



ARCHITECTURAL REVIEW BOARD MEETING

Wednesday, April 09, 2025 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 - 2.19.2025

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, February 19, 2025, at 5:00 PM

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

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

MINUTES

I. CALL TO ORDER

A site visit to the Lane Motors property located at 14920 Washington Street was conducted by the Architectural Review Board at 5:00 p.m. Following the site visit, a regular meeting of the Architectural Review Board for the Town of Haymarket, VA, was held in the Council Chambers, beginning at 6:00 p.m..

Board Member Ben Barben called the meeting to order at 5:00 p.m.

PRESENT: Chairman Ken Luersen, Vice Chair Dave Capossela, Board Member Ben Barben, Board Member Chuck Mason. Board Member Barben left just before 6pm. Board Member Joanna Mason was not present for the site visit but was present for the 6pm meeting.

*Mr. Britt's notes from the site visit are attached to these minutes.

II. PLEDGE OF ALLEGIANCE

Board Member Barben invited everyone to stand for the Pledge of Allegiance.

III. APPOINTMENT OF CHAIR AND VICE CHAIR

Board Member Chuck Mason nominated Ken Luersen for Chairman. There were no other nominations for Chairman. **Board Member Chuck Mason made a motion to appoint Ken Luersen as Chairman. Dave Capossela seconded the Motion. The motion carried by a roll call vote.**

Board Member Chuck Mason nominated Dave Capossela for Vice Chair. With no other nominations for Vice Chair, **Board Member Chuck Mason made a motion to appoint Dave Capossela as Vice Chair. Ken Luersen seconded the Motion. The motion carried by a roll call vote.**

IV. CITIZENS TIME

There were no citizens present wishing to address the Architectural Review Board at this evening's meeting.

V. MINUTE APPROVAL

Board Member Chuck Mason moved to approve the minutes from the December 18, 2024 Regular Meeting of the Architectural Review Board. Vice Chairman Dave Capossela seconded the Motion. With no objections, the Motion carried.

VI. AGENDA ITEMS

1. ZP#2024-1201 6800 Fayette Street Fence Application

Town Planner Thomas Britt presented the application, which had previously been reviewed by the Board at the December 18th meeting. During that meeting, the fence was found to be non-compliant with the Architectural Review Board Guidelines. Mr. Britt explained the applicant was asked to bring back an updated application that meets the ARB Guidelines, which has now been done. He recommended approval of the proposed dog ear fence as presented in the application. A representative of the applicant was present to answer questions and discuss the changes requested by the ARB. The representative noted the proposed fence is the same fence as the house across the street at 6782 Jefferson Street, which had been recommended by the Board at the December meeting. Chairman Luersen inquired about the alternative fence option, as it's a sturdier fence, and indicated that he believes both options are appropriate. The applicant expressed a preference for the alternative option, but said they are happy to do what the ARB recommends.

Board Member Chuck Mason moved to approve COA ZP #2024-1201 for the dog ear fence. Vice Chair Dave Capossela seconded the motion. The motion carried.

2. ZP#2024-1202 6804 Fayette Street Fence Application

Board Member Chuck Mason moved to approve COA ZP#2024-1202 for the dog ear fence. Vice Chair Dave Capossela seconded the motion. The motion carried.

3. ZP#2025-0202 6758 Jefferson Street Fence Installation

Town Planner Thomas Britt presented the application for a 4.5-foot-high picket fence to surround the backyard with the front of the fence connecting to the siding of the home which would also include three gates and openings. Mr. Britt referenced packet pages 52-55, which provided details on the fence dimensions, type, plot, and what adjacent properties currently have. Mr. Britt stated his recommendation was for approval as presented.

Mr. Britt also noted one of the residents at this address was present to answer questions. Chairman Luersen pointed out, typically, the fence line is restricted to the back edge of the house, but this one comes forward about what looks like 5 feet from the front of the house and 7 feet from the garage side. The resident confirmed this was correct. Mr. Britt added that he could not find any specific guidelines or rules regarding the location of the fence, only that there are height requirements.

Board Member Chuck Mason moved to approve COA ZP#2025-0202 for the extension of 4.5 ft fence around the property as presented on the application. Board Member Joanna Mason seconded the motion. All were in favor. The motion carried.

4. ZP#2025-0105 15111 Washington St., Suite 121, Sign Application

Town Planner Thomas Britt introduced the application, noting we recently gave zoning approval for a new tenant, Starling Health Solutions, in the Winterham building at 15111 Washington Street, Suite 121. The application is for the installation of a 10-foot wall sign. Mr. Britt confirmed that the sign meets the height requirements outlined in the zoning ordinance.

The sign will feature a white background with green lettering and will be externally illuminated, similar to the signage for other tenants. Details of the proposed sign can be seen on packet page 68. The applicant was present to address any questions from the ARB.

Chairman Luersen inquired whether the new sign was the same size as the previous one. The applicant confirmed that it was, adding that the new sign should be as close to the pre-existing sign so they could get approval. Discussion followed regarding the sizing, lighting and coloring of the sign. Chairman Luersen asked the Town Planner if there was a sign package for the Winterham property. Mr. Britt responded that after researching, he could not find any existing package, and that

the current approach right now is to review each tenant's signage individually, making sure it complies with the zoning ordinance.

Board Member Chuck Mason moved to approve COA ZP#2025-0105 for the sign installation at 15111 Washington Street, Suite 121. Vice Chair Dave Capossela seconded the motion. The motion carried.

5. ZP#2024-1104 14920 Washington Street Demolition COA Application

Town Planner Thomas Britt stated in December discussion was had over this COA application as for the feasibility of the demolition of the structure. Mr. Britt wanted to make some clarifying points and then go into detail about the site visit which was had earlier at 5:00 pm. Mr. Britt shared just the main structure will be demolished, and the rest of the structures will be refurbished, so this application is on that main structure. He shared that during the site visit today, the cost of demolition versus refurbishment was discussed, how they would honor the site, and also a discussion about possibly salvaging some of the materials. Mr. Britt shared that he was previously asked to look into the Relic system, and upon his research, he found the deed from 1974 when the property transfer was given and further stated it was built in 1922. Mr. Britt distributed previous minutes from the demolition of the firehouse, which he believes provides useful context for the Board should they approve this application. He noted the property is currently only listed as historic per the zoning ordinance and is not included as a historic resource in the comprehensive plan. Mr. Britt pointed out the comprehensive plan was last updated in 2013. Additionally, he mentioned that the property is adjacent to other historic structures and is located in the center of Haymarket. Mr. Britt shared that the applicant indicated during the site visit that adaptive reuse of this structure would be more costly than demolition and rebuilding of the structure. Mr. Britt shared that his recommendation would be approval of the demolition and to use the conditions in the firehouse demolition minutes which he passed out to the Board. He further stated these conditions would aid in preserving the historic integrity.

The applicant was present to answer questions and discuss the application with the Board. Board Member Chuck Mason asked for the applicant's thoughts on preserving the building's stones. The applicant appreciates the stone and hopes to use it as an accent wall inside the building or in the porch area. Discussion followed regarding the intended colors for the new building and the overall aesthetics. Mr. Britt reminded everyone that the details of the new building will be discussed at a later date.

Chairman Luersen emphasized the true criteria here is do we deem this building historic. Mr. Britt said the comprehensive plan does not list this property as historic or a contributing resource, and further that according to the zoning ordinance, the definition for a historic structure is anything built prior to 1950. Since this building was constructed in 1922, it meets the definition because it is a 1922 build it is historic per the definition in the ordinance.

Chairman Luersen said that, in his opinion, based on the inspection, this building is salvageable. However, Chairman Luersen pointed out this is only one of the criteria they have to evaluate. They also have to consider the building's historic value to the town. He mentioned it wasn't on the 2008 comprehensive plan, and other than a tax record in Relic there is no significant documentation to support its historic importance. It is only historic based on it being built prior to 1950. Chairman Luersen concluded it doesn't meet the historic requirement necessary for the owners to go above and beyond to reconcile. Chairman Luersen reminded everyone there is no commitment to what the applicant has discussed doing and that once this building is down it's down. Discussion followed regarding the applicant's willingness to work with the town and preserve the spirit of the building.

Chairman Luersen suggested implementing conditions to archive any historic elements or influences of the building, such as pictures. Mr. Britt referenced the demolition motion for the Firehouse Building, which is in the ARB minutes from the June 15, 2022 meeting. The applicant expressed her

interest in using the stone. Chairman Luersen indicated it might be hard to salvage, but you could leave the salvaging element as seen appropriate by the Town Planner.

Board Member Chuck Mason moved to approve COA ZP#2024-1104 for the demolition of the garage structure at 14920 Washington Street with conditions, the conditions being similar to the demolition permit of the Firehouse Building:

- 1. Photo Documentation:** Prior to Issuance of a Town Zoning Permit for demolition of the structure, the applicant will provide the Town complete photographic documentation of the exterior and interior of the structure. Photo documentation to include all four elevations of the exterior of the structure, including view from Washington Street that demonstrates the structure's relationship to adjacent structures and the streetscape. Photo documentation shall also include architectural details of the structure, such as building eaves, columns, entry doors, windows, etc. Interior photos should note room layout and similar architectural details. Photographic documentation to be submitted to the Town in hard copy and digital formats.
- 2. Written Documentation:** Prior to the issuance of a Town Zoning Permit for demolition of the structure, the Applicant will provide to the Town a complete written description of the exterior and interior of the structure. Written documentation to include interior and exterior dimensions of the structure, orientation of the building on the property through a plat or similar description, and a description of the architectural style, period and method of construction of the structure. Written descriptions to be submitted to the Town in hard copy and digital formats.
- 3. Architectural Salvage:** Prior to, or conjunction with, the demolition of the structure, the Applicant, as reasonably practicable, will make available to the public, without charge, architectural components of the structure including, but not limited to, windows, doors, decorative and structural elements, etc. Prior to issuance of Town zoning permit for demolition of the structure, the Applicant will provide the Town a written description of how and when this Condition 3 will be fulfilled, including the means of public notice. Such notice to also be shared on the Town's website and social media platforms as appropriate. Work with salvaging with the Town Planner as appropriate.
- 4. New Construction:** New construction shall incorporate the architectural character of the original structure to Include replication and/or reuse of the front elevation (Washington Street) and use of the exterior architectural details/materials documented in Conditions 1 and 2.

Findings For Approval

- 1. Conditional approval of the demolition requires photographic and written documentation of the architectural elements of the structure and its context relative to the Town's streetscape and adjacent properties for future study and architectural reference.**
- 2. Conditional approval of the demolition allows for the opportunity for adaptive reuse of the architectural components of the structure.**
- 3. Demolition of the structure has the potential to improve, and/or continue the visibility of, adjacent occupied historic structures (Old Bank Building, Red House Tavern).**

Board Member Joanna Mason seconded the motion. The motion carried by a roll call vote as follows:

Ayes: Board Member Chuck Mason, Chairman Ken Luersen, Board Member Joanna Mason, Vice Chairman Dave Capossela

Nays:

Absent: Board Member Ben Barben

COA ZP#2024-1104 passes 4-0-1.

6. ARB Guidelines Discussion for New Members

Mr. Britt gave an overview of the last update to the guidelines, noting they are about 25 years old. He shared previous discussions held by the Board, such as the current historic district overlay is the entire town boundaries and would like to narrow that down. There has also been discussion about involving administrative approval for certain matters and determining which items should be brought before the ARB.

Mr. Britt stated he would send the guidelines to all Board Members to review, and we can discuss it further at the March meeting. Chairman Luersen clarified the steps moving forward. Mr. Britt explained the ARB will propose changes, which will then be recommended for approval by the Town Council. Since this is a discussion item, no action is required at this time.

VII. OLD BUSINESS

Town Planner Thomas Britt shared there were a couple of fence applications now approved. The elevations for the Magnolia Crossing were approved and the site plan has subsequently been approved and signed, and they are finishing up with deed plat submissions and PWC permits. Mr. Britt shared there was an application for monument signage for Kiddie Academy which was approved and is now going through the County. Apart from that there is no other old business.

VIII. NEW BUSINESS

Town Planner Thomas Britt stated there was no new business but provided an update on the Town Park. He reported that the gas and electric services have been disconnected, and they are now awaiting letters from the utility companies to move forward with the demolition. These letters are expected soon, and demolition is anticipated to take place within the next month, once we receive final approval from the building department. Mr. Britt also shared that the installation of lights along the park sidewalk is expected to begin shortly.

IX. PLANNING COMMISSION UPDATES

Town Planner Thomas Britt gave the Planning Commission updates regarding a special use permit for current use and what the chart allows for religious assembly. Mr. Britt stated the QBE building is B1 land use, and there was an applicant who wished to have a religious assembly space in one of the tenant spaces at QBE. They're currently applying for a special use permit for that. There was a discussion about occupancy and parking on site. Currently, the commission recommended approval of the application with conditions, and there is a public hearing that will be held for that application for this March Town Council meeting.

X. TOWN COUNCIL UPDATES

Chairman Ken Luersen provided updates from the Town Council. In addition to the demolition update shared by Thomas, he mentioned that the demolition is still pending, but the equipment and fencing are in place. He also noted the new crosswalk at the park.

XI. ADJOURNMENT

With no further business before the Architectural Review Board, Vice Chair Dave Capossela moved to adjourn with a second by Board Member Chuck Mason. The motion carried.

Alexandra Elswick, Deputy Clerk

Ken Luersen, Chairman

Lane Motors Property Site Visit Notes

Icehouse check, no crawl space beneath

Windows are plastic,

Hall space tour, two floors in some spaces

Concrete wall, not block

One restroom

Garage turned into showroom

Stone wall shown in garage portion

Discussion of wall and truss bearing capacity

NE Accessory structure will be partial demolition. Partial demo preferred to ensure the adjacent building isn't disturbed

Discussion of consideration of leasing the space for events and other things

Only existing plumbing in main structure is on one side of the building

Discussion of salvaging wall stone where possible

Lots of discussion about structural integrity and cost of rehab vs demo and rebuild

Applicant states Another large expense is leveling out the floor

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: April 9, 2025
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 goal of revising these updates is to streamline permitting processes and ensure that ARB review is consistent with the current needs of the Town.

