



ARCHITECTURAL REVIEW BOARD

REGULAR MEETING ~ MINUTES ~

Shelley M. Kozlowski, Clerk of Council
<http://www.townofhaymarket.org/>

15000 Washington Street, Suite 100
Haymarket, VA 20169

Wednesday, September 19, 2018

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.

I. Call to Order

Chair Kenneth Luersen: Present, Board Member Marchant Schneider: Present, Councilwoman Bond Cavazos: Present, Board Member Julia Cabrera-Woscek: Present, Commissioner Aayush Kharel: Present (7:30 PM).

II. Pledge of Allegiance

III. Minutes Approval

1. Architectural Review Board - Regular Meeting - Aug 15, 2018 7:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Julia Cabrera-Woscek, Board Member
AYES:	Kenneth Luersen, Marchant Schneider, Bond Cavazos, Julia Cabrera-Woscek
ABSENT:	Aayush Kharel

IV. Citizens' Time

Bob Weir, 6853 St. Paul Drive, shares concerns with the proposed demolition of the historic structure at 14801 Washington Street.

Jim Payne, 6680 Fayette Street, addresses the Board in favor of the proposed demolition.

Joe Pasanello, address on file, states that he is speaking on behalf of the Haymarket Station Homeowners Association. He welcomes the new board members. He shares concerns with the demolition specifically the rush and process of the demolition.

Susan Bannon, 6938 Jockey Club Lane, states concerns of the proposed demolition.

At this time Chairman Luersen reads into the minutes a letter from Town Resident, Sheridan King.

I am unable to be present at the ARB meeting on 9/19 as I have to travel to NC to assist family that has been affected by Hurricane Florence in Newport, NC. I would like to have this read during citizen's time as I am unable to attend. My name is Sheridan King, I reside at 6801 Saint Paul Drive.

I have been trying to keep updated via the Town website, and was dismayed to see that a request to demolish one of the Town's most historic and notable properties, built in 1909 and on the Town's Historic Structure list, was seemingly buried, and already recommended to approve on this week's agenda. This property is in my backyard.

I read through the request, and it looks like the staff recommendation says the home requires major repairs for the home to be safely occupied, but it does appear the owner is living there. The report

states that the Staff supports the demolition because of the financial hardship on the homeowner, but my question is how does the Staff now about what the cost to remediate is based solely on this home inspection report, and without knowing the financial situation of the homeowner? How has this been assessed, who has done the feasibility study? How can you recommend to demolish if that hasn't been done and you aren't in good faith going through the same process that was applied to other properties in the past (Carolina Road, Firehouse, etc.) This is also being based on a property inspection report, not a structural engineer.

I ask that the ARB and Town in good faith consider the feasibility of maintaining this property, why it hasn't been done in that past, was the home allowed to go into disrepair and the investment it would take to rehab it v. the cost of demolishing it and rebuilding in accordance with the Historic guidelines.

I'd also ask that the ARB and town be consistent in the application of the process here, act accordingly, as they have done in similar situations. Keep the Town and its historic value in mind, don't let us lose our beautiful buildings in town. Also, in keeping consistent, please require a structural engineer to evaluate and report on the condition of this property, find a certified engineer that can give an independent analysis on demolition and rebuilding v. restoration and use this in your consideration.

Also, please consider rezoning this to Transitional Commercial. This property is zoned B-1. It would be so detrimental to our town and to all of the homes surrounding this beautiful property to have this house demolished and the area not be considered as it is ALL residential. Keep this so that it is congruous to the surrounding area and the "vision" of a walking Town. Please require, if the demolition is allowed, that any rebuild is in lines with the historic nature of the property, can limits be put on what is constructed?

This is one of the oldest remaining structures in town, please be consistent and thoughtful about what you do with this property. Please be transparent to your constituents.

Sheridan

V. Certificate of Appropriateness

1. ZP#2018-034, Verizon Wireless Unmanned Shelter Application

Councilwoman Cavazos makes a motion to approve ZP#2018-034 with the condition that they use a brick veneer facade to match the existing Verizon building behind it. That they paint the ballards and electrical exterior boxes brown as well as the roof on the structure and that they include a landscaping plan around the corner of the building and we can provide a diagram as well as a list of acceptable plants that they can use in their landscaping. The brick veneer and landscaping plan will be approved by the Town Planner. Mr. Schneider seconds the motion.

There was no discussion on the motion

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Marchant Schneider, Board Member
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

2. ZP#2018-038, Foster's Grille, Patio Lighting

Councilwoman Cavazos makes a motion to approve ZP#2018-038. Mr. Scheinder seconds the motion.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bond Cavazos, Councilwoman
SECONDER: Marchant Schneider, Board Member
AYES: Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

3. ZP#2018-044, 6836 St. Paul Drive, Storage Shed

Councilwoman Cavazos makes a motion to approve ZP#2018-044. Mr. Schneider seconds the motion.

There was no discussion on the motion.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bond Cavazos, Councilwoman
SECONDER: Marchant Schneider, Board Member
AYES: Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

4. ZP#2018-045, 6933 Jockey Club Lane, Backyard Fence

Councilwoman Cavazos makes a motion to approve ZP#2018-045. Mr. Schneider seconds the motion.

There was no discussion on the motion.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Bond Cavazos, Councilwoman
SECONDER: Marchant Schneider, Board Member
AYES: Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

5. ZP#2018-046, 14801 Washington Street, Demolition Application

Ms. Lockhart states that this is the demolition application for 14801 Washington Street. She states that by no means was Staff making any recommendations for a decision tonight. She adds that with a recent demolition application earlier this year, the Board discussed with the applicant additional material, details and other information such as a structural engineer report, additional historic information, photo documentation, building and landscaping plans. She further adds that based on how our Guidelines are laid out, these are all things that you can request from the applicant. She states that the property is zoned B-1 and if the home is demolished another home could not be built on that property. They would have to come in and do a new building development with a B-1 use. She concludes stating the house was built in 1909 and historically known as the Jordan house.

The applicant, Dottie Leonard, states that there was more than one Jordan house and that the main Jordan house was torn down. She states that when she bought the home it was a stucco home, however, it originally had a wooden exterior. She states that termites are eating her foundation. She outlines additional damage to the home. She adds that she has been encroached on all sides of her property.

After a lengthy discussion between the Board and applicant concerning the historical significance of the house, proposed alternative plans and future plans for the property, Chairman Luersen makes a motion to approve the demolition. Ms. Cabrera-Woscek seconds the motion.

There was no discussion on the motion.

RESULT: ADOPTED [3 TO 2]
MOVER: Kenneth Luersen, Chair
SECONDER: Julia Cabrera-Woscek, Board Member
AYES: Bond Cavazos, Julia Cabrera-Woscek, Aayush Kharel
NAYS: Kenneth Luersen, Marchant Schneider

6. Motion

Councilwoman Cavazos made a motion to reconsider the motion. Chairman Luersen seconds the motion.

Ms. Cabrera-Woscek asks if we are reconsidering the motion or the amendment? Chairman Luersen replies, the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Kenneth Luersen, Chair
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

7. Motion

Councilwoman Cavazos makes a motion to approve ZP#2018-046 with the condition that the demolition cannot take place until all plans are approved by the Planning Commission and ARB.

Chairman Luersen asks if there is any discussion on the motion.

Ms. Cabrera-Woscek confirms with Councilwoman Cavazos that she is asking in her motion that the applicant has to have final plans. Councilwoman Cavazos states yes.

RESULT:	DEFEATED [2 TO 3]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Aayush Kharel, Commissioner
AYES:	Bond Cavazos, Aayush Kharel
NAYS:	Kenneth Luersen, Marchant Schneider, Julia Cabrera-Woscek

8. Motion

Ms. Cabrera-Woscek makes a motion to approve ZP#2018-046 to demolish the home at 14801 Washington Street with the following condition, that the demolition cannot take place until preliminary plans are approved. There was no second on the motion.

9. Motion

Chairman Luersen makes a motion to approve Certificate of Appropriateness, ZP#2018-046, to demolish the residential home at 14801 Washington Street with no conditions. Ms. Cabrera-Woscek seconds the motion.

There was no discussion on the motion.

RESULT:	DEFEATED [2 TO 3]
MOVER:	Kenneth Luersen, Chair
SECONDER:	Julia Cabrera-Woscek, Board Member
AYES:	Julia Cabrera-Woscek, Aayush Kharel
NAYS:	Kenneth Luersen, Marchant Schneider, Bond Cavazos

10. Motion

Councilwoman Cavazos makes a motion to table ZP#2018-046. Mr. Schneider seconds the motion.

There was no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Marchant Schneider, Board Member
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

11. ZP#2018-047, 6939 Little John Court, Shed Application

Councilwoman Cavazos makes a motion to approve ZP#2018-047 with the condition that the stain color is the same as the deck and that they receive HOA approval. Mr. Schneider seconds the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Marchant Schneider, Board Member
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

12. ZP#2018-048, 6859 Track Court, Patio Application

Mr. Schneider asks if this under our purview? After a discussion on the ground level patio, moving forward the Board decides to give administrative approval to the Zoning Administrator for future patio applications.

Mr. Schneider makes a motion to approve ZP#2018-048, 6859 Track Court patio application. Councilwoman Cavazos seconds the motion.

There was no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marchant Schneider, Board Member
SECONDER:	Bond Cavazos, Councilwoman
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

13. ZP#2018-050, 6639 Hunting Path Road, Deck and Fence Application

Councilwoman Cavazos moves to defer ZP#2018-050. Mr. Schneider seconds the motion.

The Board discuss a need for more detail on this application.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Marchant Schneider, Board Member
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

VI. New Business

1. Virginia Tourism LOVE Sign Program

Ms. Lockhart introduces the "Love Sign" program. Discussion ensues about erecting the sign at the park. Ms. Lockhart asks the Board to think about what symbols, colors and historic elements they would like to see on the sign and let her know.

2. Discussion on the Bike Rack Design

Ms. Lockhart states that the Planning Commission has made a priority list to start activating the park. On the list included a bike rack. After reviewing some options, the Board comes to a consensus on which design they would like.

3. Motion

Councilwoman Cavazos makes a motion to order the traditional powder coded bike rack, "H", 60" X 37.75" ten bike rack, double sided. Mr. Schneider seconds the motion.

There was no discussion on the motion.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Bond Cavazos, Councilwoman
SECONDER:	Marchant Schneider, Board Member
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

VII. Old Business

VIII. Town Planner Update

Ms. Lockhart states that she will hopefully be bringing playground designs to the ARB soon.

IX. Planning Commission Update

Commissioner Aayush states that the Planning Commission discussed the priority list for the Town Park.

X. Town Council Update

Councilwoman Cavazos states that at the September 4th Town Council meeting the Council approved two of the SUP's for the drive-up restaurants but the Mayor vetoed.

Ms. Lockhart interjects that Haymarket Day will be on the 20th and we are always looking for volunteers. She adds that the Veteran Banners are ready for purchase.


XI. Adjournment

1. Motion to Adjourn

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Marchant Schneider, Board Member
SECONDER:	Julia Cabrera-Woscek, Board Member
AYES:	Luersen, Schneider, Cavazos, Cabrera-Woscek, Kharel

Submitted:

Approved:



 Shelley M. Kozlowski, Clerk of the Council



 Ken Luersen, Chairman