



Town of Haymarket
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 Haymarket, VA 20169
 703-753-2600

Thomas Britt
 TOWN PLANNER

MEMORANDUM

TO: Architectural Review Board
 FROM: Thomas Britt
 DATE: December 13, 2024
 SUBJECT: ZP #2024-0907: Magnolia Crossing Exterior Elevations Application

APPLICATION SUMMARY:

Business/ Applicant: Water Creek Homes

Street Address: 6700, 6710, 6720 Bleight Drive

Proposed Alteration: Architectural design submission for new townhomes

Applicant’s Brief Description of the Activity: Selection of exterior architectural design features for 11 new townhomes off Bleight Drive. The applicant has provided a materials list and color palette, proposed designs of the homes, and placement of a monument sign to advertise the homes. The ARB previously reviewed the initial application in the October Board meeting, the applicant has brought back the elevation proposals with updated colors, materials, and diagrams.

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.	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	The proposed alteration is visible from the public right of way. The elevations and monument sign meet 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.	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	The proposed alteration is visible from the public right of way. Materials list provided by applicant.
Sec. 58-16.8 (2) General Design Arrangement	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign	The design is in keeping with the guidelines.

	to be placed at entrance to development.	
Sec. 58-16.8 (3) Texture, material and color	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	The design and materials are in keeping with the guidelines.
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	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	This matter is at the discretion of the ARB. The surrounding HOAs do not use monuments signs for their developments.
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	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	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	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	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,	Submission of proposed architectural designs for 11 new townhomes off 6700 Bleight Drive, monument sign to be placed at entrance to development.	These matters are at the discretion of the ARB

<p>historians, artists and 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 – 6700, 6710, 6720 Bleight Drive	The main structure/site IS NOT listed as a Historic Resource
Comp Plan 1.5.4 Potential Archaeological Site	Site – 6700, 6710, 6720 Bleight Drive	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 – 6700, 6710, 6720 Bleight Drive	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		The colors for the siding proposed are outside of the Historic Color Palette,

		the colors proposed in some of the elevations match the homes in the surrounding area but are not all reflective of the facades of the existing housing stock.
III. (c) Exterior Elements		Applicant has provided list and renderings of Exterior Elements.
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 architectural elements of the Magnolia Crossing development, the Town Planner recommends approval of the addition.

Draft Motion: "I move the Board approve the COA for ZP#2024-0907, for the exterior elevations for Magnolia Crossing townhomes at 6700, 6710, 6720 Bleight Drive."

Or an alternate motion.