



City of Danville

427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

Commission of Architectural Review

DECEMBER 10, 2020
3:30 P.M.
FOURTH FLOOR CONFERENCE ROOM

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. NEW BUSINESS
 1. Request Certificate of Appropriateness, 2020-267, to restore 835 Pine Street back to a single family dwelling configuration. The proposed scope of work includes reinstalling an outside door to the center hall, removing the door to the left apartment, and replacing the door to the right apartment with a jib window.
 2. Request Certificate of Appropriateness, 2020-268, to restore 870 Pine Street. The proposed scope of work includes demolishing rear additions, restoring the side porch, and restoring decorative elements with period appropriate wood materials.
 3. Request Certificate of Appropriateness, 2020-269, to remove a majority of a rear 1960's addition at Temple Beth Shalom. The proposed scope of work includes removing most of the wing, relocating the HVAC units, and adding a matching sloped roof to the remaining maintenance and storage rooms.
 4. Request Certificate of Appropriateness, 2020-271, to repair/replace the roof, repair siding, replace windows, and paint the home at 507 Holbrook Avenue.
 5. Request Certificate of Appropriateness, 2020-273, to build front brick stairs, add staircase railings to front porch, stain front door, paint accessory building doors, and add exterior wall-mount mailbox to the home at 864 Pine Street.
- IV. APPROVAL OF MINUTES FROM OCTOBER 22, 2020
- V. ADJOURNMENT

Commission of Architectural Review

STAFF REPORT

MEETING DATE: DECEMBER 10, 2020

RE: CERTIFICATE OF APPROPRIATENESS REQUEST - 835 PINE STREET

APPLICANT'S REQUEST

Request Certificate of Appropriateness, 2020-267 (Application PLCAR20200000267, to restore 835 Pine Street back to a single family dwelling configuration. The proposed scope of work includes reinstalling an outside door to the center hall, removing the door to the left apartment, and replacing the door to the right apartment with a jib window.

STAFF EVALUATION

The CAR certificate of appropriateness application subject property is the south side of Pine Street approximately 360' feet west of the intersection with Jefferson Street. The applicant proposes restoring the two (2) family dwelling back to its original one (1) family configuration

The relevant sections of the Commission of Architectural Design Guidelines include the following:

B. GENERAL GUIDELINES

- All additions and renovations to existing structures should as much as possible complement the original elements in terms of material, size, shape, texture and color.

C.4. WINDOWS

Existing windows should be repaired if possible. Often, deteriorated sash can be repaired using epoxy consolidants and/or putties. Adding screens and storm windows to historic windows will make them more usable. For improved thermal resistance storm windows can be installed on the exterior or energy panels can be placed on the interior of the single-glazed (e.g. not Thermopane) sashes. Storm windows placed over original windows must not have divisions that conflict with the original window division pattern or sashes wider than the sashes of the original windows.

If window replacement is necessary then new windows should match the original windows in materials, operation and glazing style. Sashes with multiple panes shall be replaced with single-glazed sashes that are true divided light sashes to match the original pattern. If replacement windows must be used, original openings shall be maintained.



*Figure 1 - 2019 Aerial view of the subject property, identified in **BLUE**, at 835 Pine Street.*

As the applicant proposes replacing windows the CAR review should carefully consider the new windows and doors

The applicant proposes a building renovation that alters many components of the dwelling. The Planning Division recommends the Commission approve the Certificate of Appropriateness utilizing period appropriate siding, door, and jib window.

ATTACHMENTS

- ✓ Application

DANVILLE
COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

CERTIFICATE OF APPROPRIATENESS APPLICATION

Article 3.R.C.1.

No zoning, site plan, subdivision plat, or building permit shall be issued for the erection, reconstruction, exterior alteration, restoration, rehabilitation, razing, relocation or demolition of any building, structure, signs, fences, walls, light fixtures, accessory buildings, pavements, grading, site improvements, significant landscaping features or other appurtenant element in an HP-O District unless and until such building or site element has been approved by the issuance of a Certificate of Appropriateness by the Commission of Architectural Review for the City.

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____

CAR Date: _____

Date submitted: _____

Received by: _____

Tax Map Number: _____

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: _____

Additional Zoning Information: _____

All buildings, structures or improvements located in the Old Westend Historic District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the Commission

of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260. As of July 1, 2018 a \$26.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- a) All questions on this application must be fully answered
- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? Yes

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? Yes

Would you like more information about these programs? No

Which one(s)? _____

Property Location: 835 Pine Street

Name of Applicant: Cody Foster

Applicant's Address: 835 Pine Street, Danville, VA 24541

Applicant's Phone Number: 336-350-3091 Email Address: fostercody@yahoo.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

Return the home to its original entry configuration by installing an outside door to the center hall, removing the door to the left apartment, and replacing the door to the right apartment with a jib window.

Type of material(s) to be used: Period-appropriate door, siding, and jib window as shown

Signature of Property Owner (if not applicant)

/s/ Cody Foster
Signature of Applicant

Article 3RC6 Application Submission Requirements: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located.
- D. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1) Existing property boundaries, building placement and site configuration;
 - (2) Existing topography and proposed grading;
 - (3) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
 - (4) Relationship to adjacent land uses;
 - (5) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (6) Proposed building color and materials;
 - (7) Relationship of building and site elements to existing and planned corridor development;
 - (8) Relationship of parking, pedestrian facilities, and vehicular accessways to existing and planned corridor development; and
 - (9) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.



According to census data, the Goodwin-Speer House at 835 Pine Street (above) has nearly always been a rental property. The Danville Bee mentions owner occupancy only once in 1937. As early as 1940, two renters occupied the property and, while listed as single family now, two front doors are clearly evident ("B" and "C" below).



The applicant proposes to return the home to its original entry configuration with an outside door to the center hall ("A") – eliminating the added door to the left apartment ("B") and replacing the door to the right apartment with a jib window ("C").

The period door to be used for entry to the center hall and the period jib window are shown in the photo below. Exploration of the framing for the right-hand opening shows that this location originally had a jib window. The door to the left apartment to be removed will be replaced with matching wood siding.



This work is expected to be complete before year end.



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Commission of Architectural Review

STAFF REPORT

MEETING DATE: DECEMBER 10, 2020

RE: CERTIFICATE OF APPROPRIATENESS REQUEST – 870 PINE STREET

APPLICANT'S REQUEST

Request Certificate of Appropriateness, 2020-268 (Application PLCAR20200000268), to rehabilitate 870 Pine Street. The proposed scope of work includes demolishing rear additions, restoring the side porch, and restoring decorative elements with period appropriate wood materials.

STAFF EVALUATION

The CAR certificate of appropriateness application subject property is the south side of Pine Street approximately 7500' feet west of the intersection with Jefferson Street. The applicant proposes removing non-period additions and restoring historic attributes of the home.

The relevant sections of the Commission of Architectural Design Guidelines include the following:



Figure 1 - 2019 Aerial view of the subject property at 870 Pine Street.

B. GENERAL GUIDELINES

All additions and renovations to existing structures should as much as possible complement the original elements in terms of material, size, shape, texture and color.

C.4. WINDOWS

Existing windows should be repaired if possible. Often, deteriorated sash can be repaired using epoxy consolidants and/or putties. Adding screens and storm windows to historic windows will make them more usable. For improved thermal resistance storm windows can be installed on the exterior or energy panels can be placed on the interior of the single-glazed (e.g. not Thermopane) sashes. Storm windows placed over original windows must not have divisions that conflict with the original window division pattern or sashes wider than the sashes of the original windows.

If window replacement is necessary then new windows should match the original windows in materials, operation and glazing style. Sashes with multiple panes shall be replaced with single-glazed sashes that are true divided light sashes to match the original pattern. If replacement windows must be used, original openings shall be maintained.

As the applicant proposes replacing windows the CAR review should carefully consider any new windows and doors

The applicant proposes a building renovation that removes unhistorical additions and restores many components of the dwelling. The Planning Division recommends the Commission approve the Certificate of Appropriateness utilizing period appropriate wood materials.

ATTACHMENTS

- ✓ Application

DANVILLE
COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

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CERTIFICATE OF APPROPRIATENESS APPLICATION

Article 3.R.C.1.

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INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____

CAR Date: _____

Date submitted: _____

Received by: _____

Tax Map Number: _____

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: _____

Additional Zoning Information: _____

All buildings, structures or improvements located in the Old Westend Historic District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the Commission

of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260. As of July 1, 2018 a \$26.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- a) All questions on this application must be fully answered
- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? Yes

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? Yes

Would you like more information about these programs? No

Which one(s)? _____

Property Location: 870 Pine Street

Name of Applicant: Ellen J. Paul

Applicant's Address: 35 Lorraine Street, Roslindale, MA 02131

Applicant's Phone Number: 617-877-1587 Email Address: ellenjpaul@gmail.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

(1) Demolish rear additions

(2) Restore side porch

(3) Restore decorative elements

Type of material(s) to be used: Period-appropriate wood materials

Signature of Property Owner (if not applicant)

/s/ Ellen J. Paul
Signature of Applicant

Article 3RC6 Application Submission Requirements: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located.
- D. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1) Existing property boundaries, building placement and site configuration;
 - (2) Existing topography and proposed grading;
 - (3) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
 - (4) Relationship to adjacent land uses;
 - (5) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (6) Proposed building color and materials;
 - (7) Relationship of building and site elements to existing and planned corridor development;
 - (8) Relationship of parking, pedestrian facilities, and vehicular accessways to existing and planned corridor development; and
 - (9) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

The applicant's intent is to restore the Carter House at 870 Pine Street to its original single-family configuration and reside in the premises.

The two-story ca. 1880 house is a contributing building in the Danville Historic District (a.k.a. the Old West End). John Wesley Carter and his wife Margaret Redd had nine children there. The Carters are believed to have occupied the home from the time of its construction until his passing in 1919.

Mr. Carter was a member of the city council from 1898 to 1910. He became a member of the school board in 1912 and was elected chairman a year later.

The home was once a fine example of the Italianate style.



The remaining bracketed cornice is especially ornate with a frieze featuring sawn panels and sunflower motifs. The front parlor features jib windows to the front porch. The double-leaf entry has a transom and sawn decorative surround.



Other historic elements have been lost over the years including the front porch's original square columns and bric-a-brac, its brackets, and its rooftop railing (see early photo below). A side porch has been extended and enclosed. It is the applicant's intent to restore those elements.



As the Commissioners may be aware, this property was extended to the rear over the years and is in deplorable condition. Some rear additions made after 1940 allowed its most recent use as seven apartments. Those additions are unstable with portions of the main floor in that area having fallen into the basement. A study conducted for the City by the architects at Hill Studio several years ago reported the need for those additions to be removed. (See https://oldwestendva.com/reports/pine870_22.pdf.)

Specifically, restoration of the side porch is in the area marked "A" in the photo below. The demolition requested is shown as "B" in the same photo and as "C" in the second photo. No original portions of the house are proposed for demolition.





Demolition will be done “piecemeal” so that original portions of the home are not further damaged. It is hoped that original window and door locations on the rear of the home will reveal themselves during the process. While not visible to the public, replacement doors and windows will be of wood and sympathetic with the original home.

The German siding removed during demolition will be retained to restore the rear of the home and, to the extent possible, donated for use in restoring neighboring homes with similar siding.

Demolition is expected to take place early in 2021 and restoration completed in 2023.



City of Danville

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Commission of Architectural Review

STAFF REPORT

MEETING DATE: DECEMBER 10, 2020

RE: CERTIFICATE OF APPROPRIATENESS REQUEST – 129 SUTHERLIN AVE

APPLICANT'S REQUEST

Request Certificate of Appropriateness, 2020-271 (Application PLCAR20200000271), to remove a previous addition to the synagogue at 129 Sutherlin Avenue. The proposed scope of work includes removing most of the wing, relocating the HVAC units, and adding a matching sloped roof to the remaining maintenance and storage rooms.

STAFF EVALUATION

The CAR certificate of appropriateness application subject property is the south side of Pine Street approximately 125' feet southeast of the intersection with Macgruders Alley. The applicant proposes removing the non-period 1060's east addition.

The relevant sections of the Commission of Architectural Design Guidelines include the following:

B. GENERAL GUIDELINES

All additions and renovations to existing structures should as much as possible complement the original elements in terms of material, size, shape, texture and color.

G. CIVIC/INSTITUTIONAL BUILDINGS

Most civic and institutional buildings are intended to be unique and distinctive. There are many examples of such buildings in the OWE, primarily Danville's outstanding collection of churches and a few institutional building such as the Federal Building and the original buildings of Stratford College. There are also a number of non-contributing institutional buildings such as the YWCA and YMCA and annexes to the historic churches. Guidelines for non-contributing buildings in the OWE are in Section 4.0.

All historic civic and institutional buildings in the OWE should be preserved if possible. In the case of government buildings, this is assured unless uses change, or the loss of sufficient parishioners to



Figure 1 - 2019 Aerial view of the subject property at 129 Sutherlin Avenue.

maintain a church. When uses do change, every effort should be made to ensure the viability of these buildings by finding a new use as quickly as possible.

The applicant proposes a building renovation that removes unhistorical additions and restores many components of the dwelling. The Planning Division recommends the Commission approve the Certificate of Appropriateness as long as the reduced addition roof matches the slope and materials of the main building roof and the exterior is painted a color that compliments the main building.

ATTACHMENTS

✓ Application

DANVILLE
COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5261

CERTIFICATE OF APPROPRIATENESS APPLICATION

Article 3.R.C.1.

No zoning, site plan, subdivision plat, or building permit shall be issued for the erection, reconstruction, exterior alteration, restoration, rehabilitation, razing, relocation or demolition of any building, structure, signs, fences, walls, light fixtures, accessory buildings, pavements, grading, site improvements, significant landscaping features or other appurtenant element in an HP-O District unless and until such building or site element has been approved by the issuance of a Certificate of Appropriateness by the Commission of Architectural Review for the City.

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____

CAR Date: _____

Date submitted: _____

Received by: _____

Tax Map Number: _____

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: _____

Additional Zoning Information: _____

All buildings, structures or improvements located in the Old Westend Historic District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the Commission

"A World Class Organization"

of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5261. As of July 1, 2009 a \$25.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- a) All questions on this application must be fully answered
- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? Yes

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? Yes

Would you like more information about these programs? Yes

Which one(s)? _____

Property Location: 129 Sutherlin Ave Danville Virginia, 24541

Name of Applicant: Temple Beth Shalom c/o PETER HOWARD

Applicant's Address: 326 ROSEMARY LN DANVILLE VA 24541

Applicant's Phone Number: 434 250 9011

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

Demolition of Sunday School Building, preservation of maintenance rooms with metal roof over the remaining structure, relocation of HVAC.

