



TOWN OF HAYMARKET TOWN COUNCIL

SPECIAL MEETING

~ AGENDA ~

Kimberly Henry, Clerk of the Council
<http://www.townofhaymarket.org/>

15000 Washington St
Haymarket, VA 20169

Tuesday, December 12, 2023

6:00 PM

Council Chambers

I. Call To Order

II. Special Meeting Agenda

1. Call of the Special Meeting
2. ARB Motion of Denial
3. Authorization to File an Appeal on ARB Decision

III. Adjournment

CALL FOR A SPECIAL MEETING OF THE HAYMARKET TOWN COUNCIL

TUESDAY, DECEMBER 12, 2023 AT 6:00 PM
15000 Washington Street, Suite 100, Haymarket, Virginia 20169

Pursuant to Haymarket Town Charter Article III - "Administration and Government," Section 1(10):

Regular & Special Meetings of the Council

The Council shall, by ordinance, fix the time for their regular meetings, which shall be held at least once a month. Special meetings may be called by the Clerk at the instance of the Mayor or any two (2) Members of the Council in writing; and no other business shall be transacted at a special meeting except that stated in the call, unless all members are present and consent to the transaction of such other business. The meetings of the Council shall be open to the public except when in the judgment of the Council the public welfare shall require executive meetings.

Mayor Kenneth Luersen calls for a Special Meeting of the Town Council on Tuesday, December 12, 2023 to discuss the following agenda item:

- 1) To decide if the Town Council would like to file an appeal on an Architectural Review Board decision to deny the demolition permit application of the Town Park Building and to authorize the Town Manager to file an appeal on behalf of the Town Council.

The Special Meeting will be held at the Haymarket Town Hall, 15000 Washington Street, Haymarket, Virginia 20169.

Signed:

Kenneth Luersen, Mayor

Attest:

Kimberly Henry, Clerk of the Council

Date: _____



Attachment: Notice Special Meeting 1212923 (6422 : Call of the Special Meeting)

Councilmember Schneider moved that the Architecture Review Board deny COA ZP# 2023-1001 to demolish the “Sears House / Lewis Home” aka “Town Park Building” at 14740 Washington Street, subject to the following Findings for Denial:

1. The application is inconsistent with the stated purpose and intent of the Old and Historic Haymarket District Overlay. The subject building, built prior to 1950, is designated an historic building within the Old and Historic Town of Haymarket. The purpose of the Old and Historic Haymarket District Overlay is to identify, preserve, and enhance buildings and structures with historical, cultural, and architectural significance to the Town. The Zoning Ordinance further defines a “Historic Building” as any structure that is designated as a contributing resource or structure by the Town’s comprehensive plan or similar land use policies.
2. The application is inconsistent with the Town of Haymarket Comprehensive Plan (Plan). Per Table 16 of the Plan, Historic Building Inventory, 14710 Washington Street, Historical Name “Sears House”, circa 1924, is designated historic and worthy of protection in the Town of Haymarket. The Plan states historic structures are important because they contribute to Haymarket’s “sense of place” and provide tactile lessons on the cultural influences of the community. At the highest point in town, the Town Park building reflects the architectural style of the period (craftsman), cultural influences (catalog “kit-built” home), and pattern of development (semi-rural) of the community.
3. Per the Department of Resources Reconnaissance Level Survey, DHR Id#: 233-5004, the house at 14740 Washington Street is a one-story, circa 1924 Craftsman Bungalow. The Director of the Commonwealth of Virginia Department of Historic Resources states the building is a good representation of the bungalow style popular during the 1920s in America and suggests leaving the house where it was originally constructed as the original setting is important to a complete understanding of the history of the area. The building retains the character defining architectural features from the building’s period of significance and is a contributing element to the Haymarket historic district. Additionally, the building, later determined to be a La Vitello model from Lewis Manufacturing, is an important example of catalog “kit-built” homes of the era that reflects the evolution of building styles in the Town. Moreover, families and individuals that have owned the property (Jordan) have contributed to the Town’s cultural and economic history.
4. Per the matters to be considered by the ARB as outlined in the Zoning Ordinance, the continued existence of the subject building will protect irreplaceable historic places and preserve the general historic atmosphere of the Town. The structure’s position on the lot contributes to the Town’s historic streetscape along the Town’s eastern gateway.
5. Per the matters to be considered by the ARB as outlined in the Zoning Ordinance, retention of the building will promote the general welfare by maintaining and increasing property values, attracting tourists and visitors, encouraging study of and interest in American history, architecture, and design, and making the Town a more attractive and desirable place in which to live.
6. Per the demolition review standards outlined in the Zoning Ordinance, demolition of the historic resource will impact the historic integrity of the site and overall integrity of the historic district resource in which it is located.

7. The application is a violation of the Demolition by Neglect regulations of the Zoning Ordinance. Per the Zoning Ordinance, an owner of an officially designated historic building within the historic district may not permit deterioration of exterior walls or other vertical supports, horizontal members, roofs, chimneys, exterior wall elements such as siding, wooden walls, brick, plaster, or mortar, of a historic building to the extent that it adversely affects the character of the historic district or could reasonably lead to irreversible damage to the structure.
8. Per the ARB Review Board Design Guidelines, the application materials do not describe alternatives to demolition of the building and why such alternatives and/or rehabilitation of the building is not considered feasible. Submitted estimates for repair and reuse of the building do not quantify a justification of “high cost of repair and refurbishing the Town Park building” to demolish the building. The Structural Condition Assessment report submitted with the application describes conditions and required remediation similar to other historic structures in the Town that have been adaptively reused, to include a similar Lewis Home that was on the property, and are reasonably expected to have a market value that exceeds rehabilitation costs. Per matters to be considered by the ARB, these rehabilitated structures promote the general welfare consistent with the listed criteria within the Zoning Ordinance.
9. Based on the inhabitable condition of the building compared to prior demolition applications, approval of the demolition would set a negative precedent for future applications, lowering the standards for approval and significantly impacting the integrity of the overall Old and Historic Overlay District, applicable standards, and the historic atmosphere of the Town.

And

I further move that the Council work with the ARB to identify additional alternatives for the Town park building that reduce cost and address the Zoning Ordinance, Comprehensive Plan, and Design Guidelines guidance regarding retention and reuse of historic structures.

And

I further move the ARB recommend the Town Council update to the Town Park Master Plan to identify potential alternate uses for the Town Park building.

Commissioner Hallet seconded the motion. The motion carried by a roll call vote.

AYES: C Mason, Hallet, Schneider, Barben

Nays: 0

Absent: J Mason