



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

Commission of Architectural Review

AUGUST 26, 2021
3:30 P.M.
FOURTH FLOOR CONFERENCE ROOM

AGENDA

- I. WELCOME AND CALL TO ORDER**
- II. ROLL CALL**
- III. OLD BUSINESS**
 - 1. Certificate of Appropriateness Request 2021-062, to revise a previously approved rear covered deck at 858 Pine Street to remove the roof.
- IV. NEW BUSINESS**
 - 1. Certificate of Appropriateness Request 2021-293, to install an 8" by 16" wall sign and a 16" by 24" yard sign at 107 West Main Street.
 - 2. Certificate of Appropriateness Request 2021-298, to demolish the home at 142 Chestnut Street to be replaced with a new building.
 - 3. Certificate of Appropriateness Request 2021-299, to demolish the home at 937+939 Green Street then combine the land with adjacent properties.
 - 4. Certificate of Appropriateness Request 2021-300, to install up to 50 QR code/Identity markers at various locations throughout the OWE historic district.
 - 5. Certificate of Appropriateness Request 2021-303, to install a 22' by 10' rear deck at 820 Green Street.
- V. OTHER BUSINESS**
 - 1. Certificate of Appropriateness Request 2021-295, to build fencing, entry gates, and marker for the Old West End Commons, 846 Pine Street.
 - 2. Appeal of CAR COA decision 2021-244, to install roof-mounted solar panels at 918 Green Street.
 - 3. Appeal of CAR COA decision 2021-245, to install roof-mounted solar panels at 154 Chestnut Street.
- VI. APPROVAL OF MINUTES FROM JULY 22, 2021**
- VII. ADJOURNMENT**



City of Danville

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

Commission of Architectural Review

STAFF REPORT

DATE: AUGUST 19, 2021

TO: Commission of Architectural Review

FROM: Doug Plachcinski, Planning Division Director

RE: CERTIFICATE OF APPROPRIATENESS REVISION – 858 PINE STREET

APPLICANT'S REQUEST

Certificate of Appropriateness Request, 2021-62, to restore 858 Pine Street. The original proposed scope of work includes replacing stairs, adding mechanical units, and rebuilding a garden shed. The applicant requested to not add the roof to the rear deck.

STAFF EVALUATION

The CAR Certificate of Appropriateness application subject property is the north side of Pine Street approximately 620' feet west of the intersection with Jefferson Street. The applicant's previous approval included a rear deck with a roof on it to match the main building's roof pitch and material.

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

3.0: HISTORIC BUILDING

RESTORATION/RENOVATION GUIDELINES

H. Recommended

- Additions to historic buildings are not required to match the original building exactly, but such additions should complement the original building in proportions, style and materials. If the addition(s) are visible, a complementary and harmonious style is even more important

I. Not Recommended

- Additions in a style or with materials, proportions and/or design not in harmony with the existing building. (The Secretary of the Interior's Standard suggest that an addition should be "compatible but differentiated".)

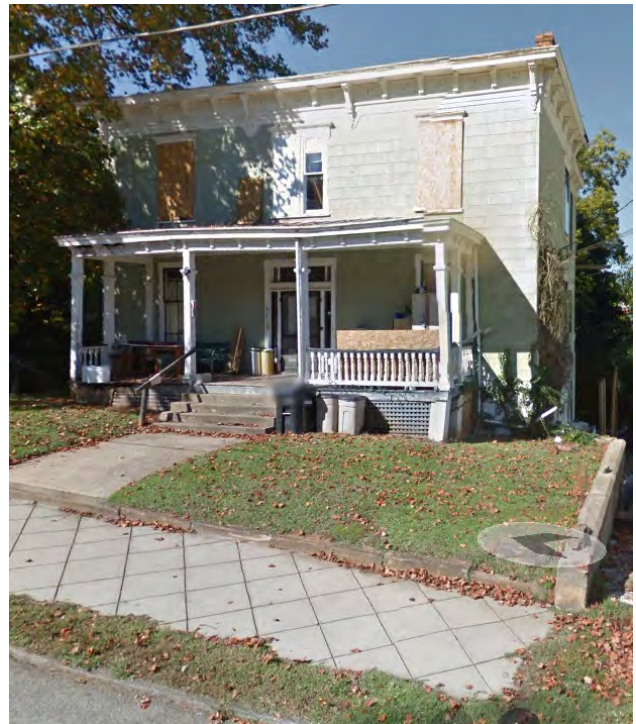


Figure 1 – Street view of 858 Pine Street.



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427 Patton Street, Suite 208
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Commission of Architectural Review

STAFF REPORT

MEETING DATE: AUGUST 26, 2021

RE: CERTIFICATE OF APPROPRIATENESS REQUEST – 107 W MAIN ST

APPLICANT'S REQUEST

Certificate of Appropriateness Request 2021-293, to install an 8" by 16" wall sign and a 16" by 24" yard sign at 107 West Main Street.

STAFF EVALUATION

The CAR certificate of appropriateness application subject property is on the southside side of Main Street just west of the South Main Street intersection.

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

7.B.1. Sign Type, Placement and Size

Freestanding Signs: Small freestanding signs of 16 square feet or less and standing no more than 8 feet high are allowed for buildings set back from the right of way if the space in front of the building allows it without obscuring the architecture or dominating the space.

Building Mounted Flat signs: Building signs for commercial/retail buildings are to be mounted flat to the building or painted on the building and limited to 32 square feet per business (i.e. two businesses on a longer storefront would each have a sign).

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: 107 WEST MAIN STREET, DANVILLE, VA 24541

Name of Applicant: MOUNT VERNON UNITED METHODIST CHURCH

Applicant's Address: 107 WEST MAIN STREET, DANVILLE, VA 24541

Applicant's Phone Number: 434/793-6824 Email Address: mtvernoncomcast.net

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

ADD ONE 8"X16"± METAL WALL SIGN @ WEST MAIN
ENTRANCE AND ONE 16"X24"± YARD SIGN AS SHOWN
ON ATTACHED PHOTOGRAPH.

Type of material(s) to be used: SIGNS TO BE METAL

Signature of Property Owner (if not applicant)

W. J. Ro
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.





City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

Commission of Architectural Review

STAFF REPORT

MEETING DATE: AUGUST 26, 2021

RE: CERTIFICATE OF APPROPRIATENESS REQUEST – 142 CHESTNUT ST

APPLICANT'S REQUEST

Certificate of Appropriateness Request 2021-298, to demolish the home at 142 Chestnut Street to be replaced with a new building.

STAFF EVALUATION

The request demolishes the existing historic resource. There are guidelines and ordinance sections that pertain to demolitions.

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

D. Criteria for Restoration/Renovation vs. Demolition

Before discussing subcategories of buildings, a discussion of the criteria for saving or demolishing buildings may be valuable. The reader is also referred to Article 3R, Section C, Item 13 (Provisions for Demolition) of the Code of the City of Danville, VA, 1986, as amended.

Demolition is always a controversial and emotional subject. There are those who think it is essential to save every building, and there are those who think vacant and deteriorating buildings should be demolished. Neither position is particularly useful or productive. There are strong arguments for saving as many historic buildings as possible:

- It would be financially implausible if not impossible to replace almost any historic building with a comparable new building;
- Historic buildings embody the history of the City and its people;
- Historic buildings and historic districts are a powerful draw for tourism, population growth, and business recruitment, not only for the district itself, but for the entire community.

With the abundance of square footage available in historic buildings in Danville, some decisions will have to be made about how best to preserve buildings. It is noteworthy that the OWE was created as a reaction to demolishing some of the homes on what is now known as "Millionaires' Row."

It is unfortunately certain that not all can be saved, so criteria must be established to allow the City and the CAR to make informed decisions. Many of the criteria are the same ones that are used to evaluate whether a building is worthy of individual listing on the Historic Register, and others have to do with the urban design form of the area in which the building is located. A list of possible criteria are as follows:

- What is the architectural merit of the building?



- What is the historic significance of the building?
- What is the rarity of the style or workmanship of the building (are there many other examples or none)?
- What is the condition of the building, and if it is seriously deteriorated, how financially feasible is it to restore/renovate (i.e. is the cost of rehabilitation likely to be much higher than the probable sale value of the building, even with tax credits and other incentives)?
- How does the building relate to other buildings around it? For instance, a less significant building that forms part of an otherwise intact block or urban corridor is more valuable than one standing alone on an otherwise vacant block. And a corner building can be an essential visual anchor for a block or neighborhood.
- Are there any restraints on reuse imposed by limitations of the building itself? How might these be overcome, and will the cost of overcoming these limitations make a project financially implausible? Examples might be difficult interior layout or a building with serious environmental issues.
- Is there a new use planned (e.g. in an adjacent building) that requires the land on which a less significant, deteriorated, or otherwise endangered building is located? If the new use is economically significant to the City, then these questions should at least be asked.

In the City Code:

Chapter 41, HP-O. C.3.

3.Considerations for Demolition and Razing: In reviewing an application to raze or demolish a site, object building or structure in the HP-O District, the Review Commission shall consider the following:

- A. The public effect of removing or razing a building of historic or architectural interest.
- B. The effect on adjoining historic district properties of removing a building of historic or architectural interest.
- C. The impact of such removal on the Comprehensive Plan's goals for historic preservation and district development.
- D. Whether or not the building is of such old and unusual or uncommon design, texture, and/or material that it could not be reproduced or reproduced only with great difficulty or expense.
- E. The design and development criteria as included in the City's Historic District Design Guidelines with amendments thereto as may be adopted from time to time.
- F. The ability of the owner to put one's property to reasonable and beneficial use.

AND

13. Provisions for Demolition and Razing: In addition to the right of appeal herein set forth, the owner of a site, object, building or structure within the HP-O District, the razing of which is subject to the provisions of this district shall, as a matter of right be entitled to raze or demolish such site, object, building or structure provided that:

- A. The owner has applied to the Commission of Architectural Review for such right.
- B. The owner has for the period set forth in the time schedule hereinafter contained and at a price reasonably related to its fair market value, made a bona fide offer to sell such site, object, building or structure and the land pertaining thereto to whomever gives reasonable assurance that it is willing to preserve and restore the landmark, building, or structure and the land pertaining thereto.
- C. That no bona fide contract, binding upon all parties thereto, shall have been executed for the sale of any such landmark, building or structure and the land pertaining thereto, prior to the expiration of the applicable time period set forth in the time schedule hereinafter contained. Any appeal which may be taken to court from the decision of the governing body, whether instituted by the owner or by any other proper party, notwithstanding the provision heretofore stated relating to a stay of the decision appealed from, shall not affect the right of the owner to make the bona fide offer to sell referred to above.

- D. No offer to sell shall be made more than one year after a final decision by the governing body, but thereafter the owner may renew his request to the governing body to approve the razing or demolition of the historic landmark, building or structure. The time schedule for offers to sell shall be as follows:
 - 1) Three (3) months when the offering price is less than twenty-five thousand dollars;
 - 2) Four (4) months when the offering price is twenty-five thousand dollars or more but less than forty thousand dollars;
 - 3) Five (5) months when the offering price is forty thousand dollars or more but less than fifty-five thousand dollars or more but less than seventy-five thousand dollars;
 - 4) Six (6) months when the offering price is fifty-five thousand dollars or more but less than seventy-five thousand dollars;
 - 5) Seven (7) months when the offering price is seventy-five thousand dollars or more but less than ninety thousand dollars; and
 - 6) Twelve (12) months when the offering price is ninety thousand dollars or more.
- E. During the timeframe for the offer to sell, the Review Commission may take steps as deemed necessary to preserve, acquire or relocate the buildings, structures or appurtenant elements in accord with the purposes of this article, including, but not limited to, coordination with public agencies, civic groups and citizens.

The code requires that the owner apply to the CAR prior to the timeframe for offers to sell begins. The CAR should evaluate the proposal against the considerations for demolition and razing.

Additionally, the applicant requests to rebuild the non-conforming building on the same footprint, which is not consistent with the non-conforming building provisions in the code. If the CAR grants the COA, I strongly advise that the 6' setback should be observed on the right side of the proposed new building to provide light, air, and adequate fire separation from the home at 140 Chestnut.

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: August 26, 2021

Date submitted: _____

Received by: _____

Tax Map Number: 1720 - 007 - 000007.00

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: OTR

Additional Zoning Information: _____

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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: 142 Chestnut Street

Name of Applicant: DRHA

Applicant's Address: 135 Jones Crossing

Applicant's Phone Number: _____ Email Address: _____

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

1. demolish structure
2. Construct infill structure based on plans completed by Richard Morris Architecture

Type of material(s) to be used: _____

Signature of Property Owner (if not applicant)

[Signature]
Signature of Applicant



City of Danville, Inspections Division

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

NOTICE OF DEMOLITION

9/5/2017

DANVILLE REDEVELOPMENT
AND HOUSING AUTHORITY
PO BOX 1476
DANVILLE, VA 24543

RE: 422 CHESTNUT ST
Parcel ID: 25936
Application Number: 211944

Dear Property Owner(s) and/or Occupant,

The City of Danville's Inspections Division has inspected the building on the above referenced property and found it to be in violation of the provisions of the most current edition of the Virginia Uniform Statewide Building Code (USBC), as adopted by the Commonwealth of Virginia, Department of Housing & Community Development for the maintenance of existing structures. Further, it has also been determined by the Building Maintenance Official that this building is unsafe, unfit for human occupancy or unlawful pursuant to Section 105 of the Virginia Maintenance Code, Part III of the USBC, and is hereby deemed a dangerous structure as defined in Section 9-3 of the Code of the City of Danville, VA, 1986, as amended.

You are hereby notified that this building has been deemed an UNSAFE STRUCTURE, and the Building Maintenance Official prohibits any use or occupancy.

The specific violations of the Virginia Maintenance Code that cause the building to be declared unsafe, unfit for human occupancy or unlawful and a dangerous structure are as follows:

105 Unsafe structures: VMC Section 105 Unsafe and/or unfit for habitation.

304.1 Exterior of Structure: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary.

304.2 Protective treatment: Exterior wood and/or metal surfaces have peeling, flaking and/or chipped paint.

304.6 Exterior walls: All exterior walls shall be free from holes, breaks, and loose or rotting materials: and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage: Roof and flashing shall be sound, tight and not have defects that admit rain.

304.9 Overhang extensions: All overhang extensions shall be maintained in good repair and be properly anchored so as to be kept in sound condition.

304.10 Stairways, decks, porches and balconies: Exterior stairway, deck, porch and balcony maintained structurally sound, in good repair, properly anchored and able to support imposed loads.

304.13 Window, skylight and door frames: Windows, skylight, doors and frames shall be kept in sound condition, good repair and weather tight.

305.1 Interior of Structure: Interior of structure shall be maintained in good repair, structurally sound and sanitary conditions

305.2 Interior Structural Members: All structural members shall be maintained structurally sound and capable of supporting the imposed loads.

305.3 Interior surfaces: All interior surfaces including windows and doors shall be maintained in good and sanitary condition.

604.3 Electrical System Hazards: Electrical system hazards shall be corrected to eliminate the hazard.

ORDER

The Building Maintenance Official has determined that in order to abate the unsafe or dangerous conditions on this property, this building must be demolished and removed. You are hereby ordered to complete the demolition and removal of this building within 30 days of receipt of this notice.

Failure to comply with this order to abate the unsafe and dangerous conditions will result in the City of Danville taking action to abate such conditions in accordance with the provisions of Virginia Code Section 15.2-906 and/or the Virginia Maintenance Code, as the Building Maintenance Official deems appropriate. This may result in legal action against you, which would subject you to a fine of up to \$2,500.00, or the City may take the necessary action, up to and including the taking down and removal of the building, and charge the costs or expense thereof to you. Any charges assessed, which are unpaid, would constitute a lien in that amount against the property.

In the event that the City proceeds with demolition, any personal property remaining in the building at the time of demolition will be considered abandoned and will be disposed of in the course of demolition. No action will be taken to dispose of your personal property for a minimum of 45 days after the date of this Notice. **Contact the Inspections Division to inquire about retrieving your personal property in a safe and appropriate manner. Any attempt to access an unsafe or dangerous structure without authorization from the Building Maintenance Official is prohibited.**

Right of Appeal

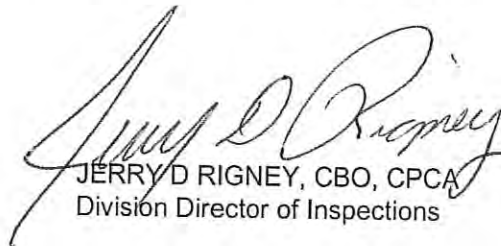
You have the right to appeal this decision of the Building Maintenance Official to the local Board of Building Code Appeals as provided for in Section 106.0 of the Virginia Maintenance Code, and in Section 9-3 of the Code of the City of Danville, Virginia, 1986, as amended. A written request for such an appeal shall be made on forms provided by the Building Maintenance Official, and filed with this office within 14 calendar days from receipt of this notice. At the time of filing, a fee of Two Hundred dollars (\$200.00) shall accompany the appeal request. Applications for appeal may be obtained in the Inspections Office located in Room 208 of the Municipal Building at 427 Patton Street, Monday through Friday, 8:00 AM until 5:00 PM.

Compliance with this order may require a building permit from this office. Failure to obtain the proper permit(s) as required by the USBC shall constitute a separate violation. **Should you have any questions, or when all work ordered in this Notice has been completed, please contact me at (434) 799 5260.** Thank you for your cooperation in promptly eliminating these violations.

Sincerely,



DENNIS J BISSON, PMO
Property Maintenance Inspector
www.danville-va.gov
Bissodj@danvilleva.gov
434-799-5260 Ext 2497



JERRY D RIGNEY, CBO, CPCA
Division Director of Inspections

CC: File
Post on Property

City of Danville
ATTN: Kenny C. Gillie Jr.
Personal service delivery

142 Chestnut Street

142 Chestnut Street has remained vacant since at least 2008 when Frank Shields owned the property and transferred it to Fred Leshner. Mr. Leshner owned the property until 2017 with no real rehabilitation progress. In 2017, Danville Redevelopment Housing Authority (DRHA) purchased the property to include it in their community stabilization program. The idea behind the purchase was that DRHA could market the property and it could be transferred to a new owner that would rehabilitate and occupy the structure.

There has been little interest in the property. Those that have viewed the property are quickly turned off when they access the interior and gaze upon the amount of work that would be necessary to transform this property into an appropriate dwelling.

142 Chestnut Street was first listed for sale at oldwestendva.com in 2017. It has remained on the website since. In February 2021, 142 Chestnut Street was added to an inventory of properties available for auction. At auction, properties could be purchased at a starting price of \$1.00 and \$20,000.00 in escrow. The property did not sell.

Due to its dilapidated condition, an application has now been filed with the Commission of Architecture Review to demolish the structure and complete our first infill project. While demolition has never been the goal for this structure, we believe that completing an appropriate infill project will fill the gap that would be left by its demolition with an appropriate and complimentary structure.

The new structure would have the same footprint as the existing home, mimic its architectural style and would be a shell to allow for completion by its new owner. The home will be clad in Hardie board siding, contain 2 over 2 wood clad windows and a metal roof. The original front porch would be salvaged and used in the new design, if possible. Richard Morris Architecture has completed elevation and floor plan drawings for what we believe is an appropriate new construction within the OWE.

The proposed window would be simulated divided lite with clad exterior and wood interior. These have been approved by the Dept. of Interior for historic districts and tax credit projects. We also believe this would be a prime opportunity to side the house and trim the exterior with composite materials such as Hardie board and Azek trim that mimics the exact dimensions of wood. These materials of course would not rot and could show that when used properly would not be distinguishable from real wood. The photo attached shows such materials being used for a newly constructed carriage house in a historic district in Lynchburg, VA. We will try and save as many components of the front porch as possible that appear to be in salvageable condition such as the stairs, brickwork, and piers. If roof rafters can be saved, we will do so. This will be a careful demolition with the attempt to save items of historic value such as mantles, stair parts, trim, etc. We will also try to salvage any masonry that may be used in the new structure such as the main fireplace and foundations. It should be noted however, that many of the older homes in the OWE do not have footings and therefore saving the foundations may not be feasible to meet current building codes.

The new design is based upon the same footprint as the original footprint when built, with a new rear plan replacing the multiple additions that were added during various years of the 20th century.

AZEK TRIM AVAILABLE WITH PROTECTIVE FILM

To ensure that it looks as beautiful on homes as it does when it leaves our facilities, Classic AZEK Trim comes with Protective Film to preserve the crisp white semimatte finish on both Traditional and Frontier finishes. The film protects our trim through every production phase.

- Shipping
- Repacking
- Installation
- Storage
- Handling



AZEK Trim with Protective Film should be kept dry prior to installation. Do not expose film to direct sunlight for extended periods. Protective Film can be removed prior to, during or immediately after installation.

► ORDER SAMPLE

► DOWNLOAD BIM/REVIT

Share:



Sizing

Options & Accessories

Installation Help

Warranty & Care

8/4 X THICKNESS Traditional Only		
NOMINAL	ACTUAL	LENGTHS
8/4 x 4	1 1/2" x 3 1/2"	18'
8/4 x 6	1 1/2" x 5 1/2"	18'
8/4 x 8	1 1/2" x 7 1/2"	18'
8/4 x 10	1 1/2" x 9 1/2"	18'
8/4 x 12	1 1/2" x 11 1/2"	18'

4/4 X THICKNESS Frontier Only		
NOMINAL	ACTUAL	LENGTHS
6/4 x 4	1 1/4" x 3 1/2"	20'
6/4 x 6	1 1/4" x 5 1/2"	20'
6/4 x 8	1 1/4" x 7 1/2"	20'
6/4 x 10	1 1/4" x 9 1/2"	20'
6/4 x 12	1 1/4" x 11 1/2"	20'

5/4 X THICKNESS		
NOMINAL	ACTUAL	LENGTHS
5/4 x 4	1" x 3 1/2"	12', 18', and 20'
5/4 x 5	1" x 4 1/2"	12', 18', and 20'
5/4 x 6	1" x 5 1/2"	12', 18', and 20'
5/4 x 8	1" x 7 1/4"	12', 18', and 20'
5/4 x 10	1" x 9 1/4"	12', 18', and 20'
5/4 x 12	1" x 11 1/4"	12', 18', and 20'
5/4 x 16	1" x 15 1/4"	12', 18', and 20'

RABBETED TRIMBOARD (1/4" X 3/4" CHANNEL)		
NOMINAL	ACTUAL	LENGTHS
5/4 x 4	1" x 3 1/2"	18'
5/4 x 6	1" x 5 1/2"	18'
5/4 x 8	1" x 7 1/4"	18'

4/4 X THICKNESS		
NOMINAL	ACTUAL	LENGTHS
1 x 2	3/4" x 1 1/2"	18'
1 x 4	3/4" x 3 1/2"	12' and 18'
1 x 5	3/4" x 4 1/2"	12' and 18'
1 x 6	3/4" x 5 1/2"	12' and 18'
1 x 8	3/4" x 7 1/4"	12' and 18'
1 x 10	3/4" x 9 1/4"	12' and 18'
1 x 12	3/4" x 11 1/4"	12' and 18'
1 x 16	3/4" x 15 1/4"	12' and 18'

5/8 X THICKNESS	
ACTUAL	LENGTHS
5/8" x 3 1/2"	12' and 18'
5/8" x 5 1/2"	12' and 18'
5/8" x 7 1/4"	12' and 18'
5/8" x 9 1/4"	12' and 18'
5/8" x 11 1/4"	12' and 18'
5/8" x 15 1/4"	12' and 18'

PROTECTIVE FILM

NOMINAL THICKNESS	NOMINAL WIDTH						
	4	5	6	8	10	12	16
5/8	*	*	*	*	*	*	*
4/4	*	*	*	*	*	*	*
5/4	*	*	*	*	*	*	*

Available for AZEK Trim in both Traditional and Frontier finish.



Due to screen resolution limitations, product colors may not be exactly as shown.

5 Interior Color Options



8 Exterior Color Options



38 Signature and Radiance Exterior Color Options



WHERE TO BUY

Styles

Features

Glass

Grilles

Hardware

Literature

Performance

Accentuate your home's architectural design with MIRA's unique grille profiles and patterns. Window grilles between the glass (GBG) provide a smooth, easy-to-clean surface, while simulated divided lites (SDL) feature the look of an authentic multi-lite window.

Grille Patterns



Colonial



Diamond



Gothic



Half-Colonial



Perimeter Prairie



Plaza



Prairie



Three over One



Three over Three



Two over One



Two over Two

Grille Profiles



5/8" Flat GBG



5/8" Sculptured GBG



7/8" Flat GBG



1" Contoured GBG



7/8" SDL



1-1/4" SDL



7/8" Full Surround Wood Removable Grilles

Related Products

PLY GEM

MaxView Sliding Patio Door

Enjoy expansive views and natural light with a slimline, multi-slide

PLY GEM

200 Series Windows

Traditional styling with wood and PVC offering efficiency and vast design

PLY GEM

300 Series Windows

Classic styling with wood and PVC construction for low maintenance and

PLY GEM

400 Series Windows

Elegant wood and durable PVC series with excellent efficiency and custom color.



HardiePlank® Lap Siding

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[Request a Sample](#)
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Traditional and timeless. Strong and sturdy. HardiePlank® lap siding is not just our best-selling product—it's the most popular brand of siding in North America, protecting and beautifying more homes from coast to coast.

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**HARDIEPLANK LAP SIDING
SELECT CEDARMILL®**
Our special cedar look has a soft, natural feel in every plank.

[▼](#)


**HARDIEPLANK LAP SIDING
SMOOTH**
You can't go wrong with this sleek, modern siding. From the perfect color to our Hardie and OnGuard products, it's a HardiePlank Lap Siding collection you'll love.

[▲](#)

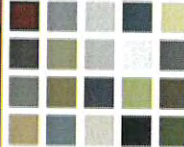
THE STATEMENT COLLECTION™

These shingles—engineered with a soft, natural feel—look like real shingles and make a statement on your home. They're made from a mix of HardiePlank Lap Siding and OnGuard products. They're the perfect choice for your home. And they're ready to install in your home.



SIDING COLORS

Choose your color.


[Request a Sample](#)
[Request a Quote](#)

Colors shown may vary from the actual product. Please see actual product samples for true color.

AVAILABLE SIZES

THICKNESS 1/2"

WIDTH 12"

LENGTH 48"

[View the full catalog](#)

Not finding the color you're looking for?

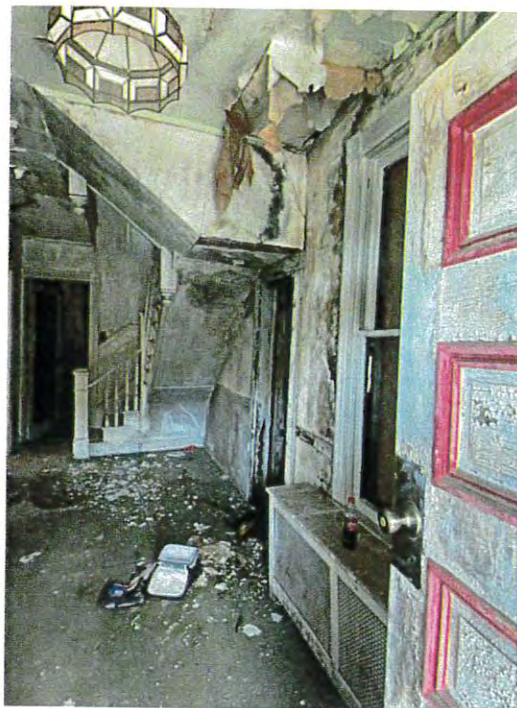
[+ View All Colors & Samples](#)

PRIMED FOR PAINT

HardiePlank Lap Siding is primed for paint. It's ready to be painted in any color you want. It's also ready for staining. It's a HardiePlank Lap Siding collection you'll love.

Top of Page





Foyer



Secondary front door



View towards front door



Upper level rear of the house



Lower level room on right side of house



Lower level room on left side of house



Rear of house



Upper level front of house



Front porch



**142 Chestnut Street
Danville, Virginia 24541**

Building Assessment



For:

**City of Danville
Department of Community Development
427 Patton Street
Danville, VA 24543**

Prepared by:

**Richard Morris Architecture, LLC
10 Ninth Street
Lynchburg, Virginia 24504
(434) 209-0618
www.rma-designs.com**



Introduction

The purpose of this report is to analyze the structural integrity of this home for preservation or possible infill.

Property Overview

The clapboard home was built in the 1907 by Bettie A. Strother and was built to be used by her heirs and dependents according to the blog story on the “Old West End” website. The adjacent house (140) is similar in design and was also built by Mrs. Strother according to the “OWE” site.



Both homes exhibit the late Victorian style of Eastlake. However, the home located at 140 Chestnut still retains remnants of “gingerbread” trim and turned porch columns. 142 Chestnut front porch appears to have been updated in the Colonial Revival taste with brick piers and Doric columns.





Looking at an aerial overview of the house, the right two-story section was probably added during the 1st quarter of the 20th century.



Aerial of 140 & 142 Chestnut

It continues to the rear of the house and ties into a later shallow gable roof addition, which is now used as a kitchen.

The exterior is still sheathed in what appears to be the original German lap siding.



Simple flat window casing frame the original 2 over 2 windows sashes.





The front entry still retains the five raised panel door with sidelights and transom.



The house rests on a brick foundation done in a common running bond. The standing seam metal roof also appears to be original to the structure.



The interior is a series of rooms on both levels. Lath and plaster cover the walls and ceilings as seen in the photo below in the entry hall. Narrow width wood floors appear to be original and are found on both levels. The front entry opens into a stair hall which surprisingly still retains the turned pickets and handrails.





Even the newel posts are still present. What appears to be a “modern” lincrusta wallpaper decorates the stairway wall under the chair rail.



Milled casings with bullseye corner blocks frame the doorways and windows.



One rear doorway has a transom which may indicate the original rear section of the house since none of the other doorways on the first level have them.



Some mantles are still present and retain their original glazed tile surround and hearths.



The fireplace mantel in the dining room (pictured above) has its original cast iron coal basket with decorative summer cover.



Analysis

Both the exterior and interior suffers from structural deficiencies. The main cause is from holes developing in the metal roof allowing water to infiltrate and cause structural damage.

The front porch floor system is rotting and starting to collapse. Several areas are now missing sections of flooring. The porch ceiling exhibits peeling paint and warping due to the roof failure.



The main body of the house has numerous areas of rot along the soffits, siding, and window frames.



When looking at the house from the sidewalk, the central gable roof has started to sag inwards on the left and right ends.



View from rear, looking at central gable.



This is very apparent on the interior of the house. A section of siding is missing along the right side of the foundation and the sill and floor joist have rotted to a point where they no longer are structural.

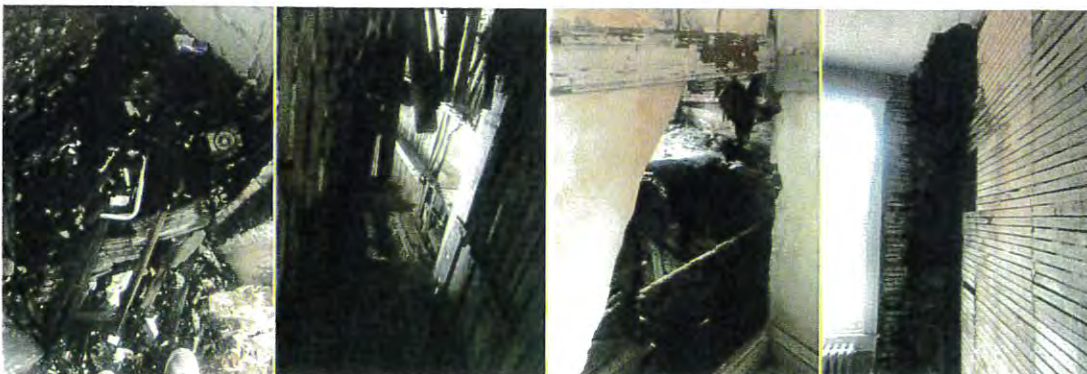


Windows sashes have also disintegrated due to moisture penetrating the frames and lack of maintenance. The brick foundation has areas where the lime mortar has washed away.



Chimneys have missing brick along the caps and one has started to collapse.

The interior is much worse than the exterior and tells the true story of the structure's condition. The 1st and 2nd level rooms on the right-hand side are within the central gable roof section where the main damage is. Plaster has fallen almost totally exposing the lath. Large holes are present in the floors where water has flowed down the wall studs rotting the flooring and joists. A section of the stairway wall has opened into this space, exposing the damage. The floors are sinking from the outside walls to the interior.





Other areas of the house exhibit the same issues where water has come through areas of the roof and caused damage to the plaster, wall and floor framing.



There are several places where the floors are very spongy indicating where Sunlight is seen streaming through gaps in the siding and sections of floors where the structure has rotted away.





Windows in two sections have shifted on one side of their frames because the wall studs are collapsing toward the foundation due to rot.



Recommendation

Years of neglect have caused irreversible damage to this home. At this stage, it is this firm's opinion that it would be cost prohibitive to repair this building to meet code and livability standards.

It should be noted however, that we feel this home does contribute not only to the fabric of the OWE historic district, but also to the Chestnut streetscape. Since this house and the one next to it were built by a woman, which was very unusual at the time, we feel that this home should be documented, and a set of architectural drawings created with the intent of building a facsimile. The interior layout would not have to be replicated, but recreate the main exterior facades as close as possible to the original appearance. The later additions would not have to be added to assist with cost effectiveness of construction. A more sensitive addition could be designed to increase the original floor plan's livability for "modern" standards. This would allow to create a floor plan with living spaces, bathrooms, closets and kitchen area that would pay homage to the original design. By rebuilding the house, it would maintain the historic streetscape, scale and story of Chestnut Street.

Special care should be applied to the demolition of this structure, saving critical components such as mantels, stair parts, flooring, etc. If possible, saving the brick chimneys and brick foundation of the original 1907 structure would be desirable to be reused for the new structure. This would assist the cost of construction.

Conclusion

This firm understands that there are many people and organizations who object to the demolition of historic structures. Our philosophy is that every building should be saved whenever feasible. One must recognize when to save a building, demolish a building, reconstruct a building, or infill an empty lot with appropriate architecture.

