

Architectural Review Board, June 4, 2015

Chair Jeffrey Plank called the meeting to order at 7 p.m. in Council Chambers of the Municipal Building; also present were members Barry Grove, Seth McDowell, Ruth Klippstein, and Craig Stratton; George Goodwin attended, and as an observer, Spencer Marshall. We established a quorum, reviewed the agenda, and approved as submitted the minutes of May 7, 2015. Note that a special meeting for the Brewery had been scheduled for May 26 and cancelled due to Shannon Brown's illness.

Summary of Business: We approve James River Brewing's sign permit and approve the COA including the restroom, pending ARB aesthetic suggestions; we approve the sign permit for SCAN; we accept the window replacements for 501 Valley St.

James River Brewing: Shannon Brown was prevented from attending this meeting, but we reviewed the various Brewery projects of which we have knowledge, created a list of questions for Shannon, and then talked to him by phone.

ARB first discussed the sign permit for a 4x4' version of the logo to be painted on the north wall of the Brewery, between windows, and judged this acceptable. Plank reviewed the ARB's recommendations for hardscaping the drive and beer garden area; plans are not yet final. We discussed the plans submitted for a 4x5' restroom at the north end of the rear wall, adjacent to the bar, and Seth sketched our recommendations, including a roof pitched towards the creek and foundation level with grade (no exterior step). Originally, repurposed barn wood was to be used; now, according to Goodwin, it will be fresh-cut lumber. This must be stained, and McDowell and Plank will meet again at the site, at Brown's convenience, to make color recommendations.

In our subsequent phone conversation with Brown, we agreed on the roof pitch, level of the foundation, and staining the wood. We discussed the height of the roof in relation to the rear windows on the building, and, understanding that the roof must be lower than the vent in that location, agreed that Brown would line up the tallest part of the restroom roof with the top of the bar enclosure, preserving the look of the tops of the windows.

Old Business: 496 Valley, the former telephone exchange: contractor for repair work will be at our July meeting to show us the glass brick to be used and describe restoration work on the roof and at least two of the walls. Plank noted the Town has "a wonderful opportunity to restore this building [c. 1900 with 1950s alterations] and its stylized Art Deco style."

148/172 Warren Street, no new information on window replacement.

Scottsville United Methodist Church, East Main: Plank reported on meeting with Bruce Lugn and McDowell on site to review changes in their request for a storage shed, now to be 12x15'. Seth drew up plans including double flush mounted doors set to the right on the front façade, clad with siding (hardiplank or wood, painted white), supported by 4x4 posts set in concrete. Lugn marked his copy of the drawing with details: 12x12 floor joists, louvered gable end vents, and regular or artisan grade hardiplank. Further details to be developed include the entrance,

with the possibility of a ramp. A completed COA will have to be submitted, and Plank said nothing in the conversation brought up issues for the ARB.

The COA for changes at 561 Valley St., the Brewery, had been discussed earlier, with thanks to Brown for making himself available at a difficult time.

New Business: The sign permit for James River Brewing had been discussed earlier.

The sign permit for Scottsville Center for Arts and Nature was reviewed and approved.

440 Valley St., former Dew Drop. Property owner would like to install a leaded, beveled glass panel in a new front door. This was not among the suggestions originally given him by ARB, but as there is no formal proposal to review, we declined to act further on the matter.

501 Valley St., the former Twist building: we reviewed a cut-sheet for replacement windows on the south side of the structure, and unanimously agreed to accept these.

Repair and Maintenance: 135 Warren St. The Town Administrator wrote a letter April 7, 2015 to property owner Steven Meeks, which is attached, requesting he attend the May ARB meeting to discuss plans for repair of the structure. As there has been no response, the Town will likely go to court. Plank urged that the Town do whatever it can to preserve this building, due to its importance as part of the otherwise unrecoverable African American presence in Scottsville.

380 East Main, the Doll House: The Town Administrator wrote to the property owner May 15 inviting him to meet with us today, and saying we might find his building in violation of the Code. Grove asked to do so now, but Plank requested that we talk about it in July, after he and McDowell can visit the site.

560 East Main, Tocci House: no new information.

225 South St., the Canal Warehouse: Our updates from Walter Neighbors and review of his fine window work constitute progress on renovation; he plans to address the brick work in August.

300 Valley St. replacement windows have still not be sent, despite oversight on this by Larry Barnett and George Goodwin. They are promised soon.

Administrative Issues: Goodwin asked for further details be added to the application for COAs, making the system easier for applicants to understand and complete. He will bring a mockup of his suggestions to the July meeting.

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

Respectfully submitted, Ruth Klippstein, secretary