Type of material(s) to be used: Cinder block, Cement, Metal roof, Wood

Signature of Property Owner (if not applicant)

Signature of Applicant

PKH10v@comcast.net

Article 3RC6 Application Submission Requirements: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.

Regarding request to demolish the Sunday School wing at Temple Beth Shalom, 129 Sutherland Avenue:

- 1) Since Michael we have been fighting a losing battle to maintain the integrity of the roof on the Sunday School wing. It has been subject to repeated, almost constant, intrusions from animals and branches. Attempts to patch and repair have failed, as new, more severe breeches have occurred. Every new rain of significance leaves us with flooded rooms, soaked insulation and wet wooden structures subject to mold and mildew.
- 2) We have a choice between demolishing the wing, or building a totally new roof and repairing the interior. Repairing will cost us at least \$30,000 in addition to the \$55,000+/- estimate to demolish. Further, we have no use for the wing, as we do not have any school-age children at this time. Uses that are foreseeable can be handled within the Social Hall space, as was done prior to construction of the wing.
- 3) The Sunday School wing is not part of the original architecture – it was added in the late 1950's (or early 1960's). It is cinderblock, not brick; originally it had a tar and rock roof, not metal.
- 4) As part of the process, the wooden deck in the back yard will also be torn down.
- 5) The plans call for us to retain two rooms that are part of the wing, which are storage and maintenance rooms. We will construct a sloped roof over that part of the structure, with a metal roof to match the roof of the main building. HVAC will need to be relocated from the roof to ground level.
- 6) Attached photos show the structure to be demolished, and some of the damage to the interior.

SDR CONSTRUCTION, LLC

1040 Linden Ln

Danville, VA 24541

434-251-2758

sdrconstruction2@gmail.com

**Estimate****ADDRESS**

Temple Beth Sholom

129 Sutherland Ave.

Danville, VA

ESTIMATE #

1391

DATE

08/09/2020

DATE**ACTIVITY****AMOUNT**

Pull all necessary permits and demo existing Sunday School wing.

Includes an asbestos inspection but not asbestos remediation.

Includes saving utility and mechanical rooms and the hall between them.

Build a new roof over this area and brick up one side with exit door.

Relocate HVAC units.

Allowance for relocation of HVAC unit from roof: \$5,000.00

54,840.00

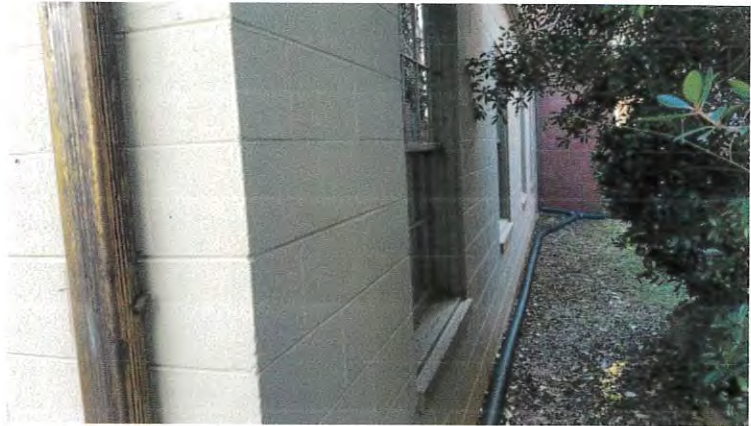
Class A Contractor

TOTAL**\$54,840.00**

Accepted By

Accepted Date







City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

Commission of Architectural Review

STAFF REPORT

MEETING DATE: DECEMBER 10, 2020

RE: CERTIFICATE OF APPROPRIATENESS REQUEST – 507 HOLBROOK AVE

APPLICANT'S REQUEST

Request Certificate of Appropriateness, 2020-271 (Application PLCAR2020000071), to perform restorative maintenance to the home at 507 Holbrook Avenue. The proposed scope of work includes repair/replacing the roof, repairing siding, replacing windows, and painting the home.

STAFF EVALUATION

The CAR certificate of appropriateness application subject property is the northeast corner of Holbrook Avenue and Colquhoun Street.

The relevant sections of the Commission of Architectural Design Guidelines include the following:

B. GENERAL GUIDELINES

All additions and renovations to existing structures should as much as possible complement the original elements in terms of material, size, shape, texture and color.

C.4. WINDOWS

Existing windows should be repaired if possible. Often, deteriorated sash can be repaired using epoxy consolidants and/or putties. Adding screens and storm windows to historic windows will make them more usable. For improved thermal resistance storm windows can be installed on the exterior or energy panels can be placed on the interior of the single-glazed (e.g. not Thermopane) sashes. Storm windows placed over original windows must not have divisions that conflict with the original window division pattern or sashes wider than the sashes of the original windows.

If window replacement is necessary then new windows should match the original windows in materials, operation and glazing style. Sashes with multiple panes shall be replaced with single-glazed sashes that are true divided light sashes to match the original pattern. If replacement windows must be used, original openings shall be maintained.

As the applicant proposes replacing windows the CAR review should carefully consider the new windows and doors.



Figure 1 - 2019 Aerial view of the subject property at 507 Holbrook Avenue.

The applicant proposes a building renovation that alters many components of the dwelling. The Planning Division recommends the Commission approve the Certificate of Appropriateness using period appropriate materials including wood doors and windows.

ATTACHMENTS

- ✓ Application

DANVILLE
COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

CERTIFICATE OF APPROPRIATENESS APPLICATION

Article 3.R.C.1.

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INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____ CAR Date: _____
Date submitted: _____ Received by: _____
Tax Map Number: _____ Zoning Map Number: _____
Architectural Inventory Rating: _____ Zoning District: _____
Additional Zoning Information: _____

All buildings, structures or improvements located in the Old Westend Historic District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the Commission

of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260. As of July 1, 2018 a \$26.00 fee will be required for each application submitted for review.

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Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia? Yes

I want to preserve the outside to be beautiful.
Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? _____

Would you like more information about these programs? Yes

Which one(s)? both

Property Location: 507 Holbrook Ave Danville VA

Name of Applicant: Sharon Murrell

Applicant's Address: 507 Holbrook Ave Danville VA

Applicant's Phone Number: 917-399-4803

Email Address: gomurrell@hotmail.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

- fix or replace roof. leaking badly - damaged interior

- Fix siding entire house - rotted

paint the house entire - lead outside | change the windows
touch fall out
rotted

Type of material(s) to be used: Same as before. - roof can change

if permitted
S. Murrell

Signature of Property Owner (if not applicant)

S. Murrell

Signature of Applicant



City of Danville

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Phone: (434) 799-5260

Commission of Architectural Review

STAFF REPORT

MEETING DATE: DECEMBER 10, 2020

RE: CERTIFICATE OF APPROPRIATENESS REQUEST – 864 PINE STREET

APPLICANT'S REQUEST

Request Certificate of Appropriateness, 2020-273 (Application PLCAR2020000073), to improve the home at 864 Pine Street. The proposed scope of work includes building front brick stairs, adding staircase railings to the front porch, staining the front door, painting accessory building doors, and adding an exterior wall-mount mailbox to the home.

STAFF EVALUATION

The CAR certificate of appropriateness application subject property is on the north side of Pine Street approximately 700' feet west of the Pine Street and Jefferson Street intersection.

The relevant sections of the Commission of Architectural Design Guidelines include the following:

B. GENERAL GUIDELINES

All additions and renovations to existing structures should as much as possible complement the original elements in terms of material, size, shape, texture and color.

C.4. WINDOWS

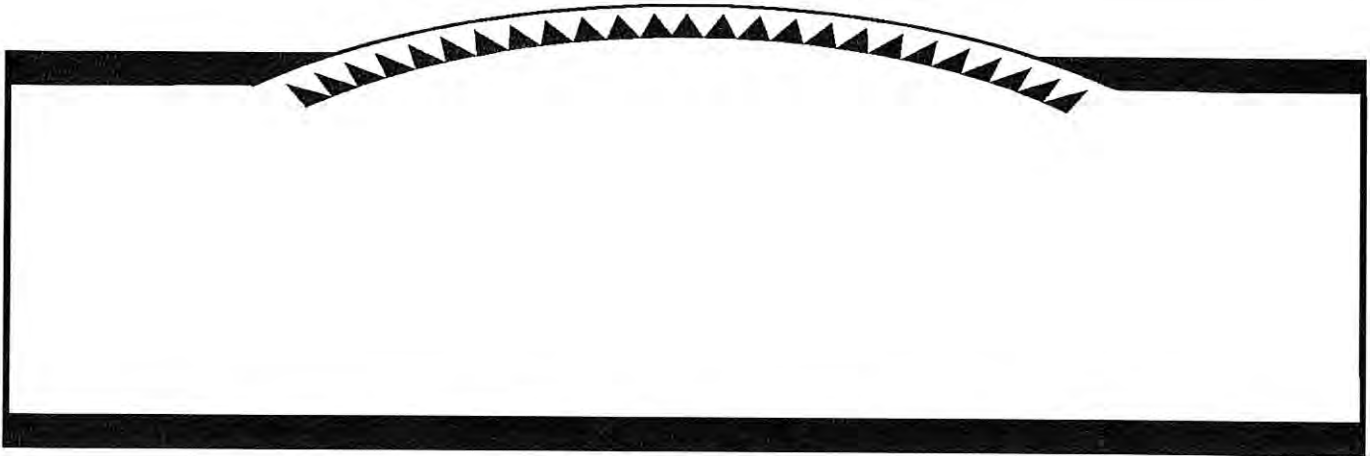
The applicant proposes a building renovation that alters many components of the dwelling. The Planning Division recommends the Commission approve the Certificate of Appropriateness using period appropriate materials including matching brick for the front stairs.

ATTACHMENTS

✓ Application



Figure 1 - 2019 Aerial view of the subject property at 864 Pine Street.



DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

CERTIFICATE OF APPROPRIATENESS APPLICATION

Article 3.R.C.1.

No zoning, site plan, subdivision plat, or building permit shall be issued for the erection, reconstruction, exterior alteration, restoration, rehabilitation, razing, relocation or demolition of any building, structure, signs, fences, walls, light fixtures, accessory buildings, pavements, grading, site improvements, significant landscaping features or other appurtenant element in an HP-O District unless and until such building or site element has been approved by the issuance of a Certificate of Appropriateness by the Commission of Architectural Review for the City.

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number:

CAR Date:

Date submitted:

Received by:

Tax Map Number:

Zoning Map Number:

Architectural Inventory Rating:

Zoning District:

“A World Class Organization”

Additional Zoning Information:

All buildings, structures or improvements located in the Old Westend Historic District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the Commission of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260. As of July 1, 2009 a \$25.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- a) All questions on this application must be fully answered
- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Have you read and understand the Design Guidelines for the Historic Overlay District of Danville, Virginia?
_____yes_____

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects?
_____yes_____

Would you like more information about these programs? _____yes_____

Which one(s)? All of the available programs _____

Property Location:

Name of Applicant: Keisha L Corbett

Applicant's Address: 864 Pine St Danville VA 24540

Applicant's Phone Number: 704-614-6329

Email Address: klcorbett01@gmail.com

Work Proposed (please circle one): **Alteration/addition/rehabilitation/new construction**/sign

1. Construction of front porch staircase with brick.

2. Apply railings to the staircase of the front porch.

3. Change the color of the front exterior door to a wood stain.

4. Place a wall mount mailbox on the front exterior of the home to the left of the front exterior door.

5. Change the color of the two doors on the accessory structure.

"A World Class Organization"

6. Construct a walkway which will connect to the staircase /front porch.

Type of material(s) to be used:

The staircase will be brick which matches the brick on the home.

The porch railings will be wood railings and spindles.

The walkway will be a mixture of brick pavers and stone.

The doors will remain wooden but stained not painted white.

Mailbox will be a metal wall mount mailbox.

Signature of Property Owner (if not applicant)

Signature of Applicant Keisha L Corbett

Article 3RC6 Application Submission Requirements: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located.
- D. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1) Existing property boundaries, building placement and site configuration;
 - (2) Existing topography and proposed grading;
 - (3) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
 - (4) Relationship to adjacent land uses;
 - (5) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (6) Proposed building color and materials;
 - (7) Relationship of building and site elements to existing and planned corridor development;
 - (8) Relationship of parking, pedestrian facilities, and vehicular accessways to existing and planned corridor development; and
 - (9) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.



African Sapele Wood



COMMISSION OF ARCHITECTURAL REVIEW

OCTOBER 22, 2020

Members Present

Susan Stilwell
Robert Stowe
Robert Weir
Robin Crews
Jackson Weller

Members Absent

Michael Nicholas
Jeffrey Bond

Staff

Doug Plachcinski
Lisa Jones
Clarke Whitfield

Ms. Crews called the meeting to order at 3:30 p.m.

ITEMS FOR PUBLIC HEARING

Request Certificate of Appropriateness, PLCAR20200000233, to rehabilitate 622 Holbrook Avenue. The proposed scope of work includes removing existing vinyl siding and trim and replacing with fiber cement lap siding, repairing the roof as necessary, repairing windows as possible or replace with 6 over 6 lite, caulk and paint trim, repair masonry, remove rear 2-story addition and replace with 1-story addition, remove side addition, and remove all exterior wires and vegetation.

Ms. Crews opened the Public Hearing.

Present to speak on behalf of this request was Celena and David Adams, we purchased 622 Holbrook Avenue. Ms. Adams stated as you see it is laid out in the architect plans that have been attached. Everything listed on these plans for exterior rehabilitation is what we are planning on doing. We are just here seeking approval for material, colors and cosmetic things.

Ms. Crews stated does everyone have that on their iPad?

Ms. Adams stated I apologize that the plans are very hard to read.

Ms. Crews closed the Public Hearing.

Ms. Stilwell stated I am thrilled that the vinyl siding is coming off this building. I don't know how it was put on there to begin with. In fact, I didn't know for sure that the building was in The Old West End but apparently, it is.

Ms. Crews for the staff recommendations can you tell me what page it is on.

Mr. Stowe stated it is on page two.

Ms. Crews stated they neither support nor oppose and it says to refer to the guidelines.

Mr. Plachcinski stated correct. Given that we felt some of the details were incomplete, for example window specifics, coloring was not available, and deferring to the Commission of how the new addition would look compared to the historic building. I was hoping for a discussion between the Committee and the applicant about those details so they would be included in the Certificate of Appropriateness.

Ms. Crews stated can you answer any of those concerns that were brought up by staff?

