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

River District Design Commission

DECEMBER 12, 2019
4:00 P.M.
FOURTH FLOOR CONFERENCE ROOM

AGENDA

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

1. Request a Certificate of Appropriateness at 508 Memorial Drive to allow for a 13' x 26' metal carport installed without RDDC approval at the basement level on the west side of the building.

2. Request a Certificate of Appropriateness at 401 Bridge Street to approve the following:
   - Install new exterior storefront doors as described in DHR Part II Application.
   - Install concrete landing at North (rear) elevation as shown on Plans.
   - Install new corrugated roof at North (rear) elevation overtop loading dock and new landing assembly.
   - Remove exterior fire escape stairs at West elevation.
   - Remove bridge spanning overtop Bridge Street and connecting 401 Bridge Street to 400 Bridge Street.
   - Install hand/guard-rail at North (rear) elevation stairs and loading dock as shown on plans and attached representative photos of proposed handrail design.

IV. APPROVAL OF MINUTES FOR NOVEMBER 14, 2019

V. OTHER BUSINESS

VII. ADJOURNMENT

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

River District Design Commission

MEETING OF DECEMBER 12, 2019

SUBJECT

Request a Certificate of Appropriateness at 508 Memorial Drive to allow for a 13' x 26' metal carport installed without RDDC approval at the basement level on the west side of the building.

EXCERPT FROM DESIGN GUIDELINES

4: Guidelines for New Buildings in the River District

4.5. Architectural and Site Guidelines for Small Buildings

The architecture of new smaller structures within the River District should form a graceful transition from the historic downtown to the outlying areas. New construction should be "traditional" in character, while reflecting the time period of its creation. Consistency in the use of materials and details can help define a sense of place.

1. Placement of Structures. New or replacement smaller structures should be set back from the right of way about 5-20', with the intermediate space used for wider sidewalks or landscaping with walks to the door, depending on the use. The goal in this district should still be to continue the pattern of building facades enclosing the pedestrian space, but the space will be a little more generous and green in this zone. Buildings should be constructed to fill at least one third to one half the property frontage, with parking to the side or preferably the rear. There should always be direct access to the building from the sidewalk.

STAFF RECOMMENDATION

This building was installed without a permit or RDDC approval. It is made of aluminum and located on the western side, basement level of the existing structure. The existing main structure which houses a retail appliance facility is not a contributing structure to the district, and appears to be a later addition to the area. It is brick and vinyl siding with a modern glass storefront. The accessory building does not appear out of character with the existing structure and is located a substantial distance from any right-of-way.

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

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The guidelines will be administered through the River District Design Commission (RDDC) appointed by City Council. This Commission will review any changes to buildings or sites within the District and issue a Certificate of Appropriateness (COA) if the changes meet the guidelines. Work on buildings and sites within the District cannot commence until a COA has been issued and other required permits and approvals have been obtained (see Section 1.2 for information on the Commission and Section 1.5 for more information on the process).

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

Property Location: 508 Memorial Dr.

Name of Applicant: Ed Whitlow

Applicant's Address: 508 Memorial Dr.

Applicant's Phone Number: 434-250-7944 Email Address: ed@danvilleappliance.com

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

install 13 x 26 carport

Type of material(s) to be used: metal

Have you read and understand the Design Guidelines for the River District of Danville, Virginia? yes

Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? _____

Would you like more information about these programs? _____

Which one(s)? _____

_____ _____

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

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____ RDDC Date: _____

Date submitted: _____ Received by: _____

Tax Map Number: _____ Zoning District: _____

Additional Zoning Information: _____

All buildings, structures or improvements located in the River 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 River District Design Commission. The Commission meets once a month on the second Thursday of the month at 4:00P.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.

Sent from my iPhone

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

River District Design Commission

MEETING OF DECEMBER 12, 2019

SUBJECT

1. Request a Certificate of Appropriateness at 401 Bridge Street to approve the following:
   - Install new exterior storefront doors as described in DHR Part II Application.
   - Install concrete landing at North (rear) elevation as shown on Plans.
   - Install new corrugated roof at North (rear) elevation overtop loading dock and new landing assembly.
   - Remove exterior fire escape stairs at West elevation.
   - Remove bridge spanning overtop Bridge Street and connecting 401 Bridge Street to 400 Bridge Street.
   - Install hand/guard-rail at North (rear) elevation stairs and loading dock as shown on plans and attached representative photos of proposed handrail design.

EXCERPT FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

3.8. Not Recommended

- Additions to buildings that do not match the original building in style and materials.
- Replacement of original windows with vinyl windows or windows with internal or snap-on muntins, or window divisions or sizes that differ from the original in design or size.
- Removal of original building details (cornice, frieze), or covering with sheet aluminum to avoid maintenance.
- Adding materials that were not present in the original buildings, such as stucco, tinted glass, different style window, display window design, or roof/cornice details.
- Painting of masonry that has not previously been painted. (Exception: if repairs to the masonry, despite best efforts, do not match the original).
- Replacement of any visible exterior door with a flat or other incompatible modern style door. (Exception: metal security or fire doors are permitted in the back of buildings or for service entries, but preferably not on the primary facades of the building.)
- Changing the size of door and window openings.
- Filling in transoms or sidelights.

STAFF RECOMMENDATION

This project includes some substantial work to the Bridge Street façade, most importantly the removal of the bridge spanning Bridge Street. The guidelines say removal of original materials should not be supported, but the applicant has provided data that this is not original to the facility. This has been, and continues to be a well-known feature of the River District. Recently the first known wedding in the area took place there and staff has subsequently had additional

requests for similar events. Staff makes no recommendation on this item but believe that the RDDC should consider its impact on the streetscape and district as a whole.

The installation of new storefront materials is not recommended, but the RDDC has issued COA's recently for their usage.

The replacement of the metal roof over the rear awing is a like in kind replacement and does not need a COA. The extension of the concrete sidewalk and roof does, but as they are proposing the use of existing materials, staff believes that this is in keeping with the guidelines.

The railing proposed matches similar railings used in the district, and is a required code issue due to the height of the loading area. Staff supports this as well.

Lastly, the fire escape is not a code related issue as the building is sprinkled and has sufficient internal fire rated exits. The information provided doesn't mention if it is original to the structure, but staff does not believe so. It appears to be a later addition due to window blocking. Staff can support this removal.

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River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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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

Property Location: 401 Bridge Street

Name of Applicant: Bridge Street Lofts LLC

Applicant's Address: 3210 Chamberlayne Avenue, Richmond, VA 23227

Applicant's Phone Number: 804-925-0109 Email Address: ross.fick@gmail.com

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

See attached.

Type of material(s) to be used: See attached.

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

Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? Yes

Would you like more information about these programs? No

Which one(s)? NA

Signature of Property Owner (if not applicant)

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____ RDDC Date: _____

Date submitted: _____ Received by: _____

Tax Map Number: _____ Zoning District: _____

Additional Zoning Information: _____

All buildings, structures or improvements located in the River 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 River District Design Commission. The Commission meets once a month on the second Thursday of the month at 4:00P.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.

Re: 401 Bridge Street, Danville, VA 24541

River District Design Commission Application

November 23, 2019

Applicant Proposes the Following:

1. Install new exterior storefront doors as described in DHR Part II Application.
2. Install concrete landing at North (rear) elevation as shown on Plans.
3. Install new corrugated roof at North (rear) elevation overtop loading dock and new landing assembly.
4. Remove exterior fire escape stairs at West elevation.
5. Remove bridge spanning overtop Bridge Street and connecting 401 Bridge Street to 400 Bridge Street.
6. Install hand/guard-rail at North (rear) elevation stairs and loading dock as shown on plans and attached representative photos of proposed handrail design.

General Notes:

- All proposed work has been reviewed and approved by the Virginia Department of Historic Resources and the National Parks Service. Please see attached Part II Application materials and corresponding approval.
- All proposed work involving removal (bridge and fire-escape) includes materials that are non-historic.
- The "Period Of Significance" as defined by the National Parks Service for this property ended in 1932. The attached sanborn map is dated 1951 and does not have the bridge on it further demonstrating that the bridge was installed at least at some point after 1951 and, under any circumstances, after the Period Of Significance.
- All proposed work involving modification and/or additions have been deemed appropriate and to not affect the historic character defining qualities of the subject materials nor project.

7/17/19

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

SEP 0 8 2019

NATIONAL PARK SERVICE 2019-112

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** R.J. Reynolds Tobacco Company - Danville Leaf Department

Street 401 Bridge Street

City Danville County _____ State VA Zip 24541-1403

Name of Historic District Danville Tobacco Warehouse and Residential Historic District

☐ Listed individually in the National Register of Historic Places; date of listing _____

☒ Located in a Registered Historic District; name of district Danville Tobacco Warehouse & Residential Historic District

☒ Part 1 – Evaluation of Significance submitted? Date submitted 7/16/19 Date of certification _____

2. **Project Data**

Date of building 1900 Estimated rehabilitation costs (QRE) $7,000,000

Number of buildings in project 1 Floor area before / after rehabilitation 62,500 / 62,500 sq ft

Start date (estimated) 10/01/2019 Use(s) before / after rehabilitation industrial / apts

Completion date (estimated) 11/01/2020 Number of housing units before / after rehabilitation 0 / 54

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. **Project Contact** (If different from applicant)

Name Katie Gutshall Company Hill Studio

Street 120 Campbell Avenue SW City Roanoke State VA

Zip 24011 Telephone (540) 342-5263 Email Address kgutshall@hillstudio.com

4. **Applicant**

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☒ If I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Ross Fickenscher Signature _____ Date 7/16/19

Applicant Entity Bridge Street Lofts LLC SSN _____ or TIN 84-2182017

Street 3210 Chamberlayne Avenue City Richmond State VA

Zip 23227 Telephone (804) 925-0109 Email Address ross.fick@gmail.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☒ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

10/18/2019

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

OMB Approved
No. 1024-0009
Form 10-168
Rev 2014

NPS Project Number

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between this application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. **Property Name** R.J. Reynolds Tobacco Company - Danville Leaf Department

Street 401 Bridge Street

City Danville County _____ State VA Zip 24541-1403

Name of Historic District Danville Tobacco Warehouse and Residential Historic District

☐ Listed individually in the National Register of Historic Places, date of listing _____

☒ Located in a Registered Historic District; name of district Danville Tobacco Warehouse & Residential Historic District

☒ Part 1 – Evaluation of Significance submitted? Date submitted 7/16/19 Date of certification _____

2. **Project Data**

Date of building 1900 Estimated rehabilitation costs (QRE) $7,000,000

Number of buildings in project 1 Floor area before / after rehabilitation 62,500 / 62,500 sq ft

Start date (estimated) 10/01/2019 Use(s) before / after rehabilitation Industrial / apts

Completion date (estimated) 11/01/2020 Number of housing units before / after rehabilitation 0 / 54

Number of phases in project 1 Number of low-moderate income housing units before / after rehabilitation 0 / 0

3. **Project Contact** (if different from applicant)

Name Katie Gutshall Company Hill Studio

Street 120 Campbell Avenue SW City Roanoke State VA

Zip 24011 Telephone (540) 342 5263 Email Address kgutshall@hillstudio.com

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Name Ross Fickenscher Signature _____ Date 7/11/19

Applicant Entity Bridge Street Lofts LLC SSN _____ or TIN 84-2182017

Street 3210 Chamberlayne Avenue City Richmond State VA

Zip 23227 Telephone (804) 925-0109 Email Address ross.fick@gmail.com

☐ Applicant, SSN, or TIN has changed since previously submitted application

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION –

PART 2

R.J. Reynolds Tobacco Company
Danville Leaf Department
Property Name

401 Bridge Street, Danville VA 24541
Property Address

NPS Office Use Only
Project Number:

Number	Architectural feature EXTERIOR DOORS Approximate Date of feature: ca. 1900, 1918, 1960
5	

Describe existing feature and its condition:

On the front (south) elevation is a half-lite man door with transom on the office addition and two sliding freight doors on the factory. On the west side elevation are three doors associated with the non-historic fire escape, which appear to be in altered window openings. The fire escape does not appear on the 1951 Sanborn map. There is also a freight opening infilled with plywood at the rear NW corner of the west side elevation. On the rear (north) elevation are three sliding freight doors. A hinged double-leaf freight door with a transom accesses the rear courtyard from the south side of the ca. 1918 warehouse addition.

Photo no. 1-7, 9-16

Drawing No. A4.0, A4.1

Describe work and impact on existing feature:

On the front (south) elevation the half-lite man door with transom on the office addition will be retained and repaired. The two sliding freight doors the front elevation of the factory will be retained, weather-stripped, and fixed in place. The panels in the upper portions of the doors will be removed and insulated glass installed to allow light into the interior units.

On the west elevation, the three doors associated with the non-historic fire escape will be replaced with full-lite aluminum-frame storefront doors. The non-historic freight opening at the rear NW corner of the west side elevation will be infilled with double-leaf aluminum-frame storefront doors.

On the rear (north) elevation the three sliding freight doors will be fixed in an open position on the interior with new aluminum-frame storefront doors or a fixed storefront system installed in the openings.

The hinged double-leaf doors and transom on the south elevation of the warehouse addition will be retained and repaired to access the courtyard.

The impact will be the retention and repair of historic doors and the installation of contemporary but compatible storefront systems in non-historic door openings.

HISTORIC PRESERVATION CERTIFICATION APPLICATION –

PART 2

R.J. Reynolds Tobacco Company
Danville Leaf Department
Property Name

401 Bridge Street, Danville VA 24541
Property Address

NPS Office Use Only
Project Number:

Number 6	Architectural feature INDUSTRIAL BRIDGE Approximate Date of feature: ca. 1970

Describe existing feature and its condition:

An industrial bridge connects the factory to the building across Bridge Street, which is under separate ownership. The bridge does not appear on the 1951 Sanborn map, but does appear in the 1978 HAER survey photo. The bridge is not historic since it was built after the period of significance for the historic district, which ends in 1932. The bridge has a steel structure, EIFS cladding, and a galvanized metal roof in fair to poor condition. Contemporary aluminum railings top the bridge. "Dimon" is spelled in brass letters on the west side.

Photo no. 1-2 Drawing no: NA

Describe work and impact on existing feature:

The non-historic industrial bridge will be removed, and the window openings will be restored; historic windows will be salvaged from the secondary elevations (east, north, south elevation of warehouse addition) and installed in these openings. The impact will be the removal of the non-historic bridge and the restoration of the historic window openings on the front elevation.

HISTORIC PRESERVATION CERTIFICATION APPLICATION –

PART 2

R.J. Reynolds Tobacco Company
Danville Leaf Department
Property Name

401 Bridge Street, Danville VA 24541
Property Address

NPS Office Use Only
Project Number:

Number 14	Architectural feature SITE Approximate Date of feature: NA

Describe existing feature and its condition:

The building stands on the north side of Bridge Street. The surrounding area is urban with a variety of historic industrial buildings. West of the building is the Riverwalk Trail and Worsham Street Bridge. To the rear (north) is a large parking lot and the Dan River. East is an adjacent building and a shared interior courtyard, which is overgrown with vegetation. The site slopes down steeply to the rear. A concrete loading dock with a corrugated metal canopy spans part of the rear elevation. The canopy is in deteriorated condition.

Photo no. 1-7 Drawing no: NA

Describe work and impact on existing feature:

The existing site configuration will be retained. The interior courtyard, which is not visible from any public vantage point, will be converted into a hardscape patio. The rear concrete loading dock will be retained. A simple railing with metal pickets will be added to meet code requirements. The corrugated metal canopy will be replaced in-kind. The proposed site work is minimal and will have no impact on the historic character of the site.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2014

HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

NPS Project Number: 2019-112

Instructions: This page must bear the applicant's original signature and must be dated

1. Property name: R.J. Reynolds Tobacco Company - Danville Leaf Department

   Property address: 401 Bridge Street, Danville, VA 24541-1403

2. This form
   - ☐ includes additional information requested by NPS for an application currently on hold.
   - ☐ updates applicant or contact information.
   - ☒ amends a previously submitted ☐ Part 1 ☒ Part 2 ☐ Part 3 application.
   - ☐ requests an advisory determination that phase _____ of _____ phases of this rehabilitation project meets the Secretary of the Interior's Standards for Rehabilitation. Phase completion date _____
     Estimated rehabilitation costs of phase (QRE) _____

   Summarize information here; continue on following page if necessary

   Amendment #1 responds to the conditions and required revisions enumerated in the VDHR Part 2 response/hold letter dated August 26, 2019.

3. **Project Contact** (if different from applicant)

   Name: Katie Gutshall or Alison Blanton Company: Hill Studio

   Street: 120 Campbell Avenue SW City: Roanoke State: VA

   Zip: 24011 Telephone: (540) 342-5263 Email Address: kgutshall or ablanton@hillstudio

4. **Applicant**

   I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable] (1) ☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or (2) ☒ if I am not the fee simple owner of the above-described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011). For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

   Name: Ross Fickenscher Signature: [signature] Date: 08/27/2019

   Applicant Entity: Bridge Street Lofts LLC SSN: _____ or TIN: 84-2182017

   Street: 3210 Chamberlayne Avenue City: Richmond State: VA

   Zip: 23227 Telephone: (804) 925-0109 Email Address: ross.fick@gmail.com

   ☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed this amendment to the Historic Preservation Certification Application and has determined that the amendment:

- ☐ meets the Secretary of the Interior's Standards for Rehabilitation.
- ☐ will meet the Secretary of the Interior's Standard for Rehabilitation if the attached conditions are met.
- ☐ does not meet the Secretary of the Interior's Standards for Rehabilitation.
- ☐ updates the information on file and does not affect the certification.

Advisory Determinations:

- ☐ The National Park Service has determined that the work completed in this phase is consistent with the Secretary of the Interior's Standards for Rehabilitation. This determination is advisory only. A formal certification of rehabilitation can be issued only after all rehabilitation work and any associated site work or new construction have been completed. This approval could be superseded if it is found that the overall rehabilitation does not meet the Secretary's Standards. A copy of this form will be provided to the Internal Revenue Service.

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

HISTORIC PRESERVATION CERTIFICATION APPLICATION
AMENDMENT / ADVISORY DETERMINATION

Property name R.J. Reynolds Tobacco Company - Danville Leaf Depart Ctr NPS Project Number 2019-112

Property address 401 Bridge Street, Danville, VA 24541-1403

Proposed Balconies: The non-historic exterior fire stair is not a historic feature and will be removed in its entirety. The proposed balconies have been deleted from the proposed work per VDHR request. Two windows that were converted to doors for the fire escape will be restored as windows.

Drawing: A4.1

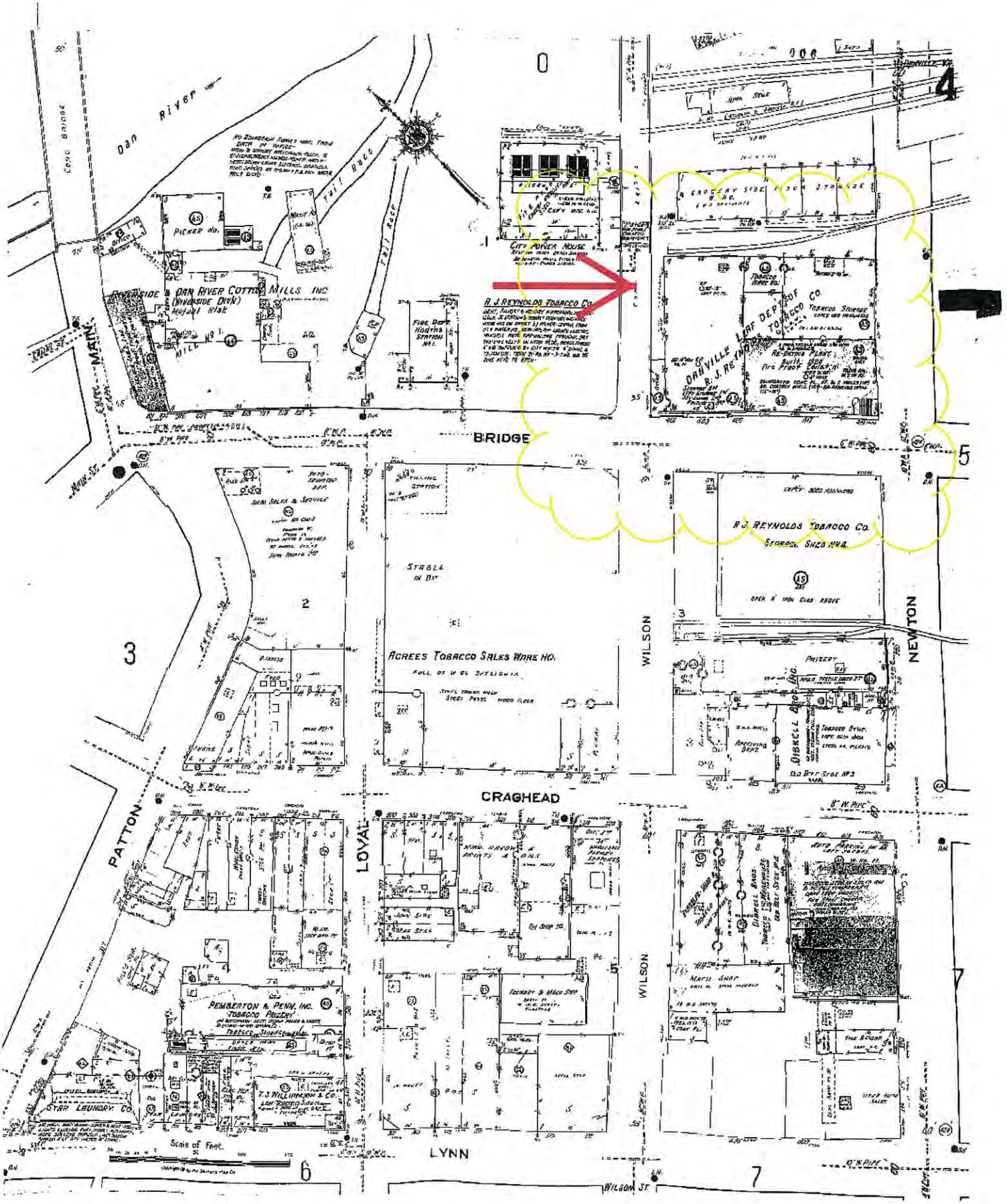

DAN RIVER
LONG BRIDGE
MAIN
MAIN ST.
RIVERSIDE & DAN RIVER COTTON MILLS INC.
(RIVERSIDE DIVN.)
PICKER NO.
MILL NO. 1
FIRE DEPT. HARRIS STATION NO. 1
CITY POWER HOUSE
R. J. REYNOLDS TOBACCO CO.
DANVILLE LEAF DEPT. OF R. J. REYNOLDS TOBACCO CO.
TOBACCO STORAGE
RE-DRYING PLANT
BRIDGE
MAIN ST.
MAIN SALES & SERVICE
STABLE
ACREES TOBACCO SALES WARE HO.
R. J. REYNOLDS TOBACCO CO.
STORAGE SHED NO. 8
WILSON
NEWTON
PRIZERY
DIBRELL BROS. INC.
CRAGHEAD
PATTON
LOYAL
PEMBERTON & PENN, INC.
TOBACCO PRIZERY
STAR LAUNDRY CO.
T. J. WILLIAMSON & CO.
LEAF TOBACCO SALESMEN
Scale of Feet
LYNN
WILSON ST.
0
1
2
3
4
5
6
7

Photo 1: *Exterior*, front (south) elevation, view north

Photo 2: *Exterior*, front (south) and side (west) elevations, view NE

Photo 5: *Exterior*, rear (north) elevation, view south

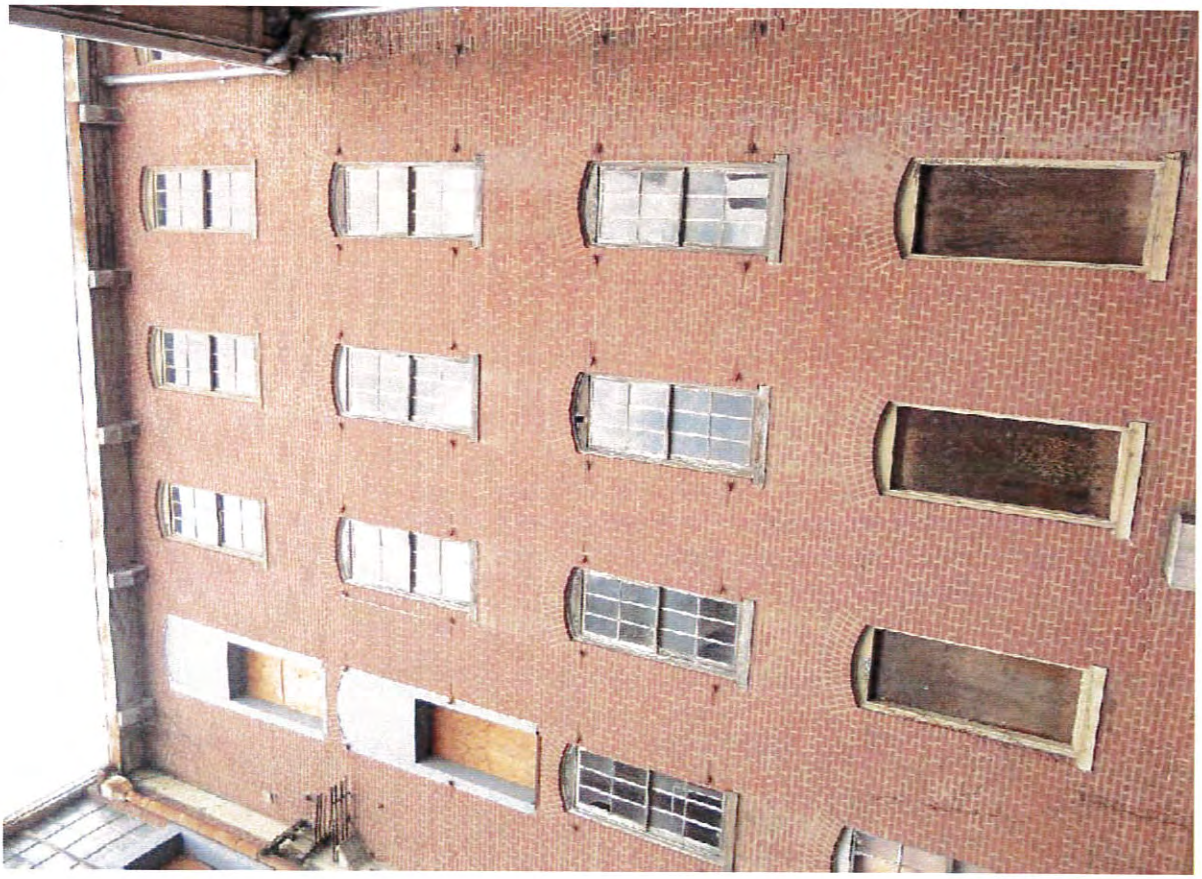


Photo 6: *Exterior*, side (east) elevation, view west

Photo 8b: *Exterior Walls*, rear (north) elevation, stained brick (note color difference above and below loading dock)

Photo 9: *Exterior Doors,* half-lite man door with transom on office addition

Photo 10: *Exterior Doors,* sliding wood freight doors on front (south) elevation

Photo 11: *Exterior Doors,* doors in altered window openings associated with fire escape, west side elevation

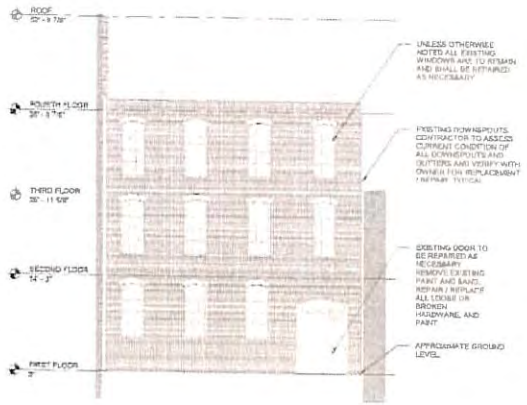
Photo 12: *Exterior Doors,* doors in altered window openings associated with fire escape, west side elevation

Photo 13: *Exterior Doors,* non-historic plywood door in freight opening, west side elevation

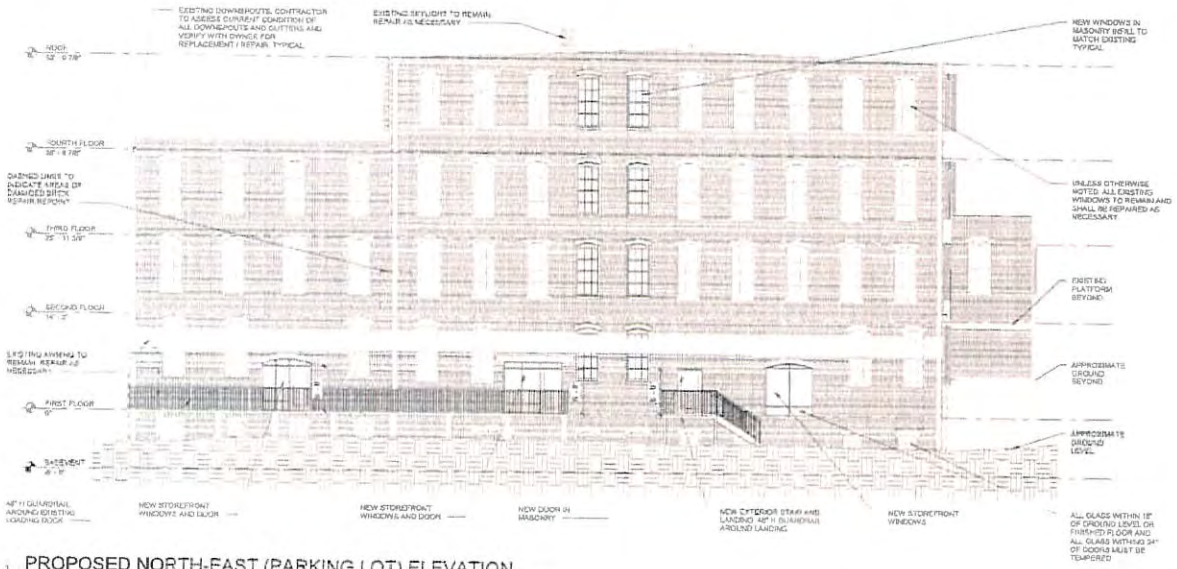
Photo 14: *Exterior Doors,* sliding wood door, north (rear) elevation

Photo 15: *Exterior Doors,* sliding wood door and sliding steel door, north (rear) elevation

1 PROPOSED SOUTH-WEST (BRIDGE STREET) ELEVATION
Scale: 1/8" = 1'-0"



2 PROPOSED ANNEX SOUTH-WEST ELEVATION
Scale: 1/8" = 1'-0"



3 PROPOSED NORTH-EAST (PARKING LOT) ELEVATION
Scale: 1/8" = 1'-0"

SOLEX ARCHITECTURE
STREET ADDRESS, INC
SUITE 000
CITY, STATE ZIP CODE
T 000.000.0000
F 000.000.0000

BRIDGE STREET LOFTS LLC

401 BRIDGE STREET APARTMENTS

401 BRIDGE STREET
DANVILLE, VA 24541

CONSTRUCTION DOCUMENTS

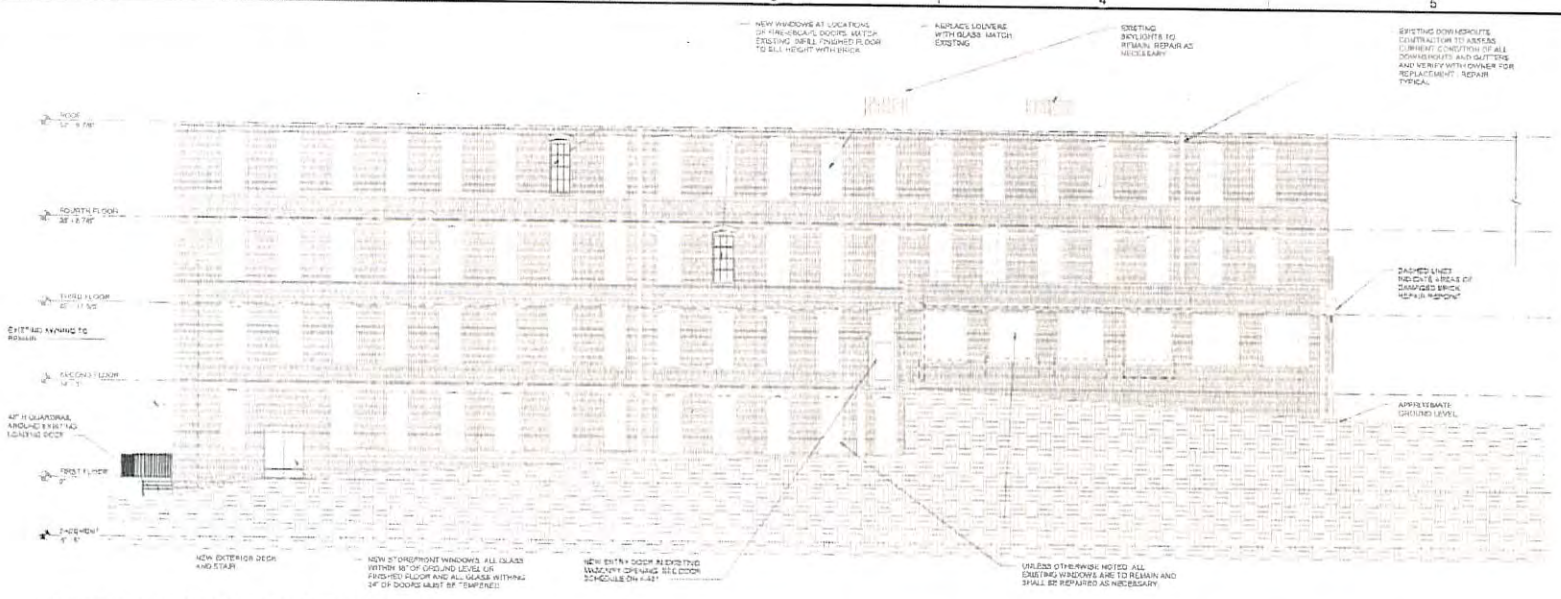
SHEET INFORMATION

REVISIONS NO.	DESCRIPTION	DATE
	Revision 1	Date

PROJECT NO.	0000
DRAWN BY	MW
CHECKED BY	JJD
DATE	00.00.0000
SCALE	1/8" = 1'-0"

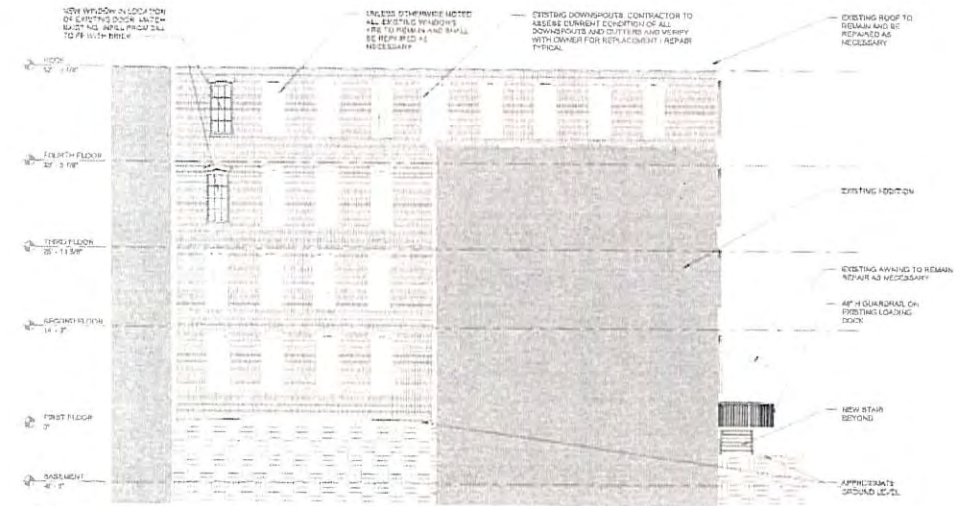
SHEET NAME:
PROPOSED SOUTH-WEST AND NORTH-EAST EXTERIOR ELEVATIONS

SHEET NUMBER:
A-201



PROPOSED NORTH-WEST ELEVATION

Scale: 1/8" = 1'-0"



PROPOSED SOUTH-EAST ELEVATION

Scale: 1/8" = 1'-0"

T. SOLEX ARCHITECT PLLC

BRIDGE STREET LOFTS LLC

401 BRIDGE STREET APARTMENTS

401 BRIDGE STREET
DANVILLE, VA 24541

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS NO.	DESCRIPTION	DATE

PROJECT NO: 2118[illegible]
DRAWN BY: KMW
CHECKED BY: JLS
DATE: 2019.11.27
SCALE: 1/8" = 1'-0"

SHEET NAME

PROPOSED NORTH-WEST AND SOUTH-EAST EXTERIOR ELEVATIONS

SHEET NUMBER

A-202

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

November 14, 2019

Members Present	Members Absent	Staff
Peyton Keesee	Courtney Nicholas	Lisa Jones
George Davis	R.J. Lackey	Ken Gillie
John Ranson	Andrew Hessler	Ryan Dodson
Adams Jones		

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

ITEMS FOR PUBLIC HEARING

Mr. Davis opened the Public Hearing.

(Tabled in July) Request a Certificate of Appropriateness at Certificate of Appropriateness at 705 Main Street to:

a. *expand the parking lot;*

Present on behalf of this request was Tony Pratt, MCCO at Paths. Mr. Pratt stated we are submitting the request to expand the parking lot at 705 Main Street. The plan that you have before you is an amendment for what was presented a couple of months ago. We are trying to minimize the impact on the actual expansion into the green space. It has affected the trees that we will have to take out. I would be happy to answer any questions that you may have.

Mr. Davis stated could you explain to us exactly what the changes were that you did away with?

Mr. Pratt stated originally we had looked at it from the perspective that having the parking two sections deep with a passageway behind, which would have put us just to the property line and would have required us to have to put in a retaining wall. With a change, having to just add a single row of parking, we are avoiding the necessity of the retaining wall. We also had looked at the possibility of having a second access point onto Main Street to improve the traffic flow and at this point, we have dropped that aspect of it.

Mr. Gillie stated if you remember the original design required the driveway and the relocation of one of the City's River District signs. That sign can stay in place now.

Mr. Pratt stated one additional aspect when we originally presented it we were looking at possibly putting a drive thru into the building for the pharmacy but since then we have obtained another building and are looking to move the pharmacy.

Mr. Davis stated so everything that you are doing is very basic and you are just adding another area of parking.

Mr. Pratt stated yes.

Mr. Ranson stated but you are removing the trees that are there?

Mr. Pratt stated yes.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that this project meets the guidelines as presented with a stipulation that the owner plants trees in compliance with requirements of the City Zoning Ordinance and to issue a Certificate of Appropriateness. Mr. Keesee seconded the motion. The motion was approved by a 4-0 vote.

1. *Request a Certificate of Appropriateness at 532 Bridge Street to infill large garage door with brick and single black aluminum storefront door installed. Three openings (not facing street) are also to be infilled with brick. Brick to match adjacent and to be recessed 1 inch so that outline of garage door still visible.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Jeff Bond, owner of Solex Architecture. Mr. Bond stated I am representing the owner. We are here seeking approval for the 16 feet wide and 14 feet high garage door with matching brick as well as a 4-foot by 7-foot aluminum front door. As you have mentioned the brick will be recessed 1 inch so that the outline of the previous garage door will be still apparent.

Mr. Ranson stated staff recommendation says a wooden fagade can be recreated. I know there is not wood there now but at some time was there wood?

Mr. Bond stated not to my knowledge it has always been a brick building with wood structure. The exterior is only brick.

Mr. Davis stated it has been that way since I was in my early twenties.

Mr. Gillie stated the guidelines don't recommend new aluminum store front doors they say to use wooden materials. Staff is just pointing out the aluminum door is not necessary keeping with what is there now. It is up to the Commission to make that decision we are just pointing out what the guidelines say.

Mr. Bond stated what we are proposing to put in is identical to other projects downtown.

Mr. Davis stated I think it is going to be pretty much in character in with the other buildings around there as far as the aluminum door is concerned.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that based on the recommendation that this request does not meet the guidelines as presented. Mr. Davis seconded the motion. The motion was denied by a 4-0 vote.

Mr. Ranson made a motion that the request is minor deviation and a Certificate of Appropriateness should be issued. Mr. Keesee seconded the motion. The motion was approved by a 4-0 vote.

2. *Request a Certificate of Appropriateness at 530 Craghead Street Suite 200 to approve an already installed without RDDC approval ventilation fan and smokestack to a smoker at The Garage Restaurant. The vent is aluminum, with the smokestack galvanized steel and both penetrate the roof on the east side.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Butch Dalton, who stated he was a project manager for Ricker Barker Properties and Ann Dickerson here on behalf of Perry Restaurant Group. First, of all we would like to apologize for appearing before you for a third time for the same issue. When the smoker was installed, we were simply not aware that the smokestack and ventilation fan were having to be attached. I'm assuming you all have seen the item if not the picture is in front of you so we are here to answer questions. We do want to point out however, that staff recommendation contains some inaccuracy that the ventilation fan extends to the roof and it does not. The smoker is designed to be free standing and the roof is over the smoker.

Mrs. Dickerson stated if you look at your picture that was included in your packet this picture and, it is not the tall yellow smokestack that is falling down, it is the small tiny smokestack next to the exhaust fan.

Mr. Ranson stated it is an industrial area and I think a smokestack is an industrial thing in an industrial area.

Mr. Davis stated if you go up to and look at it, you are going to see the equipment on top of Mucho anyway. Just like you said, it is an industrial area. I think it is fine.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion to approve the request that it meets the guidelines and should issue a Certificate of Appropriateness. Mr. Davis seconded the motion. The motion was approved by a 3-0 vote. (Mr. Keesee abstained)

Mr. Davis opened the Public Hearing.

3. *Request a Certificate of Appropriateness at 133 S Ridge St to remove the exit door onto drive-thru lane (near middle of building) to be replaced by a drive-thru window. Removal of existing drive-thru canopy and construction of a new canopy to align with the new drive-thru window. Canopy will be*

built to replicate existing canopy as closely as possible, existing columns may be reused if structurally sound.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Tony Pratt, on behalf of MCCO at Paths. Mr. Pratt stated the free clinic was donated to Paths as part of their closure and our determination of the best use of the facility would be to expand our pharmacy services to move the pharmacy into the building. Due to the nature of the interior construction of the building, it is impossible for us to utilize the bank drive thru window. So, in order to accommodate the need of our customers but also the structure of the building. There is an entrance-exit door that is midline of the Ridge Street facade, that we are looking to remove to put a drive thru window access there and then to transition the canopy down so that it balances to the same nature that of the original structure.

Mr. Ranson stated we are just approving the outside so if there appears to be code violation created on the inside it is not our business if there are?

Mr. Gillie stated correct. We are going to work with them and the only issue that we have found so far is distance to an exit. We are working on trying to find the distance to the exit if we have to install another door and that will come back to this Commission at a later time.

Mr. Davis closed the Public Hearing.

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

4. *Request a Certificate of Appropriateness at 629 Craghead St to locate a storage building previously approved by the RDDC to another spot on the* same property. This building must be placed in a separate location due to the presence of a 36" water main being located under the previous site.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Walter Lucas, on behalf of the City of Danville. Mr. Lucas stated back in August I was here with the original building design and placement of it where it would be back of the parking lot near the community garden. Unfortunately, a 36-inch water main runs right thru the middle of where we were going to place the building. Therefore, now we are looking at relocating the building to the backside or the end of the community market at the grassy area where the walking trail starts. Everything else about the building from the previous visit here is remaining the same. All we need to do is just relocate it and all the electrical will still be underground to the building.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that this request meets the guidelines with the addition of an approximately 7 foot wide driveway from the front of the building to the curb as

presented and they should issue a Certificate of Appropriateness as presented. Mr. Jones seconded the motion. The motion was approved by a 4-0 vote.

5. Request a Certificate of Appropriateness at 434-440 Main St to do the following:

   440 Main St. Remove decorative glass panels, existing sign and the fabric awning. Expose and clean original brick. Remove Stucco underneath storefront
   434 Main St. Remove existing sign. Remove non-original vinyl siding to fully expose transoms. Expose and clean original brick.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Steven Staats, developer of 434 & 440 Main Street. Mr. Staats stated I have some pictures to show you and DHR has approved this project. He explained the elevation drawings.

Mr. Davis closed the Public Hearing.

Mr. Jones made a motion that request meets the guidelines as presented with repairs and restoration be done back to historic standards and they should issue a Certificate of Appropriateness as presented. Mr. Keesee seconded the motion. The motion was approved by a 4-0 vote.

6. Request a Certificate of Appropriateness at 126 S. Market Street to install two wall signs at 126 S. Market Street. One sign will be 4' x 4' the other will be 1.5' x 2' and made o opened the Public Hearing.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Mr. Anthony Monioudis, one of two tenants at 126 S. Market Street. Mr. Monioudis stated we each have our respective law firms. Mr. Lackey is the one that prepared the application and he did not provide any pictures. I brought pictures of the two signs. The sign entrance simply identifies both of the law firms. Both signs have been submitted to the Virginia State Bar to make sure that they comply with their requirements and approval has been received.

Mr. Davis closed the Public Hearing.

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

7. Request a Certificate of Appropriateness at 511 Patton Street to approve two mini split HVAC systems already installed without RDDC approval at the basement level of the Library, Court Street parking area.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Mr. Mike Burton, with the City of Danville Public Works. Mr. Burton stated I apologize for not applying for an application for this installation. The installation is for an area in the library that was not occupied, and is now an office. The existing HVAC was not accurate enough to maintain proper temperature.

Mr. Davis stated I drove by them the other day and you can't see them because the police park right in front of them.

Mr. Keesee closed the Public Hearing.

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

Items for Discussion:

If a sign is, being moved from window on the inside to another building you do not have to go before RDDC for approval.

Diana Schwartz, Executive Director spoke on behalf of River District Association and Emily Ragsdale, P&R Facilities & Services Planner for Parks and Recreation. They spoke briefly on future plans, with River District Design Committee involving streetscape improvement including painting of crosswalks with artistic colors.

APPROVAL OF MINUTES

The October 10, 2019 minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 5:00 p.m.

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Approved By: