



Town of Haymarket
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Emily L. Kyriazi
Town Manager
Zoning Administrator

MEMORANDUM

TO: Architectural Review Board
FROM: Emily L. Kyriazi
DATE: September 12, 2025
SUBJECT: ZP #2025-0901, COA for Portico Installation at 6691 Fayette Street

APPLICATION SUMMARY:

Business/ Applicant: Steve Adams, owner of 6691 Fayette Street

Street Address: 6691 Fayette Street

Proposed Alteration: Portico Installation, Siding and Roof

Applicant's Brief Description of the Activity: Installation of Portico around existing front door and porch steps, and repainting of exterior of structure. The portico structure will be tied into the existing roofline, see attached photograph.

The applicant will be remodeling the exterior of the structure; modifications will include new siding in a dark grey or dark blue color (vinyl for the entire building, possibly front façade as cement plank, applicant dependent), new foundation coverings in a stone or brick material to match the bases of the columns of the portico, and a new charcoal grey shingle roof.

Town Planner Assessment		
Zoning Ordinance	Application Details	Staff Response
Sec. 58-16.8 Matters to be considered by board in acting on appropriateness of erection, reconstruction, alteration, restoration or demolition of building or structure.	Installation of 13' x 6' portico addition over the existing front stoop and stairs, tying into the existing roof line, new siding and a new roof.	The proposed alteration is visible from the public right of way. The Board shall consider the new portico addition and siding color.
Sec. 58-16.8 (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.	Installation of 13' x 6' portico addition over the existing front stoop and stairs, tying into the existing roof line, new siding and a new roof.	The proposed alteration is visible from the public right of way. The Board shall consider the new portico addition and siding color.
Sec. 58-16.8 (2) General Design Arrangement	Installation of 13' x 6' portico addition over the existing front stoop and stairs, tying into the	The portico addition ties into the existing roof. The applicant will also be replacing the siding around the entire structure and the roof. The siding will

	existing roof line, new siding and a new roof.	be a dark grey or dark blue color, the roof shingles will be charcoal grey in color.
Sec. 58-16.8 (3) Texture, material and color	Installation of 13' x 6' portico addition over the existing front stoop and stairs, tying into the existing roof line, new siding and a new roof.	The portico is shown in the attached rendering; the applicant intends to utilize brick or stone on the columns of the portico and tie the masonry elements into the foundation of the house with use of stone or brick on the front foundation. The new siding will be a dark grey or dark blue color. The new roof shingles will be a charcoal grey color. The trim, doors, shutters and columns will be coordinating to the color palette mentioned above and be similar in style to the rendering shown.
Sec. 58-16.8 (4) The relation of the factors, subsections (1), (2), and (3) of this section, to similar features of the buildings and structures in the immediate surroundings	Installation of 13' x 6' portico addition over the existing front stoop and stairs, tying into the existing roof line, new siding and a new roof.	The addition of the portico, new siding, and new roof are in line with the style of homes along Fayette Street. The repairs/maintenance work being done to the structure will significantly increase the aesthetics of the structure and remedy the maintenance concerns noted by the Zoning Administrator for the structure.
Sec. 58-16.8 (5) The extent to which the building or structure would be harmonious with or obviously incongruous with the old and historic aspect of the surroundings	Installation of 13' x 6' portico addition over the existing front stoop and stairs, tying into the existing roof line, new siding and a new roof.	As stated above, the improvements proposed will significantly alter the character of the structure and be a welcome improvement along the street, tying into the character of the other surrounding structures.
Sec. 58-16.8 (6) In the case of a building to be razed, a primary consideration will be the extent to which its continued existence would tend to protect irreplaceable historic places and preserve the general historic atmosphere of the Town	Not applicable	Not applicable
Sec. 58-16.8 (7) The extent to which the building or structure will promote the general welfare of the Town, and all citizens, by the preservation	Installation of 13' x 6' portico addition over the existing front stoop and stairs, tying into the existing roof line, new siding and a new roof.	Not applicable

and protection of historic places and areas		
Sec. 58-16.8 (8) The extent to which the building or structure will promote the general welfare by: <ul style="list-style-type: none"> (a) Maintaining and increasing real estate values (b) Generating business (c) Creating new positions (d) Attracting tourists, students, writers, historians, artists and artisans, and new residents (e) Encouraging study of and interest in American history (f) Stimulating interest in and study of architecture and design (g) Educating citizens in American culture and heritage (h) Making the Town a more attractive and desirable place in which to live 	Installation of 13' x 6' portico addition over the existing front stoop and stairs, tying into the existing roof line, new siding and a new roof.	These matters are at the discretion of the ARB.
Comprehensive Plan		
Comp Plan 1.5.3 Historic Resource Inventory List	Site – 6691 Fayette Street	The main structure/site IS NOT listed as a Historic Resource
Comp Plan 1.5.4 Potential Archaeological Site	Site – 6691 Fayette Street	The site IS NOT one of those listed as a potential archaeological site in the Comprehensive Plan
Architectural Review Board Historic Guidelines		
I. Introduction (E) Community Design and the Comprehensive Plan	Site – 6691 Fayette Street	Residential Property
II. Streetscape and Site Design		
II. (a) Washington Street Enhancement Project	Not applicable	Not applicable
II. (b) Streetscapes Other Than Washington Street	Not applicable	Not applicable
II. (c) Fences and Walls		
II. (d) Lighting (Free Standing/Posts)	Not Applicable	Not Applicable

II. (e) Telecommunication Dishes, Drums and Towers	Not Applicable	Not Applicable
II. (f) Screening	Not Applicable	Not Applicable
III. New Construction and Additions to Existing Non-Historic and Non-Contributing Structures		
III. (a) General Guidelines	<i>"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"</i>	These matters are at the discretion of the ARB
III. (b) Colors	Dark Grey or Dark Blue	In keeping with the historic color palette, the Town of Haymarket utilizes
III. (c) Exterior Elements	New Portico, New Siding (Dark Grey or Dark Blue), New Roof (Charcoal Grey), Painted trim to coordinate with the approved color palette	All elements are acceptable within the ARB Guidelines and the Town's Zoning Ordinance.
III. (d) Chimneys	Not Applicable	Not Applicable
III. (e) Roofing	Charcoal Grey Roof Shingles	Meet Criteria per the ARB Guidelines
III. (f) Lighting, (attached to structure)	Coach/Craftsmen style lighting	Meet Criteria per the Guidelines
III. (g) Windows and Doors	Colors and styles shown on the rendering	Meet Criteria per the ARB Guidelines
III. (h) Decks	Not Applicable	Not Applicable
III. (i) Handicapped Ramps	Not Applicable	Not Applicable
III. (j) Awnings	Not Applicable	Not Applicable
IV. Guidelines for Alterations or Additions to Historic Structures or Contributing Structures		
IV. (a) General Guidelines	Not Applicable	Not Applicable
V. Signage	Not Applicable	Not Applicable, not historic or contributing
VI. Demolition Guidelines	Not Applicable	Not Applicable
VII. Situations Not Covered, Additional Requirements	Not Applicable	Not Applicable

Discussion:

ARB shall discuss the design of the portico and the color palette chosen by the Applicant.

STAFF RECOMMENDATION:

Based on the application submitted, the rendering provided, and additional information received from the applicant, the Zoning Administrator recommends the approval of the Certificate of Appropriateness for 6691 Fayette Street.

The portico addition is a welcome improvement to the structure providing architectural interest and elements to tie into the other homes along the street. The new siding color is in keeping with the historic color palette and will further aid the improvement of the aesthetics of the structure.

Draft Motion: I move the Architectural Review Board approve ZP #2025-0901, COA for Portico Installation at 6691 Fayette Street. The approval includes the following details: the portico as shown in the rendering, the new siding in dark grey or dark blue, the new roof in charcoal grey shingles and coach/craftsmen styling lighting fixtures.

Or alternate motion.