

Architectural Review Board
Thursday, April 5, 2007

Jeffrey Plank, chair, called the meeting to order at 7 p.m. in Council Chambers. Also present were Nancy Gill, John Koski, and Ruth Klippstein; Clark Draper; Jimmy Marshall, Steven Meeks, and Harvey Goldstein and David Puckett representing FPW Architects for the lace factory renovations. The agenda was approved and the minutes of the March meeting accepted.

Old Business: Jeffrey reported that he and Fred reviewed Jimmy Marshall's 370 E. Main St. project on site and approved changes to original plans for the rear of the house. Jimmy showed them a solution to his window muntin issue, utilizing glued-in vinyl strips, and Jeffrey and Fred both approved this, based on our use of Kevin Quick's nearby "economy" renovation. Fred prepared a draft drawing incorporating all Marshall's most recent ideas about the project and based on available stock lumber; Jeffrey noted that the draft does not include the outside stairs, which we would approve only if they are deemed necessary by the county building inspector. Jimmy agrees to this drawing and Jeffrey asked Clark to facilitate an application based on it; this application has the board's approval.

Harvey and David displayed architectural drawings of all elevations of the lace factory proposal, to be for mixed use, incorporating a ground floor commercial space and eight condominiums upstairs. A patio area in the rear is also envisioned. The probability of parking spaces was discussed. Jeffrey requested the plans be sent to Fred, and commented that they "go a long way" to incorporate changes originally suggested by ARB and to maintain a commercial, rather than a residential, aesthetic for this important building.

Clark reported that, in reference to 115 Moore's Hill, he has found AHIP receptive to taking on repairs to this building.

New Business: We received reports that Food Lion is ready to make serious plans for moving into the shopping center; we will be asked to consider the overall building as well as plans for parking lot design, including curbs and trees. We will need expert advice to help with the trees, a very important concern. We learned of a possible change of ownership of C&S Motors, with the idea of a gas station/car wash being erected there. We discussed precedents and problems for this type of business.

Repair and Maintenance: Clark reported that he will write a letter to the owner of 491 E. Main, requesting permission for Jeffrey and Fred to visit the exterior for our survey.

Inventory Project: Nancy Gill reported that slightly less than \$6,000 is left from our original grant and can be made available to the current work. Jeffrey and Nancy met with Fran Smith to discuss a brochure/walking map that highlights some buildings, with photos, as typical of different styles of architecture; accompanying text will give social history of the town through the various structures. This production will be web-based, and therefore expandable; some brochures will be printed, using our chosen Burgess photo. Nancy explained working with Bob O'Halloran of the Tourism Committee to coordinate our efforts.

With no further business, we adjourned at 7:45.

Respectfully submitted,

Ruth Klippstein, Secretary