In this case the removal of the current structure without constructing a sensitive infill, would be a "missing tooth" along the Chestnut streetscape. That is why our firm has concluded that at least the front façade and scale of the new home mirror the existing as much as possible to preserve the historic look and feel of the neighborhood. We understand that with modern tastes the interior would likely differ from the original,



but at least the outside appearance would be preserved in the new structure. As stated above, it would be advised that if this home is demolished, pieces of the historic fabric should be salvaged and reused in the new structure. This would pay homage to Mrs. Strother's accomplishment of constructing this home in a time when women were not commonly engaged in real estate.

**APPRAISAL OF
THE PROPERTY LOCATED AT**

422 Chestnut Street
Danville, VA 24541

as of

02/15/2017

for

City of Danville, Virginia
Post Office Box 3300
Danville, VA
24543

by

Real Estate Consultants of Virginia, Inc.
6011 Cobblestone Court
Danville, VA 24540

Uniform Residential Appraisal Report

17020007-422 Chestnut
File # 17020007

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address **422 Chestnut Street** City **Danville** State **VA** Zip Code **24541**
 Borrower **N/A** Owner of Public Record **Frederick & Ramona Leshner** County **n/a, City of Danville**
 Legal Description **"50 FT NO 26 & REAR PT NO 23 CHESTNUT ST."*** See Additional Comments *****
 Assessor's Parcel # **25936** Tax Year **2017** R.E. Taxes \$ **300**
 Neighborhood Name **City of Danville** Map Reference **1720-7-7** Census Tract **51-590-6**
 Occupant ☐ Owner ☐ Tenant ☒ Vacant ☐ Special Assessments \$ **0** ☐ PUD HOA \$ **0** ☐ per year ☐ per month
 Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
 Assignment Type ☐ Purchase Transaction ☐ Refinance Transaction ☒ Other (describe) **for internal use of client**
 Lender/Client **City of Danville, Virginia** Address **Post Office Box 3300, Danville, VA 24543**
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of the appraisal? ☐ Yes ☒ No
 Report data source(s) used, offering price(s), and date(s). **The property has not been offered for sale in the last year.**

I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed.

Contract Price \$ Date of Contract Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
 If Yes, report the total dollar amount and describe the items to be paid:

Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Percent Land Use %	
Location	Characteristics	Property Values	Increasing	Stable	Declining	PRICE	AGE
☒ Urban	☐ Suburban ☐ Rural	☐ Increasing	☒ Stable	☐ Declining	☐ Over Supply	\$(000)	(yrs)
☒ Built-Up	☒ Over 75% ☐ 25-75% ☐ Under 25%	☐ Demand/Supply	☐ Shortage	☒ In Balance	☐ Over Supply		
☐ Growth	☐ Rapid ☒ Stable ☐ Slow	☐ Marketing Time	☐ Under 3 mths	☒ 3-6 mths	☐ Over 6 mths		
Neighborhood Boundaries Third Avenue - north; Piney Forest Road/West Main Street - west; Industrial Avenue-Ayondale Drive - south; City Limits - East.						60	High
Neighborhood Description The City of Danville and bordering Pittsylvania County have historically had a stable population with little turnover. Appreciation though historically slow has been steady. For decades the main stay of the local economy has been tobacco, textiles and furniture. *** See Additional Comments ***						35	Pred.
Market Conditions (including support for the above conclusions) Prices have remained stable though marketing times are longer (this is per a very limited market sample). This market was never on the real estate bubble that resulted in a crash in value. *** See Additional Comments ***							
Dimensions 50Fx125Lx50Rx125RS		Area 6250 sf		Shape rectangular		View A;Res;	
Specific Zoning Classification OT-R, Old Town District		Zoning Description Single family dwellings		Zoning Compliance ☐ Legal ☐ Legal Nonconforming (Grandfathered Use) ☒ No Zoning ☐ Illegal (describe)			
Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe 							
General Description		Foundation		Exterior Description		Interior	
Units	Characteristics	Foundation	Exterior	Foundation Walls	Interior	Foundation Walls	Interior
☒ One	☐ One with Accessory Unit	☐ Concrete Slab ☐ Crawl Space	☐ Foundation Walls masonry/poor	☐ Floors hw/carpet/vinyl/pr	☐ Full Basement ☐ Partial Basement	☐ Exterior Walls frame/poor	☐ Walls plaster/open/poor
☐ # of Stories 2	☐ Det. ☐ Att. ☐ S-Det/End Unit	☐ Basement Area 0 sq. ft.	☐ Roof Surface metal/poor	☐ Trim/Finish average/poor	☐ Basement Finish 0 %	☐ Gutters & Downspouts metal/poor	☐ Bath Floor vinyl/poor
☒ Existing ☐ Proposed ☐ Under Const.	☐ Outside Entry/Exit ☒ Sump Pump	☐ Window Type double hung/poor	☐ Bath Wainscot metal/poor	☐ Car Storage ☒ None	☐ Evidence of ☒ Infestation	☐ Storm Sash/Insulated sw/poor	☐ Driveway # of Cars 0
Design (Style) traditional	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Screens none	☐ Wood Stove(s) # 0	☐ Driveway Surface 	Effective Age (Yrs) 50	☐ Fireplace(s) # 0	☐ Fence none
Year Built 1907	☐ Other ☐ Fuel	☐ Amenties 	☐ Porch front	☐ Garage # of Cars 0	Attic ☐ Drop Stair ☐ Stairs ☐ Scuttle	☐ Pool none	☐ Other none
☐ Floor ☒ Scuttle	☐ Cooling ☐ Central Air Conditioning	☐ Patio/Deck none	☐ Porch front	☐ Carport # of Cars 0	☐ Finished ☐ Heated	☐ Pool none	☐ Other none
☐ Appliances ☐ Refrigerator ☐ Range/Oven ☐ Dishwasher ☐ Disposal ☐ Microwave	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Porch front	☐ Carport # of Cars 0	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Other none
☐ Finished area above grade contains: 10 Rooms	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Porch front	☐ Carport # of Cars 0	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Other none
☐ Additional features (special energy efficient items, etc.) n/a, *the 2nd floor had a scuttle; there are stairs accessing a basement or cellar. *** See Additional Comments ***	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Porch front	☐ Carport # of Cars 0	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Other none
☐ Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.). C6; No updates in the prior 15 years; The dwelling does not appear structural sound and is not livable in its present condition. Highly improbable that rehab of the property is economically feasible.	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Porch front	☐ Carport # of Cars 0	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Other none
☐ Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? ☒ Yes ☐ No If Yes, describe 	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Porch front	☐ Carport # of Cars 0	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Other none
☐ The dwelling does not appear structural sound and is not livable in its present condition. It is improbable that rehab of the property is economically feasible.	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Porch front	☐ Carport # of Cars 0	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Other none
☐ Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? ☐ Yes ☒ No If No, describe 	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Porch front	☐ Carport # of Cars 0	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Other none
☐ The dwelling does not appear structural sound and is not livable in its present condition. It is improbable that rehab of the property is economically feasible.	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Porch front	☐ Carport # of Cars 0	☐ Heating ☒ FWA ☐ HWBB ☐ Radiant	☐ Pool none	☐ Other none

Uniform Residential Appraisal Report

17020007-422 Chestnut
File # 17020007

There are 4 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 2,000 to \$ 20,000	
There are 3 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 2,000 to \$ 20,000	

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
422 Chestnut Street	207 East Thomas Street	141 Sutherlin Avenue	108 Bishop Avenue	
Address Danville, VA 24541	Danville, VA 24540	Danville, VA 24541	Danville, VA 24541	
Proximity to Subject	1.35 miles NE	0.03 miles SW	1.88 miles W	
Sale Price	\$ 8,500	\$ 12,689	\$ 10,000	
Sale Price/Gross Liv. Area	\$ 3.82 sq. ft.	\$ 5.34 sq. ft.	\$ 4.64 sq. ft.	
Data Source(s)	MLS/Pub Rec;DOM 56	MLS/Pub Rec;DOM 60	MLS/Pub Rec;DOM 85	
Verification Source(s)	Initial asking price, \$19,900	Initial asking price, \$16,900	Initial asking price, \$18,000	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	+
Sale or Financing	REO	REO	REO	
Concessions	Cash;0	Cash;0	Cash;0	
Date of Sale/Time	s04/16;Unk	s03/16;Unk	s06/16;Unk	
Location	A;Res;	N;Res;	N;Res;	0
Leasehold/Fee Simple	Fee Simple	Fee Simple	Fee Simple	
Site	6250 sf	11300 sf	7405 sf	0
View	A;Res;	N;Res;	N;Res;	0
Design (Style)	DT2;traditional	DT2;traditional	DT1.7;traditional	0
Quality of Construction	Q5	Q5	Q5	-2,000
Actual Age	110	98	106	0
Condition	C6	C5	C5	-5,000
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	
Room Count	10 3 3.0	5 3 1.0	6 3 2.1	-1,000
Gross Living Area	3,132 sq. ft.	2,224 sq. ft.	2,378 sq. ft.	0
Basement & Finished	0sf	0sf	1189sf0sfwu	0
Rooms Below Grade	0rr0br0.0ba0o	0rr0br0.0ba0o	0rr0br0.0ba0o	
Functional Utility	average	average	average	
Heating/Cooling	none	gas dt/no ca	central HVAC	-2,000
Energy Efficient Items	none	none	sw & sd	-1,000
Garage/Carport	None	ldw	ldw	0
Porch/Patio/Deck	porch	porch	porch	
	frame siding	frame siding	frame siding	
	typical finish	typical finish	typical finish	-2,000
	sold "as is"	sold "as is"	sold "as is"	0
Net Adjustment (Total)				-11,000
Adjusted Sale Price of Comparables	Net Adj. 70.59 %	Net Adj. 70.93 %	Net Adj. 110.00 %	
	Gross Adj. 70.59 % \$ 2,500	Gross Adj. 70.93 % \$ 3,689	Gross Adj. 110.00 % \$ -1,000	

☒ I did not research the sale or transfer history of the subject property and comparable sales. If not, explain

My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s) City of Danville public records, see notes

My research ☒ did ☐ did not reveal any prior sales or transfers of the comparable sales for the prior year to the date of sale of the comparable sale.

Data Source(s) City of Danville public records, see notes

Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).

ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer		02/03/2016	02/26/2016	11/06/2015
Price of Prior Sale/Transfer		\$17,754	\$15,570	\$57,356
Data Source(s)	Public Records	Public Records	Public Records	Public Records
Effective Date of Data Source(s)	02/23/2017	02/23/2017	02/23/2017	02/23/2017

Analysis of prior sale or transfer history of the subject property and comparable sales The subject property transfers to current owners for a reported consideration of \$22,000 in January of 2008. Sales were all REO properties that transferred within or slightly more than a year ago. With properties in this condition this is reflective of the market and not the exception.

Summary of Sales Comparison Approach The properties similar to the subject and comparable sales typical net and gross adjustments can not be expected. Though these sales were in superior condition compared to the subject, they were the best available. Though not extracted from the market by such techniques as matched pair analysis the adjustments made are considered reflective of the market. Because of the condition of the subject property many of the elements did not warrant adjustments though typically they would. It is my opinion using the sales comparison approach that the most probable "as is" fee simple market value of the subject property on the effective date of this report is \$2,500.

Indicated Value by Sales Comparison Approach \$ 2,500

Indicated Value by: Sales Comparison Approach \$ 2,500 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0

The sales comparison approach is considered the most meaningful indicator of value in the appraisal of single family dwellings. The sales comparison approach is weighed 100% in this assignment. Neither the cost or income approaches are considered meaningful indicators of value in this assignment and are not used.

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or ☐ subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair:

Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 2,500 , as of 02/15/2017 , which is the date of inspection and the effective date of this appraisal.

Uniform Residential Appraisal Report

17020007-422 Chestnut
File # 17020007

The appraisal report is based on the assumption that the property does not have a hazardous level of Radon. If a hazardous level exists it should be eliminated, and until it is, the value opinion is invalidate. Unless otherwise stated in this report, the existence of hazardous substances, including without limitation asbestos, polychlorinated biphenyl, petroleum leakage or agricultural chemicals, which may or may not be on the property, or other environmental conditions were not called to the attention or nor did the appraiser become aware of such during the appraiser's inspection. The appraiser has no knowledge of the existence of such materials on or in the property unless otherwise stated. The appraiser, however, is not qualified to test such substances or conditions. If the presence of such substances (asbestos or other hazardous substances or environmental conditions) are confirmed it may affect the value of the property. The value opinion predicated on the assumption that there are no such conditions on or in the property or in such proximity thereto that it would cause a loss in value. No responsibility is assumed for any such conditions nor for any expertise or engineering knowledge required to discover them. The distribution, if any, of the total valuation of this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used. Possession of this report, or a copy of thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.

The appraiser involved in this assignment has considerable experience in appraising single-family housing. The appraiser has historically been engaged in appraisal work in the geographical area of the subject property. The company maintains a database on this area for similar properties. I believe I have adequate knowledge of the property type and location to meet the competency requirements of USPAP. USPAP requires appraisers to disclose to the client any services they have provided in connection with the subject property in the prior three years, including valuation, consulting, property management, brokerage, and any other services. I have performed no other services, as an appraiser or in any other capacity regarding the property that is the subject of this report. Neither all or any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales or other media without prior written consent and approval of the appraiser. The reported analyses, opinions and conclusions were developed and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. Supply and demand appear in balance and no upward or downward trends are indicated by the most recent sales. I have considered relevant competitive listings and/or contract offerings in the performance of this assignment and in the trending information reported. If a trend is indicated, I have attached an addendum providing relevant competitive listing/contract offering data. The paying of some loan discount points and closing costs is typical in the local market but it seldom exceeds \$3,000. Should this contribution by the seller exceed this amount there should be an adjustment to the selling price. *** See Additional Comments ***

COST APPROACH TO VALUE (not required by Fannie Mae)

Provide adequate information for the lender/client to replicate the below cost figures and calculations.

Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value)

ESTIMATED	☐ REPRODUCTION OR	☐ REPLACEMENT COST NEW	OPINION OF SITE VALUE.....	= \$
Source of cost data			Dwelling	3,132 Sq. Ft. @ \$ = \$ 0
Quality rating from cost service Effective date of cost data			Sq. Ft. @ \$	= \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)				
The subject improvements are in poor condition and not livable in their present condition. The cost approach has no relevance in this assignment and is not developed.			Garage/Carport	Sq. Ft. @ \$ = \$ 0
			Total Estimate of Cost-New	= \$ 0
			Less Physical Functional External	
			Depreciation 0	= \$ (0)
			Depreciated Cost of Improvements.....	= \$ 0
			'As-Is' Value of Site Improvements.....	= \$
Estimated Remaining Economic Life (HUD and VA only) 10 Years			Indicated Value By Cost Approach.....	= \$ 0

INCOME APPROACH TO VALUE (not required by Fannie Mae)

Estimated Monthly Market Rent \$ X Gross Rent Multiplier = \$ 0 Indicated Value by Income Approach
Summary of Income Approach (Including support for market rent and GRM) The subject improvements are in poor condition and not livable in their present condition. *** See Additional Comments ***

PROJECT INFORMATION FOR PUDs (if applicable)

Is the developer/builder in control of the Homeowners' Association (HOA)? ☐ Yes ☐ No Unit type(s) ☐ Detached ☐ Attached

Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.

Legal name of project

Total number of phases	Total number of units	Total number of units sold
Total number of units rented	Total number of units for sale	Data Source(s)

Was the project created by the conversion of existing building(s) into a PUD? ☐ Yes ☐ No If Yes, date of conversion

Does the project contain any multi-dwelling units? ☐ Yes ☐ No Data Source(s)

Are the units, common elements, and recreation facilities complete? ☐ Yes ☐ No If No, describe the status of completion.

Are the common elements leased to or by the Homeowners' Association? ☐ Yes ☐ No If Yes, describe the rental terms and options.

Describe common elements and recreational facilities

Uniform Residential Appraisal Report

17020007-422 Chestnut
File # 17020007

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

17020007-422 Chestnut
File # 17020007

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.

3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.

4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.

5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Jerry M. Grubb
Name Jerry M. Grubb
Company Name Real Estate Consultants of Virginia, Inc.
Company Address 6011 Cobblestone Court
Danville, VA 24540
Telephone Number 434-724-3711
Email Address recvaine@comcast.net
Date of Signature and Report 02/27/2017
Effective Date of Appraisal 02/15/2017
State Certification # 4001000222
or State License # _____
or Other _____ State # _____
State VA
Expiration Date of Certification or License 10/31/2017

ADDRESS OF PROPERTY APPRAISED

422 Chestnut Street
Danville, VA 24541
APPRAISED VALUE OF SUBJECT PROPERTY \$ 2,500
LENDER/CLIENT
Name No AMC
Company Name City of Danville, Virginia
Company Address Post Office Box 3300
Danville, VA 24543
Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
Name _____
Company Name _____
Company Address _____
Telephone Number _____
Email Address _____
Date of Signature _____
State Certification # _____
or State License # _____
State _____
Expiration Date of Certification or License _____

SUBJECT PROPERTY

☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
Date of Inspection _____
☐ Did inspect interior and exterior of subject property
Date of Inspection _____

COMPARABLE SALES

☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
Date of Inspection _____

ADDITIONAL COMMENTS

Borrower or Owner	N/A		
Property Address	422 Chestnut Street		
City	Danville	County	n/a, City of Danville
		State	VA
Lender or Client	City of Danville, Virginia		
		Zip Code	24541

LEGAL DESCRIPTION

For a detailed legal description refer to Instrument Number 08 00013as found in the Clerk's Office of the Circuit Court of Danville.

NEIGHBORHOOD DESCRIPTION

These industries have all been hard hit for decades. The latest unemployment figure (12/16) from the Virginia Employment Commission for the City of Danville is 5.5% compared to 6% in 12/15. The corresponding 12/16 figures for the state and country are 3.8% and 4.5% respectively. The 2000 census reported that 30.7% of the jobs in the Danville MSA were attributed to manufacturing. This was down to 22% by 2007 and reported as 17% by the 2010 census. It has stabilized at 17% through 2013. The largest industry sectors were manufacturing (17%), retail trade (15%) and government (15%). The investment being made by national chains (Sam's Club, Target, Home Depot) indicates a belief in the area. The area's efforts to attract a diverse mix of manufacturers and making the city a regional shopping/entertainment destination have bore fruit. Efforts to attract diversified manufacturing and support industries have been successful. These efforts include a merger of Danville and Pittsylvania County economic development, creation of an Institute for Advanced Learning & Research organization in association with Virginia Tech, money provided by the Virginia Tobacco Indemnification and Revitalization Commission, and the development of a broad band communications network. The residential market remains stable with homes in good condition and properly priced consistently having marketing times in under 100 days in a market that averages over 180 days.

MARKET CONDITIONS

Because of the limited supply of homes in good condition and locations prices have remained stable and very affordable. The following is background on the local market. The Danville/Pittsylvania County MSA contains 1,026.77 miles with an estimated 2013 population of 105,333. This area's population has not varied by more than 3,000 since the 1970 census. In order to appreciate the scale consider that the state of Rhode Island covers 1,545 square miles with a 2013 estimated population of 1,051,511. This is not just a sparse population spread over a large land area but also very stable. Per the 2012 Virginia Assessment/Sales Ratio Study (the most recent) there was a total of only 637 sales of single family dwellings of any kind considered arm's length transactions in the combined city and county. Thus there will seldom be the sales preferred when looking at a specific type of dwelling within a two mile radius. This results in a sales search that must include properties that are not that preferred by mortgage lenders. Thus there are a limited number of available comparable sales for any type of home and sales up to one year old is considered recent enough to make a time adjustment unnecessary. There are advantages in a stable market: 1) The area has not demonstrated the potential for volume that will result in mass speculative subdivision development. This has helped to keep the supply of housing in balance with demand, unlike many of the larger markets on the east coast. 2) Steady but unspectacular appreciation over the years. Supply and demand appear in balance and no upward or downward trends are indicated by the most recent sales. I have considered relevant competitive listings and/or contract offerings in the performance of this assignment and in the trending information reported. If a trend is indicated, I have attached an addendum providing relevant competitive listing/contract offering data. The sales price to list price has historically been at or near 95%. The Dan River area MLS Service has historically reported approximately 25% of all residential sales as "cash" transactions with approximately 60% obtaining conventional financing. Approximately half of sales report no concessions by the seller. It is more typical to see concessions (points, closing costs) paid by the seller in the lesser expensive homes. Contributions of over \$3,000 are atypical. I adjust down dollar for dollar for any concessions paid above \$2,000. Though there is insufficient data to extract a market supported adjustment (such as matched pair analysis) I consider this adjustment reflective of market actions.

ADDITIONAL FEATURES

ADDITIONAL COMMENTS
Page 2

Borrower or Owner	N/A				
Property Address	422 Chestnut Street				
City	Danville	County	n/a, City of Danville	State	VA
Lender or Client	City of Danville, Virginia				Zip Code 24541

I was concerned about the stability of the structure and safety and access neither. It appears there is a modern electrical service but old electrically wiring. There may be an updated heating system. Again because of safety issues I was unable to verify either.

ADDITIONAL COMMENTS

The reported analyses, opinions and conclusions were developed and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Per the Danville regional MLS the average sale price to list price ratio of all residential properties has historically been 95%. Historically the city's and county's average days on market for residential properties has run from 145 to 165. This provides support that the exposure time (i.e. the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of this valuation) is from three to six months. The estimated market time (i.e. the amount of time it would probably take to sell the subject property if exposed in the market beginning on the date of this valuation) is also estimated to be three to six months.

The reported analyses, opinions and conclusions were developed and this report has been prepared in conformity with the requirements of the Code of Professional Ethics and the Standards of Professional Per the Danville regional MLS the average sale price to list price ratio of all residential properties has historically been 95%. Historically the city's and county's average days on market for residential properties has run from 145 to 165. This provides support that the exposure time (i.e. the length of time the subject property would have been exposed for sale in the market had it sold at the market value concluded in this analysis as of the date of this valuation) is from three to six months. The estimated market time (i.e. the amount of time it would probably take to sell the subject property if exposed in the market beginning on the date of this valuation) is also estimated to be three to six months.

The undersigned hereby certifies (i) that this appraisal conforms to the Uniform Standards of Professional Appraisal Practice issued by the Appraisal Standards Board of the Appraisal Foundation, to the applicable provisions of Title XI of the Federal Institution Reform, Recovery and Enforcement Act of 1989, 12 U.S.C. 3310, 3331-3351, and to the applicable regulations of the Federal Reserve System, 12 CFR Parts 208 and 225 and (ii) the undersigned holds the requisite license issued by the Virginia Real Estate Appraiser Board to be able to perform this appraisal in compliance with Virginia law and regulations.

COMMENTS ON INCOME APPROACH

Without income potential the income approach has no relevance in this assignment and is not developed.

PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A				
Property Address	422 Chestnut Street				
City	Danville	County	n/a, City of Danville	State	VA
Client	City of Danville, Virginia		Zip Code	24541	



FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE OF
SUBJECT PROPERTY

PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A		
Property Address	422 Chestnut Street		
City	Danville	County	n/a, City of Danville
State	VA	Zip Code	24541
Client	City of Danville, Virginia		



FOYER



KITCHEN



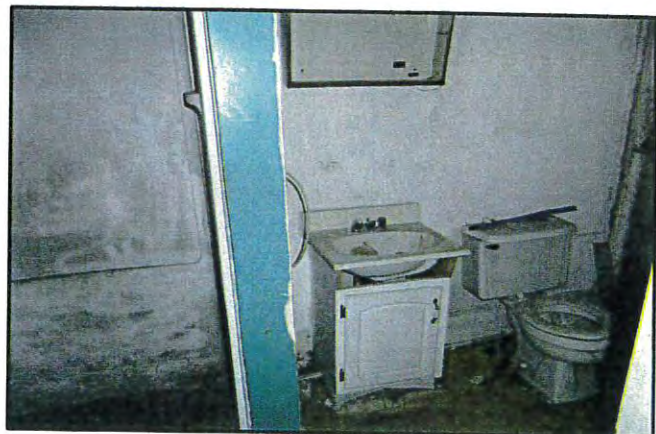
ROOF & SIDING DAMAGE



UPSTAIRS BATH



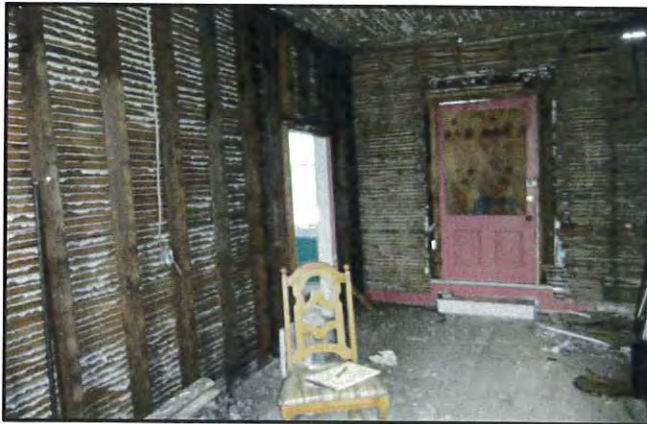
GUTTED BATH



SECOND BATH

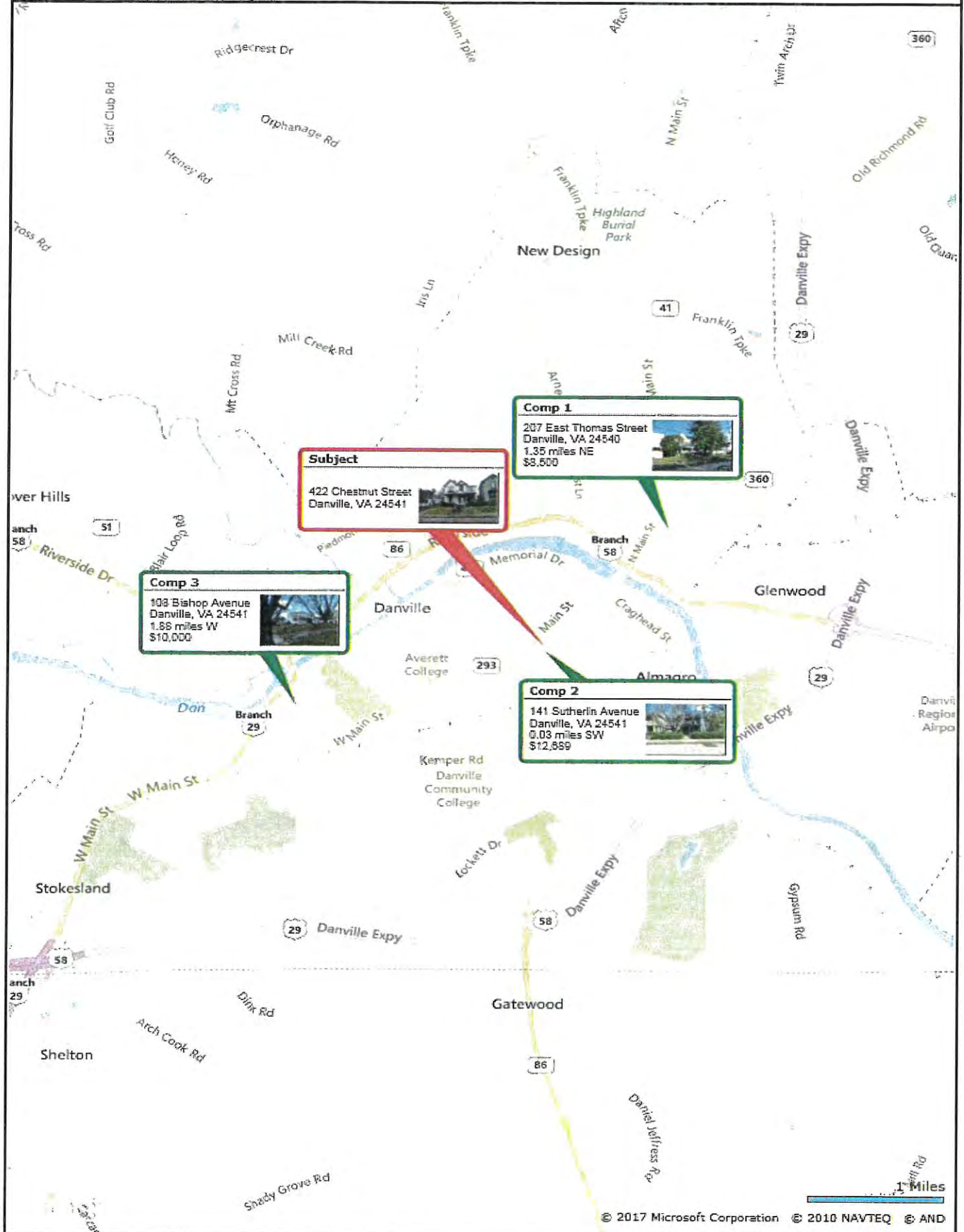
PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A		
Property Address	422 Chestnut Street		
City	Danville	County	n/a, City of Danville
		State	VA
Client	City of Danville, Virginia	Zip Code	24541



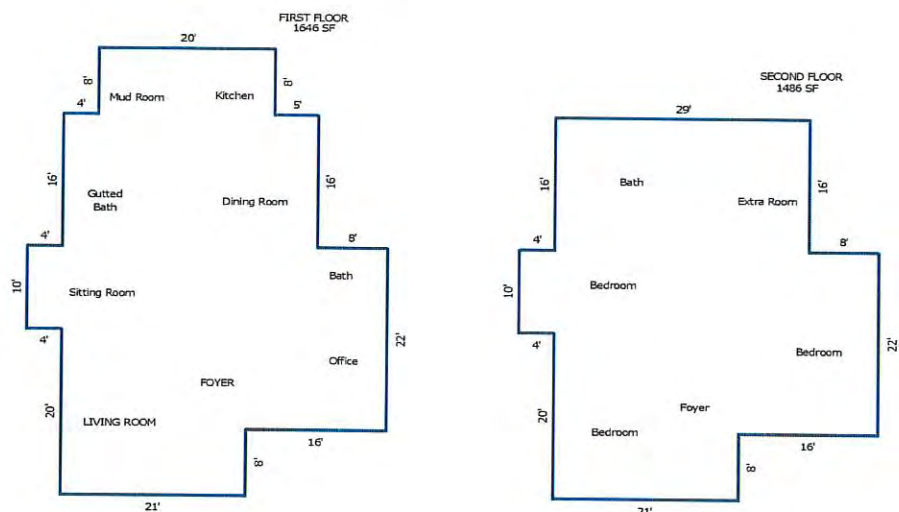
Location Map

Borrower or Owner	N/A				
Property Address	422 Chestnut Street				
City	Danville	County	n/a, City of Danville	State	VA
Client	City of Danville, Virginia				
				Zip Code	24541



SKETCH ADDENDUM

Borrower or Owner	N/A				
Property Address	422 Chestnut Street				
City	Danville	County	n/a, City of Danville	State	VA
Client	City of Danville, Virginia		Zip Code	24541	



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1646.0	3132.0
	Second Floor	1486.0	
Net LIVABLE Area		(rounded)	3132

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
20.0	x	8.0	160.0
29.0	x	16.0	464.0
41.0	x	10.0	410.0
8.0	x	21.0	168.0
12.0	x	37.0	444.0
Second Floor			
29.0	x	16.0	464.0
41.0	x	10.0	410.0
8.0	x	21.0	168.0
12.0	x	37.0	444.0
9 Items			(rounded)
			3132

PHOTOGRAPH ADDENDUM

Borrower or Owner	N/A				
Property Address	422 Chestnut Street				
City	Danville	County	n/a, City of Danville	State	VA
Client	City of Danville, Virginia		Zip Code	24541	



COMPARABLE #1

207 East Thomas Street
Danville, VA 24540

Price	\$8,500
Price/SF	3.82
Date	s04/16;Unk
Age	98
Room Count	5-3-1.0
Living Area	2,224
Value Indication	\$2,500



COMPARABLE #2

141 Sutherlin Avenue
Danville, VA 24541

Price	\$12,689
Price/SF	5.34
Date	s03/16;Unk
Age	106
Room Count	6-3-2.1
Living Area	2,378
Value Indication	\$3,689



COMPARABLE #3

108 Bishop Avenue
Danville, VA 24541

Price	\$10,000
Price/SF	4.64
Date	s06/16;Unk
Age	87
Room Count	7-4-2.0
Living Area	2,154
Value Indication	\$-1000

**Requirements - Abbreviations Used in
Data Standardization Text**

File No. 17020007
Case No. 17020007-422 Chestnut

Abbreviation	Full Name	Appropriate Fields
A	Adverse	Location & View
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
Arml.th	Arms Length Sale	Sale or Financing Concessions
AT	Attached Structure	Design (Style)
B	Beneficial	Location & View
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
BsyRd	Busy Road	Location
c	Contracted Date	Date of Sale/Time
Cash	Cash	Sale or Financing Concessions
Comm	Commercial Influence	Location
Conv	Conventional	Sale or Financing Concessions
cp	Carport	Garage/Carport
CrtOrd	Court Ordered Sale	Sale or Financing Concession
CtySky	City View Skyline View	View
CtyStr	City Street View	View
cv	Covered	Garage/Carport
DOM	Days On Market	Data Sources
DT	Detached Structure	Design (style)
dw	Driveway	Garage/Carport
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Administration	Sale or Financing Concessions
G	Garage	Garage/Carport
ga	Attached Garage	Garage/Carport
gbi	Built-In Garage	Garage/Carport
gd	Detached Garage	Garage/Carport
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
GR	Garden	Design (Style)
HR	High Rise	Design (Style)
In	Interior Only Stairs	Basement & Finished Rooms Below Grade
Ind	Industrial	Location & View
Listing	Listing	Sale or Financing Concessions
Landf	Landfill	Location
LtdSght	Limited Sight	View
MR	Mld Rise	Design (Style)
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
o	Other	Basement & Finished Rooms Below Grade
O	Other	Design (Style)
op	Open	Garage/Carport
Prk	Park View	View
Pstrl	Pastoral View	View
PubTm	Public Transportation	Location
PwrLn	Power Lines	View
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
rr	Recreational (Rec) Room	Basement & Finished Rooms Below Grade
s	Settlement Date	Date of Sale/Time
sf	Square Feet	Area, Site, Basement
Short	Short Sale	Sale or Financing Concessions
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdraw Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
Woods	Woods View	View
Wtr	Water View	View
WtrFr	Water Frontage	Location
wu	Walk Up Basement	Basement & Finished Rooms Below Grade



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

Commission of Architectural Review

STAFF REPORT

MEETING DATE: AUGUST 26, 2021

RE: CERTIFICATE OF APPROPRIATENESS REQUEST – 937 and 939 GREEN ST

APPLICANT'S REQUEST

Certificate of Appropriateness Request 2021-299, to demolish the home at 937+938 Green Street then combine the land with adjacent properties..

STAFF EVALUATION

The request demolishes the existing historic resource. There are guidelines and ordinance sections that pertain to demolitions.

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

D. Criteria for Restoration/Renovation vs. Demolition

Before discussing subcategories of buildings, a discussion of the criteria for saving or demolishing buildings may be valuable. The reader is also referred to Article 3R, Section C, Item 13 (Provisions for Demolition) of the Code of the City of Danville, VA, 1986, as amended.

Demolition is always a controversial and emotional subject. There are those who think it is essential to save every building, and there are those who think vacant and deteriorating buildings should be demolished. Neither position is particularly useful or productive. There are strong arguments for saving as many historic buildings as possible:

- It would be financially implausible if not impossible to replace almost any historic building with a comparable new building;
- Historic buildings embody the history of the City and its people;
- Historic buildings and historic districts are a powerful draw for tourism, population growth, and business recruitment, not only for the district itself, but for the entire community.

With the abundance of square footage available in historic buildings in Danville, some decisions will have to be made about how best to preserve buildings. It is noteworthy that the OWE was created as a reaction to demolishing some of the homes on what is now known as "Millionaires' Row."

It is unfortunately certain that not all can be saved, so criteria must be established to allow the City and the CAR to make informed decisions. Many of the criteria are the same ones that are used to evaluate whether a building is worthy of individual listing on the Historic Register, and others have to do with the urban design form of the area in which the building is located. A list of possible criteria are as follows:

- What is the architectural merit of the building?



- What is the historic significance of the building?
- What is the rarity of the style or workmanship of the building (are there many other examples or none)?
- What is the condition of the building, and if it is seriously deteriorated, how financially feasible is it to restore/renovate (i.e. is the cost of rehabilitation likely to be much higher than the probable sale value of the building, even with tax credits and other incentives)?
- How does the building relate to other buildings around it? For instance, a less significant building that forms part of an otherwise intact block or urban corridor is more valuable than one standing alone on an otherwise vacant block. And a corner building can be an essential visual anchor for a block or neighborhood.
- Are there any restraints on reuse imposed by limitations of the building itself? How might these be overcome, and will the cost of overcoming these limitations make a project financially implausible? Examples might be difficult interior layout or a building with serious environmental issues.
- Is there a new use planned (e.g. in an adjacent building) that requires the land on which a less significant, deteriorated, or otherwise endangered building is located? If the new use is economically significant to the City, then these questions should at least be asked.

In the City Code:

Chapter 41, HP-O. C.3.

3.Considerations for Demolition and Razing: In reviewing an application to raze or demolish a site, object building or structure in the HP-O District, the Review Commission shall consider the following:

- A. The public effect of removing or razing a building of historic or architectural interest.
- B. The effect on adjoining historic district properties of removing a building of historic or architectural interest.
- C. The impact of such removal on the Comprehensive Plan's goals for historic preservation and district development.
- D. Whether or not the building is of such old and unusual or uncommon design, texture, and/or material that it could not be reproduced or reproduced only with great difficulty or expense.
- E. The design and development criteria as included in the City's Historic District Design Guidelines with amendments thereto as may be adopted from time to time.
- F. The ability of the owner to put one's property to reasonable and beneficial use.

AND

13. Provisions for Demolition and Razing: In addition to the right of appeal herein set forth, the owner of a site, object, building or structure within the HP-O District, the razing of which is subject to the provisions of this district shall, as a matter of right be entitled to raze or demolish such site, object, building or structure provided that:

- A. The owner has applied to the Commission of Architectural Review for such right.
- B. The owner has for the period set forth in the time schedule hereinafter contained and at a price reasonably related to its fair market value, made a bona fide offer to sell such site, object, building or structure and the land pertaining thereto to whomever gives reasonable assurance that it is willing to preserve and restore the landmark, building, or structure and the land pertaining thereto.
- C. That no bona fide contract, binding upon all parties thereto, shall have been executed for the sale of any such landmark, building or structure and the land pertaining thereto, prior to the expiration of the applicable time period set forth in the time schedule hereinafter contained. Any appeal which may be taken to court from the decision of the governing body, whether instituted by the owner or by any other proper party, notwithstanding the provision heretofore stated relating to a stay of the decision appealed from, shall not affect the right of the owner to make the bona fide offer to sell referred to above.

- D. No offer to sell shall be made more than one year after a final decision by the governing body, but thereafter the owner may renew his request to the governing body to approve the razing or demolition of the historic landmark, building or structure. The time schedule for offers to sell shall be as follows:
- 1) Three (3) months when the offering price is less than twenty-five thousand dollars;
 - 2) Four (4) months when the offering price is twenty-five thousand dollars or more but less than forty thousand dollars;
 - 3) Five (5) months when the offering price is forty thousand dollars or more but less than fifty-five thousand dollars or more but less than seventy-five thousand dollars;
 - 4) Six (6) months when the offering price is fifty-five thousand dollars or more but less than seventy-five thousand dollars;
 - 5) Seven (7) months when the offering price is seventy-five thousand dollars or more but less than ninety thousand dollars; and
 - 6) Twelve (12) months when the offering price is ninety thousand dollars or more.
- E. During the timeframe for the offer to sell, the Review Commission may take steps as deemed necessary to preserve, acquire or relocate the buildings, structures or appurtenant elements in accord with the purposes of this article, including, but not limited to, coordination with public agencies, civic groups and citizens.

The code requires that the owner apply to the CAR prior to the timeframe for offers to sell begins. The CAR should evaluate the proposal against the considerations for demolition and razing.

The CAR may wish to ask why this site is proposed for disposal between adjacent properties while the 142 Chestnut site is proposed for a new building.

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: August 26, 2021

Date submitted: _____

Received by: _____

Tax Map Number: 1720-005-000019

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: OT-R

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: 937 Green Street & 939

Name of Applicant: DRHA

Applicant's Address: 135 Jones Crossing

Applicant's Phone Number: _____ Email Address: _____

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

1. demolish structure
2. vacant lot will be divided and consolidated
with adjoining lots

Type of material(s) to be used: _____

Signature of Property Owner (if not applicant) _____

[Signature]
Signature of Applicant

Earl B. Reynolds, Jr.
Director of
Community Development

Kenneth C. Gills, Jr.
Division Director of Planning

Jerry D. Higney
Division Director of Inspections

John L. Moody, J.D.
Division Director of Social Services



427 Patton Street
P. O. Box 8800
Danville, Virginia 24543
Phone: (434) 799-5261
TTY: (434) 779-3142
Fax: (434) 797-8919
www.danville-va.gov

INSPECTIONS DIVISION

NOTICE OF VIOLATION

2/11/2014

WALKER WILMER BRYANT II
937 GREEN ST
DANVILLE VA 24541

RE: 937 Green St
Parcel ID: 21573
Application Number: 125098

Dear Property Owner(s) and/or occupant,

The City of Danville's Inspections Division has inspected the building on the above referenced property and found it to be in violation of the provisions of the Virginia Maintenance Code (PART III of the USBC - 2009) for the maintenance of existing structures.

The specific violations, which exist, are as follows:

304.1 Exterior of Structure: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary.

304.2 Protective treatment: Exterior wood and/or metal surfaces have peeling, flaking and/or chipped paint.

304.6 Exterior walls: All exterior walls shall be free from holes, breaks, and loose or rotting materials: and maintained weatherproof and properly surface coated where required to prevent deterioration.

304.7 Roofs and drainage: Roof and flashing shall be sound, tight and not have defects that admit rain.

304.10 Stairways, decks, porches and balconies: Exterior stairway, deck, porch and balcony maintained structurally sound, in good repair, properly anchored and able to support imposed loads.

304.13 Window, skylight and door frames: Windows, skylight, doors and frames shall be kept in sound condition, good repair and weather tight.

ORDER

In order to abate the violations on this property, this building must be repaired and/or improved to comply with the provisions of the VMC. You are hereby ordered to complete the following repairs and/or improvements within 30 calendar days of receipt of this notice.

1. The exterior of the structure including the foundation, exterior walls, and window frames should be scraped and painted with a protective coating to prevent peeling or chipping.
2. Roof shingles should be repaired to prevent any rain from entering the structure.

3. Gutters should be repaired to maintain proper roof drainage away from the structure's foundation, and gutters should also be free from rust or corrosion.
4. Fascia facing on the porch structure is cracked and not structurally sound and should be replaced.

Failure to comply with this order to abate the violations noted above will result in the City of Danville taking action to abate such conditions in accordance with the provisions of Virginia Code Section 36-106 and/or the Virginia Maintenance Code, as the Building Maintenance Official deems appropriate. This may result in legal action against you, which would subject you to a fine of up to \$2,500.00, or the City may take the necessary action, and charge the costs or expense thereof to you. Any charges assessed, which are unpaid, would constitute a lien in that amount against the property.

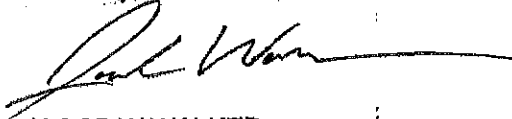
Right of Appeal

You have the right to appeal this decision of the Building Maintenance Official to the local Board of Building Code Appeals as provided for in Section 106.0 of the Virginia Maintenance Code, and in Section 9-3 of the Code of the City of Danville, Virginia, 1986, as amended. A written request for such an appeal shall be made on forms provided by the Building Maintenance Official, and filed with this office within 14 calendar days from receipt of this notice. At the time of filing, a fee of Two Hundred dollars (\$200.00) shall accompany the appeal request. Applications for appeal may be obtained in the Inspections Office located in Room 208 of the Municipal Building on Patton Street, Monday through Friday, 8:00 AM until 5:00 PM.

Compliance with this order may require a building permit from this office. Failure to obtain the proper permit(s) as required by the USBC shall constitute a separate violation.

Should you have any questions or wish to discuss this matter, please contact me at (434) 799-5263. Thank you for your cooperation in promptly eliminating these violations.

Sincerely,



JACOB W WALKER
Property Maintenance Inspector

CC: File

CITY OF DANVILLE, VIRGINIA
Department of Community Development
Inspections Division
(434) 799-5263



Building Permit: PRBR201400249 Date Issued: February 18, 2014

Location: 937 GREEN ST, DANVILLE, VA 24541

Route #: 1720005000019

Account #: 21573

Property Owner:

WALKER WILMER BRYANT II
937 GREEN ST
DANVILLE, VA 24541

Contractor/Agent:

WALKER WILMER BRYANT II
937 GREEN ST
DANVILLE, VA 24541

Building Information

Water:

No. of Stories:

Occupant Load:

Sewer:

Buildings:

Fire Sprinkler: ☐

Building Type: Repair

Units:

Fire Suppression: ☐

Sq. Footage:

Fire Alarm: ☐

Construction Type: 5B = Wood framing with NO rating

For occupancy by:

Property Information

Setbacks:

Front:

Rear:

Right:

Left:

Zoned: OTR

Lien Information:

Comments / Conditions:

Make structural repairs to upper side porch and make repairs to front porch roof. (All repairs must be like for like.)

Permit Valuation: \$600.00

Building Permit Fee \$30.00

Building Permit Levy Fee \$0.60

TOTAL FEE \$30.60

Owner/Authorized Agent (signature)

Issued By (signature)

As the Owner or Authorized Agent signing this permit, I hereby affirm that I am not subject to licensure as a contractor or subcontractor in the Commonwealth of Virginia pursuant to the requirements of Chapter 11, Title 54.1 of the Code of Virginia. I further affirm that I am aware that receiving or considering a bid from anyone not properly licensed by the State Board of Contractors shall constitute the commission of a Class I misdemeanor pursuant to Chapter 11, Title 54.1 of the Code of Virginia.

CRIMINAL COMPLAINT

RULES 3 A.3 AND 7C.3

☒ General District Court

DANVILLE

 Juvenile and Domestic Relations District Court

Under penalty of perjury, I, the undersigned Complainant swear or affirm that I have reason to believe that the Accused committed a criminal offense, on or about

MARCH 20TH, 2014 in the ☒ City ☐ County ☐ Town

of DANVILLE, VA

I base my belief on the following facts:

Violations of sections (304.1, 304.2, 304.6, 304.7, 304.10, 304.13) of the VMC. As punished by section 105.4 of same as referenced by section 36-106 of the code of Virginia. The City has sought since (FEBRUARY 11TH 2014) to have the owner of (937 GREEN ST) abate the violations of the VMC. The violations still exist

The statements above are true and accurate to the best of my knowledge and belief.

In making this complaint, I have read and fully understand the following:
By swearing to these facts, I agree to appear in court and testify if a warrant or summons is issued.
The charge in this warrant cannot be dismissed except by the court, even at my request

CITY OF DANVILLE
NAME OF COMPLAINANT


SIGNATURE OF COMPLAINANT

Subscribed and sworn before me this day.

DATE AND TIME

RM DC-311 9/94 PC (114.3-021 8/95)

☐ CLERK ☐ MAGISTRATE ☐ JUDGE

UNCLASSIFIED MISDEMEANOR

CASE NO.

CRIMINAL COMPLAINT

ACCUSED: Name, Description, Address/Location

LAST NAME, FIRST NAME, MIDDLE NAME

WALKER WILMER BRYANT II

937 GREEN ST

DANVILLE, VA 24541

RACE	SEX	BORN	HT.	WGT.	EYES	HAIR
		MO. DAY YR.	FT. IN.			

other identification or location information

Complainant:

City Of Danville

Inspections Division, Rm. 208

427 Patton St.

Danville, Va. 24541

(434) 799-5263

REQUEST FOR WITNESS SUBPOENA
Commonwealth of Virginia

VA CODE §§ 8.01-407, 16.1-263, 17.1-617, 19.2-267
Rules 3A:12, 7A:12, 8:13

(PLEASE PRINT)

NAME (LAST, FIRST, MIDDLE) Walker Jacob W
CITY OR COUNTY Danville
[X] GENERAL DISTRICT COURT ([] Civil [X] Criminal [] Traffic)
[] JUVENILE AND DOMESTIC RELATIONS DISTRICT COURT

Please subpoena the witnesses below to appear before the Court on the date shown. (See Va. Code § 17.1-617 regarding limitation on compensation of subpoenaed witnesses.) Requests for subpoenas for witnesses should be filed at least ten days prior to trial or hearing.

WITNESSES (IF MAILING ADDRESS IS RFD, P.O. BOX, ETC., PLEASE INDICATE LOCATION WHERE WITNESSES CAN BE FOUND.)

NAME (LAST, FIRST, MIDDLE) Walker Jacob W	NAME (LAST, FIRST, MIDDLE) Walker Jacob W
STREET ADDRESS/LOCATION Inspections Division, Rm 208	STREET ADDRESS/LOCATION Inspections Division, Rm 208
CITY, STATE, ZIP CODE Danville	CITY, STATE, ZIP CODE Danville
[] CITY OF [] COUNTY NAME 434	[] CITY OF [] COUNTY NAME 434
TELEPHONE NUMBER 799-5263	TELEPHONE NUMBER 799-5263

REQUEST FOR WITNESS SUBPOENA

[] Commonwealth of Virginia
[X] CITY [] COUNTY [] TOWN of
Danville

[] NAME OF PLAINTIFF(S)/PETITIONER(S) (LAST, FIRST, MIDDLE)
(IN CIVIL CASES ONLY)

v. In re

Walker Wilmer Bryant II
NAME OF DEFENDANT/CHILD (LAST, FIRST, MIDDLE)
LIST ONLY ONE DEFENDANT

Charge: Building Code: Violations
(TRAFFIC OR CRIMINAL CASE)

COURT DATE AND TIME:

REQUEST ON BEHALF OF

[] Commonwealth [X] City, County, Town of
[] PLAINTIFF(S) [] DEFENDANT(S) [] JUVENILE
[] PETITIONER [] RESPONDENT

Danville

REQUESTED BY:

Jacob W. Walker

PRINTED NAME

SIGNATURE

(434)

799-5263

TELEPHONE NUMBER

COURT USE ONLY

DATE RECEIVED

DATE ISSUED

Earl B. Reynolds, Jr.
Director of
Community Development

Kenneth C. Ellis, Jr.
Division Director of Planning

Jerry D. Higney
Division Director of Inspections

John L. Moody, J.D.
Division Director of Social Services



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INSPECTIONS DIVISION

NOTICE OF VIOLATION

8/25/2015

JOHNSON TOMMY GREEN
937 GREEN ST
DANVILLE VA 24541

RE: 937 GREEN ST
Parcel ID: 21573
Application Number: 151806

Dear Property Owner(s) and/or occupant,

The City of Danville's Inspections Division has inspected the building on the above referenced property and found it to be in violation of the provisions of the most current edition of the Virginia Uniform Statewide Building Code, as adopted by the Commonwealth of Virginia, Department of Housing & Community Development for the maintenance of existing structures.

The specific violations, which exist, are as follows:

301.3 Vacant structures and land: All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety

304.1 Exterior of Structure: The exterior of a structure shall be maintained in good repair, structurally sound and sanitary.

304.2 Protective treatment: Exterior wood and/or metal surfaces have peeling, flaking and/or chipped paint.

304.7 Roofs and drainage: Roof and flashing shall be sound, tight and not have defects that admit rain.

304.8 Decorative features: All cornices, belt courses, corbel, terra cotta trim, wall facing and similar decorative features shall be maintained in good repair with proper anchorage and in a safe condition.

304.10 Stairways, decks, porches and balconies: Exterior stairway, deck, porch and balcony maintained structurally sound, in good repair, properly anchored and able to support imposed loads.

304.13 Window, skylight and door frames: Windows, skylight, doors and frames shall be kept in sound condition, good repair and weather tight.

304.16 Basement Hatchways: Every basement hatchway shall be maintained to prevent the entrance of rodents, rain and surface drainage water.

ORDER

In order to abate the violations on this property, this building must be repaired and/or improved to comply with the provisions of the VMC. You are hereby ordered to complete the following repairs and/or improvements within 30 calendar days of receipt of this notice.

1. VACANT LAND MUST BE MAINTAINED IN A SAFE AND SECURE MANOR.
2. SCRAPE AND PAINT ALL EXTERIOR PEELING, FLAKING AND/OR CHIPPED PAINT.
3. ALL METAL SURFACES SUBJECT TO RUST OR CORROSION SHALL BE STABILIZED AND COATED TO INHIBIT FUTURE RUST AND CORROSION.
4. REPLACE ALL EXTERIOR DETERIORATED WOOD.
5. REPAIR ALL PORCHES.
6. REPAIR ROOF SO AS TO NOT ADMIT RAIN.
7. GUTTERS MUST BE PROPERLY MAINTAINED OR REMOVED.
8. REPLACE ALL CRACKED, BROKEN OR MISSING WINDOWS.
9. ALL BASEMENT HATCHWAYS SHALL BE MAINTAINED TO PREVENT THE ENTRANCE OF RODENTS, RAIN AND SURFACE DRAINAGE WATER.
10. REPAIR ALL BROKEN WINDOW SHUTTERS.

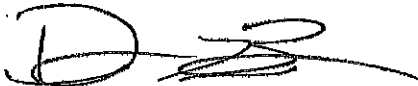
Failure to comply with this order to abate the violations noted above will result in the City of Danville taking action to abate such conditions in accordance with the provisions of Virginia Code Section 36-106 and/or the Virginia Maintenance Code, as the Building Maintenance Official deems appropriate. This may result in legal action against you, which would subject you to a fine of up to \$2,500.00, or the City may take the necessary action, and charge the costs or expense thereof to you. Any charges assessed, which are unpaid, would constitute a lien in that amount against the property.

Right of Appeal

You have the right to appeal this decision of the Building Maintenance Official to the local Board of Building Code Appeals as provided for in Section 106.0 of the Virginia Maintenance Code, and in Section 9-3 of the Code of the City of Danville, Virginia, 1986, as amended. A written request for such an appeal shall be made on forms provided by the Building Maintenance Official, and filed with this office within 14 calendar days from receipt of this notice. At the time of filing, a fee of Two Hundred dollars (\$200.00) shall accompany the appeal request. Applications for appeal may be obtained in the Inspections Office located in Room 208 of the Municipal Building on Patton Street, Monday through Friday, 8:00 AM until 5:00 PM.

Compliance with this order may require a building permit from this office. Failure to obtain the proper permit(s) as required by the USBC shall constitute a separate violation. **Should you have any questions or when all work has been completed, please contact me at (434) 799 5263.** Thank you for your cooperation in promptly eliminating these violations.

Sincerely,



DENNIS J BISSON
Property Maintenance Inspector

CC: File

937-939 Green Photos

[Home](#) / [Details](#) / [Green](#) / 937-939 Green Photos



Historic



Facade



Front Room (former Porch)



Parlor



Parlor



Parlor



Hall



Bedroom 1



Bedroom 2



Kitchen



Dining



Bath 1



Bath 2



Upstairs Parlor (Recording Studio)



Upstairs Hall



Upstairs Kitchen



Upstairs Bedroom 1



Upstairs Bedroom 2



Upstairs Bath



**937-939 Green Street
Danville, Virginia 24541**

Building Assessment



For:

**City of Danville
Department of Community Development
427 Patton Street
Danville, VA 24543**

Prepared by:

**Richard Morris Architecture, LLC
10 Ninth Street
Lynchburg, Virginia 24504
(434) 209-0618
www.rma-designs.com**



Introduction

The purpose of this report is to analyze the structural integrity of this home for preservation or possible demolition.

Property Overview

The home is very unusual for the Old West End district because it was constructed using brick veneer on the first level and wood shakes on the second level.



Detail of brick and cedar shakes

Subsequent additions were added using German lap siding which are now covered in asbestos shakes (photos below).



According to a blog story on the OWE website, the earliest date of record of someone living on the property was in 1888 where Dr. John James name listed in a directory showing ownership. The city's GIS has the house as being built in 1924. It is possible the house was heavily remodeled or the current one replaced an earlier structure. There is an Eastlake style faux painted slate mantle in one of the first level rooms that may indicate that this is the original house from the late 1880s or it was repurposed in the new house.



Mantle in bedroom

The house was converted to a duplex at some unknown point in time. The only access to the second level is from an outdoor side staircase which is part of an added two-story porch.



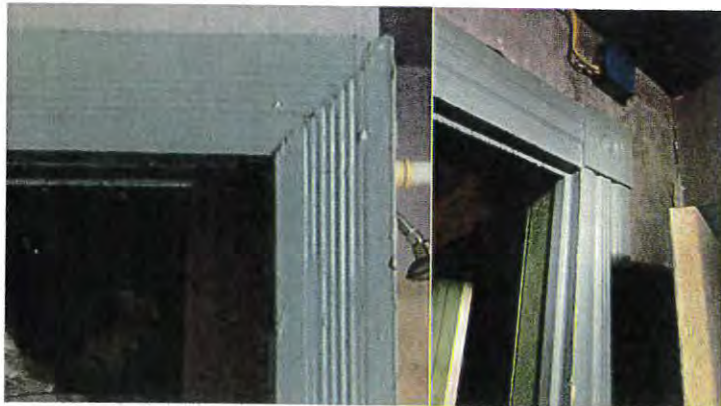
What is now an enclosed front porch with casement windows and fireplace were more than likely added during the first quarter of the 20th century. The ceiling is beadboard and the floor is concrete, but appears to have had a tile covering at one time.



The main body of the house consists of four main rooms on each floor. There is a large room on the first level that functions as a living space and entry from the side porch. There is a Carrara marble mantle still present.



This is more than likely the space where the original staircase was located to access the second floor with the room having a dividing wall creating a hallway and a separate living room. The wood floors have been cut in this area of the room which further indicates that there was a wall across this space. The room directly above this one on the second floor would have had the same layout having a stair hall and a separate room instead of it being one large open space as it is now. The kitchen and bathrooms are housed in the rear sections on both levels. A rear porch on the second floor may have been an original sleeping porch. There are only a few architectural details like milled casings (some with bullseye corner blocks) and four raised panel doors that are still intact.



The windows are a hodgepodge of six over six sashes to eighteen-lite casements.



2nd flr., rear windows



The walls and ceilings are lathe and plaster. The floors are narrow hardwoods.



Narrow wood flooring

Analysis

The two units have not been occupied in several years and due to neglect have numerous structural issues. The most notable is the roof. The house's hip roof is now covered in asphalt shingles and the front porch has a shallow pitch with a decorative slate perimeter that transitions to what appears to be a flat roof.



Both are leaking terribly and causing irrevocable damage to the structure. The rear second floor room on the right-hand side has a large hole in the rear section of the roof where daylight now streams through.



This has eroded the framing down to the first floor causing the plaster ceilings to crumble exposing the second story floor joists.



The previous owner started installing a new “floor system” over the existing floor on the second level.





However, this made the overall ceiling heights lower and did nothing to correct the previous structural damage. Other rooms including the bathroom and rear kitchen on the second floor have numerous leaks and holes in the walls due to water infiltration.



These areas are structurally unsound and continue to decay. There are noticeable holes within the hardwood flooring on the left section of the first level.



The previous owner dropped the ceilings in some of the rooms by framing below the original second floor joists. Presumably because the plaster was not in good condition. The plaster ceilings as well as some walls have collapsed exposing the framing.





The floor joists in the kitchen area and bathroom are very bouncy and this is probably due to termites since the house has not been occupied for years.

Recommendation

Unfortunately, this home has suffered from years of neglect and improper maintenance. It would be ideal to convert this home into a single-family dwelling. This would require adding an interior staircase and possibly reconfiguring the floorplan; adding “modern” bathrooms and kitchen; rebuilding the roof structure; gutting the interior back to the framing and correcting any structural deficiencies. All this would be on top of correcting the front porch roof structure; repointing the brick exterior; removing and abating the asbestos shingles covering the siding on the rear addition and any other repair issues with the soffits, siding, etc. The other issue that cannot be corrected is that the house is hemmed in on both sides by its neighbors (935 & 941), photos below show the relationship to each side of the property.



The lot is only 54 by 112 feet, but the footprint of the house is 43 feet wide. This leaves very little space between the houses along the side lot lines. Having such a small plot of land plus the excessive cost to restore the structure versus market value, our firm recommends removing the structure. The lot could then be divided between the two neighboring homes or become a garden area for neighborhood use. However, items such as the Carrara marble mantle, doors, casings, and the casement windows should be removed and recycled.

Conclusion

This firm understands that there are many people and organizations who object to the demolition of historic structures. Our philosophy is that every building should be saved whenever feasible. One must recognize when to save a building, demolish a building, reconstruct a building, or infill an empty lot with appropriate architecture.

During historic building booms in many cities throughout the United States, large lots were subdivided and as many houses that could be constructed were built in close proximity to downtowns for their amenities. Zoning did not exist in many cases, thoughtful planning was not considered and buildings were built where they should not have been built. This house is one of those instances. Whether this house was here first or vice versa, it is too large for the lot with an exceedingly small backyard and no way whatsoever to incorporate a side driveway let alone a garage. If a great deal of money were spent trying to restore this



structure (and it would be a great deal of money), you still have a crammed house on an undesirable lot. In this type of situation, we believe that by removing the house and creating “green space” it allows the adjacent houses to breathe and in our opinion would actually enhance the streetscape, not distract from it with another missing tooth.



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

Commission of Architectural Review

STAFF REPORT

MEETING DATE: AUGUST 26, 2021

RE: CERTIFICATE OF APPROPRIATENESS REQUEST – Various locations

APPLICANT’S REQUEST

Certificate of Appropriateness Request 2021-300, to install up to 50 QR code/Identity markers at various locations throughout the OWE historic district.

STAFF EVALUATION

The OWE guidelines do not address this type of marker system. The signs are allowed within the zoning ordinance sign regulations.

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: August 26, 2021

Date submitted: August 4, 2021

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: OWE Historic District

Name of Applicant: City of Danville

Applicant's Address: PO Box 3300

Applicant's Phone Number: 799-5260

Email Address: reneeburton@danvilleva.gov

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

Install fifty (50) QR code/identity markers at various houses throughout district. See attached write up and grant approval.

Type of material(s) to be used: _____

Signature of Property Owner (if not applicant)

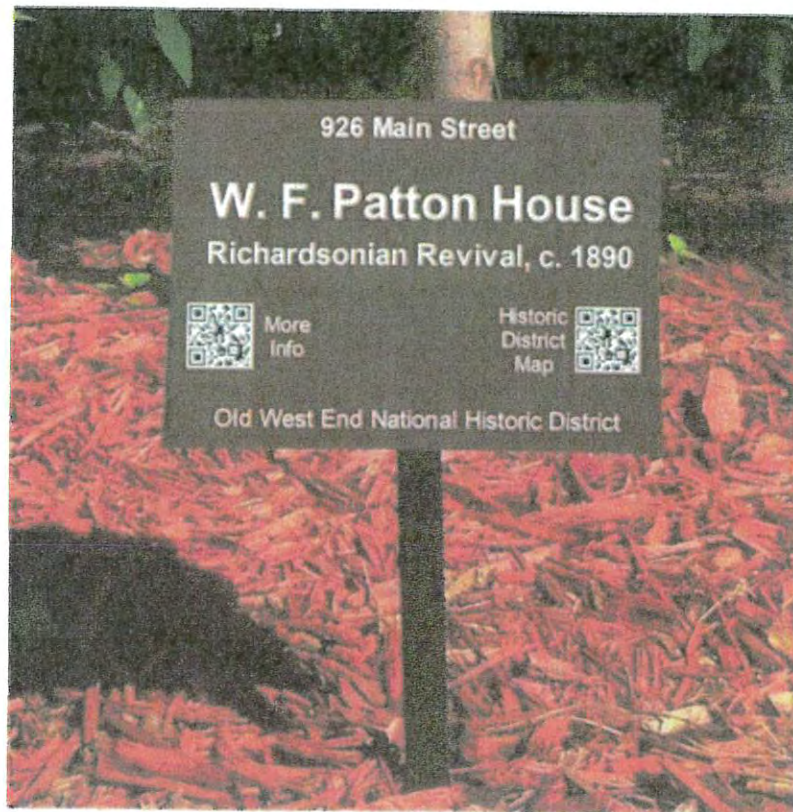
Renee Burton
Signature of Applicant

The goal of the OWE QR Marker project is to promote the Old West End Historic District (108-0056) through a digital platform. This project will include education, outreach and tourism promotion of structures and properties within the Old West End Historic District. This project will be carried out through a partnership between the City of Danville and Friends of the Old West End neighborhood association and funded in part through a grant from the Virginia Department of Historic Resources.

One product of this project will be a story map of the Old West End Historic District that will be published on the City of Danville's website and linked on the Friends of the Old West End website (oldwestendva.com). Another product will be fifty (50) QR coded aluminum markers placed throughout the Old West End Historic District at participating properties. The properties will be both residential and commercial. Each marker will have two (2) QR codes. One QR code will link to information about the specific property. The other QR Code will link to a published story map and additional information about the Old West End Historic District. This combination will be a powerful education tool for visitors.

Each aluminum marker will be 8" x 10" and placed near the sidewalk with garden stakes at residential properties. The garden stakes will be installed with Sakrete by members of the Friends of the Old West End (FOWE). The markers will be installed on the buildings' entry ways of the identified commercial properties. We currently have forty-eight (48) designated addresses. An address list, a mock up of the aluminum marker and an example of the data that will be provided for each property is attached to this application.

The education program that we have planned to place fifty (50) aluminum markers throughout the OWE and create a story map of the Old West End Historic District will promote education, outreach, and tourism within the historic district. The story map will guide interested parties to additional points of interest with the marker program creating a self-guided educational tour and tourist attraction. This program is also expandable. We hope to add more properties to markers and points of interest and awareness grows.



926 Main Street
108-0056-0154

Varied textures, materials, and colors are unified by the compactness of this high-style, unmistakably urban house. No expense was spared when William F. Patton, a banker, had this stone and brick Queen Anne mansion built in 1890. Tradition holds that upon completion the shrouded facade was "unveiled." Research by the current owners allies the dwelling with the designs of Richmond architect Marion J. Dimmock. An 1887 linecut shows a Richmond row house remarkably similar in form and detail to the one built at 926 Main Street.

W.F. Patton, a third generation Danvillian when he built this house, descended from Dr. James D. Patton, one of the town's early-19th-century immigrants, and namesake for a principal downtown business street. Following the tragic death of his wife from typhoid in 1894, W.F. Patton and their sons went to live with his mother-in-law. The following year, the mansion and all its contents were sold to a prominent tobacco leaf dealer, O. Witcher Dudley. The Dudleys lived here over the first half of the 20th century, retaining the house until Mrs. Dudley's death in 1954.

This Main Street residence also holds the distinction as the first local dwelling rescued, in the mid-1960s, as part of Danville's early "historic preservation" movement - a successful response to an absentee owner/landlord who attempted to replace the 27-room mansion with an apartment building.

Once saved, the house experienced several incarnations over the next 35 years - first as an interior decorating shop, then a music studio and, for many years, the office of orthodontist Dr. R. Wilford Cocke. Upon his retirement, Dr. Cocke and his wife sold the property in 2003 to Paul and Marjory Liepe, then newcomers to the area - attracted to Danville by its wealth of historic architecture.

Building upon the tradition of stewardship evidenced when this landmark dwelling was saved by the ad-hoc neighborhood "Committee of 900" nearly 50 years ago, the current owners continue to make the preservation of their home, inside and out, a priority. Over the past decade the couple have worked systematically to return rooms long adapted for other uses to their original form, as well as to restore missing architectural elements.

QR Marker Property List

	Hs Nmbr	Street	Owner	VDHR ID
1	122	Chestnut Street	Bowers	108-0056-0005
2	124	Chestnut Street	Bowers	108-0056-0006
3	136	Chestnut Street	Fetner	108-0056-0010
4	426	Chestnut Street	McNeely	108-0056-0016
5	848	Green Street	Reed-Williams	108-0056-0032
6	860	Green Street	Jaworski	108-0056-0034
7	862	Green Street	Jaworski	108-0056-0035
8	868	Green Street	Hurt	108-0056-0036
9	875	Green Street	Williams	108-0056-0038
10	937-939	Green Street	DRHA	108-0056-0056
11	137	Holbrook Avenue	Lawton	108-0056-0066
12	145	Holbrook Avenue	Fletcher	108-0056-0069
13	157	Holbrook Avenue	Nicholas	108-0056-0074
14	608	Holbrook Avenue	Ingram	108-0056-0084
15	211	Jefferson Avenue	Jones	108-0056-0097
16	218	Jefferson Avenue	Ramsey	108-0056-0101
17	225	Jefferson Avenue	Cornely	108-0056-0103
18	226	Jefferson Avenue	Ramsey	108-0056-0104
19	238	Jefferson Avenue	DRHA	108-0056-0108
20	241	Jefferson Avenue	Lindsey	108-0056-0110
21		#22417	DRHA	108-0056-0115
22	260	Jefferson Avenue	Five Forks LLC	108-0056-0114
23	400	Jefferson Street	Five Forks LLC	108-0056-0119
24		#25567	Five Forks LLC	108-0056-0120
25	460	Jefferson Street	Five Forks LLC	108-0056-0121
26	811	Main Street	Lawson	108-0056-0139
27	840	Main Street	DelGiorno	108-0056-0142
28	842	Main Street	Kent	108-0056-0144
29	854	Main Street	Marklew	108-0056-0145
30	862	Main Street	Parish	108-0056-0147
31	904	Main Street	Holbrook	108-0056-0151
32	926	Main Street	Liepe	108-0056-0154
33	936	Main Street	Whitehouse	108-0056-0155
34	1012	Main Street	Baughman	108-0056-0164
35	1021	Main Street	Robinson	108-0056-0166
36	1124	Main Street	Fontaine	108-0056-0178
37		#22114	DRHA	108-0056-0194
38	819	Pine Street	DRHA	108-0056-0185
39	820	Pine Street	DRHA	108-0056-0186
40	835	Pine Street	Foster	108-0056-0189
41	855	Pine Street	Forbes	108-0056-0197
42	858	Pine Street	Lewis	108-0056-0198
43	861	Pine Street	Stockwell	108-0056-0199
44	864	Pine Street	Corbett	108-0056-0200
45	871	Pine Street	Eisenberg	108-0056-0202
46	876	Pine Street	Newman	108-0056-0203
47	137	Sutherlin Avenue	Christensen	108-0056-0220
48	249	W Main Street	Dumont	108-0056-0249
49		TBD		
50		TBD		



**CERTIFIED LOCAL GOVERNMENT SUBGRANT AGREEMENT
2021-2022**

PROJECT TITLE and LOCALITY: OWE QR Marker Project, City of Danville

PROJECT DESCRIPTION: The Old West End (OWE) QR Marker project will be utilized to promote the Old West End Historic District through a digital platform. The project will include education, outreach and tourism promotion of structures and properties within the OWE HD. The final product will include a story map of the OWE along with a 50 QR coded aluminum markers placed throughout the district.

SUBGRANT IDENTIFICATION: HPF-VACLG-DANV-2021

FEDERAL FUNDING AGENCY: U.S. Department of Interior National Park Service (NPS)

GRANT: State Historic Preservation Fund (HPF) Grant to Virginia – FISCAL YEAR 2021

CFDA: #15.904, HISTORIC PRESERVATION FUND GRANTS-IN-AID

NPS FEDERAL AWARD IDENTIFICATION NUMBER: P21AF10701-00

FEDERAL AWARD AUTHORIZATION DATE TO DEPT OF HISTORIC RESOURCES (DHR): 06-18-2021

OTHER IDENTIFYING NUMBER ASSIGNED BY DHR, THE PASS THROUGH ENTITY: 0000117447

SUBGRANTEE NAME AND DUNS# City of Danville, 066008251

RESEARCH & DEVELOPMENT: NO

AMOUNT OF FEDERAL FUNDS OBLIGATED BY THIS ACTION: \$4,230

TOTAL AMOUNT OF FEDERAL FUNDS OBLIGATED: \$4,230

TOTAL AMOUNT OF AWARD INCLUDING MATCHING SHARE: \$8,081

GRANT AMOUNT: \$4,230
GRANT SHARE: 52.35%

MATCHING SHARE: \$3,851
MATCH SHARE: 47.65%

TOTAL PROJECT COST: \$ 8,081
GRANT/MATCH RATIO: 52.35%/47.65%

SUBGRANT PERIOD: July 15, 2021* through August 31, 2022

* Actual Start Date is the Date of full execution of agreement

This agreement entered into the 19th day of July, 2021, by the Commonwealth of Virginia, Department of Historic Resources (DHR), and City of Danville, the Certified Local Government (CLG), WITNESS that DHR and the CLG, in consideration of the mutual covenants, promises, and agreements herein contained, agree that the grant awarded by DHR to the CLG shall be described below:



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

Commission of Architectural Review

STAFF REPORT

DATE: AUGUST 26, 2021
TO: Commission of Architectural Review
FROM: Doug Plachcinski, Planning Division Director
RE: CERTIFICATE OF APPROPRIATENESS REQUEST –820 GREEN STREET

APPLICANT'S REQUEST

Certificate of Appropriateness Request 2021-303, to install a 22' by 10' rear deck at 820 Green Street.

STAFF EVALUATION

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

3.0: HISTORIC BUILDING

RESTORATION/RENOVATION 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.

ATTACHMENTS

- ✓ Application



Figure 1 – approximate deck location 820 Green Street.



City of Danville
Community Development
Planning Division

COMMISSION OF ARCHITECTURAL REVIEW
CERTIFICATE OF APPROPRIATENESS APPLICATION

Zoning Ordinance 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.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PLCAR2021-303 CAR Meeting Date: August 26, 2021
Date Received: _____ Received By: HDP
Parcel ID #: 22409 Address: 820 Green Street
Existing Zoning: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 820 Green Street
Applicant: Mahesh Srinivasaiah
Applicant's Address: 2257 Holtwood Way, Apex NC 27523
Applicant's Phone Number: (919) 649-0283
Applicant's E-mail: mahi_blr@hotmail.com
Describe Proposed Improvements: Build 22' by 10' deck on rear of home.

Mahesh 8/19/21
Applicant Signature date

Mahesh 8/19
Property Owner Signature date
(if not applicant)

Zoning Ordinance Article 3.R.C.6. Application Submission Requirements:

In consideration of a complete application, the Planning Director and the Review Commission may require any or all 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 sign messages.
- H. Graphic exhibits depicting compliance with other design elements.



Plan 1LA2210

This basic 1 level 22' x 10' deck is an easy to build and economical choice. You may reposition the stairs and adjust the deck height to suit your needs.

- ✓ **Square Feet:** 220
- ✓ **Width:** 22'
- ✓ **Depth:** 10'
- ✓ **Height:** 2' 6"
- ✓ **Levels:** 1



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

Commission of Architectural Review

STAFF REPORT

MEETING DATE: AUGUST 26, 2021

RE: CERTIFICATE OF APPROPRIATENESS REQUEST – 846 PINE ST

APPLICANT'S REQUEST

Certificate of Appropriateness Request 2021-295, to build fencing, entry gates, and marker for the Old West End Commons, 846 Pine Street.

STAFF EVALUATION

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

D

H. COA Required

Entire Site Plans: A professionally prepared and measured site plan of any major site work for new construction or significant renovation to existing sites must be approved by the OWE and then by the relevant City agencies.

Partial Site Plans. City staff will determine the designation for partial site plans as either major or minor. Major changes might include such elements as reconfigured parking, or the addition of retaining walls, freestanding walls and/or fences. These must be approved first by the CAR and then by other agencies as appropriate. Minor changes might include new planting beds, minor landscaping improvements, or removal of existing trees endangering a structure. These may be approved at staff level.

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? _____

Would you like more information about these programs? _____

Which one(s)? _____

Property Location: Pine Street, PID 22114, former 846 Pine Street

Name of Applicant: Friends of the Old West End

Applicant's Address: 926 Main Street, Danville, VA

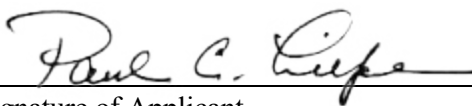
Applicant's Phone Number: 434-228-0666 Email Address: info@oldwestendva.com

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

Erect fencing, entry gates, and marker for the Old West End Commons

Type of material(s) to be used: Antique iron fence sections on new steel posts

Signature of Property Owner (if not applicant)



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.

Friends of the Old West End (FOWE), the nonprofit neighborhood organization for the historic district, contracted with the City of Danville in 2019 to make improvements in the marketability of Housing Authority-owned properties on Pine Street and improve the overall appearance of that street. This Pine Street Improvement Project was conducted in parallel with the contract between FOWE and the City to advertise and solicit offers to purchase, rehab, and reside in deteriorating historic district properties.

Initially, Pine Street Improvement funds were used to clear dangerous trees and excess vegetation from the properties. This assisted in placing eight properties in private hands for rehabilitation. Five properties remain available for sale.

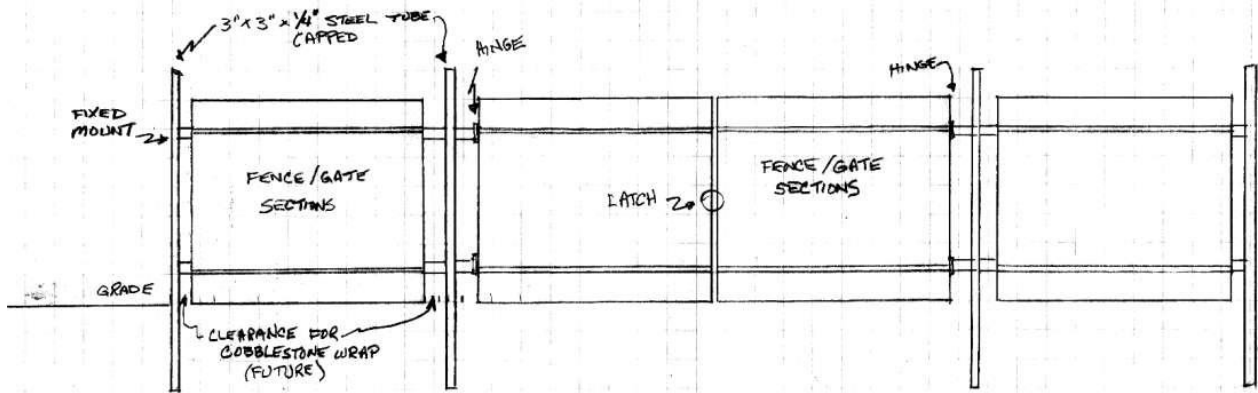
Somewhat earlier, FOWE recognized the potential to preserve and utilize open space located between Pine Street and Jefferson Avenue. With support from the Danville Regional Foundation internship program, neighborhood charrettes were conducted in 2018 to develop a conceptual design for that open space.

In 2020, FOWE persuaded First Baptist Church to donate their unused lands between in that area to the City for the purpose of creating the Old West End Commons – an area belonging to and affecting both the neighborhood and the City as a whole. With private donations in support of the work, the City surveyed the area and joined it with a vacant lot – the former 846 Pine Street. This lot is now the entrance to the Commons. A plan for the fence / gates and a survey plat is attached.

While much work remains to be done to bring the vision for the Commons to reality, FOWE and the City determined to use funds available from the Pine Street Improvement Project to mark the entrance with antique monumental fence sections and gates. It is also intended that this entrance area include a stone marker recognizing the major private donors to this effort.

The fence and gates are being erected coincident with the application. A photo of the progress through August 12 is also attached.

OLD WEST END COMMONS - FENCE/GATE PROJECT







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

Commission of Architectural Review

STAFF REPORT

DATE: AUGUST 26, 2021
TO: Commission of Architectural Review
FROM: Doug Plachcinski, Planning Division Director
RE: COA 2021-244 APPEAL

Appeal of CAR COA decision 2021-244, to install roof-mounted solar panels at 918 Green Street.
The Planning Division Director / Zoning Administrator will provide a verbal update on the appeal.

Appeal of Review Commission Decision:

- A. Any person aggrieved by any decision of the Review Commission may appeal such decision to the City Council, provided that such appeal is filed within thirty (30) calendar days from the date of notification of Review Commission decision.
- B. The appeal shall be filed with both the City Council and the Review Commission, stating in writing the reasons therefore.
- C. The City Council shall consult with the Review Commission in relation to any appeal and may require documentation of any Review Commission decision prior to hearing the appeal.
- D. The City Council may affirm, reverse or modify the Review Commission decision and shall notify the Director of Planning/Zoning Administrator of its action.



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

Commission of Architectural Review

STAFF REPORT

DATE: AUGUST 26, 2021
TO: Commission of Architectural Review
FROM: Doug Plachcinski, Planning Division Director
RE: COA 2021-245 APPEAL

Appeal of CAR COA decision 2021-245, to install roof-mounted solar panels at 154 Chestnut Street. The Planning Division Director / Zoning Administrator will provide a verbal update on the appeal.

Appeal of Review Commission Decision:

- A. Any person aggrieved by any decision of the Review Commission may appeal such decision to the City Council, provided that such appeal is filed within thirty (30) calendar days from the date of notification of Review Commission decision.
- B. The appeal shall be filed with both the City Council and the Review Commission, stating in writing the reasons therefore.
- C. The City Council shall consult with the Review Commission in relation to any appeal and may require documentation of any Review Commission decision prior to hearing the appeal.
- D. The City Council may affirm, reverse or modify the Review Commission decision and shall notify the Director of Planning/Zoning Administrator of its action.

COMMISSION OF ARCHITECTURAL REVIEW

JULY 22, 2021

Members Present

Robert Stowe
Susan Stilwell
Jackson Weller
Robert Weir

Members Absent

Robin Crews

Staff

Doug Plachcinski
Lisa Jones
Ryan Dodson

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

ITEMS FOR PUBLIC HEARING

- 1. Certificate of Appropriateness Request 2021-225, to install a side yard privacy fence at 936 Main Street.*

Mr. Weir opened the Public Hearing.

Present to speak on behalf of this request was Amy Whitehouse, owner of 936 Main Street. Ms. Whitehouse stated, I have a very difficult neighbor by the name of Tim Norton, and he has harassed me since I have lived there for nine years. I got a restraining order thankfully from Judge Stilwell and I tried to get another one the other day, but I was not successful. What he did, he waited until I went away to Greensboro and I came home he had chopped down some trees that I had planted seven years ago as a privacy hedge because he had a habit of coming out and walking all around my windows which are on the first floor there. I decided the way to keep his interests at bay was to plant these trees. I bought about two thousand dollars' worth of trees and they were immature at the time but when Mr. Norton took his chainsaw to them, they were like eight years old or nine. They had grown and it would be expensive to replace them according to this man here who gave me a letter because of the way they were cut. These are the trees lying on the curb when I came home, and they were planted two feet from the property line. He had to get over with his chainsaw and cut them totally off, and he trespassed on my property to do this to begin with. When I applied, I asked you for a wooden fence and I was so excited when I asked but I don't think that would be in keeping with the property. I don't think it would look right and I don't think it would be anything that would add to the property and I don't think it would look right. So, what I would like to do if I could get the permission to within my property line and I had a picture of it, but I forgot to bring it. It is a white brick wall, and it is eight feet high, and this is going to cost about ten thousand dollars to keep this guy out. It will be eight feet high and seventy-four feet long, make it first those blocks and then covered it with those bricks and whitewash them, so it would be in keeping them with the status of the house. I looked around at home depot and those places and the wooden fences that run along

they don't look right. They wouldn't be attractive and not only that it would not add to the value of the property. I thought maybe I better find out what the rules were considering that is an old house.

Mr. Fred Meder stated we have had problems with Tim Norton in the past and he has built decks in the past without permits and they city does not have the courage to go after him. They have no documentation of before or after and even though I lived on the street and saw it happen, the city continues to fund this man. This lady is going to need all the help that she can get.

Ms. Ann Williams stated I want to ask Amy will your wall extend all the way to the end of your property or to the end of your house?

Ms. Whitehouse stated I would extend along the side of the property and back to that cement divider there which is seventy-four feet.

Ms. Williams stated it would end at the sidewalk?

Ms. Whitehouse stated it would start at the sidewalk in the front; that is the whole idea. We would start at the sidewalk along at the front by the gate. I don't want it to be wide, just eight feet high and then I will put some plants or something on top of it.

Ms. Williams stated in general I approve of the guidelines that we already have but I have complete sympathy with Amy over Mr. Norton.

Mr. Plachcinski stated if I could point out that Ms. Whitehouse is amending her request. The front yard fence, so the portion of any privacy fence in front of the house, can only be four feet tall.

Mr. Weir closed the Public Hearing.

Mr. Weir stated we need some guidance on this?

Mr. Plachcinski stated the standard says fencing should not exceed thirty to forty-eight inches in front yards and six feet inside and rear yards and additional two feet of open work may be added to the top of the six-foot wood fence.

Mr. Weir stated we are talking about an eight-foot brick fence.

Mr. Plachcinski stated right.

Mr. Stowe stated the limitation would be six feet.

Mr. Plachcinski stated apparently, I would say that the commission may have latitude to add the ability to allow open work on top of the six feet of brick but that should not go over fifty percent of capacity. We are going on the facts in this case and this item. Just

because the commission may have approved something in some other location does not obligate them to approve the request here. I am very sympathetic to Ms. Whitehouse issues, but she has not provided any sort of exhibit other than a verbal description of what she wants to do.

Ms. Whitehouse stated I have some pictures that I took of a fence that I saw when I was out driving in North Carolina. It is about this wide, but it has little white bricks and then you paint it all white and then it will be the same trim as my house. It looks kind of like an old country place like.

Mr. Plachcinski stated I think it may be prudent to consider tabling or adjourning at this time until you are able to line up the contractor or bring an example of what you would like to do.

Ms. Whitehouse stated I guess that is a possibility. I have to find somebody that builds brick walls, but I don't know anybody right now. I just wanted to do something to keep this man out of my hair. What are you suggesting?

Ms. Stilwell stated are you talking on the driveway?

Ms. Whitehouse stated no not the driveway that is next to Mr. Liepe's house. I don't have a driveway. I have two feet and four inches. I have my deed and I looked it up. I planted the trees two feet inside and I was going to go right outside the tree line with the wall.

Ms. Stilwell stated I think it would be helpful if you would bring us something then we would be able to approve. We don't want to approve something, especially something as permanent as a brick wall and then it is in violation and you are forced to take it down.

Ms. Whitehouse stated I don't want to do that. I'm trying to do this in a way that will minimize any misunderstandings or any additional economic involvement here, but it is going to be expensive enough the way that it is. If I put a wooden fence of some kind, it wouldn't look right and it wouldn't be in keeping with the houses along the avenue there.

Ms. Stilwell made a motion to postpone this request until Ms. Whitehouse brings a picture or other exhibit of what she is trying to do. Mr. Stowe seconded the motion. The motion was approved by a 4-0 vote.

2. Certificate of Appropriateness Request 2021-244, to install roof-mounted solar panels at 918 Green Street.

Mr. Weir opened the Public Hearing.

Present to speak on behalf of this request was Fred Meder, owner of 918 Green Street. Mr. Meder stated we would like to fix up our house and keep it going for another fifty years and that's the plan. The only way to do that is to continue to push the technology. Are there any questions?

Ms. Stilwell stated where are they going to be mounted?

Mr. Meder stated it's shown in the packet and it's on the roof.

Ms. Stilwell stated with what façade?

Mr. Weir stated it is going to be all over.

Mr. Meder stated here is a picture of my house from the middle of the street. You can't see the roof unless you are turning the corner of Holbrook.

Mr. Weir stated it is awful hard to see that roof.

Ms. Stilwell stated I'm sorry I saw this and had forgotten and it's one of the loveliest backyards that I have ever seen.

Mr. Paul Liepe stated I don't think Mr. Meder's statement is correct in his mention that you cannot see the road if you are standing directly in front of this house. However, from most of Holbrook through Sutherlin Avenue a portion of the roof that he is proposing to mount panels is quite visible. I have a sketch of that, and it shows that area. On the basis that from the driving distance or at least perhaps about three hundred feet, one section of the panels that Mr. Meder is proposing is quite visible and perhaps not from directly in front of the house but certainly from a large area of the Historic District. On that basis I would oppose that part of his installation and applaud him from the balance of the installation.

Mr. Meder stated to be clear that is eight panels on the front section and my wife, and I requested that they not be put up, but the plan came in since we use so much electricity that we needed more panels. I'm hoping in the future that things will change. I am fine eliminating those eight panels if I can get that in writing and this gets back to Titan, so they know what the plan is. This has already been approved by Danville Utilities.

Mr. Weir stated would these eight panels in the front here, did you say that you were not going to put them on?

Mr. Meder stated no, it's what you will decide but I'm comfortable either way. It would be about eight thousand dollars less.

Ms. Stilwell stated may I ask Mr. Leipe a question? You can see the front panels from Sutherlin?

Mr. Liepe stated yes from Sutherlin and almost from Holbrook and perhaps one lot in from Holbrook Street you can see that portion of the road.

Mr. Meder stated yes and like I stated when you turn the corner of Holbrook to Green my house is front center and yes you can see that one quarter panel up there without a doubt. I'm comfortable eliminating that.

Mr. Lawrence Meder stated I am here to support my brother but more importantly I am here to support Danville and the Old West End, America, our planet, and the

environment. No, don't approve this plan minus eight solar panels from the roof, even though he has said that he could do without them. Approve it all and I'm sorry Mr. Liepe I work with him and I'm friends with him. I'm sorry if you can see it from the street but I can see the American flag from the street in front of everybody's house. I can see the cell towers, power lines from the Old West End, refrigerators that they throw out on the streets, dishwashes, washers, and everything else that goes out on the street. I can see big trees with groundhogs in them and okay now we are going to see solar panels. Unless we switch our energy consumption to something that is going to help our planet, we are not going to have a planet. Our grandkids are not going to have a place to breath. This needs to be approved. Three years ago, I came before this board and I asked and begged you to please make guidelines for solar, because it was coming to the Old West End. I was told that you are not a board that makes rulings like that, but somebody here could have kicked up somewhere. The Danville officials that sit up on my right could have taken the issue and worked it. I'm telling you that they need to take this issue and they need to work it and it is coming to Danville. I know the utility commission is a little bit slow on embracing residents in Danville who bring solar. I mean if they were just charging, we would see it on our electric bill: put solar on your house, and we will give you two thousand dollars or something. I have not seen that in my flyer. I will tell you this, that I have read your guidelines from cover-to-cover multiple times and whenever I am with a new resident town, I say well have you read the guidelines yet. What I think that you need to understand is that these solar panels are not a permanent fixture on top of the house. Any hurricane could take them off. It is not altering the house and you might get tired of solar and maybe want a windmill, I don't know that could change to. They can just come off and it's just like the American flag; you put it on a holder and then take it off when you don't want it up there. They are fully removeable and you know he is not replacing wood windows with vinyl, and he's not taking down a flat board and putting up plastic siding. I mean he is doing something that is only going to help his energy, our energy, and it is going to take down some of the grid consumption during peak hours. The electric commission and Danville Utilities were up to about twenty five percent renewable energy rate right now. We are not where we need to be. We need to push it another fifty percent especially if we want a planet. I would say approve this fully don't let him escape with eight thousand dollars less. Let's put all the panels up there because this is not the only house that is going to get solar. Please write the rule into the book so we don't have to keep asking that we want to put solar on these buildings, because it is coming. I told you three years ago well now it is here.

Mr. Liepe stated as I'm sure you are aware, you have two applications of a similar nature, but both have sections of solar panel visible from the street. While Mr. Plachcinski argues that approving things does not set a precedent, I think in this case it would. If you approve two houses with solar panels facing the street how do you turn down others. I think that would expose the commission to numerous appeals to City Council and I don't think that should be where you want to go. Further, while I support the goal, I think there are other ways to accomplish the same thing including utility scale solar. This is not the only way to power your house with solar because you are already powering your house with solar based on the wires coming in from the street at least

from a certain extent. I'm concerned about what this will do to the look of the Historic District setting a precedent of this nature.

Mr. Lawrence Meder stated I would just like to rebut Mr. Liepe's statement. In fact, yes, if you approve these two houses you might set a precedent. We did hear of the eight-foot concrete fence that was approved in the Old West End that didn't set a precedent for this. Let's develop the rules and get them into our guidelines as an addendum.

Mr. Weir closed the Public Hearing.

Ms. Stilwell stated I am a strong advocate for solar panels. I have them on my building, but the city utilities changed the wattage and made them nonfunctional and now they are finally functional again. They don't give me any credit. None whatsoever. But I'm going to keep trying until I get it right. I spent thirty thousand dollars on my solar panels. It is a shame that our guidelines have not even attempted to deal with this issue as it is coming. It is here.

Mr. Weir stated the federal government passed the law that we couldn't argue over satellite dishes and now we have them scattered all over the place. This is a whole lot better and more important to me than a satellite dish. It would seem like it would not be to the standard, so we want to go through the two-step process.

Mr. Stowe stated there is another argument and I agree Susan the goal is admirable. It is the question of the eight panels that go on the front. Does that adversely affect the neighborhood and other people buying homes and if you buy a home in that neighborhood do you think that is detrimental that you are looking at a home with solar on top?

Mr. Meder stated I understand that this is a closed meeting, but I can speak to there being no set guidelines for homes purchasing solar panels or reselling the house with the panels. It is such a new thing that the solar people are trying to figure this out. How do you sell your home when you have panels on them if you don't own them because everybody's now buying panels on time through a third-party lender? It makes it difficult. The only information that we could find was the State of Virginia have passed HOA rules that they cannot deny the panels. They can ask them to put them around the corner, but you can put them on your property regardless because that is State Law. There are a lot of problems with this and obviously I'm bringing it to you being the first one here to resolve these problems. I was a commission member for fourteen years and I was the first one that brought concrete hardy board here and got the roof coatings and all those things because we are trying to preserve the buildings for the next fifty years. My goal is I want someone to live in these homes. I live next to abandoned homes, many, many abandoned homes, and people drive up and say oh nobody lives next door to you. It looks like a cemetery. You can smell the rotting wood when you walk by these homes.

Mr. Plachcinski read an excerpt from the National Park Service's technical preservation website that explained "the impact of low-profile solar collectors, where flush mounted on a sloped roof, though visible, may not significantly diminish the building's historic character." However, if Commission feels the roof is a prominent feature of the building then the installation may be appropriate. The metric the Commission should evaluate is

whether the roof is a prominent feature of this building. If it is, does the installation of the flush mount solar panels alter the historic character of the overall property and not just does it change the appearance of the building's roof. Applying this standard to each application requesting solar panels will yield a different conversation.

Mr. Stowe stated I think those are some good points of why we don't set precedents with the decision because it is a case-by-case basis. If we decide that something is right it doesn't mean that it is right for the next property. In this case because guidelines are vague or don't address this at all, we will have to use the two-step process with the second step being does this adversely affect the neighborhood not just that specific property. Are we affecting the neighborhood by allowing this on a house, is the question.

Ms. Stilwell stated I think it has a positive effect.

Mr. Weller stated I don't think it is an argument of whether that solar power is a good power. I think that we are all in agreement I think it is exactly what Mr. Stowe said of this particular property.

Mr. Stowe stated it is specifically these eight panels here being visible from a public right away.

Ms. Stilwell stated are you ready for a motion?

Mr. Stowe stated I guess I'm asking are we all in agreement.

Ms. Stilwell stated we are going to go around and vote and find out.

Mr. Stowe made a motion to approve the Request 2020-244 without the eight panels on this section of the roof. There was not a second, so the motion failed.

Mr. Weller made a motion that Request 2020-244 does not meet the guidelines. Mr. Stowe second the motion. The motion was approved by a 4-0 vote.

Mr. Weller made a motion to approve the Request 2020-244 as requested with all panels because the proposal does not have any adverse effect on the neighborhood, that the roof is not a prominent feature of the historic building, that the proposal does not diminish the historic character of the building, and that the appropriateness of roof mounted solar panels are a case-by-case determination. Ms. Stilwell seconded the motion. The motion was approved by a 4-0 vote.

Ms. Stilwell asked Mr. Plachcinski for assistance on solar panels in the OWE because it will return?

Mr. Plachcinski stated yes.

Mr. Lawrence Meder stated just to let you know how fast it is coming there is a vacant lot in the Old West End and somebody may be coming for permission to put solar panels on the vacant lot, and you will be able to drive by and see them and wave at them.

3. *Certificate of Appropriateness Request 2021-245, to install roof-mounted solar panels at 154 Chestnut Street.*

Mr. Weir opened the Public Hearing.

Present to speak on behalf of this request was Fred Meder, owner of 154 Chestnut Street. Mr. Meder stated unlike the last home where I am putting the panels, I want to put all the panels on this roof. It does not impact the vista. I have a picture of the vista from across the street from the sidewalk.

Mr. Weir stated where are the panels going on here?

Mr. Meder stated down this side and the back, and you might could see two. That's stationary. You know the cars on Chestnut drive about forty-five miles per hour. They don't see anything. The goal is to put people in this home for the next fifty years.

Ms. Stilwell stated does it have two units or one?

Mr. Meder stated this was a duplex with 1700 square feet and it has two little main rooms that need to be a little bigger. I'm having a very difficult time getting the floor plan correct and Rick Morris Architects forgot the washer, dryer, water heater and pantry.

Mr. Paul Liepe stated I will repeat my previously objection about the solar panels being visible from the street. In this case the panels will be visible from about two hundred-and fifty-foot-long section off Chestnut Street. While there are a few cars that go forty-five miles per hour, there are also many people that walk along that street who might find the industrial look of solar panels objectionable.

Mr. Meder stated I just want to point out that you must be in the exact right spot here. It's not my house. You turn the right corner, and it is there.

Mr. Weir closed the Public Hearing.

Ms. Stilwell made a motion that the Request 2021-245 does not meet the guidelines as submitted. Mr. Weller seconded the motion. The motion was approved by a 4-0 vote.

Ms. Stilwell made a motion to approve request 2021-245 as requested with all panels because the proposal does not have any adverse effect on the neighborhood, that the roof is not a prominent feature of the historic building, that the proposal does not diminish the historic character of the building, and that the appropriateness of roof mounted solar panels are a case-by-case determination. Mr. Weller seconded the motion. The motion was approved by a 4-0 vote.

4. Certificate of Appropriateness Request 2021-250, to install a paved driveway at 842 Main Street.

Mr. Weir opened the Public Hearing.

Present to speak on behalf of this request was Mary Kent, owner of 842 Main Street. Ms. Kent stated our driveway, I think maybe when it was the red cross, was gravel and that gravel is gone and now it's just dirt. We have really done a lot of work on our house and it is impossible to keep that driveway looking nice and that is very important to us. All our neighbors have concrete and we just want to keep up with our neighbors. We just want to put a cement driveway in.

Ms. Stilwell stated you are better to use cement because that is better than black top.

Ms. Kent stated what do you got for me?

Mr. Weir closed the Public Hearing.

Mr. Weller made a motion to approve Request 2020-250 as submitted. Mr. Stowe seconded the motion. The motion was approved by a 4-0 vote.

5. *Certificate of Appropriateness Request 2021-253, to remove a magnolia tree and surrounding retaining walls at 1002 Main Street.*

Mr. Weir opened the Public Hearing.

Present to speak on behalf of this request was Jane Willis who stated, I am representing the Wednesday Club as President. Our board of Governors is requesting a certificate of appropriateness to remove a large magnolia tree that is in front of our building and then to remove the retaining wall that is around it. The wall has been repaired several times and if you look at the photos that were inside of your packet you can see where the last photo shows the cracks. In the top photo of the last page there is a crack on the left-hand side of the wall you can see where different brick has been used to repair that corner of the wall and that part of the wall now leans in towards the buildings. The roots are pushing out and there are also cracks along this side of the wall where the roots are pushing that out. Then the bottom photo you can see a metal plate that has been put up to hold the wall in place. The grain across the top it all unaligned, crooked and there are large cracks in this portion of the wall. There are roots on top of the ground. We have cracks in the sidewalks, some moisture in our board room and we think maybe there are roots underneath the building. We are requesting permission to take the wall down, take the tree down, level the land and plant grass seed. We want to retain the granite and retain enough bricks to build a sign in the future. We don't have the funds right now to do that nor do I have board approval to build a sign. There is some granite across the front of the property which is in the picture above and I don't know but are they called corner stones? Does anybody know?

Ms. Stilwell stated that is what I would call them.

Ms. Willis stated we believe that might be the original property line. This property was purchased in 1923 and if you go back and look at pictures it looks like there was originally granite all the way across the front. This is all that is left what is across the front of the property. Then there is the granite that is going up the sidewalk which probably came from the property. We would like to use this in the landscaping but until this tree comes down and this land is level. I don't know if you can get sixteen women to agree where that granite needs to go. We would like at least permission to if you won't let us move this granite from the front, we would at least get permission to decide on what to do with the granite on the side of the wall where to locate that. We don't want to detract from our building, and we would like for our beautiful building to be enhanced

with green grass and plants just to make it look better, because our cracks in the wall just don't look good at all. We would greatly appreciate it if you would grant, I request.

Mr. Weller stated that tree is going to be gone?

Ms. Willis stated that tree is going to be gone, the roots gone, and everything will be leveled.

Mr. Weller stated I love it and my in-laws live next door and it really beats my view down the road.

Mr. Fred Meder stated my profession all my adult life has been landscape gardening. I moved here in 1988 on Sutherlin Avenue and this tree and wall has been broken since then. I don't understand what is going on. It has been there my adult life which has been since 1988 and it was the same way as it is today. I would like to point out that magnolia is quite essential southern, and I am from the north.

Mr. Paul Liepe stated I don't wish to comment on the tree, and I don't really care to comment on the retaining wall. I'd like to point out that the granite that is now next to the curb was at the original 1002 Main Street address that the Wednesday club bought in 1920 and it was demolished in 1970 for their present club house. I'm delighted to hear that they would like to make some productive use of that granite curbing and I wonder if a decision on removing that ought to be postponed until they come forward with a planned proposal.

Ms. Stilwell stated do they have a plan of what to do with that granite curbing? We can't give you carte blanche without knowing what you are going to do.

Ms. Willis stated no, I don't have a plan. We are more than willing to leave what is at the front in place and just reset it because it is crooked it and it needs to be reset. The granite that is running up the side of the wall and no we have not even discussed it and it can certainly be dropped down into the trench that is going to be there when that wall comes out because that is our property line. If we chose to move it at a further date, we would certainly come back and request permission to move it. We would just like to have the land leveled and a nice green lawn there until we can approve something else.

Ms. Stilwell stated you can come back every month.

Ms. Willis stated I know.

Mr. Weir closed the Public Hearing.

Ms. Stilwell made a motion that a Certificate of Appropriateness be granted for 2021-253 at 1002 Main Street as submitted. Mr. Weller second the motion. The motion was approved by a 4-0 vote.

APPROVAL OF THE MINTUES

Ms. Stilwell made a motion to approve the July 7, 2021 minutes. The motion was approved by a unanimous vote.

OTHER BUSINESS

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

Approved