall be compatible with the prevailing and recognized historic architectural character of the Town.
- Free standing lights shall not exceed sixteen feet in height in business and industrial zones.
- Free standing lights shall not exceed six feet in height in residential zones.
- All free standing lights shall be directed downward onto the site and light shall not materially project onto adjoining properties.
- A combination of free standing and wall-mounted fixtures is recommended in order to yield varied levels of lighting.

D. TELECOMMUNICATION DISHES, DRUMS AND TOWERS

- Communication dishes or drums located in an Industrial zoned district must be surrounded by fencing and obscured from view if mounted on the ground.

- Any exposed dish or drum mounted on a tower or monopole shall be painted white or another color approved by the ARB.
- No antenna higher than twenty-four linear feet from ground level shall be constructed or attached to any building or structure within the Industrial-zoned district.
- Small cell facilities and similar infrastructure deployments must meet the following criteria:
 - [reasonable, nondiscriminatory, and objective standards to be drafted]

E. SCREENING

- All outdoor utilities, transformers, meters, trash dumpsters, mechanical, heating and a/c units shall be screened from the public view by walls, fences, landscaping or a combination thereof.
- If roof-mounted mechanical equipment is used, it shall be screened from public view on all sides. The screening material and design shall be consistent with the design, textures, material, and colors of the building. The screening shall appear as an integral part of the building.

III. NEW CONSTRUCTION AND ADDITIONS TO EXISTING NON-HISTORIC AND NON-CONTRIBUTING STRUCTURES

A. GENERAL GUIDELINES

- In order to create a more pleasing blend of historic and new elements in the Town, new structures shall be compatible with the prevailing and recognized historic architectural character of the existing adjacent structures.
- New buildings shall be designed to complement rather than detract from adjacent buildings in terms of mass, scale, and materials.
- Alterations to existing structures that are not within the Historic District Overlay are reviewed and approved administratively by either the Town Planner or the Zoning Administrator.
- All new construction within the corporate limits of Haymarket must go through review and approval by the ARB.

B. COLORS

- Painting, architectural accents, and signage shall use colors complementary to adjacent structures as well as being appropriate for the adjacent architectural styles.
- Colors of a building shall also take into consideration roof, foundation materials and design elements and principle.
- The ARB may adopt an approved color palette from time to time. Applicants are not limited to using the approved color palette, but if using another color palette they must submit sufficient information to the ARB for it to determine that the proposed color palette is compatible with the historic color scheme of the Town and adjacent architecture.
- ~~The approved colors are from the Martin Senour Paints-Williamsburg collection. These colors may be viewed at the Town Hall office.~~
- Corporate logo colors may not meet the Town design guidelines and may not be

approved.

C. EXTERIOR ELEMENTS

• **Foundations**

Foundation exteriors must be comprised of brick, stone or concrete with a brick relief.

- **Siding**

The following materials are acceptable for exteriors of buildings within the Town, if consistent with the other requirements of the Historic District Ordinance and these Guidelines:

1. Wood
2. Wood-look Vinyl Siding, if consistent in quality and texture with Historic District requirements
3. Hardboard Siding
4. Stone
5. Brick

Paneling and exposed cinder or concrete blocks are not appropriate for any structures. The ARB may consider other exterior materials if such material is consistent with the Historic District Ordinance and these Guidelines. The applicant is responsible for providing the ARB sufficient information to determine such consistency.

- **Decorative Detailing**

All new construction in the Colonial style shall have exterior dentil moldings where appropriate that must be proportionate to the size and scale of the structure.

D. CHIMNEYS

- The exteriors of all exposed chimneys or mock-chimneys constructed in the Town shall be constructed of brick, stone, or brick and stone facing.
- The exterior design shall include a connection to the base or ground of the home and extend above the roofline.

E. ROOFING

- All roofing applications that fall outside of the Historic District Overlay will be administratively reviewed and approved once HOA approval is granted, if necessary.
- Roof design, materials, colors and textures shall be consistent with the Historic District Ordinance and these Guidelines.
- Roof materials may include metal, composition shingle and wood.
- On any additions to structures with existing pressed tin roofs, the same roof style shall be extended.

F. LIGHTING (ATTACHED TO STRUCTURE)

- The ARB may adopt from time to time a list of approved lightbulb types.
- All attached exterior lighting shall be contained in fixtures that meet the requirements of these guidelines.

G. WINDOWS AND DOORS

- All window and door applications will be administratively reviewed and approved once HOA approval is granted, if necessary.
- Storm doors and windows must be full view.
- Sliding glass doors shall not be allowed on the front of the structure if they are visible from a public way or street.

