

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

AUGUST 14, 2014

Members Present

Courtney Nicholas
George Davis
R.J. Lackey
John Ranson
Justin Ferrell
Sheri Chaney
Peyton Keesee

Members Absent

John Ranson

Staff

Scott Holtry
Alan Spencer
Pamela Pritchett

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

ITEMS FOR PUBLIC HEARING

- 1. A request has been filed for a Certificate of Appropriateness to install a wall sign at 541 Bridge Street.***

Open the Public Hearing.

No one was present to speak.

Close the Public Hearing.

Mr. Ferrell asked the sign just going to be YOGA painted?

Mrs. Nicholas responded it's a foam board. It's not going to be anything else. It will be flat to the building.

Mrs. Chaney made a motion Mr. Keesee seconded the motion. The motion was approved by a 6-0 vote.

- 2. A request has been filed for a Certificate of Appropriateness to renovate and construct a parking area at 109 Main Street as well as exterior changes to the structure include signage, new awnings and new windows to match the existing.***

Open the Public Hearing.

Mrs. Nicholas asked this is the one that's going inside the building, right?

Mr. Davis responded this is the old Dan River Research building.

Mrs. Chaney responded next to the old fire station.

Mrs. Chaney asked this would be just with the addition at the back with the large Atrium, with the parking? Is this what this is for?

Mrs. Teague responded this is the brick side of the building they are changing. The parking would be down behind the building.

Mrs. Chaney asked so they are going to do the parking first before they even start to work on the building itself?

Mrs. Teague responded I think all of it will be done simultaneously. I would assume they wouldn't do parking until after all the heavy equipment for materials they're going to issue.

Mr. Lackey asked is that way on the awning, is the platform the issue on the very back? The atrium I understand. How does this fit in with the River District guidelines we have?

Mr. Davis responded right now we are just voting on the parking lot.

Some discussion took place regarding renovation and constructing a parking area at 109 Main Street.

Mr. Davis stated well its exterior changes, so it could be those also.

Mrs. Chaney stated new awning, new windows.

Mrs. Teague responded also keep in mind this is Historical Tax credit project so all this has been reviewed and approved through DHR.

Mr. Holtry stated as far as staffs concerned the changes meet the design guidelines and the Historical Tax credit have approved it and are even a little bit stricter.

Mr. Lackey stated I just didn't know if that blue and white awning was approved by the state tax credit folks, as being part of the historical tax credit.

Close the Public Hearing.

Mr. Keesee made a motion Mr. Ferrell seconded the motion. The motion was approved by a 6-0 vote.

- 3. Requests have been filed for a Certificate of Appropriateness to paint the cement, cover Terrazzo tiles, paint the rear entrance ramp, fire escape and replace rear pickets and install a canopy (see attached letter) at Rippe's on Main Street.***

Open the Public Hearing.

Present to speak was Mrs. Corrie Teague, on behalf of Mr. Benjamin Rippe.

Mrs. Teague stated what he is planning to do is all of the off white area surrounding the signage and windows, he wants to update that, freshen it up a little bit with a colorful Bleaker Beige, which if you look at this that's not really Bleaker Beige just because of the printing and this is technically not Bleaker Beige, but it's a very nice neutral color. He also plans to put Tarrazo on the front underneath the main sets of windows. What he is planning to do with that, Rippes is one of the few buildings that has parking in the rear so some of his clients can park back there, so making it a little bit more welcoming and open to the public he wants to paint the fire escape, put an awning over that fire escape and door, just to make it a bit more welcoming for his clients. There is an example of the Old Woodsman square awning, and he would follow those same guidelines.

Mrs. Chaney stated my understanding is he is putting tile over the Terrazo.

Mrs. Teague responded not to my knowledge, he's painting over it.

Mr. Keesee asked all of this is going to be the same color?

Mrs. Teague responded yes.

Mr. Keesee asked and that's all you are going to do is paint that in the front, is that right?

Mrs. Teague responded yes. Bleaker Beige is the color he's chosen unfortunately this and the one printed here doesn't really reflect the paint chip.

Mrs. Chaney read part of the attached letter that said Mr. Rippe wants to cover the 1970's faded pink Terrazo with a 3+square tile that looks like faux granite terrazzo with a fleck of taupe in it.