Ms. Adams stated absolutely. I apologize that I didn't bring paint samples, but I do have photos of the colors on my phone. I can email them to whoever and pass my phone around. I will let David talk about the addition that needs to be done, that is his area of expertise but not the windows. We are aware that some of the windows need to be repaired or replaced and that is our intention and our wish to replace them as historically accurate as possible. We know the building was built in roughly around 1880's as I have explained in all of our discussions this is not a renovation it is a restoration. That is what our intentions are and we do know that we have some areas around Danville that we can get brick from the same time period to replace certain brick areas, but our plans call to replace with masonry. The windows are going to be six over six and we know they need to be historically accurate. Like, I said, once again we know places around the town where we can find those materials as well. This is, not for a lack of a better term, this is something that we are not taking lightly and this is not a Home Depot project. This is something that we plan to make as historically accurate as possible. We do understand the historic significance of the family that lived there and it is sort of like a passion project.

Ms. Stilwell stated I don't have any problems with anything but I definitely oppose vinyl windows.

Ms. Adams stated we do too and we are in agreement with that.

Mr. Adams stated so in the basement of the home we have a surplus of windows. We will be using that for any busted panels so we can have age appropriate windows and that will resolve that. Bondo will be used heavily where needed and where it cannot be used, we will replace with 2 by 4 treated wood and will be repainted to reflect the same image.

Ms. Stilwell stated I don't have any problems with storm windows. If you are looking for energy efficiency, they do a great job and they do protect the historic windows.

Mr. Adams stated we probably will not use storm windows on the exterior. We don't like the look for ourselves personally. We do appreciate the approval on it.

Ms. Stilwell stated sometimes on the North face you could use them and not put them anywhere else to help with winterization. The North West wind does blow around here.

Ms. Adams stated what I was going to say is that we are from Savannah so give us the first snow and we might take you up on that offer. We are not cold natured people as of yet.

Ms. Stilwell stated the wind does not blow so much when it snows, just mainly when it is raining.

Ms. Adams stated we do appreciate the recommendation.

Mr. Adams stated as far as the addition what is your concern with that?

Mr. Plachcinski stated I am new here so I'm not accustomed with what The Commission looks at. I wanted to make sure they could ask you any questions.

Mr. Adams stated I believe in the packet they have us using either wood siding, Masonite, or fiber cement lap siding. It is just like a quarter inch thick, and it is made to recreate wood siding panels, but it is actually concrete.

Ms. Adams stated it is a fiber cement siding, the well-known brand is James Hardy planks. We were looking into that and we prefer that over wood just for long-term purposes. We would get it to be primed not painted so I can pass around the paint colors on my phone to you will know what we would like.

Ms. Stilwell stated do you have the colors on your phone that you can pass around?

Ms. Adams stated yes ma'am.

Ms. Stilwell stated that might help and we could just cover the ballpark.

Mr. Weir stated I want to make sure that none of your windows, that there are no vinyl windows.

Mr. Adams stated no sir. It will all be done of wood and I am a carpenter. I don't like vinyl windows either. In a new building, it would be more preferable for speed and money and in fact, it does protect it during the installation factor. As far as this, it is a restoration not a renovation. We will stick to original materials and even the metal roof, it will stay metal because it is in good enough condition.

Mr. Stowe stated so the addition, you are going to tear off the two story and replace with one story. Will it be the same dimensions?

Mr. Adams stated yes, it will only drop down to a one story because right now currently when you look at it, I have photos, but the home is where they did that addition back in

the forties it's pulling away from the house and it is damaging that back side. That is why it is in urgent need of coming down. We will tear that off, it is going to stay the exact same footprint, and we are not changing that anywhere. We have an easement across the back of the fellow property to pass through. We are going to keep it right where it is at and redo it new, so it is not falling off the house and it is attached to the house.

Ms. Stilwell stated you don't want to pull the house down.

Mr. Adams stated no ma'am it is too beautiful for that.

Ms. Stilwell made a motion to issue a Certificate of Appropriateness for PLCAR20200000233 as submitted with no vinyl windows and to paint the exterior with taupe color that they shared. Mr. Weir seconded the motion. The motion was approved by a 5-0- vote.

Mr. Plachcinski stated I was going to suggest if you could update your application materials to include that exhibit, and that you are changing the note about the roof, that you are keeping the metal roof and amend that and add a note of no vinyl replacement windows.

OTHER BUSINESS

Mr. Weller made a motion to hear Request PLCAR20200000243. Ms. Stilwell seconded the motion. The motion was approved by a unanimous vote.

Request Certificate of Appropriateness, PLCAR20200000243 filed by, Jim and Kathy Cropp, to do alteration at 1050 Main Street. The proposed scope of work includes enlarging front patio area of the building, fencing around the building, added wall on Broad Street for security, a sign for the front yard and painting of the building trim. Materials to be used wood and metal.

Ms. Crews opened the Public Hearing.

Present to speak on behalf of this request was Jim and Kathy Cropp. Ms. Cropp stated we own two restaurants in town Me's Burgers & Brews, and King Cropp. King Cropp is in a building that we have been asked to leave as soon as possible. It is located at the old Leeland Hotel. We have a contract to purchase 1050 Main Street from Dr. Daniel Addis and his wife Naomi who used to run Yanni Fusion Café. We are under special use permit review that is coming up on November 9. Thankfully Doug got here in time to start that for us. We want to put two restaurants there. We will have one up stairs and we will have King Cropp itself downstairs. Ms. Cropp explained each item and photos of her request. (See attached).

Application Details for the Commission of Architectural Review

- A. Request being submitted by JKCropp, LLC for our local restaurant business, Union Street Five, LLC/dba - King Cropp. The location is 1050 Main Street, on the corner of Broad and Main. As seen on Section 6, page 2 of your Old West End Design Guidelines.
 - B. We have been given a timeline of 10-12 weeks since we are only designing a commercial kitchen inside and the rest is updating and cosmetic changes.
 - C. Will be connected with each area that we are asking approval for.
 - D. Survey attached so you can see the boundaries, parking lot that would be shared with the Neurology/Nephrology Clinic.
3. Parking surrounds the building with street parking on Broad and off street parking in the lot that would be shared with the clinic. Access is off of Broad.

The requests are as follows:

- 1. We would like to install a wrought iron fence around the front of the property and along the Broad Street side. It would include 3 gates, removal of an unstable wall on the Broad Street side and continuing on to the back for added security to the Broad Street side of the building. The fence would look exactly like the wrought iron that is already installed on the front steps of the building. The height of the fence would comply with the design guidelines. Please see pictures attached to the request for this area - 1A, 1B, 1C, 1D
- 2. We need a small section of wrought iron rail to be placed on the decorative wooden wall on the side porch that faces Broad. It would bring this porch up to code for safety in that area. Please see picture attached to this area - 2A
- 3. We would like to enlarge the area, that has formerly been used as a patio, so we can increase this area due to the large need for outdoor seating with the current pandemic and times following it. We would remove the grass and install similar materials. This will also keep down our maintenance of the small strips of grass that are currently there. Along this same line we would like to install low level LED lighting for that area so our customers could have better visibility. Please see pictures attached - 3A, 3B, 3C
- 4. We will need approval to reopen a side door on the existing sunroom so we can install a handicap access ramp from the parking lot to that door. We are proposing a wooden ramp with a designated handicap parking space and also a ramp in the parking lot that bring them to the ramp that takes them to the entrance. See attached pictures - 4A & 4B

5. We want to install a walk in cooler off of a porch that exists on the parking lot side. It would blend into the current porch, which will be the entrance for our kitchen employees. If necessary we can paint it to match the color on the exterior of the building itself. See attached pictures - 5A & 5B
6. We would like to move some very large shrubs that exist on the right front so we can add a lighted, double-sided sign that can be seen from both directions on Main Street. Pictures of shrubs - 6A & 6B Also attached is a rough sketch of the sign that we want to have designed for that spot. It will be a painted, wooden or metal sign.
7. We plan on cleaning up the cedar tree area so we can gain access to steps that come off of the parking lot and allow access to the patio area.
8. We plan on cleaning up the parking lot side of the building by removing old concrete barriers so we have safer access to the kitchen, ramp and stairs.
9. We will need to replace the front door and two front dormer windows but will do so with the exact same design that is already in place.
10. We plan on re-landscaping the front of the building and the areas along Broad Street.
11. We want to refresh some of the outside trim paint with the same or approved colors.



SAMPLE OF WROUGHT IRON

1a



- REMOVAL OF UNSTABLE WALL
 - REPLACE WITH WROUGHT IRON FENCE
- 16

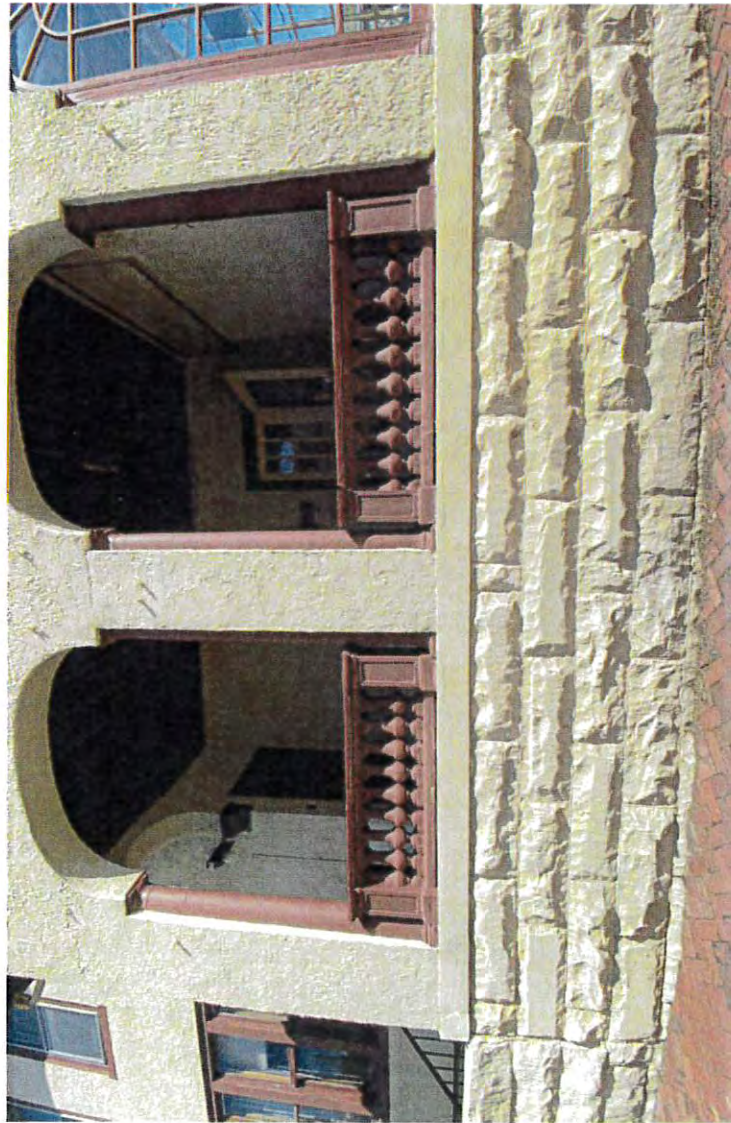


- REMOVAL OF UNSTABLE WALL
- REPLACE WITH WROUGHT IRON FENCE

1c



CONTINUED FENCE ALONG BROAD STREET



SIDE PORCH THAT NEEDS WROUGHT IRON
RAIL ON TOP OF DECORATIVE WOODEN
PICKETS.

Za



ENLARGE PATIO SPACE



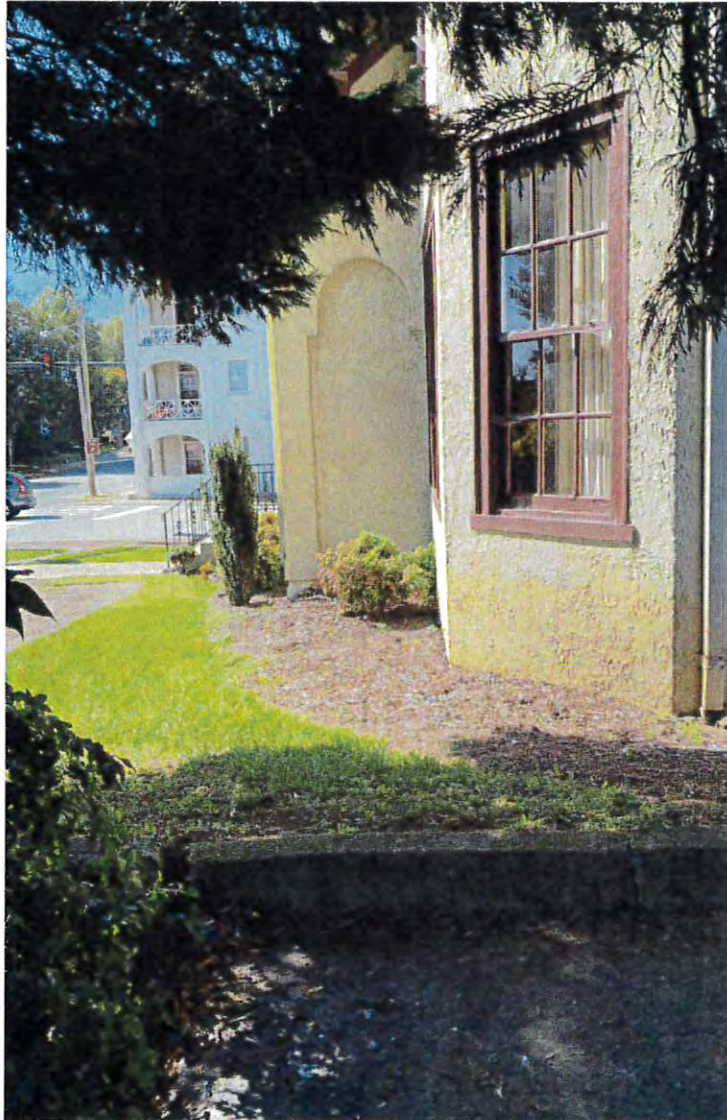
ENLARGE PATIO SPACE



ENLARGE PATIO SPACE



ENLARGE PATIO SPACE



- INSTALL HANDICAP RAMP
- ' RE-OPEN SIDE DOOR

4a



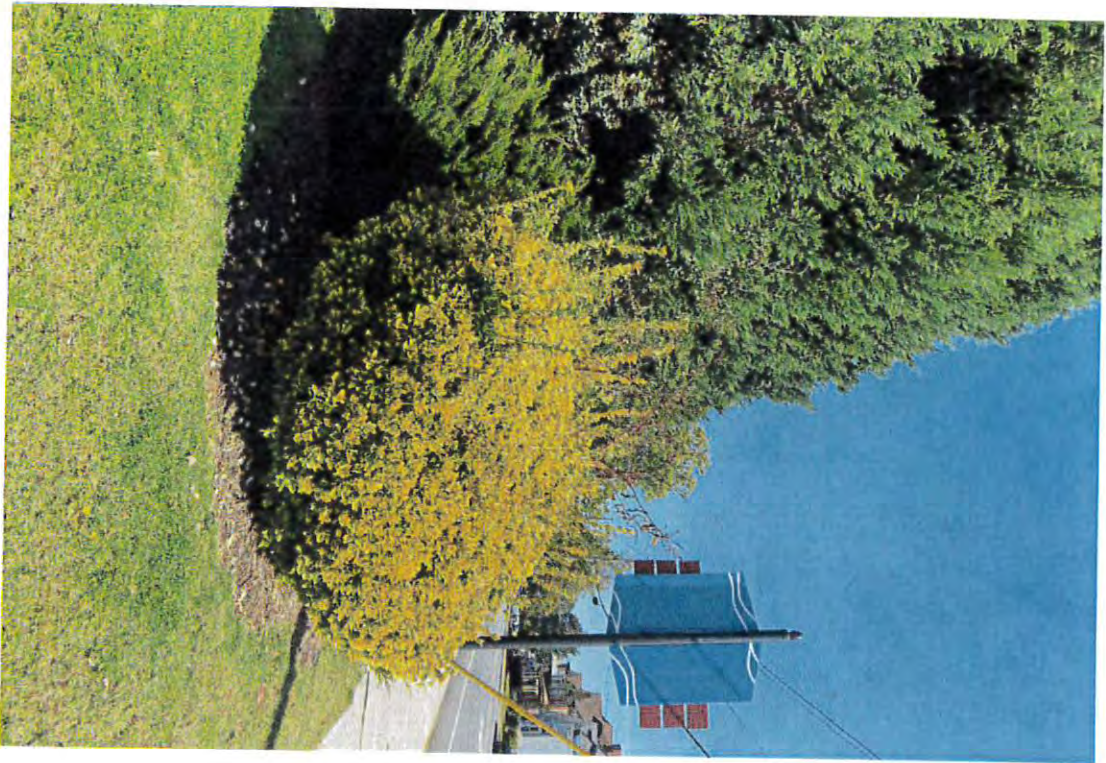


5a

Area for walk-in cooler



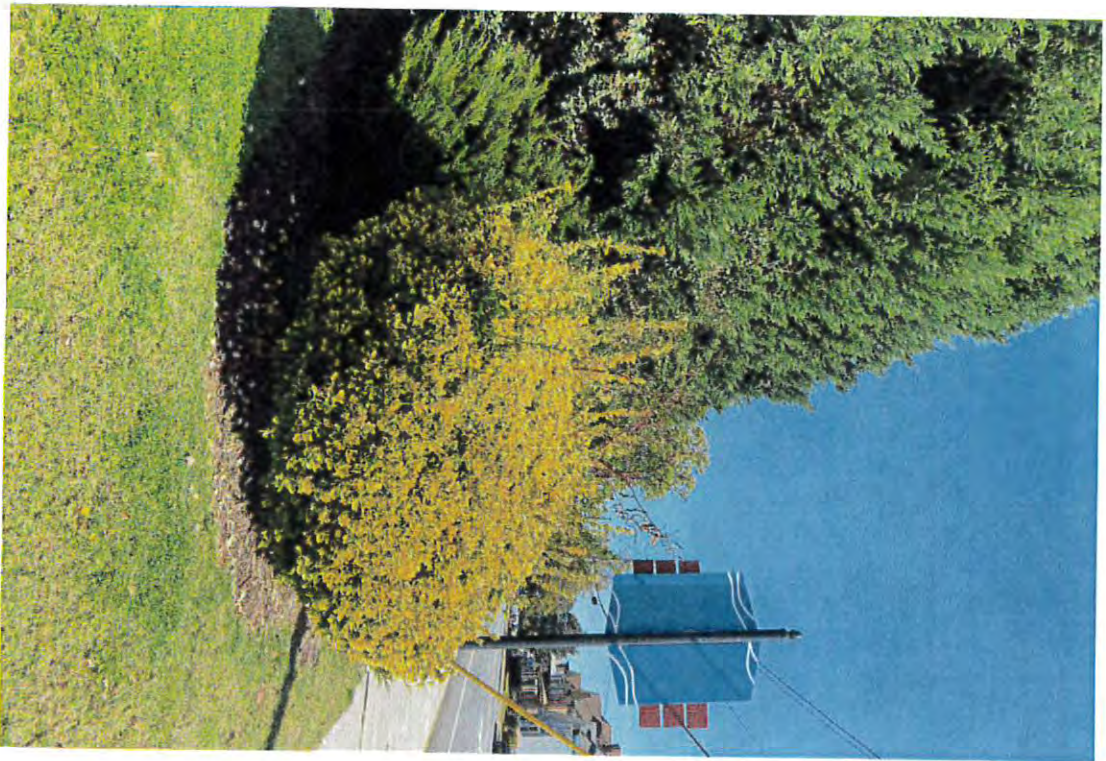
5b



REMOVE SHAUB



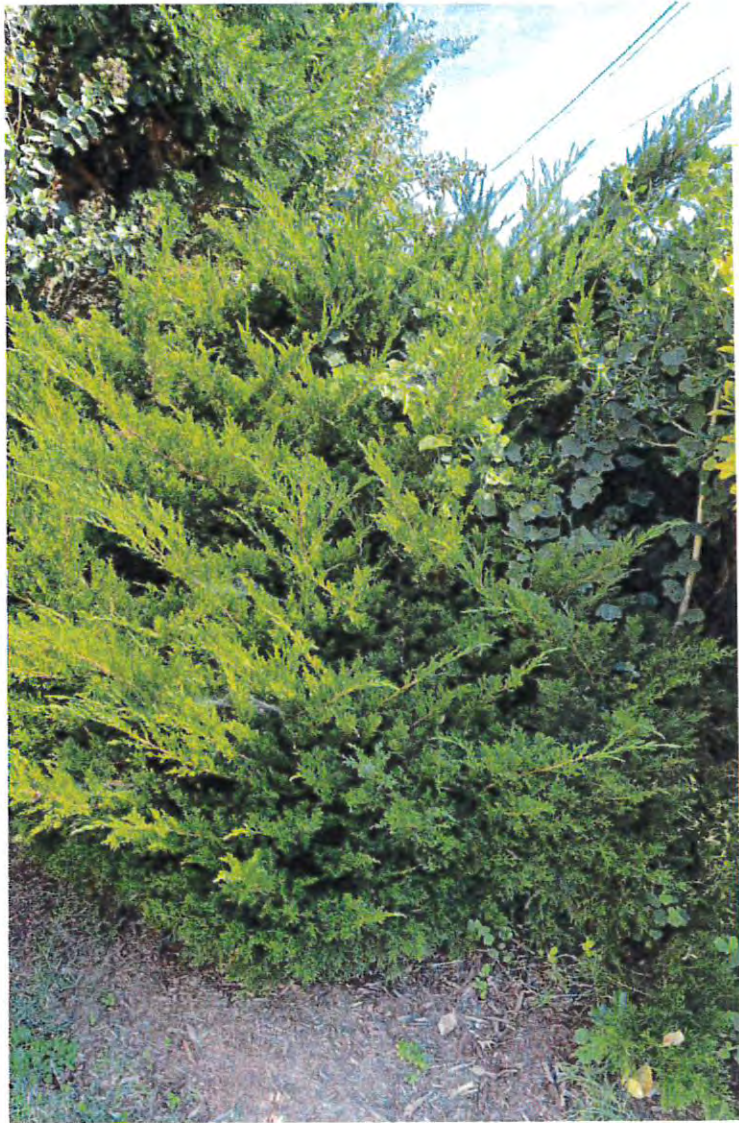
ba



REMOVE S HUB

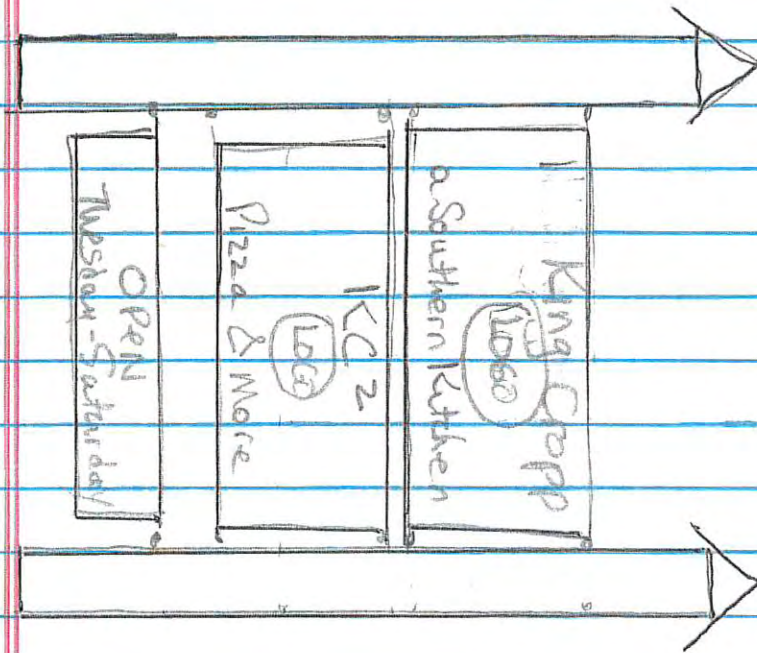


ba



REMOVE SHRUB

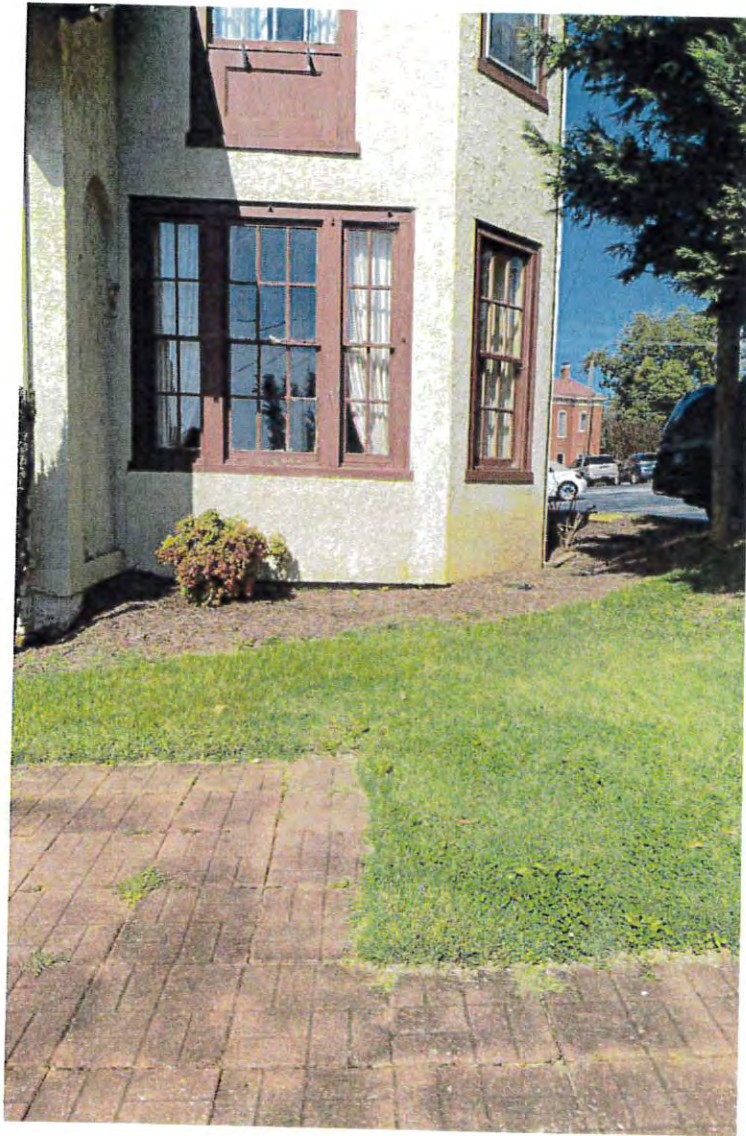
6b



PAINTED WOODEN OR METAL SIGN
SIGN IS DOUBLE SIDED



LANDSCAPE ALONG FRONT OF BUILDING



REFRESH OUTSIDE TRIM AROUND WINDOWS
AND FRONT DOOR

Mr. Paul Liepe stated I would like to comment that it is difficult to offer any comments without the public having seen what you have seen. I am unable to comment I wish I had seen, so I could have commented.

Ms. Crews stated with that in mind does staff have any recommendations.

Mr. Plachcinski stated no, because they presented the application after our cut off.

Ms. Crews closed the Public Hearing.

Mr. Whitfield stated I was just going to answer Mr. Liepe's question. This room is about to have a major audio and digital rehab. Possibly, by the next time that we have a meeting in here, this room will have audio and the screens will be back up. It will be more technically advanced and today we were limited. The projector is not working right now.

Mr. Stowe stated one thing. I just want verification that we don't have any say over landscaping?

Ms. Crews stated correct.

Mr. Stowe stated one thing. I just want verification that we do not have any say on landscaping. That request we would not have to consider. Do we want to break these up individually?

Ms. Crews stated that is the choice of the team.

Mr. Whitfield stated you can but if you decide that all of them are fine then I would do it in one. Whichever way you want to do it.

Mr. Weir stated the only concern that I have is the cooler. The side of the cooler is painted the color of the house and I don't know if that is going to be detrimental to the neighborhood. I really don't know or what the side of the cooler looks like.

Ms. Cropp stated they are corrugated metal and we are hoping to find a used one you can open up like a can opener kind of thing. You can get them in a color and I have seen them with fences around them. There are a couple of restaurants in town that have outside walk-in coolers that you come out their back door, there is a walkway, and the cooler is back there. We don't have that big of a space, and we don't need something that big. It is about 4 by 6, and it is just going to be the same dimensions as that side porch and it is just going to be the extension of that porch that it will set on.

Mr. Weir stated the building itself is stucco is that right?

Ms. Cropp stated that is right.

Mr. Weir stated could you use stucco on the side of that?

Mr. Cropp stated I don't know if stucco would hold and I think if it were the color, you wouldn't notice the difference. You would not see it from Main Street and you wouldn't see it from Broad Street because it is on the Urologic Clinic side.

Mr. Stowe stated for the additional railing that you are putting here how tall do you expect it to be?

Ms. Cropp stated it's not much, but it's enough that something needs to be there.

Ms. Stilwell made a motion to issue a Certificate of Appropriateness for PLCAR20200000243 as submitted. Mr. Weller seconded the motion. The motion was approved by a 5-0 vote.

APPROVAL OF THE MINTUES

Mr. Weir made a motion to approve the August 27, 2020 minutes. The motion was approved by a unanimous vote.

With no further business, the meeting adjourned at 4:26 p.m.

Approved