H. DECKS

- All deck applications will be administratively reviewed and approved once HOA approval is granted, if necessary.
- Deck plans must be submitted to the ~~ARB~~ Town Planner for design approval with a list of materials.
- Permitted materials are:
 1. Pressure-treated lumber
 2. Manufactured wood
 3. Composite material such as TREX® or other similar product
 4. Wood
- Deck colors must match either the primary or trim color of the structure.
- Once painted or stained, the finish must be maintained to prevent peeling.

I. HANDICAPPED RAMPS

- Applications for handicapped ramps for residential buildings will be administratively approved, while the ARB will approve all commercial ramp installation.
- Handicapped ramps should not be built in a runway style perpendicular to the front façade unless all other alternatives present undue hardship.
- Potential materials are:
 1. Pressure-treated lumber
 2. Manufactured wood
 3. Composite material such as TREX or other similar product
 4. Wood

J. AWNINGS

- Administrative review and approval will be given for non-contributing structures.
- Awnings may be permitted if consistent with the Historic District Ordinance and these Guidelines.
- Material used to construct awnings or canopies shall be limited to canvas or similar material.
- Vinyl, plastic or aluminum will not be considered as material for use in the construction of awnings or canopies.
- The design of the awning and color of the cloth should complement the building.

- The scale of the design should be related to the proportions of the building.
- Awnings must be a solid color.
- All awnings should be well maintained, washed regularly, and replaced when faded or torn.

- Any lettering applied to an awning shall be considered a sign and must comply with the Town Ordinance regarding signs.

IV. GUIDELINES FOR ALTERATIONS OR ADDITIONS TO HISTORIC STRUCTURES OR CONTRIBUTING STRUCTURES

Note: The Town Code designates as “historic” ~~all structures that are 50 years old or older.~~ **all buildings within the Historic District Overlay which were built prior to 1950.**

See Appendix D for a list and map of the Town’s Historic Structures

A. GENERAL GUIDELINES:

- Any exterior alteration or addition to a historic structure has the potential to radically alter the structure’s appearance and/or obscure its historic significance. When an alteration or addition is planned, it shall be designed and constructed in a manner consistent with the architecture and design elements of the period of initial construction and not detract from the character-defining features of the historic structure. To this end, the ARB shall examine the proposed modifications to the historic structure and determine if such proposed modification would detract from the significance or integrity of the structure.
- The following considerations shall be met in any renovation or addition to a historic structure:
 - A. The size and scale of any alteration or addition shall be limited so as not to compromise the integrity of the historic structure or the surrounding structures.
 - B. The alteration or addition must use materials, level of detail, fasteners, finishes and colors that are consistent with the historic structure’s period of construction and should take into account compatibility with surrounding structures.
 - C. The alteration or addition must incorporate the design elements and principles of the existing structure.
 - D. Original siding materials shall be repaired and retained, rather than removed or covered. If replacement must be made, and is approved by the ARB, it must be with like materials. Replacing original wood siding with cement siding products, such as Hardiplank siding, is not permitted.
 - E. Existing paint may be removed if done in a manner that will not damage the surface of the structure. Such method of paint removal shall be reviewed in advance by the ARB if such facility is a historic building.

V. SIGNAGE

See Section 58-17 of the Zoning Ordinance for Town signage requirements. See Appendix B for Sign Design Examples

- Signs associated with historic structures shall use fonts and designs documented to be from the time period of (1) the structure's construction or (2) the period 1750 to 1900.
- Signs should make a positive contribution to the general appearance of the street and neighborhood in which they are located as well as complement the architecture of the building(s).
- It is not a given that corporate business logos or color schemes will meet sign guidelines.
- The ARB strongly encourages the use of durable synthetic materials.

VI. DEMOLITION GUIDELINES

The requirements for demolition review and approval can be found in Section 58-16.12 of the Zoning Ordinance.

A. SPECIAL INSTRUCTIONS FOR HISTORIC STRUCTURES

The Haymarket Comprehensive Plan supports the preservation of the Town's historic resources to the greatest extent possible. Therefore, there must be a compelling reason to demolish a historic structure.

- Applicants must provide a written statement explaining the reason for the demolition and describe alternatives to demolition and why such alternatives are not considered feasible.
- In some instances, the ARB may require a structural analysis of the building by a licensed professional engineer regarding the structural integrity of a building prior to a demolition permit decision.
- If an applicant is successful in demonstrating that a historic structure is a candidate for demolition the ARB may approve the demolition request with one or more of the following conditions, depending on the circumstances surrounding the request:
 1. Complete, professional, photographic documentation of the interior and exterior of the building, including black and white print and digital images.
 2. Phase I archaeological survey of the property to determine if the property yields information important to the Town's history.
 3. The applicant must demonstrate that the site will be prepared and maintained in accordance with a landscape plan once the building has been demolished.
 4. The demolition may occur only following receipt of a ~~building~~ **demolition** permit for the ~~new construction~~ **structure**.

VII. SITUATIONS NOT COVERED, ADDITIONAL REQUIREMENTS

These guidelines do not cover every possible situation. Architectural alterations or construction requests not covered by these Guidelines will be reviewed for appropriateness by the ARB on a case-by-case basis applying the standards and principles

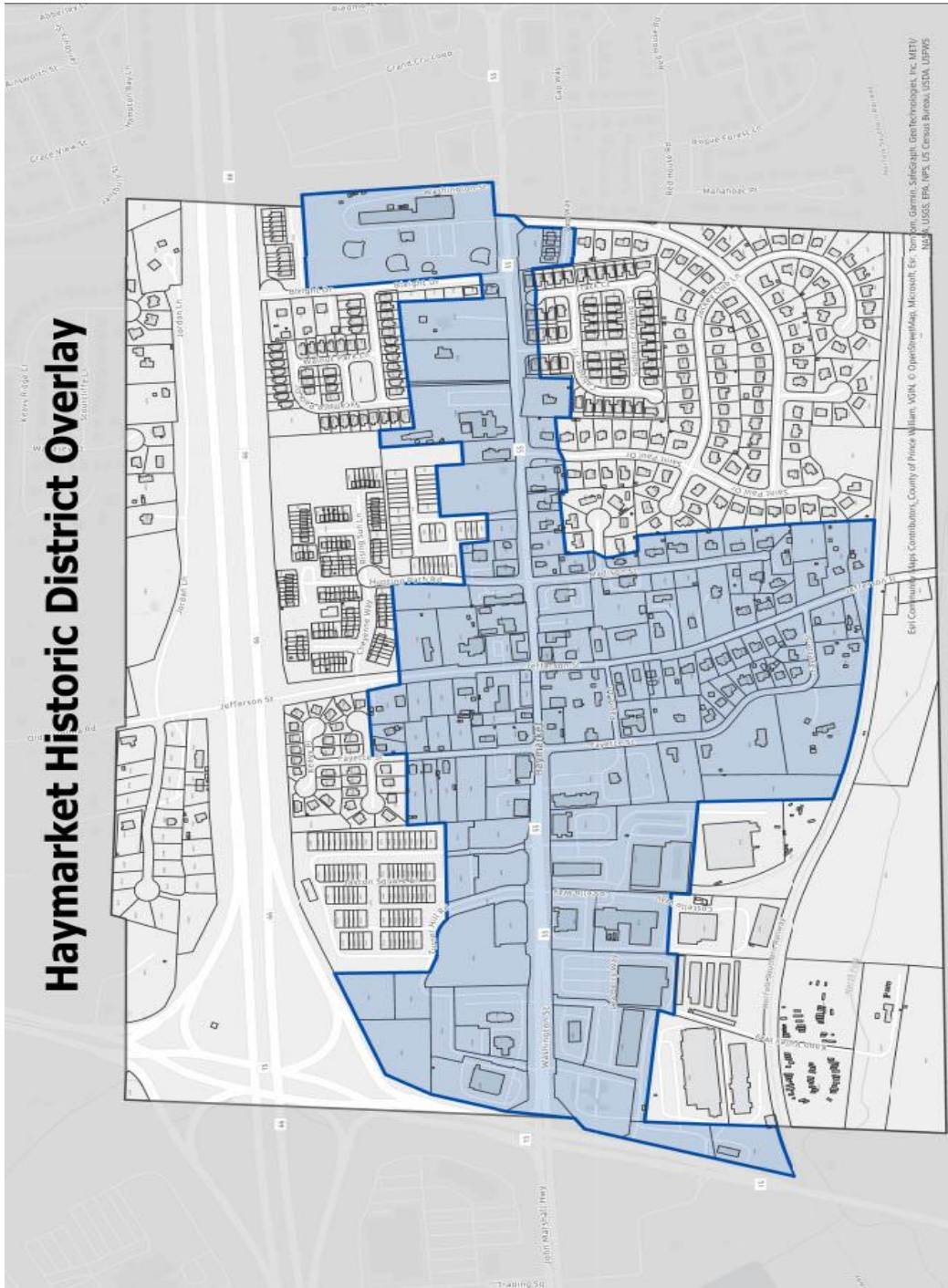
set forth in these Guidelines and the Town's Comprehensive Plan and ordinance provisions. **The timeline for review and approval of the application may vary based on the content and historic context of the submitted application.** It is the responsibility of all applicants to comply with all Town building, zoning, subdivision and land use requirements as well as all state and federal requirements. **If there are any further questions that applicants may have in this process, please contact Town Staff at (703) 753-2600 or visit Haymarket Town Hall at 15000 Washington Street Suite 100.**

VIII. LEGAL STATUS OF GUIDELINES

The Town Council recognizes it is not possible to define what may or may not be required in the many unique circumstances which will occur in the Historic District. It is therefore impossible to define by ordinance precisely how to apply the Historic District Ordinance to these type situations. These Guidelines are the result of mature consideration by the Town Council after input and comment by the public, the ARB, the ~~PC Planning Commission~~ and the residents of the Town. These Guidelines shall have the legal force of a town ordinance and shall provide the legal framework for achieving the purposes of the Historic District Ordinance and the preservation of the Town's historic resources in the Historic District. By application of these Guidelines and the Historic District Ordinance, relevant matters will be decided in a consistent fashion. These Guidelines also provide important guidance to property owners within the Historic District

APPENDIX A: HISTORIC DISTRICT OVERLAY AND MAP

To read the language of the Historic District Overlay in its entirety, please refer to [ARTICLE XVI. - OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY](#)



APPENDIX B: SIGN DESIGN EXAMPLES

The following examples of current Town Business signs demonstrate the subdued style from 1750 to 1900. They are not inclusive of all acceptable sign styles. Any particular sign style must be approved by the ARB in a certificate of appropriateness.

(Use of these images is for exemplary purpose only and is not an endorsement of any business shown. Letter typestyle can be found in Appendix A)

MENU SIGNS



HANGING SIGNS



FREESTANDING SIGNS



INDIVIDUAL LETTER SIGNS



WALL SIGNS



DIRECTIONAL SIGN



NEON "OPEN" SIGN (Non-Flashing/Non-Moving)



APPENDIX C: APPROVED FENCE STYLES



PICKET STYLE FENCES:



ENCLOSURES:



OTHER FENCE STYLES/RETAINING WALLS:



Ornamental Fencing



Wrought Iron Fence



Stone Retaining Wall

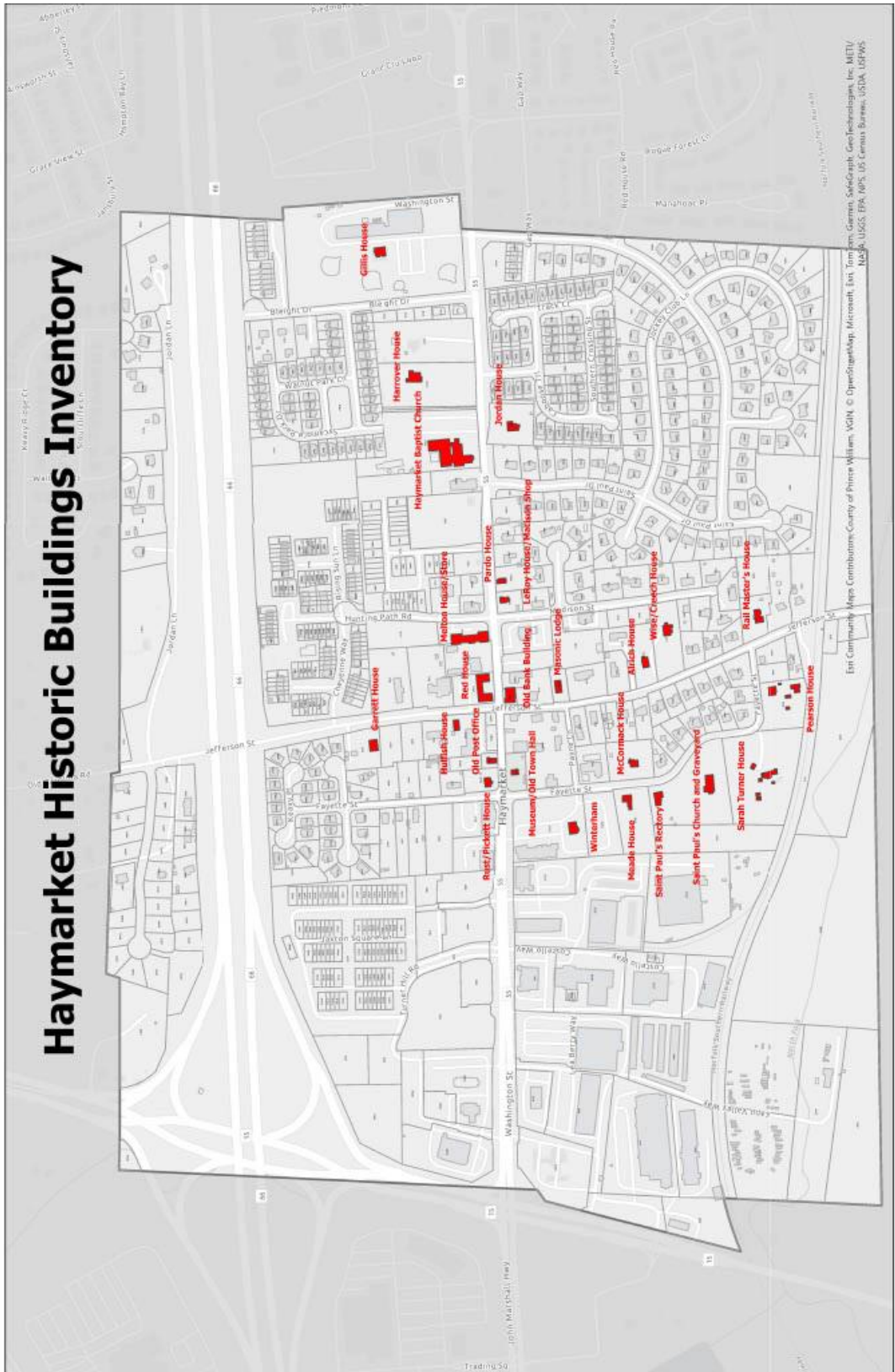


Wood Retaining Wall

APPENDIX D: HISTORIC STRUCTURES INVENTORY

Address	Date of Construction	Historical Name
14710 Washington Street	ca. 1924	Sears House
14740 Washington Street	ca. 1926	Sears House
14801 Washington Street	ca. 1900's	Jordan House
14800 Washington Street	ca. 1900	Baptist Church
14841 Washington Street	ca. 1900	Watts House
14881 Washington Street	ca. 1900	House
14891 Washington Street	ca. 1900	LeRoy House/Madison Shop
14910 Washington Street	ca. 1895	Melton House/store
14920 Washington Street	ca. 1900	Lane Motors Property
14941 Washington Street	ca. 1948	Old Fire Station (first one in
14950 Washington Street	ca. 1870's	Western Prince William County)-
	Built on site of the Red House	Roland House/Red House
	Tavern	Tavern (first building built before
		Haymarket became a town
14951 Washington Street	ca. 1910	Old Bank Building
15020 Washington Street	ca. 1920's	Old Post Office
15030 Washington Street	ca. 1920	Rust/Pickett House
15101 Washington Street	ca. 1888/90	Dr. Payne House/Winterham
6590 Jefferson Street	ca. 1910	Garrett House
6620 Jefferson Street	ca. 1900	Downs House
6707 Jefferson Street	ca. 1920's	Large example bungalow
6706 Jefferson Street	ca. 1901	Gossom House
6712 Jefferson Street	ca. 1935	Baker/Bean House
6713 Jefferson Street	ca. 1910	Masonic Lodge
6720 Jefferson Street	ca. 1930	Gossom House
6741 Jefferson Street	ca. 1890	Brownie Smith House
6751 Jefferson Street	ca. 1870	Alrich House
6771 Jefferson Street	ca. 1870-80	Wise/Creech House
6810 Jefferson Street	c. 1900	Leonard House
6811 Jefferson Street	ca. 1890	James Beale House
6735 Fayette Street	ca. 1911	St. Paul's Parish Hall
6740 Fayette Street	ca. 1890-1910	Meade House
6750 Fayette Street	ca. 1900	St. Paul's Rectory
6790 Fayette Street	ca. 1930	Sarah Turner House
6796 Fayette Street	ca. 1800	Pearson's House

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Map showing the location of the buildings structures within the historic buildings structures inventory.

~~Source: *Town of Warrenton Guide to Historic Resources, Warrenton, VA*
Prepared by Michael Baker Associates with the Town of Warrenton, 2022
<https://www.warrentonva.gov/DocumentCenter/View/179/Historic-District-Design-Guidelines-PDF?bidId=>~~

~~**SOLUTIONS TO EXTERIOR PAINT PROBLEMS ON HISTORIC
WOODWORK & REPAINTING TECHNIQUES**~~

~~**GUIDELINES FOR PRESERVATION OF HISTORIC
STRUCTURES**~~

~~— This link leads to the US Department of the Interior’s Standards for the Treatment of Historic Properties and provides property owners with multiple resources to aid in preservation and maintenance of historic structures.~~

~~<https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>~~

