



# ARCHITECTURAL REVIEW BOARD

## REGULAR MEETING ~ MINUTES ~

Steve Gyurisn, Town Planner  
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100  
Haymarket, VA 20169

Wednesday, April 19, 2017

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 Board Room, commencing at 7:00 PM.

called the meeting to order.

### 1. Call to Order

Chair Kenneth Luersen: Present, Councilwoman Susan Edwards: Present, Board Member Robert Day: Present, Councilman Connor Leake: Present, Board Member Bond Cavazos: Present, Clerk of the Council Alice Jarrell: Present, Town Planner Steve Gyurisn: Present, Town Manager Kimberly Murray: Present, Director of Business & Community Relations Denise Andrews: Present.

### 2. Citizens Time

#### Marchant Schneider - 14811 Rising Sun Lane

Mr. Schneider wants to clarify statements made previously regarding the Firehouse/Old Bungalow buildings. He believes the current condition of the buildings should be buttoned up until a decision can be made. The County had the foresight to remove debris from the property prior to the sale. His observation that there was a precedent set with the Old Hulfish house and other properties. He asks the ARB not to vote tonight on this matter. He mentioned 86 parking spaces would be needed not the 28 spaces proposed. Parking might be consolidated with neighbors to meet the parking needs. He believes the scale of the proposed project is too much and mentioned taking off the additions. Mr. Schneider would like information on Joe Barbeau's inspection of the property with Town collaboration.

#### Dottie Leonard - 14801 Washington Street

Ms. Leonard comments that she is supportive of the 6680 Fayette St. proposed design. She spoke regarding the Firehouse and mentioned the Iron Horse in Manassas as an example of restoration. If the Firehouse can be restored it would need careful restoration. In the past the Town saved a building that has a blue roof, what is historic about that?

### 3. Minutes Approval

A. Architectural Review Board - Regular Meeting - Mar 15, 2017 7:00 PM

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Connor Leake, Councilman
<b>SECONDER:</b>	Susan Edwards, Councilwoman
<b>AYES:</b>	Luersen, Edwards, Day, Leake, Cavazos

### 4. New Business

#### A. Ethan Marsh - Boy Scout Eagle Project

Mr. Marsh gives further information on the types of labels he hopes to use in his Eagle Scout project, which have longevity of 7 - 10 years.

He also plans to supervise a group of teams to install 100 markers around the Town of Haymarket over the course of one day.

Move to give approval for ARB Agenda Section 4.A- Ethan Marsh's Eagle Scout Project - per the meeting minutes of this discussion.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Bond Cavazos, Board Member
<b>SECONDER:</b>	Connor Leake, Councilman
<b>AYES:</b>	Luersen, Edwards, Day, Leake, Cavazos

**B. Town of Haymarket & VDOT - Retaining Wall**

Town Manager Kimberly Murray shares that she has met with VDOT on this matter, and they are very willing to consider a number of wall, fence, and façade options in order to fit best with the Town's existing aesthetic. She has included potential designs in this meeting's agenda packet for the Board Members' consideration.

The Board Members discuss the various options proposed. They agree that black fencing would result in the most cohesive look along the street, and that a stone veneer would be their preference for the wall. It is agreed that one ARB member would participate in future VDOT conversations together with the Town Manager, in order to make sure that the final selection is in keeping with the design guidelines.

Chairman Luersen volunteers.

**C. 15101 Washington Street - Signage**

Applicant Mary Hitchcock, of the Haymarket School of Rock, presents her potential sign designs for the ARB's consideration and approval.

Councilwoman Edwards brings up the matter of the modern font; Ms. Hitchcock answers that by keeping her signs small, she was hoping to maintain the consistency of the brand while paying respect to the historic buildings. Ms. Hitchcock says that she would be very happy to compromise, and that she does not believe the franchisor would have a problem since a School of Rock location in another town had to do something similar.

A further suggestion is made: that the sign on the house itself include one of the ARB's approved fonts, but that the free-standing sign adhere more closely to the franchise brand.

Move to approve ZP2017-009 - School of Rock, Haymarket- the font to be all black Georgia Font on signs 1 and 2, and sign 3 to be made of wood with the franchise's logo.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Edwards, Councilwoman
<b>SECONDER:</b>	Bond Cavazos, Board Member
<b>AYES:</b>	Luersen, Edwards, Day, Leake, Cavazos

**D. 14983 Keavy Place - Deck**

Mr. Steve Shannon, the resident of the home in question, presents the design for his new deck for the ARB's approval.

Move to approve ZP2017-008 for a deck at 14983 Keavy Place.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Edwards, Councilwoman
<b>SECONDER:</b>	Connor Leake, Councilman
<b>AYES:</b>	Luersen, Edwards, Day, Leake, Cavazos

**5. Old Business****A. 6760 Madison Street - Addition to Home**

The applicants present their detailed proposal of work to be done as they continue to restore the historic house.

Move to approve Zoning Permit ZP2017-006 for the Smith residence at 6760 Madison Street with the following conditions:

- The exterior siding will be the cedar-wood lap siding.
- The porch will be approved, removing the doors and realigning the windows, putting the tongue-in-groove beam board on the ceiling, replacing the current porch-posts.
- The continued gable will have cedar-shake shingles.
- The windows will be the applicant's first choice vinyl, as shown in the packet - the two-over-two.
- The front door will be the salvaged door.
- The side door will be the first choice two-over-two.
- The paint and roof colors will be of the applicant's choosing, as they have been presented to the

**B. 14800 Washington Street - Awning Master Replacement Plan**

Patrick Moore (5259 Amber Ridge Road, Haymarket) speaks to the history of the Haymarket Baptist Church and Preschool's application for an awning, which was initially made in early autumn 2016; in error, the church went through the process out of order. He asks the Board to approve the canopy, and allow the church to keep it with the promise that the Board will be properly consulted on all future design plans.

Interim Town Planner explains that the church has agreed to develop a comprehensive canopy master plan, so that the Board will be consulted before all future replacements.

Move to approve P2017-002 Haymarket Baptist Church and Preschool, residing at 14800 Washington Street on the condition that any future improvements will be put through a canopy replacement master plan.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Connor Leake, Councilman
<b>SECONDER:</b>	Bond Cavazos, Board Member
<b>AYES:</b>	Luersen, Edwards, Day, Leake, Cavazos

**C. 6680 Fayette Street - New Building**

Steve Wagner, architect for A Dog's Day Out, Haymarket, presents design changes in response to feedback from the Architectural Review Board.

Councilwoman Edwards thanks Mr. Wagner for his hard work.

Move to approve Zoning Permit AP2016-038 for A Dog's Day Out at 6680 Fayette Street, with the following conditions:

- The roof is a 6-12 pitch with Charcoal-colored asphalt shingles.
- The porch will not include the proposed railing in front.
- The columns are changed from 8"-to-12" to 12" columns.
- The windows are six-over-six double hung windows: shutters and dormers have been added.

- The structure is a wood structure.
- The color palette is as suggested, which falls within the standards of the Town's recommended color scheme, which some exceptions because of the siding type. The trim will be Sandstone Beige, and the siding will be Heritage Cream.
- The lighting is composed of carriage-light-type fixtures.
- The posts will be of the Duraclass Tuscan-fluted round type.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Edwards, Councilwoman
<b>SECONDER:</b>	Connor Leake, Councilman
<b>AYES:</b>	Luersen, Edwards, Day, Leake, Cavazos

**D. 14941 Washington St. & 6707 Jefferson St. - Demolition of Existing Building & Preliminary Design**

Mr. Bill Robson, designer of the property in question, presents information on the project and updated renderings, per the Board's request from its March 2017 meeting. He elaborates upon some of the particular challenges associated with potential restoration of the Old Firehouse Building. Z Properties hopes to open a restaurant on the property.

Councilman Leake asks whether Z Properties went to bid on any of the costs given in their estimates; Mr. Robson answers that they used MSMeans, a national index, combined with local measures.

Councilman Leake asks whether Z Properties performed any tests on the building during its window of study before he purchased the building; Mr. Stergio Zissios, the property's owner, answers that no structural tests were performed on the building during that window, though it was inspected and tested for lead and asbestos earlier in the year.

Councilman Leake asks whether Z Properties intended to repurpose the building when they purchased the property. Mr. Zissios answers that they had intended to re-phase or re-build it, especially in light of an earthquake that had damaged it soon before purchase.

Chairman Luersen asks the Interim Town Planner whether there is any documentation of studies done by the Town to balance the information submitted by the applicant.

Steve Gyurisin says that he does not have any report on the matter from the Town's Building Official. Kimberly Murray shares that the Town's Building Official has written a letter saying that the building is not habitable in its present state. She says that the burden of proof in this case is on the applicant.

Councilwoman Edwards says that the Town should have a second opinion from what the applicant is sharing about the condition of the buildings.

Steve Gyurisin reminds the Board that the Zoning Ordinance has very specific requirements for approval of a demolition permit; he shares these guidelines with the Board Members, to assist them in making their decision.

Bill Robson asks whether saving the façade is an area on which the applicant and the Board could compromise.

Councilwoman Edwards reminds the applicants that in March, they presented a plan for a school, rather than a restaurant.

Councilman Leake asks that an article mentioning the Old Firehouse Building from *Haymarket Lifestyle's* April Issue be included in the minutes.

Board Member Robert Day shares his firm conviction that any demolition permit granted should be tied to a suitable design for a replacement building.

Mr. Zissios says that he would like a decision on the matter tonight.

Councilwoman Edwards believes that the information the Board requires would take some time, and warns that if she needs to make a decision on the application that night, her decision would be to vote for denial.

Move to deny ZP2016-037, ZP2017-007 Z Properties, LLC., 14941 Washington Street and 6707 Jefferson Street for the demolition of the buildings.

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Connor Leake, Councilman
<b>SECONDER:</b>	Susan Edwards, Councilwoman
<b>AYES:</b>	Luersen, Edwards, Day, Leake, Cavazos

**E. 6750 & 6760 Fayette Street - Alterations to Sidewalk & Driveway and Additional Lot Lighting**

The plan has been finalized and does not require any action tonight, so the Board marks the item complete.

**F. 6612 James Madison Highway - Canopy and Sigage**

The plan has been finalized and does not require any action tonight, so the Board marks the item complete.

**G. Leaberry Way - Black Iron Fence**

The plan has been finalized and does not require any action tonight, so the Board marks the item complete.

**H. Town of Haymarket & VDOT - Welcome Sign Information**

The plan has been finalized and does not require any action tonight, so the Board marks the item complete.

## 6. Town Planner Update

Town Planner Steve Gyurisin updates the Board.

Steve Gyurisin has been catching up on the large number of agenda items in preparation for tonight's meeting, but hopefully by next month he will have a proper update on upcoming matters.

The Board welcomes Steve, as well as Alice Jarrell, the new Clerk of Council and Office Manager.

**A. Town Planner Update - Steve Gyurisin**

## 7. Town Council Update

Councilwoman Edwards says that she was away for the last Council meeting, but shares that the Council is in the process of finalizing a proposed Budget for the Town, and is very happy to welcome Steve and Alice. She encourages the Board Members to attend the Town's Earth Day Celebration, which will be held on Saturday, April 22<sup>nd</sup>. Public Hearings will be held in May on the Ordinance, the Budget, and a proposed increase in taxes.

## 8. Planning Commission Update

Councilman Leake shares that the Commission has forwarded the Town Zoning and Subdivision Ordinance to the Council for its Public Hearing.

## 9. Adjournment

### A. Motion to Adjourn

<b>RESULT:</b>	<b>ADOPTED [UNANIMOUS]</b>
<b>MOVER:</b>	Susan Edwards, Councilwoman
<b>SECONDER:</b>	Connor Leake, Councilman
<b>AYES:</b>	Luersen, Edwards, Day, Leake, Cavazos

Submitted:

Approved:

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Alice Jarrell, Clerk of Council

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Ken Luersen, Chairman