

Architectural Review Board  
Thursday, May 3, 2007

Jeffrey Plank, chair, called the meeting to order at 7 p.m. in Council Chambers of the Municipal Building. Members present were Nancy Gill, John Koski, Ruth Klippstein, Fred Schneider; as well as Clark Draper; Steven Meeks, Vince Watkins, Dennis Bost, Cameron Crouse, and Council member Bob O'Halloran. The agenda was adjusted and minutes of the April meeting accepted.

Summary of Business: We agreed to issue a Certificate of Appropriateness to the Food Lion building, as pictured in their application, and to table consideration of the sign and landscaping issues pending further information and discussion.

Old business: Jeffrey signed a Certificate of Appropriateness for the final completed application for Jimmy Marshall, as agreed to at our last meeting.

For his 590 Valley Street house, Steven Meeks showed colors from the Richardson's Color Chart he wishes to use: Hazelcrest for the foundation, Jericho Hill for the building, with white trim. This was accepted by Jeffrey and Fred, who viewed the colors on site.

The Food Lion project representatives, Vince Watkins, developer for Food Lion, and Dennis Bost, of Bondurant and Associates, project managers, displayed further color elevations of the proposed building, and described details. This is Food Lion's new 25,000 square foot prototype; they will ground lease from Cameron Crouse, owner of the shopping center, but be responsible for all their own development. We discussed the awnings across the façade, used to break up the extent of the long brick wall, and the well defined entrance to the store, the brick veneer carried around the sides of the structure. The sign is to be internally illuminated, and after discussion of the ordinance's limits on size, Jeffrey articulated the concept that we, in making an exception for a larger sign, consider the scale of the sign as it relates to the total façade, not just the actual dimensions. The developers will send the true sign size to Clark. We agreed to explore this issue further, hoping to achieve a compromise that reflects closely the character of Scottsville while allowing Food Lion what it desires.

We discussed the parking area, with adequate spaces according to the ordinance, and landscaping, which will be done to minimum specifications, with input on types of trees requested, as well as their placement. Cameron will revamp the rest of the shopping center's parking lot with the same orientation as Food Lion's to create a unified whole.

Fred described this Food Lion prototype one of the better designs for the store, avoiding the worst of the "big box" looks, and with architectural considerations he appreciates. John moved and Nancy seconded a motion to award a Certificate of Appropriateness to the building plans, but to wait for further information and discussion on the sign and landscaping. This was unanimously passed.

New business: Clark displayed a piece of composite roofing material Larry Barnett is suggesting to replace the roof of Bruce's Drugs. The request came too late to add to tonight's agenda; we will learn more about this material for the next meeting.

Repair and Maintenance issues: 115 Moore's Hill, which has no siding, has passed the 90 day period in which repairs were required. The town attorney is looking into the next step. 491 East Main has still not been contacted for permission to be on the property for survey. 550 Valley St. is seen to have its chimney wrapped, hydraulic props on the porch, and wrongly-placed drainage pipes. Clark will contact the owner for an explanation of the situation.

Clark has had several complaints about the condition of the Neighbors' building, formerly Scottsville Emporium. The ARB asked him to write asking for a plan, within 60 to 90 days, for proceeding with renovations, painting, fixing broken windows. We would also like to know the status of work on the Canal Warehouse.

Other: Fred and Jeffrey reported on meeting with Harvey Goldstein and David Puckett of the lace factory. Several ARB concerns were treated: the replacement of all original windows, which will now be done on a case-by-case basis; the architectural relation of the new construction to the old, which should always allow the old to dominate and to which the builders were sympathetic; the projection of the arcade around the building; and windows and details in the stair tower. The meeting was very productive, and more details will be developed.

Cameron Crouse requested that, as "aesthetic watchdogs" for town, the ARB try to ameliorate the unsightly nature of the streetscape workers' equipment storage, especially directly in front of the Municipal Building. He feels equipment could be placed elsewhere with little inconvenience to the workers and a great benefit to all in town. We delegate Nancy to talk directly to the mayor about this situation.

Steven Meeks suggested the installation of snow guards and gutters around the roof of the lace factory. Clark reported that Steven also noted various problems with our four ARB brochures; Jeffrey and Fred will review them for updating; at this time they could be put on-line.

Inventory project: No further action, though we reiterate our commitment to the production of a web-based format that could be attractively printed, changed as needed, and not cost as much as a book. More work is needed to identify important themes we wish to represent with various important Scottsville structures.

With no further business, we adjourned at 8:40.

Respectfully submitted,

Ruth Klippstein, secretary