

TOWN OF HAYMARKET, VIRGINIA  
Chartered 1799  
County of Prince William

TOWN COUNCIL/ARCHITECTURAL REVIEW BOARD  
WORK SESSION

February 9, 1998

**COUNCIL**

**John R. Kapp, Mayor**  
**Dottie Leonard, ARB Liaison**  
**Mary Lou Scarbrough**  
**Bob Seffinga**  
**Mark Branca**

**ARB**

**Doug Rizzardi, Chairman**  
**Chris Foley, Consultant**  
**Tom Utz**  
**Dave Schauss**

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Councilwoman Leonard called this work session to order at 7:50 p.m. Councilwoman Leonard states this meeting is to consider explanations as to why U.S. Home and Ryan Homes appear to be in violation of the ARB enhancement requirements in Greenhill Crossing (dentil molding, colonial lintels and carriage lights).

**Ryan Homes**

Marie Witter of Ryan Homes states she would like to discuss the dentil molding. Scott, Brian and she have reviewed the plans of seven elevations. She would like to propose: Bainbridge plans show enhancement on all the elevations, they will be doing all those; Devonshire plans show one with enhancement and three without, they plan to put it on all those houses; Ravenwood plans show one with enhancement and one without, they propose to do both; Rosemont plans four show with enhancement and one without, they propose to put on all; Stratford plans show none and only one approved elevation, they propose to put on the approved one; Chandler plans two with enhancement and one, elevation C, without. They recommend no dentil molding on any Chandler; Vandenburg, AB&C enhancement not on any they recommend no dentil molding on any elevations.

Councilman Seffinga states we have other housing styles on our list that have been approved. Ms. Witter spoke with her architect, they went through the house types. She states the Vandenburg is a transitional style neo classical house and the Chandler C, neither are candidates for dentil molding, which she states calls out to a salt box style. The dentil mold on Vandenburg would look like a long line of molding.

Councilwoman Leonard states she knows there were times a model would come before the ARB that they did not agree on, they would try to compromise with the addition of the colonial enhancements.

Ms. Witter states the Vandenburg is the model home and one of the most popular homes they sell. Ms. Witter asks pardon for the Ravenwood elevation A, 97B035 that is in violation. She states there is something over the doors. She is going to have to go to the customer and tell them they have to put something on the house. Councilwoman Leonard states if the customer does not want it they can request a waiver from the ARB. Ms. Witter was instructed to tell the customer it

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is a requirement of the town and they may come before the ARB. Brian asked what happens if the customer refuses to allow them on the property. They need to be aware the violation stands unless it is applied or a waiver granted.

Councilman Branca states he has to feel that people bought here because of the colonial look and a historic town.

Ms. Witter thinks the obstacle with the customer will be the maintenance of the molding.

**Councilwoman Leonard moved to accept Ryan Homes to volunteer to apply dentil molding to the Bainbridge, accept request not to have dentil molding on Chandler C and all three elevations for Vandenburg, violations only, second by Commissioner Utz. Motion carried by unanimous vote.**

**Councilwoman Leonard moved to request Ryan Homes to re-apply for the Chandler and Vandenburg models for future homes, second by Mr. Schauss. Motion carried by unanimous vote.**

**Councilwoman Leonard moved to refer the decision of the unapproved elevation Ravenwood A to the Town Council, second by Commissioner Utz. Motion carried by unanimous vote.**

Councilman Branca asked if it (Ravenwood A) was an inappropriate elevation. Councilwoman Leonard answered yes. Councilman Branca asked if there is any way to make it agreeable. Ms. Witter will re-submit the Ravenwood A for Council perusal. The ARB will make a recommendation to Council for the March meeting.

Ms. Witter would like to recommend they (Ryan Homes) will add dentil molding to all elevations approved with the exception of the Vandenburg and Chandler C.

Councilman Seffinga asked if all the other models will have the dentil molding, lintels, lights. She states some models have been deleted. Ms. Witter will re-submit Tuscany, Yardley, Stanford and Ravenwood A.

Councilwoman Leonard asked what percent of homes are Vandenburg. About 30% was the answer.

Councilwoman Leonard states the Vandenburg looks better in all brick. Mrs. Witter states it is a challenge to have all brick due to the additional \$6000 cost to the purchaser.

Councilwoman Leonard states it has been a pleasure working with Ryan Homes representatives. They have been very gracious.

**US Home**

Mike Mallott, of US Home, states going forward it is clearly known dentil molding is required

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and will be included on all plans. The architect is preparing the revised plans.

In regard to violations, they have gone back and went through the documents available. He states typically a proffer is reflected in the developer guidelines, there were none given to US Home when they purchased the lots.

Councilwoman Leonard asked what did they think they were applying to the ARB for? Mr. Mallott says the criteria was what we want. Councilman Branca states what we're talking about is the criteria. Mr. Mallott says they were not aware they were required, only correspondence is November 1995 in regard to carriage lights.

Councilman Seffinga states he has a copy of the minutes of the meeting with the TC/ARB/PC. Mr. Gerald was present as were Ryan Homes representatives. At that time the ARB required the colonial style elements.

Mr. Mallott states when they purchased the lots they were not informed dentil molding is required. The Design Manual states in case of disapproval "the Board shall state the reasons in writing." They have no written information on requirements on the approved plans. There appears there is a breakdown of communication. They will put enhancements on their future homes, it is unrealistic to expect the builder to retrofit now.

Councilman Seffinga states it is apparent that H/P Companies did not communicate to US Homes. Mike Lubely, of H/P Companies, was present and informed of the ARB requirements.

Councilwoman Leonard states there was detailed discussion with US Home representatives early on but not recently.

Mr. Mallott states Bill Gerald says he or Tracy Morris were at all the meetings and never heard this. Councilman Seffinga recalls all these elements were discussed in the ARB meetings.

Councilman Branca recalls the only reason the ARB did not require a completely revised set of plans showing our requirements, we did not force the builder to incur that expense. We felt the conditions could be noted in the minutes. Maybe we need to pull out only the approved elevations for approval and require only correct plans will be approved.

Mr. Mallott says that is where the difference is, if requirements are there they would have notations of requirements on the plans themselves.

Mr. Foley recalls drawing elements on some of the plans but it became tedious and guidelines for all models were set.

Mr. Mallott asks for written direction on every plan as to what is approved and not approved. Mr. Mallott says colonial lintels be put where possible, he would like that clarified.

Councilman Seffinga says there was not any house approved that did not have the dentil molding, colonial lintels and carriage lights. The reason each house did not have to come back to

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the ARB each time was the models were approved as per the ARB approval. We can go back and listen to the tapes to confirm that information. Mr. Bush says there was no question in his mind in regard to lintels, lights, but dentil molding was not on all the plans.

Mayor Kapp states in future the ARB has agreed to mark up one set of plans and the builder will have to correct and bring back to the ARB. Carolyn, of Ryan Homes, asks if Ryan can just add a page to cover Haymarket, an addendum.

Councilman Branca suggests recommending the ARB requires addendum or it is on the plan what is required.

**ARB adjourned**

**At 8:55 p.m. Councilwoman Leonard moved to recommend to adjourn the ARB, second by Mr. Schauss. Motion carried by unanimous vote.**

Councilman Seffinga states since there is consternation of what was said and what was not said he suggests the ARB go back and listen to the tapes of the October 23, 1995 meeting (work session) and the ARB meetings.

**Street scape Ordinance**

Councilman Seffinga states he went through the street scape ordinance and there was one section we decided to delete, he wasn't sure which one. Mr. Foley said it was the submission requirements section which he re-did. Councilman Seffinga said it states any open spaces has to be maintained by property owner, HOA or someone.

Mr. Foley asks what happens when there is no money left in the HOA, or no maintenance agreement for shared area, i.e, common driveway.

Councilman Seffinga recalls there was too much legalese and did not want to get in the middle of it. Mr. Foley was trying to document the elements required by the property owner association.

**Q-Stop parking lot**

Councilwoman Leonard wants Council to talk about being consistent in defending our Historical Overlay and ARB guidelines. The PC can determine if the ordinance will allow but the ARB has its own charge of area of authority. Councilman Seffinga states we can not disallow a parking lot if the ordinance does not state so. Councilwoman Leonard states the ARB has the authority to regulate. Councilman Branca agrees with Councilman Seffinga.

Mr. Foley states the landscape plan is the tool to make it right.

Councilman Branca states if we want to regulate a parking lot we need to get that in the zoning code review that Liz Via did. Councilwoman Leonard says let's get it in now.

Councilman Seffinga believes in property rights. Councilwoman Leonard does also, she states, but the Historic District Overlay determines the colonial look. She does not want to defend a

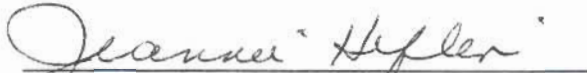
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truck stop if we approve that. Mr. Foley says if we allow it we are the "finger in the dike". Councilman Branca says if we want the building on the front and parking in the rear it needs to be in the ordinance. In order for the Old Bank Cafe to expand the parking it could not be in the rear. The landscape plan is the best he has seen. The only thing that he would like is the parking moved back and leave more green space on the front.

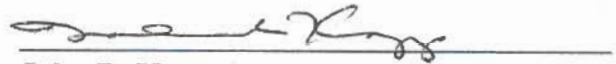
Also need to adopt as model for improvements once we define the alignments for east and west of town.

**Meeting adjourned at 9:57 p.m.**

**RESPECTFULLY SUBMITTED:**

  
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Jeannie Heflin, Town Clerk

**APPROVED:**

  
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John R. Kapp, Mayor

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