

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

October 10, 2019

Members Present

Andrew Hessler  
Adam Jones  
John Ranson  
George Davis

Members Absent

Peyton Keesee  
R.J. Lackey  
Courtney Nicholas

Staff

Lisa Jones  
Ryan Dodson

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

**ITEMS FOR PUBLIC HEARING**

Mr. Davis opened the Public Hearing.

*Request a Certificate of Appropriateness at 680 Lynn St., Suites I & J for (1) exterior cameras, (2) gas tank at side of building.*

Present on behalf of this request was Christie Wall, owner of Grizzly Hatchet House. Ms. Wall State a few things have changed, but we are still on planning to paint the cameras black. We should have our certificate of occupancy tomorrow, and the gas tank, we had looked at moving it around to the back where the patio is and found out when they came to look at it that we could put the tank inside. We have moved it inside to the kitchen.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion that this request meet the guidelines as presented and to issue a Certificate of Appropriateness. Mr. Jones seconded the motion. The motion was approved by a 4-0 vote.**

- 1. Request a Certificate of Appropriateness at 752 Patton Street to replace a shingle roof with standing seam metal in black.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Kelvin Miller, owner of 752 Patton Street. I have been having problems for years with the roof leaking and it is starting to wear. I decided to go ahead and use a black metal roof to go back with.

Mr. Ranson stated is it aluminum or steel?

Mr. Miller stated steel.

Mr. Jones stated I know the material well and I think that it will really enhance the building.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion that this meets the guidelines and a Certificate of Appropriateness should be issued. Mr. Hessler seconded the motion. The motion was approved by a 4-0 vote.**

2. *Request a Certificate of Appropriateness at 502 Craghead to install carbon fiber bands painted to match the brick to repair a structural failure at the left rear corner of the building.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Chuck Cooper. Mr. Cooper stated I am here to represent Preserve Services, Inc. I own the building at 502 Craghead and we have had the drawings for the building and plans approved, but they did request that we perform an engineering report on the left rear corner of the building. We accomplished that and engaged Master Engineers & Designers out of Lynchburg to do that evaluation. I'm sure that you were copied on that.

Mr. Ranson stated so is that to address the second paragraph of the staff recommendations.

Mrs. Jones stated yes.

Mr. Cooper stated so the building permit asked for additional report to be done on that corner that is what was provided so we have that engineering report. Master Engineers has suggested that a company called Structure Foundation Solution to do this work because they are familiar with the company and, because Structure Foundation Solution knows how to do this work because they are familiar with the company. They have performed this kind of work for the Virginia Department of Transportation in repairing bridges and things like that. We have that bid for the repair work, which we obviously have to have approval before we can start the work. I have submitted these documents to Charles Fulcher at the building department and he said great, go ahead, and have them come and get the builder's permit. The reason that it is before this board is the solution that is suggested, is the allocation of carbon fiber bands. They would basically be attached around the corner to stultify the structure of the building.

Mr. Davis stated how wide are the bands?

Mr. Cooper stated to my knowledge they are 6 inches wide and they would extend on either side of the building and be attached to it. I'm not sure how many there are. They will be regularly spaced, and this is I thought is an interesting solution carbon fiber is high tech and they are stronger than steel and it is actually a better solution than the application of bridget steel. I thought it was an elegant solution. I have been through the process with Department of Historic Resources in Richmond to get my Historic tax credits. Which took about eighteen months so I did not do anything without consulting them. I have ran this whole thing by Jessica, who is my representative at Department of Historic Resources and explained the situation and she said yes that she was very familiar with this process and it was good in her explanation. As long as

the bands are painted, to match the brick, then she is 100% in agreement with that was the way to go and, I said certainly we would do that. I believe that is mentioned in the engineering report or my presentation to you that we would be matching brick color and paint to make them as invisible as possible.

Mr. Ranson stated can you explain in more detail what the problem is.

Mr. Cooper stated yes, it's an interesting problem. The left rear corner of this building and the building is 140 years old. They were using the upper floors to cure the tobacco and they actually built into the corner of the building, a two foot by two foot chimney flue integrated into the corner. So, rather than standing outside the building or separate from the building it was actually integrated. Therefore, you had this two foot flue going four floors and they had the coal burning fire burners that were attached to this splitter. Evidently, on the second and third floor they were really smoking these coal burner and they got hot, so after years and years of thermal expansion and extraction the integrated chimney separated a little bit from the walls. On the outside there are cracks that developed with the thermal extraction and expansion over the years. These cracks are the concerns and this carbon fiber banding is design to solidify the corner, and of course, all the brick will be rejoined and pointed back into place so that we will have no more water issues.

Mr. Ranson stated you said the bands are 6 inches wide and will they be every two feet?

Mr. Cooper stated every 3 feet.

Mr. Hessler stated is it all the way up?

Mr. Cooper stated yes.

Mr. Hessler stated is there any other alternative.

Mr. Cooper stated not to my knowledge this is what the Engineers suggested.

Mr. Davis stated Chuck you said that the bricks as much as human possible you are going to try and get them back into place. One of my questions about the bands themselves. When you have a 140 year old building that has a lot of color deterioration let's say, I'm not sure exactly how you are going to paint them in order to match the brick that is there. Another thing, the metal plates that are on the side of the building don't you have a bar on the inside of the building that the construction us those to tighten up and hold the walls into place.

Mr. Cooper stated yes those are the earthquake bars and pretty much all the buildings downtown have these. Those were ant earthquake in the early 1900's to stabilize buildings such as this one.

Mr. Davis stated so you do have some in place that can help with making the building as solid as possible. You really feel confident that you can paint the bands as far as what we are about is making the building aesthetically compliant with what is around it. I do not think any of us are engineers in here and can really say rather or not your bands are going to hold. Whether or not the bands are going to hold than we just have to go on the diligence that you have done to

make that happened. I am a visual person, I cannot visualize what these bands are going to look like, and that is just a problem.

Mr. Ranson stated a couple of things. One is like these rods or stars; they are all over the place. I think it is historically accurate to make these types of repairs. Until we came along, they really did not care what they look like, just that they worked. I think the fact that DHR approved it, that really allays any concerns that I would have. If it is good enough for them then it is good enough for me.

Mr. Davis stated what helps me with this decision is the fact that they are going to try as hard as they can to put the bricks back in place and put new border in and everything else. Then put the bands on as an extra precaution.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion to approve the request that it meets the guidelines and should issue a Certificate of Appropriateness. Mr. Hessler seconded the motion. The motion was approved by a 4-0 vote.**

*3. Request a Certificate of Appropriateness for streetscape improvements at the intersection of Monument and Franklin Streets.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Chris Franks, on behalf of The City Engineering Office. Mr. Franks stated I trust that you have had a minute to review the request. I am just here to answer any questions that you might have. Essentially, we are going to be or planning to do accessible curb ramps and sidewalk at the corner of Franklin and Monument for a more accessible route. That block and that block across from Monument Street.

Mr. Davis stated how far would the sidewalks go?

Mr. Franks stated sidewalk on the Register and Bee side that are already there. We are just putting in new curb ramp on that corner. On the corner with the Axe throwing place we'll be basically adding a landing path for a future accessible ramp that will come from Grizzly's down to Monument Street side, because apparently their current ramp figuration there is no way to get an accessible route. It would have to be modified, but if we can extend the sidewalk around the radius there and they will have something to tie into an accessible route to provide accessible.

Mr. Ranson stated that's not part of your request today?

Mr. Franks stated no, ours is just the sidewalk and curb ramps.

Mr. Ranson stated one of the things that we are supposed to do is select a color if we approve this?

Mr. Franks stated yes I have put some materials in here. There are not a whole lot of choices, and we have to meet the accessibility guidelines. In terms of color choice.

Mr. Ranson stated have you used these before?

Mr. Franks stated a common color is like this faded pink, it is equivalent to this burnt-red here. It tends to fade over time. The default is the safety yellow that gives you more visibility at night but they vary. The brick sidewalks on Craghead are dark gray. It really depends on where you are located. I really just want to get opinion on what is preferable.

Mr. Jones stated Chris do we know how the lightning is at that particular area at night?

Mr. Franks I believe there is a light pole there on the corner.

Mr. Hessler stated has that been transferred over to the new lightning system?

Mr. Franks stated that I don't know.

Mr. Davis closed the Public Hearing.

**Mr. Ransons made a motion that request meets the guidelines as presented with the color being orange-red and they should issue a Certificate of Appropriateness as presented. Mr. Jones seconded the motion. The motion was approved by a 4-0 vote.**

#### **APPROVAL OF MINUTES**

**The September 12, 2019 minutes were approved by a unanimous vote.**

With no further business, the meeting adjourned at 4:38 p.m.

---

Approved By: