

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

April 12, 2018

Members Present

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

Members Absent

Sheri Chaney
Jonathan Hackworth

Staff

Ken Gillie
Lisa Jones

Chairman Davis 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 at 530-536 Craghead Street (rear) to install an outdoor dining area and greenspace.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Mike Allen, with Calhoun Construction and Development. Mr. Allen stated we are overseeing the construction of this project. Are there any questions you all have the design plans?

Mr. Davis stated we do. We received them two or three weeks ago to see if we had any questions about them. I personally think it is going to be beautiful but that is just my opinion.

Mr. Allen stated the City is asking us to submit this before you because it is viewable from public space.

Mr. Ranson stated it is accessible from more than one space.

Mr. Allen stated that is correct.

Mr. Ranson stated so it's going to be shared spaces?

Mr. Allen stated potentially. The first two retail tenants, Mucho and the tenant that is beside of them will share it. Then the area behind Venable's Design is public space for the apartment tenants.

Mr. Davis stated that little alley way right beside of Mucho's and the ramp going up into the parking area is that going to be accessible to the public getting down in there?

Mr. Allen stated yes, as is the stairway coming from the back parking area.

Mrs. Nicholas stated is there, just because it is not clear to me, is there a way that this is somehow fenced or gated off so that for example, it's a defined space for those imbibing from Mucho.

Mr. Allen stated that is not part of our scope, that's the responsibility of the restaurant. They will abide by whatever the Virginia ABC Laws are.

Mrs. Nicholas so there is no kind of plan to install any kind of fence or define the space?

Mr. Allen stated no.

Mr. Davis stated obviously someone is going to be putting a lot of money into this area. I would be personally concerned about the public having access to it and Lord only knows what the public does when they get going.

Mr. Allen stated it is accessible for the tenants so they didn't want to get to restricted in the design.

Mr. Ranson stated that is just a risk that people that put stuff outside run.

Mr. Allen stated it's not that much different really than what you see from the Golden Leaf Restaurant.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion to approve as requested. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

2. *A request has been filed for a Certificate of Appropriateness at 522 Bridge Street for the replacement of 7-10 3rd and 4th floor windows from wooden single pane to double pane, vinyl clad wood or aluminum, or pvc composite wood windows to match existing profile currently on the front of Bridge Street façade.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Karen Wiseman. I am the HOA President for the Burton Condominiums. We have attempted previously with the front facing windows last year all twenty one windows were restored. The windows on the third and fourth floor have no break from the weather that comes off the River and the moisture, and we believe that is what causes the condensation problem on those windows to the point where the water is rolling in. After one year of restoration, the wood in the upper seven windows on the fourth floor has rotted out again and they develop ice on the inside of the windows and underneath. We have a couple of them where the pane glazing has come undone and is at risk for falling out into the street. We are asking to be able to replace at least all seven of the upper fourth floor and two on the third floor, with dual pane windows to combat the condensation issue so they don't continue to rot out. I have obtained several quotes from different companies and we have attempted to look for a vinyl clad wood window which is vinyl on the outside and wood on the inside. I understand that Stratford House had done some of those and I have been unable to find a contact person to find out

where they actually sourced their windows from. I attempted to go there yesterday as well and I am waiting on a call back from them. I do have quotes for both dual pane pvc wood composite, which they will be white on the inside and dual pane glass and they will match the exact profile they have to be painted the colors of the windows. I took some pictures of the windows and we have this sort of greenish seafoam exterior color on the windows and as you can see it has an arch above it. The window itself will be manufacture and placed in here. The muntns will be manufactured on site as well as the arch up here replacement for those pvc wood clad. The entire unit brought out and installed in that way. But our primary focus is to replace them with double pane windows and to match the existing profile exactly or almost intentionally from the street level for those windows.

Mr. Davis stated of course you thought about storm windows or anything like that to put on the outside and that still not going to protect the seal enough?

Ms. Wiseman stated no actually the storm windows will have to be installed on the interior window.

Mr. Ranson stated why is that?

Ms. Wiseman stated well to abide by the guidelines.

Mr. Ranson stated it says here they can be installed on the outside.

Ms. Wiseman stated the only problem with them being installed on the outside they would also have to match the exterior profile of the exact window.

Mr. Davis stated if you go down to the Dan River Crossing the building down at the end of that street on the opposite side, you will see they had to put those windows in and the storm windows are in the inside.

Mr. Ranson stated we always allowed storm windows because they could be taken out.

Mr. Keese stated but if they do that John, she said the sill will still rot. It won't stop the sill from rotting.

Mr. Ranson I would like to get this misconception straightened out on my part or her part.

Ms. Wiseman stated the storm windows put on the outside of the windows for my understanding you can't make the storm windows unless you make them manufacturer specifically, which I did contact a company that does antique storm windows. It's my understanding from reading our requirements that if we replace the windows on the outside they have to be indistinguishable from the other windows. If we would put storm windows in front of those then they wouldn't be indistinguishable. You would be able to see the storm windows. The Crossing at the Dan they put storm windows on the inside.

Mr. Ranson stated and you don't want to do that why?

Ms. Wiseman stated on the interior because they doesn't fix the problem.

We don't have that problem on the first or second floor just fourth and partially on the third floor. The water does pour in those windows.

Mr. Lackey stated exterior storm windows, you don't want to do that why?

Ms. Wiseman stated we still have to replace the windows because the windows are rotted. We would have to replace the windows and put up storm windows.

Mr. Lackey stated you don't want to do that because of the expense?

Ms. Wiseman stated probably.

Mr. Davis stated if I understand correctly you would not only be doing the ones that she is asking about now but you would have to do all of them on the front of the building. Is that correct?

Ms. Wiseman stated if you wanted all the windows to look the same then you would have to put storm windows in all twenty-one windows in the front of the building for it to look exactly the same and putting the windows on the inside doesn't help because it creates that condensation variable. One of the things when the windows are installed they can not redo brick to brick so they have to fit in the stashes. If we create a barrier that is holding condensation in the actually frame that the windows go in to will actually continue to rot as well.

Mr. Davis stated what about the windows on the side of the building on the third and fourth floors have you not had any problems with them?

Ms. Wiseman stated all of those are metal and yes they do condensate and yes we do have a problem with condensation and water coming in and a little bit of rust and paint issues but to replace those windows from original 1903. I believe they were installed, would be outrageous. These, particular ones that were restored last year were installed around the 1940's and 1950's time range and they are all wood. I also contacted these companies and said okay if we went all wood and put in storm windows and at least three companies said no supplier does all three, you are going to have to have them custom built from scratch window to all wood.

Mrs. Nicholas stated pvc composite wood what is the life span on those windows?

Ms. Wiseman stated 25 year guarantee.

Mrs. Nicholas stated what about for vinyl clad or aluminum clad wood?

Ms. Wiseman stated in the spec sheet that they sent me does not have the guaranteed life span on those windows.

Mrs. Nicholas stated I just wondered if you were getting seventy-five years for one window and twenty five for another.

Ms. Wiseman stated most of them are twenty to twenty-five years, but I would have to find out.

Mr. Keesee so which window do you want or pick?

Ms. Wiseman stated I would say right now with what I have been able to source from the pvc wood composite is going to provide us with the least amount of long term maintenance on those windows and they are going to last longer. I would like to do the vinyl wood clad if I could find a source for that but I haven't.

Mr. Keesee I have one big question. You said paint them correct? If you can't buy them the color you want that you would paint them.

Ms. Wiseman stated yes they would have to be painted on site for a different color the aluminum is the only one that has to be powder coated. The difference in price for us is seven hundred fifty dollars per window and installation verses eighteen hundred and eighty dollars per window with installation.

Mr. Ranson stated let me ask you this question. The pvc composite wood window was a pvc window?

Ms. Wiseman stated it is not vinyl. It looks wood and it feels like wood. The exterior portion of the window is treated in such a way that it is a meshed composite of pvc and wood.

Mr. Ranson stated and you said the exact existing profile?

Ms. Wiseman stated yes almost exact because with the way that the windows are manufactured now are more narrow than wood windows were in the 1940's.

Mr. Ranson stated the trim will not be flat?

Ms. Wiseman stated no. It will not be flat.

Mr. Ranson stated will it have individual panels?

Ms. Wiseman stated they will be installing them on the outside of the window and you will not be able to tell that they are not individual panels.

Mrs. Nicholas stated since they have to be painted is there expectation of how frequently they will have to be re painted?

Ms. Wiseman stated there is not expectation. The existing windows now are wood. They were painted when the building was built in 2007 and they are not chipping. I know they have spent almost thirty thousand to restore the twenty-one front facing windows and at this point seven to ten of them are back to where they were over a year ago after spending that thirty thousand dollars.

Mr. Lackey stated I have a question for Mr. Gillie. How much leeway do we have on these guidelines? If I'm hearing correctly their proposal does not follow some direct date language that it shall be and you must do this, that, and other.

Mr. Gillie stated you can determine whether it complies with the guidelines or does not. If it does not then you can also make a motion to approve it that It's not detrimental to the characteristics of the district and it can be approved. These are guidelines.

Mr. Keesee stated we can make a motion that it doesn't comply and make the other motion. We do that all the time.

Mr. Davis stated Courtney does that all the time.

Mr. Keesee stated sorry Courtney.

Mr. Gillie stated these are information that we give to citizens so that they know what they can and can not do without coming to this board. Now, if they do something that deviates from those then that is the purpose of this body to hear that and make those determinations.

Mr. Davis stated does that answer your question?

Mr. Lackey stated that answers my question. I'm just waiting for others to speak because I'm undecided on how I'm going to vote, regardless of what motion is brought before me.

Mrs. Nicholas I wish I knew more about windows.

Mr. Keesee they have a major problem and they are coming to us for help and I think that is what we are here for. They are going to try to get as close to what they have.

Mrs. Nicholas stated we are given three options and I don't know the difference between them.

Mr. Keesee stated which one did you say is the least expensive?

Ms. Wiseman stated the pvc composite because I haven't been able to source the vinyl clad yet.

Mr. Davis stated I think they are making every attempt to make it look exactly like it's looking right now. If we say that we have to have storm windows, I would think they would have to put them on all the windows to keep the integrity. We are not the historical committee and we are not asking everybody to observe the exact same way that it was when it was built. So we have a certain amount of leeway but it does fall upon us to make the decision.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion that the request as proposed does not meet the guidelines. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Mrs. Nicholas made a motion that being allowed to install pvc composite wood windows painted on site to match the exact existing profile currently on the front facing windows on the third and four floors would not substantially deviate from the guidelines and so should issue a COA. Mr. Keesee seconded the motion.

Mrs. Nicholas amended the motion to require the windows to match as nearly as possible, similar to the current profile currently on the front of Bridge facing windows. The motion was approved by a 5-0 vote.

Mrs. Nicholas motion as amended to be voted on. The motion was approved by a 4-1 vote.

APPROVAL OF MINUTES

The March 8, 2018 minutes were approved by a unanimous vote.

With no further business the meeting adjourned at 4:20 p.m.

Approved By: