



ARCHITECTURAL REVIEW BOARD MEETING

Wednesday, September 17, 2025, at 7:00 PM

Council Chambers – 15000 Washington St., STE 100 Haymarket, VA 20169

<http://www.townofhaymarket.org/>

MINUTES

I. CALL TO ORDER

A Regular Meeting of the Architectural Review Board of the Town of Haymarket, Virginia, was held this evening in the Council Chambers, commencing at 7:00 pm.

Chairman Luersen called the meeting to Order.

PRESENT: Chairman Ken Luersen, Vice Chair Ben Barben, Planning Commission Liaison Dave Capossela, Board Member Chuck Mason

ABSENT: Board Member Joanna Mason.

II. PLEDGE OF ALLEGIANCE

Chairman Luersen invited everyone to stand for the Pledge of Allegiance.

III. CITIZENS' TIME

There were no citizens at this evening's meeting wishing to address the Architectural Review Board.

IV. AGENDA ITEMS

1. ZP #2025-0901 6691 Fayette Street COA for Portico Installation

Town Manager, Emily Kyriazi, presented the application to remodel the exterior of a residential structure off Fayette Street. She stated the proposed modifications include new siding in either dark gray or dark blue (which are both within the historic color palette of the Town), a new roof, trim work in a craftsman style, a front portico with either stone or brick material at the base, and updated lighting. Mrs. Kyriazi stated that a rendering has been supplied by the applicant, though not exact, but is very close in specification. Steve, the applicant, was present, and Mrs. Kyriazi called him up to the podium to discuss and answer questions from the Board.

Chairman Luersen referenced the picture and asked if the architectural style shown would be used and asked for clarification on the materials. He also asked if the applicant planned to modify the foundation or water table shown in the picture. The applicant specified that the existing brick would not be changed, but might be painted or faced to match the new materials, and that he does not intend to replace it.

Board members discussed the design, noting the base of the columns appeared to extend past the home's water table, and asked if this was intentional. The applicant said it is his intent, and right now the design is for it to be enclosed. When asked about shutters, the applicant said they would remain, though one might be visibly blocked.

The Board and the applicant further discussed the trim, color palette and siding options. The applicant shared he prefers the darker gray siding, white trim, black shutters, and white garage door, and the front door could be craftsman style, possibly brown. The referenced paint colors were from the Benjamin Moore Williamsburg palette, Ambler slate, and Bracken slate, but there would be flexibility for using similar shades with different paint manufacturers.

There were further questions regarding the siding material and siding style. The applicant indicated he is open to Board recommendations and agrees to use either Hardy plank or vinyl siding, depending on availability, but shared he prefers hardy plank on the front, vinyl on the sides, and is open to Board recommendations. He further shared the roof will be charcoal gray, the gutter and trim to be white, the base of the portico in stone/cream color, and the existing walkway and driveway to be power-washed but not replaced.

The Town Manager moved the conversation toward making a motion, narrowing down the color recommendations, siding styles and suggested that door style preferences could be administratively approved. The Town Manager read the following motion

I move the Architectural Review Board approve ZP #2025-0901, COA for Portico Installation at 6691 Fayette Street to include exterior modifications with the following details:

- **The new siding will be in dark gray to resemble a dark gray color similar to Amber slate or bracken slate from the Benjamin Moore Williamsburg collection or the iron gray color from the James Hardy Company.**
- **The new roof in charcoal gray architectural shingles.**
- **The trim and gutters to be white.**
- **The masonry, foundation and stonework shall be administratively approved following the submission of a material sample and a paint sample for the brick foundation, should that be required.**
- **The shutters shall be black**
- **The front door shall be a craftsman style with small upper windows and dark stained wood, similar to a mahogany. This will be administratively approved at a later date.**
- **The garage door shall be white with windows along the top section**
- **The lighting shall be a coach or craftsman style black in color**

The Chairman made a friendly motion to add “equivalent match” regarding the Benjamin Moore paint color choices. The Town Manager will note color similar to and acceptable from other manufacturers. The Board specified that the siding will be James Hardy Cedar Mill style siding. Vice Chair Barben so moved the Motion, and Board Member Mason seconded. A roll call vote was taken All were in favor, and the motion carried.

VI. OLD BUSINESS

Town Manager Emily Kyriazi reported that, due to a staffing change, we will hold the ARB Guidelines and bring those back for further review and edits at a future meeting. She further shared the discussion of the intent and location of the LOVE sign, however, the sign was tabled because an amendment to the sign ordinance is needed, which is a lengthier process. She noted the most recent information she’s received regarding the Lane Motors property was they were set to close on November 1, but she has no other updates at this time. She further shared the Bleight Drive property ownership has changed, but the details she received were very limited. The A.C. Watts home went to closing, and the Dominics are the new owners. Finally, the Lidl property was given a zoning violation letter, and shortly after a for sale sign went up on the property, but not further details have been received.

VII. NEW BUSINESS

The Town Manager shared that Karter School will be coming to the ARB for architectural review of two structures. The larger of the two parcels is looking to include a daycare facility with retail, while the smaller parcel is planned for a small retail space and parking. She noted, they will front Washington Street, and at this time this project is currently in the site plan phase.

VIII. PLANNING COMMISSION UPDATES

The Planning Commission Liaison, Dave Capossella, shared that the Planning Commission Meeting was canceled as there were no items on the agenda.

IX. TOWN COUNCIL UPDATES

Chairman Luersen gave the Town Council updates. The mural and love sign were discussed but have been tabled for now. He shared a lot to commemorate Bob Weir's efforts and his impact with the Town.

The Town Manager added a budget amendment was passed as we received Fire Funds from the state. The amendment allocates these funds into both revenues and expenditures to cover the purchase of swift water rescue suits for the local station. She also shared that the Town discussed the RFP for the town park pavilion and finalized the scope of services, and hopes to post it in early October. Additionally, the outdoor event ordinance was reviewed in its final draft form, and the Council authorized it for a public hearing. Finally, the Prince William County TAP Grant, which is a Transportation Alternatives Program, run by the state and federally was discussed. Prince William County will be applying for this grant on behalf of the Town.

The Town Manager asked if the Board would be open to rescheduling the October ARB meeting due to conflicts with Haymarket Day, as well as the Clerk and VML conferences for staff. She proposed October 22 as an alternative date or another day if needed. The Town will keep everyone informed if a COA is submitted that requires scheduling or if none are received, possibly canceling.

X. ADJOURNMENT

With no further business before the Architectural Review Board, Vice Chair Barben moved to adjourn with a second by PC Liaison Dave Capossella. The motion carried.

Alexandra Elswick, Deputy Clerk

Ken Luersen, Chairman