

RALEIGH APPEARANCE COMMISSION

Minutes of the Meeting

Thursday, May 7, 2015

Members attending: Julieta Sherk, Cari Jones, Rolf Blizzard, Jedidiah Gant, John Koonce, Jamie Ferguson, Brian O'Haver, Asa Fleming, Kelli Goss, Brandy Thompson, Dean Rains

Members excused: Robby Johnston, Damien Graham

Staff attending: Elizabeth Alley, Rotonda McKoy

SITE PLAN REVIEW

SP-44-13 Hilton Garden Inn

- The Commission recommends additional architectural and artistic treatment and incorporation of primary façade building details into the West and North elevations, given their high visibility from multiple angles, including Nash Square. The Commission also recommends delineation and screening of the pool deck.
- The Commission recommends screening the north elevation of the parking deck due to visibility from Nash Square to the north.
- The Commission recommends further delineation of the primary building entrances through material differentiation and level of detail.
- The Commission recommends further refinement of the corner glass element perhaps through variation of the mullion pattern, especially through the activation at the ground level through modifications to meaningfully connect the building to the street corner, perhaps through the addition of outdoor seating or a building entrance.
- The Commission recommends further thought regarding how to integrate the metal building cap and light band with the materials and pattern of the body of the building. The Commission prefers a more natural light for at the cornice, but if the light band remains red, the color needs to be integrated elsewhere in the building design.
- The Commission discourages the use of EIFS on this and all other downtown buildings, especially at this highly visible intersection. Should the EIFS remain, the Commission suggests the addition of mullion depth to the window bands to break up the EIFS surface.
- The Commission recommends the use of larger growing trees for the entirety of the site.
- The Commission encourages the incorporation of any historical artifacts remaining on the site into the building.
- The Commission encourages additional thoughtful lighting of the building facades.
- The Commission thanks the applicant for bringing more hotel rooms to downtown and adding another urban development to this location.

REVIEW OF MEETING MINUTES

The Commission reviewed the April 16th meeting minutes. Rolf Blizzard moved that the minutes be approved, the motion was seconded by Asa Fleming and the motion passed unanimously.

STRATEGIC/OUTREACH BUSINESS

Working Group reports:

Design Education- SWRA jury chair selection: Asa Fleming will Chair, Jedidiah Gant will be backup. John Koonce noted that a group will be meeting with Hopscotch Design representatives next Thursday, and will develop metrics for success, fundraising coordination and event production, and certificate design.

Design Policy- Cari and Brandy met with Ken Bowers. The Commission will review Planned Developments, and pursue review of City projects. He was not opposed to the seal of approval concept but also suggested the creation of design manuals- for example a hillside development manual and warehouse design manual. Julieta suggested analyzing past site plan comments for repeated requests and themes and pursuing codification of those. The Commission continued discussion of the Commission's name.

ADJOURNMENT

There being no further business, the meeting was adjourned at approximately 6 pm.