

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

February 12, 2015

Members Present

Justin Ferrell
George Davis
Sheri Chaney
John Ranson

Members Absent

Courtney Nicholas
R.J. Lackey
Peyton Keese

Staff

Shanta Hairston
Clarke Whitfield
Corrie Teague

Chairman Davis called the meeting to order at 4:02 p.m.

ITEMS FOR PUBLIC HEARING

- 1. Requests have been filed for a Certificate of Appropriateness at 525 Lynn Street to demolish a metal structure attached to the rear of the building and replace round downspouts with square black aluminum downspouts.*

Mr. Davis opened the Public Hearing.

Miss Corrie Teague was present on behalf of the City's staff.

Miss Teague stated I'm Corrie Teague with the Economic Development Office and I work with the Industrial Development Authority on the properties in the River District. As you know this is the Durham Hosiery building located on Lynn Street across from the new fire department. We are doing some work to the interior of this building to renovate it and hopefully recruit a developer to this building. But there's quite a bit of work that needs to be done. Two items that we are seeking approval on would be the replacement on the round downspouts on the exterior of the building. Currently they are similar to this but in all shades of colors from where they have been changed periodically throughout the years. We'd like to replace it with a square downspout and the color of black to clean it up and make it one unified color and one unified feel. We're making it black to tie in to the signage that you see on Old Belt on the fire station in accordance to what's going on in the River District. The second item would be there's a dye house attached to the rear of this building. It's a metal structure and it has a large hole in the roof so it continuously lets rain into the building. As you see in one of your pictures, this is what the exterior looks like so it's not adding value to the property and it would be cost prohibitive to renovate this structure so we'd like to go ahead and demolish it.

Mr. Ranson asked Corrie on this photograph is the gabled part a part of the building?

Miss Teague stated it is.

Mr. Davis asked how far back does the metal structure go? Do you know?

Miss Teague stated if you look at this drawing, what's kind of circled in red is what would be demolished.

Mrs. Chaney asked so that's all a metal roof through there and that's all the little dye sections?

Miss Teague stated yes.

Mr. Davis stated if you have any questions for Ken or Renee, obviously they're not here so you'll have to ask Corrie who's going to also be playing the role of Renee. Is there anyone that would like to speak against this motion? Commissioners do you have any other questions?

Chairman Davis closed the Public Hearing.

Mrs. Chaney made a motion to approve the request as submitted. Mr. Ranson seconded the motion. The motion was approved by a 4-0 vote.

- 2. A request has been filed for a Certificate of Appropriateness at 427 Patton Street to install 8-6" diameter cast bronze downspout nozzles to the exterior façade facing Court Street and Loyal Street (one at each roof drain).*

Chairman Davis opened the Public Hearing.

Mr. Mike Burton and Alan Burchette were present on behalf of the request.

Mr. Burton stated we're here to speak for this project. My name is Mike Burton and I'm the Project Manager for Public Works.

Mr. Burchette stated Dewberry was hired to replace the work on this building and current codes require primary and secondary roof draining system. The existing building has a primary system which they're eight internal roof drains. We were asking permission to have eight secondary or emergency draining systems so in case one or more primary drains backs up or gets stopped up, the overflow will allow water off the roof to keep it from ponding excessively. We're asking to install through wall scupper with a downspout muzzle and trim on the exterior of the building. He showed a picture. I'll be glad to answer any questions that you might have.

Mrs. Chaney stated you said there's eight. I'm assuming there's two at the interior corner?

Mr. Burchette stated that's correct. Then there's a roof plan to show the location.

Mrs. Chaney stated yeah on the roof plan it only shows one in the corner so that's why when I saw the picture I just wanted to verify that there's one on the corner of each end side.

Mr. Davis asked any other questions? Thank you gentlemen very much. Is there anyone who would like to speak against this?

Chairman Davis closed the Public Hearing.

Mr. Ranson made a motion to approve the request as submitted. Mrs. Chaney seconded the motion. The motion was approved by a 4-0 vote.

APPROVAL OF MINUTES

The January 8, 2015 minutes were approved by a 4-0 vote.

OTHER BUSINESS

With no further business the meeting adjourned at 4:11 p.m.

Approved By: