



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 #2024-1001 15111 Washington Street Suite 113, Monroe Bay Oysterette Sign Application

APPLICATION SUMMARY:

Business/ Applicant: Jason Hardy/Monroe Bay Oysterette

Street Address: 15111 Washington Street Suite 113

Proposed Alteration: Sign Installation

Applicant’s Brief Description of the Activity: Installation of signage for tenant of Winterham Building

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.	Addition of 9sqft metal hanging sign for tenant of Winterham Property. Height is 10ft from floor. Exterior illumination for sign from the building.	The proposed alteration is visible from the public right of way. The sign meets the requirements of 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.	Addition of 9sqft metal hanging sign for tenant of Winterham Property. Height is 10ft from floor. Exterior illumination for sign from the building.	The proposed alteration is visible from the public right of way. Sign is metal with painted lettering.
Sec. 58-16.8 (2) General Design Arrangement	Addition of 9sqft metal hanging sign for tenant of Winterham Property. Height is 10ft from floor. Exterior illumination for sign from the building.	The design is in keeping with the guidelines.
Sec. 58-16.8 (3) Texture, material and color	Addition of 9sqft metal hanging sign for tenant of Winterham Property. Height is 10ft from floor. Exterior	The design and materials are in keeping with the guidelines.

	illumination for sign from the building.	The color is the branding of the tenant's business.
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	Addition of 9sqft metal hanging sign for tenant of Winterham Property. Height is 10ft from floor. Exterior illumination for sign from the building.	The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.
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	Addition of 9sqft metal hanging sign for tenant of Winterham Property. Height is 10ft from floor. Exterior illumination for sign from the building.	The design is in keeping with the guidelines and the immediate surrounding tenants and buildings.
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 and protection of historic places and areas	Addition of 9sqft metal hanging sign for tenant of Winterham Property. Height is 10ft from floor. Exterior illumination for sign from the building.	This matter is at the discretion of the ARB
Sec. 58-16.8 (8) The extent to which the building or structure will promote the general welfare by: (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	Addition of 9sqft metal hanging sign for tenant of Winterham Property. Height is 10ft from floor. Exterior illumination for sign from the building.	These matters are at the discretion of the ARB

(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		
Comprehensive Plan		
Comp Plan 1.5.3 Historic Resource Inventory List	Site - 15111 Washington Street Suite 113	The main structure/site IS NOT listed as a Historic Resource
Comp Plan 1.5.4 Potential Archaeological Site	Site - 15111 Washington Street Suite 113	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 - 15111 Washington Street Suite 113	B-2 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		Not Applicable
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	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

STAFF RECOMMENDATION:

Based on the above assessment of the proposed installation of signage at 15111 Washington Street Suite 113, the Town Planner recommends approval of the application.

Draft Motion: "I move the Board approve the COA for ZP#2024-1001, for the sign installation at 15111 Washington Street Suite 113."

Or an alternate motion.