The Town Planner will take the comments and recommendations of the ARB into consideration when bringing the revised guidelines to the Town Council for review and approval.

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 previous meetings and presented the revisions for discussion and recommendation.



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

15000 Washington Street • Haymarket, Virginia 20169 • 703-753-2600 Fax 703-753-2800

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INTRODUCTION

A. PURPOSE OF THE ARCHITECTURAL REVIEW BOARD

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~~ **identifies** additional protection specific to historic structures and the historic resources of the Town of Haymarket (**herein after, the Town**) in addition to underlying zoning requirements are 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 **Code of Virginia** ~~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. ARTICLE XVI. - OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY **in the Haymarket Zoning Ordinance designates all structures that are 50 years old or older all buildings within the Historic District Overlay which were built prior to 1950.**

B. INTENT OF THE DESIGN GUIDELINES

~~When the~~ **The** Town Council adopted the ~~Historic District~~ it also established the Haymarket 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 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 **overly restrict property owners, architects, builders, and contractors** ~~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 District Overlay, these guidelines are to be applied to those improvements which currently or in the future could be visible from any public view.

Additionally, according to the Town's Comprehensive Plan (2008-2013), a close relationship between the Planning Commission (herein after, the "PC") and the Architectural Review Board (herein after, the "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.

The overall community design and its resulting policies should produce a Haymarket that gives the impression of "built over time". Each section of the Town 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.

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

The regulations imposed by the Historic District Overlay 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.

D. CERTIFICATE OF APPROPRIATENESS

See Sec. 58-16.4 of the Zoning Ordinance for language referring to the Certificate of Appropriateness.

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.

An idealized timeline for review and approval is listed in Section D.1; however, the timeline for review and approval may vary based on the nature and content of the submitted application.

Please note that some cases under review will only require Administrative approval prior to installation or application to Prince William County's Building Department. The Town

Planner will notify the applicant whether or not the submitted application will require Administrative or ARB approval prior to submission of the application.

The procedure for Administrative Review and approval is as follows:

1. Submission of application materials to Town Staff—an application for a COA will be picked up from Town Hall/downloaded from the Town website and filed with the Administrative Assistant with all required accompanying documentation and fees.
2. Review and comment from Town Staff—the application will be reviewed by the Town Planner and will receive approval/denial within 10 days of processing of the application. Revision of application materials and resubmission by the applicant may be necessary per the Town Planner's request.
3. Approval of application

1. Procedure for ARB Review and Approval

1. Application for a ~~Certificate of Appropriateness~~ COA shall be filed with the Town Clerk Administrative Assistant with all required accompanying documentation and fees. An application for a COA may be obtained via the Town website or by visiting Town Hall. The Town Administrative Assistant will be given two days to process the application and hand materials to the Town Planner before application review begins. If any additional information is required for the application, the Town Planner will notify the applicant within the 10 day processing time.
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~~ final meeting 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 or Town Planner 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.

The appeal process applies to applications that require either Administrative and ARB approval/denial.

E. 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.

ARCHITECTURAL STYLES OF HAYMARKET

This plan can be described with respect to the main geographic portions of The Town is commonly described with respect to the main geographic sections found within:

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

Certain applications require additional approval from the Town Council and Planning Commission due to their proximity to specific road corridors or the alteration's visibility from the public view.

Aside from the Washington Street Enhancement Project, all below alteration designs and types will go through general Administrative or ARB approval processes.

A. WASHINGTON STREET ENHANCEMENT PROJECT

There are additional Town Code requirements for **site and streetscape design** in 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 will be administratively reviewed and approved.

1. Types

- Wood or wood-look products in the style of a picket, board, or split-rail.
 - o Regarding fence installation at the Longstreet Commons Subdivision: The subdivision was created in 1987 prior to the establishment of the guidelines and all lots within this subdivision are subject to a restrictive covenant that any fence constructed must be board on board and none other.
 - o 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.
 - o 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.
 - o 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.
- Wrought iron.
- Other fence styles, such as ornamental and privacy fences will be considered on a case-by-case basis.
 - o 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.
 - o 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.

- 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.

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.

~~Special Instructions (Moved as sub bullets to fence types)~~

~~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.~~

3. 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.

4. 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 I-1 district (in the southwest corner of Haymarket between Fayette Street and James Madison Highway) 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 or have been deemed an Administrative review procedure are reviewed and approved by either the Town Planner or the Zoning Administrator. All other alterations to existing structures will be reviewed and approved by the ARB.~~
- ~~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

1. Foundations and Siding

The following materials are acceptable for exteriors and foundations of buildings

within the Town, if consistent with the other requirements of the Historic District Ordinance and these Guidelines:

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

- Wood siding
- ~~Wood-look~~ Vinyl Siding, if consistent in quality and texture with Historic District requirements
- Hardboard Siding
- ~~Stone~~
- ~~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. **Decoration shall be made of wood/vinyl trim that matches the colors and aesthetics of the exterior of the building.**

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.~~

D. ROOFING and CHIMNEYS

- **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.
- The exteriors of all exposed chimneys or mock-chimneys constructed in the Town shall be constructed of brick, stone, brick and stone facing, **vinyl, or metal.**
- The exterior design shall include a connection to the base or ground of the home and extend above the roofline.
- **Gutters, downspouts, entablatures, cornices, and eaves will match the color scheme and aesthetics of the exterior of the structure.**

E. 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.

F. WINDOWS AND DOORS

- All window and door applications will be administratively reviewed and approved once HOA approval is granted, if necessary.
- Applications for porticos, porches and other building entrances will be approved by the ARB.
- ~~— 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.

G. 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:

Pressure-treated lumber

Manufactured wood

Composite material such as TREX[®] or other similar product

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.

H. HANDICAPPED RAMPS

- Applications for handicapped ramps for residential buildings will be administratively approved, while the ARB will approve all commercial ramp installation, including storefronts.
- 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

5. 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.

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: 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.

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.

The alteration or addition must incorporate the design elements and principles of the existing structure.

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.

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.

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.

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:

Complete, professional, photographic documentation of the interior and exterior of the building, including black and white print and digital images.

Phase I archaeological survey of the property to determine if the property yields information important to the Town's history.

The applicant must demonstrate that the site will be prepared and maintained in accordance with a landscape plan once the building has been demolished.

The demolition may occur only following receipt of a ~~building~~ **demolition** permit for the ~~new construction~~ **structure**.

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

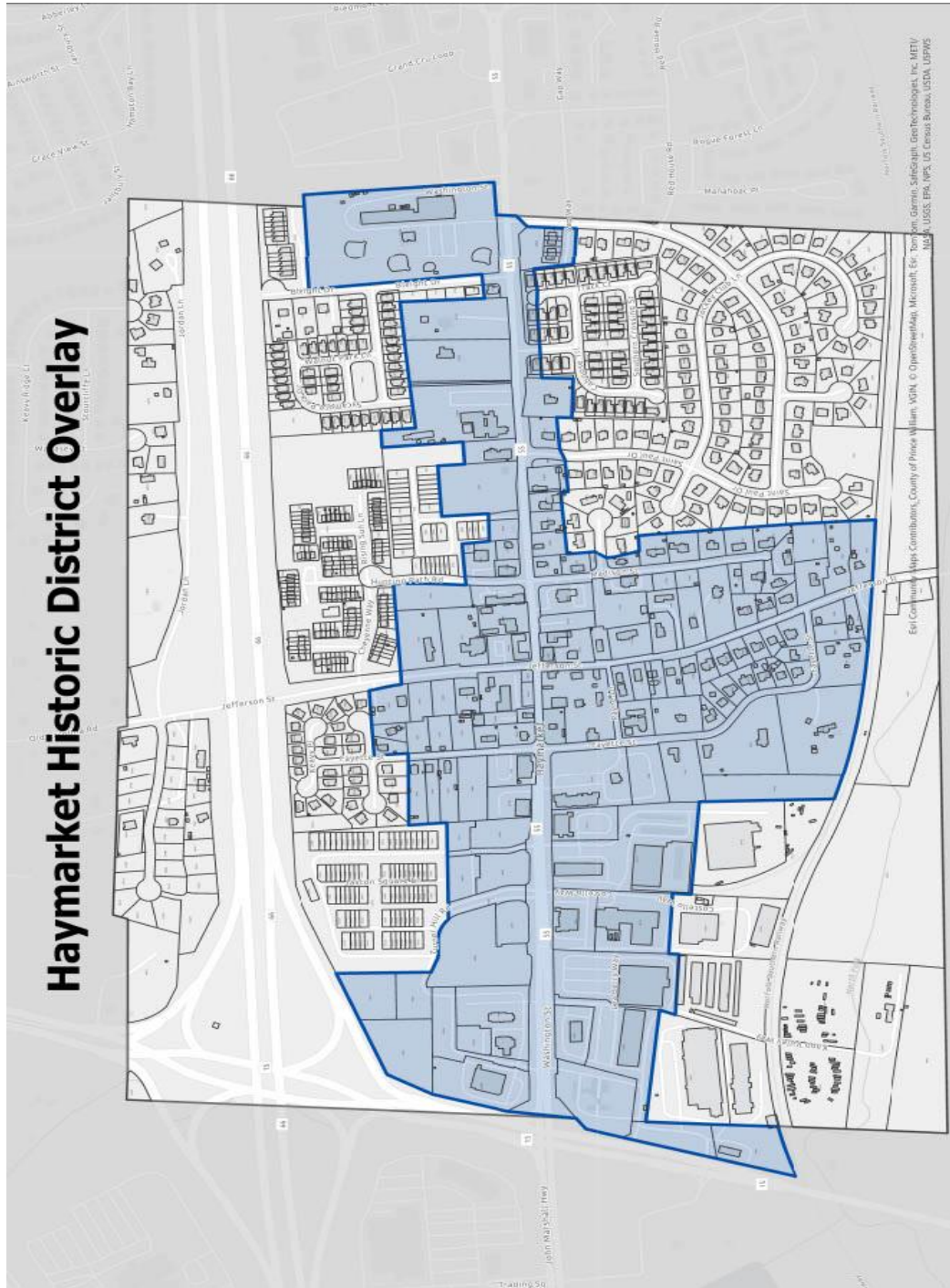
set forth in these Guidelines and the Town's Comprehensive Plan and ordinance provisions. **The timeline for review and approval of the application may vary based on the content and historic context of the submitted application.** It is the responsibility of all applicants to comply with all Town building, 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.**

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

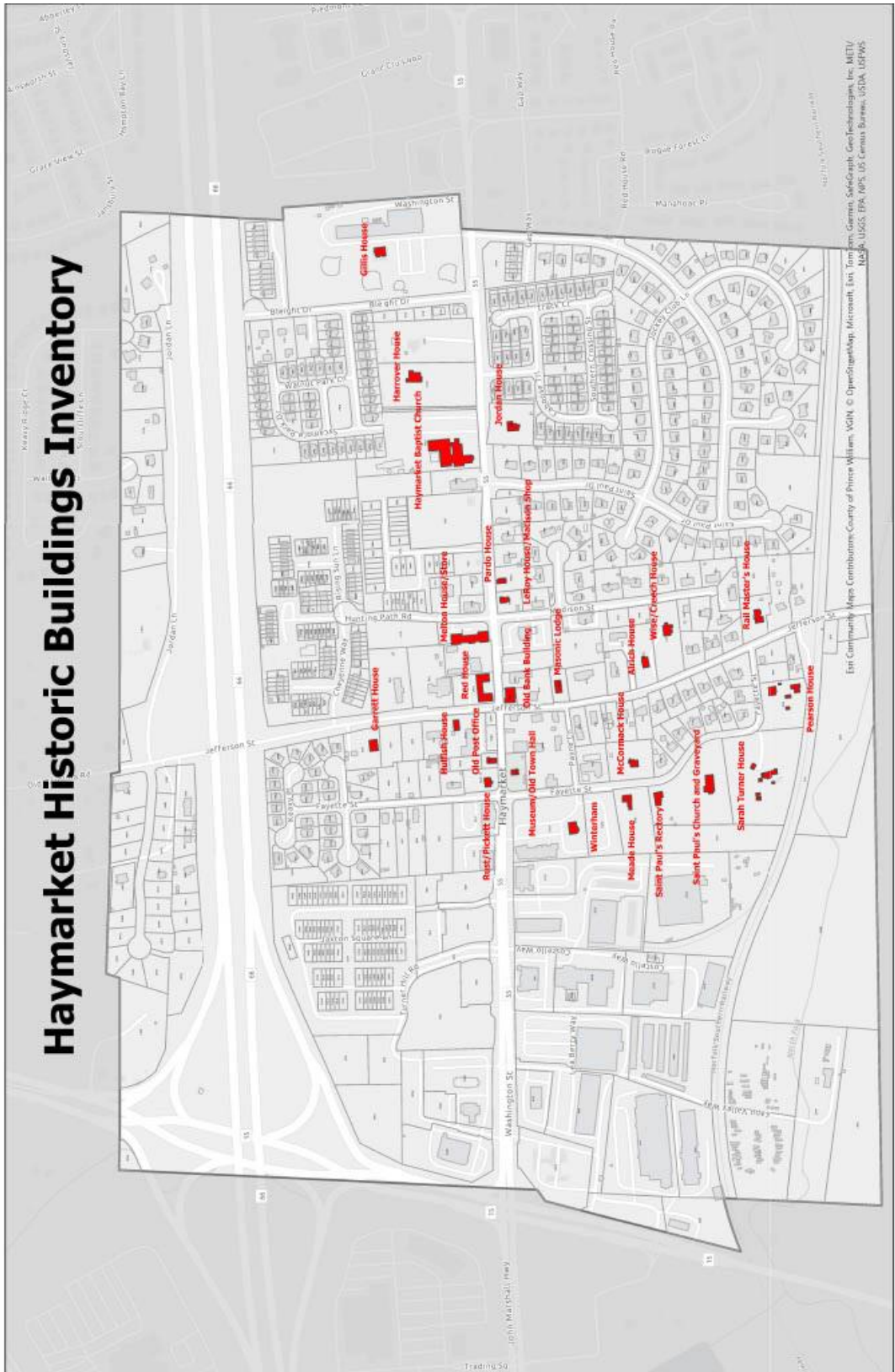


Wood Retaining Wall

APPENDIX D: HISTORIC STRUCTURES INVENTORY

Address	Date of Construction	Historical Name
14600 Washington Street		QBE Building
14650 Washington Street		
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
14845 Washington Street		
14881 Washington Street	ca. 1900	House
14891 Washington Street	ca. 1900	LeRoy House/Madison Shop
14898 Washington Street		
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) Roland
	Built on site of the Red House Tavern	House/Red House
		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
6721 Madison Street		
6760 Madison Street		
6560 Jefferson Street		
6590 Jefferson Street	ca. 1910	Garrett House
6611 Jefferson Street		
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
6722 Jefferson Street		

6735 Jefferson Street		
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
6814 Jefferson Street		
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
14997 Walter Robinson Lane		
14975 Walter Robinson Lane		



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

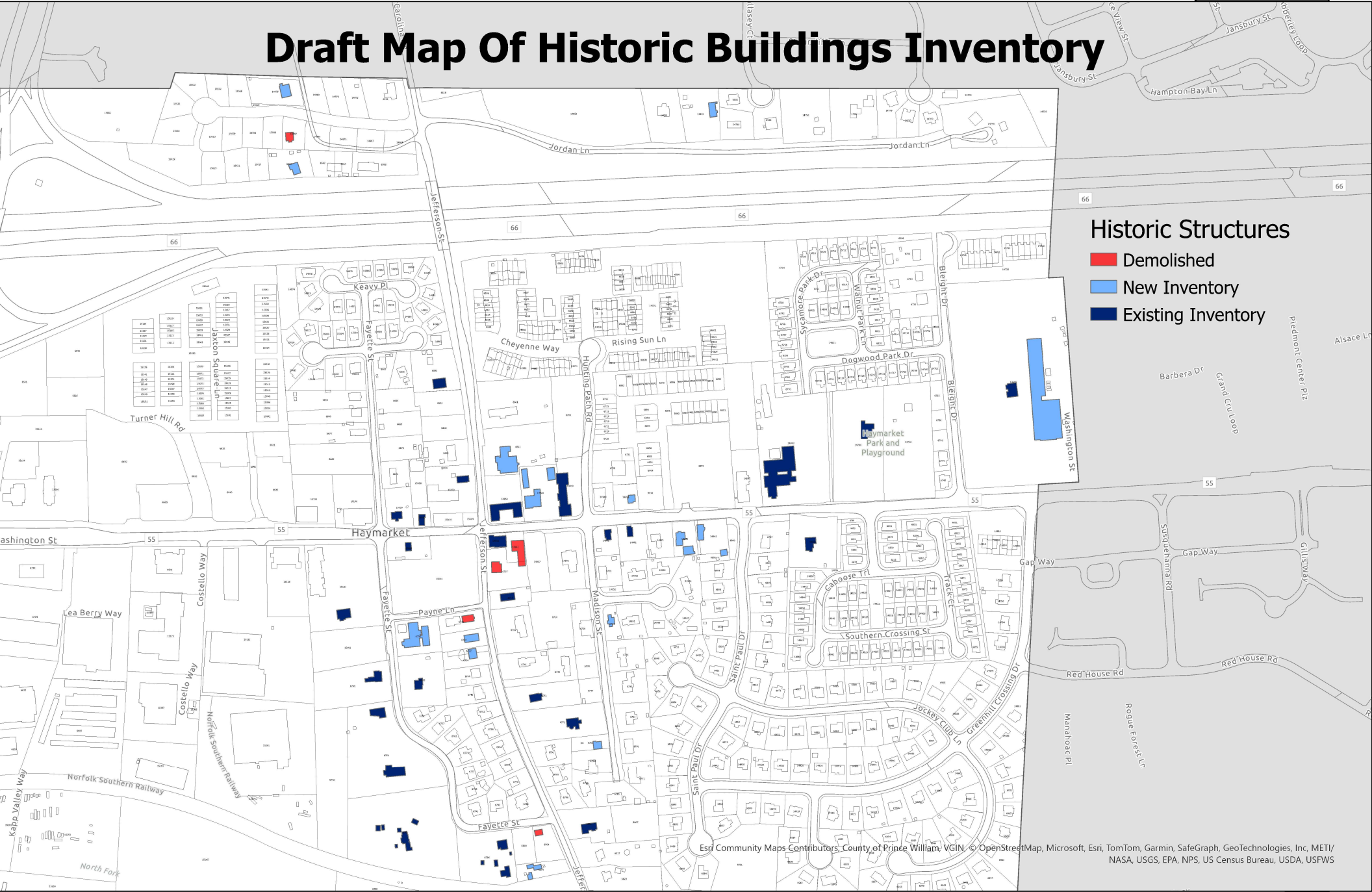
~~Source: *Town of Warrenton Guide to Historic Resources, Warrenton, VA*
Prepared by Michael Baker Associates with the Town of Warrenton, 2022
<https://www.warrentonva.gov/DocumentCenter/View/179/Historic-District-Design-Guidelines-PDF?bidId=>~~

SOLUTIONS TO EXTERIOR PAINT PROBLEMS ON HISTORIC WOODWORK & REPAINTING TECHNIQUES

GUIDELINES FOR PRESERVATION OF HISTORIC STRUCTURES

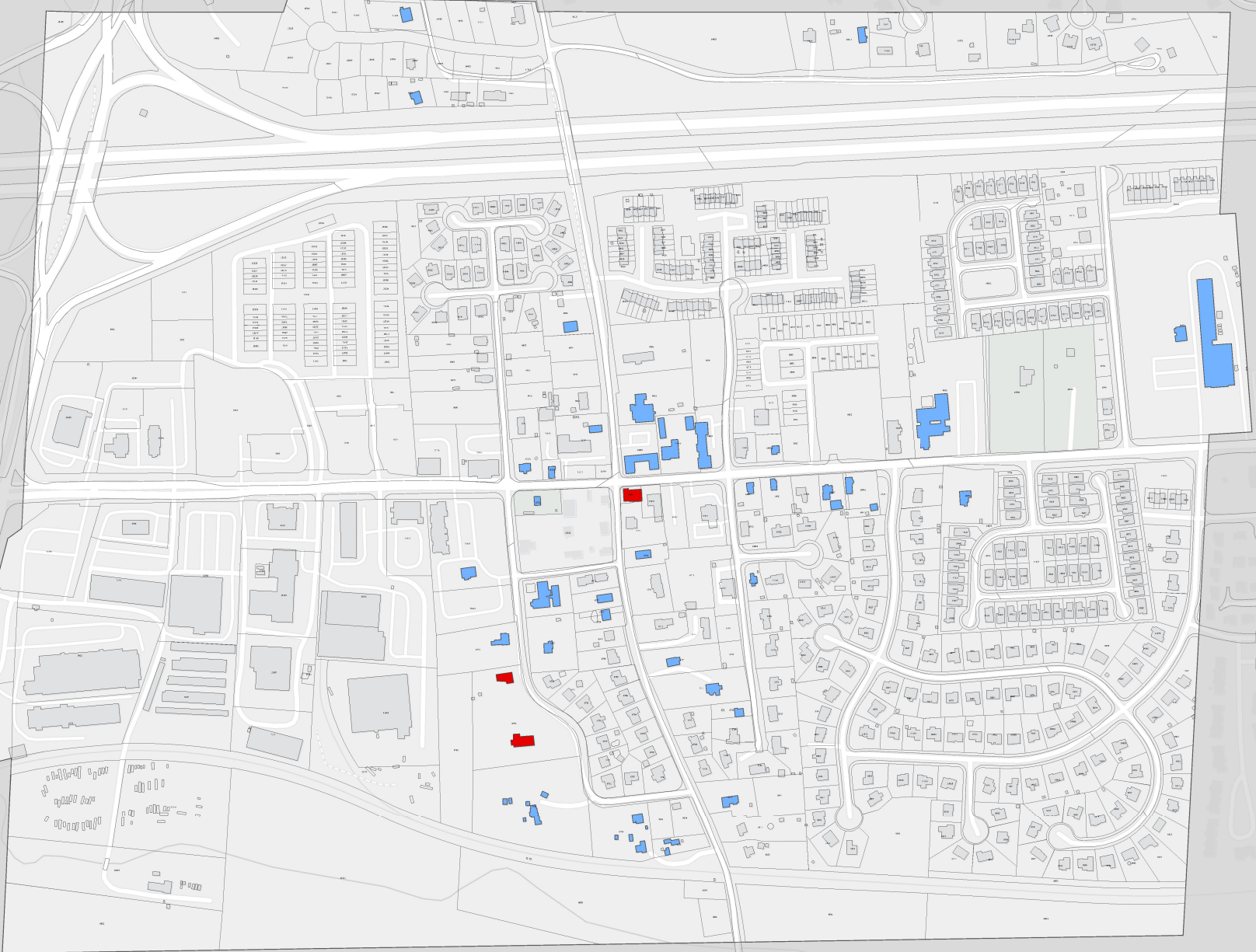
This link leads to the US Department of the Interior's Standards for the Treatment of Historic Properties and provides property owners with multiple resources to aid in preservation and maintenance of historic structures.

Draft Map Of Historic Buildings Inventory



Esri Community Maps Contributors, County of Prince William, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/ NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Draft Haymarket Historic Structures inventory



- Legend**
- Historic Structures
 - National/State Register
 - Historic Inventory