



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ AGENDA ~

Kenneth Luersen,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, July 15, 2015

7:00 PM

Council Chambers

1. Call to Order

2. Citizens Time

3. Minutes Approval

A. Architectural Review Board - Regular Meeting - Jun 17, 2015 7:00 PM

4. Certificate of Appropriateness

A. 6601 Jefferson Street - Roof Replacement & Exterior Work

B. 15250 Washington Street - Chick Fil a Renderings

C. 14881 Washington Street - Demolition of Existing Structure

5. Town Council Update

6. Planning Commission Update

7. New Business

8. Old Business

A. ARB Task List

B. By-Laws

C. Appointment of Vice Chair

D. ARB Recommendation - Harrover Master Plan

9. Adjournment



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ MINUTES ~

Kenneth Luersen,
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, June 17, 2015

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

Chair Kenneth Luersen called the meeting to order.

1. Call to Order

Councilwoman Pam Swinford: Present, Chair Kenneth Luersen: Present, Architect John Parham: Present, Commissioner Ralph Ring: Late, Board Member Susan Edwards: Absent, Board Member Robert Day: Present, Board Member Nicole Zimnoch: Present.

2. Citizens Time

3. Minutes Approval

A. Architectural Review Board - Regular Meeting - May 20, 2015 7:00 PM

RESULT:	ACCEPTED [3 TO 0]
MOVER:	Pam Swinford, Councilwoman
SECONDER:	Robert Day, Board Member
AYES:	Pam Swinford, John Parham, Robert Day
ABSTAIN:	Kenneth Luersen, Nicole Zimnoch
ABSENT:	Ralph Ring, Susan Edwards

4. Certificate of Appropriateness

A. 14719 Alexandra's Keep Lane - Deck

Approved with no exceptions.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Pam Swinford, Councilwoman
SECONDER:	Nicole Zimnoch, Board Member
AYES:	Swinford, Luersen, Parham, Ring, Day, Zimnoch
ABSENT:	Susan Edwards

B. 14959 Keavy Place - Deck

Approved with no exceptions.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Ring, Commissioner
SECONDER:	Pam Swinford, Councilwoman
AYES:	Swinford, Luersen, Parham, Ring, Day, Zimnoch
ABSENT:	Susan Edwards

C. 14950 Washington Street - Wall Signs

Approved with exceptions; pending that the wall sign match the outline of the existing sign including same shape with border.

Minutes Acceptance: Minutes of Jun 17, 2015 7:00 PM (Minutes Approval)

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Pam Swinford, Councilwoman
SECONDER:	Ralph Ring, Commissioner
AYES:	Swinford, Luersen, Parham, Ring, Day, Zimnoch
ABSENT:	Susan Edwards

D. 14881 Washington Street - Demolition of Existing Structure

Tabled until the July 15th Architectural Review Board Meeting.

Marchant Schneider the Town Planner/Zoning Administrator makes recommendations to the ARB on how to review the application:

Each Board member has their Architectural Review Board Guidelines to reference as well as The Comprehensive Plan. Also, I recommend that you take a look at the following:

- 1st Revisit the older plans and see what has changed from the old applications to this current one.
- 2nd Partially demolishing the structure, removing all of the rear additions and stabilizing the original structure.
- 3rd Harvest a cross section of the building from the exterior to the interior that can be used exhibition purposes at Museum on the history of Town structures.
- 4th If the structured is demolished the new construction (if the owner decides to replace it) should recreate the architecture that was once there.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Pam Swinford, Councilwoman
SECONDER:	Nicole Zimnoch, Board Member
AYES:	Swinford, Luersen, Parham, Ring, Day, Zimnoch
ABSENT:	Susan Edwards

5. Town Council Update

Councilwoman Swinford has no updates at this time.

6. Planning Commission Update

Commissioner Ring updates the ARB.

With the guidance of Joe Barberu, the Town's building official, the Planning Commission conducted their walk-thru of both Harrover Properties. The general consensus of the Planning Commission is the property should be used as a "passive recreational area" for the Town of Haymarket and the residents of Haymarket.

7. New Business

A. By-Laws

Tabled until the July 15th Architectural Review Board Meeting.

B. Appointment of Vice Chair

Tabled until the July 15th Architectural Review Board Meeting.

ARB member Nicole Zimnoch would like to be considered for the position of Vice Chair. Councilwoman Swinford recommends absent ARB member Susan Edwards for Vice-Chair. Chair Luersen decides to table the appointment until next months meeting.

C. Harrover Master Plan Study

Tabled until the July 15th Architectural Review Board Meeting.

Chair Luersen would like to schedule a walk-thru of the Harrover Properties for Wednesday, June 24th at 7 pm. He would like for the Town's building official Joe Barberu to conduct a similar tour of both structures and property as he provided to the Planning Commission.

8. Old Business

9. Adjournment

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ralph Ring, Commissioner
SECONDER:	Pam Swinford, Councilwoman
AYES:	Swinford, Luersen, Parham, Ring, Day, Zimnoch
ABSENT:	Susan Edwards

Submitted:

Approved:

Denise Hall, ARB Clerk

Ken Luersen, ARB Chair

Minutes Acceptance: Minutes of Jun 17, 2015 7:00 PM (Minutes Approval)



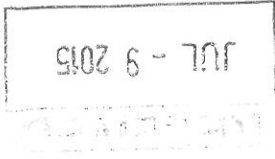
TO: Architectural Review Board
SUBJECT: 6601 Jefferson Street - Roof Replacement & Exterior Work
DATE: 07/15/15

Property owner Ms. Peg Contrucci, would like to do improvements to the property located at 6601 Jefferson Street. These improvements include; roof replacement, exterior trim, soffits at portico, and board screening at condensing units, trash cans and utility meters.

ATTACHMENTS:

- 6601 Jefferson Street - Roof Replacement and Exterior Work (PDF)

TOWN OF HAYMARKET



ZONING PERMIT #: 2 P2015 029

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING PERMIT APPLICATION

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign
 (Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Peg Contrucci

PROPOSED USE: Mixed Use Size (Sq. Ft./Length) of Construction: NA

SITE ADDRESS: 6601 Jefferson Street Parcel ID #: 7298-90-4432

Subdivision Name: NA Lot Size: 1.205 acres

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 Site Plan Required: Yes No

Special Use Permit Required: Yes No Homeowners Association (HOA) Approval: Yes No

Off-street Parking: Spaces Required: NA Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, type and dimensions of signs, height/length of fencing, etc.)
Replace: roof, T-1 11 siding, exterior trim, soffits at portico, existing railings at dock with composite rails, board screening at condensing units, trash cans and utility meters. Paint sides of concrete dock. Repaint. Install shed roof overhand on rear of building and shutters on 13 windows (excluding dormers).

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet see below

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc.) Drawing to come

Roof: Tamco Heritage architectural asphalt shingle, ; Color for T-1 11 and cinderblock ; Color for trim ; Shudders

to match roof. See attached photo for color scheme. Please note this is a repair/replacement
 Supporting Documentation (attached): Specification Sheet Photograph(s) Above of existing materials.

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Peg Contrucci, Agent			My Group Growth 1, LC, et al.		
Name			Name		
<u>P.O. Box 400</u>			<u>same a permit holder</u>		
Address			Address		
<u>Gainesville, VA 20156</u>					
City	State	Zip	City	State	Zip
<u>703-754-2400</u>	<u>Novago@aol.com</u>				
Phone#	Email		Phone#	Email	

Attachment: 6601 Jefferson Street - Roof Replacement and Exterior Work (2463 : 6601 Jefferson Street - Roof Replacement & Exterior Work)

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

MJ Contrucci
Applicant Signature

MJ Contrucci, Agent
Property Owner Signature

*****OFFICE USE ONLY***** ZONING PERMIT #: _____

Date Filed: _____ Fee Amount: _____ Date Paid: _____

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

ARCHITECTURAL REVIEW BOARD CHAIR: _____
SIGNATURE PRINT

CONDITIONS:

DATE TO PLANNING COMMISSION: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

PLANNING COMMISSION (where required): _____
SIGNATURE PRINT

CONDITIONS:

DATE TO TOWN COUNCIL: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required): _____
SIGNATURE PRINT

CONDITIONS:



match color scheme
(2nd : 3rd floors)

Attachment: 6601 Jefferson Street - Roof Replacement and Exterior Work (2463 : 6601 Jefferson Street - Roof Replacement & Exterior Work)



Sent from my iPhone

match color scheme

Attachment: 6601 Jefferson Street - Roof Replacement and Exterior Work (2463 : 6601 Jefferson Street - Roof Replacement & Exterior Work)

Board screening fence to cover
condensing units, trash cans and
utility meters



Subj: (no subject)
Date: 7/9/2015 12:57:00 P.M. Eastern Daylight Time
From: novago@aol.com
To: novago@aol.com



Sent from my iPhone

shutters on windows, wider window trim
on 2nd floor, shed roof overhang over
dock, pange sides of dock

Attachment: 6601 Jefferson Street - Roof Replacement and Exterior Work (2463 : 6601 Jefferson Street - Roof Replacement & Exterior Work)

Subj: (no subject)
Date: 7/9/2015 1:00:39 P.M. Eastern Daylight Time
From: novago@aol.com
To: novago@aol.com



Sent from my iPhone

shutters and wider trim on 2nd floor windows (not dormers)

Attachment: 6601 Jefferson Street - Roof Replacement and Exterior Work (2463 : 6601 Jefferson Street - Roof Replacement & Exterior Work)

Subj: (no subject)
Date: 7/2/2015 7:21:26 P.M. Eastern Daylight Time
From: tfinks@northstarcompanies.us
To: NOVAGO@aol.com



Sent from my iPhone

Attachment: 6601 Jefferson Street - Roof Replacement and Exterior Work (2463 : 6601 Jefferson Street - Roof Replacement & Exterior Work)

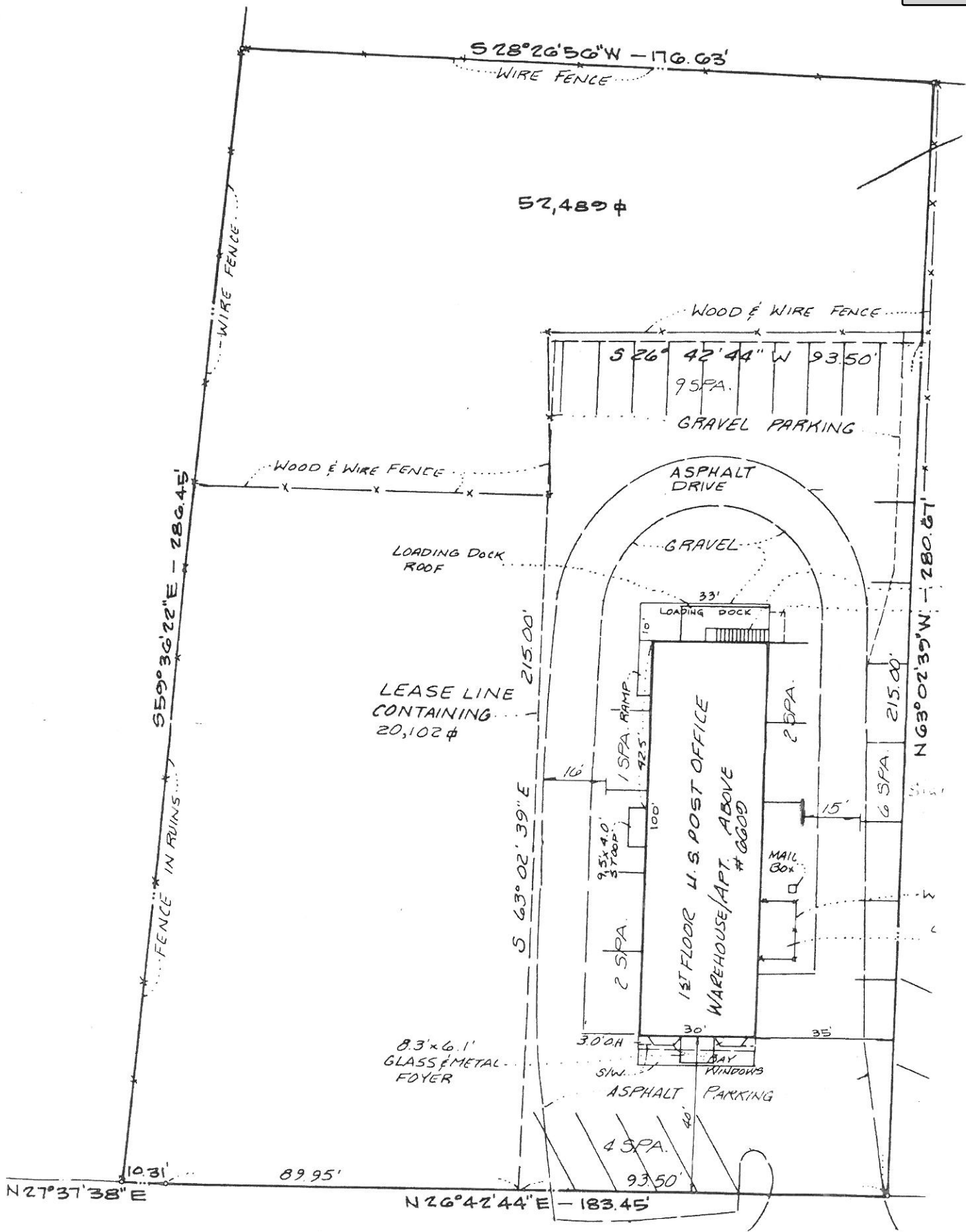
Subj: (no subject)
Date: 7/2/2015 7:18:52 P.M. Eastern Daylight Time
From: tfinks@northstarcompanies.us
To: NOVAGO@aol.com

Not sure if these pics will help



Sent from my iPhone

Attachment: 6601 Jefferson Street - Roof Replacement and Exterior Work (2463 : 6601 Jefferson Street - Roof Replacement & Exterior Work)



J. Brady Hill
 7540039

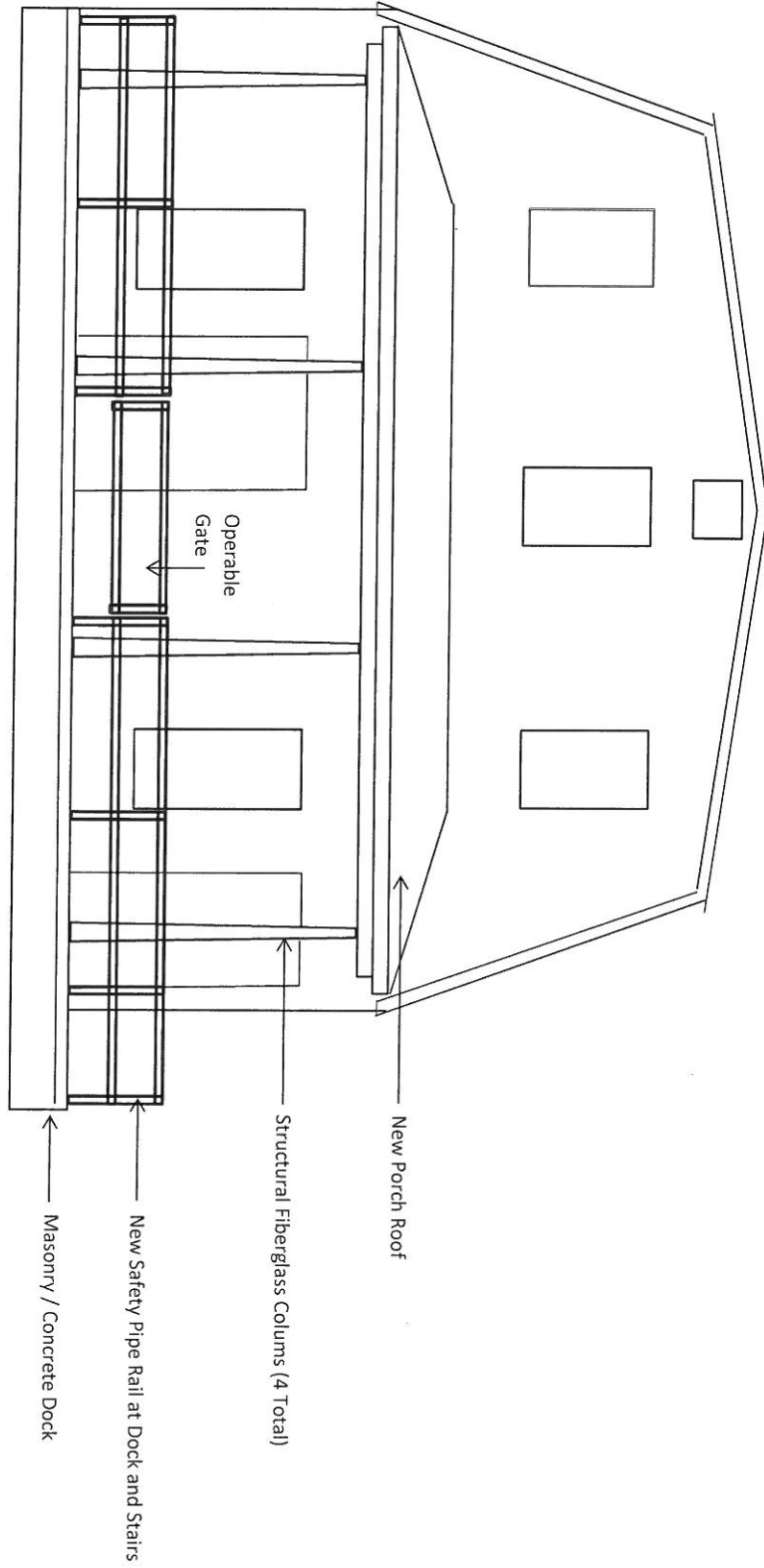
JEFFERSON STREET - RTE. 625
 R/W VARIES

Attachment: 6601 Jefferson Street - Roof Replacement and Exterior Work (2463 : 6601 Jefferson Street - Roof Replacement & Exterior Work)

6601 JEFFERSON STREET
HAYMARKET, VIRGINIA

PROPOSED NEW PORCH ROOF AND RAILINGS

Attachment: 6601 Jefferson Street - Roof Replacement and Exterior Work (2463 : 6601 Jefferson Street - Roof Replacement & Exterior Work)



REAR ELEVATION - NTS



TO: Architectural Review Board
SUBJECT: 15250 Washington Street - Chick- Fil-A - Renderings
DATE: 07/15/15

See Attached narrative and illustrated documents.

ATTACHMENTS:

- 15250 Washington Street - Chick Fil A Renderings (PDF)



RECEIVED

JUN 29 2015

TOWN OF HAYMARKET

PAID JUN 29 2015

#8600

ZONING PERMIT APPLICATION

ZONING PERMIT #: 2P2015-028

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: CHICK-FIL-A, INC.

PROPOSED USE: FAST-FOOD RESTAURANT WITH DRIVE-THRU Size (Sq. Ft./Length) of Construction: 4874 SF

SITE ADDRESS: 15250 WASHINGTON STREET Parcel ID #: 7298-71-6020

Subdivision Name: _____ Lot Size: 1.55 ACRES

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 Site Plan Required: Yes No

Special Use Permit Required: Yes No Homeowners Association (HOA) Approval: Yes No

Off-street Parking: Spaces Required: 19 Spaces Provided: 72

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)

SEE ATTACHED NARRATIVE AND ILLUSTRATED DOCUMENTS.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
<u>CHICK-FIL-A, INC. - JOHN MARTINEZ</u>			<u>QUARLES HAYMARKET CENTER LLC - WENDY LATTIMORE</u>		
Name			Name		
<u>5200 BUFFINGTON ROAD</u>			<u>1701 FALL HILL AVENUE</u>		
Address			Address		
<u>ATLANTA, GA</u>	<u>30349-2998</u>		<u>FREDERICKSBURG, VA</u>	<u>22401</u>	
City	State	Zip	City	State	Zip
<u>(404) 305-4945</u>	<u>john.martinez@chick-fil-a.com</u>		<u>(540) 361-4664</u>	<u>wlattimore@quarlesinc.com</u>	
Phone#	Email		Phone#	Email	

Attachment: 15250 Washington Street - Chick Fil A Renderings (2464 : 15250 Washington Street - Chick-Fil-A - Renderings)

APPLICANT / PROPERTY OWNER SIGNATURE

*****REQUIRED*****

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

Matthew B Noll...

Matthew B Noll...

Applicant Signature **MATTHEW B. NOLL**
E + H ARCHITECTS

Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: 6-29-2015 Fee Amount: 50.00 Date Paid: 6-29-2015

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

SIGNATURE

PRINT

CONDITIONS:

DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required):

SIGNATURE

PRINT

CONDITIONS:

Attachment: 15250 Washington Street - Chick Fil A Renderings (2464 : 15250 Washington Street - Chick-Fil-A - Renderings)

Donna Beahm

From: Matt Noll [mattn@eandharch.com]
Sent: Friday, June 26, 2015 4:21 PM
To: Donna Beahm
Subject: RE: Haymarket - Chick-fil -A
Attachments: Chick-Fil-A COA Submittal.pdf

Donna,

Attached is the application and the supporting documents required to get on the docket for the July 15th meeting. The \$50 fee is being overnighted to you for Monday delivery. Let me know if you need more info.

Thanks

From: Donna Beahm [mailto:dbeahm@townofhaymarket.org]
Sent: Tuesday, June 23, 2015 2:37 PM
To: Matt Noll
Subject: Haymarket - Chick-fil -A

Hi Matt,

Can you go ahead and send us the zoning application for Chick-fil -A and \$50 payment so we can review to ensure that you have all the information we need for ARB?

Thank you.

Donna Beahm
 Admin Assistant
 15000 Washington Street, #100
 Haymarket, Virginia 20169
 703-753-2600
 703-753-2800 (Fax)
dbeahm@townofhaymarket.org
www.townofhaymarket.org

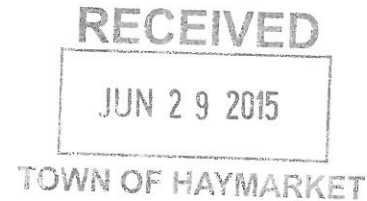




EDWARDS + HOTCHKISS ARCHITECTS, P.C. - 2 BRENTWOOD COMMONS
 750 OLD HICKORY BLVD, SUITE 250 - BRENTWOOD, TENNESSEE 37027-7593
 PHONE 615.377.3111 - FAX 615.377.0978 - E-MAIL mattn@eandharch.com

June 26, 2015

Town of Haymarket Building
 Attn: Donna Beahm
 15000 Washington Street, Suite 100
 Haymarket, VA 20168
 PHONE #: (703) 753-2600
 FAX #: (703) 753-2800



**Re: Chick-fil-A Restaurant – Quarles Center
 15250 Washington Street, Haymarket, VA**

Please find enclosed the following for your review and approval:

- One check for \$50.00 (Commercial Zoning Permit Application Fee)
- Zoning Permit Application

If you have any questions or require additional information, please contact me at 615-467-2902.

Thank you.

Matthew B. Noll
 Project Architect



EDWARDS + HOTCHKISS ARCHITECTS, P.C. - 2 BRENTWOOD COMMONS
 750 OLD HICKORY BLVD, SUITE 250 - BRENTWOOD, TENNESSEE 37027-7593
 PHONE 615.377.3111 - FAX 615.377.0978 - E-MAIL mattn@eandharch.com

June 26, 2015

Town of Haymarket
 Architectural Review Board
 15000 Washington Street, Suite 100
 Haymarket, VA 20168
 Phone: (703) 753-2600

RE: Chick-fil-A Restaurant – 15250 Washington Street - Haymarket, VA

To Whom It May Concern:

This letter will serve as the narrative for the new Chick-Fil-A restaurant proposed at the above-referenced address. This project had received its original Certificate of Appropriateness on April 18th, 2014; however, the certificate has expired having exceeded the one year time limit.


The building that is currently being proposed is the same building as the previously approved version with one exception. It is a reverse of the original design due to the new layout of the site. The building continues to capture the architectural style recommended by the Architectural Review Board members and the township guidelines. As a refresher, the following is a list of modifications that were made at the ARB's request from prior meetings:

1. The field stone was modified to "Mt.Vernon" by Boral Brick which is a flash-ranged style that blends in with the surrounding buildings.
2. The tops of the towers have been detailed with a brick cornice. The detail replaces the flat, metal fascia and neck.
3. A soldier course was added above the playground windows on the front elevation.
4. Gooseneck style lights have been added over the building signage. These fixtures replace the straight-armatured fixtures.
5. An acid-etched window panel has been added to the mechanical room door on the left elevation.

If there should be any further questions or comments, please feel free to call me at (615) 467-2902.

Sincerely,

Matthew B. Noll
 Project Architect




NO PAVEMENT ON EXISTING DRIVEWAYS

NO CONCRETE ON EXISTING DRIVEWAYS

NO PAVEMENT ON EXISTING DRIVEWAYS

NO CONCRETE ON EXISTING DRIVEWAYS

NO	DATE	BY



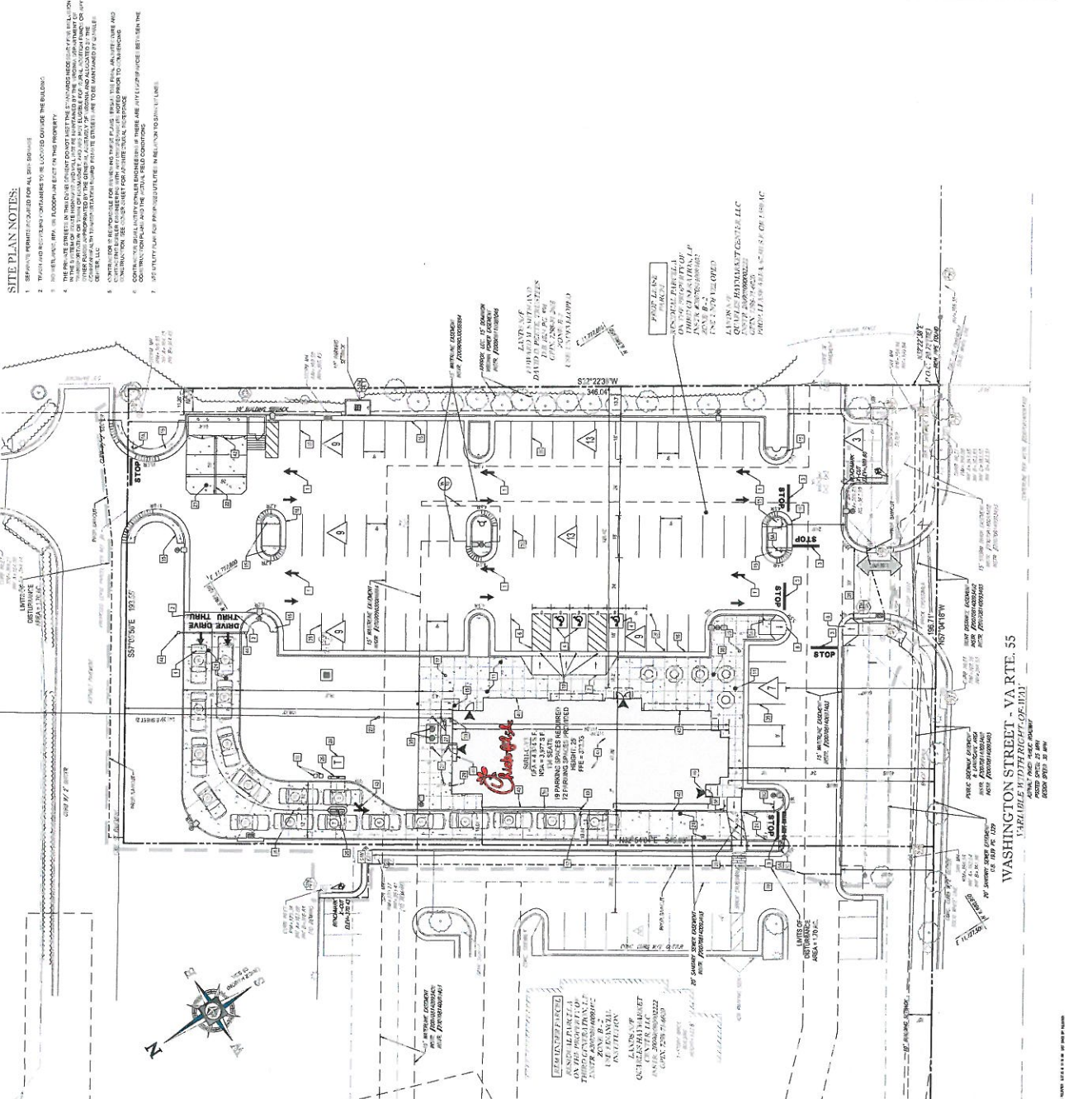
BOHLER
ENGINEERING
INC.

BOHLER ENGINEERING 1111 W. WASHINGTON STREET DURHAM, NC 27603 919-286-8100

STORE # 3107
S08-CR-V8
CHICK-FIL-A
QUICKS CENTER
15250 WASHINGTON STREET
DURHAM, NC 27603

DWG NO: 2.4
DWS EDITION: 2.4
Job No.: 111111
Store #: 111111
Date: 10/11/11
Drawn By: ELL
Checked By: MLL
Sheet: C-2.2

- SITE PLAN DESIGN NOTES & KEY PLAN**
- 1. SITE PLAN DESIGN NOTES & KEY PLAN
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Design Intent Package
Haymarket, VA

Haymarket FSR

#03197



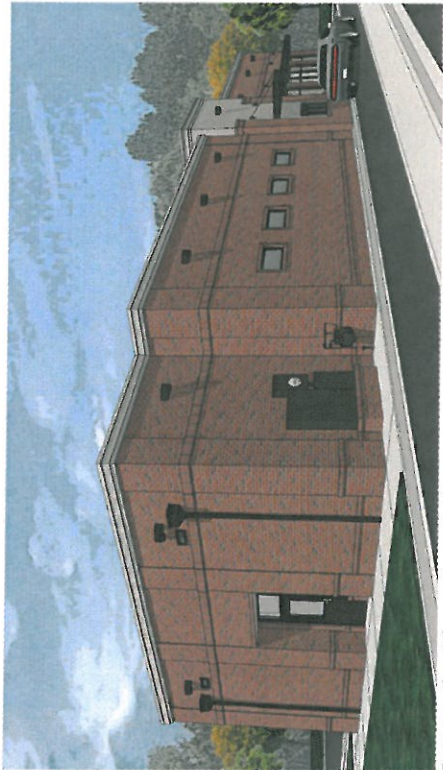
Perspective View - Front Right



5/22/2015

Haymarket, VA - Store #03197

The Chick-fil-A Design Intent Package represents a brand compliant design solution. Site adapt professionals are responsible for application of design and compliance of ordinances and codes.



Perspective View - Rear Left



Perspective View - Rear Right

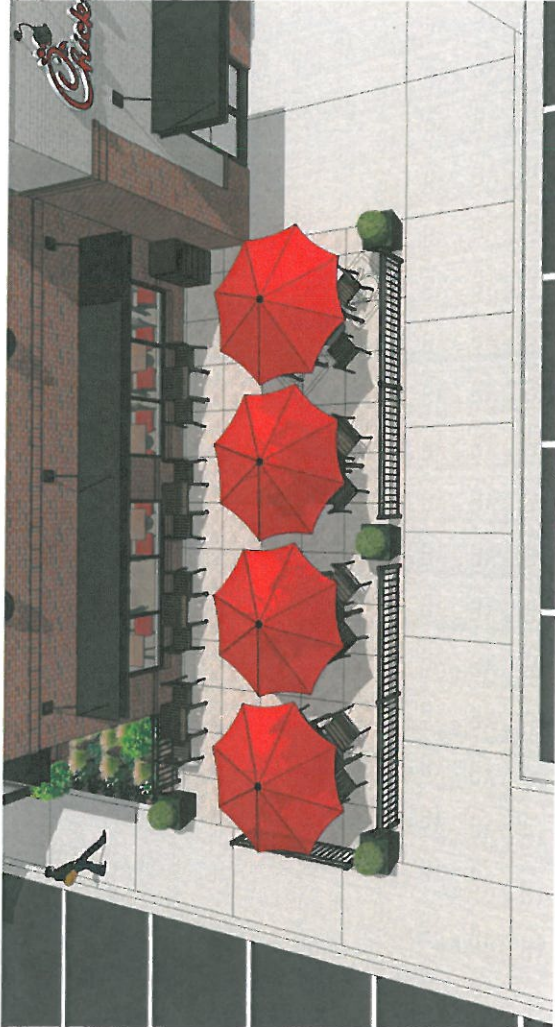


Perspective View - Front Left



5/22/2015

Haymarket, VA - Store #03197



Patio Perspectives

5/22/2015
Haymarket, VA - Store #03197





Elevation - Front



Elevation - Right

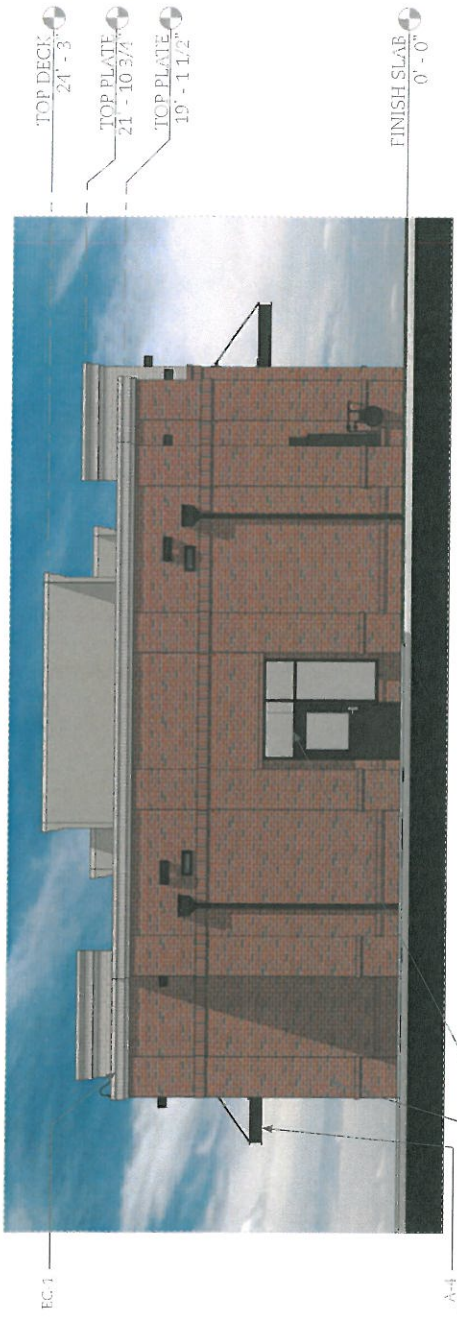


Exterior Elevations

See Finish Schedule for more information

5/22/2015

Haymarket, VA - Store #03197



Elevation - Rear



Elevation - Left

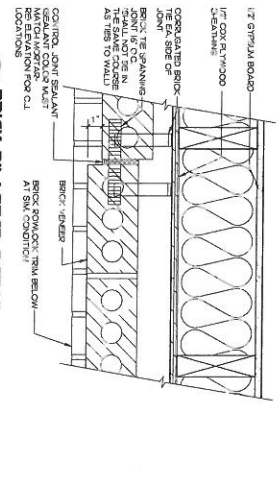


Exterior Elevations

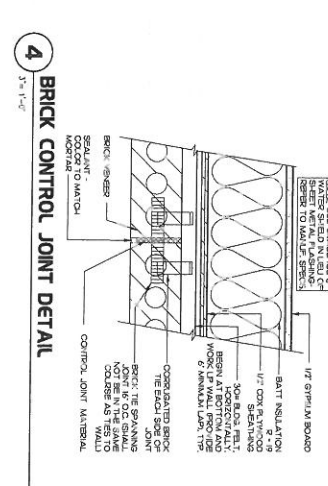
See Finish Schedule for more information

5/22/2015

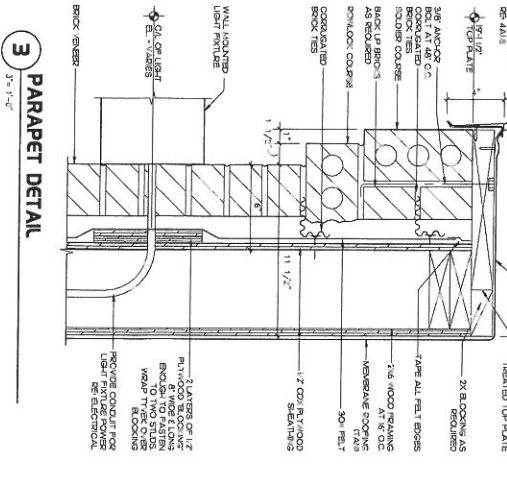
Haymarket, VA - Store #03197



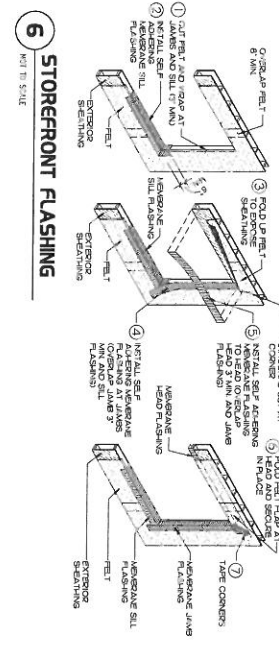
5 BRICK PILASTER DETAIL
1/8" = 1'-0"



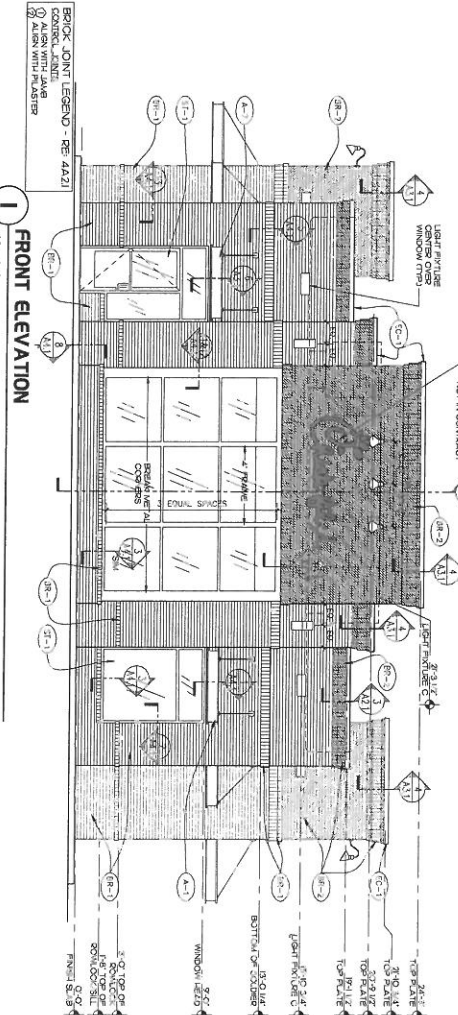
4 BRICK CONTROL JOINT DETAIL
3/4" = 1'-0"



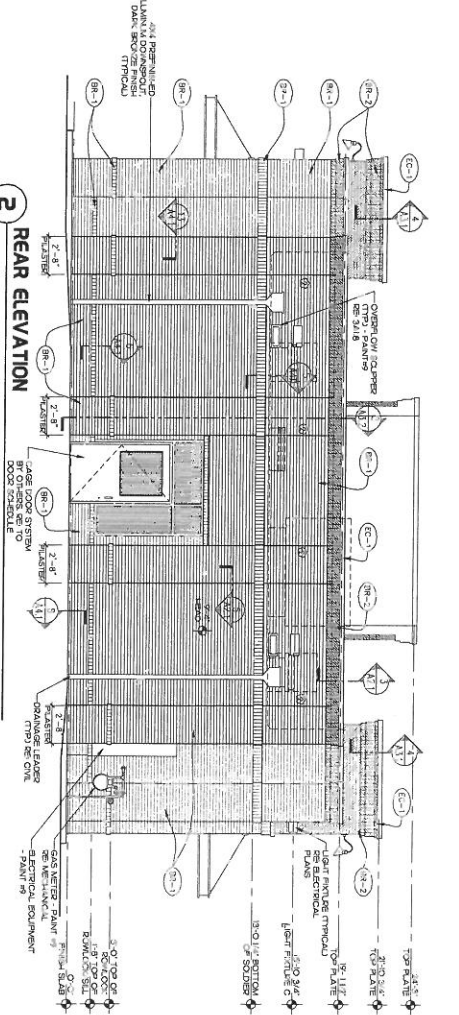
3 PARAPET DETAIL
3/4" = 1'-0"



6 STOREFRONT FLASHING
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



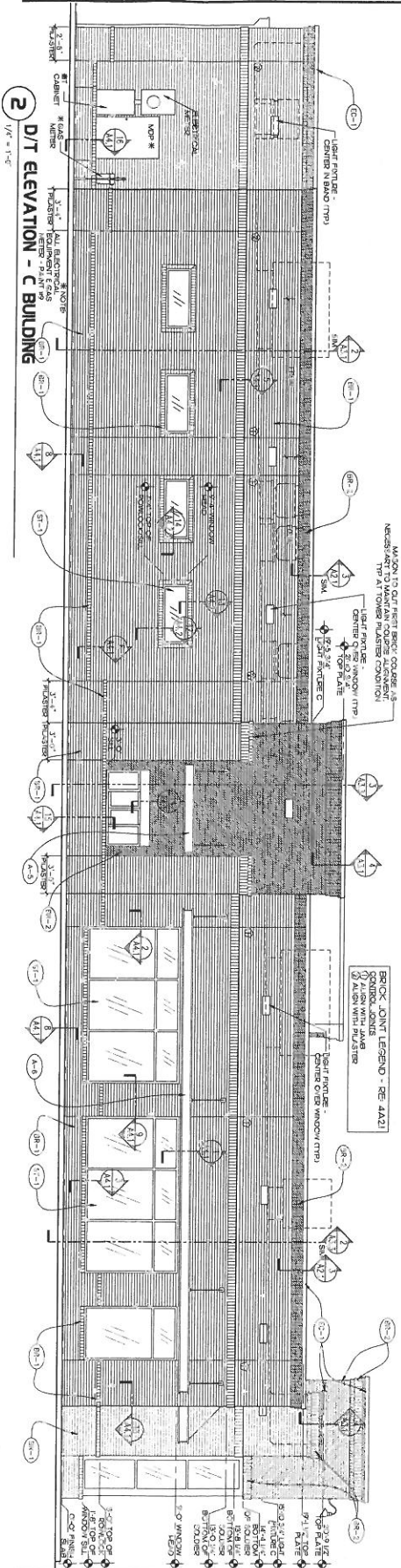
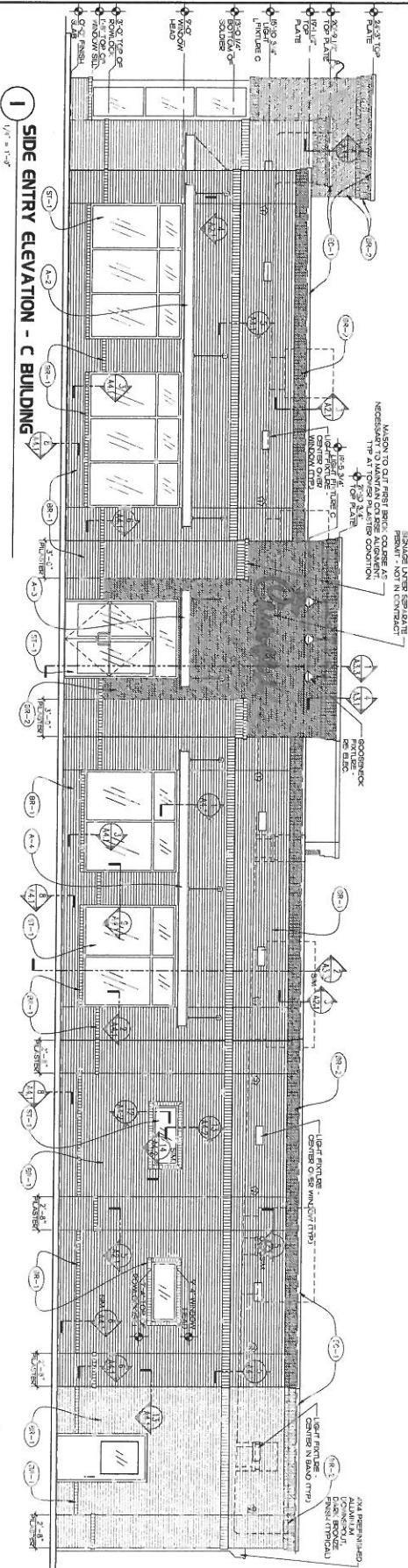
2 REAR ELEVATION
1/8" = 1'-0"

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
101	BRICK CONTROL JOINT - RE: 4423	1	LINEAL FOOT	100.00	100.00
102	ALSO WITH JAMB AND PLASTER	1	LINEAL FOOT	100.00	100.00
103	BRICK CONTROL JOINT - RE: 4423	1	LINEAL FOOT	100.00	100.00
104	ALSO WITH JAMB AND PLASTER	1	LINEAL FOOT	100.00	100.00
105	BRICK CONTROL JOINT - RE: 4423	1	LINEAL FOOT	100.00	100.00
106	ALSO WITH JAMB AND PLASTER	1	LINEAL FOOT	100.00	100.00
107	BRICK CONTROL JOINT - RE: 4423	1	LINEAL FOOT	100.00	100.00
108	ALSO WITH JAMB AND PLASTER	1	LINEAL FOOT	100.00	100.00
109	BRICK CONTROL JOINT - RE: 4423	1	LINEAL FOOT	100.00	100.00
110	ALSO WITH JAMB AND PLASTER	1	LINEAL FOOT	100.00	100.00

15250 Washington Street
 Richmond, VA 23234
 PHONE: 804.771.1111
 FAX: 804.771.1112
 WWW.EHARCHITECTS.COM

SHEET: A-21
 DATE: 4/23/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]

Packet Pg. 29



EXTERIOR FINISHES	FOR EXTERIOR WALLS, ROOF, SET CLASS, CHIMNEY & INTERIOR WALLS
1A.1	ALUMINUM FINISH - 1.00" SFE
1A.2	ALUMINUM FINISH - 1.00" SFE
1A.3	ALUMINUM FINISH - 1.00" SFE
1A.4	ALUMINUM FINISH - 1.00" SFE
1A.5	ALUMINUM FINISH - 1.00" SFE
1A.6	ALUMINUM FINISH - 1.00" SFE
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1A.8	ALUMINUM FINISH - 1.00" SFE
1A.9	ALUMINUM FINISH - 1.00" SFE
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1A.23	ALUMINUM FINISH - 1.00" SFE
1A.24	ALUMINUM FINISH - 1.00" SFE
1A.25	ALUMINUM FINISH - 1.00" SFE
1A.26	ALUMINUM FINISH - 1.00" SFE
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1A.90	ALUMINUM FINISH - 1.00" SFE
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1A.99	ALUMINUM FINISH - 1.00" SFE
1A.100	ALUMINUM FINISH - 1.00" SFE

5030 Balgofen, B3
Atlanta, Georgia
33179-2728

DATE: 4-28-14
DRAWN BY: [Signature]
CHECKED BY: [Signature]

ARCHITECTS
5030 BALGOFEN, B3
ATLANTA, GEORGIA 33179-2728
PHONE: 404.252.1111
WWW.CHICK-FIL-AM.COM

15250 Washington Street
Atlanta, GA 30328
15250 Washington Street
Atlanta, GA 30328

DATE: 4-28-14
DRAWN BY: [Signature]
CHECKED BY: [Signature]

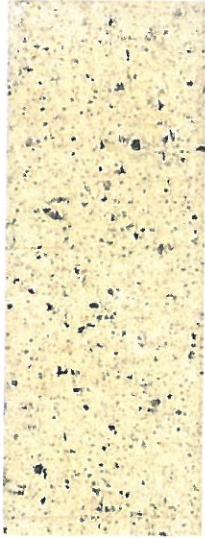
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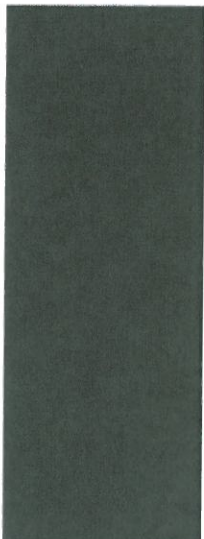
BR-1
Modular Size
Boral Brick - Mt. Vernon



BR-2
Modular Size
General Shale - Silverstone



PL-9
Sherwin Williams - Sher-Gy High Performance
Acrylic #856-350
Color: Dark Bronze (Semi-Gloss)



SL-1 Storchont
YKK - Yes 45
Color: Dark Bronze Anodized (Matte)

Exterior Finishes

5/22/2015
Haymarket, VA - Store #03197





Attachment: 15250 Washington Street - Chick Fil A Renderings (2464 : 15250 Washington Street - Chick-Fil-A - Renderings)



TO: Architectural Review Board
SUBJECT: 14881 Washington Street - Demolition of Existing Structure
DATE: 07/15/15

Ms. Rebecca Cohen-Pardo has requested approval to demolish an exiting structure at the listed address of: 14881 Washington Street.

ATTACHMENTS:

- staff cover memo - pardo demolition (DOCX)
- 14881 Washington Street - Demolition of Existing Structure (PDF)
- Response - Demolition of 14881 Washington Street (PDF)

SUBJECT: REQUEST FOR DEMOLITION – 14881 WASHINGTON STREET

Ms. Rebecca Cohen-Pardo has requested approval to demolish an existing structure at the above address.

Staff will provide an analysis and recommendation to the ARB at the June 17, 2015 meeting.

RELEVANT CODE PROVISIONS / POLICIES

1. Historic District Guidelines for the ARB: *Section VI, Demolition Guidelines*
2. Zoning Ordinance: *Section 58-559, Matters to be considered by board in acting on appropriateness ...demolition of building or structure.*
3. Comprehensive Plan: *Chapter 1.5, Historic Resources*

RECEIVED

MAY 26 2015

TOWN OF HAYMARKET



ZONING PERMIT APPLICATION

ZONING PERMIT #: COA#20150526

NOTE: This application must be filled out completely and all components of submission requirements must be met before the application can be accepted and scheduled for review/hearing.

ZONING ACTIVITY: New Construction Alteration/Repair Addition Sign (See Spec sheet)
(Check all that apply) New Tenant/Use Change of Use Relocation

NAME OF BUSINESS/APPLICANT: Rebecca Cohen-Pardo

PROPOSED USE: Demolition of existing struct Size (Sq. Ft./Length) of Construction: _____

SITE ADDRESS: 14881 Washington Street Parcel ID #: 44027

Subdivision Name: N/A Lot Size: 0.3112

ZONING DISTRICT: R-1 R-2 B-1 B-2 I-1 C-1 Site Plan Required: Yes No

Special Use Permit Required: Yes No Homeowners Association (HOA) Approval: Yes No

Off-street Parking: Spaces Required: _____ Spaces Provided: _____

BRIEF DESCRIPTION OF ACTIVITY: (i.e. previous use, height/length of fencing, deck specs, etc.)
Proposed to demolish existing structure on property.

Supporting Documentation (attached): Narrative Plan/Plat Specification Sheet

FEE: \$25.00 Residential \$50.00 Commercial

CERTIFICATE OF APPROPRIATENESS

ADDITIONAL DESCRIPTION: (i.e. color, type of material, font style, etc. See Sign Spec Sheet for Signage detail)

Supporting Documentation (attached): Specification Sheet Photograph(s)

PERMIT HOLDER INFORMATION			PROPERTY OWNER INFORMATION		
Rebecca Cohen-Pardo			Same		
Name			Name		
PO Box 1688			Name		
Address			Address		
Solomons, MD 20688			Address		
City	State	Zip	City	State	Zip
410-336-3164					
Phone#	Email	Phone#			
	rebecca.copar@gmail				
	Rebecca.copar@gmail.com				

APPLICANT / PROPERTY OWNER SIGNATURE

*******REQUIRED*******

I, as owner or authorized agent for the above-referenced parcel, do hereby certify that I have the authority to make the foregoing application and that the information provided herein is correct. Construction of improvements described herein and as shown on the attached plat, plan and/or specifications will comply with the ordinances of the Town of Haymarket and any additional restrictions and/or conditions prescribed by the Architectural Review Board (ARB), Planning Commission, or the Town Council and all other applicable laws.

[Handwritten Signature]
Applicant Signature

5/22/15

[Handwritten Signature]
Property Owner Signature

*****OFFICE USE ONLY*****

Date Filed: 5/26/15 Fee Amount: \$ 25.00 Date Paid: _____

DATE TO ZONING ADMINISTRATOR: _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

CONDITIONS: _____
SIGNATURE _____ PRINT _____

DATE TO ARCHITECTURAL REVIEW BOARD (ARB): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

CONDITIONS: _____
SIGNATURE _____ PRINT _____

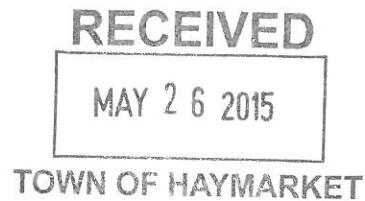
DATE TO TOWN COUNCIL (IF APPLICABLE): _____

APPROVED DISAPPROVED TABLED UNTIL: _____ DEFERRED UNTIL: _____

TOWN COUNCIL (where required): _____
SIGNATURE _____ PRINT _____

CONDITIONS: _____

Attachment: 14881 Washington Street - Demolition of Existing Structure (2465 : 14881 Washington Street - Demolition of Existing Structure)



5/22/2015

Town of Haymarket
15000 Washington Sreet # 100
Haymarket, Virginia 20169

Re: Demolition Permit
14881 Washington Street

To whom it may concern,

I had requested a demolition permit for the existing structure located at 14881 Washington Street in June 30, 2003 and I honestly do not know why the permit was never granted. I am hereby again, requesting the demolition permit as the house is not getting better, on the contrary, it is a danger for anyone entering the premises with loose pieces of wood on the floor or walls and as you know, kids always like to explore places they shouldn't, or even vagrants that will enter the house though the house is boarded up.

I have outlined what has transpired since 2003 to this date, I am sure I missed some, as there have been many people I have met with at the site with the hope of developing it. To date, I am getting nowhere with the expenses I have incurred in trying to develop this property.

February 23, 2003, the inspector at the time, James R. Lowery, after conducting the inspection of such property, denied the permit to be occupied as commercial, though I already had a person interested in renting such property, as it was, at the time. Inspector Lowery stated that the foundation was cracked and his remarks were "once you begin working on the structure, (in order to comply with building code at the time 1996-BOCA Basic Building Code), unforeseen structural issues may be found that cannot be repaired".

March 13, 2003. I had started to work with Daffan Construction from Manassas, Virginia. William Daffan and James Lowery were in close contact talking about the yes and no's of the project. I Paid for a survey of the property, drawing were done and William Daffan even attended some of the meetings at the Town Hall to answer questions about this project. I paid Daffan Construction on 3/18/2003 for Design Services the amount of \$3,400 and on 4/16/03 for Survey Costs of \$7,920.

June 18, 2003 – Plans were sent to James Lowery of a design of the building. These were turned down because the inspector stated it was required to leave twenty five feet from two sides of the property due to the Business 1 to Residential uses which meant the building would have been too narrow to hold any tenants. Though in talks with William Daffan nothing like this was mentioned by Inspector Lowery so I stopped the project.

4/2009 Gerry Kennedy approached me with the idea to move the house to a location and make it a walking area of several buildings from the Town of Haymarket, to which I agreed to, but for some reason, his project never came through. His idea was good, but I lost many years waiting for this to happen.

6/29/2012 Real Estate Assessments Office./ State Program. I was told of this program by the town hall. I contacted the Tax Rehab program to request them to help me "renovate" the existing structure but I was told that in order to apply for this program, I needed to submit all required building permits for it.

12/12/2012 DRH Engineers, PLC I met with Dave Halls at the site and paid up close to \$5,000.00 for designs and plans. Nothing came through out of our meetings. Dave Hall wanted to tear out the walls, wanted to take the original stairs out and put metal, wanted to take out the chimney, wanted to put new steps in the front made out of metal, wanted to raise the ceiling, wanted to put ramp, So, at my expense, which would cost double of putting a brand new building instead of this one, and nothing of the original would be kept! (I paid over \$6,000.00 to Dave Hall)

I tried to keep the existing structure at the beginning in 2003, the proof was that I even had a tenant that wanted the house for her business. However, since Inspector Jim R Lowery stated, that in his professional opinion it was not cost prohibitive to try to save the existing structure., I decided to look for a construction company, and that is when I encountered Daffan Construction.

Handwritten note: 7/2012 Dan Le Inspect See att

The house has been sitting for over 12 years since all this happened. It's condition has deteriorated with the rain, the snow, the ice and is much worse and is falling apart. I have spent over \$15,000.00 in getting designs and surveys from different firms and have gotten nowhere. The house is an eye sore for everyone passing by. It is falling apart and has too much rotten wood which is a hazard for everyone passing by or entering the property, even though its boarded up. The house is too close to the side walk not making it safe for people passing by.

I have **lost rents** because the town wont help me move forward. Nothing has happened, though I submitted all paperwork requested in 2003. The idea of having small businesses would have attracted people to walk into town. Now with the renovation the town made, new drawings would have to be made and construction at this point, 12 years later will be much more expensive.

I am hereby requesting that the demolition permit be granted. I cannot continue to spend money with construction firms, this house would not be safe to be in it, to work in it. If you need to contact me, I may be reached at 410/336-3164 or by email at rebecca.copar@gmail.com.

Thank you,

Handwritten signature of Rebecca Cohen-Pardo

Rebecca Cohen-Pardo

P.O. Box 1688

Solomons, Maryland 20688

The Town of
HAYMARKET
 -Established in 1799-
 County of Prince William

February 23, 2003

Rebecca Pardo
 P.O. Box 81688
 Solomon Island, Maryland 20688

Re: Inspection of Property Located at ¹⁴⁸⁸¹14941 Washington Street

Dear Ms. Pardo:

Based upon the Virginia Uniform Statewide Building Code (VUSBC), this structure, because it has been utilized for residential property, would have to be brought up to the present day building code--1996 BOCA Basic Building Code. The following is a list of items that must be done to change the use of this building from residential to commercial:

1. A registered Virginia structural engineer would have to submit paperwork certifying all structural loads to include floors, roof and wind loads.
2. The structure would be required to have a continuous footing around it.
3. The one-story section appears to need a new roof.
4. The upstairs would not be able to be used unless 2 proper means of egress were added to the second floor.
5. The kitchen would have to be removed and all piping capped-off; the bathroom would have to be brought up to code to comply with handicap accessibility.
 Note: Bathtub must be removed.
6. Heating of structure would be required by means of an approved heating system and fresh air intake into existing structure.
7. All leaks within structure would have to be repaired.
8. All ceiling heights within structure must be 7' 6".

Re: 14941 Washington St.
Page 2

9. A driveway and parking lot would have to be installed in accordance with the Town Ordinance.
10. A handicap ramp is required at the front and rear of building.
11. Electric service must be upgraded to commercial service.
12. Structure must be connected to public water.
13. Hot water heater must be moved from outside location, and it must be properly vented to the outside.
14. All electrical outlets and fixtures must be certified by a licensed electrician. No electrical wiring can be exposed.
15. Structure will have to comply with Virginia's cross connection laws once it has been connected to public water.
16. All interior and exterior doorways must be 3' by 6'8.

In conclusion, it is my professional opinion as a building official that it is cost prohibitive for you to try to save this existing structure and rebuild it has a commercial structure because once you begin working on the structure, unforeseen structural issues may be found that cannot be repaired.

I feel it would be more effective for you to consider building a new structure on this property that would give you more rentable space and greatly increase the property value. Also, be advised that under the VUSBC that the condition of this structure at present does not warrant it to be rented as a single-family residential property in the future.

If you have further questions, please advise.

Sincerely,


James R. Lowery, CBO
Building/Fire Official

cc: Mayor Kapp and Town Council
cc: Town Clerk

PROPERTY REVIEW

Date: 5 July 2013

Location: 14881 Washington St
Haymarket, VA

Property Owner: Ms. Rebecca Cohen-Pardo rebecca_copar@verizon.net
Cell 410-336-3164

On June 11, 2013, at the request of the Town of Haymarket, I was ask to look into the feasibility of the structure located at 14881 Washington St in the Town of Haymarket. Jennifer Preli provided me with the property owner's contact information.

To get a basic familiarization with the property, I conducted a basic visualization tour of the location on the same day.



The structure is located on the south side of Washington St and is the 2nd structure east of the intersection of Madison St & Washington St., as indicated in the satellite view below.



The 2-story wood frame residential structure, in its current state, is uninhabitable and is in a poor state of disrepair. However, it is a savable structure, dependent upon the cost factors involved.

Numerous sections of the structure's siding are missing or literally "hanging by a nail". What appear to be sumac trees are growing through multiple areas of the front steps and porch. Additional organic plant growths are emerging from the base of the "stacked stone" foundation, endangering the integrity and stability of the entire structure. The metal roof of the structure is in need of repair, as rust is taking place indicating degradation of the metal.

From outward appearances, the residence has been added onto multiple times over the course of its history.

All evidence indicates that, in its current state of disrepair, it has been used, and provides a haven for vagrants from time to time, which tends to point to the possibility of illicit activities up to and including drug activity, though not confirmed.



After visiting the site, I contact the property owner, Ms. Rebecca Cohen-Pardo by telephone. Ms. Cohen-Pardo explained that she wanted to rehabilitate the structure for use as a commercial business. She indicated a “consignment style shop. She indicated a usage similar to that of the business located directly joining the property to the west.

Ms. Cohen-Pardo also indicated she had hired a design professional to develop a course and plan of action for the conversion. She indicated that this relationship soured as a result of the engineer’s findings, the changes he recommended, and Ms. Cohen-Pardo’s insistence in not altering certain aspects of the building.

During our conversation, Ms. Cohen-Pardo made it explicitly clear to me that she was not going to:

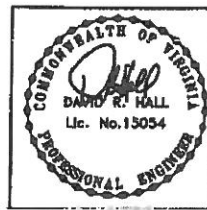
- 1 Removed and replace the front steps or porch,
- 2 Alter the chimney located on the east side of the structure,
- 3 Remove the interior stairway of the structure,
- 4 Raise the roof line of the structure.

She was insistent that these items were not up for discussion and that she would demolish the structure before submitting to the changes.

I attempted to explain to her that she was changing "Use Groups" of the building from Residential use to Commercial use, and that such a change necessitated the application of the VaUBC, 09IBC and associated codes, as well as ADA requirements when rehabilitating the structure. She again reiterated the fact she was not receptive to any of the changes the engineer recommended.

Ms. Cohen-Pardo agreed to provide me with a complete set of the drawings prepared by the engineer for review. She advised that she did have the drawings in an electronic format and that she would forward them to me, to which she did.

I received a plan set consisting of 13 plates and a 1-page email address to Ms. Cohen-Pardo. The plan set is dated 1/12/13 and are titled "Renovation Plans for 14881 Washington Street, Haymarket, Virginia" and were prepared by DHR Engineers, PLC, 410 Rosedale Court, Suite 110, Warrenton, VA 20186. The plan sets are sealed by David R. Hall, a Virginia License Professional Engineer, Number 15054.



Page 2 of the plan set consists of the "Code Standards" to which the work detailed in the plan set attempts to achieve and the "Scope of Work" necessary.

SCOPE OF WORK NOTES

- DEMOLISH THE SECTION OF BLDG THAT IS CORRECTED PER ARCH. DRAWING THESE PLANS
- REMOVE ALL PLASTER FROM EXTERIOR WALLS FOR INSPECTION BY ENGINEER AND RETURN TO FINISH OF NEAREST ADJACENT WALLS FOR INSPECTION BY ENGINEER AND RETURN TO FINISH OF NEAREST ADJACENT WALLS FOR INSPECTION BY ENGINEER AND RETURN TO FINISH OF NEAREST ADJACENT WALLS FOR INSPECTION BY ENGINEER
- REMOVE EX. FLOOR BOARDS AND CEILING BELOW TO REVEAL FLOOR JOIST AND REPAIR AS NECESSARY UP TO PROVIDE 7'-0" CEILING HEIGHT. ON FIRST FLOOR, SEE DETAIL 8 FOR JOIST BEAMS
- REMOVE EX. FLOOR BOARDS TO INSPECT EXISTING FLOOR FRAMING AND REINFORCE AS DIRECTED BY ENGINEER TO MEET FLOOR CAPACITY TO 30 PSF. SEE DETAIL 11 FOR FLOOR JOIST AND FLOOR FRAMING DETAIL. CENTER SUPPORT WALL OR BEAM AND USE ALL JOISTS TO THE BEST DETAIL.
- REMOVE EX. BATH FLOORING AND INSTALL NEW FLOOR AND BATH AND INSTALL GRANITE TO MEET AND RECONSTRUCT AS DIRECTED BY ENGINEER.
- REMOVE EXISTING GIBBS DRYWALL AND PAINT CEILING JOISTS TO ALLOW FOR A 7' CEILING HEIGHT AS DIRECTED BY ENGINEER.
- RECONSTRUCT PAINTED FOUNDATION OF BUILDING PER DETAIL 6-10. REMOVE EX. WALLS UNTIL NEW FOUNDATION IN PLACE
- REPAIR OR REPLACE EXISTING WINDOWS TO MATCH EXISTING FINISH.
- REPAIR EX. FLOOR AS NECESSARY TO REPAIR ANY ROTTED BOARDING AND FINISH MEMORIAL FLOOR AS AN ACCEPTABLE FINISH FOR WALK TO ACCESS PORCH AND NEW STAIRS.
- REPAIR / REPLACE EXISTING WOOD STAIRS AS DIRECTED BY ENGINEER. COLOR TO BE SELECTED BY OWNER.
- REPLACE LAMINATED METAL ROOF WITH NEW STAINLESS STEEL METAL ROOF. COLOR TO BE SELECTED BY OWNER.
- CONVERT TO NEW 100 GPM WATER COOLING SYSTEM
- REPAIR EXISTING WINDOW AND FRAME IN ORDER TO ACCOMMODATE NEW ADDITION AT REAR OF EXISTING BUILDING.
- REPLACE EXISTING METAL ROOF TO MATCH REST OF BUILDING
- REPLACE PLASTER ON 12'-0" HIGH WALLS WITH 1/2" GYPSUM BOARD INSULATE PER CODE.
- INSTALL NEW STAIRS TO PORCH
- REPAIR EX. ROOF AS NECESSARY TO MEET ROOF AS INDICATED ON SHEET 3-11

UNAPPROVED CHANGES

1" TO 1 1/2" MINIMUM BUILDING CODE
2009 INTERNATIONAL RESIDENTIAL BUILDING CODE
ASCE 7-10

THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS:
UNIFORM CEILING: 10 PSF (MINIMUM)
UNIFORM FLOOR: 30 PSF (MINIMUM)
WIND: AS PER LOCAL CODES AND APPROVALS FROM ENGINEER.

LOADS

ROOF DEAD LOAD: 20 psf
ROOF LIVE LOAD: 20 psf
DECK FLOOR LOAD: 20 psf

FLOOR LOADS

ROOF DEAD LOAD: 20 psf
FLOOR DEAD LOAD: 10 psf
FLOOR LIVE LOAD: 30 psf

WINDS

WINDS: AS PER LOCAL CODES AND APPROVALS FROM ENGINEER.

PROJECT LOCATION AND GENERAL INFORMATION

PROJECT NAME: RENOVATION TO CORRECT
SITE: 14881 WASHINGTON STREET
COUNTY: SPOTSYLDEN
STATE: VA
DATE: 1/12/13

PROFESSIONAL ENGINEER

DAVID R. HALL
Lic. No. 15054

Attachment: 14881 Washington Street - Demolition of Existing Structure (2465 : 14881 Washington Street - Demolition of Existing Structure)

This page of the plan set also contains handwritten annotations, all of which are consistent with Ms. Cohen-Pardo's stated objections to change. They are:

Item #4:

Keep **4** REMOVE EXISTING STAIRS AND REPLACE WITH CODE COMPLIANT PRE-FABRICATED STAIRWAY

Item #13:

Keep **13** REPLACE EXISTING METAL ROOF WITH NEW STANDING SEAM METAL ROOF. COLOR TO BE SELECTED BY OWNER.

Item #19:

Keep existing **19** INSTALL NEW STEPS TO PORCH

Item #20:

Keep **20** RE-FRAME 2ND FLOOR WALLS AND RAISE ROOF AS INDICATED ON SHEET S-11

Page 2 also contains the Codes and Standards to which the engineer is trying to achieve, as required by local, state and national law. They are shown below.

MAJOR CODES AND STANDARDS

2009 INTERNATIONAL BUILDING CODE
 2008 VIRGINIA UNIFORM STATEWIDE BUILDING CODE
 ASCE 7-05

THE STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADS. UNDER NO CIRCUMSTANCES SHALL CONTRACTOR OR OWNER ENGAGE CONSTRUCTION PRACTICE OR BUILDING USE THAT WILL EXCEED THESE LOADS WITHOUT FIRST GAINING APPROVAL FROM ENGINEER.

DESIGN LOADS

REFERENCE: ASCE STANDARD ANS/ASCE 7-05 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES".

LIVE LOADS

ROOF LIVELOAD: 30 psf
 GROUND SNOW LOAD: 30 psf
 MAX DRIFT LOAD: 45 psf
 DESIGN FLOOR LOAD: 50 psf

DEAD LOADS

ROOF DEAD LOAD 15 psf
 FLOOR DEAD LOAD: 15 psf
 MISC (CEILING WORK) 10 psf

LATERAL LOADING

WIND SPEED: 90 mph

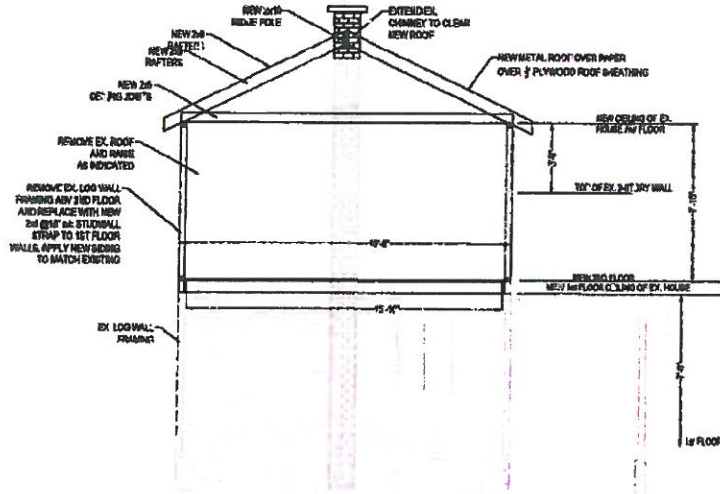
ENERGY CODE COMPLIANCE

WINDOWS	=	U-FACTOR 0.40 (TYPICAL)
EXTERIOR DOORS	=	U-FACTOR 0.40 (TYPICAL)
SKYLIGHTS	=	U-FACTOR 0.80 (TYPICAL)
CEILINGS	=	R-VALUE 38 (MINIMUM)
WALLS	=	R-VALUE 15 (MINIMUM)

PROJECT SCOPE AND GENERAL INFORMATION

PROJECT SCOPE: RENOVATIONS TO EXISTING 2-STORY HOUSE
 USE: VACANT
 ZONING: B1

Additionally, Ms. Cohen-Pardo did not wish to raise the roof line of the building as indicated in the plans to facilitate usage of the 2nd floor.



In fact, the owner expressed the usage of the second floor as office space.

After reviewing the plan set, based on the owner's expressed desired, I contacted Mr David Hall, the design professional.

During the course of our discussions, Mr. Hall also expressed the same concerns I had concluded. He went on to advise that the current ceiling height of the structure wouldn't even allow for the placement of a normal (and required) full height door. The interior stairs do not meet any compliance to code and can't be modified to achieve compliance.

The structure itself is of basic log construction, to which balloon framing was placed overtop of. The construction time frame appears to have been prior to any code enforcement.

FINDINGS

The purpose of the Building Code Official is not to replace the design professional, nor act in that capacity. His or her purpose is but to review the design professional's submission(s) for compliance to the applicable codes. That being said, based on the evidence provided, I find no unreasonable suggestions in the plan set submission to which Mr. David R. Hall submitted to Ms. Rebecca Cohen-Pardo.

Mr. Hall's duty and charge was to take the existing structure and convert it into a building capable of meeting the more stringent code usage of Commercial / Business from its grandfathered usage as a Single Family Residence, to which it would not meet had it not been exempted by age. In addition, Mr. Hall also has to meet ADA compliance issues with his submission.

Ms. Cohen-Pardo expressed refusal to allow the required code-compliant changes to be performed basically results in an impass, not likely to be overcome without a re-evaluation of her expectation for the property.

In it's current state, the property is in violation of the Property Management Code. It has vegetation growing through the front porch and foundation walls, affecting the structures stability, is a safety hazard, a haven for rodents and pests and could be classified as a public nuisance.

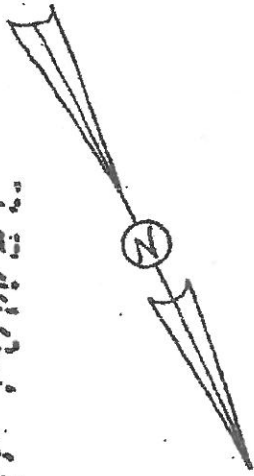
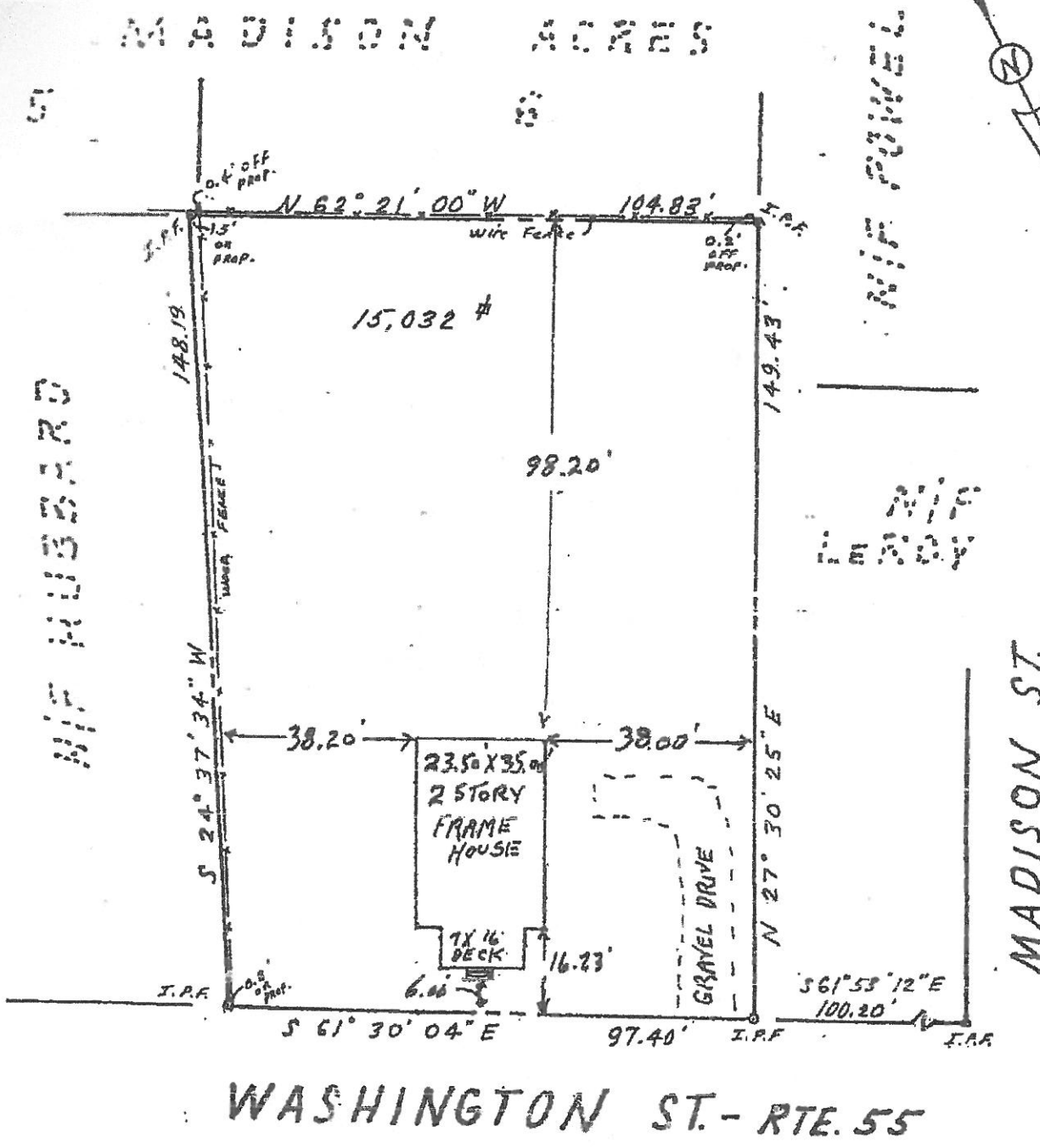
Respectfully,



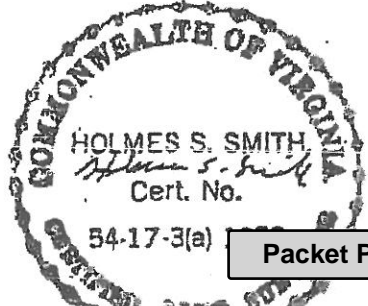
Dan Lyons,
Building Code Official

Cc: B. Henshaw - Manager, Town of Haymarket
M. Schneider - Zoning Official, Town of Haymarket
J. Preli - Clerk, Town of Haymarket
file

NEW PIPE - New Pipe Found



There is no steel
any more on the
far end of the
property.



Attachment: 14881 Washington Street - Demolition of Existing Structure (2465 : 14881 Washington Street - Demolition of Existing Structure)



REQUEST FOR DEMOLITION PERMIT

June 30, 2003

LOCATION(S):

14881 Washington Street, Haymarket, VA 20169

Dear Rebecca Cohen-Parde:

The water meter(s) serving the above listed address(s), was removed from the property by Service Authority personnel.

On 6/30/03, the Service Authority's Operations and Maintenance personnel verified that the sanitary sewer lateral serving the property was properly plugged.

Sincerely,

Deanne Lienau
 Deanne Lienau
 Customer Service Manager

DL:demolition letter

Attachment: 14881 Washington Street - Demolition of Existing Structure (2465 : 14881 Washington Street - Demolition of Existing Structure)

PO Box 750
Staunton, VA 21403-0750

Shipping:
107 S. Coates St.
Staunton, VA 21401

www.colombing.com

July 2, 2003

Ms. Rebecca Pardo
P. O. Box 1688
Solomons, MD 20688

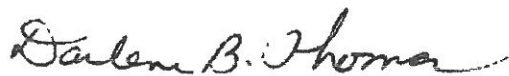
Re: 14881 Washington Street
Haymarket, VA

Dear Ms. Pardo:

Our technician has verified that the gas service line located at 14881 Washington Street, Haymarket, Virginia has been abandoned.

If you have any questions or concerns, please call me at 540-851-2328.

Sincerely,



Darlene B. Thomas
Operations Clerk



May 27, 2003

Ms. Rebecca Cohn-Pardo
P.O. Box 1688
Soloms, MD. 20688

RE: 14881 Washington Street
Haymarket

Dear Ms. Cohn-Pardo :

Comcast has field checked and verified by billing records that we no longer have service to the above address. Comcast has no objections to the demolition of these structures.

If you should have any questions or concerns I can be reached at (703) 670-0189 ext. 2223.

Sincerely,



Jerry Spangle
Construction Manager

Comcast Cable Communications, Inc.
4391 Dale Boulevard
Woodbridge, VA 22193
703.670.0189 ext. 2252 Tel
703.670.6479 Fax

Attachment: 14881 Washington Street - Demolition of Existing Structure (2465 : 14881 Washington Street - Demolition of Existing Structure)



0401 Peabody Street
Manassas, VA 20110

June 11, 2003

Rebecca Cohen Pardo
14881 Washington St.
Haymarket, VA 20169

Re: Disconnect at 14881 Washington St.

Dear Ms Jones:

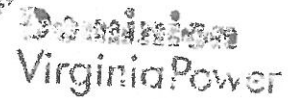
This letter is confirmation that Verizon has disconnected service to 14881 Washington St.

If you have any further questions, please let me know.

Sincerely,

Geoffrey Creighton
Access Designer
(703) 369-9569

Attachment: 14881 Washington Street - Demolition of Existing Structure (2465 : 14881 Washington Street - Demolition of Existing Structure)

The logo for Demolition Virginia Power, featuring the word "Demolition" in a stylized font above "Virginia Power".

May 21, 2003

Rebecca Cohn'Pardo
P.O. Box 1688
Solomons, Md. 20688

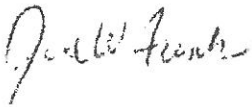
RE: Demolition Permit
14881 Washington St.
Haymarket, Va.

Dear Ms. Cohn'Pardo:

This letter will confirm that the electric meter and service facilities at the above referenced location have been removed.

Should you have any questions, please call me at (703) 934-2515.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joel W. Funk".

Joel W. Funk
Construction Projects Coordinator

Denise Hall

From: Marchant Schneider
Sent: Tuesday, July 14, 2015 8:40 AM
To: rebecca.copar@gmail.com
Cc: Denise Hall; Jennifer Preli; joe barbeau; Marchant Schneider
Subject: RE: Application / Demolition 14881 Washington Street

Good morning, Rebecca.

I apologize for the delayed response. Thank you for your continued patience. Reading through the history you provided and recalling previous discussions you and I have had about the issue, it is certainly understandable that you wish to move forward. I receive questions about the property on a regular basis, so I believe the Town wishes to help you move forward as well.

If you weren't able to listen to the video of last month's meeting (see below), I was asked to follow up with you regarding several items.

First, as quick background, the Town's Comprehensive Plan designates the "house" a contributing resource to the Town's Historic District; more so the 1 ½ story structure fronting Washington Street than the later 1 story additions behind it. This "main structure" appears to be balloon frame construction with a loft (may explain the low ceilings), which is a unique architecture to the Town and indicative of the time period (circa 1900). The wood pole framing, shiplap exterior with wood siding, and iron nails are further evidence of the time period. It also appears the "main structure" is more stable condition than the later additions.

Regarding questions from Town Staff / ARB:

1. What are the future plans for the property, if any? How quickly would demolition, if approved, take place? If no future plans are proposed, is there a possibility of meeting with the Town (myself and the Town's new building official) to review your previous plans to determine whether recent changes to the Town's Ordinances / Building Code may affect the viability of those plans? (The Town Building Official, Joe Barbeau, has experience with reuse of historic structures within Salem, Massachusetts, and may be able to offer suggestions).
2. Is "partial demolition" an option you would consider? Partial demolition being removal of the rear additions, stabilizing / mothballing the "main structure", and clearing the rest of the property of debris or some variation thereof? The intent would be to help you get the property / structures cleaned up while allowing time to discuss with you any alternative uses of the "main structure" and / property as discussed in 1 above. *As I mentioned before, there's volunteer interest in the Town to help clean up the property (i.e. painting the exterior, removing debris, etc.).*
3. Is "harvesting" of building materials from the "main structure" for display in the Town Museum an option you would consider? Also, written / photo documentation of the existing structure prior to demolition? The Town Museum is proposing an exhibit of the various architecture styles in Haymarket with displays of artifacts from multiple buildings (i.e. front doors from the Old Post office, bell tower screens from St. Paul's Church, etc.). One idea would be to take a section of wall from the main structure and reveal the cross-section of its construction "from inside out". Similarly, taking a section of wall within the interior to reveal the wood / plaster lathe construction.

Again, I apologize for the delay sending these questions / comments. Please contact me via email or by phone at 571.284.8203 with any questions.

Lastly, the ARB does meet Wednesday this week (July 15). I understand this gives you a very short turn around to respond. If it would be easier to discuss by phone rather provide a written response, please feel free to call me at the number above.

Marchant

Marchant Schneider
Town Planner / Zoning Administrator
15000 Washington Street, #100
Haymarket, Virginia 20169
703-753-2600
703-753-2800 Fax
www.townofhaymarket.org
www.facebook.com/haymarketva



From: Jennifer Preli
Sent: Thursday, June 18, 2015 9:27 AM
To: rebbeca.copar@gmail.com
Cc: Marchant Schneider; Denise Hall
Subject: Application

Good Morning Rebecca....

I wanted to direct you to the discussion of your application last night. There are some questions that the staff and Board still have. I apologize that these questions did not make it to you prior to the meeting. Your application will be addressed again at the July 15th meeting. Here is a link to the video:

<http://haymarkettownva.igm2.com/Citizens/SplitView.aspx?Mode=Video&MeetingID=1401&Format=Agenda>

You can click on your application on the left and it will take you straight to your spot in the video.

If you need any clarification on anything, please contact Denise Hall or Marchant Schneider (they are copied on this email).

Jennifer Preli, CMC
Town Clerk
15000 Washington Street, #100
Haymarket, Virginia 20169
703-753-2600
703-753-2800 Fax





TO: Architectural Review Board
SUBJECT: ARB Task List
DATE: 07/15/15

Chair Luersen will update the ARB on the monthly task list.

ATTACHMENTS:

- ARB Tasking 201507 (PDF)

April ARB Tasking Status

Task Description	Owner	Date Started	Status	Chronologic Detail
Welcome Signs at Town entrance	Luersen	Aug. 2012	Open	<p>???? – Task Created</p> <p>Aug. 2012 – Tabled ‘til next meeting</p> <p>Sep. 2012 – Board to review other towns signs via internet and prepare for Oct. 2012 concept discussion.</p> <p>Oct. 2012 – Concept Created. Ken to create formal ARB request package for town council. ARB review set for Nov. 2012. Packet submission to town council set for Dec. 2012 town meeting</p> <p>Nov. 2012 – ARB requested that town properties be included in package. ARB moved to submit document to Town council at the December TC meeting after changes are made.</p> <p>Dec. 2012 – Task tabled for the holidays</p> <p>Jan. 2013 – Town Council approved the concept and requested ARB to move forward with sign designs and costing. Next step. Get VDOT correspondence started and a list of road sign manufacturers.</p> <p>Feb. 2013 – Got feedback from VDOT to what concepts are possible and procedures to apply for right of way use. Also got POC’s for PWC’s sign designer/builder. Asked Marchant to contact Leesburg to request cost for their stone sign structure on 15 at the south entrance.</p> <p>Mar. 2013 – Luersen will be meeting with Bud Craiger, PWC sign designer, on March 22 to discuss fabrication costs. Marchant to initiate Leeseburg costs for Stone sign and landscaping costs for their sign at the south Rt15 entrance.</p> <p>Apr. 2013 – Bud Craiger to develop sign design/costs/time frame packet to ARB. No delivery date was set. Luersen to keep communications with Bud to determine a delivery date for the packet. Marchant talking with Leesburg and will be getting the RFP quotes for us to use as reference costs.</p>

Attachment: ARB Tasking 201507 (2462 : ARB Task List)

April ARB Tasking Status

Task Description	Owner	Date Started	Status	Chronologic Detail
				<p>May 2013 – Got two drawings from Bud’s group. Comments requested during meeting</p> <p>June 2013 – Luersen to reach out to Bud Craiger to reignite progress</p> <p>July 2013 – No change</p> <p>Aug. 2013 – Luersen reached out to Bud Craiger to start back up after Summer Vacation</p> <p>Sep. 2013 – Bud said review sign types and we can meet again to develop costing figures.</p> <p>Oct. 2013 – Luersen to meet with Jenifer to get sign count for Town owned buildings and give Bud Craiger details to make up the build plan.</p> <p>Nov. 2013 – Luersen met with Jenifer and determined that only the Museum needed to be updated. Luersen working with Craiger to use the new town Logo. Craiger waiting to receive the Logo from Luersen.</p> <p>Dec. 2013 – No Change. Luersen still to follow up.</p> <p>Jan. 2014 – No Change. Luersen still to follow up.</p> <p>Feb. 2014 – No Change. Luersen still to follow up.</p> <p>Mar. 2014 – No Change. Luersen still to follow up.</p> <p>Apr. 2014 – No Change. Luersen still to follow up.</p> <p>May 2014 – No Change. Luersen still to follow up.</p> <p>Jun. 2014 – No Change. Luersen wants to let the new board to settle in and will follow up in August with Bud Craiger.</p> <p>Jul. 2014 – No Change.</p> <p>Nov. 2014 – No Change.</p> <p>Dec. 2014 - Luersen to work with Swinford to get the stalled status moving.</p> <p>Jan. 2015 - Luersen relays Sign shop information and past</p>

Attachment: ARB Tasking 201507 (2462 : ARB Task List)

April ARB Tasking Status

Task Description	Owner	Date Started	Status	Chronologic Detail
				<p>designs to Swinford.</p> <p>Feb. 2015 – No Meeting</p> <p>Mar. 2015 – Initial sign package emailed to Swinford from Luersen</p> <p>May 2015 – No change.</p> <p>Jun. 2015 – No change.</p> <p>Jul. 2015 – Status to be updated at July meeting.</p>
Commercial Fencing	Marchant and ARB staff	December 2014	On Hold	<p>Jan. 2014 – A COA for a commercial Fence, led to the discussion that commercial fences are not addressed in the ARB Guidelines. With the changes of the Historic district overlay, and comp-plan review, the ARB Guidelines will need to be updated. To that note, it was determined to begin outlining acceptable commercial fencing to include with the guideline changes.</p> <p>May 2014 – On hold until Historic District overlay is determined, requiring Guideline changes.</p> <p>Jun. 2014 – District overlay was voted down by Haymarket Town Board. Will keep this on hold until new Board Liaison gives direction.</p>

Attachment: ARB Tasking 201507 (2462 : ARB Task List)



TO: Architectural Review Board
SUBJECT: By-Laws
DATE: 07/15/15

ARTICLE XIV. - OLD AND HISTORIC HAYMARKET DISTRICT OVERLAY

Sec. 58-551. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Board means the architectural review board.

(Ord. of 7-1-1996(1), § 1)

Cross reference— Definitions generally, § 1-2.

Sec. 58-552. - Purpose.

- (a) This article is enacted pursuant to Code of Virginia, § 15.2-2306, as amended, for the purpose of imposing special requirements in addition to the requirements pertaining to the underlying zoning in the town, in order to protect and perpetuate those areas or structures which are of historic, architectural or cultural interest.
- (b) Regulations imposed in this district are intended to protect against destruction of, or encroachment upon, such historic resources, to encourage uses which will continue to preserve them and to prevent the creation of adverse environmental influences.

(Ord. of 1-3-1994)

Sec. 58-553. - Creation; boundaries.

- (a) In order to preserve the unique cultural heritage of the town, there is hereby established an overlay district to be known as the "Old and Historic Town of Haymarket," which shall include all that area which lies within the corporate limits of the town.
- (b) Prior to the expansion of the historic district the town shall identify and inventory all structures being considered for inclusion in such a district and shall establish written criteria to be used in making such determination. The town shall identify all landmarks and designate by ordinance any building, structure, district, object, or site as part of a local historic district, subsequent to soliciting public input in a manner consistent with Code of Virginia, § 15.2-2204. The owners of such property proposed for designation shall be given written notice of the public hearing on the ordinance.

(Ord. of 1-3-1994; Ord. No. 20121113-4, § 1, 11-13-2012)

Sec. 58-554. - Certificate of appropriateness required to erect, reconstruct, alter, restore or raze a building.

- (a) In order to promote the general welfare, through the preservation and protection of historic places and areas of historic interest, all buildings within the Old and Historic Town of Haymarket which are 50 years old or older are designated historic buildings. No historic building may be demolished, in whole or in part, nor may any architectural features of such buildings which are subject to public view from a public street be altered without prior application to the architectural review board, unless the local maintenance code official consistent with the Uniform Statewide Building Code, Part III Maintenance, determines that it constitutes such a hazard that it shall be razed, demolished or moved.
- (b) No building, structure or sign shall be erected, reconstructed, altered or restored within the Old and Historic Town of Haymarket, unless and until an application for a certificate of appropriateness shall have been approved by the board or, on appeal, by the town council after consultation with the

board. Review of such application by the board will include analysis of external architectural features which are subject to public view from a public street, way or place, in light of their architectural compatibility with the historic buildings in the district.

- (c) The term "altered," as used in this article, means any readily apparent change, including painting. The zoning administrator shall determine whether a change is readily apparent, subject to appeal to the board of zoning appeals.

(Ord. of 1-3-1994; Ord. of 7-1-1996(1), § 1; Ord. No. 20121113-1, § 1, 11-13-2012)

Sec. 58-555. - Application for certificate of appropriateness.

Application for a certificate of appropriateness shall be made to the architectural review board. Any decision of the architectural review board shall be appealable by any member of the town council or any aggrieved party to the town council.

(Ord. of 1-3-1994; Ord. of 12-3-2007; Ord. of 10-6-2009)

Sec. 58-556. - Architectural review board; creation, membership.

- (a) For the purpose of making effective the provisions of this article, an architectural review board is established. The board shall consist of up to seven members, but not less than five, appointed by the town council, and shall be legal residents of the town. Where qualified and acceptable candidates are available, one member of the board shall be a licensed professional engineer, architect or land surveyor; one board member will be appointed from the town council and one from the planning commission; one member should be a person with knowledge of local real estate conditions, and one member should be appointed primarily on the basis of a knowledge and demonstrated interest in the historical heritage of the town.
- (b) The term of office of the members shall be for three years, except that the term of the council member and planning commission member shall correspond to their official tenure of office. Any appointed member of the board may be removed from office by the council, after public hearing, for inefficiency, neglect of duty, malfeasance or other just cause, after charges have been made in writing. Appointments to fill vacancies shall be only for the unexpired portion of the term. Members may be reappointed to succeed themselves.

(Ord. of 1-3-1994)

Sec. 58-557. - Chairman, vice-chairman and secretary of the board.

The board of architectural review shall elect its chairman and vice-chairman from its membership, and the town clerk shall be its secretary.

(Ord. of 1-3-1994)

Sec. 58-558. - Procedure for meetings.

- (a) The chairman will conduct the meetings of the board. In his absence, the vice-chairman shall preside. The secretary shall keep the minutes of the meetings and a permanent record of all resolutions, motions, transactions and determinations.
- (b) All members of the board shall be entitled to vote, and decisions of the board shall be determined by a majority vote of a quorum. A tie shall operate as a denial of the application.
- (c) The board shall meet within 30 days after notification by the town clerk of an application for a certificate of appropriateness requiring action by the board. The meetings of the board shall be open to the public, and a full and impartial hearing shall be granted. The town clerk shall notify the applicant by certified mail as to the date and time of the scheduled hearing.
- (d) When voting on any question, the determination may be made by voice vote or roll call, but no secret ballot or proxy shall be allowed at any time. The board shall vote and announce its decision on any

matter properly before it not later than 14 days after the conclusion of the hearing on the matter unless time is extended by mutual agreement between the board and the applicant.

- (e) The board shall not reconsider any decision made by it except in cases where an applicant appears within 90 days with his application amended. The board shall not hear the subject matter of any application which has been denied until a period of one year has elapsed, except in cases where an applicant appears within 90 days, with his application amended.
- (f) In case of disapproval of the erection, reconstruction, alteration, restoration or razing of a building or structure, the board shall briefly state its reasons for disapproval in writing, and may make recommendations to the applicant with respect to the appropriateness of design, arrangement, texture, material, color, location, etc., of the building or structure involved. In case of disapproval accompanied by recommendations, the applicant may be heard before the board if, within 90 days, he comes before the board with his application amended so as to comply with the recommendations of the board.
- (g) In matters regarding the procedure for meetings not covered by this section (e.g., schedules for regular periodic meetings), the board may establish its own rules, provided they are not contrary to the spirit of this article.

(Ord. of 1-3-1994; Ord. of 10-6-2009)

Sec. 58-559. - Matters to be considered by board in acting on appropriateness of erection, reconstruction, alteration, restoration or demolition of building or structure.

The board shall not consider interior arrangement, relative size of the building or structure, detailed design or features not subject to any public view, and shall not make any requirements regarding such matters except to prevent developments obviously incongruous with the old and historic aspect of the surroundings. The board shall consider the following in passing upon the appropriateness of architectural features:

- (1) Exterior architectural features, including all signs, which are subject to public view from a public street, way or place.
- (2) General design arrangement.
- (3) Texture, material and color.
- (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.
- (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.
- (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.
- (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.
- (8) The extent to which the building or structure will promote the general welfare by:
 - a. Maintaining and increasing real estate value;
 - b. Generating business;
 - c. Creating new positions;
 - d. Attracting tourists, students, writers, historians, artists and artisans, and new residents;
 - e. Encouraging study of and interest in American history;
 - f. Stimulating interest in and study of architecture and design;

- g. Educating citizens in American culture and heritage; and
- h. Making the town a more attractive and desirable place in which to live.

(Ord. of 1-3-1994)

Sec. 58-560. - Issuance of certificate of appropriateness.

Decisions of the board will be incorporated in approved certificates of appropriateness or written reasons for disapproval. Immediately upon approval by the board of any application to erect, reconstruct, alter, restore or raze a building, a certificate of appropriateness, signed by the chairman of the board and bearing the date of issuance, shall be made available to the applicant. The town council shall refuse to honor any request for a building permit without such certificate of appropriateness, but a certificate of appropriateness will in no way affect the requirement to comply with the other provisions necessary to obtain a building permit.

(Ord. of 1-3-1994)

Sec. 58-561. - Right of appeal.

- (a) Whenever the board shall approve or disapprove an application for a certificate of appropriateness or fail to take action within 45 days of its filing, any aggrieved party or member of town council shall have the right to appeal and be heard before the town council provided such person files with the town clerk on or before seven days after the decision of the board a written notice of appeal. Upon receipt of such notice, the town clerk shall place such appeal on the agenda for the next regular meeting of the town council.
- (b) Any party may appeal the decision of the town council to the circuit court pursuant to this section.
 - (1) A party is any applicant or any person who owns property adjacent to the property which the application concerns. For the purposes of this section, the term "adjacent" includes any property separated from the applicant's property only by a road and which would be adjacent if the road were not present.
 - (2) Appeal shall be by petition at law setting forth the alleged illegality of the action of the town council.
 - (3) The appellant must file the appeal with the circuit court of the county within 30 days of the town council's decision.
- (c) In addition to the right of appeal, the owner of an historic landmark, building or structure shall have a right to raze or demolish such landmark, building or structure provided he has complied with the provisions of the second paragraph of Code of Virginia, § 15.2-2306(A)(3), as amended.

(Ord. of 1-3-1994; Ord. of 10-6-2009)

Sec. 58-562. - Demolition by neglect.

- (a) No officially designated historic building within the historic district shall be allowed to deteriorate due to neglect by the owner which would result in violation of the intent of this article. Demolition by neglect shall mean and include:
 - (1) Deterioration of the exterior of a building to the extent that it creates or permits a hazardous or unsafe condition;
 - (2) Deterioration of exterior walls or other vertical supports, horizontal members, roofs, chimneys, exterior wall elements such as siding, wooden walls, brick, plaster or mortar, to the extent that it adversely affects the character of the historic district or could reasonably lead to irreversible damage to the structure. In determining whether deterioration adversely affects the character of the historic district, the building official shall be guided by the comprehensive plan and, if adopted, the strategic plan and capital improvements budget.

- (b) If the town building inspector determines that a structure in the historic district is being demolished by neglect, he shall so notify the owner and the chairman of the architectural review board of this conclusion, stating the reason for such determination, and shall give the owner 30 days from the date of the notice in which to commence work rectifying the specifics, or to initiate a request to demolish, move or relocate such structure. The owner may appeal a determination made by the building inspector under this section to the architectural review board, which may alter, reverse or uphold the decision of the building inspector. If appropriate action is not timely taken, the town building inspector shall initiate appropriate legal action.

(Ord. of 1-3-1994)

Secs. 58-563—58-595. - Reserved.



TO: Architectural Review Board
SUBJECT: Appointment of Vice Chair
DATE: 07/15/15

Pursuant to the Haymarket Town Code Section 58-557 the Board shall elect is vice-chairman. The code section is not specific to the length of the term. It is recommended that the Board appoint the Vice Chair to a term of one year. It is also recommended that the Board consider the term in their By-Laws.

Sec. 58-557 Chairman, Vice-Chairman, and secretary of the Board.

The Board of Architectural Review shall elect its chairman and vice-chairman from its membership and the Town Clerk shall be its secretary.



TO: Architectural Review Board
SUBJECT: ARB Recommendation - Harrover Master Plan
DATE: 07/15/15

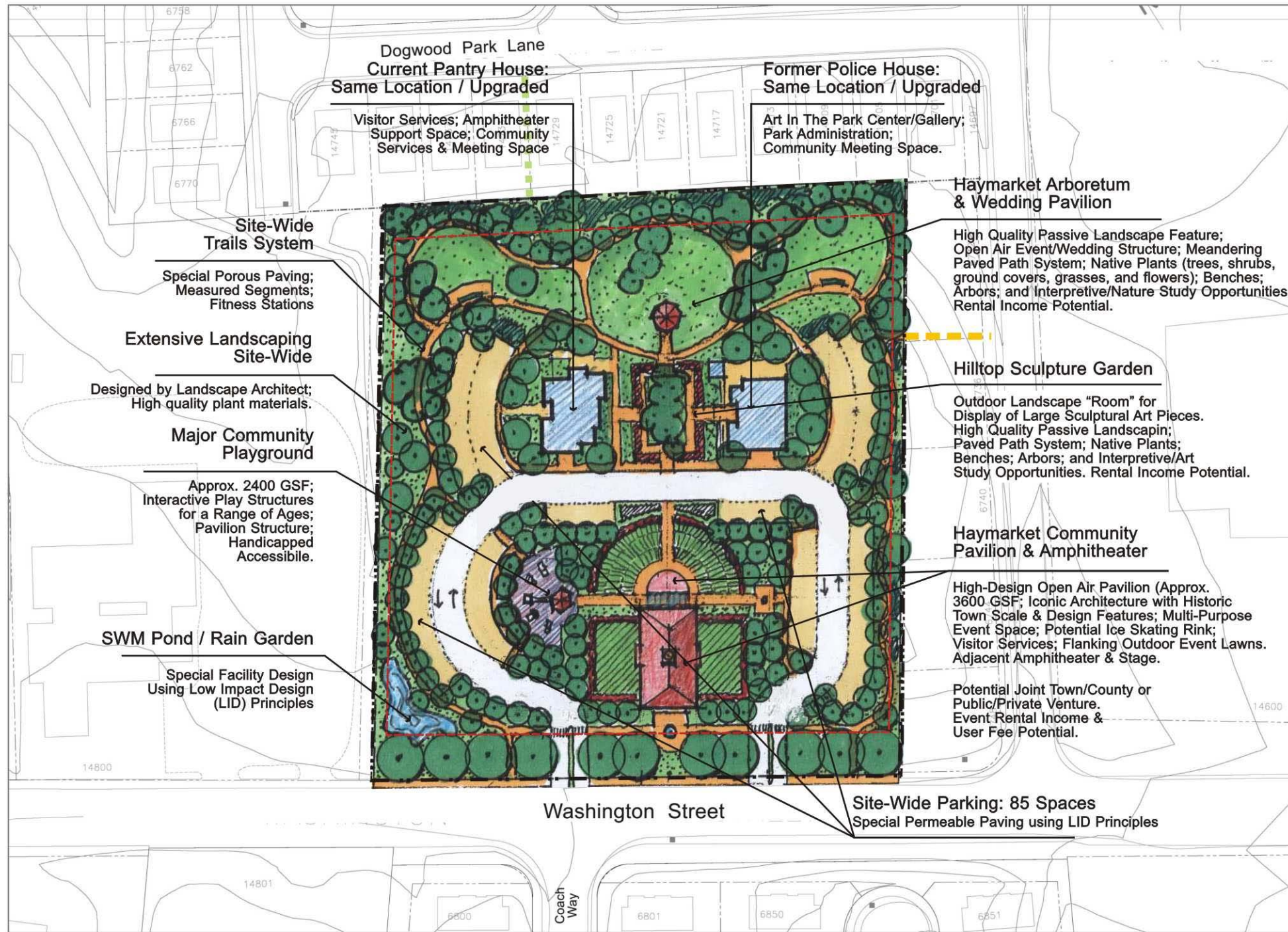
Sympoetica and EPR, P.C. developed 3 plan options that were presented to the Planning Commission on April 13, 2015 for informational and discussion purposes. The intent was to provide an array of possible program elements, across three alternative concept sketch plans, from which the ARB is now to select a preferred Harrover Property Master Plan program.

**Alternative Sketch Plans Summary Comparison
Harrover Property Master Plan Study / Haymarket, Virginia**

**4/13/15
Sympoetica & EPR, P.C.**

Key Plan Program Elements	Alternative A	Alternative B	Alternative C
Concepts/Themes	Central Park / Gardens & Events Pavilion/ Amphitheater/Arboretum	Community Center / Meeting Small Center/Amphitheater/Green	Community Center / Fitness Larger Center/Community Pavilion
Disposition of Lewis Homes			
14740 Washington Street (Pantry)	Upgraded / In place	Upgraded / In place	Removed from site by others
14710 Washington Street (Former Police)	Upgraded / In place	Upgraded / New On-Site Location	Removed from site by others
Vehicular Environment			
Access/Entry	Washington Street / Dual	Washington Street / Single	Washington Street / Single
Circulation (Interior Drives)	Loop Drive	Spine/Loop Drive	Spine/Loop Drive
Vehicle Parking	85 Spaces	66 Spaces	126 Spaces
Bicycle Parking	Pavilion Area & Sculpture Garden	Community Center & Lewis Homes	Community Center/Pavilion
Pedestrian Environment			
Accessible per ADA Guidelines	Arboretum Paths/Sculpture Garden/Lawns	Hilltop Green/Amphitheater	Hilltop Pavilion Plaza
Links to Sidewalks; Potential Off-Site Links	Site-wide Trails: Loops & Segments	Site-wide Trails: Loops & Segments	Site-wide Trails: Loops & Segments
Site Furnishings & Signage	Measured Segments / Fitness Stations	Measured Segments / Fitness Stations	Measured Segments / Fitness Stations
Special Activity Environment			
Community Buildings/Structures	Major Open Air Pavilion (3600 GSF) Multi-Use; Potential Ice Rink Pavilion Event Lawns Pavilion Amphitheater	Small Community Center (7000 GSF) Multi-Use; Meetings; Activities Support Option: Small Outdoor Swimming Pool Option: Multi-Purpose Courts	Larger Community Center (16,250 GSF) Multi-Use; Fitness/Gym & Support Indoor Events
Lewis Homes (Adaptive Reuse)	Meetings/Gallery/Services/Admin	Meetings/Services/Admin	No longer on site.
Special Places / Features	Arboretum & Wedding Pavilion Sculpture Garden Amphitheater Major Community Playground	Hilltop Amphitheater/Stage/Green Woodland Playground	Hilltop Community Pavilion Event Plaza (Weddings, etc.) Small Playground Small Picnic Pavilion
Partnership Potential			
Potential Town/County Or Public/Private Venture	Yes / Pavilion & Amphitheater	Yes / Small Community Center	Yes / Larger Community Center
Income Potential / Rental Fees	Pavilions/Amphitheater; Garden; Mtg Rms	Multi-use Rms; Mtg Rms; Amphitheater	Multi-use Rms; Fitness/Gym; Pavilion
Income Potential / Activity User Fees	Art & Other Courses	Rec/Ed Courses; Swimming (Pool Option)	Fitness Club; courses
Potential Early Projects			
Upgrade Lewis Homes	Both homes; in place.	Pantry: in place; Police: Move on-site.	Sell or donate; then move both off-site.
Access Drive & Phase I Parking	Major Playground Interim Green Space - Informal Use Loop Trail	Woodland Playground Interim Green Space - Informal Use Loop Trail	Picnic Pavilion Interim Green Space - Informal Use Loop Trail
Conceptual Development Budget (Planning level concept budget only.)	\$2,380,000	3,957,000	7,255,000

Note: This summary comparison of alternative sketch master plan options, as presented April 13, 2015, is for informational and discussion purposes. The intent is to provide an array of possible program elements, across three alternative concept sketch plans, from which to select a preferred Harrover Property Master Plan program.



Date: 4/10/15

Note: This is a sketch master plan concept intended for planning and decision-making purposes by the Town. This plan is not to be used for construction purposes.

sympoetica

EPR

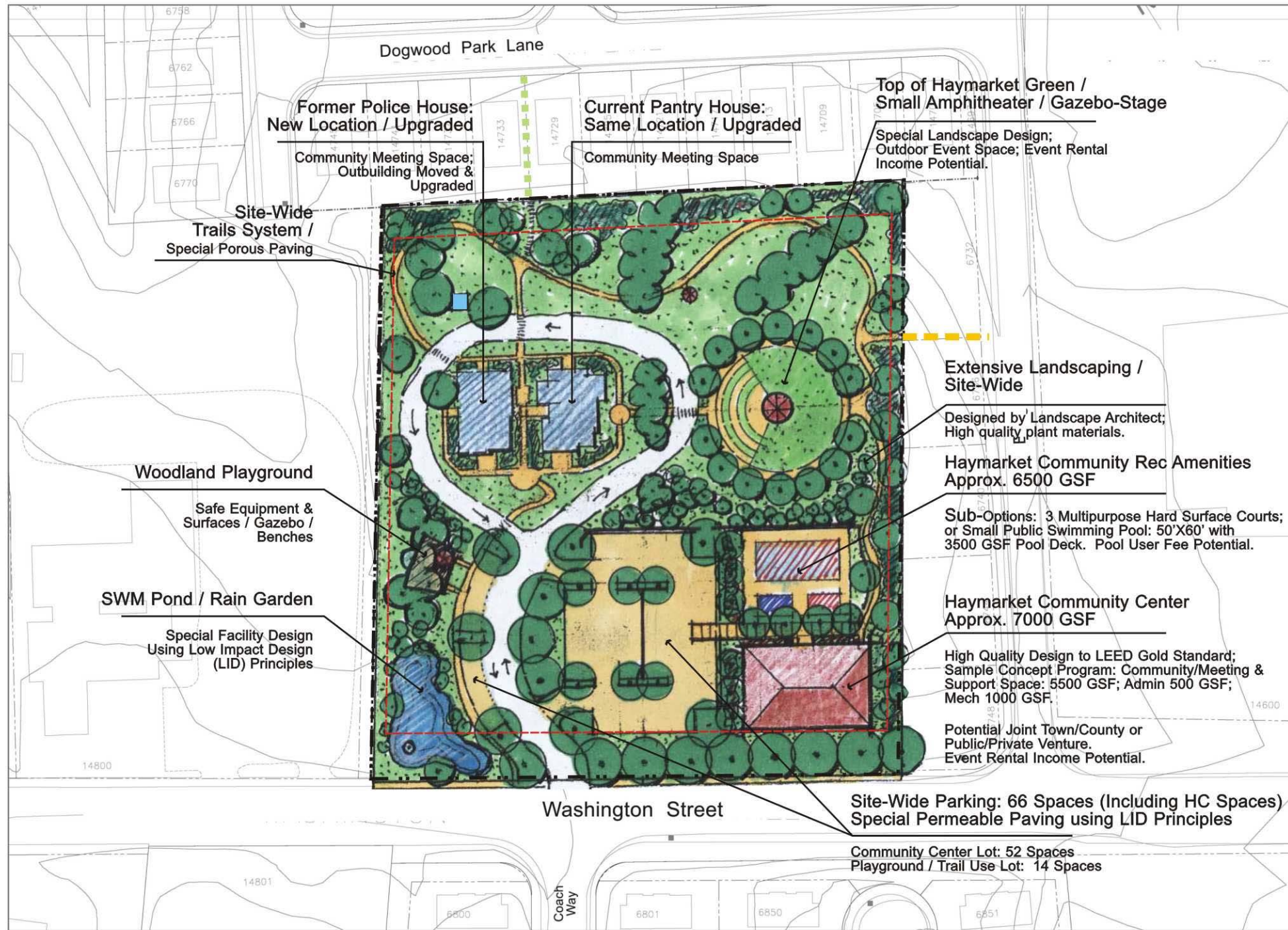


Sketch Plan Alternative A



Town of Haymarket, Virginia

Harrover Property Master Plan Study



Date: 4/1/15

Note: This is a sketch master plan concept intended for planning and decision-making purposes by the Town. This plan is not to be used for construction purposes.

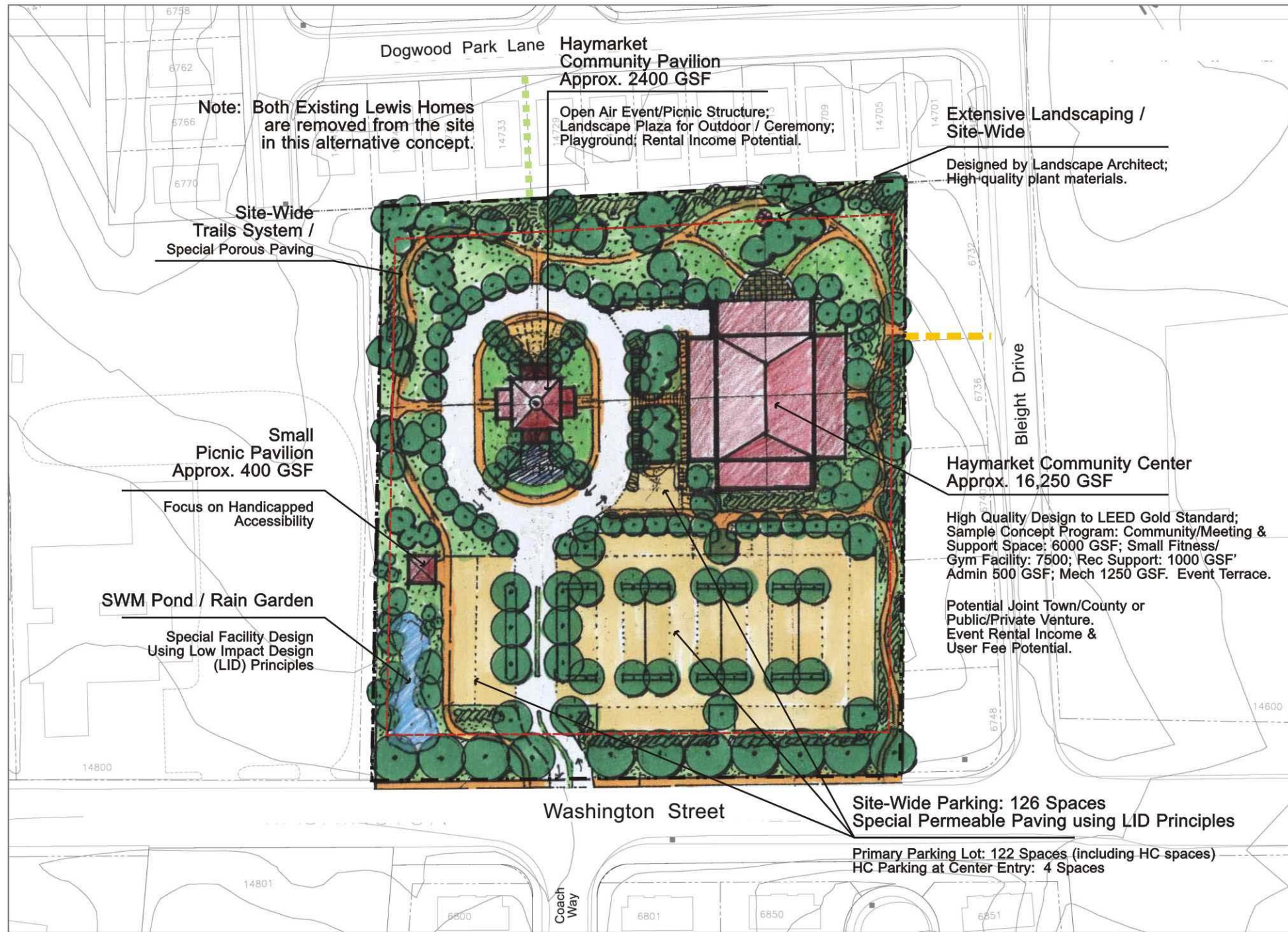


Sketch Plan Alternative B



Town of Haymarket, Virginia

Harrover Property Master Plan Study



Date: 4/8/15

Note: This is a sketch master plan concept intended for planning and decision-making purposes by the Town. This plan is not to be used for construction purposes.



Sketch Plan Alternative C



Town of Haymarket, Virginia

Harrover Property Master Plan Study

COMPREHENSIVE PLAN EXCERPTS REGARDING HARROVER PROPERTY / SEARS HOUSES

2.1 PUBLIC FACILITIES

GOAL Provide residents and businesses with facilities and services that help ensure the health, safety, beauty and prosperity of the Town.

OBJECTIVES

A. Develop the **Harrover property** into the Haymarket Government Center with Police Department and Town Hall by the end of 2008

B. Explore the possibility of creating community green space on the **Harrover property** to include a bandstand (gazebo) and playground

GOAL Develop public facilities to meet the social and recreational needs of a growing town

OBJECTIVES

A. Look into the economic feasibility of developing the **Harrover property** into a Town Hall and green space as part of the development of the property in 2008

B. The Town's need for recreation is not satisfied by existing regional facilities. Explore joint opportunities with private communities, churches and the Prince William County Park Authority to provide small local facilities by the end of 2009

3.2 PUBLIC FACILITIES PLAN

The adequacy of the Town's current facilities as relates to the ability to ensure the health, safety, beauty and prosperity of the Town, has been the subject of recent review. This review will guide the Town in determining whether the Town's facilities should be relocated, augmented or refurbished in their present location. The Town will consider the impact on services, the revitalization of Washington Street, and the social as well as recreational needs of the Town's growing population in all determinations.

The Town Hall currently on Washington Street is small and serves the population on most occasions. It is clearly insufficient when larger gatherings occur over important issues. The Town is studying the feasibility of expansion by constructing a new facility on the **Harrover site**. The Old Town Hall has been accepted for listing on the Virginia Landmarks Register and the National Register for Historic Places. A third option for the Town would be to acquire and reuse the Pace West Elementary School if the County School Board moves to declare the property a surplus. However, this would move the primary offices to the Town out of the Town Center Area which would cause that area to lose some of its focus as the town center.

In order to attain the objectives listed in Part II, the Town may consider developing the Harrover Property into a municipal and/or community center, refurbish Town-owned property on Washington Street and Payne Lane, encourage the creation of a more urban town center, and/or explore joint public/private opportunities to meet the population's growing requirements.

3.4 LAND USE PLAN

Public/ Semi-Public Category

The provision and maintenance of public facilities is an important component of the Town's Comprehensive Plan. To address the needs of Town residents and to encourage a diverse community, the Town should ensure that adequate facilities are available for Town residents. To accomplish the concepts suggested in other sections of the plan, adequate public facilities are essential and several areas on the Planned Land Use Map have been designated for public/semi-public use. This designation provides for the recognition and expansion of existing community facilities and the development of new ones. Specific areas designated on the Planned Land Uses Map for public/semipublic use include:

5. ***The Harrover Properties*** - These properties were acquired by the Town in order to preserve a portion of the diminishing open space and provide a viable option should the primary public facilities prove inadequate or inefficient.

1.9 COMMUNITY ATTITUDES

1.9.2 2006 Survey Results

Transportation and Highway Needs

There was also dissatisfaction about a lack of nearby recreational options, no doubt exacerbated by traffic congestion. Residents still expressed the belief that Haymarket can retain its small-town charm if its historic structures are protected, a pedestrian-friendly downtown is nurtured and growth is contained. Proof of this belief is shown in the overwhelming 92% of respondents that remain satisfied with the overall quality of the life in Haymarket.

PART II

COMMUNITY GOALS AND OBJECTIVES

Building and revitalizing the Town are simultaneous and equal objectives emphasizing the historic theme and should be integrated into all developments and adaptive uses. Flexible and evolving traffic and parking management is crucial to developing or using all properties. The developers and the Town can mutually benefit from reasonable proffers negotiations. The Town and property owners will be able to compete and be sustainable from the strength of position as an historic small Town, which deliberately offers quality of experience.

2.8 COMMUNITY, CULTURAL AND HISTORIC RESOURCES

GOAL Preserve Haymarket's rich history

OBJECTIVE

- A. Review and re-write the existing Historic District Zoning Ordinances if found to be in need of updating and/or strengthening
- B. Acquire a better understanding of existing building codes and county tax incentives that encourage the reuse of historic structures
- C. Explore incentives the Town could provide to encourage adaptive reuse
- D. Maintain the town-owned historic resources, including the Haymarket Museum, the Old Post Office, and the ***Sears Houses***, via a capital improvement program

GOAL Maintain and promote the historic flavor and consistency of architectural styles in this region of Virginia from circa 1750 to 1900

OBJECTIVE

- A. Continue to identify and document the historic resources in the Town.
- B. Build on the existing architectural surveys and create an accessible and up to date register of the town's historic resources
- C. Recognize the aesthetic and economic value of the Town's historic resources and encourage the adaptive reuse of historic structures
- D. Evaluate and adopt methods to better serve the Town's needs with regard to its historic resources

3.7 CULTURAL AND HISTORICAL RESOURCES PLAN

The cultural and historic resources of the Town of Haymarket have and will continue to play an integral role in defining the Town's character and future pattern of growth. The protection and successful integration of the cultural and historical environment with development will assure that the Town remains a unique and pleasant community in which to live and work. The Town has identified as a goal to preserve the historical character of Haymarket by balancing new development with conservation of existing structures and the Town landscape.

The location of Haymarket at the North-South "crossroads" used by Indians and early colonial settlers, as well as by confederate and union troops during the Civil War, gives the Town a rich history which we wish to preserve. Toward that end, the Town will preserve its rich history by: (1) identifying, documenting and promoting its historic resources; (2) encouraging the adaptive reuse of historic structures; and (3) maintaining Town-owned historic resources.

1.2 LAND USE POLICY

1.2.9 Community Design Policy

Commercial/Residential Blend East of Town's Center

Traveling east from the central portion of town, Haymarket unfolds in a pleasant mix of older, residential homes and low intensity commercial uses such as a veterinary clinic and a Baptist Church. *This blend of uses continues to the eastern town limit, where a neo-colonial residential development is across the street from public uses in **two Sears** houses fronted by a planned village green. The **two Sears** structures fit this area architecturally and historically and should be preserved, if at all possible.*

1.5 HISTORIC RESOURCES

Historic resources include sites, buildings, structures, objects, or districts that are associated with or are representative of human activities and events. They may date to any period, but are generally older than fifty years. Virginia State Code 15.2-2306 is the enabling legislation that empowers local municipalities to determine what resources are and are not considered historic and therefore worthy of protection based on their contribution to the local historic fabric. From this local designation there is the possibility of attaining the higher designation as either a state or national landmark by inclusion in either the Virginia Landmarks Register (VLR) and/or the National Register of Historic Places (NRHP). Inclusion in the VLR or NRHP invokes a higher degree of review for state and/or federally funded projects that threaten these landmarks. *However, not attaining inclusion in the state or national registers in no way negates the importance of being designated as historic on the local level. Historic resources are fragile and non-renewable. If they are destroyed, the loss is permanent. Unfortunately, a great deal of Haymarket's past has been lost already through development and lack of maintenance. Nevertheless, many of the Town's most important historic resources still exist.*

1.5.2 Architectural Styles

The Town's historic structures are important because they contribute to Haymarket's "sense of place" and provide tactile lessons on the cultural influences of the people who built the community. New construction should be encouraged to respect and blend in with the existing, historic structures. In the coming years, the Town should encourage the use of both colonial styles and, new construction that reflects the extant historic structures.

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1.5.3 Historic Buildings Inventory

Based on a survey conducted by the Virginia Department of Historic Resources (VDHR) in 1996 as well as Section 58-554 (a) of the Town Code which states: "all buildings within the Old and Historic Town of Haymarket which are 50 years old or older are designated historic buildings" the following structures are designated historic and worthy of protection in the Town of Haymarket.

TABLE 16: Historic Building Inventory

Address	Date of Construction	Historical Name
14710 Washington Street	ca. 1924	Sears House
14740 Washington Street	ca. 1926	Sears House
14801 Washington Street	ca. 1900's	Jordan House
14800 Washington Street	ca. 1900	Baptist Church
14841 Washington Street	ca. 1900	Watts House
14881 Washington Street 14891 Washington Street	ca. 1900 ca. 1900	House LeRoy House/Madison Shop
14910 Washington Street	ca. 1895	Melton House/store
14941 Washington Street 14950 Washington Street	ca. 1948 ca. 1870's Built on site of the Red House Tavern	Old Fire Station (first one in Western Prince William County) Roland House/Red House Tavern (first building built before Haymarket became a town)
14951 Washington Street	ca. 1910	Old Bank Building
15020 Washington Street	ca. 1920's	Old Post Office
15030 Washington Street	ca. 1920	Rust/Pickett House
15101 Washington Street	ca. 1888/90	Dr. Payne House/Winterham
6590 Jefferson Street	ca. 1910	Garrett House
6620 Jefferson Street 6707 Jefferson Street	ca. 1900 ca. 1920's	Downs House Large example bungalow
6706 Jefferson Street	ca. 1901	Gossom House
6712 Jefferson Street	ca. 1935	Baker/Bean House
6713 Jefferson Street	ca. 1910	Masonic Lodge
6720 Jefferson Street 6741 Jefferson Street	ca. 1930 ca. 1890	Gossom House Brownie Smith House
6751 Jefferson Street	ca. 1870	Alrich House
6771 Jefferson Street 6810 Jefferson Street	ca. 1870-80 c. 1900	Wise/Creech House Leonard House
6811 Jefferson Street	ca. 1890	James Beale House
6735 Fayette Street	ca. 1911	St. Paul's Parish Hall
6740 Fayette Street	ca. 1890-1910	Meade House
6750 Fayette Street	ca. 1900	St. Paul's Rectory
6790 Fayette Street 6796 Fayette Street	ca. 1930 ca. 1800	Sarah Turner House Pearson's House