



City of Danville

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

Commission of Architectural Review

FEBRUARY 25, 2021

3:30 P.M.

FOURTH FLOOR CONFERENCE ROOM

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. NEW BUSINESS
 1. UPDATE Certificate of Appropriateness, 2020-243, to perform alterations at 1050 Main Street. The proposed scope of work includes enlarging front patio area of the building, fencing around the building, added wall on Broad Street for security, a sign for the front yard and painting of the building trim. Materials to be used wood and metal. Additional work CAR must incorporate into the COA includes: revised dumpster pad, exhaust and intake unit on Broad Street size, and additional exterior alterations to porch structures.
 2. Certificate of Appropriateness Request, 2021-62, to restore 858 Pine Street. The proposed scope of work includes replacing rear stairs and porch, adding mechanical units, and rebuilding a garden shed. The applicant will use like replacement materials as shown in their application.
 3. Certificate of Appropriateness Request, 2021-63, to restore 887 Pine Street. The proposed scope of work includes replacing existing asphalt shingles, gutters and downspouts, and 6 over 6 windows. The applicant will use like replacement materials.
- IV. APPROVAL OF MINUTES FROM JANUARY 28, 2020
- V. ADJOURNMENT



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Commission of Architectural Review

STAFF REPORT

DATE: February 19, 2021

TO: Commission of Architectural Review

FROM: Doug Plachcinski, Planning Division Director

RE: **CERTIFICATE OF APPROPRIATENESS REQUEST - 1050 MAIN STREET**

APPLICANT'S REQUEST

Certificate of Appropriateness Request UPDATE, 2020-243, to perform alterations at 1050 Main Street. The proposed scope of work includes enlarging front patio area of the building, fencing around the building, added wall on Broad Street for security, a sign for the front yard and painting of the building trim. Materials to be used wood and metal. Additional work CAR must incorporate into the COA includes: revised dumpster pad, exhaust and intake unit on Broad Street size, and additional exterior alterations to porch structures.

STAFF EVALUATION

The CAR Certificate of Appropriateness application subject property is the north corner of the Main Street and Broad Street intersection.

The amended proposed scope of work also includes revised dumpster pad, exhaust and intake unit on Broad Street size, and additional exterior alterations to porch structures. Relevant sections of the Commission of Architectural Design Guidelines include the following:

HISTORIC COMMERCIAL BUILDINGS

There are only a small number of historic commercial buildings in the OWE. Most were built in the same era as many of the houses and were meant to provide auxiliary services, since the main commercial area of Danville was immediately adjacent to the OWE.

Buildings on American Main Streets typically evolved and changed over time so that today they are a mixture of newer and older buildings and the layers of alterations made to them over time. This is particularly true in the commercial core where merchants have modified their storefronts, perhaps several times, to reflect the latest marketing approaches. Architecturally, historic commercial buildings often have "split personalities" where the upper floors remain largely untouched, retaining their historic character, and the first floors have been modernized, masking their original appearance.



Figure 1 - Street view of 1050 Main Street.

If many of the original details of buildings to be restored have been lost with successive modernizations, it is recommended that the owners try to find photographs of the building from near the time it was built, or study examples of similar buildings that have been restored in order to gather information on appropriate architectural details for each building type.

It may be advisable for building owners to work with an architect or historic preservation specialist when attempting to restore a building about which there is little photographic or other historic information. Such professionals would be most skilled at approximating original details if these are unknown.

Where storefronts have been substantially changed over the years, a decision must be made whether to restore the current storefront, or try to restore the original details, if known. In some cases changes made to storefronts may now have historic significance in their own right. Decisions on these matters must be guided by a variety of factors, including current usage, presence or absence of photographs or drawings illustrating original conditions, and so on. Significant features such as transom lights (especially leaded or stained glass transoms), recessed entries, original frieze or signboard details, original bulkhead details, and entryway paving should be preserved or restored. Restoration of the original storefront is preferred, but proposals for restoration or renovations will be considered on an individual basis.

Recommended

- ✓ Repair/restore historic materials whenever possible rather than replacing them.
- ✓ If replacement materials must be used, they should match the original materials and design. Use of modern materials will be reviewed on a case-by-case basis, with the exception of vinyl replacements windows, which are not allowed.
- ✓ Use photographs and other historic data to guide building restoration/renovation.
- ✓ Where historic photos or illustrations of the original design of an historic building are not available, consultation with a preservation architect or other historic preservation professional is advised.
- ✓ Historic buildings should be preserved and restored whenever possible, but if a historic building is deemed to have been severely compromised and demolition is considered, the criteria listed in Subsection 3.3 of this chapter should guide the decision-making process. • 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.

ATTACHMENTS

- ✓ Application

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? _____

Which one(s)? _____

Property Location: 1050 Main Street

Name of Applicant: Jim & Kathy Cropp

Applicant's Address: 162 College Ave

Applicant's Phone Number: 434-797-1003 Email Address: kjcropp162@gmail.com

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

updates on project - points of discussion ① dumpster pad on back of building ② exhaust + intake fan on Broad Street side ③ original porches need closed in or repaired due to original installation

Type of material(s) to be used: concrete, wood, metal fans

Kathy Cropp
Signature of Property Owner (if not applicant)

Signature of Applicant

Commission of Architectural Review

STAFF REPORT

DATE: February 19, 2021

TO: Commission of Architectural Review

FROM: Doug Plachcinski, Planning Division Director

RE: CERTIFICATE OF APPROPRIATENESS REQUEST - 858 PINE STREET

APPLICANT'S REQUEST

Certificate of Appropriateness Request, 2021-62, to restore 858 Pine Street. The proposed scope of work includes replacing stairs, adding mechanical units, and rebuilding a garden shed. The applicant will use like replacement materials as shown in their application.

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 proposes replacing rear stairs and porch, adding mechanical units, and rebuilding a garden shed.

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.

Porches and Entries

Porches and front entries are highly individual and are an essential part of the architecture of the house. Porches can be constructed of wood, stone, brick and stucco, or cast iron and often have interesting details that complement and/or embellish the detail seen elsewhere in friezes and cornices. They vary from very plain porches and entries to elaborate porticos. Because these porches are essential to the overall character of the structure, every effort should be made to restore or reproduce porch and entry features rather than simplifying, changing, or modifying them. If the original porch is missing, study of similar homes or historical records can assist with reproduction of



Figure 1 - Street view of 858 Pine Street.

the original details. Modern vinyl or clad wood doors are discouraged. Substitute materials will be considered on a case-by-case basis; if these are preferred, the overriding concern in approval should be authentic appearance and maintenance of historic details.

Garages and Other Outbuildings.

Many of the original outbuildings, if they existed, are no longer present or are in poor condition. Where they are salvageable, historically significant and/or complementary to the primary structure, it would be desirable to keep them. If they are not of adequate size to serve as a garage, they may be useful as garden sheds or similar uses.

Technology

Technology is an important part of modern life, but it should be shielded from view. All antennas, satellite dishes, solar panels and other such items attached to buildings should be screened from view as much as possible (typically by placing these items where they are not visible from the street).

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? No

Would you like more information about these programs? Yes

Which one(s)? All available

Property Location: 858 Pine St, Danville VA

Name of Applicant: Nichole Lewis

Applicant's Address: 1916 Snow Hill Rd. Durham NC 27712

Applicant's Phone Number: 301-613-7894 Email Address: NLewis925@gmail.com

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

Altersaton

Type of material(s) to be used: Metal Roof Sections, Treated Lumber Decking, Period Brick, Fencing, Period Porch Columns and Balustrades

Signature of Property Owner (if not applicant) Nichole Lewis
Signature of Applicant

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

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

The permit I am submitting for is approval for the remaining exterior improvements and repair. I have currently completed rebuilding the porch, foundation, and interior work to code and approved by the City inspectors.

The exterior of my home was very neglected and frankly an eyesore. I hope to continue to remedy that with CAR approval for the improvements I am submitting.

Here's a few photos of progress over the last year.



Following are a combination of actual permit plans, as well as my attempt to diagram what I would like to do to rebuild steps etc.

The only addition to my home will be a small egress deck/porch for fire safety from both the upper and lower level, (schematic plans included)

I have also diagramed where my HVAC guy would like to place units, one on each side. They are not visible from the front of the house, but he wanted to be sure the placement was ok.

I also hope to rebuild a garden shed, which originally sat adjacent my property at 850 Pine St (now demolished) I was able to salvage enough to rebuild a smaller version on my side of the property line. I recently learned that one of my neighbors actually lived in it!

Following are:

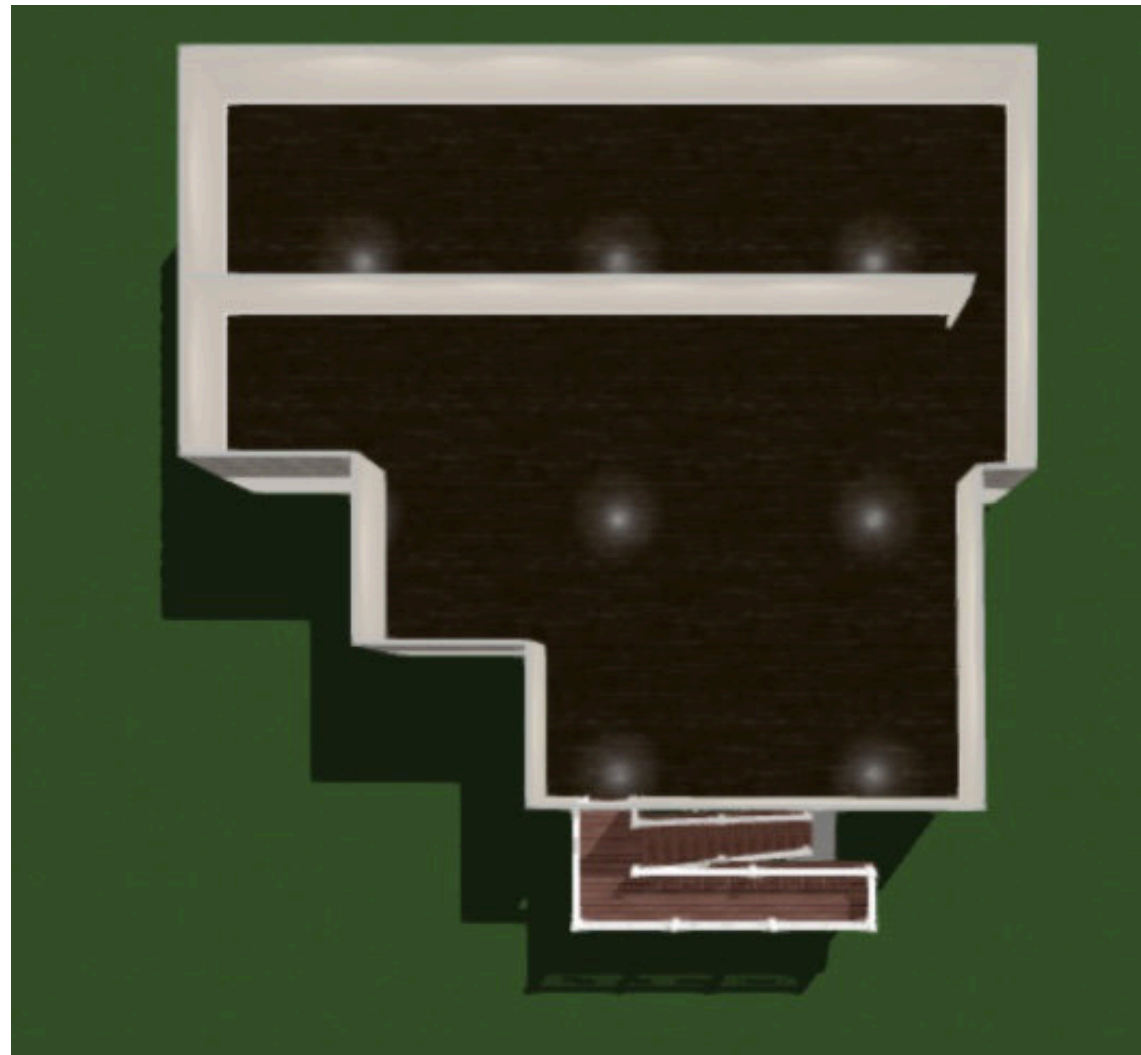
Back deck/porch (w/plans)

West Side improvements

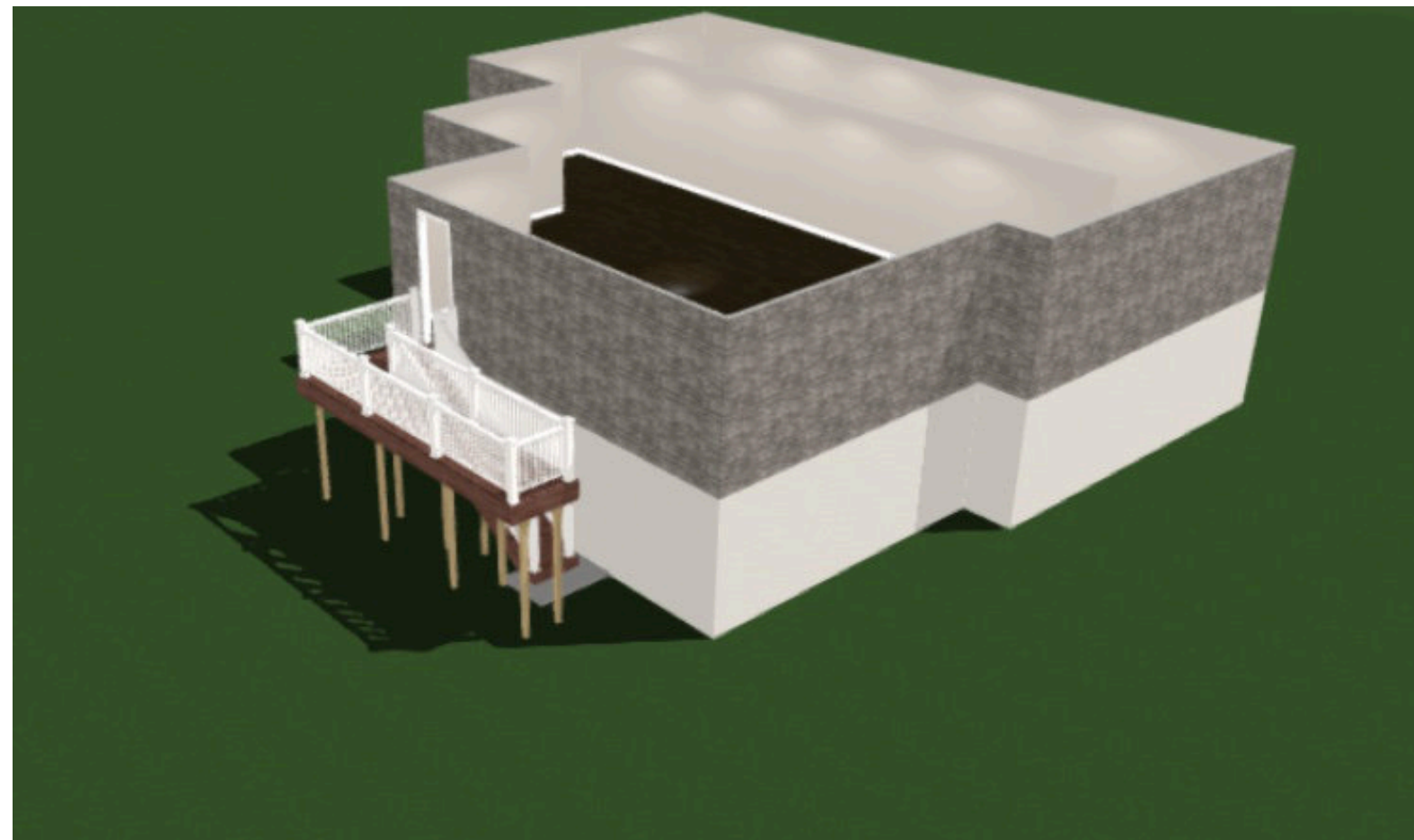
East Side improvements

Garden Shed

Thank you for your time & review!



Below is a representation of completed back porch/deck. A metal shed roof, and salvaged porch columns identical to my front porch will make what is basically a rear egress deck become a historic match to the rest of the house. I have several sections of original period balusters which should be enough to use for the top level to complete the historic look.



3D representation of upper deck/
porch

*Note jogs in house vs. the simple representation of house in schematic drawings. Due to height restrictions in the deck planing software, they are presented as separate plans. I did check with the inspector, Mr. Willis about the height, and using 6x6 piers on upper platform would be sufficient to bear the load.

