

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

May 14, 2020

Members Present

George Davis
Andrew Hessler
Peyton Keesee
John Ranson
Adam Jones

Members Absent

Courtney Nicholas
R.J. Lackey

Staff

Ken Gillie
Lisa Jones
Ryan Dodson

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

ITEMS FOR PUBLIC HEARING

1. *Request a Certificate of Appropriateness to complete streetscape projects on Patton Street and South Union Streets.*

Mr. Davis opened the Public Hearing.

Mr. Gillie stated this was brought up at the last meeting and you had given the okay for the City to start because we had contractors lined up to start. All the work is done and it looks very good. This is just bringing a formal approval.

Mr. Davis stated are there any comments that were made?

Mr. Gillie stated we didn't receive any comments on any of these.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that it meets guidelines as presented and to issue a Certificate of Appropriateness. Mr. Jones seconded the motion. The motion was approved by a 5-0 vote.

2. *Request a Certificate of Appropriateness at 604 Wilson Street to replace glass storefront and one garage door with EIFS stucco, Install four 18" x 5' new windows of Bronze color Aluminum, replace one garage door with no glass panels, install metal awnings along front facade, one Bronze color aluminum entry door and new 3' x 15' metal signage.*

Mr. Davis opened the Public Hearing.

Mr. Gillie stated again we received no comments on the call-in line or written. In front of you is the packet of information. As we had emails going back and forth we

communicated that way to describe the project more. The building is a non-descript block building that was once a garage and a tire store for a while and it has been multiple things. Now it is being used for electric and they would like to remove some of the garage doors and finish off the space and improve the facility.

Mr. Ranson stated if this were a historic building, we wouldn't usually consider EIFS as general material is that correct?

Mr. Gillie stated that is correct we try to use materials that are appropriate to the time of construction. When that building was being constructed, EIFS was not an available material.

Mr. Ranson stated I don't have any problem with this case. I just want to make sure it doesn't apply to any other cases where it might be inappropriate.

Mr. Gillie stated we felt that because of the time of construction that they could either go back in with block or EIFS wasn't inappropriate material and that is why we recommended that it be approved. It is consistent with it and again that building is not historic in any means. It is basically concrete and some glass, so we think this would be an attractive addition.

Mr. Ranson stated I have been guilty of using that sometimes.

Mr. Davis stated they have already begun to do work on that building haven't they?

Mr. Gillie stated they were unaware that they were in the River District and once they were notified, they stopped work immediately. They knew that their building was not historic and the materials that they were using were compatible with the age of the structure. Once we advised them that they needed to get approval, they stopped and are waiting for this committee to give the okay.

Mr. Davis closed the Public Hearing.

Mr. Davis stated I know there are some businesses that are starting renovations before they come before our commission and present the changes and alterations that they would like to have made. Is the word just not out or getting out, or it has been so long that some of them are just forgetting that they need to do that.

Mr. Gillie stated I think it is a combination of both. The commission has been here for a number of years now and people are forgetting that they have it. Also, in this case, the building is not historic and they are making the assumption that we are not doing anything to a historic building, so I don't need approval. Again, once we notify them, they stop immediately. We can try to get the word out that this is The River District and this is the area and anything inside of that needs to come to us.

Mr. Ranson stated there is a red flag when they apply for a building permit correct?

Mr. Gillie stated some of the work doesn't require a building permit and since they don't apply for one, it doesn't trigger any flag.

Mr. Ranson made a motion that it meets guidelines as presented and to issue a Certificate of Appropriateness. Mr. Hessler seconded the motion. The motion was approved by a 5-0 vote.

3. *Request a Certificate of Appropriateness at 133 S. Ridge Street to construct a wooden or vinyl privacy fence enclosure and a stand-by emergency generator.*

Mr. Davis opened the Public Hearing.

Mr. Gillie stated Paths is requesting an emergency generator. They are planning on tucking it in the back corner of the building so it will be the least visible as possible. They are out doing work which you approved a couple of months ago. They would like to screen the generator and we are recommending that they use wood not vinyl, so it would be keeping in with what they have on the facility.

Mr. Keesee stated you told them that it had to be wood, correct?

Mr. Gillie stated it is up to you. They have asked for wood or vinyl. I had told them that we usually recommend wood, but it is up to the commission to decide.

Mr. Jones stated I recommend wood just because vinyl is so modern. I agree that the wood would be a better fit.

Mr. Hessler stated second or third for wood.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion made a motion that it meets guidelines as presented as long as it is wood and to issue a Certificate of Appropriateness. Mr. Keesee seconded the motion. The motion was approved by a 5-0- vote.

4. Request a Certificate of Appropriateness at 214-216 N Union St. for façade improvements involving the following:
 - A. Remove five (5) awnings;
 - B. Repaint brick storefront to a new color (dawning slate with matching accent colors);
 - C. Install new trim to replicate a simple cornice;

Mr. Davis stated is this the old Abe Koplen building?

Mr. Gillie stated yes. It came before you approximately eighteen months ago for renovations and they decided not to do those. They are coming back, they need to update their Certificate of Appropriateness, and they are not doing as much work as they previously asked for. This time they are asking to remove the awnings and not replace anything back and repaint the storefront a new color. Install some new materials that were not there before.

Mr. Davis stated as far as the awnings I think they are already down?

Mr. Gillie stated they were coming down before, they might have finally come down.

Mr. Davis stated they are gone now and I just wanted to make sure that we are talking about the same building.

Mr. Gillie stated the wind could have taken them down, I'm not sure who did.

Mr. Hessler stated I know that they are closing or have closed. Are they renovating to sell the building or reopen?

Mr. Gillie stated there has not been any word on what will happen with the facility. They are looking at renovating it. The clothing store is shutting down, that is why there is no recommendation to put signage back up because we don't know who will be there. Right now, they are just kind of prepping the building to see what the next step will be. They are working with Diana Schwartz with the River District Association to try to do things with the building like apply for a façade grant, but I have nothing right now that I can talk to you about.

Mr. Davis stated did they give any ideas on what colors? I have some idea of dawning slate would be.

Mr. Gillie stated page 41 of your agenda should show those colors.

Mr. Keesee stated I assume the awnings were cloth and they were torn or faded. Do you have any clue?

Mr. Gillie stated they were and yes.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion made a motion that it meets guidelines as presented and the small trim should be wood and to issue a Certificate of Appropriateness. Mr. Jones seconded the motion. The motion was approved by a 5-0- vote.

APPROVAL OF MINUTES

The April 9, 2020 minutes were approved by a unanimous vote.

OTHER BUSINESS

Mr. Gillie stated we had a request that was filed late Friday, which was after the dead line. Staff would not have any problem if they were to remove the façade at 510 Spring Street. It is definitely a non historic façade and all they are asking for now is the permission to remove that façade so they can see what is underneath it, so hopefully they can apply to renovate it using historic tax credits or new façade grant through the Down Town River District Association. Staff would not have any problem with them removing the façade to see what is there and it is non-historic to that structure.

Mr. Davis made a motion to add this to the agenda and everyone agreed to hear it.

Mr. Davis opened the Public Hearing.

Mr. Davis stated that is basically everything that you have and they just want to remove the façade to see what is underneath?

Mr. Gillie stated yes, and they have plans to renovate the building and they want to know what is behind it so they will know what direction to go. Then, they will come back to you with development plans but today they are just asking to remove the façade to see what is behind it.

Mr. Ranson stated would they be required to waterproof after they tear it down and it comes back with leakage. Does the City require this?

Mr. Gillie stated yes, if they remove it and there is going to be some kind of danger, then we would require them to do something with it.

Mr. Ranson stated I hope they understand that they might find something that may require them to spend some money to fix.

Mr. Gillie stated I believe they are aware of it.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion made a motion that it meets guidelines as presented to remove façade only and should issue a Certificate of Appropriateness. Mr. Jones seconded the motion. The motion was approved by a 5-0- vote.

With no further business, the meeting adjourned at 4:24 p.m.

Approved By: