

Architectural Review Board, August 6, 2015

Chair Jeffrey Plank convened the meeting 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 applicants Kim Yoder and Kyna B. Moore. We adjusted the agenda and approved the revised minutes of June 4, 2015, and the draft minutes of July 1, 2015, as written.

Summary of Business: We recommend approval of the door, only, for the renovations at 440 Valley Street; we ask the Town Administrator to send a letter to owners of 380 East Main Street about their building's violations of the town ordinance.

New Business: Kim Yoder and Kyna Moore described their project of a gazebo or pagoda at the butterfly garden within the angle of the Masonic Building on Main St., adjacent to Mink Creek; it is to be a long-term structure acting as an educational center for the Boys and Girls Club of Scottsville, as well as for the town. The garden was initiated by the 4G's garden club, under the leadership of Trish Phipps. The Boys and Girls Club have been working there this summer. The structure is triangular, roofless, with a raised deck, with materials paid for by the Boys and Girls Club, with labor of an Esmont contractor and others volunteered. Plank noted that the structure's visibility from the road makes it important for the ARB to consider carefully the design and finishing details of an accessory to the 1914 Masonic Building. Though the pavilion is a porch-like structure, it should not be done in 1960s deck-type construction; the railings, pickets, and floor should be of traditional detailing. To help complete this phase of the project, Plank and McDowell will meet with the pertinent applicants on site next week; Plank asks that the contractor bring examples of the vinyl wrapping suggested for use. As we have not recommended plastic material in the Historic District before, it will be critical to review it. Plank and McDowell will report to ARB for our consideration; if their review is positive, action can be taken between meetings; otherwise, we will address it in our September meeting.

Old Business: 496 Valley Street, old telephone exchange: Plank and McDowell will meet with the contractor for renovations next week.

United Methodist Church has not yet drawn up plans for their storage shed.

440 Valley Street, former Dew Drop Inn: after seeing the door the applicant wants to install, we have recommended approval of this part of his COA. As there are other elements of the COA to consider, the whole project is not approved yet. We reiterate our frustration at not being able to address projects in their entirety, instead of piecemeal, as is so often the case.

Repair, Maintenance, and Enforcement: 135 Warren Street: We still see no activity on this house; Barry Grove is taking photographs monthly to document it, as legal action by the Town is "likely to commence" at the end of the given 90-day period. We state our continuing hope that this

structure will be preserved rather than demolished, as it constitutes one-half of the historic structural presence of African-Americans in Scottsville, being the home of a tanner-shoemaker whose family was allied with that of the African-American blacksmith on nearby Valley Street.

350 East Main, the Doll House: Plank and McDowell did a curbside assessment of the structure and noted their findings; the owners have been asked in the past to attend an ARB meeting to discuss the condition of the building. Grove asked us to clarify our standing on the situation, and we unanimously agreed to order the Town Administrator to send a letter to the property owner specifying the violations of the ordinance and detailing the process of noncompliance.

560 E. Main, Tocci residence: Goodwin has been in communication with the owner and his family. This problem is an addition undertaken over a year ago, without review, which remains incomplete. Grove said he will research further about the process.

Cottages at 148, 160, and 172 Warren Street: a prospective purchaser has contacted ARB to discuss rehabilitation of these buildings with Plank and McDowell.

Administrative issue: there is no update on the application form, as Goodwin is still looking at examples from other towns. Stratton offered to assist, and we hope to see a new example at the September meeting. Photographs are not yet ready for the four new information sheets. Plank reminded us that the application needs to be broad and based on common sense; “user friendly,” Grove said, as each project in town is different from others.

ARB operations: Plank suggested that to reduce time we put into preparation for our meetings, he will in the future prepare our agenda. He asked that as soon as COAs are recorded at the town office they be sent to him, at least by the Wednesday before our meeting, and then the agenda will be sent out Thursday before the meeting. The ARB will then be able to check for completeness and correspond with the applicants; members, as well as town officials, will have time to offer comments and changes. This is particularly important as our architect, Seth McDowell, is in active business, not retired. Grove noted that Plank will probably be as frustrated as Goodwin and town secretary Amy Moyer are in gathering the information, but he was in favor of the change, and it will be made.

We had a brief discussion of ARB’s stance in relation to Building Code issues; Grove suggests “we are not qualified” in this arena, and can only alert owners to possible Building Code violations, and then report to the building inspector if necessary.

After adjournment there was a discussion of Walter Neighbor’s email and request for advice on proceeding with the foundation of the Canal Warehouse; Plank said he will talk to Doug Gilpin and McDowell about it and report to Neighbors.

We adjourned at 7:55.

Respectfully submitted, Ruth Klippstein, secretary