



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

AUGUST 11, 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 PZ22-160 at 535 Wilson St for repainting canopy, changing wall sign art, and install signs on rear of building.
 - 2. Certificate of Appropriateness request PZ22-155 at 231 Main St to demolish building, install retaining wall, and landscape with new sod.
 - 3. Certificate of Appropriateness request PZ22-159 at 319-321 Lynn St to paint building, install wall signs and window frosting, and install lighting.
 - 4. Certificate of Appropriateness request PZ22-164 at 410 Main St to install new wall sign.
- V. APPROVAL OF JULY 14, 2022, MINUTES
- VI. ADJOURNMENT



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

River District Design Commission

STAFF REPORT

DATE: August 11, 2022
TO: River District Design Commission
FROM: Bart S. Nuckols, Interim Planning Division Director
RE: **CERTIFICATE OF APPROPRIATENESS APPLICATION – 535 Wilson Street**

Certificate of Appropriateness request PZ22-160 535 Wilson St

DESIGN GUIDELINES EXCERPTS:

The item(s) before the Commission are request for:

- Repainting of the existing canopy. Section 3.2.6 of the guidelines states that when painting new colors, consideration should be given to adjacent properties and historic precedents when choosing colors but, color is highly subjective, and the guidelines do not dictate color. Staff would also note that the current awning is painted green.
- A change in the approved metal canopy sign from last month RDDC meeting. Specifically, a change in the artwork. Section 7.2.3. of the guidelines states sign colors should generally be limited to 3 and should harmonize with the building.
- A curbside pick-up sign is being requested for the back of the building. The option for the applicant is to locate a directory sign on the back corner of the building. Section 7.2.2 of the guidelines permits directory signs up to 8 square feet. However, such signs are limited in the zoning ordinance to listing only the names, uses, or location of businesses in the building. Typically, this would be for a multi-tenant building. A projecting sign would be a better option under both the zoning ordinance and design guidelines. Projecting signs cannot exceed 4 square feet per side and the bottom of the sign cannot be lower than 10 feet from the sidewalk.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ22-160 upon the finding that the purple color of the awning is not out of harmony with the district, the proposed canopy sign meets the guideline requirements and that the applicant reapply to the commission for a projecting sign for their directional sign purposes .



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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

535 Wilson St. Danville, VA 24541

Property Location: _____

Name of Applicant: Ashlyn Tickle

Applicant's Address: 477 Black Bird Place, Cascade, VA 24069

Applicant's Phone Number: (434)251-0102 Email Address: bubbleaquaticsandexoti@gmail.com

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

- I would like to repaint the existing canopy on the building a dark purple called "Sumptuous Purple" (see photo) This is to help better match the signage and give the building more life.
- I would also like to use this artwork(see photo) on the approved metal sign instead of the one submitted last month for the metal sign on the canopy.
- I would also like to add "Curbside Pick Up" signs on the back of the building for customers to pick up their orders using their mobile devices in the parking spot.

1- 24 in (H) x 72 in (W) Single Sided Print(s) made
 Type of material(s) to be used: from Max Metal 3Mil 48''x96'' stock material. (METAL
 CANOPY SIGN)
 3M Engineer Grade Reflective sheeting and 3M inks, rust-free, heavy gauge, durable
 aluminum (PARKING SIGN)
 Valspar Sumptuous Purple Exterior Paint (CANOPY COLOR)

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? No

Which one(s)? _____

DocuSigned by:

 3E324879A9E24B2

Signature of Property Owner (if not applicant)

DocuSigned by:

 C6B3D36EFDD2402

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.

Article 3:R.C.6 Application Submission Requirements: In consideration of a complete application, the Planning Director and the Review Commission may require any or all 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;
 - 5) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - 6) Proposed building color and materials;
 - 7) Relationship of building and site elements to existing and planned corridor development;
 - 8) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - 9) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.



533 Wilson St
Danville, Virginia

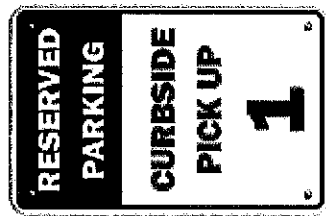


Street View - Jul 2019



Google







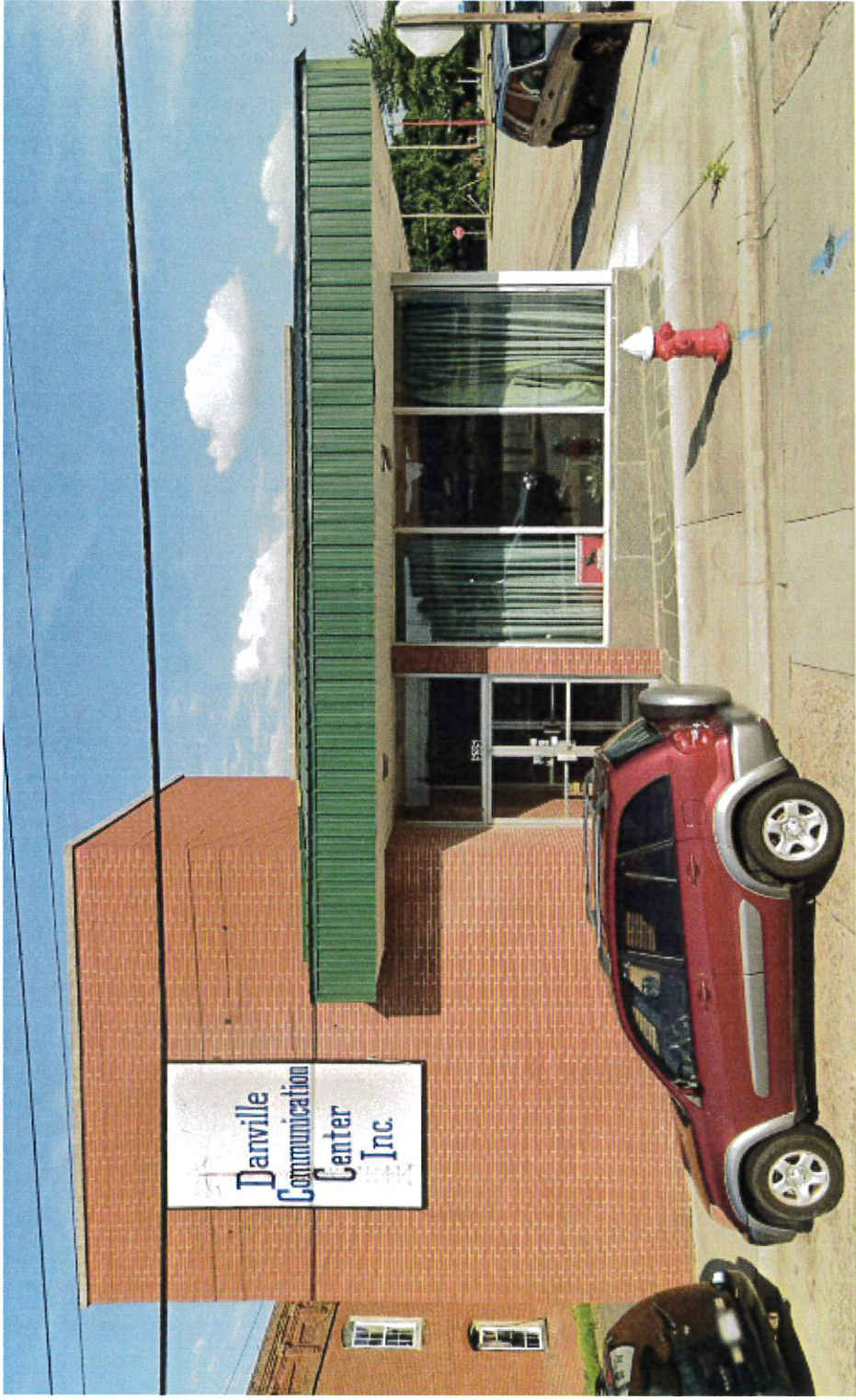
598 Wilson St
Danville, Virginia
Google
Street View - Jul 2019

Danville
Communications
Inc.

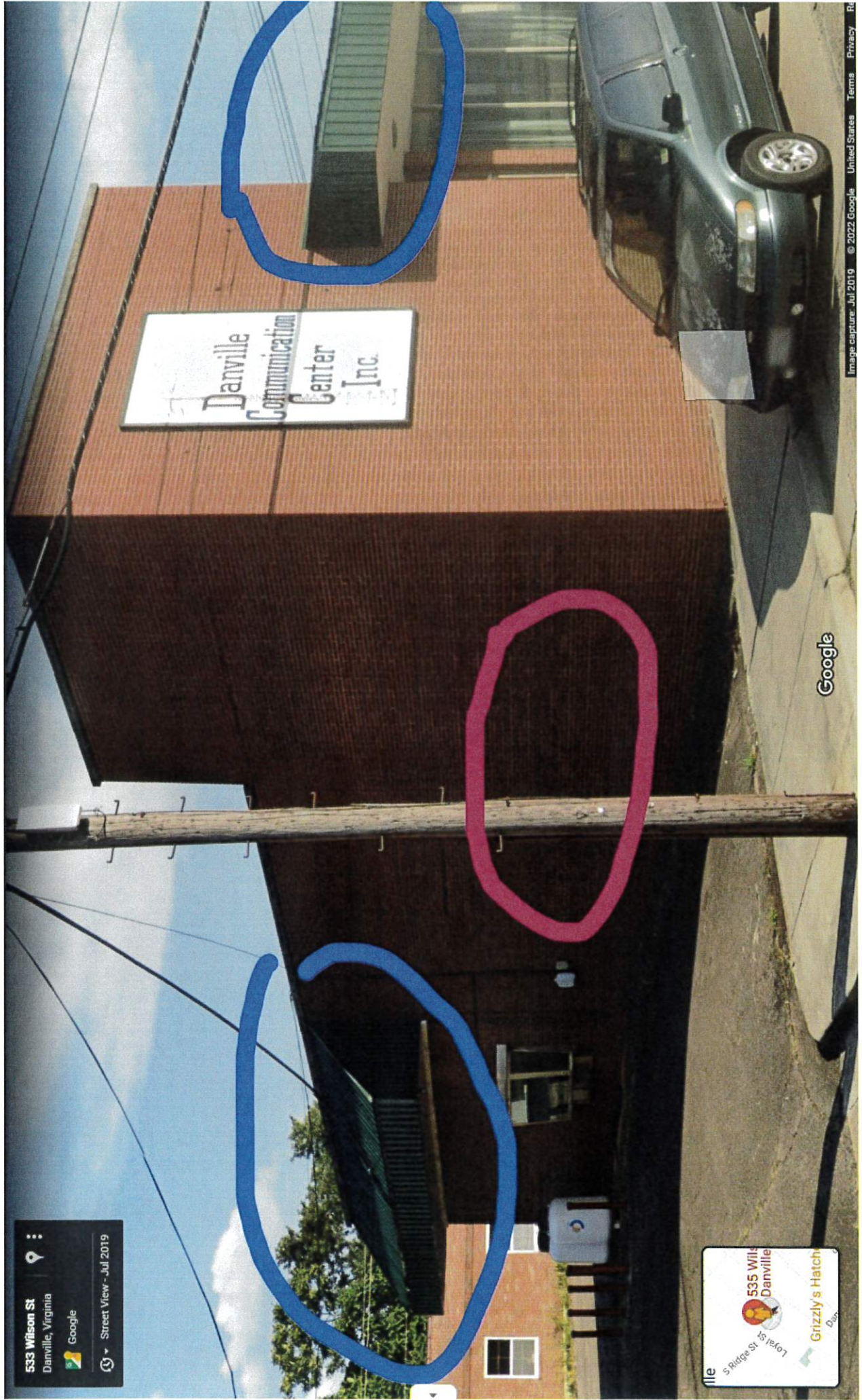
535 Wilson St
Danville, VA
Grizzly's Hatchery
Danville, VA

Google

Image capture: Jul 2019 © 2022 Google United States Terms Privacy Report a problem







Danville
Communication
Center
Inc.

Google

533 Wilson St
Danville, Virginia
Google
Street View - Jul 2019





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River District Design Commission

STAFF REPORT

DATE: August 11, 2022
TO: River District Design Commission
FROM: Bart S. Nuckols, Interim Planning Division Director
RE: **CERTIFICATE OF APPROPRIATENESS APPLICATION – 231 Main Street**

Certificate of Appropriateness request PZ22-155 for a retaining wall and fencing.

DESIGN GUIDELINES EXCERPTS:

The item before the Commission is a request for a retaining wall and fencing. Section 5.2.11 states that retaining walls should harmonize with nearby buildings. Typically, this would be brick or block with brick face. For taller retaining walls segmented concrete systems are acceptable Split face block is also acceptable.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ22-155 if the applicant can supply appropriate information at the meeting showing compliance with the guidelines.



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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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- 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: 231 Main Street Danville, Virginia 24541

Name of Applicant: Industrial Development Authority-
City of Danville, Virginia

Applicant's Address: 427 Patton Ave. P O Box 3300 Danville Virginia 24543

Applicant's Phone Number: 434.793.1753 Email Address: _____

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

Demolition of building located at 231 Main Street Danville Virginia; installing a retaining wall and fencing. The area will

landscaped with new sod in the new greenspace.

Type of material(s) to be used: _____

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

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

Would you like more information about these programs? N/A

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: _____

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- 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;
 - 5) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - 6) Proposed building color and materials;
 - 7) Relationship of building and site elements to existing and planned corridor development;
 - 8) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - 9) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.



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River District Design Commission

STAFF REPORT

DATE: August 11, 2022
TO: River District Design Commission
FROM: Bart S. Nuckols, Interim Planning Division Director
RE: **CERTIFICATE OF APPROPRIATENESS APPLICATION – 319-321 Lynn Street.**

Certificate of Appropriateness request PZ22-159 for renovation of existing awning, window frosting, additional lighting, repainting, and wall signs.

DESIGN GUIDELINES EXCERPTS:

The item before the Commission is a request for the following:

- Repair/renovate, paint and add new support brackets to the existing awning.
- Add frosting to ground level windows.
- New under canopy lighting and wall sconce lights.
- Three (3) wall signs for 3 different businesses.
- Repainting of entire building.

The proposed changes as outlined above appear to meet the general requirement of the River District Design Guidelines. The one item that staff would like to point out is the frosting on the windows. The guidelines appear not to reference frosting but instead glazing that matches the period of original construction. The addition of window frosting would be a change to the current windows.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ22-159.



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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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- 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: 319 Lynn St - 321 Lynn St

Name of Applicant: Katie Newcomb

Applicant's Address: 321 Lynn Street Unit A

Applicant's Phone Number: 434-770-0187 Email Address: Katie@preferredmngmtgrp.com

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

update the awning to look more modern/industrial to match others downtown, window frosting, additional lighting under awning as well as above, repaint the entire building

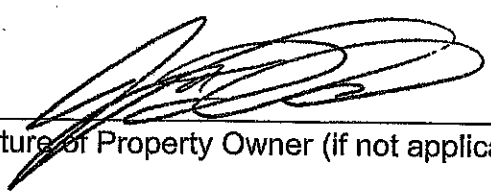
Type of material(s) to be used: paint, window film, industrial cable tie rods,
outdoor light fixtures

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

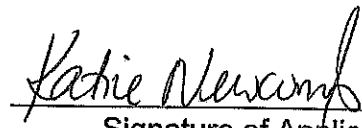
Are you aware of the federal/state tax credits for potential reimbursement/credit of
money used during substantial rehabilitation projects? yes

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: _____ RDDC Date: _____

Date submitted: _____ Received by: _____

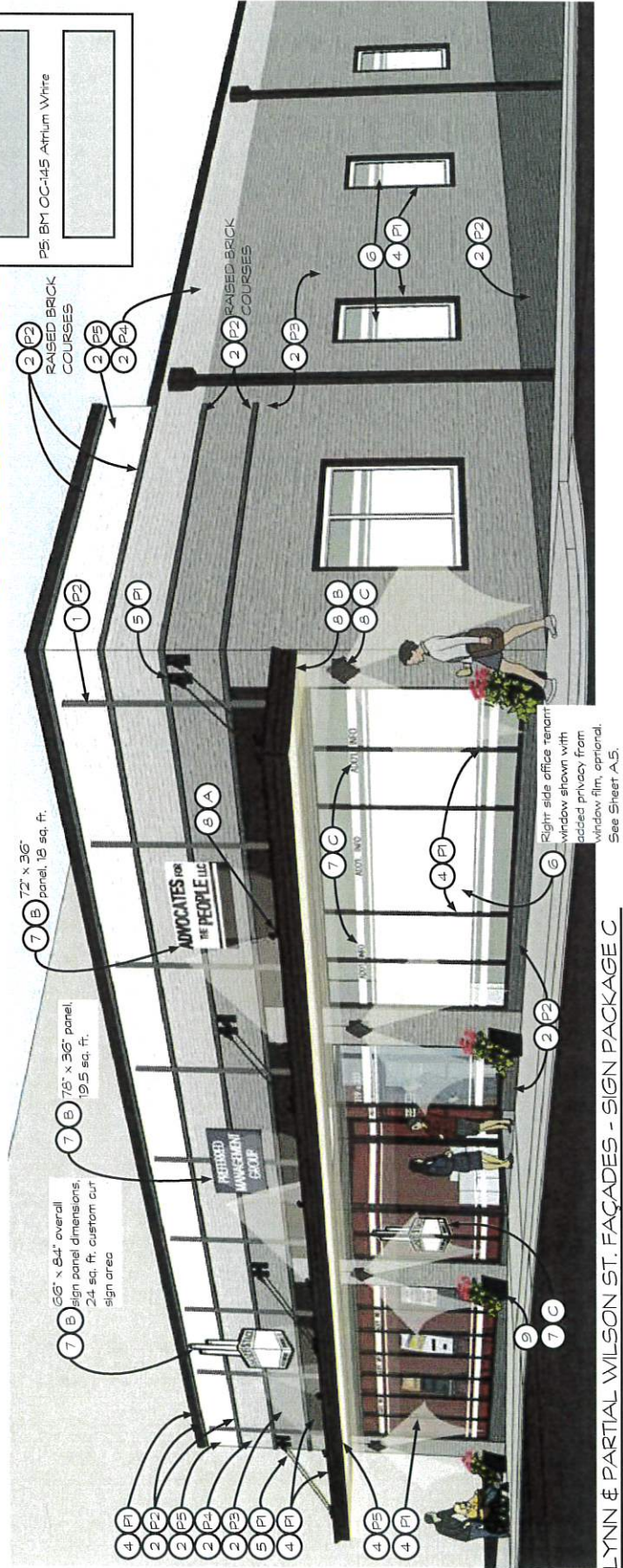
Tax Map Number: _____ Zoning District: _____

Additional Zoning Information: _____

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LYNN ST. FAÇADE - SIGN PACKAGE C



LYNN & PARTIAL WILSON ST. FAÇADES - SIGN PACKAGE C

COLOR & MATERIALS CHART

Acquire paint chip or material sample to confirm recommendation listed below on building surface at different times of day before making final decision on color or material.

PAYNT:

Benjamin Moore paint or equivalent

Pl: 3M PM-9 Black or Black from
Metal Entry Finishes

P2: BM 2134-40 Whole Gray

P3: BM 2134-50 Gull Wing Gray

P4: BM 2134-60 Whitestone

P5: BM OC-145 Atrium White



FRAZIER ASSOCIATES
ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING
213 NORTH AUGUSTA STREET, STAUNTON, VA 24401
PHONE 540.896.6730 ■ WWW.FRAZIERASSOCIATES.COM



Schematic Design for:
319 E 321 Lynn Street
Danville, Virginia

Revision
06/28/2022
86002.AA.55

A.4
SHEET 4 OF 5

SCHEMATIC DESIGN ONLY
NOT FOR CONSTRUCTION

GENERAL NOTES:

VIRGINIA MAIN STREET: This community is a designated Virginia Main Street Community and as such these drawings are provided at no charge to the property owner. The Virginia Main Street program is sponsored through the Virginia Department of Housing and Community Development. Design recommendations must follow the Secretary of the Interior's Standards for Rehabilitation when the project is a designated historic building.

SCHEMATIC DESIGN: This drawing is conceptual and is not a working drawing for construction. The notes are intended as guidelines for rehabilitation. Any changes to the conceptual design should be reviewed and approved by the Main Street Designer and the local Program Manager. Some aspects of the design may require further drawings prior to construction. Field check any dimensions shown on this drawing. It is the responsibility of the owner and contractor to acquire additional technical or professional assistance as needed before or during construction.

ACCESSIBILITY GUIDELINES: It is the owner's responsibility to ensure that the entire building meets the Accessibility Guidelines. Efforts are made in these drawings to meet the Guidelines when applicable.

SIGNS: Verify compliance of sign size, mounting, and location with municipality's sign ordinance prior to manufacturer and/or purchase. All efforts were made to comply with all information provided by owner and owner representative at the time of this drawing.

PAIN AND AWNINGS: If new paint colors and awnings are shown for this building, they will be specified on an attached or separate Colors and Materials Chart. Paint colors can be matched to paint brand of the owner's choice as long as the color is the same and a high quality paint is chosen. If an exact color match is not possible, please contact the Virginia Main Street Designer for assistance in choosing new colors. See the back of the Colors and Materials Chart for paint specifications.

LEAD PAINT & HAZARDOUS MATERIALS: The Owner & Contractor are responsible for total compliance of the Virginia Occupational and Health Administration regulations regarding protection for workers from and removal of lead paint, asbestos and all other hazardous materials.

STATE AND FEDERAL HISTORIC TAX CREDIT PROJECTS: If a project to be submitted for rehabilitation tax credits, it is the owners responsibility to submit all required forms and secure any and all approval from state and federal agencies for proposed work prior to beginning any construction. Contact the Virginia Department of Historic Resources (VDHR) for more information.



EXISTING LYNN ST. FAÇADE

Dimensions provided by owner. Verify all dimensions in field.

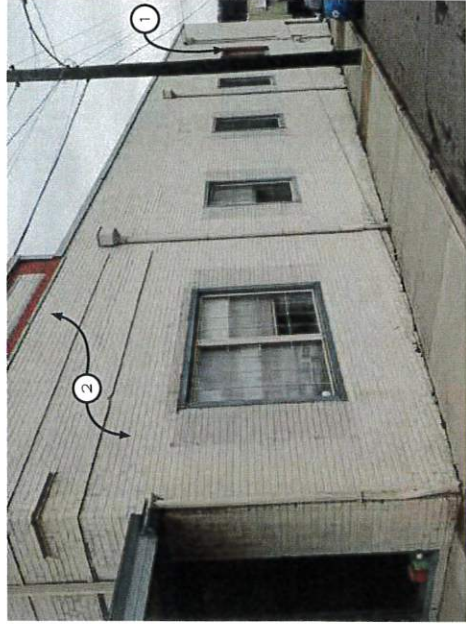


EXISTING ALLEY FAÇADE

Dimensions provided by owner. Verify all dimensions in field.

KEYNOTES:

1. Metal brackets are thought to support the existing metal canopy, and cannot be removed. Paint to blend into new paint scheme.
2. Inspect, patch and repaint brick masonry to match existing brick surface and mortar joints. Scrape, prime and paint. Open the pdf document on your computer and click on the following for further information: [Restoring Mortar Joints in Historic Masonry Buildings](#)
3. Replace entry doors, transom window and hardware, as per owner request, with a black finish. See Sheet A-5. It is the intention of the drawings for all of the metal elements to match or coordinate with new entry door finish, including the canopy, storefront, window cladding, downspouts and cap flashing. Underside of canopy to be painted white or unpainted if in good condition. Scrape, prime and paint for best adherence.
5. Provide decorative, rust-resistant canopy cables or tie-rods with masonry anchors and canopy anchors, with a black finish to match canopy.
6. Consider new translucent (or frosted) window film. Choose translucency to allow light but only interior motion of patterns & staff is visible from outside. See Sheet A-5 for dimensions, placement and more information. Sign options:
A) Projecting sign with metal, custom-cur sign panel and custom black metal bracket;
B) Wall sign;
C) Window and door signs using window film.
Provide sign lighting and wall sconces with any wall mounted conduit painted to match wall surface:
A) Buller spot lights to illuminate signs;
B) LED strip lighting around perimeter of canopy;
C) Contemporary wall sconces. Open the pdf document on your computer and click on the following link to see a canopy shown here: [Quadrate 11 1/4" High Black 2-Light LED Outdoor Wall Light](#).
9. Consider adding shade-tolerant plants in planters with a watering & maintenance schedule.
10. Remove shutters.



EXISTING WILSON ST. FAÇADE

Dimensions provided by owner. Verify all dimensions in field.

 FRAZIER ASSOCIATES ARCHITECTURE • COMMUNITY DESIGN • HISTORIC PRESERVATION 240 WEST AUGUSTA STREET, STAMFORD, VA 22401 PHONE 540.368.5970 • WWW.FRAZIERASSOCIATES.COM	 VIRGINIA MAIN STREET RENEW TRADITION TO NEW IDEAS CURRENTLY SHAPING THE FUTURE	 DANVILLE RIVER DISTRICT REIMAGINING THE WAY WE LIVE	Schematic Design for: 319 & 321 Lynn Street Danville, Virginia	Revision 06/28/2022 86002AA.55	A.1 SHEET 1 OF 5	SCHEMATIC DESIGN ONLY NOT FOR CONSTRUCTION
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Trophy & Sign Center

199 Sandy Court
 Danville, VA 24541
 Ph: (434) 793-7446
 FAX: (434) 793-0530
 Email: sales@trophyandsigncenter.com
 Web: https://www.trophyandsigncenter.com

Estimate #: 9199

Page 1 of 2

Created Date:	7/19/2022 6:40:00PM	Prepared For:	Preferred Management Group
Salesperson:	House Account	Contact:	Katie Newcomb
Email:		Office Phone:	(434) 710-0187
Phone:	N/A	Email:	katie@preferredmngmtgrp.com
Entered by:	Eddie Hundley	Address:	319 Lynn Street Danville, VA 24541

Description: 319 - 321 Lynn Street Signage

		Quantity	Unit Price	Subtotal
1	Product: Wide Format Prints Description: Wide Format Prints Smoke Stack Logo/Design we would recommend down scaling to 60" x 78 that way this panel is one pcs instead of three • 1- 78 in (H) x 60 in (W) Single Sided Print(s) made from 3M Print Wrap IJ180mC-10 Film stock material • Mounted on: Max Metal 3Mil 60"x120" • Laminated with 3M 8518 Wrap Gloss Overlamine on face	1	\$651.14	\$651.14
2	Product: Wide Format Prints Description: Wide Format Prints Preferred Management Group Building Sign • 1- 36 in (H) x 78 in (W) Single Sided Print(s) made from 3M Print Wrap IJ180mC-10 Film stock material • Mounted on: Max Metal 3Mil 60"x120" • Laminated with 3M 8518 Wrap Gloss Overlamine on face	1	\$430.78	\$430.78
3	Product: Wide Format Prints Description: Wide Format Prints Advocates for the People LLC Building Sign • 1- 36 in (H) x 72 in (W) Single Sided Print(s) made from 3M Print Wrap IJ180mC-10 Film stock material • Mounted on: Max Metal 3Mil 60"x120" • Laminated with 3M 8518 Wrap Gloss Overlamine on face	1	\$405.75	\$405.75
4	Product: Installation of Non-Electric Signs Description: Installations - Non-Electric Signs All 3 signs will be bolted directly to the building in 3 different locations once we have sizing we can quote the window graphics please allow 3-5 weeks for completion from deposit & artwork approval date • 8 hr of Install Time. • Using a Crew of 2 Personnel.	1	\$1,265.00	\$1,265.00

**Trophy & Sign Center**

199 Sandy Court
Danville, VA 24541
Ph: (434) 793-7446
FAX: (434) 793-0530
Email: sales@trophyandsigncenter.com
Web: <https://www.trophyandsigncenter.com>

Estimate #: 9199

Page 2 of 2

Estimate Total:	\$2,752.67
Subtotal:	\$2,752.67
Taxes:	\$93.72
Total:	\$2,846.39
Deposit Required:	\$1,423.20

Payment Terms: Balance due upon receipt.**Client Reply Request**☐ Estimate Accepted "As Is". Please proceed with Order.☐ Changes required, please contact me.☐ Other: _____

SIGN: _____ Date: / /

Print Date: 7/19/2022 6:40:59PM

For All Your Trophy, Sign, Embroidery & Screen Printing Needs!













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Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

STAFF REPORT

DATE: August 11, 2022
TO: River District Design Commission
FROM: Bart S. Nuckols, Interim Planning Division Director
RE: **CERTIFICATE OF APPROPRIATENESS APPLICATION – 410 Main Street**

Certificate of Appropriateness request PZ22-164 for a pin mounted wall sign at 410 Main Street.

DESIGN GUIDELINES EXCERPTS:

The item before the Commission is a request for an 18'6"X1'10" or approximately 35sqft pin mounted wall sign. Section 7.2(d) of the guidelines states that wall signs should not exceed 32sqft. The request will need to be modified in order to meet the maximum allowed for wall signage under the guidelines.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ22-164 on the condition that the applicant modify the size of the proposed sign not to exceed 32sqft.



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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#): 410 Main Street

Applicant: The Brick

Applicant's Address: 410 Main Street

Applicant's Phone Number: 434-799-5957 / 434-203-7764 cell

Applicant's E-mail: agjones1979@yahoo.com

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

Improvement Description: Install a new sign on building.

Install a new sign on building.

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

Adam Jones
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: _____

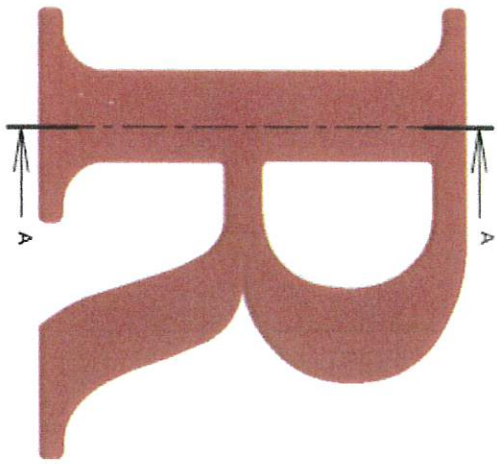
All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's 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

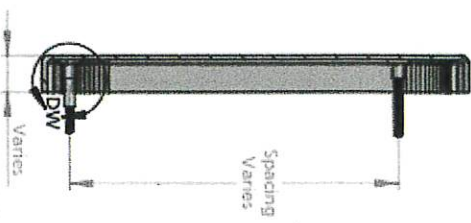
Article 3.R Section C.6: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- 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.

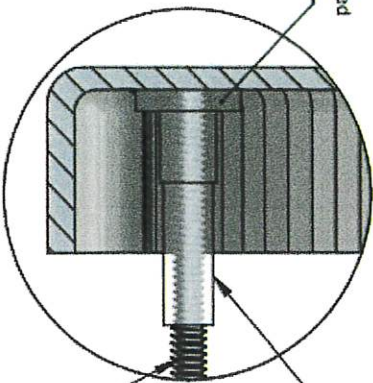




FRONT VIEW II SCALE 1:5



SECTION VIEW A-A II SCALE 1:5

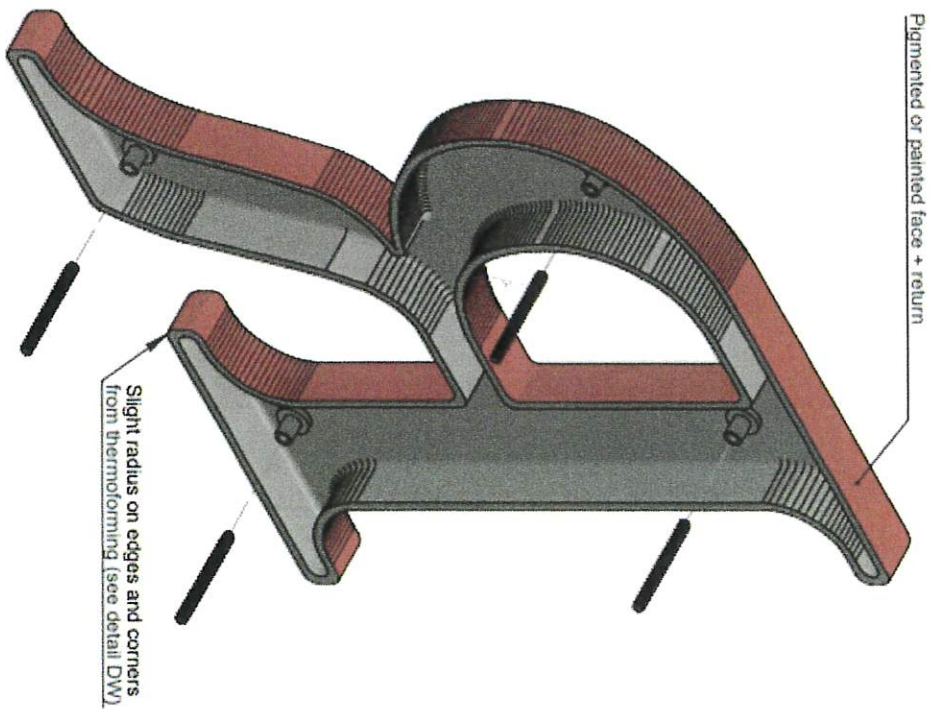


Plastic Stud Boss solvent bonded
to inside of letter (size varies)

Optional plastic or metal spacer sleeve
(Size varies)

Aluminum 10/24 stud (length varies)

DETAIL DW II SCALE 1:1



ISOMETRIC BACK VIEW II SCALE 1:3

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

JULY 14, 2022

Members Present

George Davis
Andrew Hessler
John Ranson
Adam Jones

Members Absent

R. J. Lackey
Peyton Keese
Courtney Nicholas

Staff

Lisa Jones
Shanika Williams
Ryan Dodson
Bart Nuckols

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

ITEMS FOR PUBLIC HEARING

1. *Certificate of Appropriateness request PZ22-144 at 535 Wilson St to install new lightbox sign and two 2' x 6' metal signs on existing canopies.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Ashlyn Tickle, owner of Bubble Aquatics and Exotics who stated the two metal signs would be on the front canopy and on the side of the canopy, if needed we can do just the side of the canopy and have the light box in the front. If that works with the code and then is what we are asking.

Mr. Davis stated for right now the only thing that you are coming before the commission today is just the signs that you would like to put up.

Ms. Tickle stated okay.

Mr. Davis stated the old Danville communication center, I know it well. Where exactly are you going to put the signs that you have up before the commission right now. Where exactly are you going to put those two signs?

Ms. Tickle stated the light box would be where the white Danville communication center sign is and then the second metal sign image would go on the side canopy. In our original planning it would be a metal sign on that front canopy as well as the side canopy, but again if we need to meet city code, we can just do the side canopy for the metal sign.

Mr. Davis stated okay.

Mr. Hessler stated was there a concern that at all three locations it would be too much square footage?

Mr. Davis stated you could come back later with other requests but for right now our concern is the two signs that she is bringing before us.

Mr. Hessler stated as far as the paint or anything like maintenance you could always go back with the same color as it currently is or was historically. If you need to do any other changes as far as you wanting to paint the awning black instead, then we would have you come back to go over that.

Ms. Tickle stated okay.

Mr. Hessler stated depending on the status of the brick and everything.

Ms. Tickle stated okay. Is there any of those that I could go ahead and get approved now?

Mr. Hessler stated if you are for sure that you just want to repair what is already there and not change a color then you are free to do that automatically. If you were like I am asking to paint it a color that has never been before, then you would have to come back for that or decide what color you would like to ask for it.

Ms. Tickle stated okay. What about the tinting of the windows?

Mr. Jones stated you can go ahead for tinting the windows.

Mr. Dodson stated there are not regulations on tinting the windows.

Mr. Hessler stated I am sure there is also thermal tint that would look almost as if it were not tinted, and I don't see why there would be any issue there.

Mr. Davis stated are there any other questions?

Mr. Jones stated with the tint, do you take advantage of the façade grants?

Ms. Tickle stated we have been approved.

Mr. Jones stated good, because you should definitely look into that as well not just for the tint but to all the improvements of the outside would help with that project.

Ms. Tickle stated to update the doors we would love to use that grant to add new doors to the establishment to get more modern, and easier access, and better the building itself.

Mr. Hessler stated with the façade grant issues, I am sure they are also going to go over a kind of diagram of what things they would do and then that is really easy to turn into us. We have seen their architectural designs and things in the past through that program, and that should really streamline it.

Mr. Jones stated do you happen to know the size of the sign that is up there now?

Ms. Tickle stated off hand no, but when I got the sizing for my sign, they said that it is 4' x 13' but that sign has been up there since the 80's.

Mr. Jones stated I was curious the size of the sign.

Mr. Hessler stated because that is an existing sign and it has already been there if you wanted to work in the framework of the existing sign, could she not do that also? I know there are limitations on how big the signage can be per the store frontage, but in this case if it is a sign that has already been there and an established footprint technically, she could also make it as big as what is already there.

Mr. Davis stated I think technically and correct me if I am wrong but according to the guidelines, we are looking at a thirty-two' square foot area but if we wanted to go outside the guidelines to work with an existing sign, I think we could and we are able to do that.

Mr. Jones stated you are not asking that, are you? You are just looking at a 5' by 5' or a 6 by 6' sign, correct?

Ms. Tickle stated yes, as long as the dimensions are the same on both ends because my logo is cubic. We would prefer a 6' by 6'; if it could go bigger that would be nice, but 6' x 6' is what we want.

Mr. Davis stated what do you think?

Mr. Bart Nuckols with the Planning Department stated guidelines being guidelines are thirty-two square feet and there probably is leeway that the board has to go above that. I can't recall what the CBC district itself allows that can't exceed, but I believe that it is well under thirty-six square feet, and I think it is well below. I believe within the parameters you can permit it up to 6' by 6' in size. Although the guidelines suggest thirty-two square feet not thirty-six feet.

Mr. Davis stated as far as the sign in the front is concerned, I think you are going to have to come back and request a specific size to go there. We will certainly work with you as far as the existing sign is concerned, but I just don't think we can leave it wide open.

Mr. Jones stated are you referring to the existing sign?

Mr. Davis stated yes.

Mr. Jones stated she said she would prefer to go 6' by 6', but she would except 5' by 5'?

Ms. Tickle stated we would like to take that sign down and replace it with a lightbox that would be there. I have the order that I sent in for the measurements and everything, if approved I could go ahead and order it. We are hoping to open sometime in September but 5' by 5' or 6' by 6' would be perfect.

Mr. Davis stated my only concern right now as if you take that sign down and you don't put one up similar to that there is going to be some kind of stain or something behind it.

Ms. Tickle stated we would be pressure washing the building.

Mr. Davis stated okay.

Mr. Hessler stated say it is 5' by 5' they are still within the thirty-two square foot and not to over complicate it, I would say yes. I think we could move forward with 5' by 5' or slightly above.

Mr. Davis stated it is fine with me as long as it looks good.

Mr. Davis closed the Public Hearing.

Mr. Jones stated I want to know it, says per the design guidelines to not exceed thirty-two square feet. How do you guys feel on the 6' by 6' and are you willing to go the extra 4' square feet?

Mr. Ranson stated in the past we have rejected the request and then voted to allow a larger sign, because we can allow by the zoning and so that is what we have done in the past. As long as thirty-six is less than what is being allowed on the awning.

Mr. Nuckols stated right.

Mr. Davis stated how many signs can you have on the one building?

Mr. Ranson stated we would have to vote to make an exception.

Mr. Jones stated, or you can vote for the 5' by 5'.

Mr. Davis stated is that one of the one's that she is bringing forward today?

Mr. Jones stated the secondary is the metal sign that they will hang on the awning, but they would prefer to have two, one on the side and one on the front, but she will accept one for the second sign. I like the idea of the 5' by 5' to fall within the guidelines of the thirty-two square feet, personally and then if she decided they get there and they do

measurements, pull tape measures, and want it larger then she would come back for a larger sign.

Mr. Ranson stated if we approve the 6' by 6' then she could make it that size if she wanted it or maximum or up to.

Ms. Shanika Williams with Planning and Zoning stated I am sorry, but the zoning ordinance only allows the thirty-two square feet, so it wouldn't really matter. The thirty-six is not allowed per the zoning ordinance.

Mr. Jones stated to fall within the guidelines she would have to go with the 5' by 5' verses the 6' by 6'. I think if I am clear if you took down the sign and according to the square footage of that one if you wanted it to be the size of that one, she would have to come back, am I right?

Mr. Ranson stated the problem is we don't know how big the sign is and we cannot approve anything that doesn't exceed the zoning allowance. We cannot approve something that big because we don't know what the size is. I guess we could approve something that size as long as it does not exceed zoning, but I don't know what zoning would allow.

Mr. Jones stated so if we move forward to the second set of signs, she would like to have two awning signs as opposed to the Planning Commission where typically only one awning sign is permitted. How do you feel about that?

Mr. Davis stated that's why I asked how many signs she can have on the one building.

Mr. Hessler stated one facing Wilson and one on whatever the cross street is.

Mr. Jones made a motion to issue a Certificate of Appropriateness for PZ22-144 at 535 Wilson Street, for one 5' by 5' sign with lightbox design in front of the building and one metal awning sign on the side of the building. (Mr. Ranson seconded the motion). Mr. Hessler, amended that technically it can be slightly more than 5' by 5' as long as it falls within the thirty-two 5' by 5' or 5' by 6'. Mr. Hessler motion was approved by 4-0 vote.

Mr. Davis stated before we vote on this to do understand what we are saying as far as what is allowed and what is not allowed.

Ms. Tickle stated yes.

2. *Certificate of Appropriateness request PZ22-140 at 651 Loyal St for a 3.2' x 10' wall sign and wooden fence on southside of building.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Lenny Keesee, owner of River City Systems who stated I think the request for the signage is pretty self-explanatory, it would be painted on the front of the building. As far as the fencing goes, we didn't have any plans to do prefabricated fencing and it would be built from scratch and we would like the height to go up to 7 or 8 feet, if there are no issues with that. I do need doors on it so we can drive vehicles back there and that is why I included the example in there.

Mr. Ranson stated the height of the fence 7 or 8 feet is too tall.

Mr. Davis stated is that something that you checked with the city about as far as the height of the fence that you could use?

Mr. Keesee stated no, I did not.

Mr. Davis stated okay.

Mr. Keesee stated we will do whatever is in your guidelines.

Mr. Davis stated if we recommend a shorter fence, you would be okay with that?

Mr. Keesee stated absolutely.

Mr. Ranson stated while staff is looking where is the sign going to go?

Mr. Keesee stated I printed out copies for you that I will pass out.

Mr. Davis stated do you have any problem with the type of fencing that they want to use?

Mr. Jones stated have you looked at any other types of materials that would blend with the surroundings of where you are such as a powder coated, black fence, or anything like that sort of?

Mr. Keesee stated we have not. Based on our budget we have doubled from where we started. We wouldn't use prefabricated, I understand how that would look and I was looking at wood and if it needed to be painted as well, we would. We did paint the building white based on the last COA.

Mr. Hessler stated looking at the guidelines as approved fencing and screening materials.

Mr. Jones stated I have noticed in the past that we have had several that come before the committee over the years, and I've had to turn down pressure treated look or a more modern wood residential fence rather than a commercial application. Then we also get into the historic area the black rod irons and other types of material makes the landscape flow.

Mr. Ranson stated if he painted it to match the building?

Mr. Jones stated were you painting it white?

Mr. Keesee stated if that helps get it approved then I am fine with painting it white.

Mr. Jones stated once again, just like the young lady it needs to fall within the guidelines and that is why we are here. I know you have obviously priced this out. Have you looked at any other options from a quote standpoint as far as a fencing that we would have something to compare to?

Mr. Keesee stated I do not.

Mr. Davis stated let me ask you this if he went with a wood fence and then painted it white, would you be, okay?

Mr. Jones stated how do you feel about that?

Mr. Davis stated I am okay with it if it matches the building to which it is attached.

Mr. Ranson stated the problem is that the material is not allowed by the guidelines.

Mr. Keesee stated are you saying that wood is not allowed?

Mr. Hessler stated wood is, but not prefabricated.

Mr. Keesee stated I think the key word here is prefabricated which we would not be putting in a prefabricated fence.

Mr. Hessler stated we can approve wooden fences non-prefabricated for areas not abutting to the public right-of-way.

Mr. Nuckols stated if I can jump in, I think if the commission determines that it is indeed not a prefabricated type of fence, but wooden fences are one of the permitted materials. I think you could approve that within the parameters of the guidelines.

Mr. Davis stated we have in other places like right down the street here. We approved a wooden fence around an air conditioner.

Mr. Ranson stated okay he explained it, and this is not a prefabricated fence so we can approve it.

Mr. Nuckols stated the applicant indicated that it was not a prefabricated fence.

Mr. Hessler stated the only contention that we have as a commission is whether we would like it to be painted or stained.

Mr. Davis stated I think it would look nice if it was painted.

Mr. Ranson stated if it was painted the same color as the building.

Mr. Davis stated it would blend right in and you would never notice.

Mr. Keesee stated I am fine with that and the only other thing that needs to be clarified is what the maximum height can be.

Mr. Nuckols stated I think the code is flexible up to 8 feet height in the zoning code.

Mr. Davis stated do you have any idea what height you will be using?

Mr. Keesee stated if we can top out at 8 feet then I will probably go to 8 feet.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion to issue a Certificate of Appropriateness for PZ22-140 at 651 Loyal Street, that it meets the guidelines as submitted with exception the fence is not prefabricated and the height will not exceed 8 feet and it will be painted to match the building. Mr. Hessler seconded the motion. The motion was approved by 3-1 vote.

3. *Certificate of Appropriateness request PZ22-146 at 308 Craghead St to move door sign to main entrance of building.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Cathryn Gore, who stated I with United Way. We are asking if we can move some of the signage that is on the current door, two doors down. So, currently you see where the front door of United Way is currently located on Craghead Street because of some configurations of our office we will be entering our new front door which enters into a suite of offices and that is the sign that we want to put up. The black just designates that was glass and the door is going to be one door down. Our request is to just move this signage and we are going to make new signs and the dimensions are in the request and they are the same. We want to have this building and United Way is not moving. The building I will share with you was sold last week and Gentry owns that block and United Way is the tenant. We are taking the back of the building and another tenant will be taking the front. The United Way signage will come down from the current location and we will be using the entrance. It is a nice hallway into a suite of offices and our new entry into our offices will be from the interior suite hall. This is going on the front door under the Botox

Mr. Davis closed the Public Hearing.

Mr. Hessler made a motion to issue a Certificate of Appropriateness for PZ22-146 at 308 Craghead Street, that it meets the guidelines as submitted. Mr. Ranson seconded the motion. The motion was approved by 4-0 vote.

4. *Certificate of Appropriateness request PZ22-137 at 406 Main St for 20" x 22" vinyl door sign.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Felicia Thompson, who stated this is our sign, it is 20' by 20 and it will be on our window and that is all that we want to go on there. That is one of the processes before we open the doors.

Mr. Jones stated I like the sign it looks nice.

Mr. Davis closed the Public Hearing.

Mr. Jones made a motion to issue a Certificate of Appropriateness for PZ22-137 at 406 Main Street, that it meets the guidelines as submitted. Mr. Ranson seconded the motion. The motion was approved by 4-0 vote.

5. *Certificate of Appropriateness request PZ22-141 at 706 Wilson St for painting the exterior of building.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Rachel Covington, with Hawthorne & Jade Design Co who stated we rent 706 Wilson Street from William Gentry and with his approval we would like to paint the front and side of the building in any color really it is a dirty yellow right now and anything would be an improvement. That building is connected to another building beside us, and I know that he is planning on painting his building but I'm not sure what he wants to paint it, but he just installed new doors that are a nice gray metal. So that is why we chose the Sherwin-Williams network gray so that they might blend together and the building look more cohesive.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion to issue a Certificate of Appropriateness for PZ22-141 at 706 Wilson Street, that it meets the guidelines as submitted. Mr. Hessler seconded the motion. The motion was approved by 4-0 vote.

APPROVAL OF MINUTES

The June 9, 2022, minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 4:39 p.m.

Approved by:
