

From: Frank Cassidy <fcassidy@warrentonva.gov>
Sent: Thursday, May 12, 2022 2:06 PM
To: Martin Crim <mcrim@vfnlaw.com>
Cc: Brandie Schaeffer <BSchaeffer@warrentonva.gov>
Subject: RE: Hotel Street - Site Report - Water Flooding

Good afternoon.

Please accept this as a brief report and response as result of a site inspection of the property as requested:

Our Superintendent and I inspected the property today after reviewing the report and pictures.

In short, the Town took steps to better the drainage and sidewalk approximately 10 to 15 years ago. Our observations are the water is directed away from the building as follows and indicated in the attached photos:

- The sidewalk along Culpeper St is angled towards the curb- water flows outward from the structure- Photo “Hotel St- culpeper 1”
- The water is diverted away from the sidewalk on Hotel St, near the property line with an asphalt ramping from the drainpipe to the outside curbs edge along Hotel St- Photo “Hotel ST- hotel side 4”

During our inspection, it was obvious there are several areas along the base of this structure where water can be entering the building. These areas are through windows or other open areas of the structure, and other sections of the structure not properly maintained and not part of any of the sidewalk. For example:

- Window along Culpeper St, Photo- Hotel St- culpeper side 2, there is a “plexi-glass” or plastic cover with old and inadequate sealant. This has been there for several years. Window area not properly sealed.
- The window along Hotel St, Photo- Hotel St- hotel side 2, there is a rotting board covering a window. There is a gap between the sidewalk brick and the structure and a slight rise of what appears to be a windowsill. Window area is not properly sealed.
- There are areas adjacent to the structure where bricks were removed exposing earth. These bricks were not removed by the Town. Photos- Hotel St- hotel side 1 and 3.

- The alley area along Culpeper St, between this structure and the structure at 12 Culpeper St is not being maintained. There is a rain gutter which drains directly into the alley way; there are two access points into the structure which are not secured and will allow intrusion not only by water, but vermin and other items as well; and there are leaves and equipment which interfere with proper drainage on this area. Photos- Hotel St- Alley 1, 2, 3, and 4.

There are several areas of the entire exterior of this structure which are in disrepair from lack of maintenance and neglect. The remaining photos show some of these items.

It is obvious if there is water going into this structure, there are several entry points well beyond the alleged issues “caused” by the sidewalk improvements.

Given this, we do not see what actions we can take to address the concerns from a Town perspective.

Please let me know if you require additional.

Thank you

Frank