The stairs depicted on upper platform will actually connect to the lower deck platform (about 4 feet off ground)

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

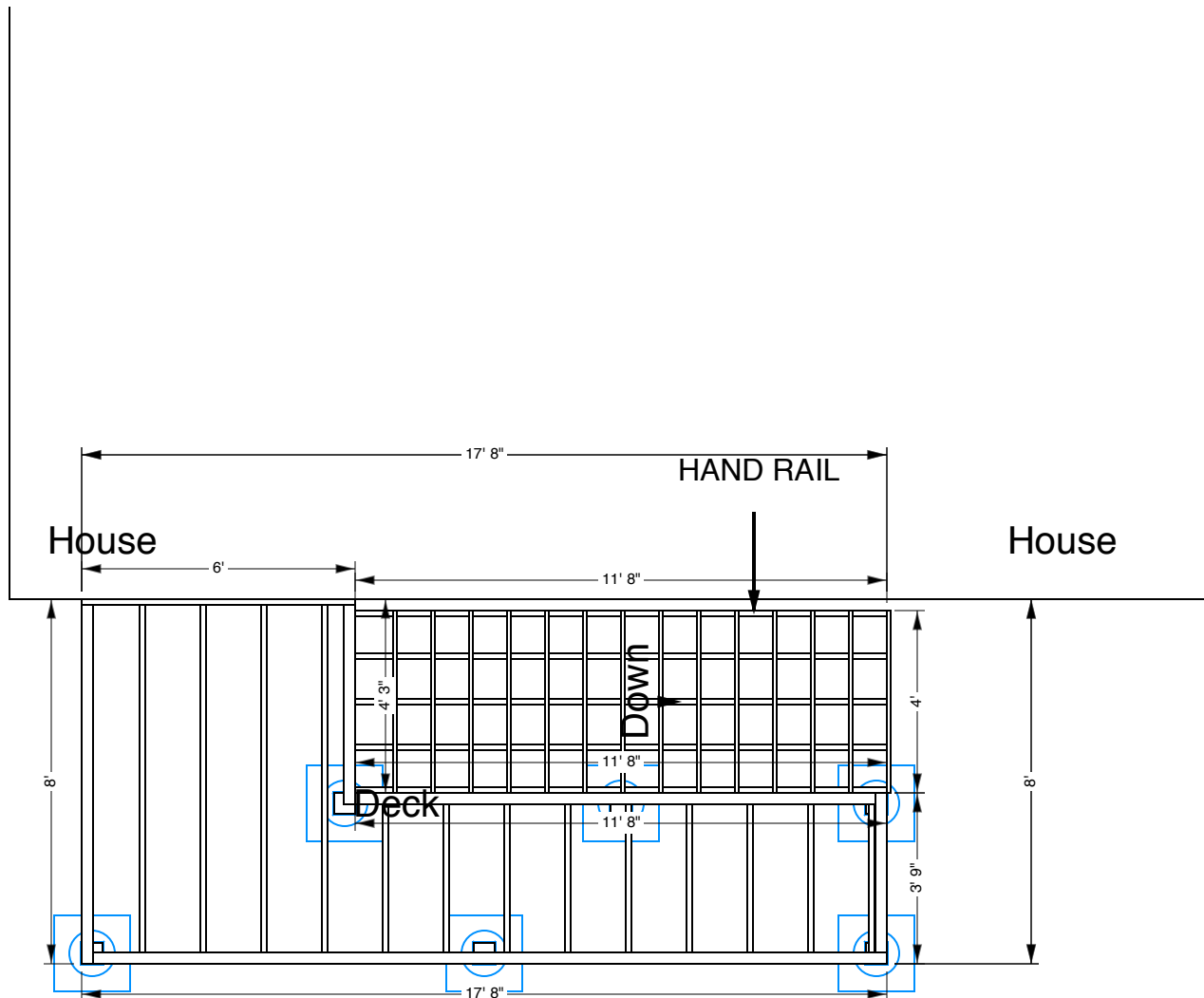
BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

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UPPER DECK SCHEMATIC

858 Pine



Total Depth: 12•
Base Diameter: 20•
Pier Diameter: 12

Footings to be installed to 12" depth as is required by your local building ordinance. • Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). • See footing detail in deck construction guide.

DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.

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2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)•

Joists to be 2x10 pressure treated southern yellow pine installed 16" on center. •

Beams to be 2-2x10 pressure treated southern yellow pine nailed. •

Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)•

Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)•

Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)•

All hardware to be corrosion resistant and installed per manufacturers' instructions.



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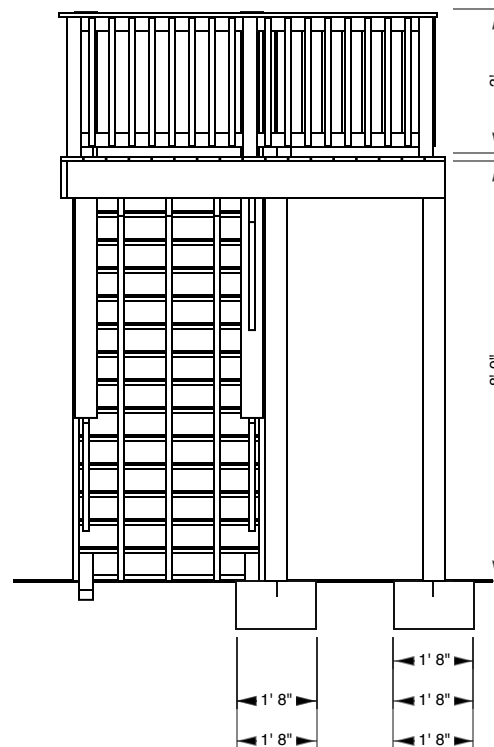
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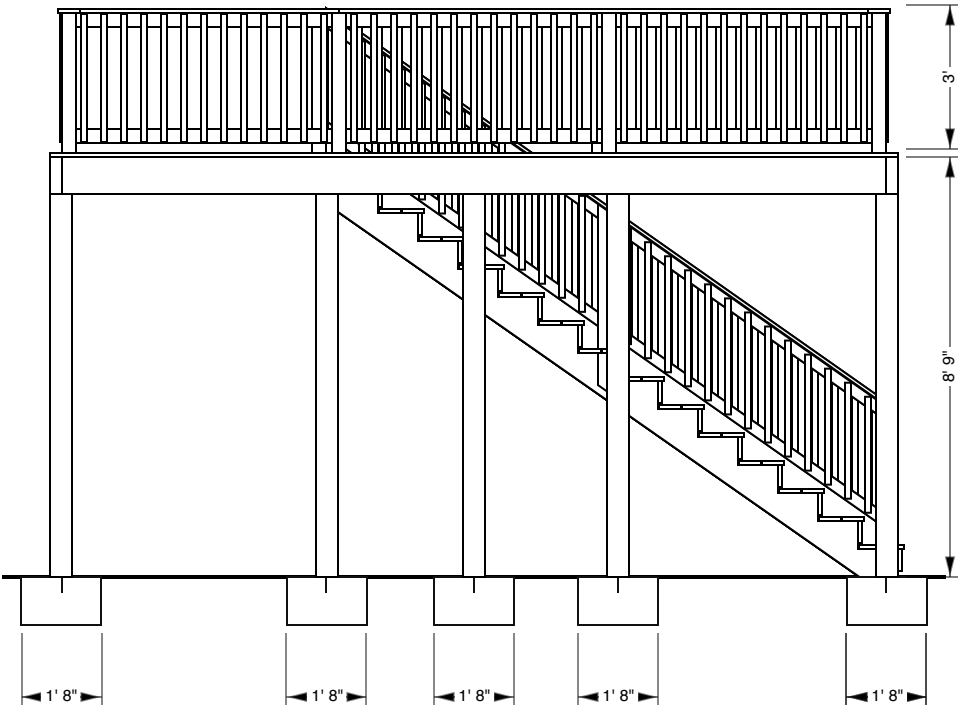
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UPPER DECK SCHEMATIC

858 Pine



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Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)•
All hardware to be corrosion resistant and installed per manufacturers' instructions.

