

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

September 12, 2019

Members Present  
Peyton Keesee  
Courtney Nicholas  
John Ranson  
Andrew Hessler  
Adam Jones

Members Absent  
George Davis  
R.J. Lackey

Staff  
Lisa Jones  
Ken Gillie  
Ryan Dodson

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

**ITEMS FOR PUBLIC HEARING**

Mr. Keesee opened the Public Hearing.

1. *Request a Certificate of Appropriateness at 206-208 N Union St to renovate an existing building including (1) installing aluminum-clad wood windows in existing openings in the rear, (2) painting the front brick façade a new color, (3) install new fabric awning, and (4) installing new wall signage.*

Present on behalf of this request was Jeff Bond, owner of Solex Architecture. Mr. Bond stated I am representing North Union Properties, LLC. They are looking to restore these two buildings. This is a tax credit project, and it has been submitted, and approved by DHR. We are repairing windows along the front and windows in the rear, where they originally were. We are restoring brick with water and painting the front and rear facades and more less, we are restoring what was already there.

Mr. Keesee closed the Public Hearing.

**Mr. Ranson made a motion that this project meet the guidelines as presented and to issue a Certificate of Appropriateness. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.**

2. Request a Certificate of Appropriateness at 442 Main St to install a 4 sq. ft. vinyl door sign for a new business.

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was Lisa Carter, owner of Photography by Lisa, Inc. Mrs. Carter stated the door decal is just the business logo with phone number and the website.

Mr. Keesee stated what is your business?

Mrs. Carter stated photography.

Mrs. Nicholas stated this is a little hard to see?

Mrs. Carter stated the black is actually clear class.

Mr. Keesee closed the Public Hearing.

**Mrs. Nicholas made a motion that this proposed sign meets the guidelines and a Certificate of Appropriateness should be issued. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.**

3. *Request a Certificate of Appropriateness at 308 Craghead St., Suite 104 to (1) replace an existing awning with sunbrella acrylic awning, and (2) paint exterior brick and steel of the façade with phantom mist and yellow-orange coloring.*

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was Jennifer Smith. Mrs. Smith stated I am here to represent United Way. Mrs. Smith stated United Way owns this building and I believe the application stated suite 103 and 104. We currently have an awning that has probably been there since the 1920's. We want to take that down and replace it with the color that you have a picture of; it kind of matches our coloring in our United Way Brand. The only other awning on that street is at the far end of the block and it is black with gold stripes. The awning would be where the current one is now. What we are trying to do is paint the steel on both of these suites this bronze color.

Mr. Ranson stated when you say steel you mean windows and door?

Mrs. Smith stated around the windows and doors. It would only be the strip up the side and the band up across where our logo is and strip down the other side. Those windows above us the belong to Mr. Gentry and they are Gentry Lofts and we do not own that part of the building.

Mrs. Nicholas stated is 103 Zinc?

Mrs. Smith stated yes.

Mrs. Nicholas stated because the application only states 104.

Mr. Gillie stated as long as the record reflects it and the board knows that they are making a recommendation of that it is fine. We typed in what was listed on the application.

Mr. Ranson stated so these windows here will be painted?

Mrs. Smith stated above that band will be painted. We will paint around them.

Mr. Keesee closed the Public Hearing.

**Mr. Ranson made a motion to approve the request that it meets the guidelines and should issue a Certificate of Appropriateness for Suite 103 and 104. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.**

Mr. Davis opened the Public Hearing.

4. Request a Certificate of Appropriateness at 530 Craghead St., Suite 200 to install a building-mounted sign containing an aluminum base and exterior lighting.

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was Jeff Gignac, on behalf of Rick Barker Properties, LLC. Mr. Gignac stated due to some engineering concerns with the proposal that was submitted a few weeks ago for the deadline, it was essentially easier to design a different sign than the cost of getting an engineer to sign off on the original sign. The design before you is a circular sign mounted to a pole.

Mr. Gillie stated the one that was in the staff report was a building mounted sign and we switched to removing that portion and instead install a ground mounted pole sign with a circular top.

Mr. Gignac stated and this was due to engineering concerns. The way that it was originally set to mount to the building there would be an issue for the sign catching the wind. This saves the expense of getting an engineer to say that this building has the integrity to support that; for us it was more expensive than to create another sign.

Mrs. Nicholas stated does this have to be zoned first?

Mr. Gillie stated it already complies with zoning and they are allowed a ground mounted sign. They are allowed 16 square feet. It is permitted per district. Mr. Gignac and I have been going back and forth on how to make this work.

Mrs. Nicholas stated have you already done the painting on the side of the building that was already approved previously?

Mr. Gignac stated that is in process currently.

Mrs. Nicholas stated are we still good in terms of this signage plus that signage on the side of the building?

Mr. Gillie stated yes, they are two separate signs according to the way the code reads. You can have a ground mounted sign as well as the wall signage. It works better according to our code. This one complies and actually seems to work on everything structural, guidelines and all the stuff. It is a good design.

Mr. Keesee closed the Public Hearing.

**Mrs. Nicholas made a motion that the new ground sign meets the guidelines as presented and they should issue a Certificate of Appropriateness as presented. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.**

5. Request a Certificate of Appropriateness at 680 Lynn St., Suites I & J for (1) exterior cameras, (2) gas tank at side of building.

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was Christie Wall, owner of Grizzly Hatchet House. Ms. Wall stated we in the last minute decided to put in a CO2 tank for our bar and soda machine. I was told it was going to be a small tank outside of our building and they brought it and it was that size. We would like to install a privacy fence around it so that it would hide it and we would paint it black. We would like to paint the security cameras black.

Mr. Keesee stated it is that silver tank on the back of the building. Is the fence just like a picket fence to go around it?

Ms. Wall stated its going to be a privacy fence so you cannot see through it and it will be vinyl.

Mrs. Nicholas stated is it possible to have that vinyl fence a darker color?

Ms. Wall stated yes we were going to paint it black if we cannot find it already in black.

Mr. Gillie stated could you move it around back to the patio and run the tube overhead somewhere else so that it is not on Monument Street?

Ms. Wall stated the issue with that is going to be that is where our deck is. It would be on our deck.

Mr. Keesee stated could you put it between the deck and the next unit over?

Ms. Wall stated it would be too far and we do not lease that space. Our deck goes from that corner of the building that is on Monument all the way to the end of Monument. It is just a white plastic tube.

Mr. Gillie stated from staff's perspective I think it could still go in that corner and it would be less visible as you come up Monument Street. For a safety, issue if someone jumps that curb, there is not much space between the curb and the building if you have that tank there. That is our recommendation but it is up to you guys because you are the commission on it.

Mr. Gillie continued there is such limited space from the edge of that roof of the building to what is the right away line. I'm not sure that everything is going to fit and still stay on their property. This is a very tricky situation. From the lip of the building where the overhang is I am guessing is 6 inches but I cannot say for sure. If the board was going to leave that tank in that location, then I was going to get the City go down and establish that right of way line exactly because then the fence may crush into that. We are going to have to find out where the line is and see how it all works out.

Mr. Keesee closed the Public Hearing.

**Mrs. Nichols made a motion that they table this until next month. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.**

6. Request a Certificate of Appropriateness at 224-226 N Union St. for façade improvements to (1) install a new contemporary fabric awning, (2) install ceiling-mounted LED lights under the new awnings, (3) paint the exterior features, (4) remove the existing spotlights, (5) install a total of six signs including projecting, window, and door signs.

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was Ameer Nesmith, owner of 224 & 226 N Union Street. Mr. Nesmith stated I just want to do a request to do façade improvements because I did it about 20 years ago and I would like to upgrade it again and keep up with everyone else. I would like to replace the windows, awnings and change the color of paint.

Mrs. Nicholas stated the brick is already painted?

Mr. Nesmith stated yes we are going to repaint it. The only thing in the architect drawings, I would like to keep the original round dome on the 2<sup>nd</sup> and 3<sup>rd</sup> floor. It does not show it in the drawing, and you originally approved that 20 years ago. I would like to keep that because it distinguishes between the separate entrances.

Mr. Ranson stated do you have the specific designs for the signs?

Mr. Nesmith stated not really, because both spaces are vacant. We are not going to install signs now.

Mr. Kelvin Perry stated the building itself already has that where signage was already out there. Just to have a concept generally if a business was to come, they could have their signage there.

Mr. Ranson stated the sign would eventually have to come here for just the sign itself.

Mr. Perry stated right, for the type of sign. This will give the street character because everything won't look the same as you are coming down.

Mr. Keesee closed the Public Hearing.

**Mrs. Nicholas made a motion that request meets sign meets the guidelines with the addition that they are allowed to incorporate the dome over the door that leads to the upstairs access to the building as presented and they should issue a Certificate of Appropriateness as presented. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.**

7. Request a Certificate of Appropriateness at 539-547 Main Street for façade improvements to (1) install a new contemporary fabric awning, (2) install ceiling-mounted LED lights under the new awnings, (3) paint the exterior features, (4) install new window, and door signs.

Mr. Keesee opened the Public Hearing.

Mr. Kelvin Perry, of Economic Development spoke on behalf of the applicant. Mr. Perry stated this is a simple upgrade or refinish they just want to repaint current color that they have and install some new awnings because those awnings are worn and torn and put the signage back up that they currently have.

Mrs. Nicholas stated if they are painting it the color that it is already do we need to approve it.

Mr. Gillie stated as long as it is already painted and they repaint it the same color.

Mr. Hessler stated are the awnings red?

Mr. Perry stated I think they are more brownish.

Mr. Keesee closed the Public Hearing.

**Mr. Ranson made a motion that this request meets the guidelines as presented and they should issue a Certificate of Appropriateness as presented. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.**

8. Request a Certificate of Appropriateness at 318 Main Street for façade improvements to replace front of building with new painting and signage, add awnings, outdoor seating, and paint rear of building.

Mr. Keesee opened the Public Hearing.

Mr. Kelvin Perry, of Economic Development and Mr. Pastor Charles Walker, owner of 318 Main Street. Mr. Perry stated they are doing a major renovation of the entire building. This will become their new home and addition to where they deliver cakes as well. This is what the outside design will look like as far as painting and the color schemes which matches their current branding.

Mr. Keesee so this is the building that the roof caved in on?

Mr. Perry stated yes.

Mrs. Nicholas the balloons in the picture they are actually balloons and not a picture?

Mr. Perry the balloons will not be there.

Mrs. Nicholas stated what color are you going to paint the back of the building?

Mr. Walker stated gray.

Mrs. Nicholas stated and there is no signage going on the awning? It's just going to be a sign mounted to the building above?

Mr. Walker stated correct.

Mrs. Nicholas stated is it an aluminum sign?

Mr. Hessler stated painted wood sign or aluminum sign.  
Mr. Keesee closed the Public Hearing.

**Mrs. Nicholas made a motion that this request meets the guidelines as presented and issue a Certificate of Appropriateness. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.**

#### **APPROVAL OF MINUTES**

**The August 8, 2019 minutes were approved by a unanimous vote.**

With no further business, the meeting adjourned at 4:50 p.m.

---

Approved By: