



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

## ***River District Design Commission***

**JULY 11, 2019  
4:00 P.M.**

**FOURTH FLOOR CONFERENCE ROOM**

### **AGENDA**

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. OLD BUSINESS

*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".*

#### **IV. NEW BUSINESS**

- 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.*
- 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.*
- 3. *Certificate of Appropriateness at 311 Court Street to install:*
  - 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.*
- 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.*



## City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

# ***River District Design Commission***

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.*
6. *Certificate of Appropriateness at 126 S Market Street to:*
  - a. *paint the outside of the building; and*
  - b. *re-cover the existing awnings.*
7. *Certificate of Appropriateness at 530 Craghead Street, Unit 200 to:*
  - a. *install a rooftop banner; and*
  - b. *add a painted wall sign.*

V. APPROVAL OF MINUTES FROM MAY 9, 2019

VI. ADJOURNMENT



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

## ***River District Design Commission***

**MEETING OF JULY 11, 2019**

### **SUBJECT**

*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".*

### **EXCERPT FROM DESIGN GUIDELINES**

#### **7. Sign Guidelines**

##### **7.2 Commercial Signs**

- 7.2.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.
- 7.2.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).

### **STAFF RECOMMENDATION**

This request was tabled during the 5/9/19 meeting.

The total requested square footage (33 square feet for the static display + 10.4 square feet for the hot rolled steel sign = 43.4 square feet) exceeds the stated limits of 32 square feet per business in the guidelines for building mounted flat signs, however the guidelines state that greater square footage may be allowed depending on building size.

The placement of the static display, above the third story floor, differs from the stated location of, above the first floor and below any second floor, in the guidelines.

Staff recommends the Commission recognize that the request does not meet the guidelines (first vote) and further recommends that the Commission consider the discrepancy as minor (second vote), therefore approving the issuance of a Certificate of Appropriateness 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" with the following condition: the wall light projection system for the static display may not be used as a digital sign that flashes, moves, or changes and the image projected must be the image shown in photograph marked Exhibit A. (two votes total for this request).



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

## ***River District Design Commission***

### **CERTIFICATE OF APPROPRIATENESS APPLICATION**

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

#### **INFORMATION TO BE PROVIDED BY APPLICANT**

***Important-Please read before completing application***

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

Property Location: 109 Bridge Street, Suite 600, Danville VA 24541

Name of Applicant: Cotton at Riverside Mill, LLC      Anne Dickerson

Applicant's Address: 2810 Walhala Dr, Richmond VA 23236

Applicant's Phone Number: 434-238-3179 Email Address: annedickerson@parryrestaurantgroup.com

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

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. The illuminated logo will be visible from

a distance to assist potential customers in locating the restaurant and as a form of art work.

And a 25" x 60" hot rolled steel sign that reads: "Cotton."

Type of material(s) to be used: Light projection system - including projector measuring 29"L x 11.6" W x 14"H  
mounted 25 ft high on property owned pole. Projected image is 3' x 11' on 63' 7" long wall. Steel

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? not currently

Which one(s)? \_\_\_\_\_

[Signature]  
Signature of Property Owner (if not applicant)

Anne Dickerson  
Signature of Applicant

**INFORMATION TO BE PROVIDED BY PLANNING DIVISION**

Application Number: PLRDDC20190000160 RDDC Date: 5/9/19 ~~4/13/19~~ 7/11/19

Date submitted: 4/8/19 Received by: Holly Heston

Tax Map Number: Parcel: 26846 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 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.









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

## ***River District Design Commission***

**MEETING OF JULY 11, 2019**

**SUBJECT**

*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.*

**EXCERPT FROM DESIGN GUIDELINES**

3: Historic Building Restoration/Renovation Guidelines

3.2. General Guidelines

3. Windows

As with roof form and material, window types change with the architectural styles of the period. The size of individual panes in historic windows was a result of the size of glass available to the builder. The pane sizes in window sashes typically increased from the Georgian and Federal periods, where smaller panes of glass set in muntins were used to make up a sash, to the Modern period where sashes were typically made from a single large pane of glass.

In each of the building periods included in these guidelines, the typical operation of window units was either double or single-hung. These types of windows had two glazed sashes, one hung above the other. In the single-hung type, only the lower sash is operable, whereas both sashes are operable in a double hung window.

Some windows in both commercial and industrial buildings in the River District are also metal-framed. If these are present they should be preserved rather than replaced with any other material. Examples of metal windows are shown at left in the photo of the commercial building, and an industrial building.

Existing windows should be repaired if possible. Adding screens and storm windows to historic windows will make them more usable. For improved thermal resistance storm windows can be installed on the exterior or energy panels can be placed on the interior of the single-glazed (e.g. not Thermopane) sashes. Storm windows placed over original windows must not have divisions that conflict with the original window division pattern or sashes wider than the sashes of the original windows.

If window replacement is necessary then new windows should match the original windows in materials, operation and glazing style. Sashes with multiple panes shall be replaced with single-glazed sashes that are truly divided to match the original pattern. If replacement windows must be used, original openings shall be maintained. Wood or metal window units in upper floors of commercial buildings and in residential structures should be replaced with like materials. Wood may be clad if not to be painted a color.

In commercial storefronts, if the original structure remains or if there are records of its original appearance it shall be restored; if the storefront has been modified and there are no records of its original appearance, renovation should reflect the likely appearance of a building of that style and period.

Exceptions to these requirements may be made for rear facades of buildings or facades not visible from the street. These will be considered on a case by case basis.

### 3.7. Recommended

- Repair/restore historic materials whenever possible rather than replacing them.
- If replacement materials must be used, they should match the original materials and design. (Exception: flat roofs not visible from the street may be synthetic material.)
- Use photographs and other historic data to guide building restoration/renovation.
- Where historic photos or illustrations of the original design of an historic building are not available, consultation with a preservation architect or other historic preservation professional is advised.
- Strive to unify the storefront and upper stories through the use of similar color, details, and materials.
- Historic buildings should be preserved and restored whenever possible, but if a historic building is deemed to have been severely compromised and demolition is considered, the criteria listed in Subsection 3.3 of this chapter should guide the decision-making process.

### 3.8. Not Recommended

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

### **STAFF RECOMMENDATION**

Staff recommends the Commission issue a 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.



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

## ***River District Design Commission***

### **CERTIFICATE OF APPROPRIATENESS APPLICATION**

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

#### **INFORMATION TO BE PROVIDED BY APPLICANT**

***Important-Please read before completing application***

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

Property Location: 534 Bridge Street

Name of Applicant: Solex Architecture on behalf of Dry Fork Fruit Distillery, LLC

Applicant's Address: 641 Main Street, Danville, VA 24541

Applicant's Phone Number: 434-688-0767 Email Address: jbond@solexarchitecture.com

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

Addition of aluminum storefront to completely fill the former storefront location on the Bridge Street

facade. Storefront color to match the existing storefront door with clear glass. There will be a section

at the corner of approximately 6 to 8" which will be brick veneer due to the structural pipe column.

Type of material(s) to be used: Aluminum storefront

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)? \_\_\_\_\_

- consent on file -  
Signature of Property Owner (if not applicant)

Jeffrey L. Bond  
Signature of Applicant

**INFORMATION TO BE PROVIDED BY PLANNING DIVISION**

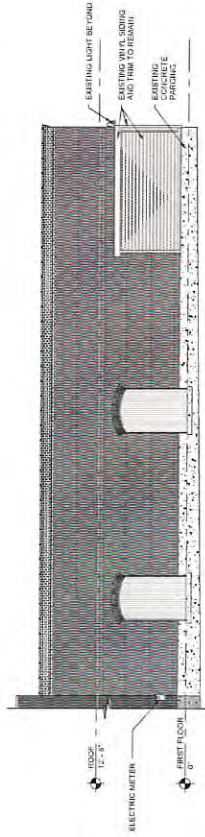
Application Number: PLRDDC 2019 0000 207 RDDC Date: 6/13/19 7/11/19

Date submitted: 6/20/19 Received by: Holley Preston

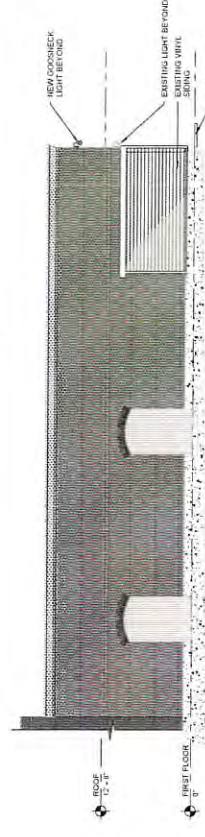
Tax Map Number: Parcel: 26742 Zoning District: TWC, Tobacco Warehouse Commercial

Additional Zoning Information: \_\_\_\_\_

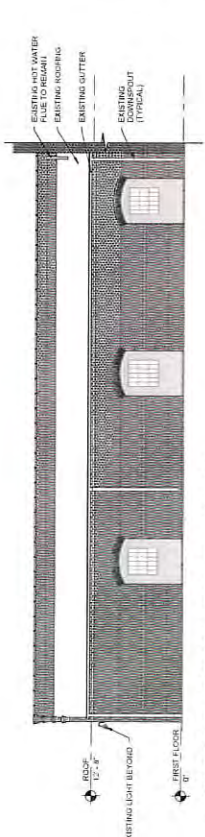
All buildings, structures or improvements located in the River District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the River District Design Commission. The Commission meets once a month on the second Thursday of the 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.



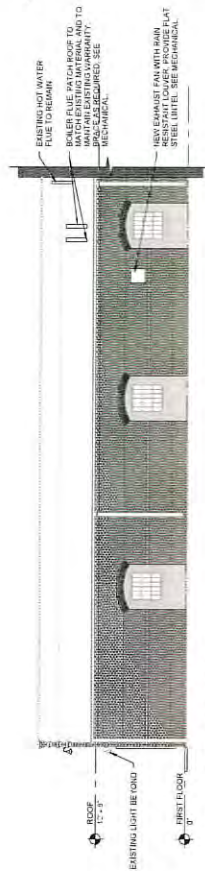
1 EXISTING / DEMO EAST ELEVATION  
Scale: 1/8" = 1'-0"



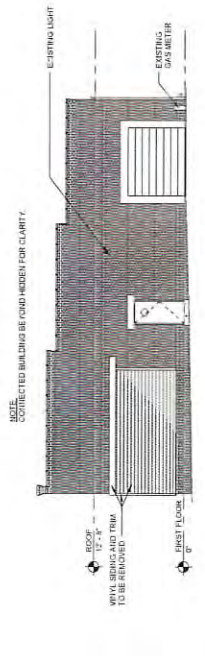
4 EAST ELEVATION  
Scale: 1/8" = 1'-0"



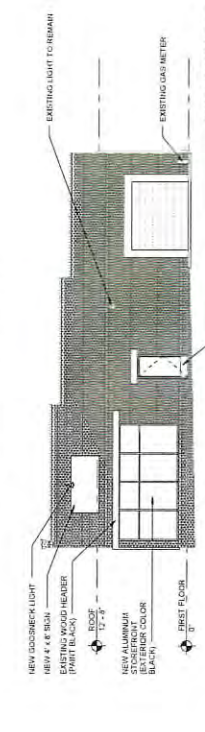
3 EXISTING / DEMO WEST ELEVATION  
Scale: 1/8" = 1'-0"



6 WEST ELEVATION  
Scale: 1/8" = 1'-0"



2 EXISTING / DEMO NORTH ELEVATION  
Scale: 1/8" = 1'-0"



5 NORTH ELEVATION  
Scale: 1/8" = 1'-0"

NOTE: CORRECTED BUILDING BEYOND HIDDEN FOR CLARITY.

| SHEET INFORMATION |                                 |
|-------------------|---------------------------------|
| NO.               | DESCRIPTION                     |
| 1                 | EXISTING / DEMO EAST ELEVATION  |
| 2                 | EXISTING / DEMO NORTH ELEVATION |
| 3                 | EXISTING / DEMO WEST ELEVATION  |
| 4                 | EAST ELEVATION                  |
| 5                 | NORTH ELEVATION                 |
| 6                 | WEST ELEVATION                  |

|             |              |
|-------------|--------------|
| PROJECT NO. | 2017003      |
| DRAWN BY    | EVAN / LAM   |
| CHECKED BY  | JAB          |
| DATE        | 2018.06.29   |
| SCALE       | 1/8" = 1'-0" |

SHEET NAME  
EXTERIOR  
ELEVATIONS

SHEET NUMBER  
A-201

DRY FORK FRUIT DISTILLERY  
534 BRIDGE STREET  
DANVILLE, VA 24541  
PERMIT REVIEW DOCUMENTS

PRELIMINARY DOCUMENTS  
NOT FOR CONSTRUCTION

SOLEX ARCHITECTURE  
641 MAIN STREET  
DANVILLE, VIRGINIA 24541  
434.669.8987 FAX  
434.751.3241 FAX



**City of Danville**  
Community Development  
Planning Division

- PICTURE OF WHAT IS CURRENTLY INSTALLED -



*Figure 1: Image taken on Wednesday, April 17, 2019.*

# — MINUTES FROM THE 6/29/17 RDDC MEETING —

## IV. OTHER BUSINESS

Mr. Davis stated any other business?

Mr. Bond stated I am an architect at Solex Architecture you all had an application before you at the July 13<sup>th</sup> meeting but I would like to see if you would consider it early.

Mr. Davis stated so this has not been presented before?

Mrs. Burton stated it has not so you will first need to vote as to whether or not you will hear the application. Then you can proceed from there.

**The vote to hear this application was approved by unanimous vote.**

Mrs. Burton stated Mr. Bond just so you know they don't have any information.

Mr. Bond stated okay. So the subject property is at 534 Bridge Street at the corner of Bridge Street and Colquhoun. I have a couple of pictures to pass around. Do you all need any?

Mrs. Burton stated we just need one for the record.

Mr. Bond stated is everyone familiar with the building? This building has had some various uses over the years. Without going into too much detail it will be a small mercantile area, storage area, and light production space. What we are bringing before you today to get approval for is removing the vinyl and replace it with an aluminum storefront. There will be two mounted signs on Bridge Street and two gooseneck lights. Also, there will be an awning over the storefront. On the left are the elevations of the

existing building and the top two are what we are looking at. Here is the vinyl siding that we are looking to remove and replace with an aluminum storefront and over those will be awnings. Over the storefront will be the sign and on the other street, there will also be a sign.

Mr. Hackworth stated so nothing with the garage door?

Mr. Bond stated no, the garage door will stay.

Mr. Keesee stated the signs that you are talking about is this just one sign in two locations?

Mr. Bond stated yes one on each street. It's going to be one tenant the same business.

Mr. Davis stated we don't have any information about the signs the size of them or anything?

Mr. Bond stated they are currently 4x8 which meets the guidelines. Actually, they are a lot less than what is allowed. They will be metal signs.

Mr. Davis stated before the aluminum siding was there, there was some green siding underneath that. I am trying to go back in my brain and remember what was there before that.

Mr. Hackworth stated they were just display cases; it was Aaron's Auto.

Mr. Davis stated I remember what it was but I'm trying to remember if there was glass there.

Mr. Hackworth stated there was glass.

Mrs. Chaney stated there were glass windows there prior to the siding being put up above it was just an opening.

Mr. Bond stated that's right looking at it from the back side you can see the frame of the storefront where the siding was attached to.

Mr. Davis closed the Public Hearing.

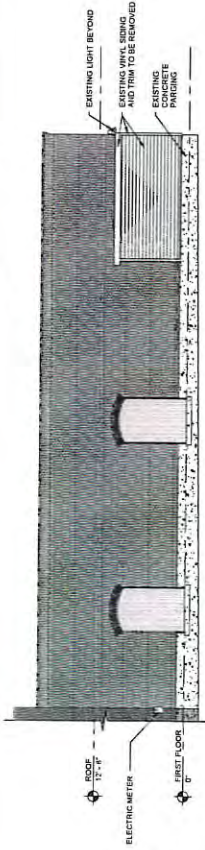
**Mr. Keesee made a motion to approve the request as presented as they meet the guidelines as presented and should be issued a COA. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.**

With no further business the meeting adjourned at 4:46 p.m.

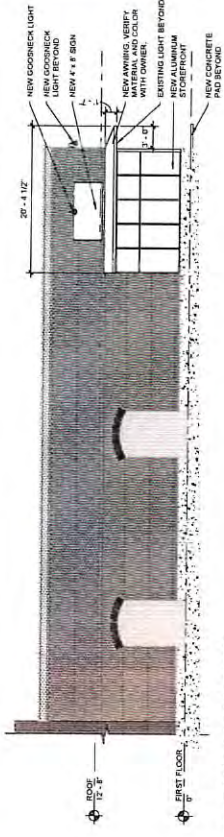
---

Approved By:

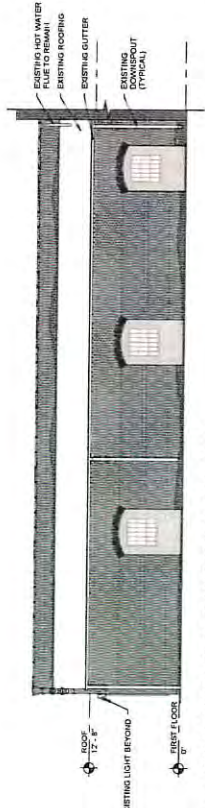
- PLAN APPROVED BY RDDC ON 6/29/17 -



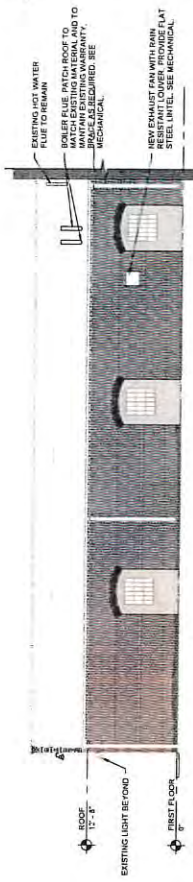
1 EXISTING / DEMO EAST ELEVATION  
Scale: 1/8" = 1'-0"



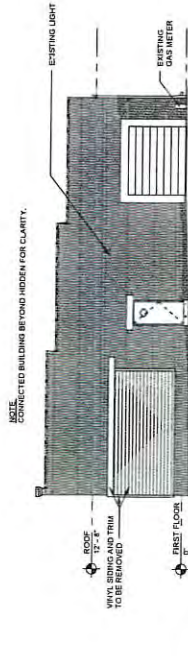
4 NEW EAST ELEVATION  
Scale: 1/8" = 1'-0"



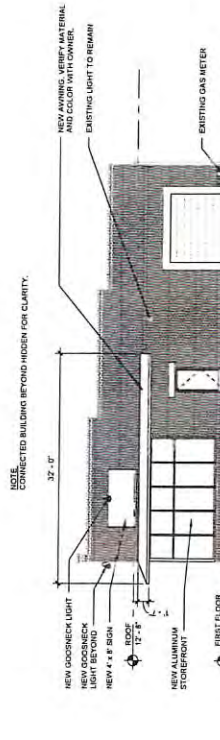
3 EXISTING / DEMO WEST ELEVATION  
Scale: 1/8" = 1'-0"



6 NEW WEST ELEVATION  
Scale: 1/8" = 1'-0"



2 EXISTING / DEMO NORTH ELEVATION  
Scale: 1/8" = 1'-0"



5 NEW NORTH ELEVATION  
Scale: 1/8" = 1'-0"

SOLEX ARCHITECTURE  
441 MAIN STREET  
DANVILLE, VIRGINIA 24541  
434.791.1329 FAX  
434.791.1329 PHONE



DRY FORK FRUIT DISTILLERY  
534 BRIDGE STREET  
DANVILLE, VA 24541  
CONSTRUCTION DOCUMENTS

| NO. | REVISION          | DATE     |
|-----|-------------------|----------|
| 1   | ISSUED FOR PERMIT | 06/29/17 |

|             |              |
|-------------|--------------|
| PROJECT NO. | 13170013     |
| DRAWN BY    | WYNN / CAK   |
| CHECKED BY  | WYNN         |
| DATE        | 03/28/15     |
| SCALE       | 1/8" = 1'-0" |

EXTERIOR ELEVATIONS

SHEET NUMBER  
A-201



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

## ***River District Design Commission***

**MEETING OF JULY 11, 2019**

**SUBJECT**

*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.*

**EXCERPT FROM DESIGN GUIDELINES**

**7: Sign Guidelines**

**7.2. Commercial Signs**

**7.2.2. Sign Type, Placement and Size**

- 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**

Temporary leasing signs are not specifically mentioned in the Design Guidelines. The proposed sign is most similar to a commercial sign, and the sign's design adheres to the recommendations for commercial signs. The Zoning Ordinance permits one, non-illuminated temporary sign per building, per street frontage.

Staff recommends the River District Design Commission issue a Certificate of Appropriateness at 525 Lynn Street for a temporary, thirty-two (32) sq. ft. vinyl sign as shown in Exhibit A, subject to the following conditions:

1. The sign shall be removed by December 31, 2019.
2. The sign shall not be placed on the same wall as any other temporary sign facing a street, as specified in the Zoning Ordinance.
3. The sign shall not be illuminated, as specified in the Zoning Ordinance.



## City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

# River District Design Commission

## CERTIFICATE OF APPROPRIATENESS APPLICATION

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

### **INFORMATION TO BE PROVIDED BY APPLICANT**

*Important-Please read before completing application*

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

Property Location: 523-525 Lynn St.

Name of Applicant: Wilkins and Company Realtors (Julie Ford)

Applicant's Address: 428 Pincy Forest Rd., Danville, VA 24540

Applicant's Phone Number: 434-797-4009 Email Address: jford@wilkinsandco.com

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

See attached

River District Lofts. "Now Leasing"

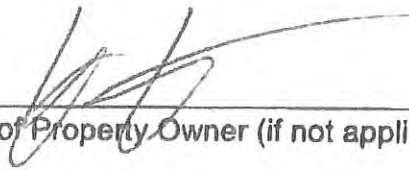
Type of material(s) to be used: Vinyl

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

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

Would you like more information about these programs? NO

Which one(s)? N/A

  
Signature of Property Owner (if not applicant)

  
Signature of Applicant

**INFORMATION TO BE PROVIDED BY PLANNING DIVISION**

Application Number: PLRDDC20190000205 RDDC Date: 6/13/19 7/11/19

Date submitted: 5/21/19 Received by: Haley Preston

Tax Map Number: Parcel: 20811 & 21390 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 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.



RIVER DISTRICT LOFTS  
***NOW LEASING***

***contact@riverdistrictlofts.com***  
***www.riverdistrictlofts.com***



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

## ***River District Design Commission***

**MEETING OF JULY 11, 2019**

### **SUBJECT**

*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.*

### **EXCERPT FROM DESIGN GUIDELINES**

#### **3. Historic Building Restoration/Renovation Guidelines.**

##### **3.7. Recommended**

- Repair/restore historic materials whenever possible rather than replacing them. If replacement materials must be used, they should match the original materials and design. (Exception: flat roofs not visible from the street may be synthetic material.)
- Use photographs and other historic data to guide building restoration/renovation.
- Where historic photos or illustrations of the original design of an historic building are not available, consultation with a preservation architect or other historic preservation professional is advised.
- Strive to unify the storefront and upper stories through the use of similar color, details, and materials.
- Historic buildings should be preserved and restored whenever possible, but if a historic building is deemed to have been severely compromised and demolition is considered, the criteria listed in Subsection 3.3 of this chapter should guide the decision-making process.

##### **3.8. Not Recommended**

- Additions to buildings that do not match the original building in style and materials.
- Replacement of original windows with vinyl windows or windows with internal or snap-on muntins, or window divisions or sizes that differ from the original in design or size.
- Removal of original building details (cornice, frieze), or covering with sheet aluminum to avoid maintenance.
- Adding materials that were not present in the original buildings, such as stucco, tinted glass, different style window, display window design, or roof/cornice details.
- Painting of masonry that has not previously been painted. (Exception: if repairs to the masonry, despite best efforts, do not match the original).

- Replacement of any visible exterior door with a flat or other incompatible modern style door. (Exception: metal security or fire doors are permitted in the back of buildings or for service entries, but preferably not on the primary facades of the building.)
- Changing the size of door and window openings.
- Filling in transoms or sidelights.

## 7. Sign Guidelines

### 7.2 Commercial Signs

#### 7.2.2. Sign Type, Placement and Size

##### 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).

##### j. Window Signs

Lettering applied to the windows of commercial or industrial buildings should be either at or slightly above eye level, or near the bottom of display windows (this may be more effective for stores with permanent awnings or canopies). Lettering can also be applied to the doors of shops, and to upper floor windows. Store window lettering should be no more than 6" tall, and should probably be no more than 4" on doors and upper floor windows, and may cover no more than 15% of the total area of a display window, and 20% of a door or double hung window.

#### 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 banners for light poles are allowed.

- Wood signs may be constructed with attached raised lettering, painted or silkscreened 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. Materials 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**

On March 14, 2019 KG Graphics, LLC obtained a COA for various façade improvements to 311 Court Street. The following are the approvals relative to the current request:

- Replace wood door with a wood door including smaller glass six (6) pane windows, and new paint color (fiery brown); and
- Install one (1) door sign measuring 1.5 sq. ft.

The owners are now seeking approval to change the door window from six (6) panes to one (1) pane, sized 19" x 17.5", and paint it blue instead of fiery brown; install one (1) wall sign, measuring 14" x 14", displaying their company name, logo, days / hours of operation, phone number, website, and address; and an Owl window decal, measuring 6.5"x7", to be placed in the lower right corner of the bottom of the window pane on the door.

Staff recommends the Commission issue a Certificate of Appropriateness at 311 Court Street for:

**Item A** (wall sign): the installation of a 14"x14" wall sign – to be placed next to the door displaying KG Graphics logo and hours of operation;

**Item B** (replace door). to replace an existing wooden door with a new, blue painted wooden door that will have 1 window pane at the top, as opposed to being painted fiery brown and having six (6) pane windows as approved by this Commission on March 14, 2019; and

**Item C** (door sign) door sign (decal) of Owl (part of the company logo) to go in the bottom of the door window.



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

## ***River District Design Commission***

### **CERTIFICATE OF APPROPRIATENESS APPLICATION**

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

#### **INFORMATION TO BE PROVIDED BY APPLICANT**

*Important-Please read before completing application*

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

Property Location: 311 Court Street

Name of Applicant: KG Graphics, LLC Kristen Guster

Applicant's Address: 311 Court Street

Applicant's Phone Number: 434.334.6862 Email Address: kg.graphics@live.com

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

\* wall sign - 14" x 14" to go next to door

w/ KG Graphics logo & hours

\* door - wood door painted Blue w/ upper small solid window pane

\* Window decal of owl to go in Bottom Corner of door window

Type of material(s) to be used: wood 1/2 metal sign 1/2 vinyl decal

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: PLRDDC20190000220 RDCC Date: ~~6/13/19~~ 7/11/19

Date submitted: 5/29/19 Received by: Holly Preston

Tax Map Number: Parcel: 22500 Zoning District: TWC Tobacco Warehouse Commercial

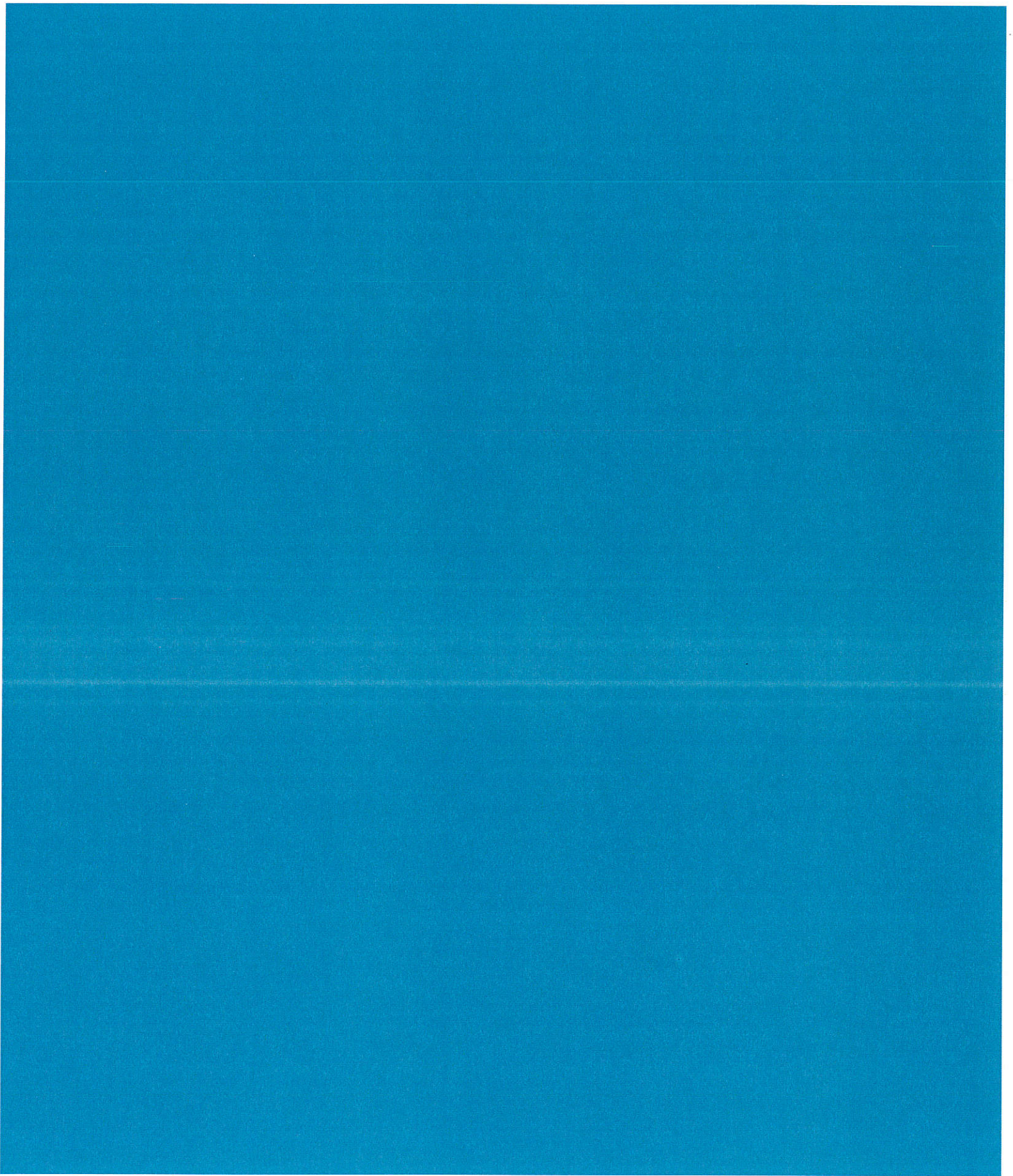
Additional Zoning Information: \_\_\_\_\_

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 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.

PROPOSED  
DOOR WITH  
SOLID  
WINDOW  
PANE &  
OWL DECAL



PROPOSED DOOR COLOR



# PROPOSED WALL SIGN



design | printing | & more...

## Hours:

Monday - Thursday 9:30am - 5pm

Friday 9:30am - 4:30pm

Saturday & Sunday Closed

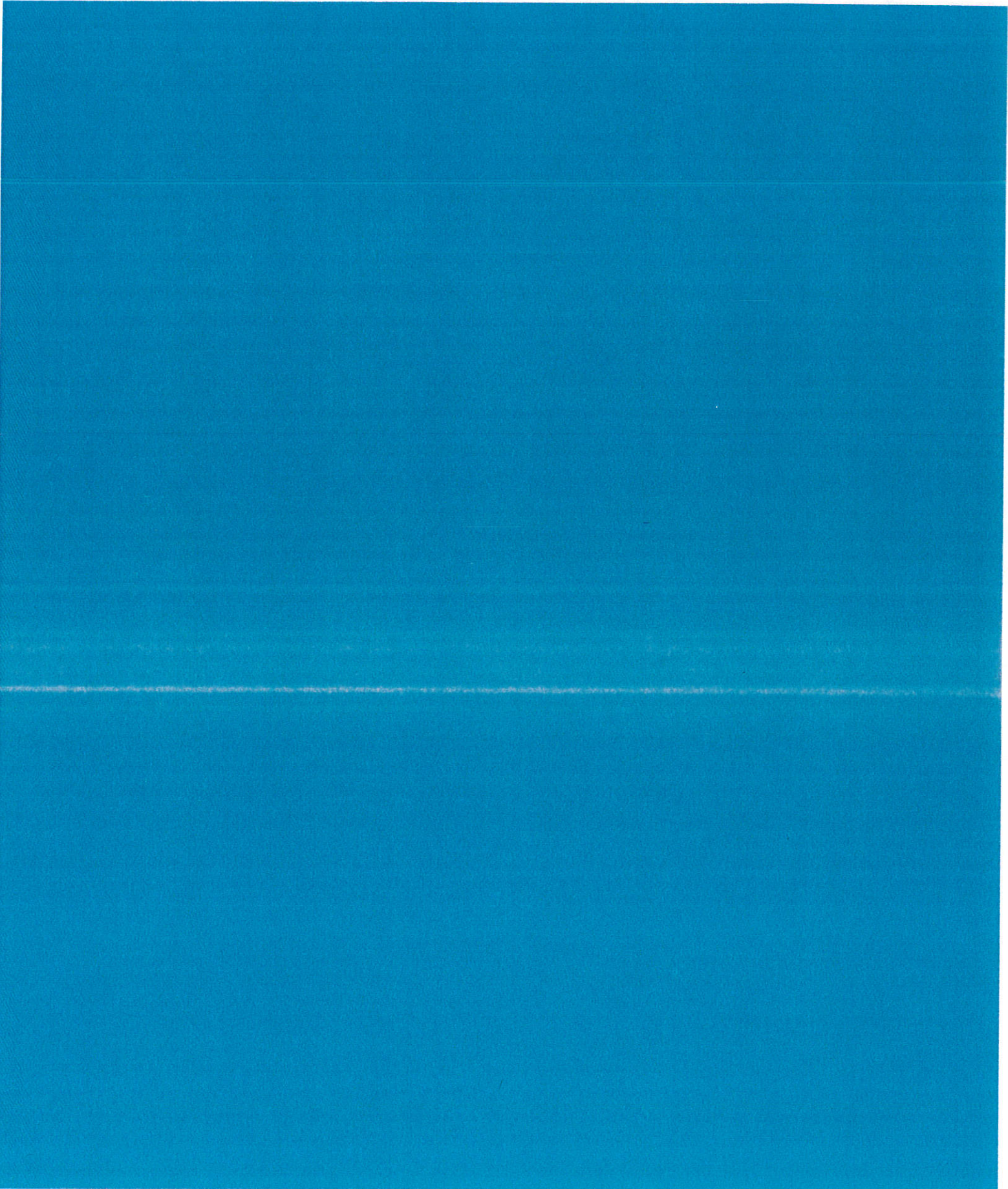
434.334.6862 | [www.kg-graphics.net](http://www.kg-graphics.net)

311 COURT STREET

PROPOSED  
DOOR WITH  
SOLID  
WINDOW  
PANE &  
OWL DECAL



PROPOSED DOOR COLOR



PROPOSED WALL SIGN



design | printing | & more...

## Hours:

Monday - Thursday 9:30am - 5pm

Friday 9:30am - 4:30pm

Saturday & Sunday Closed

434.334.6862 | [www.kg-graphics.net](http://www.kg-graphics.net)

**311 COURT STREET**



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

## ***River District Design Commission***

**MEETING OF JULY 11, 2019**

**SUBJECT**

*Certificate of Appropriateness at 502 – 506 Craghead Street for:*

- A. construction of two (2) exterior staircases;*
- B. addition of awnings; and*
- C. installation of signage for future businesses.*

**EXCERPT FROM DESIGN GUIDELINES**

**3: Historic Building Restoration/Renovation Guidelines**

**3.2. General Guidelines**

- All additions and renovations to existing structures should complement the original elements in terms of material, size, shape and color.

**3.10. COA Required**

- Building additions.

**3.8. Not Recommended**

- Additions to buildings that do not match the original building in style and materials.

**7: Sign Guidelines**

**7.2. Commercial Signs**

**7.2.3. Design and Allowed Materials**

**Projecting signs between the first and second floors:**

These signs can add great visual interest to the streetscape. Their size is limited to 4 square feet per side, or 8 square feet total for a two-sided sign. This does not include the bracket. They should project no more than 4.5 feet from the building, and the bottom of the sign may be no lower than 10' from the sidewalk. Only one such sign is permitted per business. These signs may not include neon or internal illumination.

**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**

**Item A:** The guidelines do not specifically address exterior staircases, but the addition of these means of ingress/egress is a requirement of the Virginia Uniform Statewide Building Code (USBC). The guidelines state that all additions and renovations to existing structures should complement the original elements in terms of material, size, shape and color. Staff recommends the Commission determine if the addition of the staircases complement the original element and act accordingly based on that determination.

**Item B:** The guidelines do not specifically address the addition of awnings on an existing commercial building, but do require cloth or vinyl awnings for commercial buildings, metal awnings for industrial buildings in Section 4: New Buildings Design Guidelines. Staff recommends the Commission issue a Certificate of Appropriateness for the addition of the awnings subject to the following condition:

- a. The material of awnings must be either cloth or vinyl; and
- b. The awnings are positioned as shown on the conceptual rendering submitted with the request.

**Item C:** Staff recommends the Commission issue a Certificate of Appropriateness for 502 – 506 Craghead Street for installation of signage for future businesses subject to the following conditions:

- a. All future signage must meet the requirements set forth by the guidelines for “Projecting signs between the first and second floors” (Section 7.2.3);
- b. All future signage must be the “Projecting Wall Sign” type or a new COA must be obtained; and
- c. All future signage must adhere to the restrictions set forth in the “Not Recommended” Section (Section 7.2.4) of the guidelines.



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

## ***River District Design Commission***

### **CERTIFICATE OF APPROPRIATENESS APPLICATION**

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

#### **INFORMATION TO BE PROVIDED BY APPLICANT**

*Important-Please read before completing application*

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

Property Location: 502-506 CRAIGHEAD STREET

Name of Applicant: BROADCAST HOLDINGS, LLC (by CHUCK COOPER)

Applicant's Address: 1810 HENSLEY ROAD, CEDAR GROVE, NC 27231

Applicant's Phone Number: 919.732.9253 Email Address: PRETERVE@SPRYNET.COM

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

COMPLETE RENOVATION TO DEPT. OF HISTORIC RESOURCES

SPECIFICATIONS: PARTS 1 AND 2 OF DHA APPROVAL ARE IN PLACE.

NO CHANGES TO BUILDING EXCEPT: ADDITION OF STAIRCASES, ANNUNCIATIONS, SIGNS TO COMPLY WITH REGULATIONS.

BUILDING WILL BE FOOD SERVICE ON 1ST FLOOR AND OFFICE / MEETING SPACE

Type of material(s) to be used: \_\_\_\_\_

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? PROJECT IS APPROVED BY DHR. STATE AND FED H.T.C. PART 1 AND PART 2 RECEIVED.

Would you like more information about these programs? \_\_\_\_\_

Which one(s)? \_\_\_\_\_

  
\_\_\_\_\_  
Signature of Property Owner (if not applicant)

\_\_\_\_\_  
Signature of Applicant

**INFORMATION TO BE PROVIDED BY PLANNING DIVISION**

Application Number: PLRDC 20190000228 RDDC Date: 7/11/19

Date submitted: 6/6/19 Received by: Holley Preston

Tax Map Number: Parcel: 21125 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 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.

Zoning Application for Broadacre Holdings, LLC 502 - 506 Craghead Street, Danville, VA

The following is provided pursuant to article 3.R.C.6 application submission requirements:

A. Broadacre Holdings, LLC has owned the property at 502 - 506 Craghead Street in Danville for approximately 14 years. Chuck Cooper, the owner of Broadacre Holdings, plans to renovate the four-story building and rent it out for food service, retail, offices, and meeting space in compliance with Dept of Historic Resources' Historic Tax Credit Guidelines.

B. The construction should require approximately 12 months to complete.

C. See attached artist renderings, maps, and site plan.

D. See attached

Surveyor's site plan with topographic elevations

City parking lot is located directly behind property and lined on-street parking is available

There is a pedestrian stairway leading down from City parking lot at the rear of the property

The main access to the property is two front entrances on Craghead Street

There are two entrances from the outdoor patio space on the southeast side of the building

The rear entrance to the building is from the alley access from Newton Street

The empty lot on the Southeast side of the property is owned by the Industrial Development Authority

The building will retain its original color and materials to comply with the approved State and Federal Historic Tax Credit requirements

The project will provide dining venue, office space and meeting space in the River District

There are no changes to the parking, pedestrian, or vehicular access in the River District

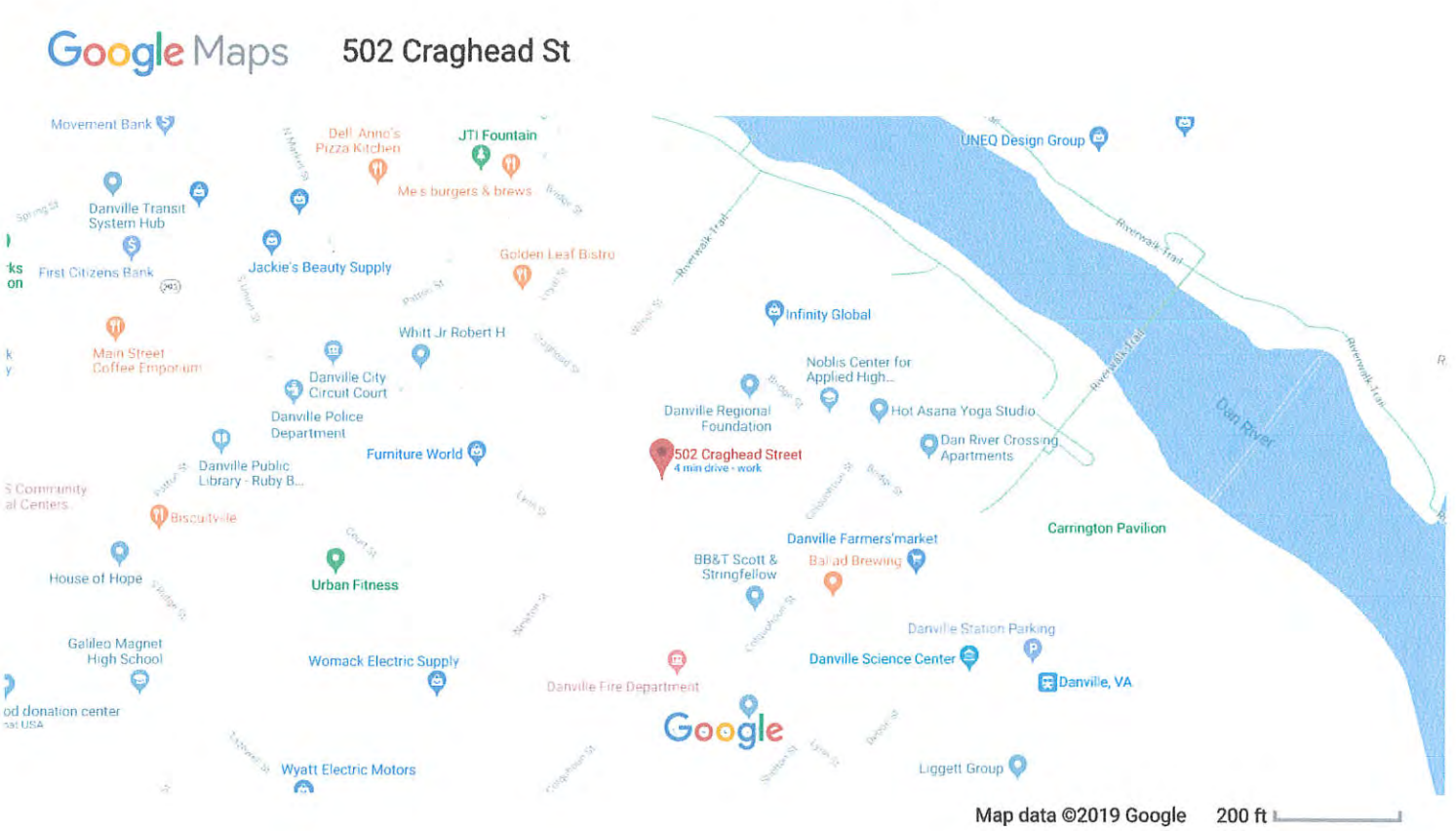
There are no subdivision plans

E. See attached architectural drawings

F. No significant landscaping plans are possible as property is located on a corner downtown lot and the outside space on the southeast side will be used as outdoor patio dining.

G. See attached signage and graphics

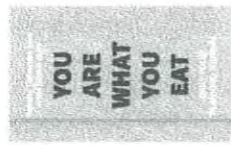
H. No other design elements are planned



ADD BRAND



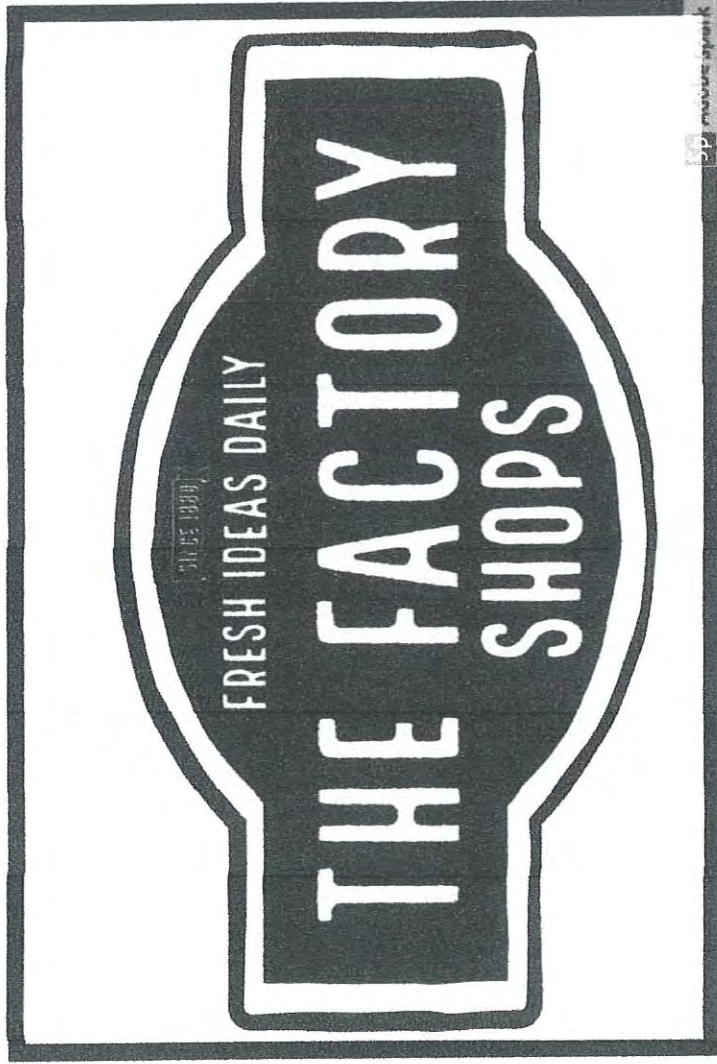
VARIATIONS



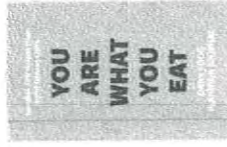
DOUG LARSON



ADD BRAND



VARIATIONS

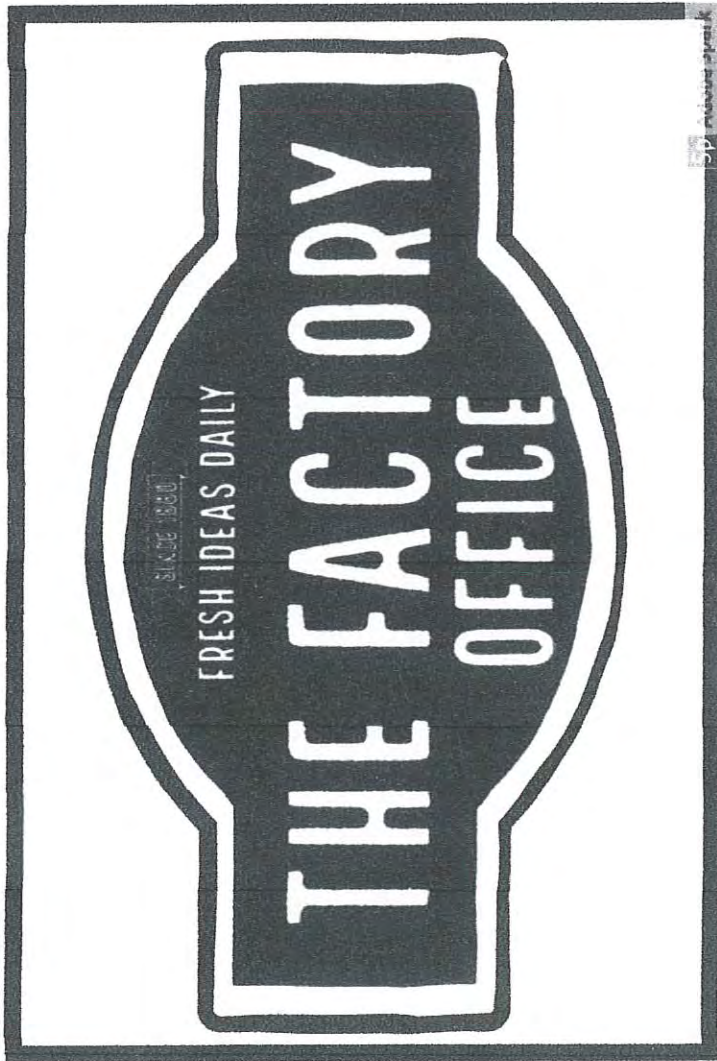


Post Projects The Factory/5.5

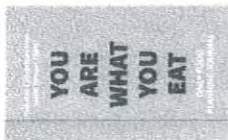
15:13 10:53

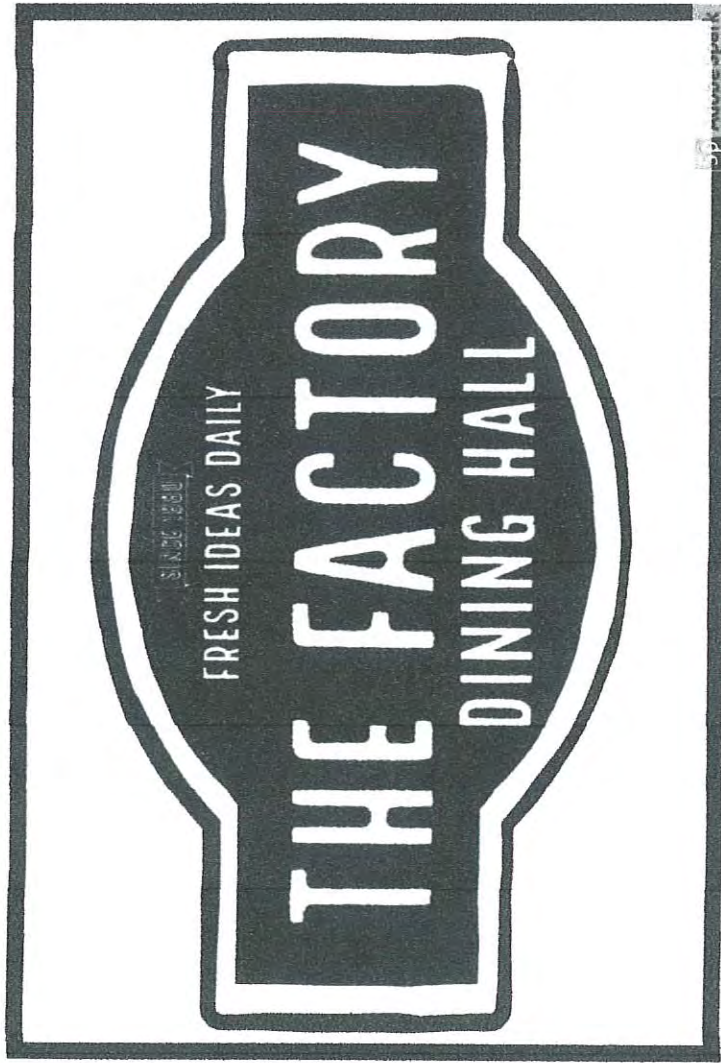
Download

ADD BRAND

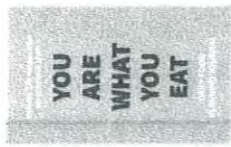


VARIATIONS





## VARIATIONS





CONCEPTUAL RENDERING OF 502 CRAGHEAD STREET

Google Maps 502 Craghead St



Danville, Virginia



Street View - Sep 2016

Image capture: Sep 2016 © 2019 Google



June 27, 2019

RE: 502 Craghead St – Exterior stairways

This project was designed under the 2012 Virginia Construction Code per the architect.

Chapter 10, Means Of Egress, requires all use groups to provide a means of egress of the building and sets maximum exit access travel distances per use group. The construction plans for 502 Craghead St do not include interior means of egress (enclosed stairways). Therefore the exterior exit stairways will be constructed.

A second exit stairway is being constructed because of the travel distance exceeds the maximum allowable distances for the use groups of the four story building.

CITY OF DANVILLE  
INSPECTIONS DIVISION

Inspections Division Supervisor  
Charles W. Fulcher, Jr.



## City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

# River District Design Commission

MEETING OF JULY 11, 2019

## SUBJECT

*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.*

## EXCERPT FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

### 3.7. Recommended

- Repair/restore historic materials whenever possible rather than replacing them.
- If replacement materials must be used, they should match the original materials and design. (Exception: flat roofs not visible from the street may be synthetic material.)
- Use photographs and other historic data to guide building restoration/renovation.
- Where historic photos or illustrations of the original design of an historic building are not available, consultation with a preservation architect or other historic preservation professional is advised.
- Strive to unify the storefront and upper stories through the use of similar color, details, and materials.
- Historic buildings should be preserved and restored whenever possible, but if a historic building is deemed to have been severely compromised and demolition is considered, the criteria listed in Subsection 3.3 of this chapter should guide the decision-making process.

## STAFF RECOMMENDATION

As there are no plans for the actual development of the wall, nor has discussion been undertaken on the relocation of the River District welcome signage, staff believes that this request should be tabled.



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

## ***River District Design Commission***

### **CERTIFICATE OF APPROPRIATENESS APPLICATION**

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

#### **INFORMATION TO BE PROVIDED BY APPLICANT**

*Important-Please read before completing application*

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

Property Location: 705 Main Street, Danville, VA 24541

Name of Applicant: Piedmont Access to Health Services, Inc.

Applicant's Address: 705 Main Street, Danville, VA 24541

Applicant's Phone Number: (434) 791-3630 Email Address: tpratt@pathsinc.org

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

PATHS is requesting permission to expand its parking lot and improve traffic flow. To do so, it would be necessary to build

a brick faced retaining wall on the southwest margin of the expansion; relocate a River District sign and create

a new egress point onto Main Street.

Type of material(s) to be used: A masonry retaining wall faced with brick to match the PATHS Clinic building;

asphalt paving of parking areas; concrete curbing.

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, but not applicable here

Would you like more information about these programs? No

Which one(s)? \_\_\_\_\_

\_\_\_\_\_  
Signature of Property Owner (if not applicant)



\_\_\_\_\_  
Signature of Applicant

ROBERT A. PRATT, C.O.O.  
PATHS, INC.

**INFORMATION TO BE PROVIDED BY PLANNING DIVISION**

Application Number: PLKDDC20190000258 RDDC Date: 7/11/19

Date submitted: 6/27/19 Received by: Holly Preston

Tax Map Number: Parcel: 26810 Zoning District: CBC, Central Business 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 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.



705 Main Street  
Danville, VA 24541

**Administrative Office**

Voice: 434-791-3630  
Fax: 434-791-4088

**Community Medical**

Voice: 434-791-4122  
Fax: 434-791-4126

**Pediatric**

Voice: 434-791-4124  
Fax: 434-791-4126

**Community Dental**

Voice: 434-791-0214  
Fax: 434-791-0217

**CHAAP Services**

Voice: 434-791-4796  
Fax: 434-791-4126

**Pharmacy**

Voice: 434-791-4880  
Fax: 434-792-1725

**MEDAssist Program**

Voice: 434-791-4794  
Fax: 434-791-4048

**Billing**

Voice: 434-791-4793  
Fax: 434-791-4088

287 Commonwealth Blvd.  
Martinsville, VA 24112

**Community Medical**

Voice: 276-632-2966  
Fax: 276-632-0841

4 South Main Street  
Chatham, VA 24531

**Community Medical**

Voice: 434-432-4443  
Fax: 434-432-3555

380 Washington Street  
Boydton, VA 23917

**Community Medical**

Voice: 434-738-6420  
Fax: 434-738-6054

**Community Dental**

Voice: 434-738-6332  
Fax: 434-738-6330

**Fitness Center**

Voice: 434-738-6222

1627 Seymour Drive  
South Boston, VA 24592

**Community Medical**

Voice: 434-575-1336  
Fax: 434-575-1349

Visit us online at:  
[www.pathsinc.org](http://www.pathsinc.org)



**PATHS**  
Live Life. Be Healthy.

Thursday, June 27, 2019

River District Design Commission  
City of Danville  
427 Patton Street, Suite 208  
Danville, VA 24541

Re: Certificate of Appropriateness  
Piedmont Access to Health Services, Inc. – Parking lot expansion and changes

Commissioners:

Piedmont Access to Health Services, Inc. (PATHS), in its efforts to satisfy the health care needs of the community, has found itself in need of additional parking. As such we are proposing the grading and paving of a portion of the land on the southwestern side of the lot located at 705 Main Street (Parcel ID 26810). In an effort to maintain as much of the green space as possible the proposed parking expansion will conserve the two mature oak trees and protect the vast majority of their dripline.

As a portion of the project, a retaining wall along the southwest property line will be required to maintain a manageable grade for the parking lot. While designs are currently being developed, it is expected that the wall would vary in height from about 16 inches to slightly over four feet depending on the grade of the surrounding areas. Further, improvements to the greenspace area, with additional plantings, would likely minimize the visual impact of the wall from the street. It is the desire of PATHS to comply with the guidelines of the Commission, and while it is our initial expectation that the wall would be faced with a brick that would match the current building, we are open to guidance from the Commission.

In an effort to improve traffic flow and safety PATHS would also like to reconfigure the parking lot entrance on Main Street. In order to achieve this, it would be necessary to relocate one of the River District signs approximately 10 to 15 feet northeast (downhill) on Main Street.

As noted above, we are working with engineering firms to develop a formal set of plans for the proposed changes, and hope to have at least a more in depth concept drawing by the time of the July meeting

Respectfully,

Robert A. Pratt  
Chief Operating Officer

Supported in part by:



United Way  
of Danville -  
Pittsylvania County



## City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

# River District Design Commission

July 3, 2019

Piedmont Access to Health Services, Inc.

**Attn: Robert Pratt**

705 Main Street

Danville, VA 24541

## RE: REMINDER OF APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AT 705 MAIN STREET

Dear Robert Pratt,

**The purpose of this letter is to notify you that the following request has been filed with the City of Danville:**

*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.*

A public hearing will be held on this request by the Danville River District Design Commission on **Thursday, July 11, 2019 at 4:00 PM** in the fourth floor conference room of the Municipal Building. You, or a representative, should attend this hearing to explain your request. A copy of staff's report to the Commission is included.

If you have any questions or I can be of further assistance, please contact me at 434-799-5260, ext. 3236 or [presth@danvilleva.gov](mailto:presth@danvilleva.gov).

Sincerely,



Holley Preston  
Planning Technician



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

## ***River District Design Commission***

**MEETING OF JULY 11, 2019**

### **SUBJECT**

Certificate of Appropriateness at 126 S Market Street to:

- a. paint the outside of the building; and
- b. re-cover the existing awnings.

### **EXCERPT FROM DESIGN GUIDELINES**

#### **3: Historic Building Restoration/Renovation Guidelines**

##### **3.2. General Guidelines**

##### **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**

**Item A:** Staff recommends the Commission issue a Certificate of Appropriateness at 126 S Market Street to paint the outside of the building in the moth gray and off-white trim colors, as shown on the swatches provided, and with black color window trim.

**Item B:** Staff recommends the Commission issue a Certificate of Appropriateness at 126 S Market Street to re-cover the existing awnings with cloth in the colonnade stone color as shown on the renderings provided.



## City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

# *River District Design Commission*

## **CERTIFICATE OF APPROPRIATENESS APPLICATION**

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

### **INFORMATION TO BE PROVIDED BY APPLICANT**

*Important-Please read before completing application*

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

Property Location: 126 S. Market Street, Danville, VA 24541

Name of Applicant: Piedmont Lands of Virginia, LLC

Applicant's Address: 308 Craghead Street, Suite 100, Danville, VA 24541

Applicant's Phone Number: 434-791-4171 Email Address: tmpoplin@plandsva.com

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

Paint outside of building with Danville Paint & Supply Color Moth Gray and Trim Color Off White. We will keep the trim around the windows black. (see attached paint swatches from Danville Paint and Supply, Danville, VA); and recover existing awnings that are currently weathered, tattered, and faded with new fabric on both awnings. Color is Colonnade Stone. (see attached renderings) J.W. Squire will be recovering the awnings. The dimensions for the two awnings are: (1) 32" drop, 51 1/2" projection, 56'

6" long with a 9 inch valance; and (2) 34" drop , 51 1/2 "projection , 261 1/2" long with a 9 inch valance.

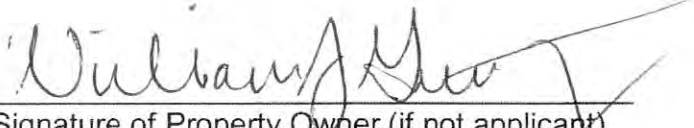
Type of material(s) to be used: Paint for outside of building and outside trim and fabric for awnings.

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: PLRDDC 20190000254 RDDC Date: 7/11/19

Date submitted: 6/27/19 Received by: Holly Preston

Tax Map Number: Parcel: 21200 Zoning District: CBC, Central Business 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 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