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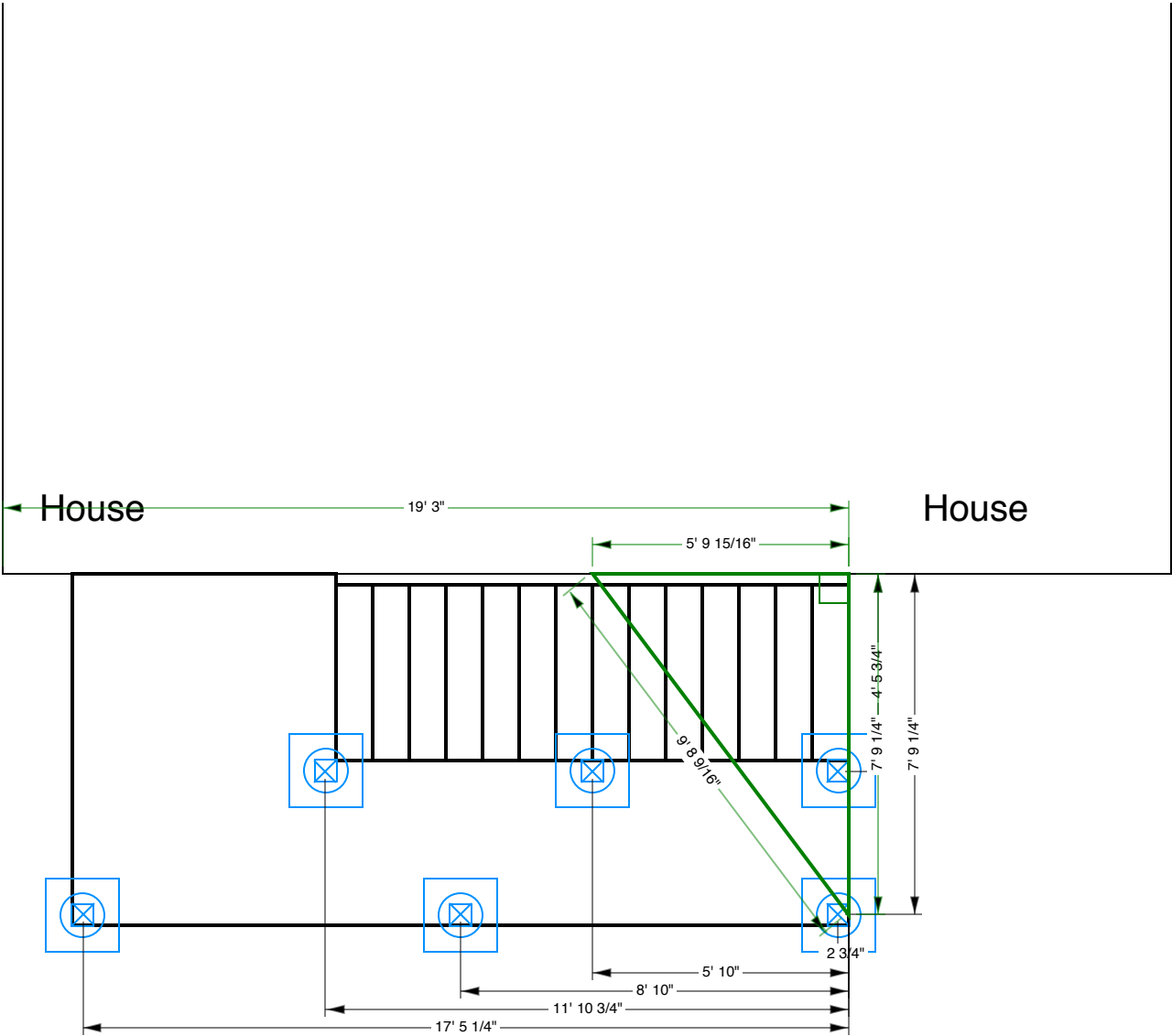


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BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIR FOOTING REQUIREMENTS•
WHERE THE STAIRWAY MEETS GRADE, ATTACH THE STAIR
STRINGERS TO THE STAIR GUARD RAIL POSTS. POSTS SHALL
BEAR ON FOOTINGS

UPPER DECK SCHEMATIC
858 Pine



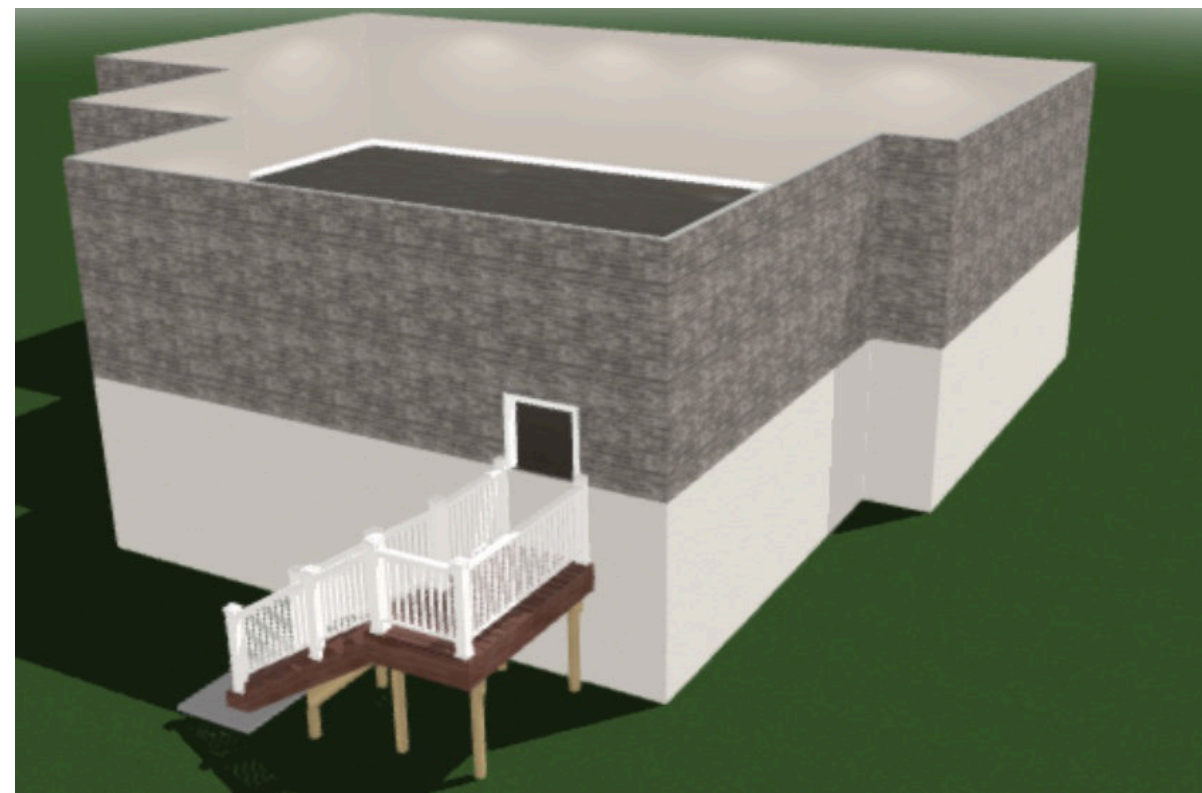
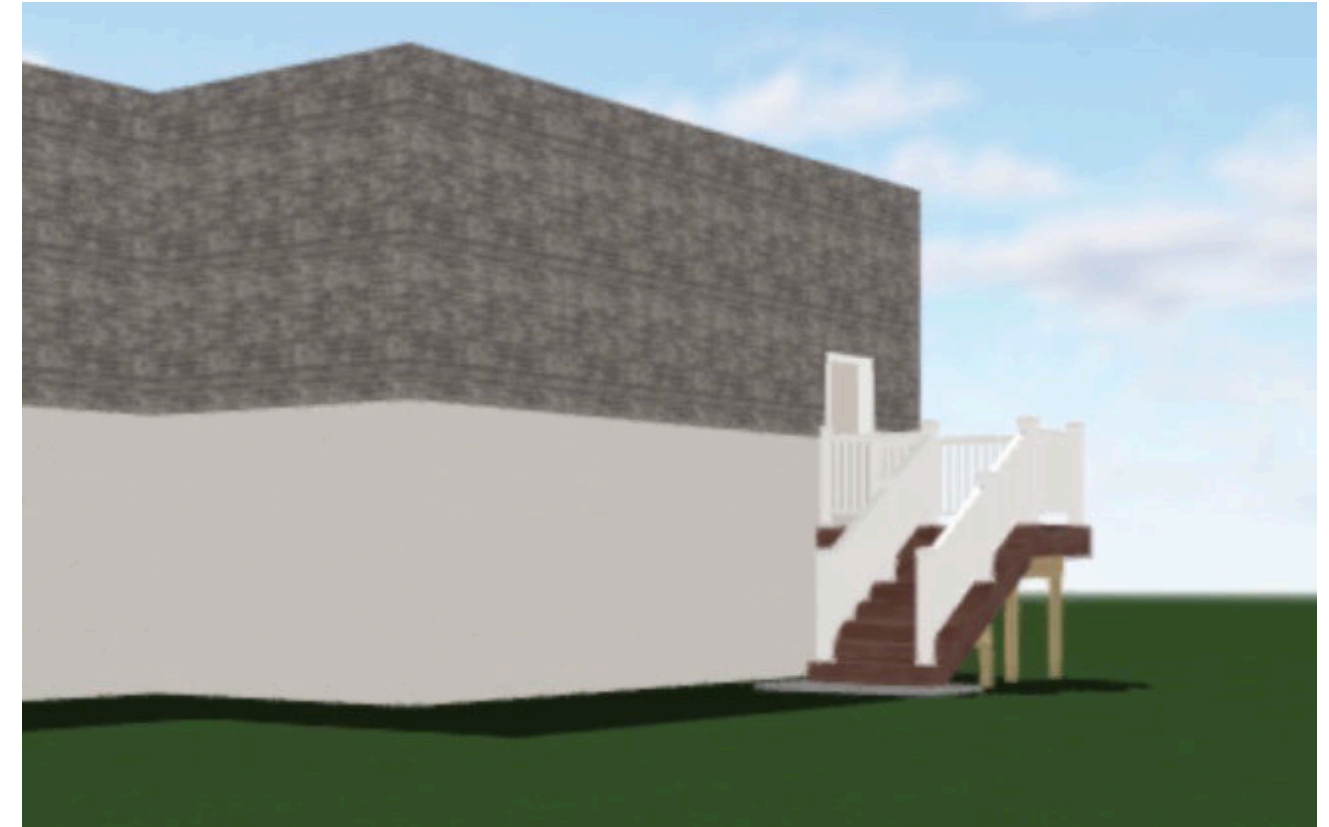
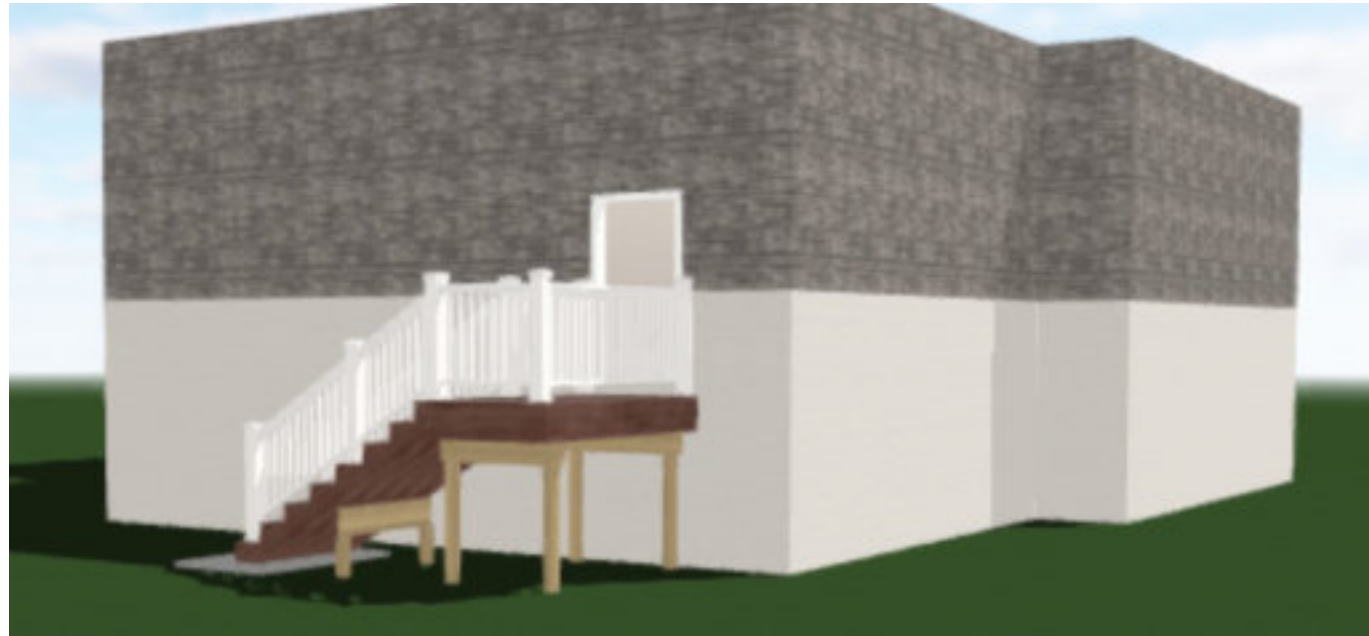
Total Depth: 12•
Base Diameter: 20•
Pier Diameter: 12

Footings to be installed to 12" depth as is required by your local building ordinance. •
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). •
See footing detail in deck construction guide.

DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS.

Footings to be installed to 12" depth as is required by your local building ordinance. •
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). •
See footing detail in deck construction guide.





LOWER DECK/PORCH 3D REPRESENTATION

Upper deck connects to lower deck via staircase (next to house) The property slopes sharply, but the height of each section (plans) should be accurate, and the stair rise/run from upper to lower should be within inches.

SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

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House

House

Deck

DOWN

HAND RAIL

LOWER DECK SCHEMATIC

858 Pine



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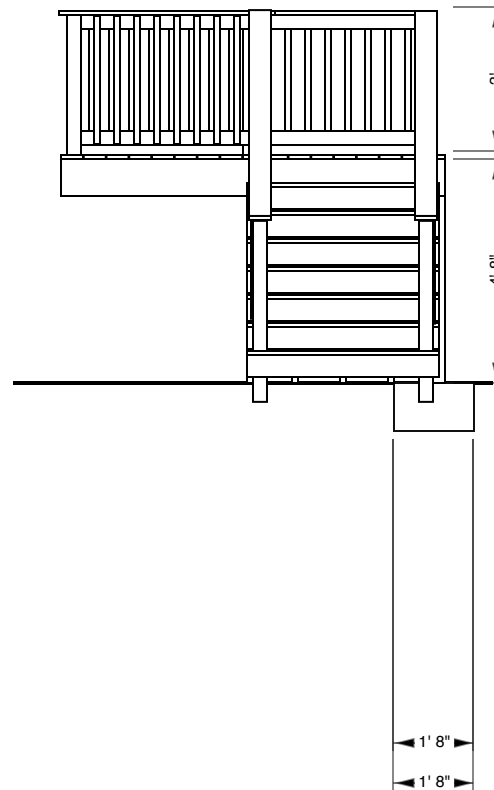
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LOWER DECK SCHEMATIC

858 Pine



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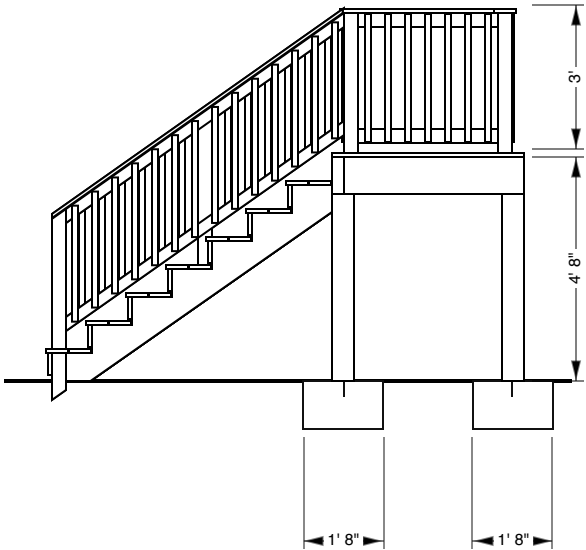
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BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIRWAY ILLUMINATION: ALL EXTERIOR STAIRWAYS SHALL BE ILLUMINATED AT THE TOP LANDING TO THE STAIRWAY. ILLUMINATION SHALL BE CONTROLLED FROM INSIDE THE DWELLING OR AUTOMATICALLY ACTIVATED.

DISCLAIMER: THIS PLAN IS NOT CONSIDERED COMPLETE UNLESS APPROVED BY YOUR BUILDING INSPECTOR OR STRUCTURAL ENGINEER. BUILDER ACCEPTS ALL RESPONSIBILITY AND LIABILITY. DECKS.COM LLC AND ASSOCIATED SPONSORS ACCEPT NO LIABILITY FOR THE USE OF THIS PLAN.



LOWER DECK SCHEMATIC

858 Pine

2x10 Ledger Board to be flashed and bolted (2) 1/2" bolts with washers or equivalent every 16" on center. (See ledger detail in deck construction guide)•
Joists to be 2x10 pressure treated southern yellow pine installed 16" on center. •
Beams to be 2-2x10 pressure treated southern yellow pine nailed. •
Guard Rails to be 36" high with less than 4" openings per IRC code. (See rail detail in deck construction guide)•
Stairs to be built max rise 7-3/4" min rise 4" in run 10" per IRC code. (See stair detail in deck construction guide)•
Decking to be 5/4x6 Pressure Treated Pine. (Follow manufacturers' installation instructions)•
All hardware to be corrosion resistant and installed per manufacturers' instructions.

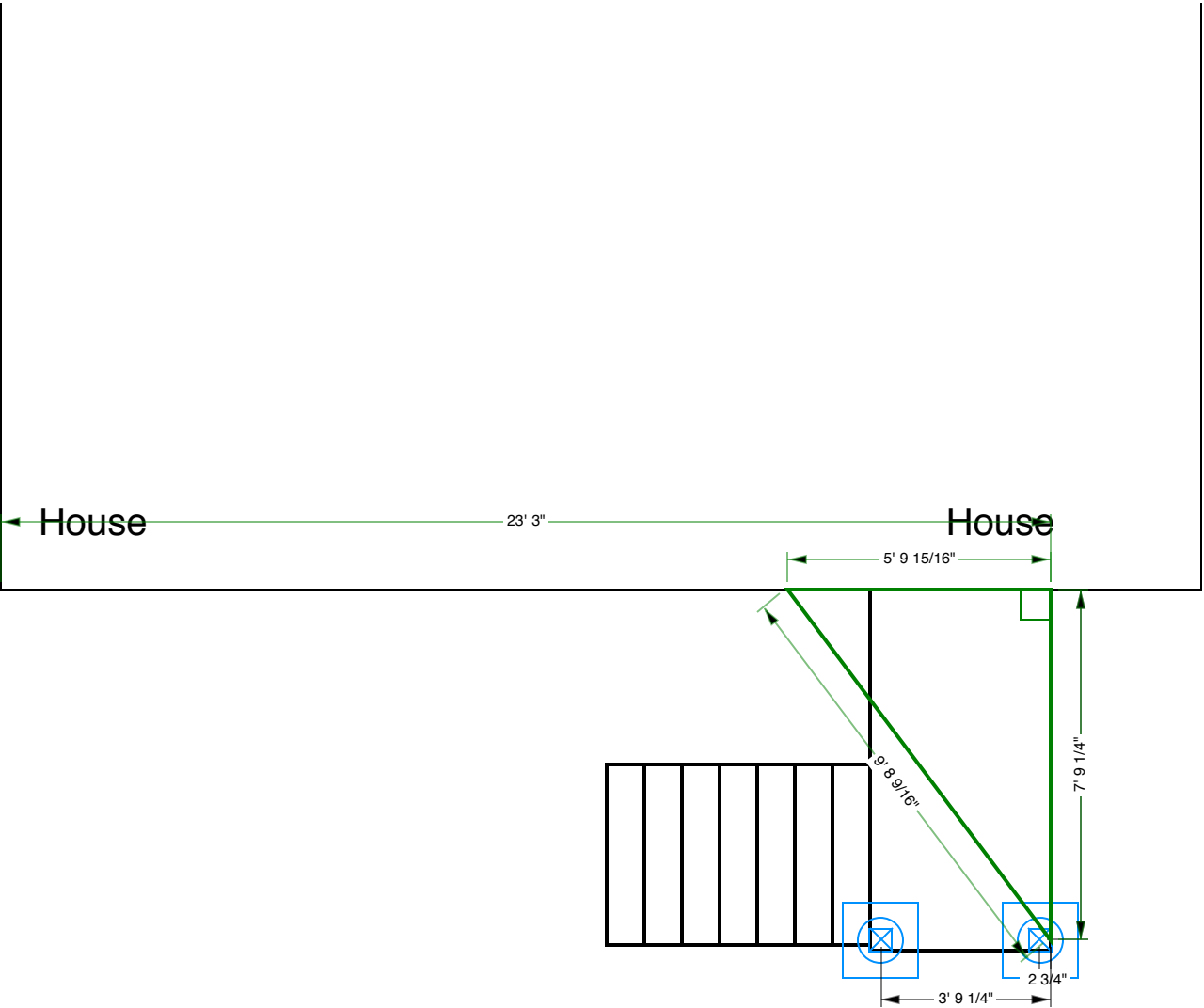
DISCLAIMER: ONLY USE #2 OR BETTER PRESSURE TREATED SOUTHERN PINE 2X10 FOR FRAMING MATERIALS. NEVER SUBSTITUTE SOFTWOODS OR COMPOSITE FOR FRAMING MATERIALS.



SCALE: 1/4" = 1' WHEN PRINTED ON 11X17 PAPER

BASED ON THE INTERNATIONAL RESIDENTIAL CODE

STAIR FOOTING REQUIREMENTS•
WHERE THE STAIRWAY MEETS GRADE, ATTACH THE STAIR
STRINGERS TO THE STAIR GUARD RAIL POSTS. POSTS SHALL
BEAR ON FOOTINGS



LOWER DECK SCHEMATIC

858 Pine



Total Depth: 12•
Base Diameter: 20•
Pier Diameter: 12

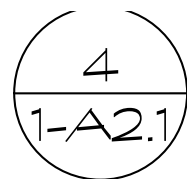
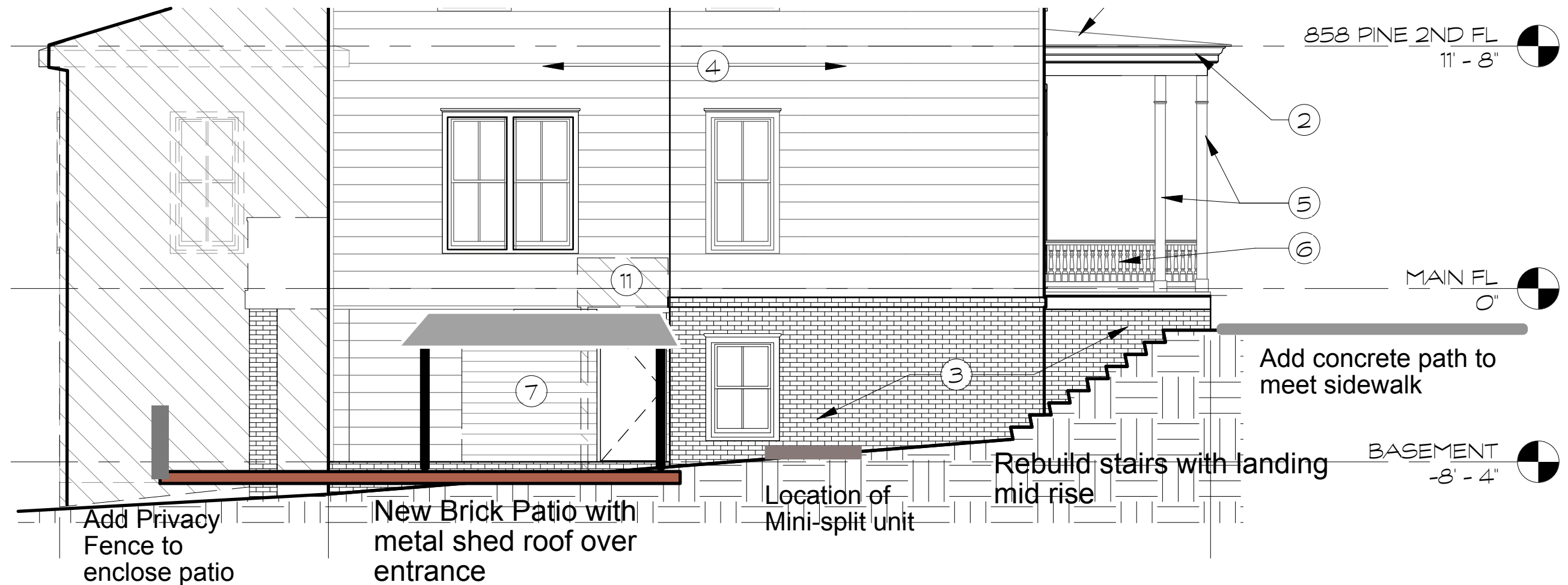
Footings to be installed to 12" depth as is required by your local building ordinance. •
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). •
See footing detail in deck construction guide.

DISCLAIMER: USE ONLY 2,500 PSI CONCRETE FOR FROST FOOTING FOUNDATIONS.

Footings to be installed to 12" depth as is required by your local building ordinance. •
Frost footing sizes based on 55 lbs per square foot tributary loads applied to 1500 psi soil compression capacity (assumed clay soil). •
See footing detail in deck construction guide.



WEST SIDE PROPOSED IMPROVEMENT



858 PINE STREET WEST ELEVATION

1/8" = 1'-0"

The Architectural survey done by the city in 1994 shows their proposed steps, I would want to make it a series of steps, a landing, then another series of steps ending @ the proposed brick paver patio so they are more comfortable. Also I would like to add a concrete pathway to connect stairs to front sidewalk. The choice of concrete is because it is common in the OWE for retaining walls, porch steps, and sidewalks. It is also a financial consideration for me. My hope is to have a very functional path to the lower entrance that is affordable, and also keeping with many houses in the neighborhood. I would like to "antique" the concrete a bit.



About an 8 ft slope down from front elevation



Remnants of concrete/brick retaining wall & steps which were removed.



Ugly & useless door overhang, causing more rot and decay on structure

Mini-Split HVAC goes here, on concrete pad
Add picket fence to enclose.



Rebuild Stairs with platform/landing, Propose to do concrete to match front existing stoop, and save on cost, Add concrete pad next to house for Mini Split unit (fenced)

Add new metal shed overhang with proper supports, styled to match front porch. 8-10 feet wide x 6 feet in depth.

Posts 4 x 4. Post footers 12 x 12.

Add Privacy Fence to enclose Patio



Add recycled brick paver patio, approx. 10 x 20



East Side Proposed Improvement



Place mini-split on existing
concrete pad here. Add picket
fence if needed

Add metal she roof @
basement door (4x4 posts
already existed)



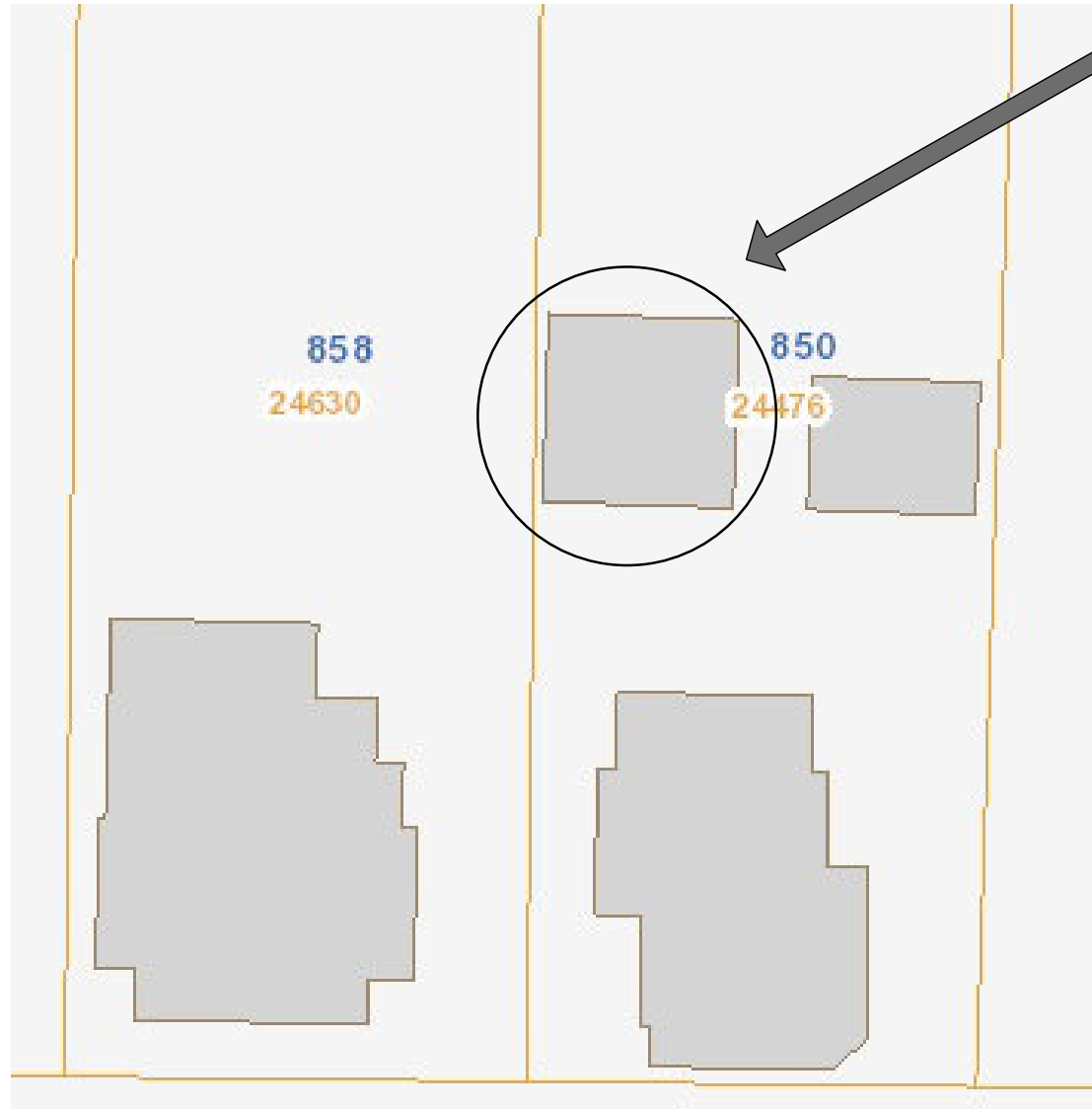
Existing Concrete retaining wall, this side slopes off about 10-12 feet

Proposed metal shed roof

Existing 4x4 posts,



Add Mini-Split on to existing concrete pad behind retaining wall, with picket fence if needed. The tub is sitting on the concrete pad right now.....



Rebuild shed from neighboring property (which was demolished) We saved a smaller footprint of the structure, which is constructed of rough pine, german siding and standing seam metal roof (like my house) The sections saved are about 15 x 12, and I would like to put it pretty much where it was, but on my property. The original structure was about 30 x 30



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

Commission of Architectural Review

STAFF REPORT

DATE: FEBRUARY 19, 2021

TO: Commission of Architectural Review

FROM: Doug Plachcinski, Planning Division Director

RE: **CERTIFICATE OF APPROPRIATENESS REQUEST - 887 PINE STREET**

APPLICANT'S REQUEST

Certificate of Appropriateness Request, 2021-63, to restore 887 Pine Street. The proposed scope of work includes replacing stairs, adding mechanical units, and rebuilding a garden shed. The applicant will use like replacement materials as shown in their application.

STAFF EVALUATION

The CAR Certificate of Appropriateness application subject property is on the south side of Pine Street approximately 320' feet east of the intersection with Chestnut Street.

The proposed scope of work includes replacing existing asphalt shingles, gutters and downspouts, and 6 over 6 windows. The applicant will use like replacement materials. 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.

Roofs, Gutters and Downspouts

Roofing material, historic or modern, has a finite life span and is one of the few things that may need to be replaced on almost any building over the course of its lifetime. As roofs are replaced the original material installed is often changed to a more modern replacement material. Historic roofing materials included wood shingles, slate, terracotta tiles, asbestos, metal and asphaltic membrane. Modern replacement materials include metal, asphalt shingles, cement tiles and rubber, asphalt or man-made membrane roofing. Selection of original roof materials was based availability on materials and on the form of the roof and the architectural style of the building. On historic and modern pitched roofs, shingles, slate or metal may be installed, but due to the nature of the materials and attachment techniques, flat roofs require that metal or membrane be used.



Figure 1 - Street view of 887 Pine Street.

Existing roof materials determined to be original or historically accurate should be repaired or replaced in-kind to match existing materials if possible. If repair is not possible then replacement with historic materials appropriate to the roof form and style are recommended but not required due to cost considerations. If a slate or standing seam metal roof must be replaced, replacement materials should match as closely as possible the original materials. If flat or very low-pitched roofs are not seen from the ground, then a rubber or man-made material may be used. All roof repairs or replacement must be in compliance with the current edition of the USBC.

When replacing non-historic roof material or historic material that cannot be repaired, the existing roofing material (not roof structure) should be removed.

Many older buildings have gutters that are integral with the roof structure. These should be repaired rather than replaced if possible. If repair or replacement is not possible then the gutters may be covered and replaced with half round or period appropriate metal gutters. Those buildings with half-round metal gutters and round downspouts should retain or repair them. Appropriate metals are copper, terne-plated metal or aluminum. Corrugated downspouts and gutters with architectural profiles are not allowed. Galvanized steel is not allowed because it rusts quickly.

Georgian and Federal Revival and other Victorian-era buildings constructed after 1870 typically had pitched roofs with shingle, metal, or slate roofing; Italianate roofs in urban settings often had very low pitch and were originally clad in asphalt membrane or metal. Where low-pitched roofs are not visible from the street, replacement with rubber or other membrane roofing is acceptable. Changes to roof form or to historic roof elements are generally inappropriate, including the removal or addition of dormers on the front of buildings or skylights on the roof. If skylights were an original feature of the building, these should be preserved or restored whenever possible. There may be specific cases where alterations to existing roof form are appropriate, such as when additions are planned or when problems with the integrity of the roof must be addressed through a change in form. These situations will be reviewed on a case-by-case basis.

Windows

As with roof form and material, window types change with the architectural styles of the period. The pane sizes in window sashes vary widely from smaller panes of glass set in muntins to single large pane of glass. Many variations of sash sizes and divisions were used in the Victorian era for decorative effect, including leaded and stained glass windows.

In each of the building periods included in these guidelines, the typical operation of window units was either double or single-hung. These types of windows had two glazed sashes, one hung above the other. In the single-hung type, only the lower sash is operable, whereas both sashes are operable in a double-hung window.

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

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

ATTACHMENTS

- ✓ Application

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)? N/A

Property Location: 887-889 Pine St.

Name of Applicant: James B Buckner

Applicant's Address: 312 Randolph St. Danville VA 24541

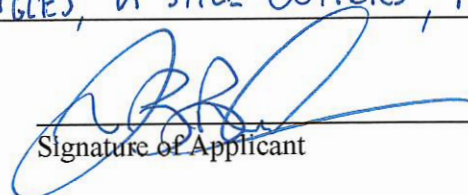
Applicant's Phone Number: (434) 688-1589 Email Address: JamesBBuckner@Gmail.com

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

EXISTING SHINGLE ROOF REPLACED WITH ARCHITECTURAL SHINGLES, REPLACE GUTTERS & DOWNSPOUTS IN KIND, REPLACE EXISTING 6 OVER 6 WINDOWS WITH NEW INSULATED 6 OVER 6 WINDOWS.

Type of material(s) to be used: ARCHITECTURAL SHINGLES, K STYLE GUTTERS, INSULATED WINDOWS

Signature of Property Owner (if not applicant)


Signature of Applicant

COMMISSION OF ARCHITECTURAL REVIEW

January 28, 2020

Members Present

Robin Crews
Robert Stowe
Robert Weir
Robin Crews

Members Absent

Susan Stilwell
Jeffrey Bond
Michael Nicholas

Staff

Doug Plachcinski
Lisa Jones
Clarke Whitfield

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

Ms. Crews stated we will add to the agenda with the approval of the committee the election of officers.

The motion was approved by a unanimous vote.

ELECTIONS OF OFFICERS

Ms. Crews turned the meeting over to Mr. Whitfield for the Election of Officers.

Mr. Whitfield called for nominations for Chairman.

Mr. Weir nominated Ms. Crews for Chairman. The nominations were approved by a 4-0 vote.

Mr. Whitfield called for nominations for Vice-Chairman.

Mr. Weir nominated Mr. Nicholas for Vice-Chairman. The nominations were approved by a 4-0 vote.

Mr. Whitfield called for nominations for Secretary.

Ms. Crews nominated Mr. Weir for Secretary. The nominations were approved by a 4-0 vote.

ITEMS FOR PUBLIC HEARING

1. Request Certificate of Appropriateness, 2021-22, to restore 226 Jefferson Street. The proposed scope of work includes removing stairs and hand railing on the front porch; repairing front porch posts, railing, and trim; and removing the concrete in front of the stairs. The applicant will use wood, stone, and metal fasteners.

Mrs. Crews opened the Public Hearing.

Present to speak on behalf of this request was Duff Ramsey, owner of 226 Jefferson Street. Mr. Ramsey stated the stairs on the front porch obviously were not the original to the house. I think it would be a great improvement aesthetically to bring the front porch back like it should be, and removing the stairs and the hand rail, and the scope of that work also, it will lift the porch back up like it should be. The posts are set in concrete and the bottoms have gotten moist and rotted a little. The repair of that I would like to replace stone blocks about three inches tall under the posts to bring them up to the height, where the wood can breathe, and not be exposed to the moisture down in the concrete, then repair the trim, and remove the hand railing and bring the house back to what it was originally. Also, leading up to those stairs there is a four foot section of concrete maybe about three foot wide that you can barely make it out in the picture but I would like to remove that also.

Mr. Weller stated is that there from the sidewalk to the street?

Mr. Ramsey stated it goes from the sidewalk just to the steps right there.

Mr. Weir stated you want to remove that?

Mr. Ramsey stated if possible, there is also another concrete path that leads towards the main door on the ground floor. I would like to leave that. It would just seem odd to have concrete leading up to nothing.

Ms. Crews stated does staff want to read the elevation of this proposal?

Mr. Plachcinski stated we believe that it is in line with the period architectural of the building.

Ms. Crews stated staff has supplied the guidelines for residential structures to incorporate the scope of what the request is.

Mr. Weller stated that stairway, is that for the upper apartments?

Mr. Ramsey stated yes.

Mr. Weller stated are they still apartments?

Mr. Ramsey stated I am slowly trying to get back to a single-family dwelling. I was able to salvage a set of stairs out of a house on Pine Street that was demolished, and I am slowing working that into the house.

Ms. Sonja Ingram, with Preservation of Virginia, I am just wondering if there was a historic image of the house. I am just wondering what the house looked like originally.

Mr. Ramsey stated when I purchased the house in the packet from the city there was an architectural conception of what the house could have been. I have a picture on my phone of what it was from about 1940, if you want to see that.

Ms. Ingram stated I always wondered what that house look liked. I don't have a problem with it, and by looking at the application, there was nothing to compare it to.

Mr. Ramsey stated up the street and a good ways after it looks like a tornado has gone through. There is a truck kind of blocking the downstairs, which you can make out that the porch is definitely there but the stairs do not appear to be there.

Ms. Ingram stated are you removing the stairs at the top and which porch are you talking about?

Mr. Ramsey stated from the ground floor going to the second floor.

Ms. Ingram stated are you removing the porch?

Mr. Ramsey stated no, the stairs and the handrail.

Ms. Ingram stated I was just wondering about the application.

Mrs. Crews closed the Public Hearing.

Mr. Stowe made a motion to approve this request that it meets the guidelines as submitted. Mr. Weir seconded the motion. The motion was approved by a 4-0 vote.

2. Request Certificate of Appropriateness, 2021-23, to restore 855 Pine Street. The proposed scope of work includes removing the awning from above lower steps on the front porch, installing a picket fence on each side of the house, and repairing the driveway on the left of the house. The applicant will use wood, gravel, and metal fasteners.

Ms. Crews opened the Public Hearing.

Present to speak on behalf of this request was Duff Ramsey. Mr. Ramsey stated leading to the downstairs of the home there is a metal awning probably from the 1950's, which doesn't seem to add anything architectural to the style of the house, and we would like to remove that. Then on either side of the house about half way, back we would like to put in little sections of a picket fence just to give a fiscal structure to the back yard. There had been a driveway there and there are photos of it from ten years ago with cars parked there, we would like to have it where we can park there again if possible.

Ms. Crews stated staff found this is also within the guidelines am I correct?

Mr. Plachcinski stated that is correct.

Mr. Weller stated do you have an example of the picket fence?

Mr. Ramsey stated it is maybe 3 feet high with the little points on the end the wooden picket fence.

Mr. Weller stated standard?

Mr. Ramsey stated yes, probably for every 3 inches of picket have a 3-inch gap.

Mr. Weller stated the driveway, and I went by and looked at the property, and you said the driveway is to the left of the house?

Mr. Ramsey stated when you are looking at the house it is to the left.

Mr. Weller stated there is a driveway that is almost right up on the next house?

Mr. Ramsey stated I believe that driveway goes with the house. I think the neighbors might have been using it but we wanted to rather define that this is the driveway.

Mr. Weller stated what exactly is the repair?

Mr. Ramsey stated to put some gravel down.

Mr. Weller stated and the awning is awful.

Ms. Crews closed the Public Hearing.

Mr. Weller made a motion to approve this request that it meets the guidelines as submitted. Mr. Weir seconded the motion. The motion was approved by a 4-0 vote.

APPROVAL OF THE MINTUES

Mr. Weir made a motion to approve the December 10, 2020 minutes. The motion was approved by a unanimous vote.

OTHER BUSINESS

With no further business, the meeting adjourned at 3:45 p.m.

Approved