

Architectural Review Board, May 7, 2015

Chair Jeffrey Plank called the meeting to order at 7 pm in the committee room of the Municipal Building; also present were members Barry Grove and Ruth Klippstein; George Goodwin attended. We established a quorum, checked the agenda, and approved as submitted the minutes of April, 2015.

Summary of Business: No official business was conducted.

Old Business: 496 Valley Street, former telephone exchange, still needs County permits for work. We questioned whether delay was worsening the condition; Barry Grove suggested we wait another month. George Goodwin said there will probably be changes in the style of window in the new wall; Jeffrey asked that Seth McDowell review the options allowed by the county if a new style is needed.

148/172 Warren Street: Goodwin said he will have to ask the property owner to attend an ARB meeting to explain his plans for window replacements.

The storage shed at the Scottsville United Methodist Church continues in the planning stage.

New Business: 561 Valley Street, the Brewery, with no representative available at the meeting, submitted a COA for changes in the beer garden between the building and Mink Creek. The work, as Plank reported, has already been completed, although more plans are scheduled—no COA for these—in the next two weeks. Sketches included in the COA were not sufficiently informative; Seth McDowell and Jeffrey Plank visited by appointment and saw the finished work, which Shannon Brown of the Brewery felt, according to his COA, had been approved earlier by McDowell, though in informal discussion. Barry Grove said he and George Goodwin would tell the Brewery immediately to stop all exterior work (Goodwin will also write a letter to this intent), pending properly detailed COAs. We looked at flood zone maps and a survey in regard to this matter.

Repair, Maintenance, Enforcement: 135 Warren Street: There has been no noticeable progress on this property; a letter has been sent to the owner and the 90-day period is in effect. We had a discussion about the town's options in regard to this structure, with Plank urging the town not to "let it slip away."

380 East Main, the Doll House. Goodwin was asked to send a letter to the property owners of record of this c. 1818 Colonial-style house, detailing the violations of the Ordinance and

requesting them to attend an ARB meeting to explain plans for action, pending action by the town.

560 East Main, Michael and Patrick Tocci have not informed the town of plans for renovation. We ask Goodwin to write asking them to attend our meeting in August with such plans.

225 South Street, the Canal Warehouse: Walter Neighbors will return in June to work on this project; Goodwin has recently met with him and reported on the progress and plans being made.

300 Valley Street: Larry Barnett and Goodwin feel they finally have straightened out the long-standing order for custom-made windows from Window World for this building, the 1800/1832 Eagle Hotel, used as a Confederate Hospital and later Bruce's Drugs. We should see some progress by our June meeting.

We discussed possible problems in various other structures in town, including the important Stinson House, now owned by Ludwig Kuttner. Grove said he would speak to Kuttner.

Administrative issues: Goodwin wishes to move one day earlier the deadline for material to be included in an ARB meeting; we are happy to accept this. He asked us to detail more fully, on the COA form, what materials and information we consider necessary. The question of the COA fee was raised, but not seen as necessary to discuss or act on.

With no further business, we adjourned at 8 pm.

Respectfully submitted, Ruth Klippstein, secretary