



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

River District Design Commission

NOVEMBER 10, 2022
4:00 P.M.
FOURTH FLOOR CONFERENCE ROOM

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. OLD BUSINESS
- IV. NEW BUSINESS
 - 1. Certificate of Appropriateness request PZ22-211 at 130 South Ridge Street to repaint exterior wood and window trim and replace gutters and windows.
- V. APPROVAL OF OCTOBER 13, 2022, MINUTES
- VI. ADJOURNMENT



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River District Design Commission

STAFF REPORT

DATE: November 10, 2022
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: **CERTIFICATE OF APPROPRIATENESS APPLICATION – 130 South Ridge Street**

Certificate of Appropriateness request PZ22-00211 to complete exterior repairs that include exterior paint, soffitt repair, new gutters and window replacements.

Application Details

The applicant, Erik Chambers, recently purchased 130-132 South Ridge Street. Mr. Chambers plans to rehabilitate the structure to construct two (2) street level commercial spaces and three (3) upper-level apartments.

Mr. Chambers is requesting approval to complete the following:

1. Replace existing double hung wood windows with vinyl double hung replacement windows. Some windows on the east side of the structure have been replaced with double hung vinyl windows and the applicant is requesting to replace all wood windows with the product.
2. Exterior wood trim will be painted Argos gray
3. Storefront trim will be painted black. Store front windows will be cleaned and repaired, not replaced
4. Gutters and damaged soffits are to repaired/replace. The gutter system will be replaced and installed within the existing soffit design. There will be no change to the roof profile. Downspouts will be added.

DESIGN GUIDELINES EXCERPTS:

According to Section 3.3 of the River District Design Guidelines, existing windows should be repaired if possible. If window replacement is necessary then new windows should match the original windows in materials, operation, and glazing style.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ22-00211, on the condition that the windows on the second story front façade remain.



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CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 130/132 S. Ridge St ID#20531

Applicant: Erik Chambers

Applicant's Address: 116 Wimbish Pl Danville, VA 24541

Applicant's Phone Number: (434) 429-0480

Applicant's E-mail: echambers@evestingllc.com

Proposed Improvement: ☐ Alteration ☐ Addition ☒ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description: Repaint wood window trim. Paint wood

Argos gray. Storefront window trim Black. Replace windows & Gutter

Have you read and understand Danville's River District Design Guidelines?: ☒ Yes ☐ No

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses? ☒ Yes ☐ No

Would you like more information about these programs? ☒ Yes ☐ No

Applicant Signature

Property Owner Signature
(if not applicant)

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ RDDC Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: _____ Zoning District: _____
Additional Information: _____

All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at plachhd@danvilleva.gov.

ZONING ORDINANCE RDDC APPLICATION STANDARDS

Article 3.R Section C.6: 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. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. 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;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) 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.



130/132 S. Ridge St

9.2.2022

Erik Chambers
Evesting LLC

Overview

130/132 S. Ridge St will be purchased by Evesting LLC. Light rehab will be performed on the outside of the building. The inside of the lower level will be divided into two storefronts and available for lease. The upper level will be surveyed and studied to have three luxury apartments developed.

Goals

1. Create two storefronts on the lower level for lease.
2. Develop three luxury apartments on the upper level.

Scope Of Work

1. 130/132 S. Ridge St will be cleaned out immediately after closing.
 - a. The clean out will take approximately
 - i. 3 days.
2. All permits and approvals will be obtained before light construction begins.
3. Gutters and soffit will be replaced/repaired.
 - i. 5 days
4. The building's exterior wood will be scraped and painted Argos gray.
 - i. 5 days
5. Storefront window trims will be scraped and cleaned.
 - a. All storefront window trim will be painted black
 - i. 3 days
6. Exterior windows will be replaced.
 - a. Window trim will be painted white.
 - i. 5 days
7. Building doors will be cleaned and restored.
 - a. Front doors of the building will be cleaned and restored
 - i. 5 days
 - b. Rear door will be replaced.
 - i. 1 day
8. Rear porch will be rebuilt and extended.
 - i. 7 days
9. Interior of the bottom level will be updated.
 - i. 3 weeks
 - b. Construct a divider wall to create two storefronts.
 - c. Update electrical and plumbing as needed.
 - d. Repair damage to the walls and repaint.

- e. Repair and paint ceilings.
 - f. Replace light fixtures with modern led lights.
 - g. Update bottom level restroom with new toilets, sinks, flooring, paint and fixtures.
 - h. Install new flooring throughout the bottom level
 - i. Update kitchen area.
10. Interior of the top level will be updated.
- i. 3 weeks
 - b. Repair damage to the walls and repaint.
 - c. Repair and paint ceilings.
 - d. Replace light fixtures with modern led lights.

Notes

Goal is to have the lower level rehab completed within 90 days.

Income and Expenses as a Rental

I. 130 S. Ridge St

The lower level 130 S. Ridge St will be converted into two white box commercial storefront lease spaces. Tenants will be responsible for utilities and maintenance of their leased area.

II. 132 S. Ridge St

The upper level will be surveyed and studied to have three luxury apartments developed.

Within the next six months the upper level will be converted into luxury apartments.

Manage of Property

130/132 S. Ridge St. will be managed by Evesting Property Management.

Paint Argos Gray

Paint Argos Gray



ODD FELLOWS BUILDING

Replace

Replace

Replace

Replace

Paint Argos Gray

Paint Argos Gray

Halal Meat Store
LAMB, BEEF, GOAT
PAKISTANI
MID-EASTERN
INDIAN
Hand-Dipped Ice Cream
BANANA SPLIT HOT FUDGE SUNDAE

SOUTH RIDGE GROCERY
INTERNATIONAL FOOD MARKET

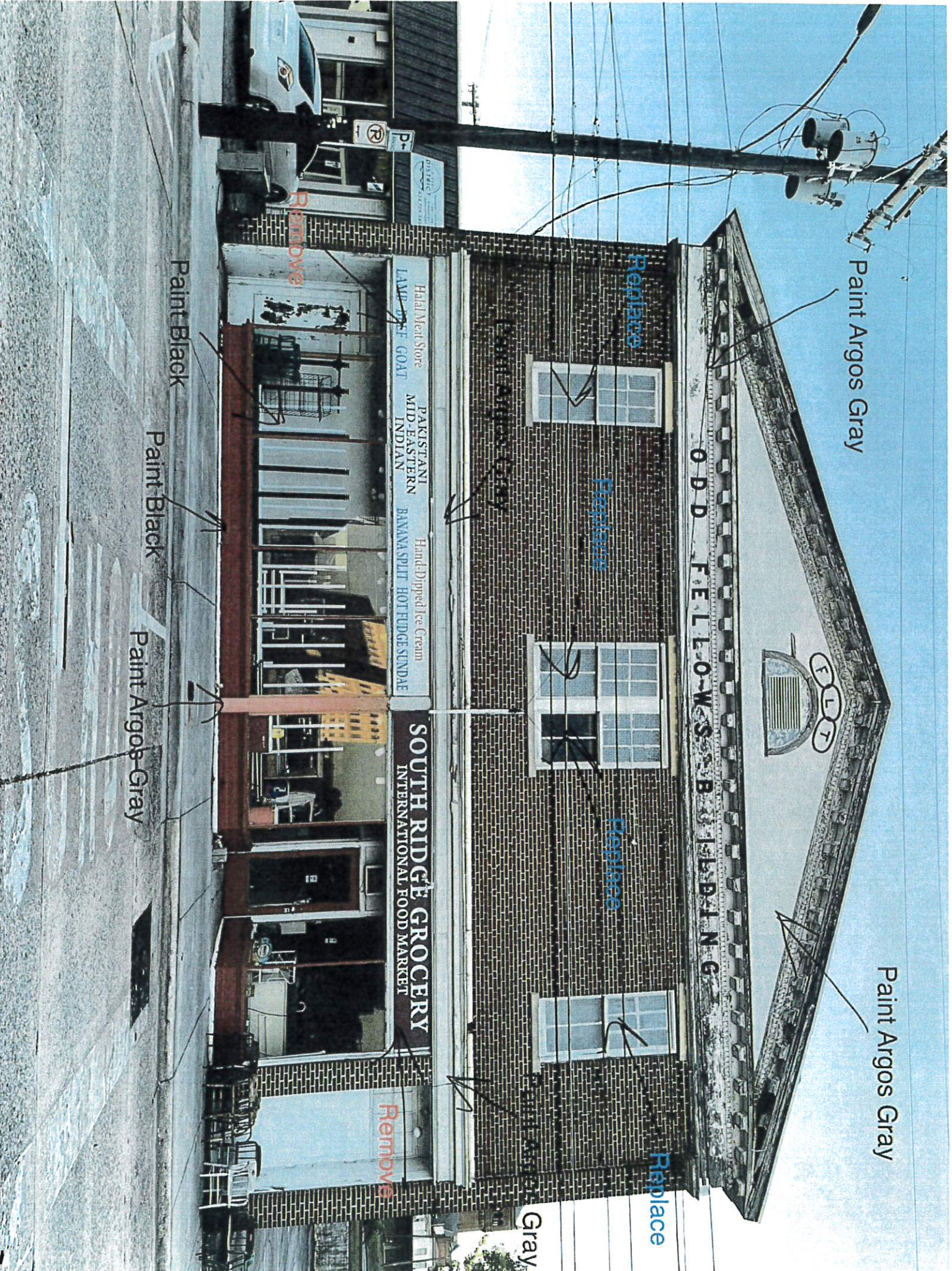
Remove

Remove

Paint Black

Paint Black

Paint Argos Gray



Paint Algos
gray

Replace

Replace
patch

Old Fellow Lodge
Belvidere No 57
2nd & 4th Tuesday
at 7:30pm



Replace gutters and
repair/replace soffit





Replace gutters and repair/
replace soffit.



RIVER DISTRICT DESIGN COMMISSION

MEETING OF

OCTOBER 13, 2022

Members Present

George Davis
Andrew Hessler
Peyton Keesee
Adam Jones
Courtney Nicholas

Members Absent

John Ranson
R. J. Lackey

Staff

Lisa Jones
Renee Burton
Shanika Williams
Ken Gillie

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

Mr. Ken Gillie, Director of Community Development stated that he would like to take this opportunity to introduce Renee Burton who is the new City of Danville Director of The Planning Division, so she will be serving as staff for this board from now until hopefully a long, long time. I assume that she is familiar to you all for both previous work with the city as well as coming here as an applicant. We had a National search and Renee was the selected candidate. Good Luck.

Ms. Burton commented and said are you talking about them or me?

Mr. Davis commented Renee, welcome. I have known Renee for a very long time, and we are glad to have you. We hope that you will be here for a long, long time also.

ITEMS FOR PUBLIC HEARING

1. *Certificate of Appropriateness request PZ22-185 at 703 Wilson Street for the installation of a 32 square foot metal wall sign for Wyatt Electric and an 18 square foot metal projecting sign for Danville Machine Shop.*

Mr. Davis opened the Public Hearing.

There was no one present to speak on this application.

Mr. Davis stated do we have any information from the city regarding these two items other than you said that it was okay.

Ms. Burton stated nothing additional than the staff report. The proposed signage meets both zoning regulations and River District Design guidelines and they are in compliance.

Mr. Davis closed the Public Hearing.

Ms. Nicholas made a motion to issue a Certificate of Appropriateness for PZ22-185 at 703 Wilson Street, for new metal wall sign and a metal projecting sign. Mr. Jones seconded the motion. The motion was approved by 4-0 vote.

Mr. Peyton Keesee arrived at the meeting at 4:07 pm.

- 2. Certificate of Appropriateness request PZ22-209 at 308 Craghead Street for the installation of a 2' by 4' metal projecting sign.*

Mr. Davis opened the Public Hearing.

Cathy Gore stated I am President and CEO of the United Way, and we submitted a request for a new projecting sign. I sent in pictures of the samples of a sign down the street at Dave's and ours will be half the size and would like to install it at Craghead Street where our main entrance will be. It is in the same vicinity as the Botox sign.

