

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

December 14, 2017

Members Present

Peyton Keesee
Sheri Chaney
R.J. Lackey
John Ranson
Jonathan Hackworth
George Davis
Courtney Nicholas

Members Absent

Staff

Ken Gillie
Lisa Jones
Clark Whitfield
Ryan Dodson

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

ITEMS FOR PUBLIC HEARING

- 1. A request has been filed for a Certificate of Appropriateness at 528 Craghead Street to install mechanical equipment and a black metal guard on the roof. The equipment is necessary for the conversion of the first floor to a restaurant.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Gary E. Harvey. My name is Gary Harvey. I am an architect with Architectural Partners in Lynchburg. I am here representing the applicant. I will be more than happy to answer any questions that you may have.

Mr. Keesee stated Gary across the back of the building you obviously have to put heat and air in the building. So, across the back what is that like an old fence like I'm looking at that sketch here? Am I saying that right.

Mr. Harvey stated it's actually a guardrail because of the limited area of the roof and the two mechanical units and since it is a restaurant we have an exhaust hood. All of those have requirements where they have to be separated from one another and because of that we have to put a guardrail required by code for safety reasons for someone on the roof cleaning the exhaust hood. We elected in lieu of trying to put something up that was more like a fence, an open guard would look more appropriate than putting something up solid.

Mr. Keese stated you have to have heat and air regardless.

Mr. Harvey stated we hope you guys are excited it's going to be a nice restaurant moving in we have the same people that do the L' Café in Lynchburg. You have a restaurateur who has been very successful throughout the state and outside the state. It is going to be a good restaurant to have.

Mrs. Nicholas stated is there because I know nothing about exhaust hoods is there no other way it can be mounted or somewhere it can be put less visible?

Mr. Harvey stated no that is the only real estate that we have because on the ground around the building is exterior dining and some gardens.

Mrs. Nicholas stated I know It's pretty land locked.

Mr. George Davis stated where at street level could you even see it?

Mr. Harvey stated not from the front. The only place you will really be able to see this is from the back, which is now parking lots.

Mrs. Chaney stated this building is the key building. First unit on the right.

Mr. George Davis stated yes.

Mr. Harvey stated from the perspective of the corner you might catch a little bit of one the units on the back.

Mrs. Chaney stated either if you go up the side into the parking lot or parking into the back. You are pretty much eye level to the parking.

Mr. Ken Gillie stated we just want to add something. Remember your visibility from any public space. The city owns the lot next door so we will have visibility. It is very hard to see from the street. When we look at it any public space so that is kind of why it jumps out to you.

Mrs. Nicholas stated I know if you look at the mechanical equipment, I mentally delete it. Like it is just a fact of buildings so I don't really see this a problem where they need a COA and I don't think it even needs a COA. Does it have to have a COA?

Mr. Whitfield stated yes it does have to have a COA. That is why it is before you all.

Mrs. Chaney stated I think because of our guidelines our guidelines say it has to have a fence or something to cover it so you do not see it.

Mrs. Nicholas stated for the way that it is phrased careful selection of rooftop equipment locations will allow the roof parapet, roof, or roof forms to serve as an effective screen. So since this is not serving as an effective screen.

Mrs. Chaney stated right because he is putting up a handrail it is not actually existing part of the building correct?

Mr. Harvey stated no there is a parapet that will hide a portion.

Mrs. Chaney stated on the sides but not on the back.

Mr. Harvey stated that is correct.

Mr. Whitfield stated if the building code did not require the protection from someone falling to either the right of the fence. This might not have to be here for you.

Mr. Davis stated but haven't we voted on similar situations with other buildings like the Dave Zook's building? Where he wanted to put that big unit up on top there. Of course, you would have to walk half way up Wilson Street in order to see it.

Mrs. Nicholas stated if it can be seen anywhere in public.

Mr. Gillie stated from a public space the entire adjacent property is City Owned. A portion you walk up you are going to be looking at this.

Mr. Keesee stated unless it is a three story building you are going to see mechanical equipment. You have to have mechanical equipment or you don't have any heat or air.

Mr. Gillie stated I don't disagree that is why we are here.

Mrs. Nicholas made a motion to approve that the mechanical equipment be allowed to be placed on the roof as written or as suggested because it does not conflict too badly with the guidelines. Mr. Keesee seconded the motion. The Motion was approved by a 7-0 vote.

Mrs. Nicholas made a motion to approve the black guard rail also be allowed to be place on the roof at 528 Craghead Street as it is in compliance with the regulations and so be granted an COA. Mr. Keesee seconded the motion. The Motion was approved by a 7-0 vote.

- 2. A request has been filed for a Certificate of Appropriateness at 532 Craghead Street to install mechanical equipment on the rear roof. The equipment will serve the conversion of the first floor to a market.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Gary E. Harvey. My name is Gary Harvey I am an architect with Architectural Partners in Lynchburg. This request is very similar to the previous one. This location is going to be a small mini market. Unlike the other location we have a little more roof real estate to work with. We can locate things in a way that it does not put them in close proximay to the edge that required the handrail. So this one does not have a handrail issue. This one would only be visible from the rear.

Mr. Davis closed the Public Hearing.

Mrs. Chaney made a motion to approve that this equipment at 532 CragHead Street meet the guidelines as stated and should be granted a COA. Mr. Keesee seconded the motion. The motion was approved by a 7-0 vote.

APPROVAL OF MINUTES

The September 21, 2017 minutes were approved as changed by a unanimous vote.

OTHER BUSINESS

With no further business the meeting adjourned at 4:18 p.m.

Approved By: