

Thomas Britt

From: Jennifer Pearson <pearson7667@yahoo.com>
Sent: Wednesday, August 13, 2025 11:23 AM
To: Thomas Britt; Emily Kyriazi; Alexandra Elswick
Subject: Fw: Appraisal
Attachments: class_PADILLA(1953186)-Doc6.pdf

You don't often get email from pearson7667@yahoo.com. [Learn why this is important](#)

Good morning Thomas, Emily and Alexandra,

Thomas - here is what I had prepared to present in person at the meeting on the 20th. If I could attend via zoom in lieu of in person, that would be wonderful since I would need to arrange for travel plans from South Carolina.

Below my statement of request, is the thread of emails from the transaction that fell through in 2022 due to the property not being in livable condition, as determined by the appraiser. The lender could not fund the loan for the buyer as such. The appraisal details are attached but it was not finalized in the AMC due to the condition of the property being rated a C6 - which is the lowest condition rating in the Uniform Appraisal Dataset (UAD) scale used by Fannie Mae and Freddie Mac.

"My name is Jennifer Pearson, and I represent the stakeholders of the Watts family — the current owners of 14841 Washington Street. Before I address the legal and practical concerns about the property, I want to emphasize how deeply rooted my family is in the Town of Haymarket.

My grandfather, Acie M. Watts, Sr., purchased this home around the year 1959. He and my grandmother, Eleanor Marie Watts, built their family and raised their children there. He was THE plumber for the town for decades - Watts Plumbing later renamed A.M. Watts plumbing (to appear at the top in the Yellow Pages) and then Acie's Plumbing which is now owned and operated by my uncle, Acie Jr. My grandparents were active members of the Haymarket Rescue Squad, my grandfather being the Captain for a few years, my grandmother worked for and retired from the Haymarket Post Office, and all of us were members of Haymarket Baptist Church for 5 generations . My mother, aunts, and uncles grew up in this town and more so, in this house. They got married in that church. I got married in that church. We went to service every Sunday morning, evening and Wednesdays. We were members of the choir and youth groups. We all attended local schools from Antioch, to Tyler to Gainesville elementary and on to Marstellar and Stonewall. We are not newbies to Haymarket or outsiders looking to erase history. We feel that we are a substantial part of the history of the Town of Haymarket with other families such as the Gossom's, Baileys, Robinson's, Blights, Jordan's, Orndoff's, Kearns, etc.

Today, our family is burdened with a property that is uninhabitable, and structurally unsound. Since my grandfather's passing, we have attempted to sell this home several times now, the last time being in 2022 when the appraiser walked off the site without finishing his assessment — declaring it unlivable and too structurally compromised for a completed valuation. He advised us that the garage-apartment structure is filled with mold from storm damage (the big storm approx. eight years ago). The insurance claim from the damage this storm caused - led the insurance company to drop coverage on the property and deny the claims so we are now faced with an uninsurable property as well.

The current buyer, the Dominick's — a party who wants to invest in and contribute to the town — has asked that we submit a demolition request in order to build a safe, functional new structure. We fully support that request without hesitation.

The Town has indicated that it may deny the demolition, citing the historic overlay and the structure's inclusion in a 1996 Virginia DHR survey. However, this preservation goal is in direct conflict with our rights as current property owners. It was stated in the last meeting that there is a possibility that we cannot sell our family's home because it is considered useful to the Town's marketing materials and walking tours — even though the structure is dangerous, deteriorated, and unusable. So this naturally puts us in a tough situation that we are hoping the town will revisit and decide to approve the demolition request.

At this time, our family is paying over \$5,000 per year in combined town and county taxes for a property we cannot live in, use, lease, or sell. My uncle has been burdened with staying there as often as possible to deter squatters and bad activities that come with vacant properties. He has a home in Marshall I'm sure he would much rather spend most of his time in.

We respect the historic overlay district. But we also request to be treated with fairness. Section 58-16.12 of your ordinance outlines the factors the ARB must consider whether:

- The property is adjacent to other historic sites (it is not);**
- The structure can be feasibly reused (it cannot);**
- There are public funds or alternatives to help preservation (there are not);**
- And it must consider if the denial of demolition would effectively prohibit reasonable use or economic benefit (it absolutely does).**

Many structures — both historic and simply charming contributors to the small-town feel — have been demolished and replaced by residential developers, businesses, hotels, and restaurants. The old Gossom's Hardware, Haymarket Grocery and Butcher, the original Ordoff's truck stop and restaurant that's now a Sheetz, are just a few. Mr. Blight's home that was demolished was so historical, there were artifacts in it that you will now find in the Smithsonian and Mr. Jordan's home, also as historical or more, demolished for medium to high density residential development. The land all around my family's home was turned into development for that matter. So we ask the same level of consideration for improving the property for the community's use as well as our family's benefit of sale, be approved as well.

We are not seeking to erase history — we're asking for the freedom to move forward with our family's property after nearly 70 years of stewardship and contribution to this town.

Please approve the demolition, and allow us to pass this land to new hands, with new energy, and new purpose — without being trapped by the past.

Thank you."

Jennifer Pearson
843-685-5395

----- Forwarded Message -----

From: "Allen Wang" <awang0203@gmail.com>
To: "Jennifer Pearson" <jenpearsonc21@yahoo.com>
Cc: "Juan Padilla" <juanp.uscg@gmail.com>
Sent: Fri, Jun 3, 2022 at 4:31 PM
Subject: Re: Appraisal

Good afternoon,

I have received the following from the AMC:

Please see attached photos provided by the appraiser; the property requires repairs, not in the livable condition (6802). Per Appraiser, there are 3 parcels in total:

14851 Washington St (encroaches on the lot 14851 Washington.)

14841 Washington St

6802 Saint Paul Dr

He will have to include 6802 into the report, since they share one access.

To get an appraisal passed the agency guidelines, we will have to bring the property at least to a livable condition.

Please see attachments below



Best Regards,

Allen Wang
Sr. Loan Originator
NMLS: 229301
703-459-8899 Direct

On Fri, Jun 3, 2022 at 8:59 AM Jennifer Pearson <jenpearsonc21@yahoo.com> wrote:

Good morning,

Was the appraisal report received yesterday? I received information that it should have been delivered to you yesterday so I just wanted to be sure.

Thanks!

Kind Regards,

Jennifer Pearson
Realtor
CENTURY 21 Coastal Lifestyles
843-685-5395
JenPearsonC21@yahoo.com

On Thursday, June 2, 2022, 09:09:47 AM EDT, Allen Wang <awang0203@gmail.com> wrote:

Good morning, once the report is released, I will have more info. Will keep you posted. Thanks

Sent from my iPhone

On Jun 2, 2022, at 9:03 AM, Jennifer Pearson <jenpearsonc21@yahoo.com> wrote:

I did not see this come through, my apologies.

I am not aware of any damage to the property but if there is anything, my guess would be to the garage apartment, not the large home.

Have you heard anything else yet since sending this email to me by chance?

Kind Regards,

Jennifer Pearson
Realtor
CENTURY 21 Coastal Lifestyles
843-685-5395
JenPearsonC21@yahoo.com

On Wednesday, June 1, 2022, 05:15:58 PM EDT, Allen Wang <awang0203@gmail.com> wrote:

Good afternoon,

Just checked with the AMC again, per appraiser, the property condition is C6? It is within AMC for QC review, so I haven't seen the report yet.

Does the property has major damage?

Best Regards,

Allen Wang
Sr. Loan Originator
NMLS: 229301
703-459-8899 Direct
703-991-8213 Fax

On Wed, Jun 1, 2022 at 8:37 AM Jennifer Pearson <jenpearsonc21@yahoo.com> wrote:

Good morning Allen,

You mentioned appraisal reports being due yesterday and that you'd have a closing date as well. The sellers are looking for that information please.

Thank you

Sent from Yahoo Mail on Android

On Tue, May 31, 2022 at 3:30 PM, Allen Wang
<awang0203@gmail.com> wrote:

Not yet, already asked the AMC to check with the appraiser.

Best Regards,

Allen Wang
Sr. Loan Originator
NMLS: 229301
703-459-8899 Direct
703-991-8213 Fax

On Tue, May 31, 2022 at 3:18 PM Jennifer Pearson <jenpearsonc21@yahoo.com> wrote:

Good afternoon Allen,

Do we have a number yet at least on the total between the 2 appraisals? I understand you may not have been able to review them yet but if you have them and can share the number that'll at least give us an idea of where it stands moving forward.

Kind Regards,

Jennifer Pearson
Realtor
CENTURY 21 Coastal Lifestyles
843-685-5395
JenPearsonC21@yahoo.com

On Tuesday, May 31, 2022, 10:45:52 AM EDT, Jennifer Pearson <jenpearsonc21@yahoo.com> wrote:

Thank you.

Kind Regards,

Jennifer Pearson
Realtor
CENTURY 21 Coastal Lifestyles
843-685-5395
JenPearsonC21@yahoo.com

On Tuesday, May 31, 2022, 10:43:28 AM EDT, Allen Wang <awang0203@gmail.com> wrote:

Good morning, as soon as we receive the reports I will confirm with you.

Sent from my iPhone

On May 31, 2022, at 8:51 AM, Jennifer Pearson <jenpearsonc21@yahoo.com> wrote:

Good morning Allen,

Were you able to make contact with the appraiser and do we have a number yet on it?

Kind Regards,

Jennifer Pearson