

MURKIN DESIGN COMMISSION

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MEETING OF

September 11, 2014

Members Present

Courtney Nicholas
Peyton Keesee
Sheri Chaney
John Ranson

Members Absent

George Davis
R.J. Lackey
Justin Ferrell

Staff

Ken Gillie
Renee Burton
Scott Holtry
Shanta Hairston
Alan Spencer

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

ITEMS FOR PUBLIC HEARING

1. *A request has been filed for a Certificate of Appropriateness to demolish 730, 740, 744 and 748 Patton Street.*

Vice Chairman Keesee opened the Public Hearing.

No one was present to speak.

Mr. Gillie stated the company contacted us, they are out in Louisiana who owns the facilities, they were not able to get a representative to attend. They are hired Dewberry to do work for them, but they only hired them last week so Dewberry was not able to attend the meeting. All they are asking is to demolish the four structures on Patton Street. As you can see, I passed out just the conceptual design. The plan is to expand the BioMat facility across the street and do some work to it which would require renovations to their parking area. And to make up for the loss of parking at BioMat, they are going to eventually build a parking lot across the street. The additions to BioMat parking lot will come back to you in the future, they are just setting the stage for it and that is why they want to tear these structures down. As you can see on the staff report, none of these structures are contributing to it, so the City has no opposition to tearing it down if it seems in compliance with the guidelines.

Mr. Ranson asked are they going to expand the building?

some slight expansion so it will get a little bigger.

They're having problems with some of the mechanical equipment and other things out back where the freezers are so they're looking at reconfiguring some of that so it will be a slight expansion. Not a huge expansion, but yes it will expand.

Mrs. Nicholas asked when the parking lot is made is that locked in that it's definitely going to be a parking lot?

Mr. Gillie stated it's not locked in but that is their plan for that area. Because they're going to expand an existing facility, it's a hard parking lot right now if anyone has been to the Plasma Center so they feel just trying to reconfigure that lot is not really effective. So they figured going across the street would give them the best option. The land is relatively level, easy grade and we've concluded that it would be within easy walking distance to their facility.

Mr. Nicholas asked so would that parking still be open to the public?

Mr. Gillie stated I haven't approached the subject with them. It's private property and it's owned by them. Whether they would let people, I can ask them. I don't know, I haven't brought it up yet.

Mrs. Chaney asked so the same company owns that land that they're wanting to demolish also owns the land that the BioMat is on?

Mr. Gillie stated yes.

Mrs. Chaney asked what about that empty lot next to the four buildings they want to demolish, to the right of the four apartments, or does that go to the house next to it? It's just in the edge of the picture.

Mr. Gillie stated everything goes to the house next to it.

Mrs. Chaney stated ok I wasn't sure.

Mr. Keese asked is it blight? Is that what this is about?

Mr. Gillie stated the City wouldn't truly classify them as blight but they are not structures that we feel are contributing to the district and we're not opposed at all to seeing them removed.

Mrs. Nicholas stated I did talk to the neighbors that live here and here. One of them has a degree in Architecture Historic Preservation. He has been through all four of those structures and he said 15 years ago they were totally salvageable, but at this point they are not. He's one that would lean towards saving it if possible. He said the amount of

be over half a million and that's not realistic for the
were allowed would it still be landscaped?

Mr. Gillie stated yes it has to meet all of the new requirements which is landscaping, buffers and the other thing. But again, we haven't gotten that far along this is just a preliminary sketch. That's why we tell Dewberry to start working on the plans for expansion the building as well as the parking lot. For right now they're just taking it one step at a time.

Mr. Keesee asked anymore discussion?

Vice Chairman Keesee closed the Public Hearing.

Mrs. Chaney made a motion to approve the request for a Certificate of Appropriateness as proposed. Mr. Ranson seconded the motion. The motion was approved by a 4-0 vote.

Vice Chairman Keesee read the second item.

- 2. Requests have been filed for a Certificate of Appropriateness to paint the concrete, wood framing and lights, and to replace a canopy and wall sign at 411 Main Street.*

Vice Chairman Keesee opened the Public Hearing.

Mr. David Gusler was present in favor of the request.

Mr. Gusler stated I think everyone has a sample of the pictures. These are the colors. I said nutmeg and I said different colors but there's no red, white and blue anymore. There's just all kinds of different colors. These are the colors that we've chosen for the outside. This is the only sample I have.

Mr. Gillie stated show it to them.

Mr. Gusler stated we're undecided between the gray and the other color here for the darker color. You see the picture here, the dark color now would be the darker color. Like the burgundy would now be the darker color, whichever one we go with. Then the gold would be what is now the lighter color. I have a picture too of similar awnings we want to use. The interior walls would be painted this color so you would see that from the windows, but that color matches these other colors as well. We want to replace the existing awning with one with just a little bit broader stripe on it just similar to this here. And in this packet, I don't think you have it but I do have a sample of our sign which would be very similar to the existing sign there now. This is the one we chose if you want to pass that around. We're excited, we think it's going to be a beautiful building.

going to paint that on?

Mr. Gusler stated we were going to have a new sign put up.

Mr. Ranson asked will it be the same size?

Mr. Gusler stated well we wanted to make it a little bit bigger to cover up some of the indentions here. Certainly if that doesn't meet your requirements then we can make it the same size.

Mr. Ranson asked would you do any repairs to this?

Mr. Gusler stated we are. Yeah we noticed that, actually I had a builder over there, and we're going to replace that wood where it would be without visible mold, nothing would change that. And that's the only place around the windows there that we've seen damage on the outside.

Mr. Keesee asked are you in the building now?

Mr. Gusler stated we do own the building but we don't occupy it now. It's not ready yet.

Mrs. Burton asked do you guys need to see the adjacent properties or do you remember?

Mrs. Chaney stated well they're pretty much empty are they not?

Mr. Gusler stated actually the one next to the right of us is being renovated now.

Mrs. Chaney asked that's where the dance school is going to move into right? And then I think next to that is the wig shop.

Mrs. Burton stated next to that is Mr. Saunders's building, the record shop. That's that cream and colonial blue.

Mrs. Chaney asked which shop is that one?

Mrs. Burton stated next to this structure on the left.

Mrs. Chaney asked facing whose shop again?

Mrs. Burton stated Mr. Saunders.

Mrs. Stated it's Downtown Records, it's only open on Saturdays.

Mrs. Chaney stated I'm confusing the music store with record store, sorry.

Mr. Keesee asked anymore discussion.



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Public Hearing.

Mr. Ranson made a motion to approve the Certificate of Appropriateness as submitted. Mrs. Chaney seconded the motion. The motion was approved by a 3-0-1 vote. Mrs. Nicholas abstained from voting due to conflict of interest with a family member.

APPROVAL OF MINUTES

The August 14, 2014 minutes were approved by a unanimous vote.

OTHER BUSINESS

There are two potential cases for next month.

Mr. Gillie will be asking questions about BioMat per request of the Board.

With no further business the meeting adjourned at 4:14 p.m.

Approved By: