



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

River District Design Commission

**AUGUST 8, 2019
4:00 P.M.
FOURTH FLOOR CONFERENCE ROOM**

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. NEW BUSINESS
 - 1. *Certificate of Appropriateness at 315 Lynn Street to paint the exterior brick black and replace the red metal roof with a black membrane roof.*
 - 2. *Certificate of Appropriateness at 109 Bridge Street, Unit 700 for an addition of a deck and roof structure to the second story of the Riverside Mill building (above Cotton) and additional building mounted signage for wayfinding.*
 - 3. *Certificate of Appropriateness at 530 Craghead Street, Unit 200 to amend a previously issued COA and allow installation of a solid panel, such as sheet metal (stainless steel or aluminum) or FRP (fiberglass reinforced panel) on the inside of the raised fence and gate, to shield the smoker from view.*
 - 4. *Certificate of Appropriateness at 311 Memorial Drive to install six (6) overflow roof scuppers.*
 - 5. *Certificate of Appropriateness at 629 Craghead St. to construct a 25' long by 17' wide storage building on a concrete slab. The exterior will be covered with brick veneer, closely matching the brick of the Community Market building, a red colored metal hip roof, a 10' by 7' garage door on the parking lot end of the building, a 3' by 6'-8" single door on the Bridge Street end of the building, and overhead electrical service that will be installed to the building from the existing electrical load center located in the rear parking lot.*
 - 6. *Certificate of Appropriateness at 667 Craghead Street to install a new, two (2) panel sign – top panel will be a 2' x 3' and bottom panel will be an 18" x 24" – outside the main entrance for the Community Garden located behind the Community Market.*
- IV. APPROVAL OF MINUTES FROM JULY 11, 2019
- VI. ADJOURNMENT



City of Danville

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River District Design Commission

MEETING OF AUGUST 8, 2019

SUBJECT

Certificate of Appropriateness at 315 Lynn Street to paint the exterior brick black and replace the red metal roof with a black membrane roof.

EXCERPT FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

3.2. General Guidelines

3.1. Roofs, Gutters and Downspouts

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

Existing roof materials determined to be original or historically accurate should be repaired or replaced in-kind to match existing materials. If repair is not possible then replacement with historic materials appropriate to the roof form and style are required. If flat or very low-pitched roofs are not seen from the ground, then a rubber or man-made material may be used.

When replacing non-historic roof material or historic material that cannot be repaired, the existing roof should be removed.

Many older buildings have gutters that are integral with the roof structure. These should be repaired rather than replaced. Some buildings have half-round metal gutters and round downspouts, and these should also be retained or repaired. Appropriate metals are copper, lead coated copper, turned metal or aluminum. Corrugated downspouts and gutters with architectural profiles shall not be installed. Galvanized steel is not allowed because it rusts quickly.

The majority of both commercial and industrial buildings in the River District have flat roofs, although there are some of both types of buildings with pitched roofs. Of those, Federal, Georgian and Victorian buildings typically had pitched roofs with shingle, metal, or slate roofing; Greek Revival roofs commonly had a very low pitch and would have been covered

in metal. Italianate roofs in urban settings often had very low pitch and were originally clad in asphalt membrane or metal. The Gothic Revival style (e.g. the original Dunn Building, page 14) always had a gabled roof and was clad in metal, slate or wood shingles. Changes in roof form or historic roof elements are generally inappropriate, including the removal or addition of dormers on the front of buildings or skylights from the roof. It is particularly noted that there are many buildings within the River District with single or multiple skylights, and these should be preserved or restored whenever possible.

There may be specific cases where alterations to existing roof form are appropriate, such as when additions are planned or when problems with the integrity of the roof must be addressed through a change in form. These situations will be reviewed on a case by case basis.

3.6. Paint Colors

Historically, paint colors varied with changes in tastes reflected in changes of period and style. The following are guidelines for selecting paint colors based on the specific period and style of each building type. In the commercial areas, most of the buildings were unpainted stone or brick, so trim, signs, cornices and friezes and awnings often supplied the accent colors for these buildings. Likewise for industrial buildings, when built and now, the color of the natural brick or stone predominated, with ornamental brick work, cornices and painted building signs providing color and/or interest.

For those commercial buildings that were later painted, and for the storefront levels of commercial buildings, color tastes changed with the times. Paint schemes for Federal, classical and Greek Revival buildings often used light natural colors in an attempt to replicate traditionally used marble materials. In paint schemes for Italianate style buildings facades were often painted to resemble masonry with grays and earth tones being most popular. Trim was painted in contrasting colors including browns, blues, grays and fawn. Victorian era buildings often used bright colors, with the darkest colors reserved for the trim, and often with the use of more than two colors. There are many printed and online resources discussing color palettes for Victorian-era buildings. There is information available locally and nationally about period-appropriate color choices, and many paint brands now carry historic or even "National Trust"- approved colors.

Color is highly subjective, and these guidelines do not dictate color choices, but consideration should be given to adjacent properties and historic precedents when choosing colors.

STAFF RECOMMENDATION

The request contains two components: (1) a black painted façade, and (2) the new black rubber roof. The Guidelines suggest that new paint only be used if a building was previously painted, such as in this case. Additionally, the Guidelines recommend against replacing original components and materials, such as with the proposed roof. However, the Commission is allowed discretion with regards to paint, colors, and alterations to roofs.

Staff recommend the River District Design Commission issue a Certificate of Appropriateness at 315 Lynn Street to paint the exterior brick black (first vote). If the Commission finds the new roof to be satisfactory, staff recommend the Commission vote to recognize the proposal as a minor discrepancy (optional second vote), then vote to issue a Certificate of Appropriateness to replace the red metal roof with a black membrane roof (optional third vote).



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CERTIFICATE OF APPROPRIATENESS APPLICATION

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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.

TO THE RIVER DISTRICT DESIGN COMMISSION:

Application is hereby made for a Certificate of Appropriateness as described below:

INFORMATION TO BE PROVIDED BY THE PLANNING DIVISION

Case Number: PLRDDC20190000281 Address: 315 Lynn Street
Date Filed: 7/19/19 RDDC Date(s): 8/8/19
Staff Contact: Holly Preston
Zoning District: TWC, Tobacco Warehouse Commercial
Other Zoning/Planning Information: _____

Attachments (Check any which have been included with the application):

- ☐ Property Report
☐ Site Plan

- ☒ Pictures / Conceptual Drawings
☐ Other: _____

INFORMATION TO BE PROVIDED BY THE APPLICANT

(Please type or print. If additional space is needed, please include attachments.)

Description of Request:

Property Location: 315 Lynn Street

Work Proposed (Check one): ☒ Alteration / ☐ Addition / ☐ New Construction / ☐ Sign / ☐ Other

Work Description: Paint brick black and replace roof

Materials to be Used: paint, black rubber roof membrane

Have you read and understand the River District Design Guidelines? yes

Present Owner(s) (Required):

Name(s): Jason Wilson/SSLofTS LLC Telephone: 434-250-2952

Mailing Address: 2384 Riverside Dr. Danville, VA 24540

Email Address: jwilson2216@gmail.com

Signature: _____ Date: 7/19/19

Signature: _____ Date: _____

Applicant(s)

Name(s): Jason Wilson Telephone: 434-250-2952

Mailing Address: 2384 Riverside Drive Danville, VA 24540

Email Address: jwilson2216@gmail.com

Signature: _____ Date: 7/19/19

Signature: _____ Date: _____

CLEARANCE 14 ft.

LOWE'S
EST. 2014

LOWE'S
EST. 2014

LOWE'S
EST. 2014

LOWE'S
EST. 2014

LOWE'S
EST. 2014

LOWE'S

LOWE'S

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LOWE'S

COMING SOON!

Lynn Street
MARKET

REAL FOOD. REAL SIMPLE.

Follow us on Facebook for more details!

LOWE'S
EST. 2014

LOWE'S

LOWE'S
EST. 2014



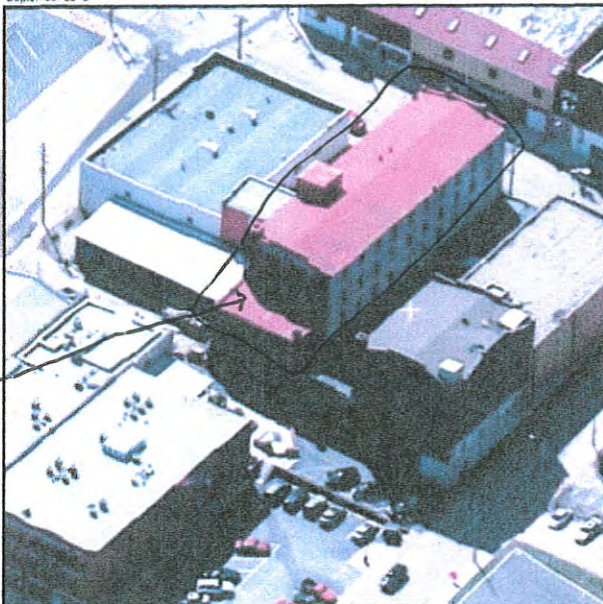
SkyMeasure™ Roof

315 Lynn St, Danville, VA 24541

Order I.D.:
439116

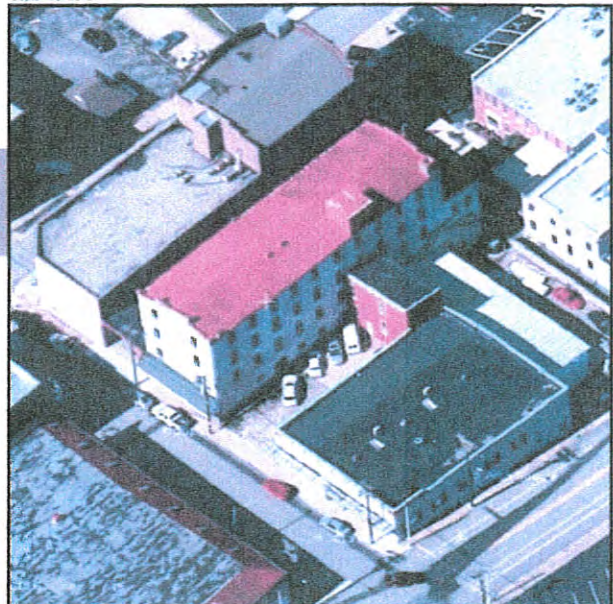
Property Photos

September 2012



North View

September 2012



South View

SkyMeasure™ by Corelogic



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MEETING OF AUGUST 8, 2019

SUBJECT

Certificate of Appropriateness at 109 Bridge Street, Unit 700 for an addition of a deck and roof structure to the second story of the Riverside Mill building (above Cotton) and additional building mounted signage for wayfinding.

EXCERPT FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

3.2. General Guidelines

- Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.
- Architectural restoration, rather than renovation, is the preferred option when feasible.
- Qualities such as massing and scale, verticality or horizontality of architectural line and rhythm of the fenestration are all critical to overall design. These qualities should be studied and retained when possible.
- Before replacing historic elements of a building, preservation and consolidation should be considered.
- All additions and renovations to existing structures should complement the original elements in terms of material, size, shape and color.
- New construction (e.g. additions) must be appropriate to the period and style or character of the building and the district as a whole.
- To avoid deterioration and possible loss, all elements, especially the historically significant elements must be carefully maintained.
- Repairs should match in terms of materials, size, shape and color.
- Façade details such as cornice ornamentation should never be covered or removed to avoid the need for maintenance, painting or refinishing.
- Technology is an important part of modern life, but it should be shielded from view. All antennas, satellite dishes and other such items attached to buildings should be screened from view (typically by a building parapet).

7: Sign Guidelines

7.2. Commercial Signs

7.2.2. Sign Type, Placement and Size

- a. Place signs so they do not interfere with or obscure the architecture of the building on which they are mounted or adjacent buildings and signs.

- b. All signs for an individual business may not exceed limits as defined in the zoning code Section 10 subsections N and O. For very large industrial buildings, this limit will be evaluated on a case by case basis, with the considerations being preservation of historic signs plus a balance between the need for individual business identity and the harmonious appearance of the overall architecture.
- d. Building Mounted Flat signs: Building signs for commercial/retail buildings are to be mounted flat to the building or painted on the building and limited to 32 square feet per business (i.e. two businesses on a longer storefront would each have a sign). New flat or painted signs on industrial buildings should be evaluated on a case by case basis. Greater square footage and/or signs on more than one face of the buildings may be allowed depending on the buildings size. This can be mounted to the sign frieze, to a flat surface of the building above the first floor and below any second floor windows or cornice, or to a covered transom (although this is discouraged).

7.2.3. Design and Allowed Materials

- Signs should be produced by a skilled sign professional to ensure legibility and attractive design.
- Traditional materials are appropriate for signs in the River District, including wood, glass, metal, gold leaf, raised dimensional letters, and painted designs. Window signs should be decal-type lettering or etching.
- New materials such as MDF (with edge banding) and architectural foam may also be appropriate, but hardwood or metal is preferred over these.
- Colors for signs should generally be limited to three and should harmonize with or compliment the colors of the building.
- Illumination for signs should be from shielded incandescent or LED lights. Halo-lit pin letters are allowed (photo below). Ground- mounted spotlights are allowed for illuminating monument or freestanding signs.
- Neon Signs are allowed with approval but care should be taken that the neon does not overwhelm the sign or the building. Neon signs inside windows are allowed.
- Vinyl and fabric awnings and sign banners are allowed, as are canvas and other fabrics that have been treated with water- proofing material.
- Vinyl banners for light poles are allowed.
- Wood signs may be constructed with attached raised lettering, painted or silk- screened lettering, or incised lettering through a process of sandblasting or routing the surface of the sign.
- Metal signs and plaques should be constructed of brushed bronze, antique bronze, aluminum, stainless steel or painted cast iron.

7.2.4. Not Recommended

- Plastic sign components (e.g. backlit sign panels, plastic letters, or prefabricated sandwich boards) are not recommended.
- Backlit awnings are not recommended.
- Plywood is not recommended as a material for signs.
- Backlit plastic panel signs are not recommended.

- Digital signs are not recommended in the River District.
- No sign or parts of signs may flash or move with the exception of restored historic signs that had these characteristics or new marquees with review and approval.
- Highly reflective metallic signs are not recommended.

STAFF RECOMMENDATION

The proposal contains two components: (1) request for deck and roof structure, and (2) request for additional signage. The request for a deck and roof structure provides additional outdoor dining space, compliments the existing outdoor dining, and adheres to the Guidelines. The request for additional signage also adheres to the Guidelines for signage for another restaurant. The applicant presents options for the signage materials to either be steel or paint, both of which are permitted. The existing wall signage is painted on the building.

Staff recommend the River District Design Commission issue a Certificate of Appropriateness at 109 Bridge St., Unit 700 for an addition of a deck and roof structure to the second story of the Riverside Mill building (above Cotton) and additional building mounted signage for wayfinding with the following conditions:

1. The additional deck and roof structure shall not visually interfere with the projecting "Cotton" sign approved on July 11; and
2. The additional signage shall be painted on the building in order to match the existing wall signage.



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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: 109 Bridge Street

Name of Applicant: River District Development, LLC

Applicant's Address: P.O. Box 11896, Danville, VA 24543

Applicant's Phone Number: 4347934711 Email Address: rddllcnet@gmail.com

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

A deck and roof structure will be added to the second story of the Riverside Mill building (above Cotton) to give additional outdoor dining to the new restaurant being added to the building. Therefore, additional signage is being requested to be added to the building for wayfinding of the restaurants from the parking lots due to the existence of confused patrons now that the restaurant has been established. See attached elevations and proposed graphics for signage.

Type of material(s) to be used: Deck: steel structure, concrete deck, aluminum roof system

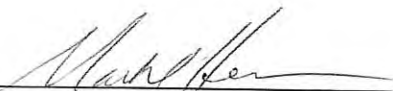
Signage: steel or painted on the building. Whichever would be approved.

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

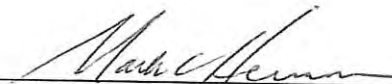
Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? yes

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

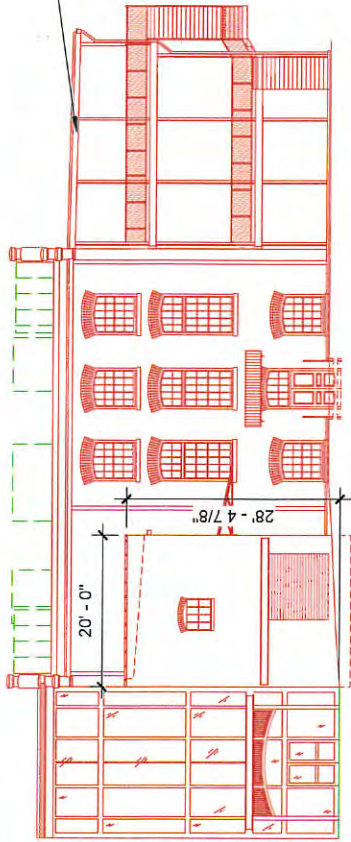
Application Number: PLRDDC20190000285 RDDC Date: 8/8/19

Date submitted: 7/24/19 Received by: Holley Preston

Tax Map Number: Parcel: 26836 Zoning District: TWC, Tobacco Warehouse Commercial

Additional Zoning Information: _____

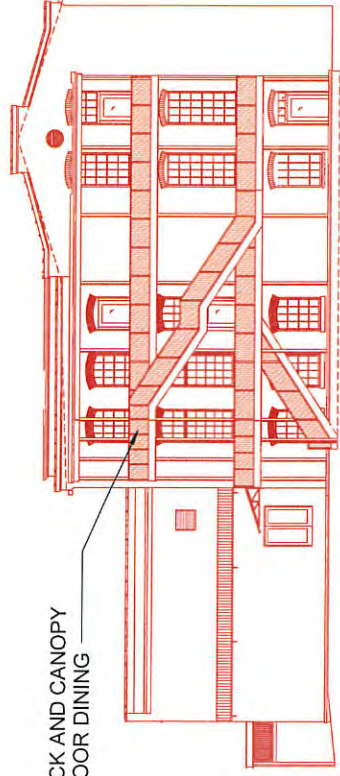
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ADDED DECK AND CANOPY
FOR OUTDOOR DINING

1 EAST ELEVATION VIEW

Scale: 1/16" = 1'-0"



2 NORTH ELEVATION VIEW

Scale: 1/16" = 1'-0"



SECOND FLOOR RESTAURANT
40"h X 72"w painted sign

FIRST FLOOR RESTAURANT
30"h X 104"w painted sign



PROPOSED SIGN LOCATION



551 Piney Forest Road
Danville, VA 24540
434.797.4487

TITLE
RIVER DISTRICT DESIGN COMMITTEE SUBMISSION -
ADDITIONAL DECK AND SIGNAGE

PROJECT
2ND FLOOR PROPOSED RESTAURANT

DATE
07/25/19

REVISION

SKETCH NO.
SK-1

PROJECT NO.
50114692

DRAWING NO.



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River District Design Commission

MEETING OF AUGUST 8, 2019

SUBJECT

Certificate of Appropriateness at 530 Craghead Street, Unit 200 to amend a previously issued COA and allow installation of a solid panel, such as sheet metal (stainless steel or aluminum) or FRP (fiberglass reinforced panel) on the inside of the raised fence and gate, to shield the smoker from view.

EXCERPT FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

5: Site Design Guidelines

5.2. Site Guidelines

5.2.12. Approved Fencing and screening materials.

- Double staggered row of approved hedge material in minimum 5' bed.
- Landscaped beds acting as screens with approval and appropriate ongoing maintenance.
- Masonry piers and low foundation walls with metal pickets (for parking or landscaped areas only, not storage areas)
- Metal picket fencing with or without masonry piers or foundations walls around garden and park areas.
- Masonry, stucco or split-face block walls minimum 6' tall for screening on property edges next to public rights of way (also see page 28).
- Approved wooden privacy fencing (for areas not abutting the public right of way).
- Broken face block or light stucco finish block for shorter or "knee" walls. Poured textured concrete allowed by review and approval.
- Materials such as "Trex" allowed with review and approval.

5.2.13. Prohibited screening and fencing materials:

- Chain or chain link, razor wire or barbed wire (except temporary installations at construction sites and at correctional facilities)
- Unfinished pipe railings
- Split rail, stockade, picket or other suburban/rural or residential styles of fencing (approved wooden picket fencing will be allowed on any historic residential structure).
- Prefabricated wooden fencing
- Prefabricated PVC fencing
- Unfinished concrete block (whether painted or not).

STAFF RECOMMENDATION

The screening material at 530 Craghead St., Unit 200 was originally considered at the Commission's May 2019 meeting. At that time, the Commission required screening material "to be clad in Trex to act as a screen around the smoker". The Guidelines neither specifically recommend nor prohibit the currently proposed materials (stainless steel or aluminum, or fiberglass reinforced panel) for screening. However, stainless steel and aluminum are recommended materials for other features in the District, such as with signs, and are consistent with the overall design of this particular project.

Staff recommends the River District Design Commission amend the May 2019 Certificate of Appropriateness for 530 Craghead St., Unit 200 to permit the use of stainless steel or aluminum, in conjunction with the approved fencing, as a screening material around the smoker.



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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: 530 CRAGHEAD ST. SUITE 200

Name of Applicant: BUTCH DALTON ON BEHALF RICK BARBER PROPERTIES

Applicant's Address: 536 CRAIGHEAD ST. APT 201

Applicant's Phone Number: 434 251-5346 Email Address: boathum401@hotmail.com

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

SEE ATTACHED

Type of material(s) to be used: SEE ATTACHED

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

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

Would you like more information about these programs? NO

Which one(s)? _____


Signature of Property Owner (if not applicant)


Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLRDC 2019 0000 299 RDDC Date: 8/8/19

Date submitted: 7/31/19 Received by: Holly Preston

Tax Map Number: Parcel: 22077 Zoning District: TWC, Tobacco Warehouse Commercial

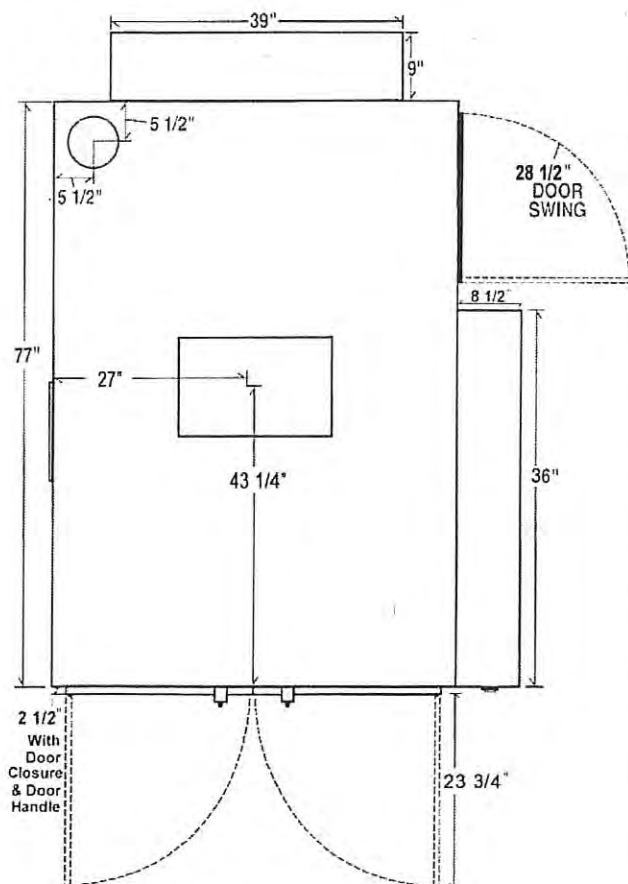
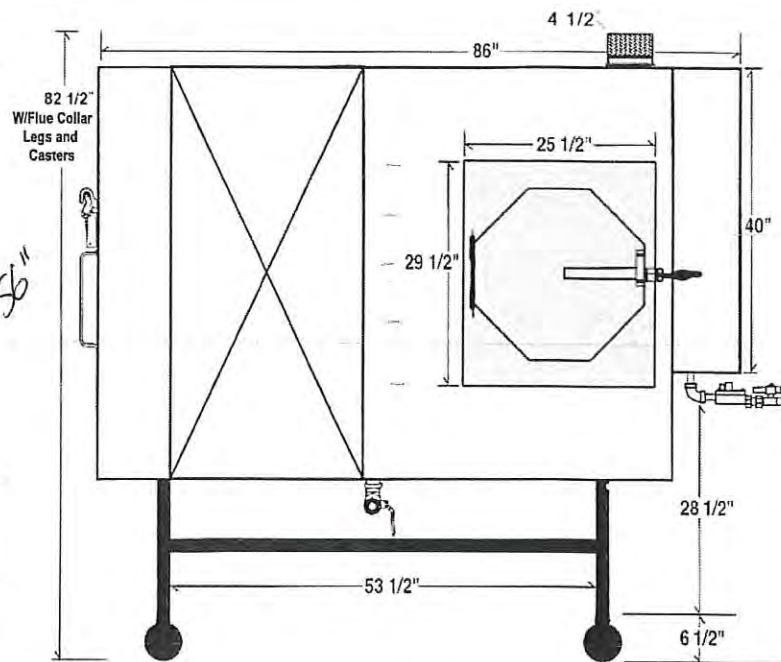
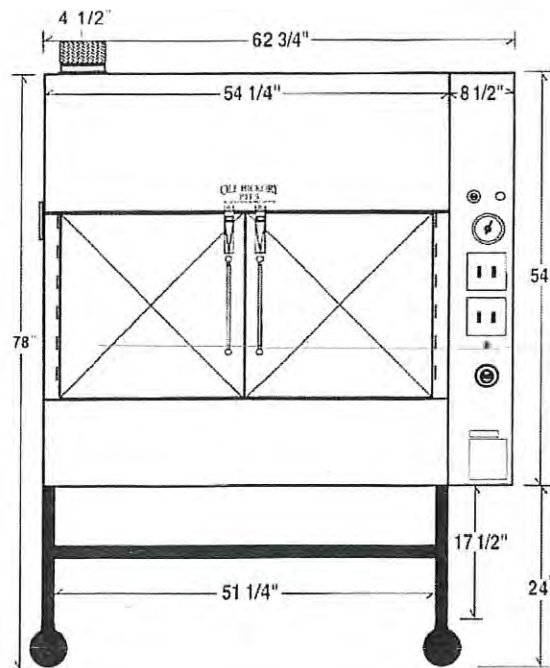
Additional Zoning Information: _____

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Previously the RDDC granted a certificate of appropriateness for installation of a smoker at the above address with the condition that the fence and proposed gate in front of the smoker be raised to the full height of the smoker and be "clad in Trex decking" in order to shield the smoker from view. After further consideration we believe that other materials would be better suited for shielding. Due to the nature of Trex decking, i.e. it is heavy and comprised of narrow boards, it will be detrimental to the structural integrity of the gate and may lead to its early failure, whereas a solid panel would be much lighter in weight and actually reinforce the gate. Therefore, we are requesting that the RDDC amend approval of the smoker installation to allow installation of a solid panel such as sheet metal (stainless steel or aluminum) or FRP (fiberglass reinforced panel) on the *inside* of the raised fence and gate, in order to shield the smoker from view. This also would more closely resemble the metal doors attached to the recently constructed dumpster enclosure which is only a few yards away. A sketch is attached which shows the proposed fence and gate to scale, but without this shielding. Another attached measured drawing shows the smoker itself.

MODEL ELIB

7' x 8" = 56"



Construction: Heavy duty 12 gauge steel interior side walls (100% welded & inspected seams) tubular steel frame, 22 gauge stainless steel exterior, mineral wool insulation – rated 1200 degrees F. (contains no asbestos or fiberglass)

Electrical: 110 volts, 60 HZ, single phase, 15 amp – AVOID NON-GROUNDED EXTENSION CORDS.

Gas Burner: One (1) 65,000 BTU burner with electronic ignition. Available for LPG (Propane) or natural gas.

Firebox: Two (2) regular fireplace size logs will last for up to 6 hours of cooking. Air over firebox circulation.

Temperature range: Thermostat control range 100 degrees F. to 325 degrees F.

Upper Limit Control Switch: Extra safety feature (sat at 350 degrees F).

Dial Thermometer: 2 1/2" diameter.

Heavy Duty Foot Switch: Rotisserie advance.

Casters: Four (4) Heavy duty, ETL approved.

Convecture™ System: Two (2) 1/4 HP motor with 10" fan blade provides a mix of both heat and smoke for product consistency.

Flue: 4" Diameter.

Grease Drain: 2" Pipe with 2" Ball Valve.

Weight: 2000 lbs, uncrated.

Rotisserie: 15 Racks, 12" X 42", 52.5 Sq. Ft. total cooking surface. Nickel-chrome (stainless available at extra cost) removable for easy cleaning.

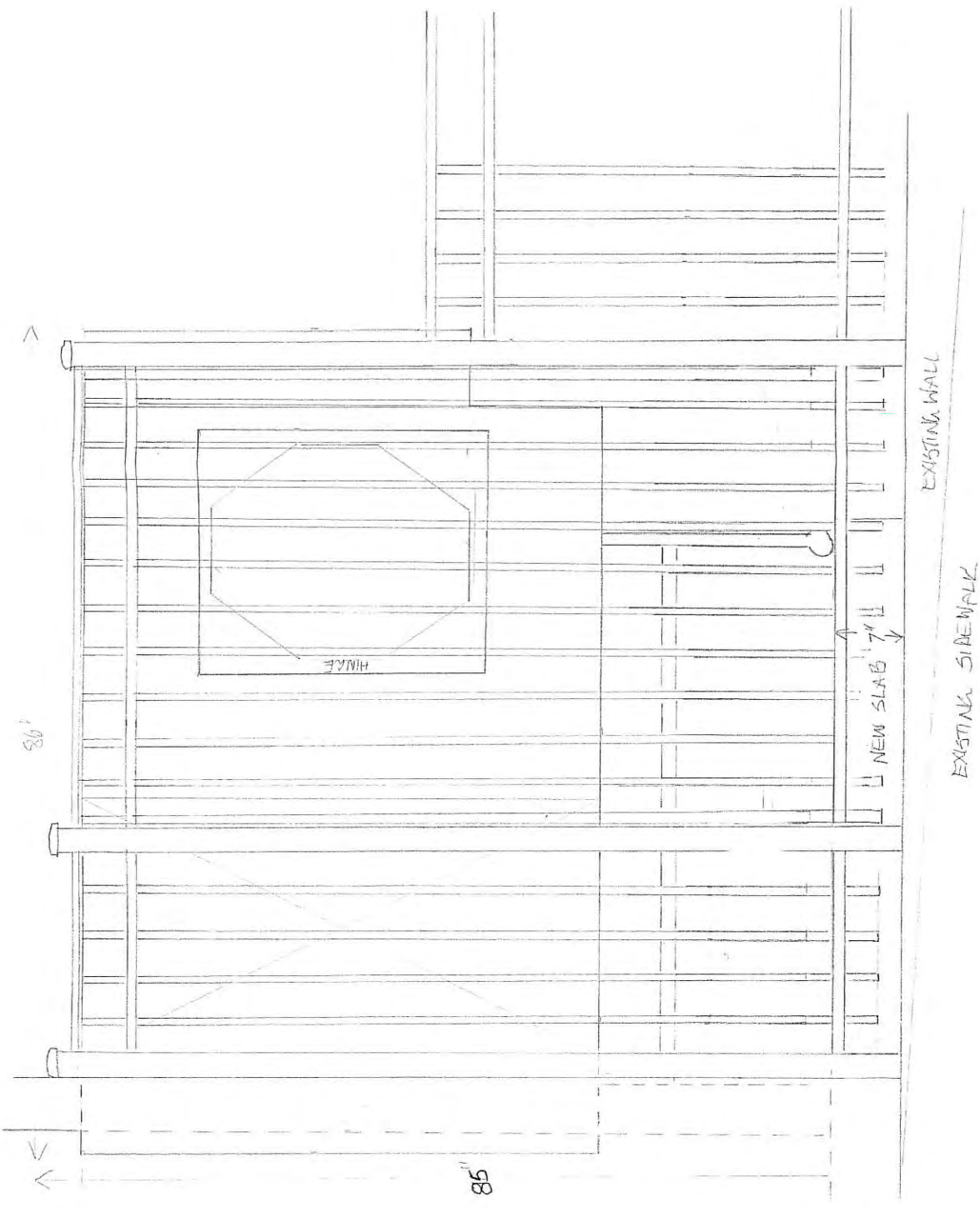
Rotisserie Drive: Heavy duty 1/4 HP motor – long lasting chain drive system utilizing gear reduction.

Optional Equipment: Cook and Hold, Competition Switch and other options available.



Ole Hickory Pits ~ 1-800-223-9667 ~ (573) 334-3377 ~ www.olehickorypits.com

REV 102518





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River District Design Commission

MEETING OF AUGUST 8, 2019

SUBJECT

Certificate of Appropriateness at 311 Memorial Drive to install six (6) overflow roof scuppers.

EXCERPT FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

3.2. General Guidelines

1. Roofs, Gutters and Downspouts

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

Existing roof materials determined to be original or historically accurate should be repaired or replaced in-kind to match existing materials. If repair is not possible then replacement with historic materials appropriate to the roof form and style are required. If flat or very low-pitched roofs are not seen from the ground, then a rubber or man-made material may be used.

When replacing non-historic roof material or historic material that cannot be repaired, the existing roof should be removed.

Many older buildings have gutters that are integral with the roof structure. These should be repaired rather than replaced. Some buildings have half-round metal gutters and round downspouts, and these should also be retained or repaired. Appropriate metals are copper, lead coated copper, turned metal or aluminum. Corrugated downspouts and gutters with architectural profiles shall not be installed. Galvanized steel is not allowed because it rusts quickly.

The majority of both commercial and industrial buildings in the River District have flat roofs, although there are some of both types of buildings with pitched roofs. Of those, Federal, Georgian and Victorian buildings typically had pitched roofs with shingle, metal, or slate roofing; Greek Revival roofs commonly had a very low pitch and would have been covered in

metal. Italianate roofs in urban settings often had very low pitch and were originally clad in asphalt membrane or metal. The Gothic Revival style (e.g. the original Dunn Building, page 14) always had a gabled roof and was clad in metal, slate or wood shingles.

Changes in roof form or historic roof elements are generally inappropriate, including the removal or addition of dormers on the front of buildings or skylights from the roof. It is particularly noted that there are many buildings within the River District with single or multiple skylights, and these should be preserved or restored whenever possible.

There may be specific cases where alterations to existing roof form are appropriate, such as when additions are planned or when problems with the integrity of the roof must be addressed through a change in form. These situations will be reviewed on a case by case basis.

STAFF RECOMMENDATION

The proposed addition of scuppers (drains) aid the existing roof drainage system, use appropriate materials, and match the character of both the building on 311 Memorial Dr. and other public buildings in the River District. Staff recommends the issuance of a Certificate of Appropriateness at 311 Memorial Dr. to install six (6) overflow roof scuppers.



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

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- a) All questions on this application must be fully answered
- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 311 Memorial Dr.

Name of Applicant: Walter Lucas, Public Works, Project Manager (Agent)

Applicant's Address: 998 South Boston Rd, Danville, VA. 24540

Applicant's Phone Number: (434) 799-5245 Email Address: lucaswa@danvilleva.gov

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

During the roof replacement of building six (6) overflow roof scuppers (drains) will need to be installed in different sides of the building in order to assist the drainage of water from roof if the original roof drains should stop up due to the acclimation of debris.

Type of material(s) to be used: Six (6") PVC pipe and six (6") bronze scupper spout on exterior of building (Page 5)

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)? _____

Walter Lucas

Signature of Property Owner (if not applicant)

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLRDDC2019.0000272 RDDC Date: 8/8/19

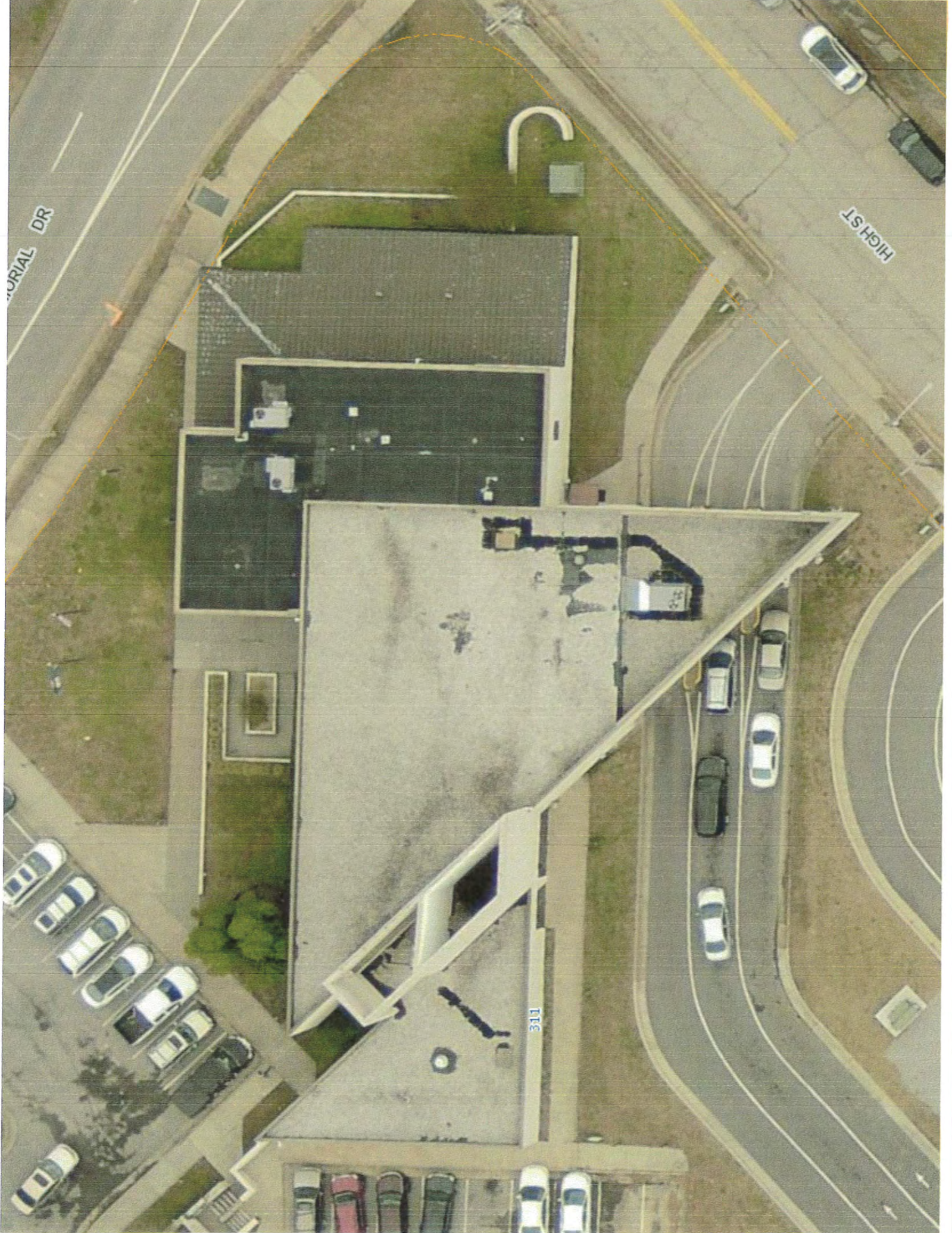
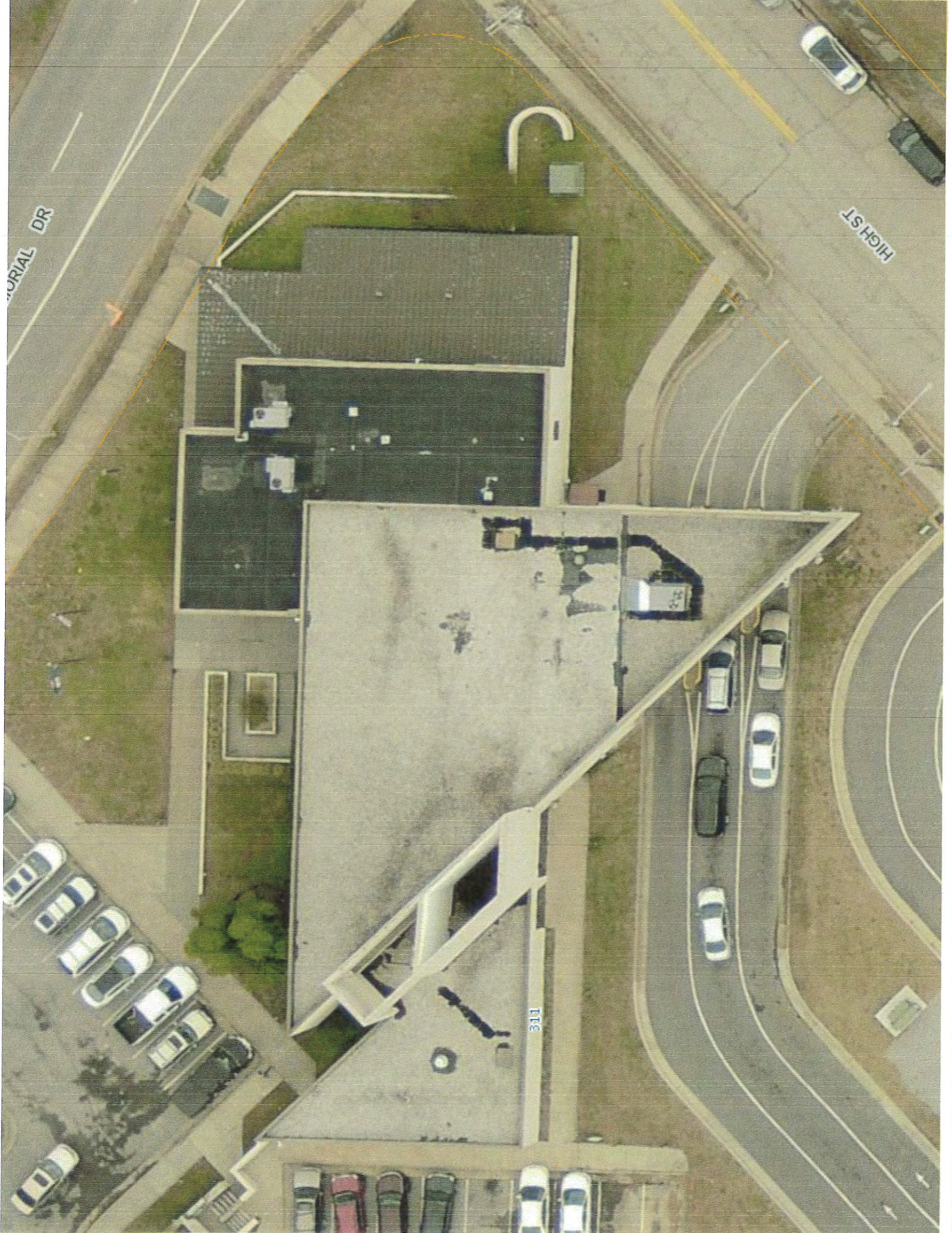
Date submitted: 7/9/19 Received by: Holley Preston

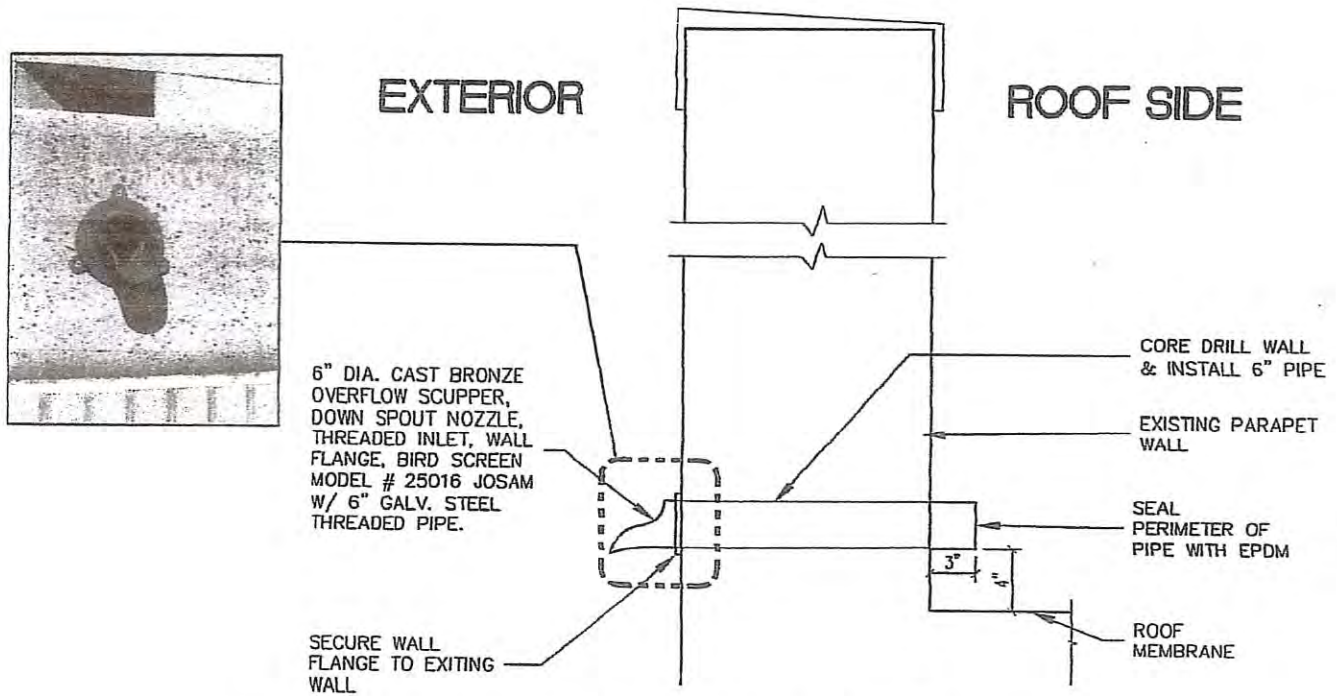
Tax Map Number: Parcel: 26147 Zoning District: OTR Old Town Residential

Additional Zoning Information: _____



02/17/2009





OVERFLOW SCUPPER DETAIL



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

MEETING OF AUGUST 8, 2019

SUBJECT

Certificate of Appropriateness at 629 Craghead Street to construct a 25' long by 17' wide storage building on a concrete slab. The exterior will be covered with brick veneer, closely matching the brick of the Community Market building, a red colored metal hip roof, a 10' by 7' garage door on the parking lot end of the building, a 3' by 6'-8" single door on the Bridge Street end of the building, and overhead electrical service that will be installed to the building from the existing electrical load center located in the rear parking lot.

EXCERPT FROM DESIGN GUIDELINES

4: Guidelines for New Buildings in the River District

4.5. Architectural and Site Guidelines for Small Buildings

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

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

2. Massing and Height. New smaller-scale buildings shall be one-three stories, or more with review and approval of the reviewing agencies. If the buildings are to be commercial (restaurant or retail), the guidelines for percentage of transparency on the ground floor will apply (at least 60% on the first level, at least 25% on the upper levels). If the buildings are to be used for office or residential, only 25% on each level is required, but welcoming entries and lobbies with a larger percentage of transparency are encouraged.

3. Articulation of Facades within the block. The visual strength and pedestrian comfort of traditional downtowns arises from the human-scale of buildings. In addition to the articulation of each facade, consideration should be given to the rhythm and symmetry of the entire block. Even if the entire block is taken up by one building, articulation into smaller elements provides a more human scale to the building. An excellent example of rhythm within a block can be seen in the photo of East Bay Street in Charleston, above. If the block consists of a group of small separate buildings, consideration should be given to the scale, mass and setback of existing buildings likely to remain in order to create a pleasing assemblage of buildings.

4. Materials. Recommended materials include:

Construction Materials:

- Brick in approved range of colors (for the predominant exterior material). Brick used in new construction shall not be painted.
- Stone, cast stone or architectural concrete
- Split-face block used in conjunction with brick
- Light stucco finish

Trim or accent materials:

- Ceramic tile in appropriate colors
- Wood (e.g. accent material such as paneled storefronts and entries)
- Metal framing (Note: aluminum storefront framing systems must be designed with careful consideration of proper proportions of the framing members in order to be successful)
- Cast or wrought iron
- Sheet metal (parapet wall copings, etc.)
- Fabricated millwork (Fiberglass or structural foam)

Glazing Materials:

- Clear glass, glass block
- Textured, faceted or stained glass as an accent.

Roofing Materials:

- Standing-seam metal roofs
- Slate or synthetic slate
- Composition shingles (Standard 3-tab shingles and shingles that are imitations of wood shingles or shakes are inappropriate. Heavy weight shingles such as "Slateline" by GAF, "Grand Manor" or "Carriage House" by Certainteed are appropriate.)
- Membrane roofing at low-slope areas (built-up roofing, single-ply roofing, etc.) but only in areas hidden by parapets or other building elements.

Awnings:

- Fabric awnings
- Vinyl awnings with review and approval
- Sheet metal awnings for industrial buildings.

Prohibited materials include:

- "Mirrored" or opaque glass
- Colored glass
- Wood shakes or shingles
- Heavily textured stucco
- Imitation stone texturing (formstone)
- Clapboard sidings, whether wood or alternative materials at the ground level or except with review and approval
- Backlit canopies or awnings

4. Building Scale and Proportion. In general, building facades should have windows that have a vertical emphasis, that is, windows that are taller than they are wide. Windows should be organized into regularly spaced patterns within the wall surface.

5. Building Elements. The various components used in the composition of a building design greatly affect the success of a design and its compatibility with its context. The following descriptions provide guidance for various components used in retail/commercial structures.

Windows:

Acceptable windows for this district would be single-hung or double-hung (except storefronts, see next section). Windows should be taller than they are wide. A wide variety of contemporary window types constructed from a range of materials can be used to successfully interpret this tradition. Additional configurations such as casement sash or fixed windows may be acceptable with review. Windows may have further dividing members, but such divisions shall be either “true divided light” construction or permanent exterior grilles. Interior grilles alone or grilles set between the panes of double glazing are not acceptable. Windows may be constructed of wood, clad in vinyl or prefinished metal, or from aluminum or other appropriate metals.

Storefronts/Building Fronts on Retail Buildings Only:

On commercial/retail buildings, the first floor storefront should be composed of large expanses of glazed openings (60% or more). These allow for the display of merchandise in retail uses, but are also appropriate for other uses such as restaurants or offices. Features such as transoms allow for natural light to penetrate deeply into the building. The use of awnings can shade these large glass areas and allow for the introduction of appropriate colors to enliven the pedestrian experience. Metal framing for storefront glazing should be a minimum of 2” wide. Storefront security grates, if needed, must be open grillwork rather than solid, must be installed on the interior of buildings and must be hidden from view when the store is open.

Doors:

A major factor in the creation of a compatible building design is consistency. It is imperative that the doors used on commercial structures follow the traditional format for “commercial” doors. The use of door configurations more typically found on residential structures such as paneled doors or “crossbuck” doors is not appropriate. If aluminum storefront doors are used, only the “wide stile” type of door is appropriate. “Narrow” or “medium” stile aluminum doors should not be used.

Shutters:

Shutters are generally not appropriate for small commercial buildings, but may be considered with review and approval.

Awnings:

Awnings are an excellent way to introduce color and texture into the commercial street/building environment. Fabric awnings are recommended (and vinyl awnings are permitted with review and approval), and a range of acceptable colors should be agreed upon. Backlit awnings are not permitted.

6. Equipment and Technology. Mechanical equipment should be located on the roof or at the rear of buildings if ground-mounted equipment is used. Careful selection of rooftop equipment locations will allow the roof parapet, roof, or roof forms to serve as an effective screen.

Many buildings require satellite dishes for business or entertainment purposes. Television antennae, satellite dishes and similar equipment should be as small as feasible and located so as not to be visible from the street.

STAFF RECOMMENDATION

The Guidelines permit small, new buildings in the River District. The proposed building uses approved materials, matches the Community Market, and generally adheres to the Guidelines. Staff's only concern is the visible location of overhead electrical lines. If the Commission finds the electrical lines to be satisfactory, staff recommend that the River District Design Commission issue a Certificate of Appropriateness at 629 Craghead St. to construct a 25' long by 17' wide storage building on a concrete slab, according to the proposed materials and siting.



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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: 629 Craighead St.

Name of Applicant: Walter Lucas, Public Works, Project Manager (Agent)

Applicant's Address: 998 South Boston Rd.

Applicant's Phone Number: (434) 799-5245 Email Address: lucaswa@danvilleva.gov

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

Construct a 25' long by 17' wide storage building on a concrete slab on grass lot next to rear parking lot behind the Community Market (Page 3). Storage building will have exterior covered with brick veneer closely matching brick of Market building. Building will

also have a red colored metal hip roof and a 10' by 7' garage door on parking lot end and a 3' by 6'-8" single door placed on Bridge St side of building (Page 4-6). Overhead electrical service will be installed to building from existing electrical load center located in rear parking lot (Page 7)

Type of material(s) to be used: Wood, Brick and Metal.

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

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

Would you like more information about these programs? No

Which one(s)? _____

Signature of Property Owner (if not applicant)

Walter Lucas

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLRDDC 2019 0000 273 RDDC Date: 8/8/19

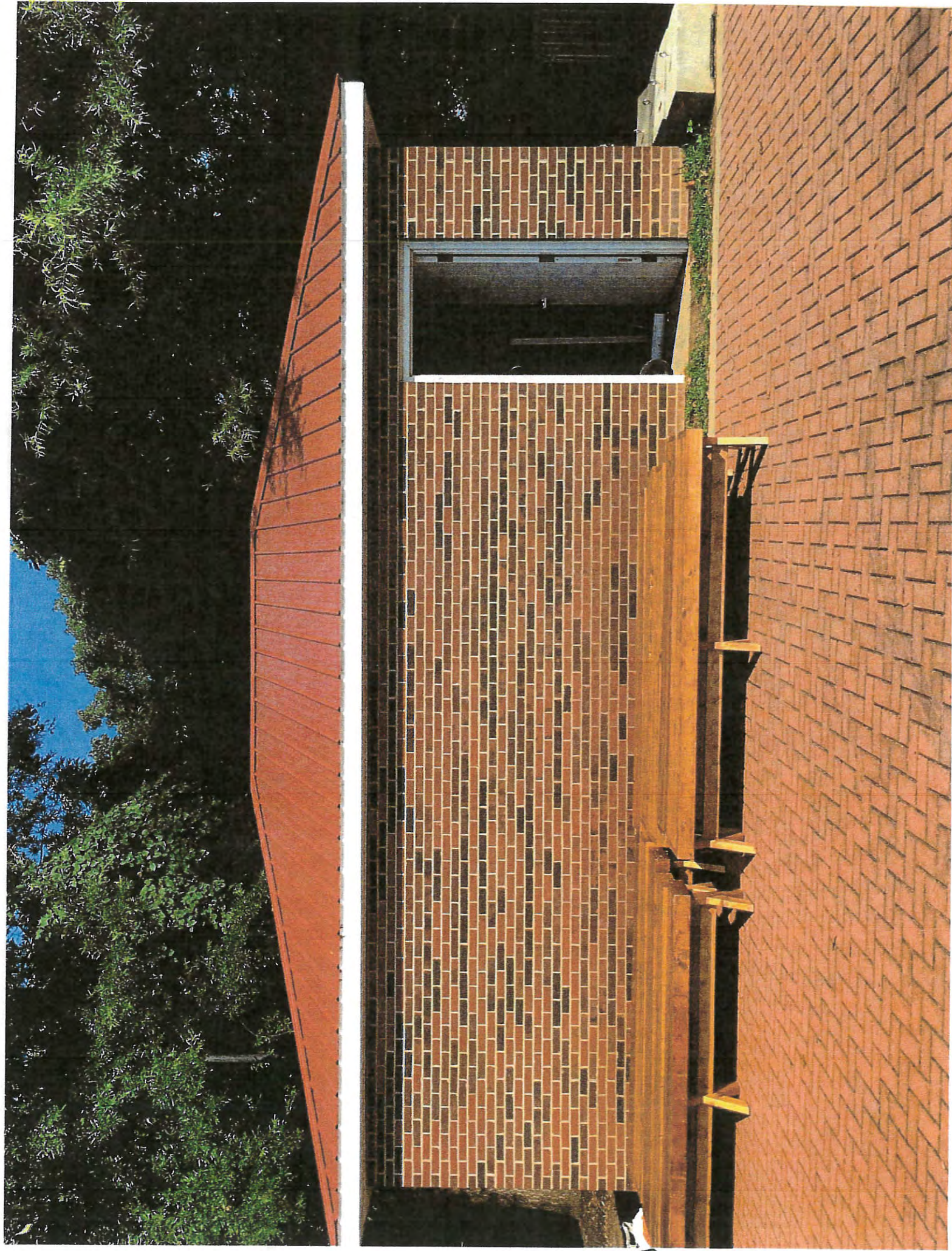
Date submitted: 7/9/19 Received by: Holley Preston

Tax Map Number: Parcel: 26018 Zoning District: TWC, Tobacco Warehouse Commercial

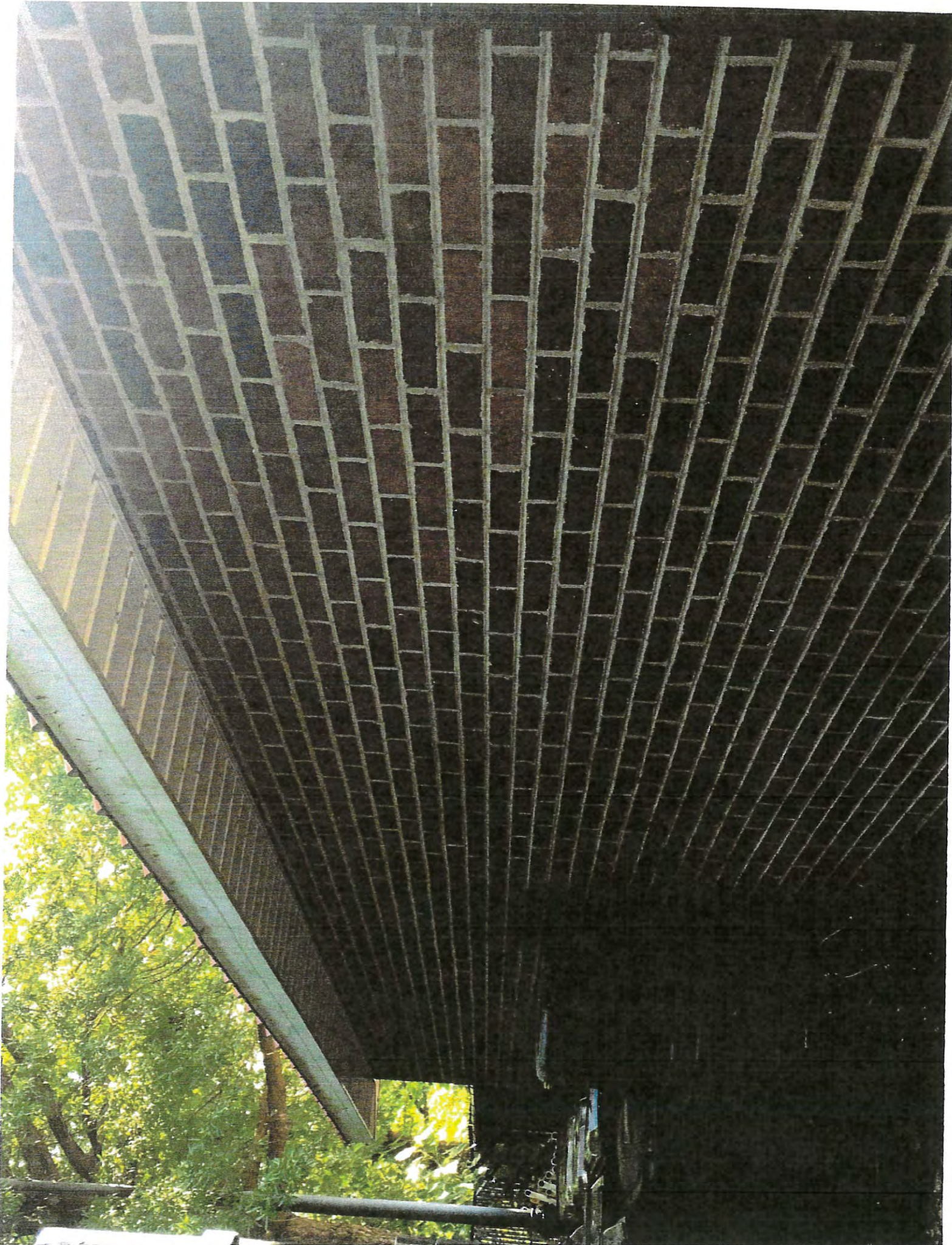
Additional Zoning Information: _____

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

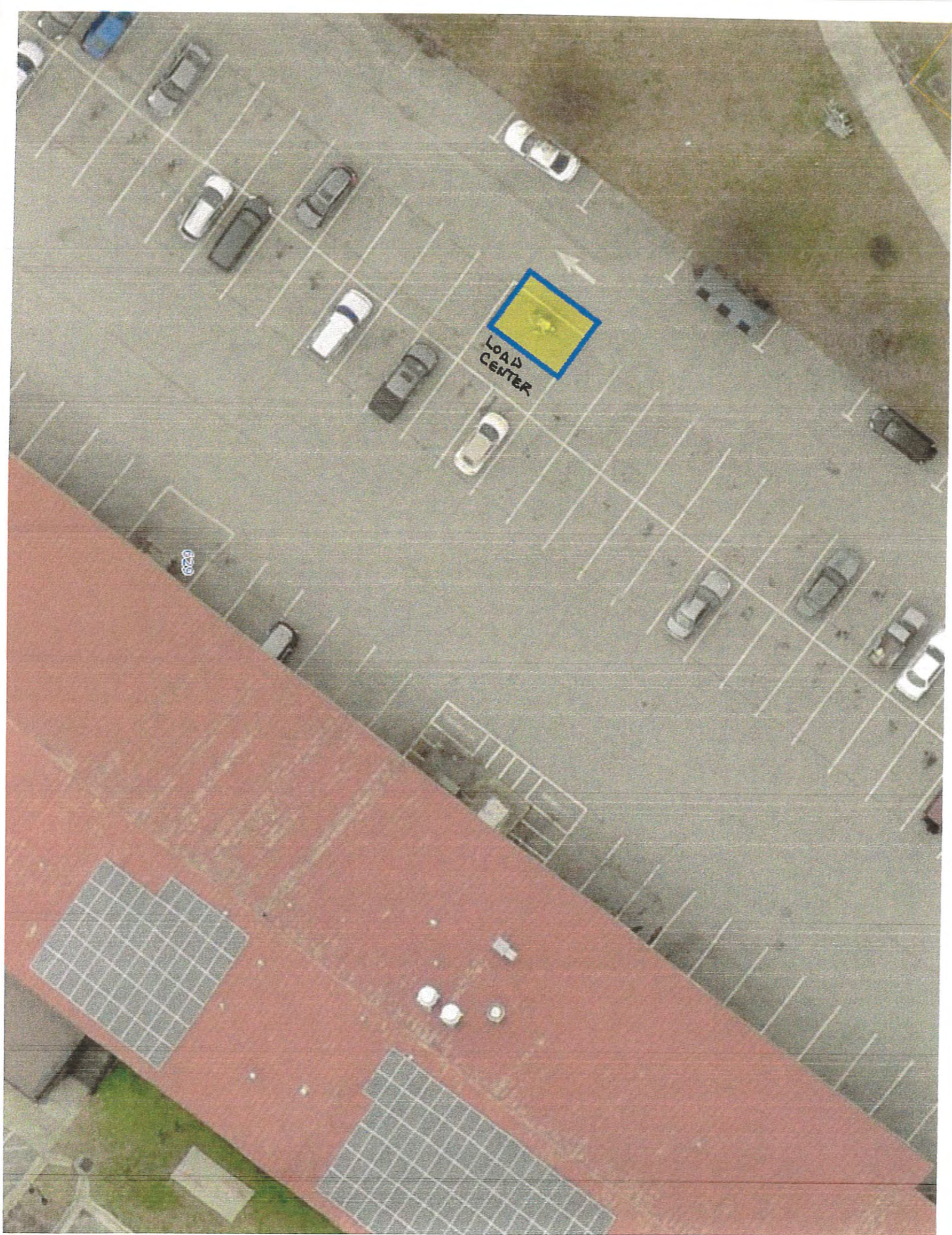








P2006





City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

MEETING OF AUGUST 8, 2019

SUBJECT

Certificate of Appropriateness at 667 Craghead Street to install a new, two (2) panel sign – top panel will be a 2' x 3' and bottom panel will be an 18" x 24" – outside the main entrance for the Community Garden located behind the Community Market.

EXCERPT FROM DESIGN GUIDELINES

7: Sign Guidelines

7.2 Commercial Signs

7.2.3. Design and Allowed Materials

- Signs should be produced by a skilled sign professional to ensure legibility and attractive design.
- Traditional materials are appropriate for signs in the River District, including wood, glass, metal, gold leaf, raised dimensional letters, and painted designs. Window signs should be decal-type lettering or etching.
- New materials such as MDF (with edge banding) and architectural foam may also be appropriate, but hardwood or metal is preferred over these.
- Colors for signs should generally be limited to three and should harmonize with or compliment the colors of the building.
- Illumination for signs should be from shielded incandescent or LED lights. Halo-lit pin letters are allowed (photo below). Ground- mounted spotlights are allowed for illuminating monument or freestanding signs.
- Neon Signs are allowed with approval but care should be taken that the neon does not overwhelm the sign or the building. Neon signs inside windows are allowed.
- Vinyl and fabric awnings and sign banners are allowed, as are canvas and other fabrics that have been treated with water- proofing material.
- Vinyl banners for light poles are allowed.
- Wood signs may be constructed with attached raised lettering, painted or silk- screened lettering, or incised lettering through a process of sandblasting or routing the surface of the sign.
- Metal signs and plaques should be constructed of brushed bronze, antique bronze, aluminum, stainless steel or painted cast iron.

7.2.4. Not Recommended

- Plastic sign components (e.g. backlit sign panels, plastic letters, or prefabricated sandwich boards) are not recommended.
- Backlit awnings are not recommended.

- Plywood is not recommended as a material for signs.
- Backlit plastic panel signs are not recommended.
- Digital signs are not recommended in the River District.
- No sign or parts of signs may flash or move with the exception of restored historic signs that had these characteristics or new marquees with review and approval.
- Highly reflective metallic signs are not recommended.

STAFF RECOMMENDATION

The Guidelines do not specifically address public use signs. However, wayfinding is generally encouraged, and the Guidelines list aluminum as a permitted sign material for commercial signs. Staff recommend that the River District Design Commission issue a Certificate of Appropriateness at 667 Craghead Street to install a new, two (2) panel sign – top panel will be a 2' x 3' and bottom panel will be an 18" x 24" – outside the main entrance for the Community Garden located behind the Community Market



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River District Design Commission

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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: Crossing at the Dan Complex (667 Craghead Street)

Name of Applicant: Danville Parks and Recreation

Applicant's Address: 125 Floyd Street, Danville, VA 24541

Applicant's Phone Number: (434) 799-5215

Email Address: ragdsdes@danvilleva.gov

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

Install a new sign outside the main entrance of the community garden located behind the Community Market. The sign will consist of two (2) panels. The top panel is 2' x 3' and the bottom panel is 18" x 24".

Type of material(s) to be used: The sign panels are aluminum and will be attached to aluminum posts.

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)? N/A

Emily Nagelschke
Signature of Property Owner (if not applicant)

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLRDDC 2019 0000301 RDDC Date: 8/8/19

Date submitted: 7/31/19 Received by: Holm, Preston

Tax Map Number: Parcel: 26618 Zoning District: TWC, Tobacco Warehouse Commercial

Additional Zoning Information: _____

DANVILLE



Community Garden

*This garden is cared for by Danville City residents
in partnership with Danville Parks and Recreation
and Danville Community Market.*

*To get involved, contact Danville
Community Market at (434) 797-8961.*



RIVER DISTRICT DESIGN COMMISSION

MEETING OF

June 13, 2019

Members Present

George Davis
Courtney Nicholas
John Ranson
R.J. Lackey
Peyton Keesee

Members Absent

Staff

Lisa Jones
Holley Preston
Clarke Whitfield
Bryce Johnson

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

ITEMS FOR PUBLIC HEARING

Mr. Davis opened the Public Hearing.

Certificate of Appropriateness at 109 Bridge Street, Suite 600 for a wall light projection system to illuminate the third floor north facing wall of the North Annex with a static display of the Cotton at Riverside Mill logo and a 25" x 60" hot rolled steel sign that reads: "Cotton".

Present on behalf of this request was Anne Dickerson, here on behalf of Cotton at Riverside Mill and the Perry Restaurant Group. Ms. Dickerson stated we think the projective sign is very exciting, unique and it is a great draw to the downtown. The other one you only really see if you are in the parking lot or if you are going up the back steps to the patio. We would very much like it if you guys would like it as much as we do. We are requesting your approval.

Mr. Davis stated thank you very much for coming back and I am sorry at our last meeting that we had to table the motion. We just felt like at that time we kind of were caught off guard with it already being put up, and it did not give us time to adequately look at it and form an opinion on it. I do not know if any of you have had chance to go by and look at it in the dark or early in the morning. I like it and I think it is a neat sign and I vote my approval.

Mr. Davis closed the Public Hearing.

Mr. Davis stated again I know that the sign is a little bit larger than the requirements, but due to the size of the building I really don't see a problem. I thought that it was really well done.

Mr. Ranson stated is it larger than the sign ordinance allows?

Mr. Davis stated it is a little bit larger and then if you add the two signs together they are defiantly larger.

Mrs. Nicholas stated but the guidelines give you flexibility when the building itself is significantly larger than typical.

Mr. Lackey stated I do understand that but I think that is for potential multiple tenants to have multiple signs. I like the lighted sign and I think it looks neat. I have more concerns about the second sign, which puts it at 40 ft. instead of the 32 ft. that it is supposed to be. I understand that every business desires to have as much advertising as display as they can. I do not like the dual sign but I am concerned about the second one.

Mr. Davis stated my problem with not having both signs is that you cannot see this sign at all during the day light and so there is the smaller sign that lets them know that the restaurant is there. That is why I do not have a problem with it.

Mrs. Nicholas stated we drove by it at 4:00 am in the morning and that light sign really pops. When you have little kids, you travel late or early. Definitely, in the dark that attracts your eye to that space. I have also walked all around it in the evening and I do not know that I could easily find where Cotton was without the roll sign, but I do not know that I could find where Cotton was without the light as well. I see the need for both.

Mr. Ranson stated the City has been like a bulldog with their sign ordinance. Two feet no you're dead. What is the deal with the deal all of a sudden changing?

Mrs. Preston stated the guidelines give you the option to be less restrictive. If this were a regular zoning request for any other business, it would not have this caveat. The guidelines give you all the discretion to give them a larger sign if the building is larger.

Mr. Ranson stated I thought it was a larger sign than the guidelines said provided for or up to the size the zoning ordinance.

Mr. Whitfield stated it all has to do with how council design this particular commission and what powers invested in this particular commission as opposed to other commissions.

Mr. Ranson stated I had no objection at all to the sign and I think it is great.

Mrs. Preston stated to further expand on what I think you are asking. If this were not in the River District, the sign would not be a problem because it meets the zoning regulations if it were not in the overlay district.

Mr. Ranson stated that is what I asked. That was my original question. You could have saved all this stuff.

Mrs. Nicholas made a motion that part of the two signs do not meet the guidelines as presented. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Mrs. Nicholas made a motion that the Commission consider the discrepancy of the two signs as minor and issue a Certificate of Appropriateness for the wall light projection system provided that it may not be used as a digital sign that flashes, moves or changes, and the image projected must be the image shown in the photo for a 25" x 60" hot rolled steel sign that reads "Cotton". Mr. Keesee seconded the motion. The motion was approved by a 4-1 vote.

1. *Certificate of Appropriateness at 534 Bridge Street for addition of an aluminum storefront to completely fill the former storefront location on the Bridge Street façade. Storefront color to match the existing storefront door with clear glass. There will be a section at the corner, approximately 6"-8", which will be brick veneer due to a structural pipe column.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Jeff Bond, owner of Solex Architecture. Please feel free to ask any questions that you may have or state concerns that you may have. It is a straightforward request to put windows back where it formerly was and materials and colors with other buildings nearby.

Mr. Davis stated right now there are four individual windows right?

Mr. Bond stated I believe so.

Mr. Davis stated so those are going to be taken out and be completely glass or aluminum?

Mr. Bond stated the four windows will come out and what will go back is an aluminum store front that will be metal with black frame and clear glass. You should have a drawing of what the proposed storefront will look like.

Mrs. Nicholas stated I know that we have approved other things on the building is this completely separate from that?

Mr. Bond stated yes.

Mr. Keese stated this came before us in 2017 but he did not put in what he was told to put in.

Mr. Bond stated that is correct this is a similar but the time line has past.

Mr. Keese stated so Jeff is this what you were doing the first time?

Mr. Bond stated similar the first request had glass on Bridge Street and Calhoun Street but this time the request is just for Bridge Street.

Mrs. Nicholas stated can I ask why the change?

Mr. Bond stated owner preference.

Mr. David closed the Public Hearing.

Mrs. Nicholas made a motion that this request meets the guidelines and a Certificate of Appropriateness be issued and to add a window to the storefront that will match the existing store front door in color with clear glass.. Mr. Keese seconded the motion. The motion was approved by a 5-0 vote.

2. *Certificate of Appropriateness at 523-525 Lynn Street for placement of a temporary, 4'x8' vinyl sign to announce "now leasing" of the River District Lofts.*

Mr. Davis opened the Public Hearing.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that the request meet the guidelines as presented with the understanding that the sign shall be moved by December 21, 2019 and shall not be placed on the same wall as other temporary signs and facing the street as specified in the zoning ordinance and they should issue a Certificate of Appropriateness. Mrs. Nicholas seconded the motion. The motion was approved by a 4-1 vote.

3. *Certificate of Appropriateness at 311 Court Street for installation of the following:*

- a. *14" x 14" wall sign – to be placed next to the door displaying KG Graphics logo and hours of operation;*
- b. *Wooden door, to be painted blue, with upper solid window pane; and*
- c. *Window sign (decal) of Owl (part of the company logo) to go in the bottom of the door window.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Brad and Kristen Gusler, owner of KG Graphics. Mr. Gusler stated we just want to change the color of the door. Originally, it was approved to be a fiery brown; after seeing the visual door decided it would probably be best a blue color with all the other colors that we have. It will be the same blue that was approved before. The sign is just our sign it will not be bigger than what is required and a small owl decal to stick on the window of the door.

Mrs. Nicholas stated where is this door?

Mr. Gusler explained where the proposed door was located.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that Items A, B, and C meet the guidelines as presented and they should issue a Certificate of Appropriateness as presented within the notes. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.

4. *Certificate of Appropriateness at 502 – 506 Craghead Street to:*

- a. *construction of two (2) exterior staircases;*
- b. *addition of awnings; and*
- c. *installation of signage for future businesses.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Chuck Cooper, 502 Craghead Street. Mr. Cooper stated this has been an extraordinary journey. I bought the building about 15 years ago and am finally to the point of beginning renovations soon, we hope. We intend to follow all the rules, regulations, and compliance with zoning. We will present specifics as we go forward.

Mrs. Nicholas stated how many awnings are you requesting?

Mr. Cooper stated three.

Mrs. Nicholas stated and are they the colors that are represented in the drawing or was that just a placeholder.

Mr. Cooper stated a placeholder.

Mrs. Nicholas stated I know that in the past, we have discussed colors and I do not know if we will be in that position at this time.

Mr. Cooper stated I would be glad to submit those color choices when they become available.

Mr. Lackey stated why not an interior second exit as opposed to an exterior staircase.

Mr. Cooper stated we have two exits that are on the front and two exits on the side of the patio side and we have another exit on the rear alley.

Mr. Lackey stated why exterior staircase?

Mr. Cooper stated fire code.

Mr. Lackey stated but why not an interior one?

Mr. Cooper stated we do have some interior stairs but the building is built in such a way that these are non-continuous stairs. They will have stairs from the second and third floor in that corner and stairs from third and fourth floor from that corner so there is no continuous stairs inside the building.

Mr. Ranson stated I run into this situation many times and I think essentially often you will close the staircase in and the materials are?

Mr. Cooper stated steel.

Mr. Davis stated RJ I think your question "why not inside" they just could not make a continuous staircase inside?

Mr. Lackey stated why they did not do it inside. I get the problem, but to me I do not know that it is keeping within the community and what we are here to do.

Mr. Keesee stated it is an eye sore.

Mr. Cooper stated I would add that we just received our final approval from the Department of Historic Resources in Richmond. They did approve this design.

Mr. Davis stated and you said that there is another staircase on the rear of the building?

Mr. Cooper stated in the rear alley.

Mr. Davis stated because the alley is like this wide.

Mr. Cooper stated it fits.

Mr. Davis closed the Public Hearing.

Mr. Lackey stated the staff recommends the Commission determine if the addition of the staircases complement the original element and act accordingly based on that determination. What is our legal responsibility Mr. Whitfield?

Mr. Whitfield stated that is your legal responsibility. I think they are saying that it does not necessary meet the guidelines because it is not addressed in the guidelines. It would be up to you, two motions, are in order to approve that or just deny it, and, then state other two do meet the guidelines.

Mr. Lackey stated your interpretation of complement the original element of the neighborhood or building?

Mr. Whitfield stated I would think both the building and neighborhood itself. It essentially does no harm to the district or the building or district itself.

Mr. Ranson stated to me it does both of those things, there are plenty of buildings in the area that have exterior stairways.

Mrs. Nicholas stated there are several other buildings in the district that have metal staircases such as that. We have approved them in the past. Does it fit the industrial look of downtown verses a different material, like wood or something, that might not have that look? As of right now, there is no specification of size, shape and color. Do we want black steel or metal looking there are some specifics that we need to look at if we are going to approve it.

Mr. Ranson stated it does look like it's black.

Mr. Davis stated Chuck is it all right for us to assume that it is going to be black steel?

Mr. Cooper stated yes we intend for it to match the black railing along the retaining wall behind it so it will be keeping with what the city already has.

Mrs. Nicholas stated and we can assume that it will look approximately like how it looks in the drawing.

Mr. Cooper stated yes.

Mrs. Nicholas made a motion that Item A does not meet the guidelines. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Mrs. Nicholas made a motion that the discrepancy for Item A be consider minor and that the exterior staircase be approved with the conditions black in color and shape, size and character shown in the drawing and should be issued a Certificate of Appropriateness. Mr. Keesee seconded the motion. The motion was approved by a 4-1 vote.

Mrs. Nicholas made a motion that Item B and C meets the guidelines and should be issued a Certificate of Appropriateness with conditions that in Item B the spokesperson return with colors to be approved for the awnings and all other requirements as stated by staff. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.

5. *.Certificate of Appropriateness at 705 Main Street to:*
 - a. *expand the parking lot;*
 - b. *build a brick faced retaining wall,*
 - c. *relocate an existing River District sign; and*
 - d. *create a new egress point onto Main Street.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Tony Pratt, MCCO at PATHS. Mr. Pratt stated due to our significant growth over the past several years, and we are at the point where we do not have enough parking. We have been looking at various options that we have and downtown we are limited. We are looking at utilizing a portion of the green space that we currently own, to expand our parking lot into that area, but given the slope of that area would require a retaining wall. Which we would intend to be brick face veneer to match the current building. We would match colors as best as possible. If it ends up meeting the zoning requirements, we would like to reconfigure the parking lot and egress onto Main Street so that we can maximize parking. There is some question I believe about the site lines and distance between those two access points so we are working with structural engineers to try to make sure that all aspects are met. We wanted to meet with you and make sure that we are meeting all of your requirements.

Mr. Davis stated I am trying to follow the drawing here and I went up to your lot yesterday and drove around it. Explain to me exactly where the area, is that you want to pave.

Mr. Pratt stated if you come in from Lynn Street as you come into the parking lot there is a green space that is up hill slightly to your right.

Mr. Davis stated next to where the bus station use to be and the Audiology place is now.

Mr. Pratt stated correct. We are looking to utilize the space between the two large oak trees for additional parking. We would have to level it out and grade the current parking lot as much as we can so it would drop out 4 ft. close to the Audiology parking lot.

Mr. Davis stated how many spaces do you think you would open with that?

Mr. Pratt stated we are hoping approximately twenty spaces. It may be eighteen based off where we can get. We are trying to save the two oak trees if at all possible. We would love to get more space than that but there are limitations.

Mr. Lackey stated is this employee or patient driven?

Mr. Pratt stated patient. We have actually moved the administrative staff out of this building and into the building at 116 South Ridge Street. We have moved as many of our staff as we can out because of the increase patient load. We recognize that we are pretty much at our limit anyway and we are afraid that it will become a distraction to our patients if they do not have adequate parking.

Mr. Davis stated now does your parking go all the way to the end of the lot directly behind where Entertainers Delight use to be?

Mr. Pratt stated it is the entire parking lot. At present, the Danville facility has about seventy employees and just in the last year on average, we have added about hundred new patients each month. We are seeing somewhere in the neighborhood of 7,000 to 8,000 in the Danville office right now. We have a very significant clientele and a great amount of traffic in the parking lot.

Mr. Davis stated have you turned in any specific designs or anything into the City?

Mr. Pratt stated I have shown Bryce the drawings that we have and we are still in the works with the engineering and architectural to try to get that resolved so we can have a formal proposal for you.

Mr. Davis stated so Bryce should we hold off on the voting on this until there is definite plans made?

Mr. Johnson stated that is staff's recommendation. There are still concerns to work out.

Mrs. Nicholas stated there also concerns about the traffic flow the two egresses facing Main.

Mr. Johnson stated they are very close together and close to intersection as well.

Mr. Pratt stated and we are not as locked in to the need of the egress change as we are to the expansion of the parking lot.

Mr. Lackey stated is there a timing issues on your side of it?

Mr. Pratt stated we need to move as quickly as possible because we have people parking in the grass just to accommodate the need at this point. Unfortunately, we are non-profit, we have guidelines as far as how we go about procuring the drawings and such from the engineers. We have one estimate from Solex.

Mrs. Nicholas stated how quickly do you expect to get those?

Mr. Pratt stated I am hoping that I will get them within the month so by the next time that you meet we will have formal drawings.

Mr. Davis stated so it looks like without specifics you are asking mainly for us to be thinking it over and to get an idea of it?

Mr. Pratt I think that but also if you have any concerns that we need to address then we would like to know as soon as possible.

Mr. Davis stated I do not know of any other concerns that we might have as long as the City likes the drawings that you bring to them.

Mr. Whitfield stated just one thing to note you all as a board could recommend the removal and replacement of the sign but you will not have the authority to grant a Certificate of Appropriateness to move the River District Design sign.

Mr. Pratt stated that would only be necessary if we added the additional entrance to the parking lot.

Mr. Whitfield stated that is something that could be done by somebody else other than you all.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion to table this request until next month. Mr. Lackey seconded the motion. The motion was approved by a 5-0 vote.

6. *Certificate of Appropriateness at 126 S Market Street to:*
 - a. *paint the outside of the building; and*
 - b. *re-cover the existing awnings.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Tammy Poplin, here on behalf of Piedmont Lands of Virginia, LLC. Mrs. Poplin stated we submitted the application to repaint the outside of the building located at 126 South Market Street. We requested to paint the building Moth Grey, we sent in the paint swatches, and it is very close to what is on there right now. The trim on the building will be off- white and the windows we will go back with black. The awnings will be colonnade and David Squire is covering those back with fabric. It is two awnings, one on Patton Street and one on Market Street side, and we will just re-cover those.

Mrs. Nicholas stated it will be one solid color now instead of the shredded color.

Mrs. Poplin stated no, if you see the proposed color submitted..

Mr. Ranson stated on your color charts listed I assume those are the colors for the various elements.

Mrs. Poplin yes the two that are checked.

Mr. Ranson stated I understand that but will the others be used on the building?

Mrs. Poplin stated no, we are using the off- grey and the off- white.

Mr. Davis stated but will it be the entire building?

Mrs. Poplin stated the entire outside of the building.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion that the request meets the guidelines as presented and be granted a Certificate of Appropriateness for Item A and B. Mr. Davis seconded the motion. The motion was approved by a 4-0-1 vote. (Mr. Lackey Abstained)

7. Certificate of Appropriateness at 530 Craghead Street, Unit 200 to:

- a. install a rooftop banner; and*
- b. add a painted wall sign.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Rick Barker, who stated he was here to speak and support this application, which will require a variance for the total square footage of signage. Mr. Barker stated among the issues for the request we have a very special building and I would like to explain why it is special and why it might be worthy of an exception. First, if you understand this garage total square foot is about 900 sq. feet, it is much smaller than this room. It was built originally in 1940's and as a garage for the Hughes building. The Hughes building is one on Craghead Street at 530, which currently houses Mucho the restaurant. When we started that project, we took the Hughes building and the building next door, which is the Venable building, and we abandoned the property line and considered that one project. Well on that lot sets this garage and now we want to develop the garage. Interestingly even though it bears a Craghead address it's not actually on a street at all. It's now facing a public parking lot the new public parking lot that the city constructed. We find our self with a dimitive building 50 yards from Craghead Street and 70 yards from Lynn Street, which it faces. We are proposing two signs one on the facade roofline and the second hand painted sign, on the side of the building. I think your limit is for your standard is 32 sq. ft. This would total about 39 sq. ft. From no public access we won't view both sides at the same time. Not even from Craghead Street will you be able to see these signs. They would not be legible from Craghead Street. This is a tax credit project this is an extension of the Hughes Mucho Project that was approved earlier and because this is a prehistoric tax project, the signage has already been submitted to the Virginia Department of Historic Resources to qualify for State Tax Credits. It has been submitted to the National Park Services to qualify for Federal Tax Credits. What we are offering to you today has already been deemed appropriate at State and Federal level just so you know we requested more signage that what we submitted today and part of our package was deemed not to be appropriate and they didn't like my idea of red neon pick on top of the building.

Mr. Ranson stated it is true that prior to your submission you did not know the total signage of 39 sq. ft.

Mr. Barker stated yes we can and I will offer that we created these renderings before we did measurements and so I can walk you through this to have you understand and, it is a little larger in scale than the actual. If you were looking at the photograph that shows the signage on the facade, this building is about 40 feet wide so if you could understand that 12 ft. less than half the width of this building. The sign is 2 ft. tall obviously; the letters on that sign will be shorter than two ft., which will make it barely legible from Lynn Street. Our sign suggested that the distance that the letter should be 2 ft. We do not think that we will have room to do that and satisfy the Commission.

Mr. Ranson stated is it going to be a little less than the width?

Mr. Barker stated correct. We went out to the building and measured; and from the centered column it will be 6 ft. on either side of that column and these garage doors are wider than 6 ft. It will be less than the space of two garage doors. The diameter for the painted sign on the side, which is our logo in a circular fashion, is a 6-foot diameter.

Mrs. Nicholas stated Article 10 section 1 of the zoning code prohibits roof signage. Has that been resolved?

Mr. Barker stated at the State and Federal level it has. I know that does not comply with the local ordinance but we would be asking you to wave that.

Mrs. Nicholas stated do we have power of that?

Mr. Johnson stated you do not have the power to waive that.

Mrs. Nicholas stated that is Board of Zoning Appeals.

Mr. Ranson stated I assume that the Board of Zoning Appeals would refer to us for the approval of the other aspects.

Mrs. Nicholas stated if they say that the sign is okay we would then okay the design of it.

Mr. Ranson stated we could not okay it pending zoning approval.

Mr. Johnson stated you could but that is assuming that the Board of Zoning Appeals approves it.

Mr. Whitfield stated I think you would want to act after the Board of Zoning Appeals.

Mr. Davis stated so what about the other sign on the side of the building?

Mrs. Nicholas stated do you have a problem with the pig feet signage?

Mrs. Preston stated no.

Mr. Barker stated the colors on either are not bright.

Mr. Davis stated so you will not be able to see any signage at all from Craghead Street?

Mr. Barker stated correct.

Mr. Davis stated what is on the backside of that building?

Mr. Barker stated there are several windows and a door and DHR suggested that we close two of them and leave two open for the light.

Mr. Keese stated what are you going to do with the door on the back of the building?

Mr. Barker stated it will be closed off. As, it turns out that door will be on the interior and fall in the boundary of a rest room and interior wall with tile so from the exterior it will be intact.

Mrs. Nicholas stated so you will have to come back for approval to close in two windows because it's viewable from public right away.

Mrs. Preston stated question is it viewable from the right away?

Mr. Barker stated the exterior windows will be painted and left intact and they will be covered from the inside.

Mrs. Nicholas stated could you see them from the patio at Mucho?

Mr. Barker stated from the patio yes.

Mrs. Preston stated that's private property..

Mr. Davis stated I like the sign on the side but is there no way to put like a projection sign on top of the roof so that it can be seen from Lynn or Craghead Street?. It just looks like you are asking for a lot and you are still limited on where this thing can be seen. I like the design of the sign and I'm thinking that if it can meet the code, you can put it up on top of the roof and have it seen from both sides.

Mrs. Nicholas stated just know if you paint the one sign and then you do get approval for the roof top banner that you could run into still the square footage issue, so keep that in mind.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion that we table part A of this request to install a rooftop banner for an indefinite period of time. Mr. Ranson second the motion. The motion was approved by a 5-0 vote.

Mr. Davis stated if we grant the one on the side and we already know from the dimensions that he is going to be very limited as to what he can do as far as the other sign is concerned, are we taking that into consideration, or are we just going with the fact it meets the guidelines and go with that?

Mr. Ranson stated when he brings the banner we will put the square footage in and if we approve it then we will waive the banner as a minor discrepancy.

Mr. Davis stated as long as we are on the same page.

Mrs. Nicholas made a motion that Item B of this request, the painted wall sign meets the guidelines as presented and should be granted a Certificate of Appropriateness. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Commissions voted to hear the add on agenda Item 8. The vote was 4-0-1 where Mr. Keesee Abstained.

8. *Certificate of Appropriateness at 401 Wilson Street to paint the existing brick exterior to match the color of the adjoining building.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Peyton Keesee; I am with K & W Properties. Mr. Keesee stated the building that we have it is the old V & J Restaurant. I know that it does not meet the guidelines and I apologize for not getting the pictures to Holley before we went through all of this. The guidelines are if the building has been damaged and if you cannot match the brick that you can paint the building. Since then we have taken some pictures, and I am going to pass them around and you will see that we cannot match the brick and that is why we want to paint the building to match the other building so it would look nice.

Mrs. Nicholas stated so your issue is the water damage, am I right?

Mr. Keesee stated you could not replace the bricks so you have to put more in it and it is not going to look right. The person that owned that originally, he did not fix anything right.

Mr. Lackey stated if approved you are going to match the color on the other building?

Mr. Keesee stated yes the grey color.

Mrs. Nicholas stated on the inside could you go from one building to another?

Mr. Keesee stated yes, she is going to expand her business into the other side and that is part of the reason that we are fixing it up.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion that the request does not meet the guidelines as presented. Mr. Davis seconded the motion. The motion was approved by a 4-0-1 vote. Mr. Keesee Abstained.

Mrs. Nicholas made a motion that due to the state of the patches on the masonry and other damage that the discrepancy be considered minor and granted a Certificate of Appropriateness to paint the existing brick to match the color of the adjoining building. Mr. Ranson seconded the motion. The motion was approved by a 4-0-1 vote. Mr. Keesee Abstained.

A request was made from the floor to add an item to the agenda. The Commission voted unanimously to add the following item.

Certificate of Appropriateness at 406 Cabell Street to add the "dark bronze color" as an additional choice for the color of the steel roll up door.

Mr. Davis opened the Public Hearing.

Present to speak on this behalf is Gus Dyer; I am here on behalf of Danville Historic Society. Mr. Dyer stated a couple of months ago you granted us permission to install a roll up door in the color of black I just recently spoke to my garage door person and unbelievably they have 19 colors and none of them are black. I am still going to search and see if I can find a manufacturer that offers it in black, but if that is not possible the alternative would be dark bronze. I am not asking to switch the color from black to dark bronze just would bronze to have the dark bronze color as an option, if we cannot find a black door.

Mrs. Nicholas stated could we see what dark bronze looks like.

Mr. Dyer stated and they will tell you that it is not an adequate color sort of like the color of hardware. This is not switching it from black to dark bronze just an option in case we cannot find a black door.

Mr. Keesee stated so would you be okay with the green if we said no to bronze.

Mr. Dyer stated we have adopted the black and gold as our official colors. I just felt like it was closer representation of what we were looking at.

Mrs. Preston stated what is the address?

Mr. Dyer stated 406 Cabell Street.

Mr. Davis stated does the dark bronze suit you as well as the black?

Mr. Dyer stated I haven't even taken it to them yet I just met with the garage door guy.

Mr. Keesee stated fair enough.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas stated staff do you have any issues with this change?

Mrs. Preston stated I could not see why we would.

Mrs. Nicholas made a motion that this item be granted Certificate of Appropriateness because it meets the guidelines as presented with the condition that it either be in black or bronze color as presented. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Mr. Whitfield stated just to let you know that on Tuesday night, the appointment committee and Council appointment committee will be meeting and they will be reviewing the applications for your two vacancies and hopefully by the time you meet in August before they will have the appointments made if they consider them Tuesday night. You will very soon have a full Commission of Seven people.

Mr. Keesee stated how many applicants are there?

Mr. Whitfield stated I haven't looked at it yet no more than two or three to be honest with you.

Mr. Davis stated we don't get to give our approval?

Mr. Whitfield stated typically not.

APPROVAL OF MINUTES

The May 9, 2019 minutes were approved by a unanimous vote after one change on page 1 changing Mrs. Chaney to Mrs. Nicholas.

With no further business the meeting adjourned at 5:25 p.m.

Approved By: