

Architectural Review Board  
March 3, 2005

Jeffrey Plank called the meeting to order at 7:00 p.m. in Council Chambers; other members present were Fred Schneider, John Koski, and Lillian Copeland. Fred made a motion to approve February's minutes and Lillian seconded the motion. All members voted in favor. Fred amended the agenda to include Win Winfree's changes to his sign application under old business.

Old Business: Talked about paint colors intended for Lace Factory – Betsy Buet will submit color swatches and will remove vines from building.

Win Winfree proposes to use a metal post instead of a wood post. Metal would be white. Lighting would be external illumination with gooseneck fixture similar to High Meadows. Fred recommended a smaller floodlamp. Motion was made to approve modified sign proposal by Lillian Copeland with different post and gooseneck lighting with a small no-spill head. Motion seconded by Fred. All members voted "yes".

New Business: Steve Wharam wants to enclose two areas and use a matching weatherboard or replace all weatherboard. Windows would be a similar to existing windows. Building is a non-contributing structure. Enclosing may improve appearance. Motion was made to approve with the recommendation of using a larger corner post or encasing the existing one and to paint or stain white all treated wood exposed on the structure. Lillian made motion and John seconded. All members voted in favor.

#### Maintenance and Repair

- A) Café Bocce – discussed Fred and Barry's meeting with the new manager and his willingness to repair items such as missing marble, missing metal grates and the cornice. Timm Johnson seemed very willing to work with the ARB and ask for contractor suggestions.
- B) Stinson properties – Denny King stated that he and Judy Bushkin are investing 50k in the former "Stinson" properties now owned by Gene Meeks of Albemarle Properties LLC. Jeffrey stated that the Department of Historic Resources would like to see the buildings preserved. Jeffrey gave Mr. Meeks a copy of the DHR letter. Steven Meeks said he would like to meet with Jeffrey and Fred regarding renovations to the exterior of 720 and 724 Valley St. Denny King asked how long the "tavern" was empty before renovation and why that was different than 732 Valley St. I said I was not responsible for past zoning decisions and that if the tavern was a commercial building then there were no setback requirements and it already had off-street parking in the rear. Jeffrey said they wanted to see the buildings preserved but do not interfere with zoning regulations.
- C) 135 Warren St. – Fred stated we had looked at the Stinson property located at 135 Warren St. The chimney is coming away from the building and there was

foundation damage. There was also severe rot around the porches where they meet and attach to the house.

Architecture Week – to be held in April. Lillian said we may be able to set up display in the museum, municipal building or perhaps the lace factory. Group liked the idea of using the lace factory and will touch base with Betsy Buet.

Penny Phelan spoke from the audience and said she had concerns about Mr. Neighbor's restoration of the Beal building. She said he is planning to change doors and windows and that it would not be similar to the original design. Lillian said we need application before we can discuss plans.

Lillian made a motion to adjourn and Fred seconded the motion. All agreed. Meeting adjourned at 7:47.

Respectfully Submitted,

Barry Clark