

Architectural Review Board, April 2, 2015

Chair Jeffrey Plank called the meeting to order at 7 pm in Council Chambers; also present were members Barry Grove, Ruth Klippstein, and Seth McDowell; George Goodwin; and Clayton Gibson to represent his project. We established a quorum, adjusted the agenda, and approved as written the minutes of February, 2015.

NB: The March, 2015, ARB meeting was cancelled due to weather.

Summary of Business: We recommend Town Council accept the COA for new signs at 320 Valley Street, Pinch a Penny. We agree to find 135 Warren Street in violation of Ordinance 18.5.9, and refer the matter to the Zoning Administrator.

Old Business: We are still waiting for a completed application from the 148/172 Warren Street window replacement project and did not address it.

Jeffrey and Seth met with members of the Scottsville Methodist Church to discuss their several projects, most important of which is the storage shed near the fellowship hall on the Jackson Street side of the building, but to be visible from Main Street. Seth sketched a 12x15' shed, which the church is still considering. They also took his sketch of a modern entrance over the main door, and asked for a more traditional handling as well. Seth will continue to meet with representatives of the church.

Clayton Gibson, property manager at 496 Valley Street, the former Telephone Exchange Building (owner, Kathryn Benson) described work necessary to remediate the collapsed brick on the west wall of the structure. He has found a mason and understands he is to provide a COA for us as well as appropriate Albemarle County permits. He will replace a rubber roof and re-make the brick wall, using as much of the original brick as possible, with new brick of the same dimensions. The window is not to be replaced, as he understands there was no window in the original structure. The corners of the building will also be shored up. We suggested the possible necessity of tying the other 3 walls to the concrete block, so they will not collapse. Jeffrey suggested using the former ABC building in front of this one—built at the same time of the same materials--as a model for the mortar work, an angled trowel joint. We offered, and Gibson accepted, the offer of a further meeting on site before the COA is submitted, including assessing the possibility of further caulk-repaired mortar joints on the remaining walls.

New Business: Owners of a new business at 320 Valley Street submitted a COA for both a projecting sign and a window sign. As the two fall within the allowance given by the Ordinance, and were otherwise acceptable, we voted unanimously to recommend the COA for Town Council's approval.

Seth had circulated tear sheets of a light fixture he recommended to the James River Brewery owners for two of their doors; Shannon Brown has chosen a slightly different fixture, and after looking at it, we agreed that it is appropriate. A COA is still to come. Jeffrey noted how much better the building and grounds have looked lately.

Maintenance: 135 Warren Street: VDOT takes issue with the wall on the street side of the water meters; it needs to be moved about four feet back to be in compliance with them. As we were requested by the mayor at our last meeting, we reconsidered this property for violations against the Ordinance; after brief discussion and finding no real evidence of new work, we unanimously voted that 135 Warren Street is in violation of 18.5.9 of the Zoning Ordinance by reason of the building being in a state of deterioration not permissible by the town. We refer this to the Zoning Administrator, who will send a letter to the property owner giving 90 days for remediation before further action by the town.

There has been no further progress on 380 East Main, the Doll House, though George hopes that within a month the porch will be fixed. He will write to Patrick Tocci, 560 East Main, about rehabilitation of his house, inviting him to the next ARB meeting.

Other business: Jeffrey said Nancy Gill is photographing Scottsville buildings for the Design Guidelines, which, with Fred Schneider's help, will be completed as soon as is possible. Barry noted that the Town Council will reconsider the membership of ARB in relation to his sitting on the board.

We adjourned at 7:40.

Respectfully submitted, Ruth Klippstein, Secretary