

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

November 14, 2013

Members Present

George Davis
Sheri Chaney
John Ranson
Courtney Nicholas
Justin Ferrell

Members Absent

Peyton Keese
R.J. Lackey

Staff Present

Ken Gillie
Renee Burton
Scott Holtry
Christy Taylor
Clarke Whitfield

Chairman Davis called the meeting to order at 4:00 p.m.

I. ITEMS FOR PUBLIC HEARING

Mr. Davis stated we have been asked to change the order to move the second item to the first.

Item 2. A request has been filed for a Certificate of Appropriateness to install an awning over a side entrance door at 315 Lynn Street.

Open Public Hearing.

Present on behalf of the request was Mr. Steven Stats. I am one of the owners of Smith Seeds and what we did was create an entrance from the parking lot. We have 20 spots for 20 tenants. There is a front door off Lynn Street with the intercom which is basically for guest and deliveries, so what the tenants do is they use the parking lot in the back and go in the entrance and up one floor and then up the elevator to their apartments. If you look at the rendering all the doors in the back are painted black so if they had a couple drinks they would never know which door to go into. So we painted the one door green and the awning is black with the Smith Seeds logo with a little olive branch to match the color of the door. That way if it is raining or snowing they can be protected. We will have a light underneath the awning to make it a little more save for the residents as well.

Ms. Chaney asked what is the proposed material for the awning?

Mr. Stats responded it is a canvas.

Ms. Nicholas stated that there had been mention of covering it in vinyl to extend the life it. Do you plan on doing that?

Mr. Stats responded no. If the awning needs replacing in a few years with the framing it's very easy to remove the canvas and put on a new one.

Mr. Ranson stated a replacement can just be made by itself.

Mr. Gillie responded right.

Close Public Hearing.

Mr. Ranson made a motion to approve item 2 as submitted. Ms. Nicholas seconded the motion. The motion was approved by a 4-0 vote.

Item 1. A request has been filed for a Certificate of Appropriateness to remove corrugated metal siding and a metal door on the rear of the building at 523 Main Street. The applicant is proposing to replace this with Hardie board wood lap siding, wood windows, and a 6 panel metal door.

Open Public Hearing.

Present on behalf of the request was Mr. John Daniel with Daniel Builders. We are the contractors at the Manasco project. When we first interpreted the guidelines we understood that we could possibly use vinyl windows and when we did our first drawing we put vinyl windows in there. I guess when I went back and read it I could see that it is visible from the street so we had in our last submission changed it to wood windows, but the owner does want to really put in vinyl window just because that is what is in the front. Whatever time the front of the building was changed to vinyl clad windows, that is one of the reasons why we had vinyl on the first submission, and the way I read the guidelines was like an exception had been made. I'll answer any questions that anybody has. Other than the windows I think it's pretty straight. The building is covered with corrugated siding, and the sashes had been removed so we didn't really know what was there all we had was the framing. So we will be removing the metal and putting the prefinished siding on the exterior with the new window, new gutter, and a new door.

Mr. Ferrell arrived @ 4:06 p.m.

Ms. Chaney stated you said the windows on the front are vinyl?

Mr. Daniel responded they are.

Ms. Chaney asked vinyl clad wood windows?

Mr. Daniel responded they are a vinyl replacement type window that is on the second floor.

Ms. Nicholas asked if vinyl windows were permitted would they appear to look like wood or match or anything of that nature?

Ms. Chaney asked if they would be the same style as what's on front two over one pattern?

Mr. Daniel stated basically we could do what we need to for the windows on the back. To answer your question the way we show on our submission for the windows is four over four, and I changed this last drawing on this last submission to real wood windows and I guess the only point about the vinyl window is that is what the owner really wanted but we are running pretty behind so we are just looking to get it all approved so we can proceed.

Mr. Davis asked did he say because it was more energy efficient?

Mr. Daniel stated they are just looking at the maintenance side of it. That's why we went with the prefinished product for the hardy plank siding. They are just looking at the maintenance side of things and not having to paint as often.

Mr. Davis asked basically you could make the vinyl windows look like the wooden ones that are supposed to be there? Or you said you couldn't do that?

Mr. Daniel stated if you get a vinyl window it's going to be a GBG window that the grills are going to be between the glass where that could be one of the problems with the vinyl window when I am interpreting the guidelines. But if it is a vinyl window it will be a GBG with the grill in between the glass, but we are kind of open on the pattern.

Ms. Chaney asked so you would do the same as the front two over one?

Mr. Daniel stated yes.

Mr. Ranson stated well it would be simpler to just approve this as is because that's the way the drawing is. We could still do the two over one and be keeping more with the guidelines with the wood windows.

Ms. Chaney stated but there is that exception in the guidelines.

Mr. Daniel stated the way I read it is that there can be an exception to it and I kind of push that idea simply because that's what my customer wants, but we are also trying to meet a deadline so I don't want to complicate matters too much.

Mr. Ferrell stated that he was wondering about the maintenance. When I saw the building my biggest concern is that 10 to 15 years from now what can you do now to have easy maintenance on the windows?

Mr. Daniel stated maintenance wise the vinyl window is not going to need much maintenance at all. If we put a wood window in and with the elevation of the windows somebody would have to go up there and paint those windows every 4, 5 to 6 years if they are wood ones. Right now what we have proposed everything including the doors and the windows would have to be painted every 5 to 6 years probably vs. vinyl which you wouldn't really have to touch.

Mr. Davis asked the door is metal isn't it?

Mr. Daniel stated the door is metal but the door would be painted.

Ms. Nicholas asked these would be going into existing sashes?

Mr. Daniel stated what's behind it right now is just the trim and the window frame and the sash and functioning parts of the window were gone so there was no way to determine a matching grill pattern. It says here in the guidelines that you are supposed to replace it with a like material but in this instance I didn't really know what was there before so I just put in the four over four.

Mr. Ranson asked there was enough there to know it was a wood window you just didn't know the designs?

Mr. Daniel stated that's right.

Close Public Hearing

Ms. Chaney stated I am at a conflict. Because of where this side is and it is hard to see I wouldn't have an issue with vinyl windows, I personally don't like vinyl windows but I wouldn't have an issue with them because of where it's at. I understand where the guidelines say if there is a wood window you put one back. Right now he has vinyl windows on the front so he should match what he has on the front.

Ms. Nicholas stated that is where I am.

Mr. Ranson asked my question would be are the back and front related in any way?

Ms. Chaney stated you can't see the back from the front, and according to what it says in the guidelines, exceptions from the requirements can be made for rear façades of buildings or façades not visible from the street and these exceptions will be made on a case by case basis. In order to see (the windows) you have to physically be at a certain point and in this case you have to go stand in the staircase over here in order to see that. That's where I am conflicted.

Mr. Ranson made a motion to approve item 1 as submitted with wood windows with the exception of having the windows be two over one pattern. Ms. Chaney seconded the motion.

Mr. Ferrell stated I am looking at the future and if he says that vinyl is going to be easier to maintain then wood then why not go with vinyl. I know the guidelines say but I just see how some of the wood looks now and if we follow that same principle in 20 to 30 years from now it's going to be impossible to maintain, I'm thinking vinyl.

Mr. Davis stated my thinking is we have already changed the door. The door is a metal door and I am pretty sure it wasn't way back when. I am more concerned with the aesthetics or the look of it. You can see the upper portion from the street very clearly but you are a good hundred to hundred and fifty yards away. It is not like anybody is going to go up on the roof or that you can tell from the street that it is vinyl or wood.

Ms. Chaney stated I went around the front to compare the front windows to the back and I had no idea that the front windows were even vinyl. I assumed they were wood. Now that he said that I am at a loss. Originally yes the building would have had wood windows they already changed part of that process and you are saying they changed the door. If they would have put a wood door I would go with a wood all the way. My vote is to do vinyl with the two over one, just because of where it is at.

The motion was denied by a 1- 4 vote.

Ms. Chaney made a motion to approve item 1 with vinyl windows with the two over one pattern. Mr. Ferrell seconded the motion. The motion was approved 4 – 1.

II. APPROVAL OF MINUTES

The October 24, 2013 minutes were approved by a unanimous vote.

III. OTHER BUSINESS

Mr. Gillie asked a couple questions from staff. The question on the metal door, there is a metal door there now so that is why we didn't bring it before you. We weren't looking at it as a replacement of type of material because it was metal now it probably was original to the building but it is there so that is why it wasn't brought up. Would you have liked for us to have brought the door question to you?

Ms. Chaney responded no.

Mr. Gillie stated that the windows the reason it came is because we knew from John telling us there was wood windows in there if he was just replacing everything taking the metal and putting the siding on that we wouldn't have brought it to you. The awning, did

you feel that was necessary to come to you or would you have liked us just to handle that at staff level? We thought it was new and slightly visible from the street so that is why we brought it to you guys. We debated a little internally if we should bother bringing something that small and that barely visible, this being a new board and you said you wanted to be very friendly to the business, we are still feeling it out too. We erred in side of caution and brought it to you.

Mr. Ranson stated I feel if there was a time crunch on the awning.

Mr. Gillie stated according to him there was. For Steven there is always a time crunch.

Mr. Ranson stated if there is an actual physical change then I think you should bring it before us.

Mr. Gillie responded ok.

Ms. Chaney stated I forgot that the door was there I thought I was familiar with the building but then I was wondering where it was at and then I went around the building to find it.

Mr. Davis stated I was kind of curious of why it was brought us because if you go around to the front of the building where United Way and Supply Resources are facing Craghead Street they both got awnings there, so I was just curious as to why it was brought us.

Mr. Gillie stated it's new and not there so we considered it a new modification to a structure and that says it should come to you. Something that small we knew it was in an immediate area so we figured we would error in the side of caution and bring it so we well.

Mr. Ranson stated make you tired of looking at awning eventually.

Mr. Gillie stated that's fine. We would rather bring things to you as apposed to not bring things to you and have you question why staff did something we probably shouldn't have. That's all we had sorry.

Mr. Davis stated well we want to feel the love, so if you want to bring it to us that's fine.

With no further business, the meeting adjourned at 4:25 p.m.

APPROVED