Mrs. Teague responded then it's not painted then. Unfortunately he did not submit a sample of that tile.

Mrs. Nicholas asked is the painting going to be on the front and back of the building?

Mrs. Teague responded the painting will be on the cement portion of the front and where the fire escape is in the back.

Some discussion took place regarding color.

Close the Public Hearing.

Mrs. Nicholas made a motion Mrs. Chaney seconded the motion. The motion was approved by a 6-0 vote.

4. A request has been made for a fire pit, rear patio and fencing at the rear of 545 Bridge Street

Open the Public Hearing.

On behalf of the request was Mr. Ross Fickenscher one of the owner and developer Pemberton properties. The fact that we are now about to finish the second phase and this installation on the rear of the property, the word fire pit is a bit of a mis-known, and I guess I want to clear that up to begin with. If you've been to the rear of the property in the last couple of days you've seen that I'm beginning to work on this rear patio, and that's I believe the Certificate of Appropriateness extends to the entire rear installation and not just the fire pit. This will be an area enclosed with a 4q architecturally metal fence. The pit per say is not a fire pit, it is a lower area to sit in by 14+ relative to the surrounding area and then what is denote on the plans you do have as a fire pit that's actually now an island. It's a linear 12qlong by 2 ½ - 3qwide installation that's 3qtall. It's going to be the size of the build of block virtually the same block that's in the parking lot at the rear of the property, and then on top of that 3qtall platform will be a gas fire installation appliance. Around this fire installation there will be lava rocks around the flame itself, and around the perimeter of that 18+ tall clear tempered glass detail. The fire installation will be triggered, the on off switch will be on a timer. It will be triggered inside the building. We spoke with Ken Gillie and address his concerns with regards to the shut off for the electrical device or the trigger device for this installation and that will be located inside the building also above the flood plain. This is a rear patio for the tenants. The perimeter will have 4q tall architecturally metal fence around it. There will be significant landscaping. The walking surface of the patio will be permeable pavers that we will be installing in the next couple of weeks, with your approval. Behind the building there's a rear stair entrance and we have addressed the city's concerns as it relates to flood plain the ability for flood waters to escape the area.

Mr. Lackey stated you say 4qfence, the plans says 6q

Mr. Fickensher responded and that's incorrect, it is 4q

Mr. Keesee asked this fire pit will use natural gas, right?

Mr. Fickensher responded yes Sir.

Some discussion followed.

Mr. Fickensher stated its and ascetic detail.

Mrs. Chaney stated more like an outdoor fireplace.

Mr. Fickensher responded yes,

Mr. Davis asked Ross what's going to stop children from coming in putting sticks over in it, throwing paper airplanes in it and see them burst in flames?

Mr. Fickensher responded two item and principally the shut off mechanism the fact that it's on a timer device just like a hot tub of sort. That timer device is located inside the building, so you would need keys to get inside the building, so you would need to be a resident of the building to turn the device on. The fact that it's on a 3' tall platform and then another 1½' beyond that so it's 4' so a child yes if they wanted to throw something in it and have it burn that's a liability that might damage the device it set on the appliance. As far as having someone crawl up into it, we're not concerned with that.

Mr. Davis stated I'm concerned about their safety but the mechanics of it itself. You get to many things in there you're going to break it.

Mr. Fickensher responded ultimately the potential damage to the appliance is something we have to contend with, and that's a risk like much of our installations throughout the building, for example the atrium adding that open space with really we just let the tenants go hangout on. The camera system of the building is such that there's a camera placed at the rear door. It just so happens that that's at the location of the timer.

Mrs. Chaney asked how long is the timer for? Is it a preset amount of time that they can only turn it on for?

Mr. Fickensher responded yes.

Mrs. Chaney asked and that would be?

Mr. Fickensher responded I don't know.

Mrs. Chaney asked that has not been determined yet?

Mr. Fickensher responded no

Close the Public Hearing.

Mr. Lackey made a motion Mr. Ferrell seconded the motion. The motion was approved by a 6-0 vote.

APPROVAL OF MINUTES

The July 10, 2014 minutes were approved by a unanimous vote, with corrections.

OTHER BUSINESS

With no further business the meeting adjourned at 4:28 p.m.

Approved By: