

Architectural Review Board
January 11, 2007

Jeffery Plank, chair, called the meeting to order at 7 p.m. in Town Council chambers; also present were members Nancy Gill, Ruth Klippstein, John Koski, and Fred Schneider; town administrator Clark Draper; and, representing their projects, John Keeton, Stephan Hawranke, and Jimmy Marshall. We adjusted the agenda and approved the December meeting minutes, taken by Nancy Gill. NB: This meeting was postponed from January 3 to accommodate the application of Mr. Marshall.

Summary of Actions: We recommend approval of Stephan Hawranke's plan to use new wood siding on the upper storey of Horseshoe Bend Tavern; we will revisit the issue of the front doors at next month's meeting. We tabled action on Jimmy Marshall's application, as it is incomplete.

Old Business: Stephan Hawranke reviewed his renovations at 515 Valley Street, Horseshoe Bend Tavern; he thanked ARB for permission to remove the façade, as it exposed serious foundation problems. This and the main floor have been rebuilt. John Keeton, project manager, said he did not have enough adequate quality original siding to cover the upper storey, but can sell it to Steven Meeks for him to use in one of his restorations; he requested the use of new wood siding, an example of which he brought. Fred praised the recycling effort of the original wood and hoped other cooperative projects of this sort could occur in town. With the understanding that the width of the siding will be the same as the original and the removed siding will be reused in town, the request to use new wood was unanimously passed. The revised proposal was seen as very good.

Keeton and Hawranke discussed the new doors purchased for the front entrance, and ARB realized they were not of the type we originally recommended, in our second November meeting, 2006, with a single pane of glass; they have 3 over 3 divided lights. Clark said he did not send a revised drawing to Hawranke. After discussion, Jeffrey Plank requested that, due to the inconsistency, Hawranke and Keeton be prepared to talk with us about the doors at our next meeting.

Hawranke described work at Rivertown Rose, 5e on our agenda. After erecting scaffolding, Keeton found loose bricks to shim and repoint, and has begun to replace the original parapet, all pieces of which are ready for reinstallation. Hawranke wishes to clean the façade with water and a brush and to repaint all wood elements a medium dark red, with gold highlights. Fred Schneider recommended only washing by hand, as suggested, and on as warm a day as possible, to keep from damaging the brick. Paint samples must be shown to Fred and Jeffrey, who will meet with the candidates as soon as possible and correspond with the rest of the board by email for confirmation. Jeffrey Plank requested Hawranke's further consideration of matching all doors in that property; Mr. Hawranke said he hoped eventually to be able to do so.

New Business: Jimmy Marshall described his 370 East Main project, saying he no longer wished to install vinyl siding, and would make no changes to the roof. He wishes to move the outer stairway to the other side of the house, add a porch to the front of the structure, and remove the 2 garage doors, replacing them with windows and filling in with cinder block that is parged to create a continuous surface with the rest of that level. Fred questioned whether the set-back

was adequate for the 6-foot wide porch; Clark will consult on this for a decision. John Koski noted that a cantilevered porch might avoid the problem.

We discussed the work done by Mr. Marshall in advance of his original application in December, when ARB deferred action until replacement windows and siding materials were chosen; Mr. Marshall had already installed the windows, and said he thought the meeting concerned just the siding. We described the windows as not ones ARB would have approved, pointing to ones chosen by Kevin Quick in his project we all thought an applicable model. Fred described the necessity of ARB to apply its guidelines and procedures to all property owners in the Historic District, even if they do not own an historic building. Fred asked Mr. Marshall to find out if the windows came with a kit to retrofit the appearance of true divided lights, not simply the grid sandwiched between panes of glass.

Mr. Marshall agreed to meet with Fred for consultation and will come to our next meeting with a complete application. This should include all plans, including a new back porch and a possible covered room there, and colors he would use. Clark said he would help Mr. Marshall with that document.

Maintenance and Repair: Clark reported that his certified letter to Mr. Maupin in reference to maintenance at 115 Moore's Hill was not accepted, and requested advice. Jeffrey pointed out that ARB is not an enforcement agency and further action must come from the town. Nancy said that the Council wishes the letter delivered, and is looking for assistance for Mr. Maupin from other agencies. With the wish not to make the action "heavy handed," Jeffrey suggested having the letter delivered in person.

491 East Main: no further action, as the owner is ill.

James River Country Store: Clark reported that work has been done on the poor condition of the alley and parking lot, but that he will write to the owner about several repair issues.

Other business: Jeffrey returned to Mr. Marshall's application, reiterating that as we have not approved a proposal, no work should be done on the building. Nancy relayed Town Council's concern with the new color on the Dollar Store building. Jeffrey explained that colors can be administratively approved, and that while some applicants go through ARB, it is not required.

Inventory: Ruth showed a walking tour brochure from Mathews, NC, as a possible model. Jeffrey reported on Fran Smith's willingness to work with us on such a project that could be downloaded from the Scottsville website. Nancy suggested a second brochure describing the Historic District for property owners and real estate agents. Jeffrey noted the possibility for co-sponsorship by a real estate agency, and hoped that such involvement would bring better communication.

With no further business, we adjourned at 9 p.m.

Respectfully submitted,

Ruth Klippstein, secretary