



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: December 12, 2024
 SUBJECT: ZP #2024-1105: 14920 Washington Street COA Application for Architectural Elevations

APPLICATION SUMMARY:

Business/ Applicant: Water Creek Homes

Street Address: 14920 Washington Street

Proposed Alteration: Architecturals and elevations proposal

Applicant’s Brief Description of the Activity: Request to obtain COA for architectural submission for the site at 14920 Washington Street. The applicant is currently drafting a submission for building on this property, the architectural will be subject to any site alterations during plan review. The applicant has provided a plat, narrative, proposed design, and materials list for the ARB’s consideration.

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.	Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.	The proposed alteration is visible from the public right of way.
Sec. 58-16.8 (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.	Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.	The proposed alteration is visible from the public right of way.
Sec. 58-16.8 (2) General Design Arrangement	Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.	.

<p>Sec. 58-16.8 (3) Texture, material and color</p>	<p>Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.</p>	
<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>Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.</p>	<p>Not Applicable</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>Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.</p>	<p>Not Applicable</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>Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.</p>	<p>The structures on site are listed in the Historic Inventory, removal of structures would compromise some of the 20th Century history of Haymarket.</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>Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.</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 	<p>Architectural submission for 14920 Washington Street. 3 structures to be adaptively reused as office and storage space.</p>	<p>These matters are at the discretion of the ARB</p>

<p>artisans, and new residents</p> <p>(e) Encouraging study of and interest in American history</p> <p>(f) Stimulating interest in and study of architecture and design</p> <p>(g) Educating citizens in American culture and heritage</p> <p>(h) Making the Town a more attractive and desirable place in which to live</p>		
Comprehensive Plan		
Comp Plan 1.5.3 Historic Resource Inventory List	Site - 14920 Washington Street	The main structures/site ARE NOT listed as a Historic Resource
Comp Plan 1.5.4 Potential Archaeological Site	Site - 14920 Washington 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 - 14920 Washington Street	B-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		
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	See Below	See Below
VII. Situations Not Covered, Additional Requirements	Not Applicable	Not Applicable

STAFF RECOMMENDATION:

The applicant has provided this set of designs as an effort to preserve the old form of the current structures while allowing for more durable and higher quality materials to be used in a new construction.

Based on the above assessment of the proposed demolition of the main building and two additional structures at 14920 Washington Street, the Town Planner recommends the Board defer the application until a decision is made on the demolition of the existing structures at this site.

Draft Motion: "I move the Board defer the COA for ZP#2024-1105, for the exterior elevations of the three structures at 14920 Washington Street to the January 15th meeting." Or an alternate motion.