

Architectural Review Board  
November 3, 2016

Jeffrey Plank called the meeting to order at 7 p.m. in the Committee Room of the Municipal Building; also present were James Kerlin, Ruth Klippstein, and Seth McDowell; as well as Mike Dohman, consultant; George Goodwin, town administrator; and Mike Pickwoad, in reference to his project at the Methodist Church. We noted a quorum; we checked the agenda for additions. We deferred consideration of the September minutes until we have received corrections.

NB: The October meeting was cancelled due to lack of new business.

Old Business: McDowell checked on the progress of the storage shed at the Methodist Church and found the floor higher than we'd anticipated, changing the look of the structure. Mike Pickwoad disagreed that the height was wrong, as it is according to code, but he said the engineer did not do a survey and placed the slab differently—and higher--than in the COA. To gain proper access, the door was then moved. Plank noted that this leaves the building "sitting proud" on the hillside, not tucked into it, as we originally envisioned, and makes the finishing of it, especially on the now more-visible east and north sides, all the more important. In our discussion, we agreed we understood when the building height changed; that the siding would come down to the foundation, and be painted white; the retaining wall will be placed so the door opens to 90 degrees; and the foundation will be parged. Pickwoad will check this weekend to see that he has enough fill to finish the building as close to our original drawing as possible.

Plank reported on early talks with the Church for new signage they require to direct the many people who use the building. We will expect a COA when they are ready.

New Business: Goodwin reported on a fire at a rental unit at 715/717 Harrison St, due to an explosion from a space heater. No one was home; the fire did extensive damage in the first building, and to the floor of the second. The owner, Steven Meeks, is currently mothballing the building and plans to power wash it, paint the exterior the color it was, and cover the windows with OSB. Dohman questioned the possibility of structural damage in such high heat. There is no time frame for repairs, and some advice and help will be asked of the ARB as plans develop. We particularly note damage to the windows, which will be replaced and require ARB scrutiny, as well as plans for reconstructing the front porch. We will look for a COA.

Annual Building Survey: We will break into two teams, Plank and Klippstein (east side of Valley and east through town), McDowell and Kerlin (west side of Valley and west through town), and do the survey this month; Plank will transcribe notes into a draft for the December meeting. The survey provides the Town with a mandated, up-to-date comprehensive look at all structures within the boundaries, and provides conditions allowing ARB to make fair decisions for all property owners.

Repair, Maintenances, Enforcement: Goodwin reported on continued progress at Meeks' 135 Warren Street house, so there is no need for further ARB action at this time.

380 East Main, Doll House (listed on the National Register of Historic Places as c. 1818, owned previously by Peter Field Jefferson and later by Rev. A.J. Doll, co-founder of the 1865 Union Baptist Church on Hardware St.)—Goodwin will set up a meeting with property owner Jimmy Marshall, incorporating ideas to remove the shed part of the building and secure the front; the slate and chimney remain questions.

Town Storage Shed at old jail: Elizabeth Knotts was to take up with Council our questions of the wrong color and the remaining unpainted parts; the painter has agreed to re-do the work for no charge. We await action.

Brenda Brumfield wishes to change the colors she indicated for her Warren Street house to Valspar Shark Loop for the siding and Quail Egg for the trim. McDowell checked these and finds them appropriate.

With no further business, we adjourned at 7:40.

Respectfully submitted, Ruth Klippstein, secretary