



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

River District Design Commission

**OCTOBER 10, 2019
4:00 P.M.
FOURTH FLOOR CONFERENCE ROOM**

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. OLD BUSINESS
 - Request a Certificate of Appropriateness at 680 Lynn St., Suites I & J for (1) exterior cameras, (2) gas tank at side of building.*
- IV. NEW BUSINESS
 - 1. *Request a Certificate of Appropriateness at 752 Patton Street to replace a shingle roof with standing seam metal in black.*
 - 2. *Request a Certificate of Appropriateness at 502 Craghead to install carbon fiber bands painted to match the brick to repair a structural failure at the left rear corner of the building.*
 - 3. *Request a Certificate of Appropriateness for streetscape improvements at the intersection of Monument and Franklin Streets.*
- V. APPROVAL OF MINUTES FOR SEPTEMBER 12, 2019
- VI. OTHER BUSINESS
- VII. ADJOURNMENT



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River District Design Commission

MEETING OF OCTOBER 10, 2019

SUBJECT

Request a Certificate of Appropriateness at 680 Lynn St., Suites I & J for (1) exterior cameras, (2) gas tank at side of building, (3) six ft. privacy fence, and (4) flood light above the door.

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
- Installing electronic security systems.
- Physical security items (bars, screens and so on) are only allowed on the inside of windows, not on the outside, except on facades not visible from the street.
- Installing minor hardware such as mailboxes, address numbers, and door and window locks.
- Installing window air conditioners (note, window air conditioners are strongly discouraged on the front facade of buildings).

STAFF RECOMMENDATION

This item was tabled at the September meeting to allow for the City right-of-way to be marked. It has been determined that the tank must be relocated to the rear patio area as the tank was located within city right-of-way.

Since that meeting, the applicant has agreed that the cameras will be painted black to match the building, as the current white stands out too vividly.

The applicant has agreed to relocate the tank, but screening still needs to be decided.



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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: 1680 Lynn Street, Suites I, J

Name of Applicant: Christie Wall

Applicant's Address: 301 Astor Court

Applicant's Phone Number: 434-713-6796 Email Address: Christie.Wall75@icloud.com

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

Add 2 security cameras to front and side of building for safety (see photo). Add a CO2 tank for bar to side of building and a 6' tall privacy fence (with access) around it. (see photo of tank and fence which would be painted black). Also, add flood light over door so guests can see steps + walkway.

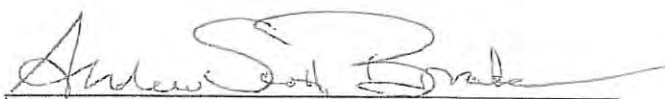
Type of material(s) to be used: Privacy fence would be vinyl.

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)? _____



Signature of Property Owner (if not applicant)



Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLRDD20190000355 RDDC Date: Sept. 12, 2019

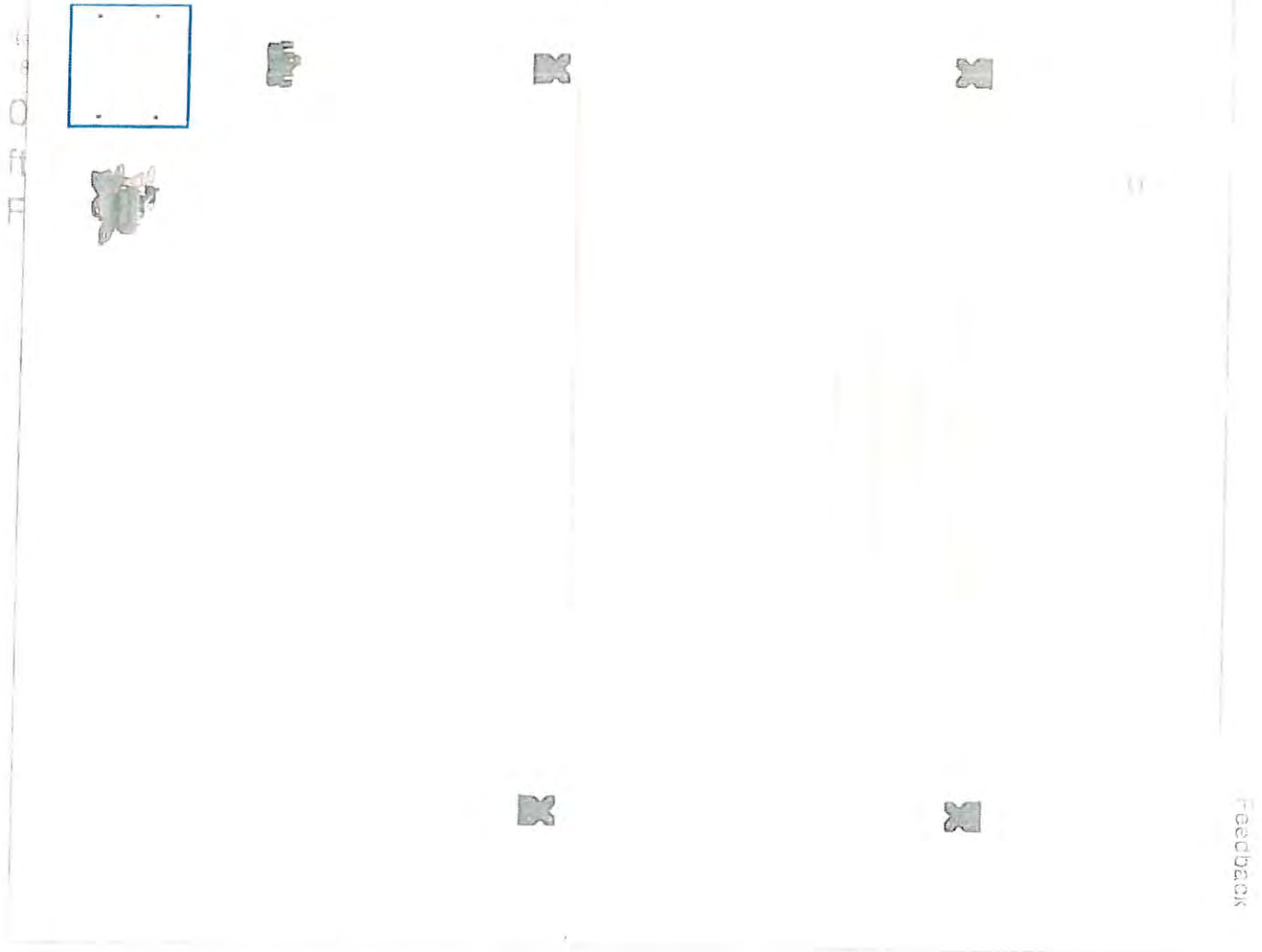
Date submitted: Aug. 29, 2019 Received by: Byzle Johnson

Tax Map Number: PID 26614 Zoning District: TW-C, Tobacco Warehouse

Additional Zoning Information: None

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Outdoor Essentials PicketLock 3.5-ft x 6-ft Olympia White Vinyl Privacy... X



LABOR DAY CREDIT EVENT

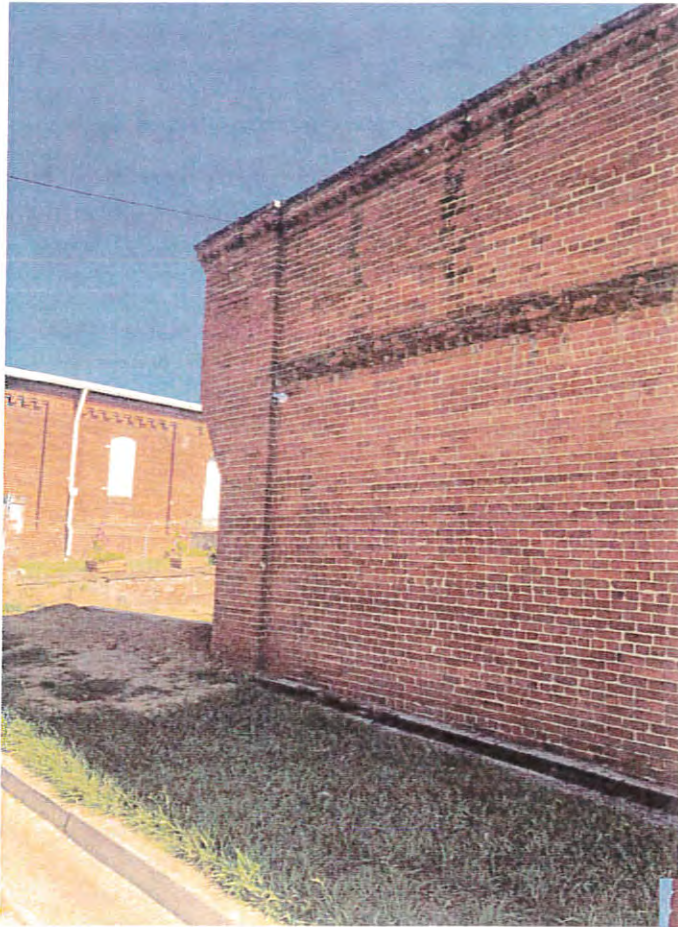
5% OFF Every Day from 9/1 to 9/4/19. Spend \$100 or more on qualifying purchases made 8/29/19 – 9/4/19.

*Credit offers can't be combined

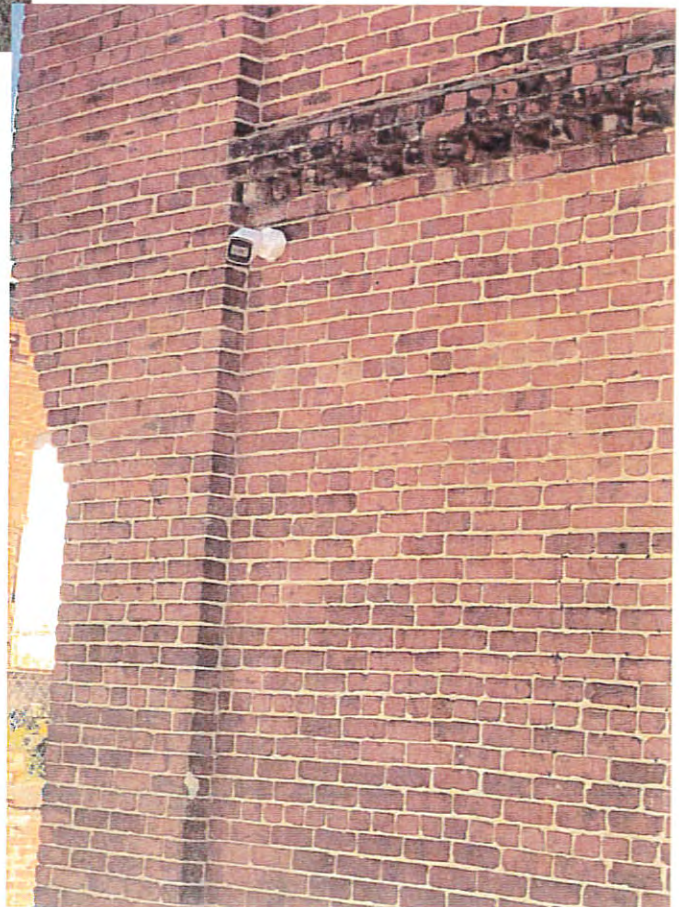
GET DETAILS

Product Information

 **CHAT WITH LOWE'S**



Monument Street side camera

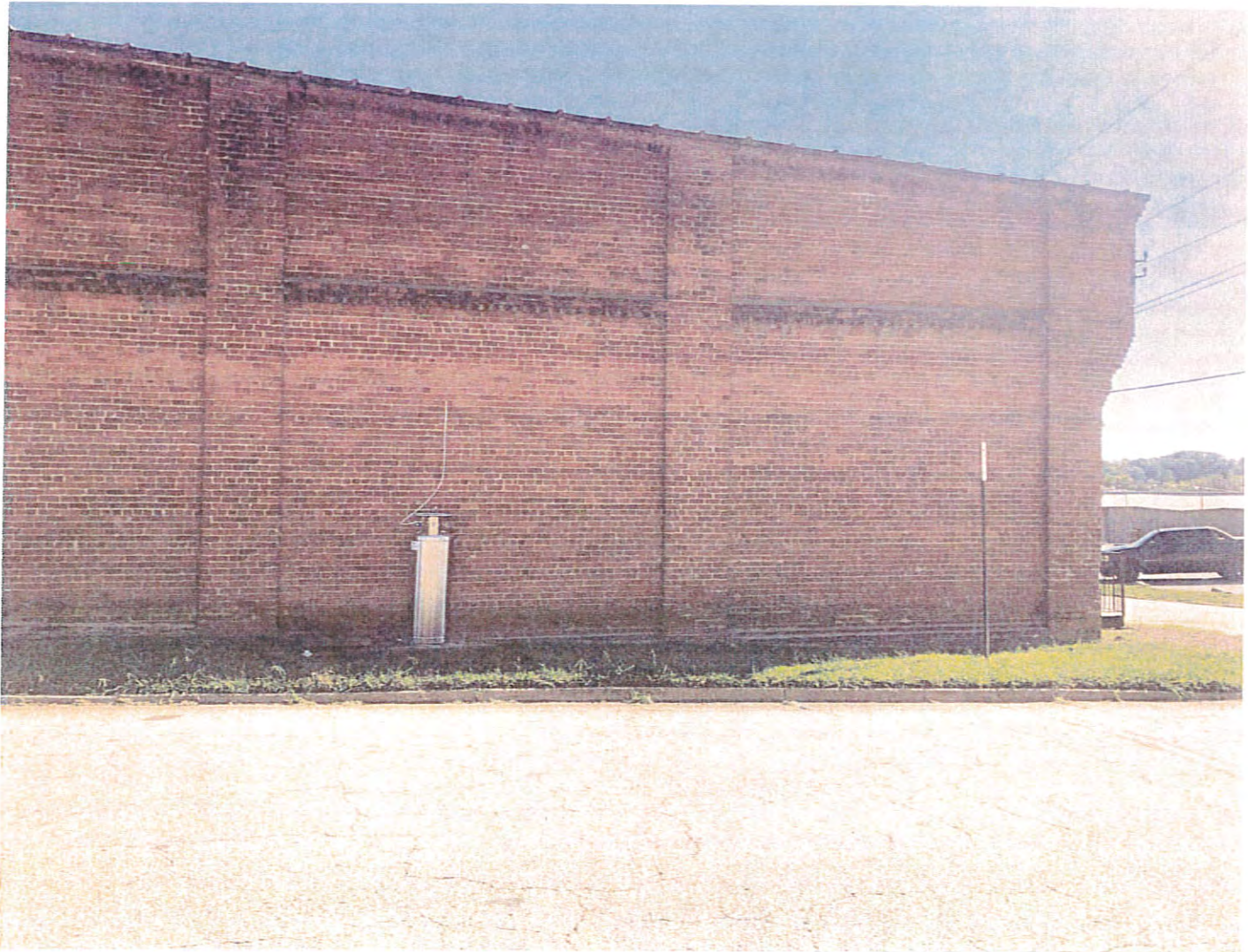




Franklin Street side camera



Monument Street side tank that will have privacy
fence/gate around it.





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River District Design Commission

MEETING OF OCTOBER 10, 2019

SUBJECT

Request a Certificate of Appropriateness at 752 Patton Street to replace a shingle roof with standing seam metal in black.

EXCERPT FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

3.2 General Guidelines

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.

STAFF RECOMMENDATION

Staff recommends that a Certificate of Appropriateness be granted to replace a shingle roof with standing seam metal in black.



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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: 752 Patton ST. Danville Va 24541

Name of Applicant: Kelvin Miller

Applicant's Address: 1128 Lockett Drive Danville Va 24541

Applicant's Phone Number: 434-441-0427 Email Address: info@OTKDA.com

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

a new metal roof, the metal will be Black

Type of material(s) to be used: metal roof

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? no

Would you like more information about these programs? yes

Which one(s)? Both please

Signature of Property Owner (if not applicant)

Kevin W. Miller
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: _____

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River District Design Commission

MEETING OF OCTOBER 10, 2019

SUBJECT

Request a Certificate of Appropriateness at 502 Craghead to install carbon fiber bands painted to match the brick to repair a structural failure at the left rear corner of the building.

EXCERPT FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

3.2 General Guidelines

4. Exterior Wall Materials and Trim

Maintaining or restoring original material for the exterior walls is required, with certain exceptions noted below.

New materials shall match original materials when repairing or repointing historic masonry buildings. Brick installed in openings created by inappropriate modifications or damaged material shall be toothed into the original brick pattern to minimize the appearance of the repair. Special care must be used in the selection of new brick used to rebuild facades. Simply selecting salvaged brick or patterns termed "historic" often produces results in the wrong color or texture for the building. Repointing of historic masonry should be done with a mortar that is as soft as or softer than the material originally used. Testing of the original material should be done to determine the strength that the existing masonry can tolerate. New mortar joints shall match the tooling, color and joint size of the original joints and any trim constructed of masonry, like brick corbelling, shall be repaired or reconstructed rather than covered. In general, masonry buildings should not be painted if they are not currently painted. Exceptions would be for buildings which must be repaired where it is not possible to match the existing brick. Buildings that are currently painted should probably remain so because of issues with paint removal, but these will be evaluated on an individual basis.

In some cases in the River District brick facades have been covered partially or completely with stucco. Removal of these materials to improve the integrity of the building should be considered carefully and is required if the original brick will not suffer significant damage in the process. If removal of stucco will damage the integrity of the building, or if the brick beneath the stucco is not salvageable,

solutions will be considered on a case by case basis. Wood siding and trim shall be repaired and then repainted in lieu of installing new siding and/or trim. Patching areas of deterioration with materials to match the existing materials shall be required rather than residing or replacing the entire wall surface.

Covering existing wood siding or masonry with aluminum or vinyl siding is not permitted within the River District. Other inappropriate materials include T1-11 plywood, vertical siding and composite shingles. Corner boards, window trim, and door surrounds shall be reused or recreated in the original material. Covering detailed wood trim with flat stock aluminum or vinyl is unacceptable. The cadence or spacing of the original siding shall be recreated. For example, if the original siding had a four-inch exposure then new siding with the same spacing should be installed. Where it is not possible to save existing clapboard and trim, Hardy Plank and other appropriate modern equivalents may be used to replicate original woodwork, with approval of the RDDC. Because the technology of modern restoration is advancing, substitutes will be considered on a case-by-case basis.

STAFF RECOMMENDATION

The applicant is proposing to repair with materials that are not native to the River District. While the guidelines do permit modifications on a case by case basis, staff is concerned that this repair, while painted to match the brick, will appear to not be in keeping with the character of the area.

Staff also has concerns that this proposal will not adequately address the issues with the building. Staff has requested an analysis by a licensed structural engineer to evaluate the situation and make recommendations. Staff has not received this report, so can not adequately determine if this solution is appropriate.



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MEETING OF OCTOBER 10, 2019

SUBJECT

Request a Certificate of Appropriateness for streetscape improvements at the intersection of Monument and Franklin Streets.

EXCERPT FROM DESIGN GUIDELINES

8: Streetscape and Public Space Design Guidelines

Continuous sidewalks and pedestrian crosswalk striping throughout the entire River District should be a long-term goal of the City.

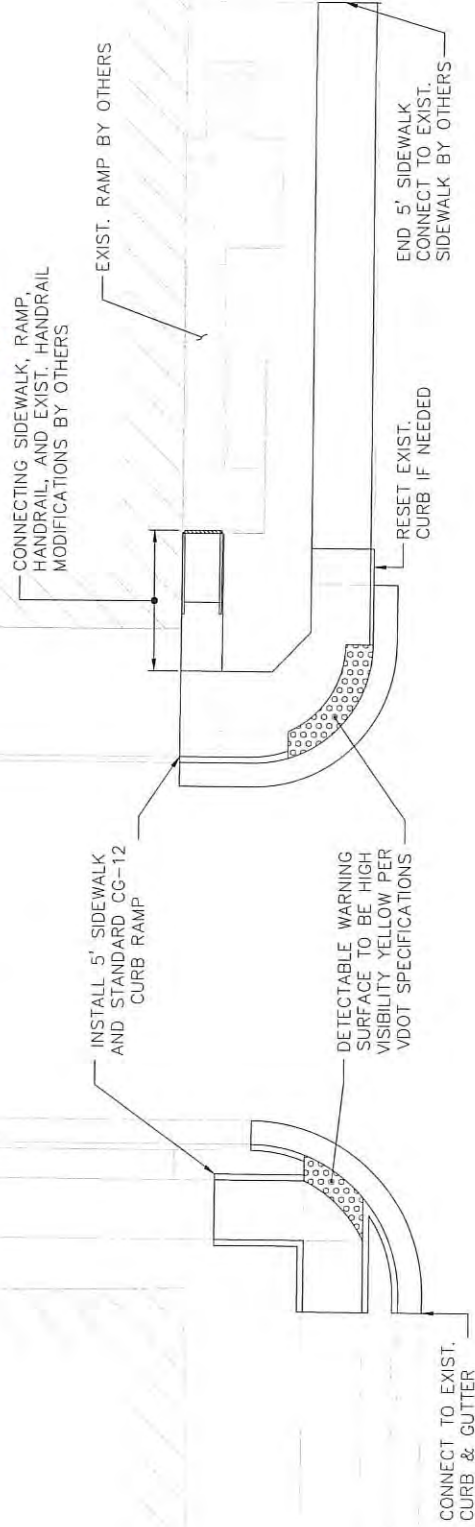
STAFF RECOMMENDATION

The City is installing sidewalk and curb ramping along the north and south sides of Monument Street at Franklin Street. The work will include new ADA accessible ramps. The sidewalks will be concrete. The color of the truncated domes (small raised portion) is subject to the RDDC. The colors permitted under regulations are attached.

It is recommended that the RDDC issue a Certificate of Appropriateness to improve the streetscape after selecting the color of the truncated domes.

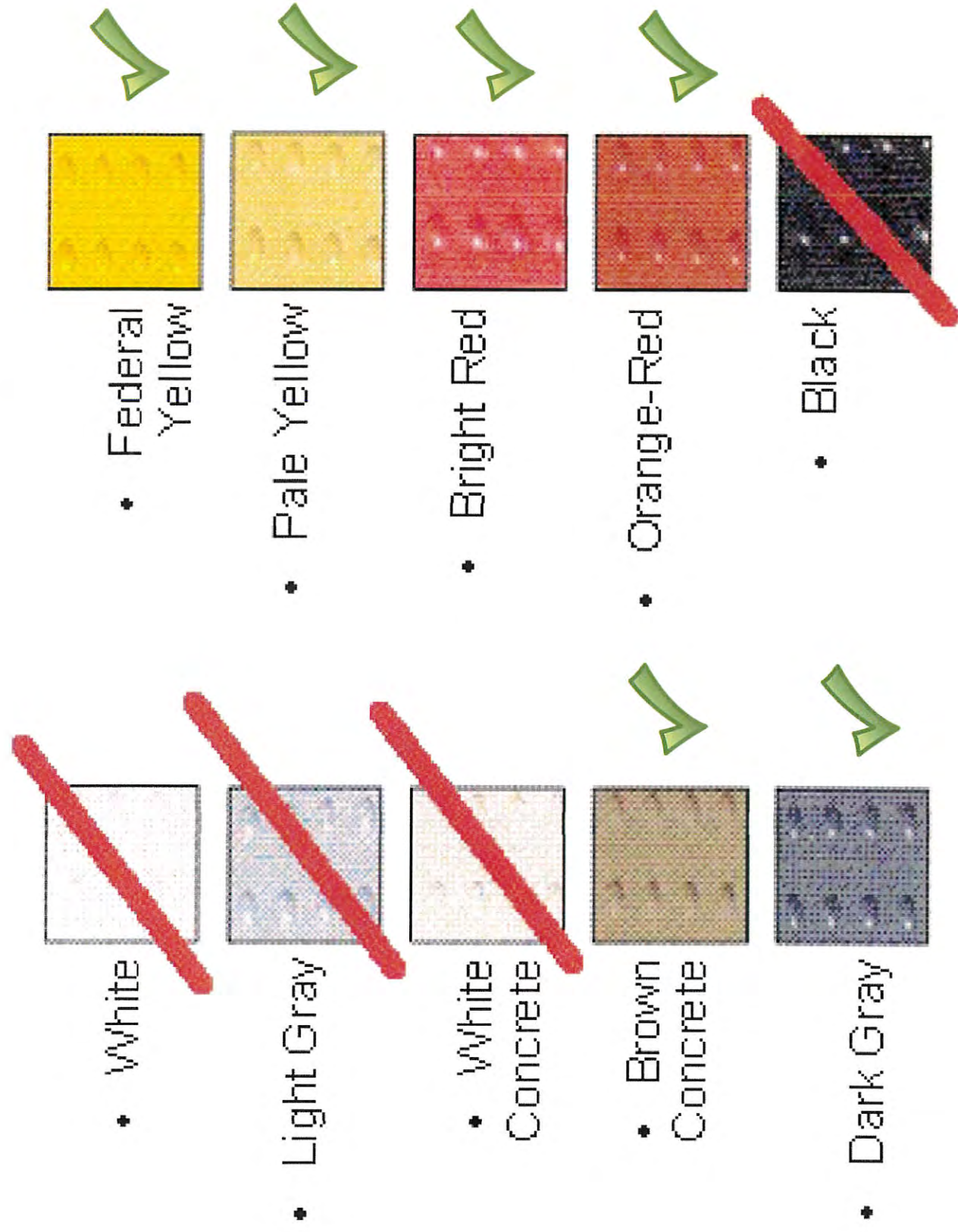
Housing
Resource
Center

Grizzly's



	THE CITY OF DANVILLE, VIRGINIA DEPARTMENT OF PUBLIC WORKS		INTERSECTION FRANKLIN & MONUMENT CURB RAMP WORK		SCALE: NONE	DESIGN: CPF
					DATE: 9/30/19	SHEET 1 OF 1

Figure 1. Photographic samples of the 10 single-color detectable warnings tested in the FHWA study



**Table 1. Detectable warning contrast effectiveness assessments
based upon FHWA study data**

Detectable Warning Color ¹	Surface material surrounding detectable warning		
	Asphalt	Brick (Red)	Concrete
Bright white [e.g., FS 37875] R = .74; (x = .333, y = .347)	Good	Good	Not recommended for light colored concrete ²
White (beige sand texture) R = .64; (x = .352, y = .364)	Good	OK	Not recommended ²
Pale yellow [e.g., FS 23594] R = .47; (x = .412, y = .414)	Good	Good	OK
Federal yellow [e.g., FS 33538] R = .46; (x = .511, y = .454)	Very good	Very good	Good
Light gray [e.g., FS 26280] R = .24; (x = .326, y = .341)	Not recommended	Not recommended	Not recommended
Brown (beige sand texture) R = .17; (x = .390, y = .386)	Not recommended	Not recommended	OK
Orange-red [e.g., FS 22144] R = .13; (x = .533, y = .356)	OK	Not recommended	Good
Bright red [e.g., FS 31120] R = .11; (x = .587, y = .323)	Good	OK	Very good
Dark gray [e.g., FS 36118] R = .09; (x = .320, y = .331)	Not recommended	Not recommended	OK
Black [e.g., FS 17038] R = .02; (x = .324, y = .338)	Not recommended	Not recommended (may be perceived as a hole)	Not recommended (may be perceived as a hole)







RIVER DISTRICT DESIGN COMMISSION

MEETING OF

September 12, 2019

Members Present

Peyton Keesee
Courtney Nicholas
John Ranson
Andrew Hessler
Adam Jones

Members Absent

George Davis
R.J. Lackey

Staff

Lisa Jones
Ken Gillie
Ryan Dodson

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

ITEMS FOR PUBLIC HEARING

Mr. Keesee opened the Public Hearing.

1. *Request a Certificate of Appropriateness at 206-208 N Union St to renovate an existing building including (1) installing aluminum-clad wood windows in existing openings in the rear, (2) painting the front brick façade a new color, (3) install new fabric awning, and (4) installing new wall signage.*

Present on behalf of this request was Jeff Bond, owner of Solex Architecture. Mr. Bond stated I am representing North Union Properties, LLC. They are looking to restore these two buildings. This is a tax credit project, and it has been submitted, and approved by DHR. We are repairing windows along the front and windows in the rear, where they originally were. We are restoring brick with water and painting the front and rear facades and more less, we are restoring what was already there.

Mr. Keesee closed the Public Hearing.

Mr. Ranson made a motion that this project meet the guidelines as presented and to issue a Certificate of Appropriateness. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.

2. Request a Certificate of Appropriateness at 442 Main St to install a 4 sq. ft. vinyl door sign for a new business.

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was Lisa Carter, owner of Photography by Lisa, Inc. Mrs. Carter stated the door decal is just the business logo with phone number and the website.

Mr. Keesee stated what is your business?

Mrs. Carter stated photography.

Mrs. Nicholas stated this is a little hard to see?

Mrs. Carter stated the black is actually clear class.

Mr. Keesee closed the Public Hearing.

Mrs. Nicholas made a motion that this proposed sign meets the guidelines and a Certificate of Appropriateness should be issued. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

3. *Request a Certificate of Appropriateness at 308 Craghead St., Suite 104 to (1) replace an existing awning with sunbrella acrylic awning, and (2) paint exterior brick and steel of the façade with phantom mist and yellow-orange coloring.*

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was Jennifer Smith. Mrs. Smith stated I am here to represent United Way. Mrs. Smith stated United Way owns this building and I believe the application stated suite 103 and 104. We currently have an awning that has probably been there since the 1920's. We want to take that down and replace it with the color that you have a picture of; it kind of matches our coloring in our United Way Brand. The only other awning on that street is at the far end of the block and it is black with gold stripes. The awning would be where the current one is now. What we are trying to do is paint the steel on both of these suites this bronze color.

Mr. Ranson stated when you say steel you mean windows and door?

Mrs. Smith stated around the windows and doors. It would only be the strip up the side and the band up across where our logo is and strip down the other side. Those windows above us the belong to Mr. Gentry and they are Gentry Lofts and we do not own that part of the building.

Mrs. Nicholas stated is 103 Zinc?

Mrs. Smith stated yes.

Mrs. Nicholas stated because the application only states 104.

Mr. Gillie stated as long as the record reflects it and the board knows that they are making a recommendation of that it is fine. We typed in what was listed on the application.

Mr. Ranson stated so these windows here will be painted?

Mrs. Smith stated above that band will be painted. We will paint around them.

Mr. Keesee 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 for Suite 103 and 104. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.

Mr. Davis opened the Public Hearing.

4. Request a Certificate of Appropriateness at 530 Craghead St., Suite 200 to install a building-mounted sign containing an aluminum base and exterior lighting.

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was Jeff Gignac, on behalf of Rick Barker Properties, LLC. Mr. Gignac stated due to some engineering concerns with the proposal that was submitted a few weeks ago for the deadline, it was essentially easier to design a different sign than the cost of getting an engineer to sign off on the original sign. The design before you is a circular sign mounted to a pole.

Mr. Gillie stated the one that was in the staff report was a building mounted sign and we switched to removing that portion and instead install a ground mounted pole sign with a circular top.

Mr. Gignac stated and this was due to engineering concerns. The way that it was originally set to mount to the building there would be an issue for the sign catching the wind. This saves the expense of getting an engineer to say that this building has the integrity to support that; for us it was more expensive than to create another sign.

Mrs. Nicholas stated does this have to be zoned first?

Mr. Gillie stated it already complies with zoning and they are allowed a ground mounted sign. They are allowed 16 square feet. It is permitted per district. Mr. Gignac and I have been going back and forth on how to make this work.

Mrs. Nicholas stated have you already done the painting on the side of the building that was already approved previously?

Mr. Gignac stated that is in process currently.

Mrs. Nicholas stated are we still good in terms of this signage plus that signage on the side of the building?

Mr. Gillie stated yes, they are two separate signs according to the way the code reads. You can have a ground mounted sign as well as the wall signage. It works better according to our code. This one complies and actually seems to work on everything structural, guidelines and all the stuff. It is a good design.

Mr. Keesee closed the Public Hearing.

Mrs. Nicholas made a motion that the new ground sign meets the guidelines as presented and they should issue a Certificate of Appropriateness as presented. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.

5. Request a Certificate of Appropriateness at 680 Lynn St., Suites I & J for (1) exterior cameras, (2) gas tank at side of building.

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was Christie Wall, owner of Grizzly Hatchet House. Ms. Wall stated we in the last minute decided to put in a CO2 tank for our bar and soda machine. I was told it was going to be a small tank outside of our building and they brought it and it was that size. We would like to install a privacy fence around it so that it would hide it and we would paint it black. We would like to paint the security cameras black.

Mr. Keesee stated it is that silver tank on the back of the building. Is the fence just like a picket fence to go around it?

Ms. Wall stated its going to be a privacy fence so you cannot see through it and it will be vinyl.

Mrs. Nicholas stated is it possible to have that vinyl fence a darker color?

Ms. Wall stated yes we were going to paint it black if we cannot find it already in black.

Mr. Gillie stated could you move it around back to the patio and run the tube overhead somewhere else so that it is not on Monument Street?

Ms. Wall stated the issue with that is going to be that is where our deck is. It would be on our deck.

Mr. Keesee stated could you put it between the deck and the next unit over?

Ms. Wall stated it would be too far and we do not lease that space. Our deck goes from that corner of the building that is on Monument all the way to the end of Monument. It is just a white plastic tube.

Mr. Gillie stated from staff's perspective I think it could still go in that corner and it would be less visible as you come up Monument Street. For a safety, issue if someone jumps that curb, there is not much space between the curb and the building if you have that tank there. That is our recommendation but it is up to you guys because you are the commission on it.

Mr. Gillie continued there is such limited space from the edge of that roof of the building to what is the right away line. I'm not sure that everything is going to fit and still stay on their property. This is a very tricky situation. From the lip of the building where the overhang is I am guessing is 6 inches but I cannot say for sure. If the board was going to leave that tank in that location, then I was going to get the City go down and establish that right of way line exactly because then the fence may crush into that. We are going to have to find out where the line is and see how it all works out.

Mr. Keesee closed the Public Hearing.

Mrs. Nichols made a motion that they table this until next month. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.

6. Request a Certificate of Appropriateness at 224-226 N Union St. for façade improvements to (1) install a new contemporary fabric awning, (2) install ceiling-mounted LED lights under the new awnings, (3) paint the exterior features, (4) remove the existing spotlights, (5) install a total of six signs including projecting, window, and door signs.

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was Ameer Nesmith, owner of 224 & 226 N Union Street. Mr. Nesmith stated I just want to do a request to do façade improvements because I did it about 20 years ago and I would like to upgrade it again and keep up with everyone else. I would like to replace the windows, awnings and change the color of paint.

Mrs. Nicholas stated the brick is already painted?

Mr. Nesmith stated yes we are going to repaint it. The only thing in the architect drawings, I would like to keep the original round dome on the 2nd and 3rd floor. It does not show it in the drawing, and you originally approved that 20 years ago. I would like to keep that because it distinguishes between the separate entrances.

Mr. Ranson stated do you have the specific designs for the signs?

Mr. Nesmith stated not really, because both spaces are vacant. We are not going to install signs now.

Mr. Kelvin Perry stated the building itself already has that where signage was already out there. Just to have a concept generally if a business was to come, they could have their signage there.

Mr. Ranson stated the sign would eventually have to come here for just the sign itself.

Mr. Perry stated right, for the type of sign. This will give the street character because everything won't look the same as you are coming down.

Mr. Keesee closed the Public Hearing.

Mrs. Nicholas made a motion that request meets sign meets the guidelines with the addition that they are allowed to incorporate the dome over the door that leads to the upstairs access to the building as presented and they should issue a Certificate of Appropriateness as presented. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

7. Request a Certificate of Appropriateness at 539-547 Main Street for façade improvements to (1) install a new contemporary fabric awning, (2) install ceiling-mounted LED lights under the new awnings, (3) paint the exterior features, (4) install new window, and door signs.

Mr. Keesee opened the Public Hearing.

Mr. Kelvin Perry, of Economic Development spoke on behalf of the applicant. Mr. Perry stated this is a simple upgrade or refinish they just want to repaint current color that they have and install some new awnings because those awnings are worn and torn and put the signage back up that they currently have.

Mrs. Nicholas stated if they are painting it the color that it is already do we need to approve it.

Mr. Gillie stated as long as it is already painted and they repaint it the same color.

Mr. Hessler stated are the awnings red?

Mr. Perry stated I think they are more brownish.

Mr. Keesee 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. Keesee seconded the motion. The motion was approved by a 5-0 vote.

8. Request a Certificate of Appropriateness at 318 Main Street for façade improvements to replace front of building with new painting and signage, add awnings, outdoor seating, and paint rear of building.

Mr. Keesee opened the Public Hearing.

Mr. Kelvin Perry, of Economic Development and Mr. Pastor Charles Walker, owner of 318 Main Street. Mr. Perry stated they are doing a major renovation of the entire building. This will become their new home and addition to where they deliver cakes as well. This is what the outside design will look like as far as painting and the color schemes which matches their current branding.

Mr. Keesee so this is the building that the roof caved in on?

Mr. Perry stated yes.

Mrs. Nicholas the balloons in the picture they are actually balloons and not a picture?

Mr. Perry the balloons will not be there.

Mrs. Nicholas stated what color are you going to paint the back of the building?

Mr. Walker stated gray.

Mrs. Nicholas stated and there is no signage going on the awning? It's just going to be a sign mounted to the building above?

Mr. Walker stated correct.

Mrs. Nicholas stated is it an aluminum sign?

Mr. Hessler stated painted wood sign or aluminum sign.

Mr. Keesee closed the Public Hearing.

Mrs. Nicholas 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 5-0 vote.

APPROVAL OF MINUTES

The August 8, 2019 minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 4:50 p.m.

Approved By: