

Architectural Review Board  
Thursday, December 6, 2007

Jeffrey Plank, chair, called the meeting to order in the Council chambers of the Municipal Building. Members present were Nancy Gill, Ruth Klippstein, and Fred Schneider; also present were Clark Draper, David Puckett, and Steven Meeks. We adjusted the agenda and accepted the September and October minutes as presented; there was no meeting in November.

Old Business: Jeffrey introduced the subject of the farmers' market building by reporting an earlier, informal meeting involving many of the interested parties. Dave Puckett of FPW Architects described the plan as the result of considering the site, the town's needs, and the \$99,000 available to pay for the project. The current drawings of a simple two-level pavilion are inspired by traditional train sheds and country church picnic shelters; the footprint is 25-30% larger than the current tent. We agreed that more input is needed from the market manager and vendors; Nancy Gill suggested Suzy Stone as a good advisor.

Nancy said questions have been asked about the "green" nature of the structure. Dave replied that all above ground materials could be removed from the site, and the steel beams and roof recycled; if wood is specified from sustainable sources, it will be more expensive. Likewise, solar technology is more expensive and less efficient than electricity. Fred considers deciduous trees more interesting and effective than evergreens around the market perimeter.

Steven Meeks noted that concerns he has had about the market have been largely resolved, except for the proposed cluster boxes from the Post Office. This placement is under Town Council's jurisdiction; Jeffrey asked Clark to be sure to include Architectural Review Board participation in the process. Clark will bring a completed COA to our January meeting; we state our general approval.

New Business: High Meadows, in the Entrance Corridor, requests a non-conforming sign (off property). We think it necessary to have a site plan before further consideration, showing installation and illumination fixtures; we question the large size.

401 Valley Street side entrance porch: a shed roof for the south side of the Municipal Building, to enhance the area and protect the green room. Fred Schneider, architectural advisor, described the concept and said he will have plans for us in January.

Maintenance and Repair: Owner of James River Country Store has been asked to attend an ARB meeting; he says he will carry out painting and repair after Streetscape is completed.

550 Valley Street—we have had no response from the owner to our letter. We suggest further action asking for repair plans, with a time schedule that could be determined.

Streetscape: Clark updated us on progress and future plans. We ask that ARB be included in talks with VDOT about further enhancements, "street furniture," from the beginning.

Inventory project: Jeffrey met with Fran Smith to review her schematic map; they provisionally agreed on use of color to identify buildings. Space for text is being determined.

Other: We agree to our annual “curb-side inspection” of buildings in the Historic District for March 2008.

With no further business, we adjourned at 7:50.

Respectfully submitted,

Ruth Klippstein, secretary