

Architectural Review Board

November 5, 2015

Chair Jeffrey Plank called the meeting to order at 7 p.m. in Council Chambers; others present were Ruth Klippstein, Seth McDowell, and Craig Stratton; Barry Grove was out of town. George Goodwin attended, and Patrick and Jim Tocci. Plank ascertained the quorum and adjusted the agenda; minutes of the October were approved as submitted.

Summary of Business: We approved the sign permit for Scottsville Supply Co, as well as re-painting the front door at that 531 Valley St. business.

Old Business: Plank reviewed with us and the Toccis our process to date on work done at the house at 560 East Main St--an addition to the 1885 Queen Anne-style single family dwelling. We still lack a COA for construction that's been done and a discussion of the whole project. Patrick and Jim told us their plans since locating 24 6-over-6 divided lights windows they can use for the addition, and installation of new cedar clapboard siding; a deck will be constructed on top of the addition. We urged them to get approval from Fluvanna County for their deck railing and other features; then we can review the design for it. Plank described the first rule of preservation as maintaining what is present, not making unnecessary changes--the 6-over-6 windows do not need to be installed in the old house to bring visual unity; in fact, the addition should clearly look like that, balanced with the original, but not slavishly imitating it. The Toccis are free to consult with McDowell for recommendations before filing their COA. They promise this by our next meeting.

The butterfly garden gazebo has been completed. There is no new information on the Methodist Church's storage shed. The front door at 440 Valley St, the former Dew Drop, has been installed but not painted; McDowell will be in communication with the property owner as necessary. 496 Valley St, former Telephone Exchange, property manager Clay Gibson was unable for health reasons to attend this meeting, but is ready to meet with us in the future and has been in contact with Goodwin.

531 Valley St., Scottsville Supply Co: we discuss their request for an additional door sign, which is within Ordinance dimensions. We unanimously approve the amended sign permit. They also consulted us on a possible new color for the door, and with our understanding that the property owner is in agreement, we unanimously approve the selected color.

New Business: We are asked to review closely the draft Building Condition Survey Plank provided. We discussed our ratings "Fair" and "Poor." Fair shows extreme cosmetic problems, such as rotted sills, and Poor shows structural problems threatening the stability of the structure. Last year we had two Poor condition buildings, the Canal Warehouse and 135 Warren St; this year we add the Doll House, Telephone Exchange, and consider the C&O depot. After some discussion, we agree to re-categorize the Canal Warehouse (c. 1834-44) to "Fair, in Progress" due to the good condition of three sides, with the East side awaiting mainly cosmetic, not structural, work. We considered various possibilities for the depot, and Plank and McDowell

agree to visit it and offer options. We note the improvement of some buildings, notably the Brewery. Stratton suggests we watch the roof over River House-Amicis; Goodwin said he'd ask Albemarle County building inspector to consult. It was requested that Plank notify property owner Walter Neighbors on change of status of the Warehouse.

Plank discussed his conversations with Evelyn Edson of the Scottsville Museum for joint sponsorship of a presentation and tour by Neighbors on his tools and plans in restoring the Warehouse. This will likely happen January 23, 2016. We discussed various problems and details. Goodwin will contact owners of the old Dollar Store building for possible use of that in conjunction with Victory Hall to show Neighbors's tools.

Our final item not previously discussed under Repair and Maintenance was landscaping at the new Dollar General. Shrubs along the highway, part of their original plans, all seem to have died. Goodwin said the Town is in contact with the owners about several issues around the cart and parking areas; he will add this problem.

With a brief discussion of right-of-way at the cottages on the east side of Warren St, we adjourned at 8:20.

Respectfully submitted, Ruth Klippstein, secretary