



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING

~ MINUTES ~

Thomas Britt, Town Planner
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, June 12, 2024

7:00 PM

Council Chambers

A Regular Meeting of the Architectural Review Board of the Town of Haymarket, VA, was held this evening in the Council Chambers, commencing at 7:15 PM.

Chairperson Marchant Schneider called the meeting to order.

I. Call to Order

Chairperson Marchant Schneider: Present, Commissioner Robert Hallet: Absent, Board Member Chuck Mason: Present, Vice Chairman Benjamin Barben: Present, Board Member Joanna Mason: Absent.

II. Pledge of Allegiance

Chairperson Marchant Schneider invited everyone to stand for the Pledge of Allegiance.

III. Citizens Time

There were no citizens present for Citizen's Time.

IV. Minute Approval

Chairman Schneider asks if there's any revisions or comments to the minutes being approved since he was not present at the last meeting.

Vice Chairman Ben Barben moves to accept the minutes from April 10, 2024. Board Member Chuck Mason seconds the motion.

1. Architectural Review Board - Regular Meeting - Apr 10, 2024 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Benjamin Barben, Vice Chairman
SECONDER:	Chuck Mason, Board Member
AYES:	Marchant Schneider, Chuck Mason, Benjamin Barben
ABSENT:	Robert Hallet, Joanna Mason

V. Agenda Items

1. Exterior Modification/Facade: 6660 Fayette Street

Town Planner, Thomas Britt, gave a report on the application for a full exterior remodel of 6660 Fayette Street. The home was built in the 1930's, because of that and the Zoning Ordinance, it is listed as a historic resource. The remodeling included the siding being a panda white/off white stucco. A sample is provided in packet page 12. Additionally, there will be a black metal roof, a black door, the roof will be standing seam and the windows will have black shutters. There will also be a portico installed at the front door with a triangular pitch with four 6x6 posts with oak stain and an open concept.

The applicant, TracyLynn Pater, was present to answer questions. The home is a cinder block home. She purchased it with siding, but the siding was not adhered correctly. After speaking with a contractor, stucco was recommended. Going with a simple black and white theme. She shared that the portico will be the same pitch just wider and deeper and not attached. Discussion followed regarding the roof, light fixtures, shutters, and stucco selected. Chairman Schneider questioned the front door. The applicant confirmed there will be a new front door, with glass, and black in color. Discussion continued in regard to the look and texture of the stucco, and the look of the portico. Chairman Schneider indicated the Board is generally comfortable with the concept. Chairman Schneider mentioned having a more definitive rendering of what the portico would look like. Vice Chairman Barben asked about light fixtures and would prefer to see

physical samples to confirm shading of color selections and would like to have a better understanding of the scale of the porch. Chairman Schneider said the Board is ok with the standing seam black roof and black shutters. The applicant mentioned there is only one black selection for the shutters with the company she is using. Chairman Schneider said the light fixtures should be easy to add back in. Chairman Schneider asks that the contractor sketch a rendering of the slope and how the structure of it would look on the house, the color of the posts, and get a decision on the porch material and brick style selection.

Chairman Scheinder moves to approve the COA for ZP#2024-0601 for the following improvements at 6660 Fayette Street those improvements being: black standing seam roof, four board and batten vinyl shutters as presented at the meeting, black front door, the total wall efface, shot blast medium texture, panda white color, and the referenced shutters being painted black. The applicant will submit a subsequent application for the details of the front porch and light fixtures. Board Member Chuck Mason seconded the Motion. All in favor. Motion passes.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marchant Schneider, Chairperson
SECONDER:	Chuck Mason, Board Member
AYES:	Marchant Schneider, Chuck Mason, Benjamin Barben
ABSENT:	Robert Hallet, Joanna Mason

2. Discussion: Historic District Map

Town Planner, Thomas Britt, references packet page 13 regarding updates to the ARB guidelines and how to approach the historic district in Haymarket. Part of that includes what counts as the Historic District Overlay, per Section 58-16.3 of the current Zoning Ordinance which currently states the entire Town is under historic District Overlay. If amended, with ARB recommendation of the Historic District, the process would be brought to the Planning Commission, then recommended approval of that to the Town Council. Packet page 16 shows a draft map prepared to reflect the major historic corridors. Discussion follows regarding the maps and what is included in the historic district inventory. Town Planner, Thomas Britt, clarified the one parts of the HOA's that are included are the homes that are along Washington Street. Discussion and feedback continue regarding the draft maps on packet pages 16 and 17. Vice Chairman Barben provides feedback regarding what is on the national register that might be helpful to distinguish from the other historic buildings. Chairman Schneider suggests several buildings which aren't included such as the school at QBE. Discussion follows regarding how to document those and possibly document the ones that have been demolished. Mr. Barben asked what the criteria are that brought these to this list, so they know if others may need to be on the inventory. The Town Planner shared he can bring that section of the Comprehensive Plan back to the Board in July, along with any recommendations for additions.

Mr. Schneider states the Board is comfortable with the boundaries, and asks the Town Planner come back with the table of guidelines, and ARB members also bring back other structures they may feel need to be included that are locally significant. Town Planner states he can bring the map of the overlay and the amendment to the zoning text to the Commission. No other actions or motions were made.

3. ARB and PC Lineup of Comp. Plan

Town Planner, Thomas Britt, was in correspondence with a realtor representing a developer who potentially wanted to redevelop the Lane Motors property who was inquiring about what counts as a historic resource. Mr. Britt realized the Comprehensive Plan does not match what the Zoning Ordinance says for what counts as a historic resource. Packet page 18 and 19 shows the amended items which were brought to the Planning Commission in March, and to public hearing and next weeks meeting goes to Council for approval. Mr. Schneider said the

previous ordinance said 50 years or older, discussion followed about what was being captured then and what we should continue to capture. Further discussion on if the Board is comfortable with the 1950's date, if that date benefits the Town and should a building later than 1950 be identified as a contributing resource to the Town what criteria will be used to protect it. Mr. Britt shared it seems we should keep the 1950 date and get more specific on what a contributing resource is. Clarification was given that the Comprehensive Plan said 50 years or older and the Zoning Ordinance said 1950's. At one point the two matched until the Zoning Ordinance was amended. Chairman Schneider and Vice Chairman Barben suggests reviewing neighboring jurisdictions (Manassas, Warrenton, Leesburg etc.) to see what they say. Chairman Schneider states the Board agrees to reconciling the two but we do some research on other jurisdictions to see if we should revisit it or change to a different date.

VI. Old Business

Town Planner, Thomas Britt shared there was a fence application that was going to go before the Board. Mr. Britt was permitted by the Zoning Administrator to give administrative approval for the fence application for Great Mane Brewery. Mr. Britt shared it was just a privacy fence around the HVAC. Chairman Schneider met with Emily and Thomas and went over the architectural elevations for Taco Bell. The dentist office, Lifetime Smiles, is going up. Kiddie Academy should be breaking ground within the next week.

VII. New Business

With these historic district updates talked about, Town Planner, Thomas Britt, stated that he will present the guidelines in July for review and comment. There is an outstanding signage application for Kiddie Academy that will be presented at a future meeting. He also shared that there is a site plan on Bleight Drive for 11 townhomes that has gone before the Planning Commission and that the demolition permit will be before the ARB at a future meeting.

Mr. Britt stated that staff has been working with the property owner next to the Fayette Street lots that have broken ground and they are building two single-family homes there. He stated that there are 3 parcels, one with a shed that is bisected by the parcel line and will be bringing a demolition application to the ARB so that they are in compliance with the zoning ordinance.

VIII. Planning Commission Updates

Town Planner, Thomas Britt, shared there was a Public Hearing for the Comprehensive Plan and Zoning Text Amendment for recommendations to go before the Town Council.

IX. Town Council Updates

Chairman Schneider stated that the Town Council will be holding a Special Meeting on June 17 to vote on the budget. He also shared that the deadline to file to run for Town Council is Tuesday, June 18. He shared that he will not be running again. He also shared that the Farmers Market is going well. Mr. Schneider stated that the Council will be talking about financing options for the three priority projects which are Town Park, finishing the Town Center, and potentially public parking. Chairman Schneider discussed the status of the park sidewalk project. Vice Chairman Barben asked about the trash RFP. Chairman Schneider confirmed it's with a different vendor, but the same service. Chairman Schneider asked if there was any update from Lidl. Town Planner, Thomas Britt, mentioned he spoke with the former owner, Meladon, and they have both had radio silence from Lidl. Mr. Britt gave a brief update on an application for a hotel at Crossroads Village Center. Chairman Schneider mentioned that Haymarket Day applications are still open.

X. Adjournment

With no other business before the Architectural Review Board, Commissioner Hallet moved to adjourn with a second by Board Member Barben. The motion carried.

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Chuck Mason, Board Member
SECONDER:	Benjamin Barben, Vice Chairman
AYES:	Marchant Schneider, Chuck Mason, Benjamin Barben
ABSENT:	Robert Hallet, Joanna Mason

Submitted:

Approved:

Kim Henry, Clerk of the Council

Marchant Schneider, Chairman