

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

MARCH 17, 2022

Members Present

George Davis
Courtney Nicholas
Peyton Keesee
Adam Jones
John Ranson
R.J. Lackey

Members Absent

Andrew Hessler

Staff

Lisa Jones
Doug Plachcinski
Ryan Dodson

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

ELECTION OF OFFICERS

Mr. Dodson called for nominations for Chairman.

Mr. Keesee nominated Mr. Davis as Chairman. The nomination was approved by a 5-0 vote.

Mr. Dodson called for nominations for Vice Chairman.

Mr. Lackey nominated Mr. Keesee as Vice Chairman. The nomination was approved by a 6-0 vote.

Mr. Whitfield called for nominations for Secretary.

Mr. Davis nominated Ms. Nicholas for Secretary. The nomination was approved by a 6-0 vote.

Mr. Jones arrived at 4:06 pm.

ITEMS FOR PUBLIC HEARING

- 1. Certificate of Appropriateness request PZ22-042 at 212 N Union Street to consider exterior building rehabilitation including, but not limited to, new exterior access doors to the basement, new rear stairs, new second floor windows, and a new solarium with a deck on the roof.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Butch Dalton and his wife, Bonnae Buchanan, who stated we have a contract on 212 N. Union Street. We are in our viability period right now where we are addressing different things that we want to do to the building before we pull the trigger and make that decision. I would like to say that were willing to

make a sizeable investment in that building as had the city and I think they have bought four buildings down there and have refurbished them, which are ready to be rented or sold. We are willing to do the same thing and what we plan to do will add to the block considerably. I know this commission is concerned primarily with the aesthetics and the building is kind of ratty now and it would look considerably better if we are allowed to do what we are asking for. I also, want to say thanks for having this called meeting and I understand that we missed the deadline from the original meeting. We appreciate you having another meeting to hear us. I also, want to say thanks to the staff members Doug and Ryan that have been very helpful and others for giving us guidance of what we can or can't do in basically getting my homework done. In an attempt to not take too much time, I will go down the list of things that I want to do without reading every word.

CERTIFICATE OF APPROPRIATENESS APPLICATION

IMPROVEMENT DESCRIPTION

AS AN ADDENDUM TO APPLICATION FILED BY

Bonnae Buchanan and Butch Dalton

Applicable to 212 N. Union St.

1. Remove existing green metal siding from rear side of the west-facing wall. Staff has asked that we remove the similar siding from the overpass over the breezeway. Remove the existing pressure treated deck and staircase and all existing structures from the rear of 212 (see photo 1). Remove the glass from the west facing window on the first floor and restore the existing wooden doors. (See Photo 2) The existing window on the second floor of the rear, north-facing wall will be replaced by an appropriate window to be discussed in section 2. (See Photo 1, rear-view of building)
2. Remove appropriate amount of existing brick on the second floor of the rear, north-facing wall to install 3 windows. Please see Sketch A. Remove appropriate amount of existing brick on the second floor of the side, west-facing wall to install 3 windows. The windows will be wooden, double-hung approximately 48" by 96" and will extend down to just above the existing interior floor (please see Photos 3 and 4 which show a similar arrangement at the Sutherlin Mansion). Our preference is one-cover-one panes.
3. Remove an appropriate amount of brick to create two 74" high by 96" wide garage door openings into the basement. Photo 5 shows an existing set of similar doors on nearby Newton St. Two sets of wooden, hinged doors that open out will be installed, constructed to match the existing doors on the ground floor, as shown in Photo 1.
4. A new steel staircase will be installed at the existing, first floor back door on this same rear wall (replacing the pressure treated staircase and deck) that resembles the

staircase across the street at Culture (see Photo 6 and Sketch A). Construction of the railing will be 4" square pickets with welded, steel cap rail (see samples), powder-coated black. We are working with staff and Engineering to reconfigure the parking spaces directly behind our building, to accommodate the staircase, to rearrange parking spaces to not block the garage doors, and to allow us to grade (at our expense) so that the lot and interior garage floors are even.

5. Install a welded, steel balcony on the rear, north-facing wall, at the same height as the interior second floor level, and extending the width of the three new windows, approximately 3' wide and 19' long. Please see Photo 7 and Sketch A. Construction of the rail will be the same as discussed in #3.
6. Install an approximately 18' by 28' rooftop deck on the north end of the roof. Please see Sketch A and Photo 8. Structural members will be appropriately sized, treated lumber and roof decking will be Trex or similar synthetic product. The rails will be the same as those discussed earlier in #3. We are consulting with an architect and engineer to ensure that the roof system is sufficient to carry this load.
7. We anticipate we may have to repair or replace the roofing material during construction. This roof will not be visible from the ground at any vantage point we can find, so we request approval of the contractor's choice of materials.
8. Install an appropriately sized (approximately 14' by 20') glass greenhouse or similar structure on the roof to cover the opening created by a staircase to the roof, utilizing a previously existing skylight for this opening. Please see Photo 9 for an example. This structure may be minimally Visible from Memorial Dr., as shown in Photo 10, on which this structure is drawn in red. (*Photos are attached*)

Mr. Davis closed the Public Hearing.

Ms. Nicholas made a motion to issue a Certificate of Appropriateness for PZ22-042 at 212 N Union Street as outlined in the addendum filed as part of the application with the change to number 8 covering the movement of the opening of the stairs to be a separate structure from the skylight and that the skylight itself would be restored.

Mr. Lackey asked to amend the motion to remove item 7 since it is not in our purview. Mr. Jones seconded the motion. The motion was approved by a 6-0 vote.

2. *Certificate of Appropriateness request PZ22-043 at 706 Wilson Street for a projecting wall sign.*

Mr. Davis opened the Public Hearing.

Ms. Rachel Covington stated we recently started a business called Hawthorne & Jade Design Co Home staging & Design at 706 Wilson Street. It is a warehouse that we are renting, for our, furniture, art, and décor inventory. It's the old Sheets roofing building across from Fisher & Watkins Funeral Home. The Sheet's roofing sign is still there, so we simply want to replace that to reflect the new businesses that are now in the building. I have talked with Doug about the measurements of the sign and I would like to ask your permission to do something closer to this, instead of what you saw in your packets. It is two businesses that are in that warehouse right now and I realize that each business gets a 2 by 2 sign. So, this sign would be one sign and it's a 4 by 2 that would combine the two businesses.

Mr. Lackey stated what is flyball training?

Ms. Covington stated my business partner Shelly Smith, has started her own flyball training business. It is a dog, and you live beside us, so I know you have heard our dogs in the back yard, it's a competitive dog sport and it's like relay racing for dogs. All of her clients come from North Carolina and the rest of the state.

Mr. Davis closed the Public Hearing.

Mr. Jones made a motion to grant a Certificate of Appropriateness that was requested for PZ22-043 at 706 Wilson Street for the projecting wall sign. Mr. Keesee seconded the motion. The motion was approved by a 6-0 vote.

Mr. Davis asked the commissioners if it was okay to add this to agenda for today. It was approved by a vote of 5-0 with 1 abstention.

- 3. Certificate of Appropriateness Request by James Barrick at 680 Lynn Street, Suite C to install a new construction/sign and exterior steel stairs and rails.*

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was R. J. Lackey who stated they are requesting to put a sign up and on the door as well. You see in the packet the actual design and they are asking to put one up at the limit of the size.

Ms. Nicholas stated is the existing garage door to be removed?

Mr. Lackey stated I'm sorry, but I do not have that information. The application is only for the sign.

Ms. Nicholas stated so it's not for the stairs?

Mr. Lackey stated yes, part of the stairs.

Ms. Nicholas stated it looks like from the next view of A1.1 if that is the same point, then that would be where the stairs would now come into it. I am going to make you work for this.

Mr. Lackey stated you should since my client called me on Tuesday and didn't give me any of this. I am sort of flying on this with the seat of my pants. You are correct of where the entrance stairs are.

Mr. Plachcinski stated it looks like they will be probably putting the typical aluminum entry doors in too. The best field air exchanger area will be right in front of the main door where the garage door was previously.

Mr. Lackey stated what I understand is that it is going to be steel stairs and rails.

Mr. Jones stated this is a very neat concept here. It's my understanding if you want to go play Pebbie Beach then you swing clubs, and it is first class.

Mr. Lackey stated if I can remember correctly, I think six people can play in like six hours.

Ms. Nicholas stated on the first one A1.0 on the right side rear it says all existing windows to remain and in the following drawings after that there are doors opening out there. Are they window doors now or are we adding doors because I don't see that in the request? I just want to make sure.

Mr. Lackey stated if they want to do that then they will have to come back.

Ms. Nicholas stated okay.

Mr. Jones stated just for today it's for sign, stairs, and rails.

Mr. Davis opened the Public Hearing.

Mr. Davis closed the Public Hearing.

Ms. Nicholas made to motion to issue a Certificate of Appropriateness at 680 Lynn Street, Suite C for James Barrick that the sign will stay within the guidelines as put forth to the River District and that the stairs are as presented in the drawings and that Doug oversees the entire project. Mr. Keese seconded the motion. The motion was approved by a 5-0-1 vote. (Mr. Lackey abstained).

APPROVAL OF MINUTES

The December 9, 2021, minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 4:46 p.m.

Approved By: