

Architectural Review Board
January 8, 2015

Chair Jeffrey Plank called the meeting to order at 7 pm in Council Chambers; also present were members Barry Grove, Ruth Klippstein, Seth McDowell and Steven Meeks; and Fred Schneider, on ARB sabbatical for one year; George Goodwin; Roger Davis, Larry and Eve Barnett, Henry and Katrina Lane to represent their projects. We established the quorum and adjusted the agenda.

Summary of Business: We recommend Council's acceptance of the COA for signs at 531 Valley, One Man's Junk; as well as 517 Valley, McDowellespinosa. We recommend acceptance of Larry Barnett's retro-fit of exterior grids on all second floor windows of the Bruce building, as described below. We deny the retrospective COA for changes in the second floor windows of 371 Harrison, south face; we accept their COA for paint colors for that building.

New Business: Roger Davis, One Man's Junk, 531 Valley Street. Jeffrey reviewed the ordinance's requirements on signs and the ARB's duty toward the overall appearance of this building. Roger showed a mockup of his signs, similar ones in the window and as a double-sided hanging sign, and said he would use the bracket already in place. After discussion we moved, seconded, and unanimously agreed to recommend this COA to Town Council.

Seth McDowell showed a rendition of the signs for the doors at his architecture office, 527 Valley, McDowellespinosa. As they clearly fit the ordinance requirements and presented no problems of appearance, we unanimously agreed to recommend the COA to Council for approval.

Larry Barnett is working with Window World to provide custom-made muntins for replacement windows on the second floor of the Bruce Drug Store building (300 Valley, the 1832 Carlton House hotel and later hospital during the Civil War), east and south faces. Looking at the tear-sheet, we saw these are high profiled grids applied with "military grade" adhesive to the outside of the windows, helping to recreate the look of original period windows. Discussing the question of whether this solution meets ordinance standards for divided lights windows in the Historic Overlay, we agreed and unanimously recommended to accept the installed windows with the retrofit grid using the materials discussed in the meeting.

Henry and Katrina Lane said they did not know of ARB requirements for their Historic Overlay properties at 148 and 172 Warren Street, the Stinson workers' cottages they wished to make more attractive with the placement of new windows. Mayor Grove explained the situation and consequences of the violation, and possible remedies, urging them to get assistance from ARB and their window purveyor for a good way to add exterior divisions to the glass. Steven Meeks noted that in any action on these properties he will recuse himself.

371 Harrison, with no representative available, was explained by Jeffrey as a formerly neglected and nearly abandoned duplex. New owners have done extensive interior work, and now have begun on the exterior, without a COA. Jeffrey noted that this relatively simple structure derives its style from having little detail or ornamentation, only its precise proportions. The porch columns have been removed; Jeffrey and Seth will meet on site with the owner to discuss appropriate replacements—true porch posts and railings, not contemporary deck construction. A second floor window on the south face has been tar-papered over and a small vent window installed above that, creating an uneven line of windows; work was done without a COA. Seth considered various solutions for the visual problem, and thought we should suggest siding replace the tar paper and the vent window be removed. Venting can be done through the roof, or a new window could be installed to replace the one removed. We discussed other stipulations we might be called on to make about exterior work, including the porch railing and floor, siding, color, foundation work. As a COA had been submitted after the fact for the window work, we agreed unanimously to reject it as not representing an appropriate change. A COA for paint, with the colors on view at the meeting, was unanimously accepted.

Vice-chair: As Fred Schneider is taking a year's sabbatical from ARB and Seth McDowell has replaced him as our professional architect member, we unanimously agree to Seth's acting as vice-chair. Fred gave him several notebooks of material on ARB and historic preservation to assist him.

Old Business: Telephone exchange building, 496 Valley St. Jeffrey and Fred met on site before our meeting to consider problems with mortar. The recent patching, most likely with caulk, is masking maintenance problems and potentially causing damage to the bricks. This will have to be chiseled out and repointed with proper mortar; the building in front can be used as a model of the concave joint needed. The glass block windows have failing mortar. An unpainted fence was installed and half of it remains. As it is a country fence, inappropriate for town, we request it be removed, but that possible resulting erosion be controlled by a low (8-10 inch) retaining wall. Fred suggested three Benjamin Moore colors to replace the current paint, but ARB cautioned that this project, in order to protect this unique structure, is far more than just painting.

Repair and Maintenance: 135 Warren St. Steven Meeks' property. Steven reported cold weather has halted work, but he is prepared to begin again as soon as possible. 380 East Main, the Doll House, is managed by a trustee after the death of the owner and will take time to change. 560 East Main, Tocci will return to work when possible. 440 Valley St., the former Dew Drop, is planning only to make a sidewalk in the rear yard, not a concrete dining area. George notes that the front windows still need to be replaced with appropriate windows, and the replaced ones moved to the rear of the building, as we agreed. 705 Valley St. Stephanie Hunter still is to submit a COA for chimney work. Dollar General: Jeffrey emphasized that we continue to require a site plan to understand the evolving changes in original agreements. We are ready to suggest solutions to various problems as requested.

With thanks to Fred for his many efforts for ARB and the Town, and Fred's to Seth for taking up the role, we adjourned at 8:30.

Respectfully submitted, Ruth Klippstein, secretary