

Architectural Review Board

January 5, 2012

Chair Jeffrey Plank called the meeting to order at 7:06 in a committee room in the Municipal Building; present were Steven Meeks, Fred Schneider, Ruth Klippstein; and Dustin Caster and Chris Kyle. The agenda was approved and action on the minutes postponed to the end of business items. NB: Meetings of November and December, 2011, were cancelled due to lack of business.

New business: Chris Kyle estimated the James River Brewery is within a month of opening for business, and described the production system, along with a tasting room, gift shop, and office, on the first floor; the two upper floors will be developed as a brew pub and event room in the future. They wish to keep the exterior of the building looking “as historical as possible.”

Kyle questioned keeping the stucco on the lower area of the façade, as it is not very old, according to photographs. After discussion, we advised that it is probably a seal over failing bricks or other flood damage, and would offer many possible problems if removed. Dustin and Kyle said they would like to change the color of paint to a dark yellow or other shade compatible with their branding; Fred will consult with them on choices.

They plan to use the door to the north, on the side of the building, for deliveries, and have found that it was once a larger opening. They are considering an awning along the front façade, and we discussed the need for a robust material and size proper to the scale of the structure, and the difference of a single awning or tree smaller ones. Steven noted that there is no gutter on the roof which would offer protection to the awning.

Caster and Kyle asked about sign area and we referred them to Clark. They might like to stencil a sign on the front wall, avoiding a projecting sign, and also use the north wall for visibility from the road. We discussed the problems of painting on old brick, but did not discount the possibility.

Jeffrey suggested that we would be willing to meet again with them as soon as they are ready to show us all these design elements: the stucco paint color, awning, new door, signs, and exterior lighting, as it is important to consider these together. Fred reminded them to watch, in bad weather, for rain or snow sheeting over the roof onto the sidewalk.

Minutes: The minutes of the October 10, 2011, regular meeting and the October 6 special meeting for the Inventory project were accepted as written. We request from Town Council an update on activity with Larry Barnett's window applications.

Old business: We studied our completed Inventory and updated a few items. We agreed to write letters to the C&O about the condition of the depot and to Walter Neighbors about the tobacco warehouse, both buildings having a "poor" rating; and to owners of the former Scottsville bus lines building and former Dew Drop about broken windows, inviting the latter two to either fix the windows or talk to us about their plans. We will look further into the problem of ivy on the Masonic building.

With no further business, we adjourned at 8:10.

Respectfully submitted,

Ruth Klippstein, secretary