Mr. Davis stated so this is pretty much the look of the sign

Ms. Gore stated I had the sign redone and sent over to show you what it looked like on the brick.

Ms. Nicholas stated I see that it is a metal sign. Do you plan to light it in any way?

Ms. Gore stated no. We are going to lose the awning and we talked about that last time I was here. We are going to lose the orange awning over the United Way when we get our new interior entrance, we will be entering the suite offices at 308 that go through the door where the Botox sign is, and we didn't want the visibility because we are losing that awning. The owners approved to have that local sign as if you are coming down the street you will see it. So, the mockup of that was just given out and it shows even more visibly what it is going to look like. We are going to stack the logo instead of putting it this way because of the restrictions of having it 2' by 4'.

Mr. Jones stated that was going to be my next question, thank you.

Mr. Davis closed the Public Hearing.

Mr. Jones made a motion that a Certificate of Appropriateness be granted for request PZ22-209 at 308 Craghead Street for installation of a new 2' by 4' metal projecting sign. Mr. Keesee seconded the motion. The motion was approved by 5-0 vote.

- 3. Certificate of Appropriateness request PZ22-210 at 543 Main Street for a wall sign reface and installation of two window decals and one door decal.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Dustin Haberer, who stated we own Nana Karen's and we have acquired another parcel within the building two doors down. We are going to duplicate the exact model that we have used in other restaurants with the same dimensions and total area within the space will be the same and the color is changing and that is about it.

Mr. Davis closed the Public Hearing.

Ms. Nicholas made a motion to issue a Certificate of Appropriateness be granted for request PZ22-210 at 543 Main Street for new wall reface and installation of two window decals and one door decal. Mr. Hessler seconded the motion. The motion was approved by 5-0 vote.

- 4. Certificate of Appropriateness request PZ22-213 at 215 Main Street for the installation of a temporary banner while access is blocked during demolition of 225 Main Street.*

Mr. Davis opened the Public Hearing.

Mr. Rod Thompson was unable to attend the River District Design meeting so Renee Burton, called Mr. Thompson and had him on speaker phone so everyone could the conversation.

Mr. Davis stated any questions that you have as far as banners? Concerns of where they are placed or anything like that?

Ms. Nicholas stated is the request for only one banner?

Mr. Thompson stated that is correct.

Mr. Davis stated just on the back side of the building.

Ms. Nicholas stated for how long is the request?

Mr. Thompson stated the request is somewhat open ended. It is considered a construction banner according to Mr. Gillie. Our intent is that it would be up there as long as the demolition takes place, we lose access to the parking at that lot. We will put up the banner November 1 and when everything goes away then of course it will be removed. Mr. Gillie said that it fell under temporary construction banner, but that it needed approval for the design.

Mr. Davis stated so after we vote on it then we get to leave it in Mr. Gillie's hands. Is that right?

Mr. Gillie stated no, Ms. Burton's hands because she was not here at the time but yes in staff's hands is fine.

Mr. Davis closed the Public Hearing.

Ms. Nicholas stated so the only question that I have to the board is typically we put some kind of time limit on temporary banners so that they don't remain up forever and trusting intent however I want to have that in writing. Do we make it a specific time amount or until the construction is completed.

Mr. Keesee stated I say until it is completed because that is the only way that you can do it.

Mr. Hessler stated also until access to the lot is granted.

Mr. Davis stated according to what we have on our iPad the banner will be 4' by 9'. Which is slightly larger. Is it okay with everybody?

Mr. Keesee stated I think so considering what is happening to them.

Ms. Nicholas stated yes and that makes total sense.

Ms. Nicholas made a motion to issue a Certificate of Appropriateness be granted for request PZ22-213 at 215 Main Street for a temporary banner at the 4' by 9' size with the exception that the banner is removed after construction is complete and access to the parking and restaurant is fully restored. Mr. Jones seconded the motion. The motion was approved by 5-0 vote.

APPROVAL OF MINUTES

The September 8, 2022, minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 4:18 p.m.

Approved by:
