

Town of Haymarket Architectural Review Board

15000 Washington Street, Suite 100

Haymarket, VA 20169

Subject: Lane Motors Property

Dear ARB Members,

We are writing to propose the demolition of the old garage building located at 14920 Washington Street. Upon thorough inspection, it has become increasingly clear that this structure poses significant safety risks to our community, and here are the key reasons why it should be removed.

1. Structural Integrity: The building is constructed primarily of aging stone and concrete, which have deteriorated over time. The lack of proper framing compromises its stability, making it more susceptible to collapse under stress or during adverse weather conditions. For instance, during heavy rains or snowfall, the weight of accumulated water or snow may lead to critical structural failures.

2. Decaying Materials: The exterior walls are showing clear signs of decay, with visible cracks and crumbling surfaces. This decay not only affects the aesthetic appeal of our town but also indicates a weakening of the overall structure. Without proper maintenance, the situation will only worsen, leading to potential hazards for anyone nearby.

3. Lack of Modern Amenities: The absence of a proper HVAC system means that the building is not equipped to handle temperature fluctuations, leading to excessive moisture buildup, which can foster mold growth. Mold not only damages the structure further but also poses health risks to individuals who may encounter it.

4. Safety Hazards: The design of the building, with no framing and inadequate support, creates an unsafe environment. In the event of an earthquake or strong winds, this

structure could easily become a hazard, putting lives at risk. The insurance company has noted the building's lack of structural value, highlighting the challenges we face in ensuring safety for anyone who may enter the premises.

5.Environmental Considerations: We have proactively removed oil tanks from the rear building and conducted both Phase One and Phase Two soil studies. We have invested upwards of \$50,000 to ensure that the land itself is safe for our employees and the surrounding community. This commitment to environmental safety underscores our dedication to responsible development.

6. Community Impact: Leaving this unsafe structure standing undermines the overall safety and well-being of our community. It may serve as a liability, inviting vandalism or unwanted activities. By demolishing the building, we can promote a safer environment and pave the way for future developments that benefit our town.

7. Honoring Historic Features: We are mindful of the building's historic significance and are committed to honoring the original footprint of the main garage. We plan to salvage some of the exterior brick to create a possible accent wall, preserving a piece of our town's history while allowing for modern development.

In conclusion, the old garage building poses significant risks due to its deteriorating condition, lack of structural support, and absence of essential systems. Coupled with our investments in safety and environmental studies, we believe that demolishing this structure is not only necessary but also beneficial for our community's future. I urge the council to consider this proposal seriously and take action to ensure the safety and well-being of our residents.

Thank you for your attention to this matter.

Sincerely,

Water Creek Homes