

ART AND ARCHITECTURAL REVIEW BOARD (AARB)

Project Data Sheet

Revised February 6, 2025

(Due by 3:00 p.m. on the Friday two weeks before the meeting to AARB@dgs.virginia.gov)

Date Submitted: 10-27-2025

Agency Name:

Virginia Department of Conservation and Recreation

Project Name, Number, and Location:

Grayson Highlands Ranger Residence

(AARB Approval sought for Demolition of Prefab Ranger Residence Double-Wide Trailer)

199-18366-001

Grayson Highlands State Park Chief Ranger Residence

323 Camille Lane

Mouth of Wilson, VA 24363

FAACS #500002455

Representatives for the Agency and the Architect/Engineer

Scott Gordon

Capital Outlay Project Manager

Division of Planning and Recreation Resources

Virginia Department of Conservation and Recreation

804-786-7966

scott.gordon@dcv.virginia.gov

Matthew R. Lane, P.E.

President

The Lane Group

310 West W Vly Street

Abingdon, VA 24210

mlane@thelanegroupinc.com

276-206-8571

Current Project Status/Phase and Schedule

- Preliminary Design Submission: ☐
- Final Design Submission: ☒

Working Drawings

Request for Consent Agenda: Yes: ☒ No: ☐

* Please refer to the [AARB Agency Project Submission and Presentation Guidelines](#) – Project Submission Section for additional information and guidance on the Consent Agenda versus Regular Agenda.

PLEASE NOTE: If you did not check the box for Consent Agenda, your project will be posted on the Regular Agenda and the agency will be required to attend the meeting to make a presentation to the board on the day of the meeting. ***Presentations are not to exceed 15 minutes.***

Project Description

An existing abandoned pre-fabricated double wide style ranger residence is required to be demolished as part of the construction of a new prototype ranger residence project. The prototype structure already has AARB approval for its design. We are seeking AARB approval to demolish this existing structure, which is abandoned and is at the end of its useful life.

Architectural Aesthetic:

N/A: Existing structure has no architectural value and is at the end of its useful life.

Relationship to Approved Master Plan Demolition/replacement of this structure is included in the most recent Master Plan for this State Park.

Existing Architectural Context

The existing building is typical of pre-fabricated double-wide residential construction in the early 2000's. It features a simple rectangular shape, a low slope asphalt shingle roof, vinyl siding, vinyl windows, and a crawl space. The existing exterior porches, deck, and stairs are constructed of treated wood. The structure is abandoned, uninhabitable, and is at the end of its useful life.

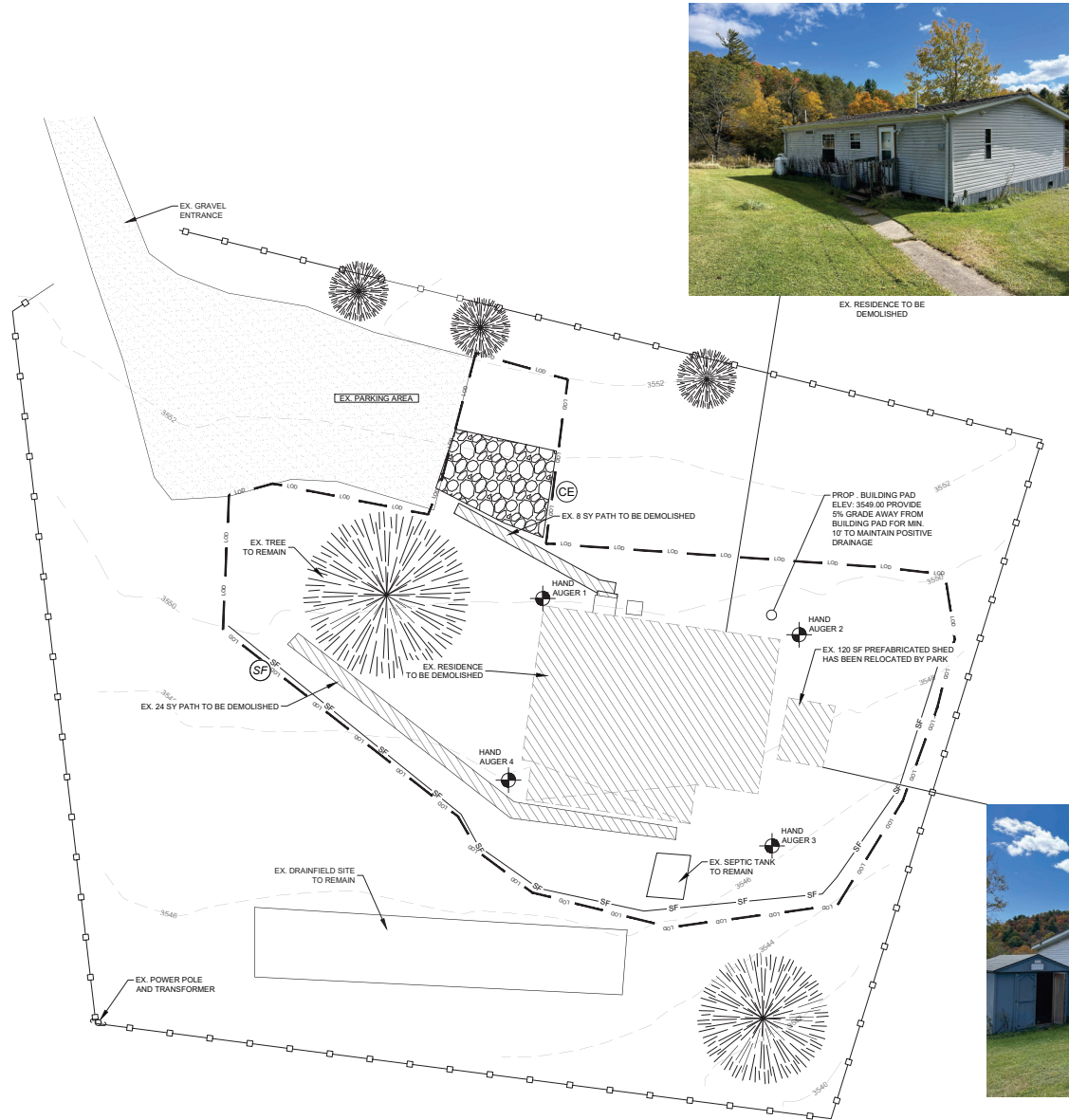
AARB History (for return presentations on the same project):

- State when previous presentation(s) were made to the Board on the project. N/A
- Restate previous Board comments. N/A
- Show actions taken to address Board comments; use visuals to compare previous renderings with updates. N/A



DEMOLITION PLAN NOTES

1. THE INTENT OF THIS DRAWING IS TO INDICATE THE COMPLETE REMOVAL OF THE EXISTING "DOUBLE WIDE" MOBILE HOME.
2. IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED. IF SUSPECT MATERIALS ARE UNCOVERED, STOP WORK AND NOTIFY THE CONTRACT OFFICER. REMOVAL OF HAZARDOUS MATERIALS WILL BE ACCOMPLISHED UNDER A SEPARATE CONTRACT.
3. PROVIDE A SILT FENCE AT THE DRIP LINE OF THE EXISTING TREE, WEST OF THE EXISTING STRUCTURE, TO PROTECT THE TREE'S ROOT SYSTEM FROM UNNECESSARY COMPACTION.
4. REMOVE THE EXISTING ELECTRICAL SERVICE BACK TO THE EXISTING SERVICE POLE.
5. DISCONNECT THE EXISTING WATER SERVICE AND PROTECT THE SERVICE LINE FOR REUSE ON THE NEW RESIDENCE.
6. DISCONNECT THE EXISTING SANITARY SEWER AND PROTECT THE DISCHARGE LINE FOR REUSE ON THE NEW RESIDENCE.
7. COMPLETELY REMOVE THE EXISTING PRE-FAB MODULAR RESIDENCE (APPROX. 1225 S.F.). REMOVAL INCLUDES PORCHES, STOOPS, FOUNDATION WALLS, FOOTINGS, ETC. TO A DEPTH OF 3-FEET. REMOVE AND LEGALLY DISPOSE OF ALL DEBRIS. BURNING OR BURIAL OF MATERIAL ON THE SITE IS NOT ALLOWED.
8. REMOVE CONCRETE PATHWAYS, AS INDICATED.
9. PREPARE THE SITE FOR A NEW RESIDENTIAL STRUCTURE AND NEW UTILITY STRUCTURE TO BE CONSTRUCTED ON THE PREMISES.
10. ON COMPLETION OF DEMOLITION, LEAVE SITE IN CLEAN CONDITIONS AND READY FOR NEW CONSTRUCTION.



EX. RESIDENCE TO BE DEMOLISHED



EX. RESIDENCE TO BE DEMOLISHED AND EX. 120 SF PREFABRICATED SHED RELOCATED BY PARK

