



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
 DATE: October 9, 2024
 SUBJECT: ZP #2024-0910, 6750 Fayette Street Roof Replacement

APPLICATION SUMMARY:

Business/ Applicant: Lifetime Smiles Dentistry

Street Address: 6750 Fayette Street

Proposed Alteration: Sign Installation

Applicant’s Brief Description of the Activity: Replacement of existing roof for church offices.

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.	Replacement of existing metal roof of church offices with asphalt shingles, then replacement of the gutters and downspouts	The proposed alteration is visible from the public right of way. The materials are in compliance with the zoning ordinance.
Sec. 58-16.8 (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.	Replacement of existing metal roof of church offices with asphalt shingles, then replacement of the gutters and downspouts	The proposed alteration is visible from the public right of way.
Sec. 58-16.8 (2) General Design Arrangement	Replacement of existing metal roof of church offices with asphalt shingles, then replacement of the gutters and downspouts	The design is in keeping with the guidelines.
Sec. 58-16.8 (3) Texture, material and color	Replacement of existing metal roof of church offices with asphalt shingles, then replacement of the gutters and downspouts	Shingles are black asphalt. The design and materials are in keeping with the guidelines.

<p>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</p>	<p>Replacement of existing metal roof of church offices with asphalt shingles, then replacement of the gutters and downspouts</p>	<p>The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.</p>
<p>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</p>	<p>Replacement of existing metal roof of church offices with asphalt shingles, then replacement of the gutters and downspouts</p>	<p>The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.</p> <p>The roof color would match St Michael’s Academy at 6735 Fayette Street.</p>
<p>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</p>	<p>Not applicable</p>	<p>Not applicable</p>
<p>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 and protection of historic places and areas</p>	<p>Replacement of existing metal roof of church offices with asphalt shingles, then replacement of the gutters and downspouts</p>	<p>This matter is at the discretion of the ARB</p>
<p>Sec. 58-16.8 (8) The extent to which the building or structure will promote the general welfare by:</p> <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 	<p>Replacement of existing metal roof of church offices with asphalt shingles, then replacement of the gutters and downspouts</p>	<p>These matters are at the discretion of the ARB</p>

(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		
Comprehensive Plan		
Comp Plan 1.5.3 Historic Resource Inventory List	Site – 6750 Fayette Street	The main structure/site IS listed as a Historic Resource
Comp Plan 1.5.4 Potential Archaeological Site	Site – 6750 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 – 6750 Fayette Street	R-1 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		The colors for the siding proposed are outside of the Historic Color Palette, the colors proposed are neutral and do not distract from streetscape and neighborhood character.
III. (c) Exterior Elements		Not Applicable
III. (d) Chimneys	Not Applicable	Not Applicable
III. (e) Roofing	Not Applicable	Not Applicable

III. (f) Lighting, (attached to structure)	None	None
III. (g) Windows and Doors	Not Applicable	Not Applicable
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	See excerpt from ARB Guidelines below	The roof replacement alters a structure considered historic per the zoning ordinance and alters the appearance of the structure relative to St Paul's Church. St Paul's church is listed on the National Register for Historic Places.
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

IV. GUIDELINES FOR ALTERATIONS OR ADDITIONS TO HISTORIC STRUCTURES OR CONTRIBUTING 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:
 1. 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.
 2. 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.
 3. The alteration or addition must incorporate the design elements and principles of the existing structure.
 4. 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.

5. 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.

STAFF RECOMMENDATION:

Based on the above assessment of the roof replacement and downspout/gutter replacement, the Town Planner recommends approval of the installation of the downspouts and gutters. The Town Planner recommends further discussion of the historic significance of the church offices relative to St Paul's Church.

Draft Motion: To be discussed by the ARB in the meeting.