E13



Off White  
PPG1024-1



Antique White  
PPG1024-2



Crushed Silk  
PPG1024-3



Moth Gray  
PPG1024-4



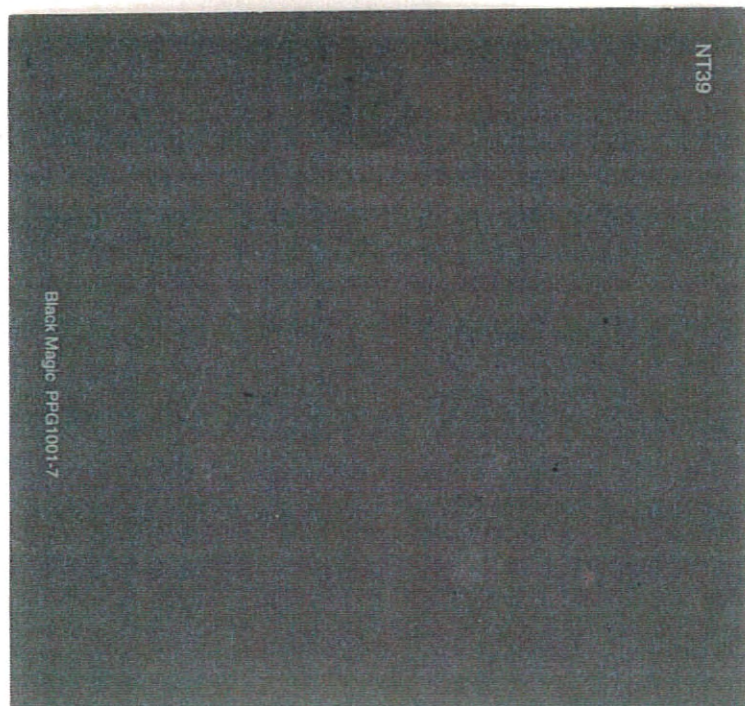
Stonehenge Greige  
PPG1024-5



Patches  
PPG1024-6

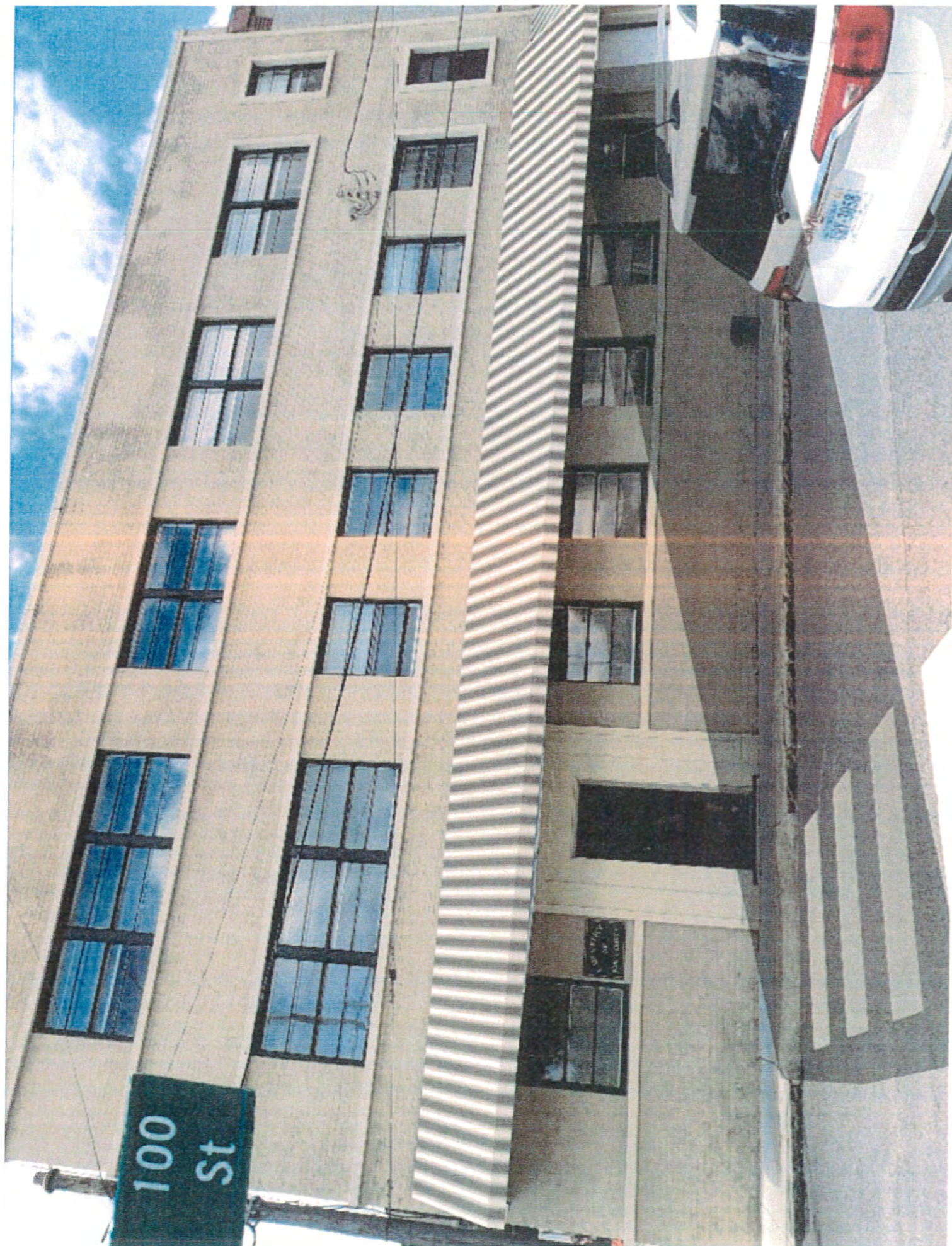


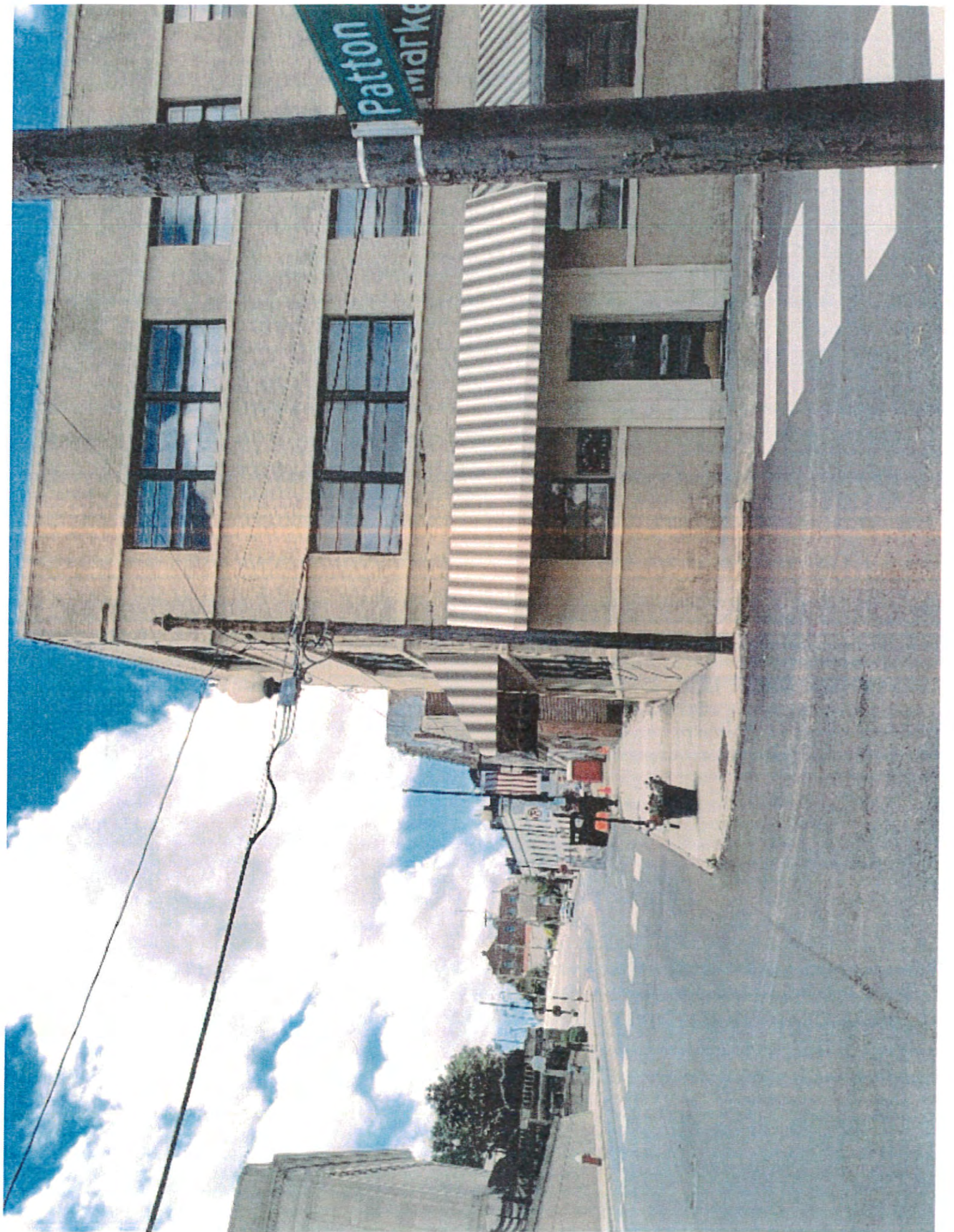
Friar's Brown  
PPG1024-7



NT39

Black Magic PPG1001-7







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

## ***River District Design Commission***

**MEETING OF JULY 11, 2019**

### **SUBJECT**

*Certificate of Appropriateness at 530 Craghead Street, Unit 200 to add:*

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

### **EXCERPT FROM DESIGN GUIDELINES**

3: Historic Building Restoration/Renovation Guidelines

#### **7.2. Commercial Signs**

##### **2. Sign Type, Placement and Size**

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).

q. **Banner Signs on Buildings:** In some cases banner signs may be an appropriate addition to or replacements of building signs. They may also be used for special events or to identify the building or separate tenants within a larger building. When using banner signs, such signs must be affixed at both top and bottom, and should be designed to deal with reasonable wind conditions, or be removed in such conditions. It should also be kept in mind that fabric banners will require more frequent replacement than traditional signs or other types of banners, such as vinyl. If the use of banner signs and/or special event signs is anticipated in advance (such as a semi-permanent business banner or an annual event), their use can be approved initially by the RDDC and can be subsequently changed without the need for further approval.

### **STAFF RECOMMENDATION**

The size of the rooftop banner and painted wall sign are unknown at the time of this reports creation. Staff recommends tabling the request for a Certificate of Appropriateness at 530 Craghead Street, Unit 200 to add a rooftop banner and painted wall sign until more information is provided.

It should also be noted that Article 10, Section I of the Zoning code prohibits roof signage. The sign as shown appears to be in violation. It may be able to be reconfigured to meet code requirements, but due to lack of information, staff cannot support this request at this time.



## City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

# River District Design Commission

## CERTIFICATE OF APPROPRIATENESS APPLICATION

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

### **INFORMATION TO BE PROVIDED BY APPLICANT**

*Important-Please read before completing application*

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

Property Location:

Name of Applicant: 530 Craghead St., Suite 200 Danville, VA 24541

Applicant's Address: Rick Barker Properties, LLC

Applicant's Phone Number: 434-799-1999

Email Address: jeffrey@sripackaging.com

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

RBP is requesting the ability to add signage to help brand and identify a new BBQ restaurant located between Craghead St. and Lynn St. Signage includes a rooftop banner facing southwest toward Lynn St. and a painted sign on the side wall of the building facing northwest.

Type of material(s) to be used:

Southwest facing Lynn St.: aluminum base with 3D composite lettering, Up lighting for better visibility. Northwest sign: Hand painted signage with flood lighting for better visibility.

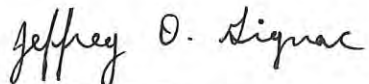
Have you read and understand the Design Guidelines for the River District of Danville, Virginia? Yes

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

  
\_\_\_\_\_  
Signature of Property Owner (if not applicant)

  
\_\_\_\_\_  
Signature of Applicant

**INFORMATION TO BE PROVIDED BY PLANNING DIVISION**

Application Number: PLRDDC20190000 259 RDDC Date: 7/11/19

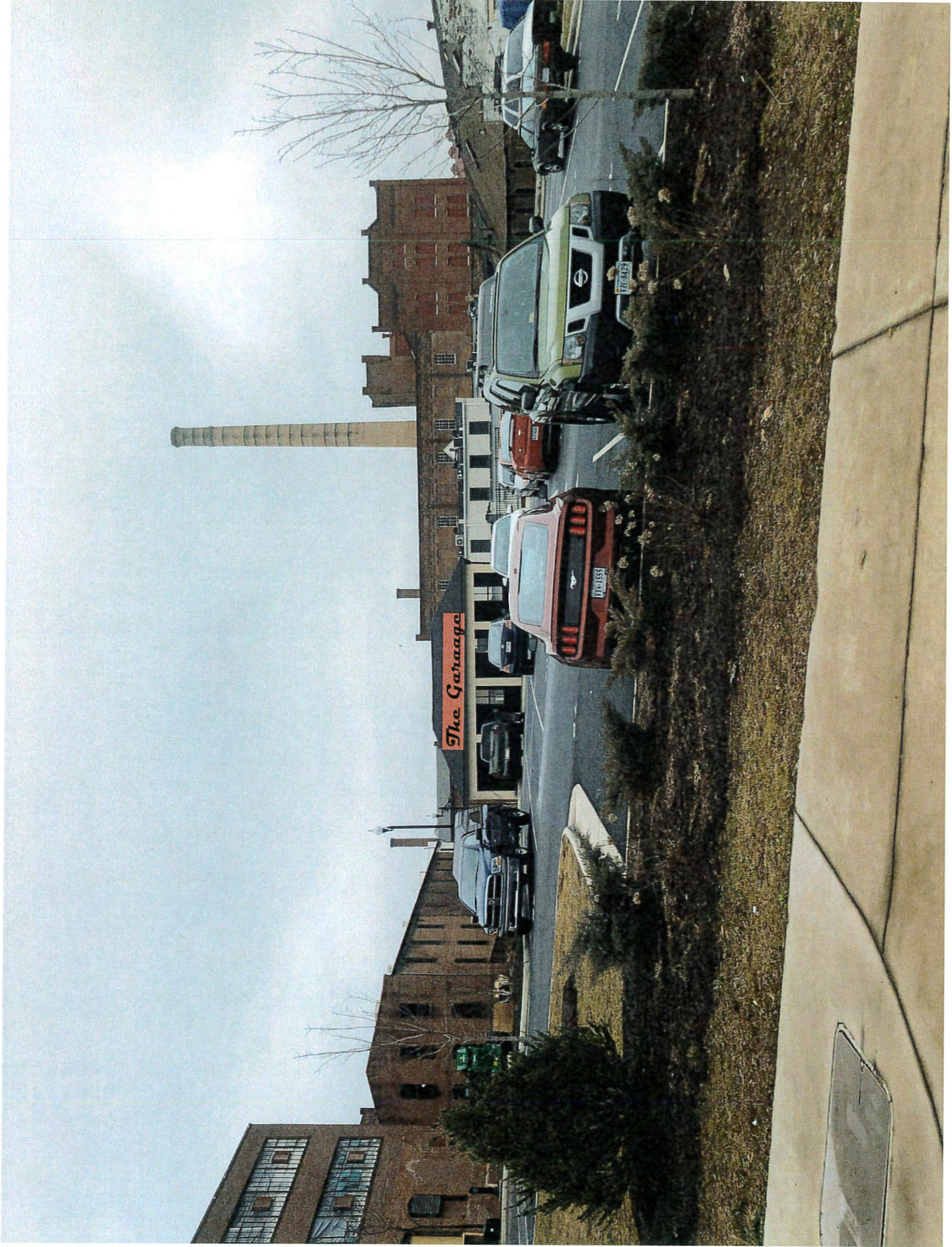
Date submitted: 6/28/19 Received by: Holley Preston

Tax Map Number: Parcel: 22077 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 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.







PREMIUM QUALITY  
The Garage  
ARTISAN  
SMOKED MEATS

# City of Danville

## Legend

- Buildings
- Parcels
- Street Names
- House Numbers
- Parcel Numbers

Northwest:

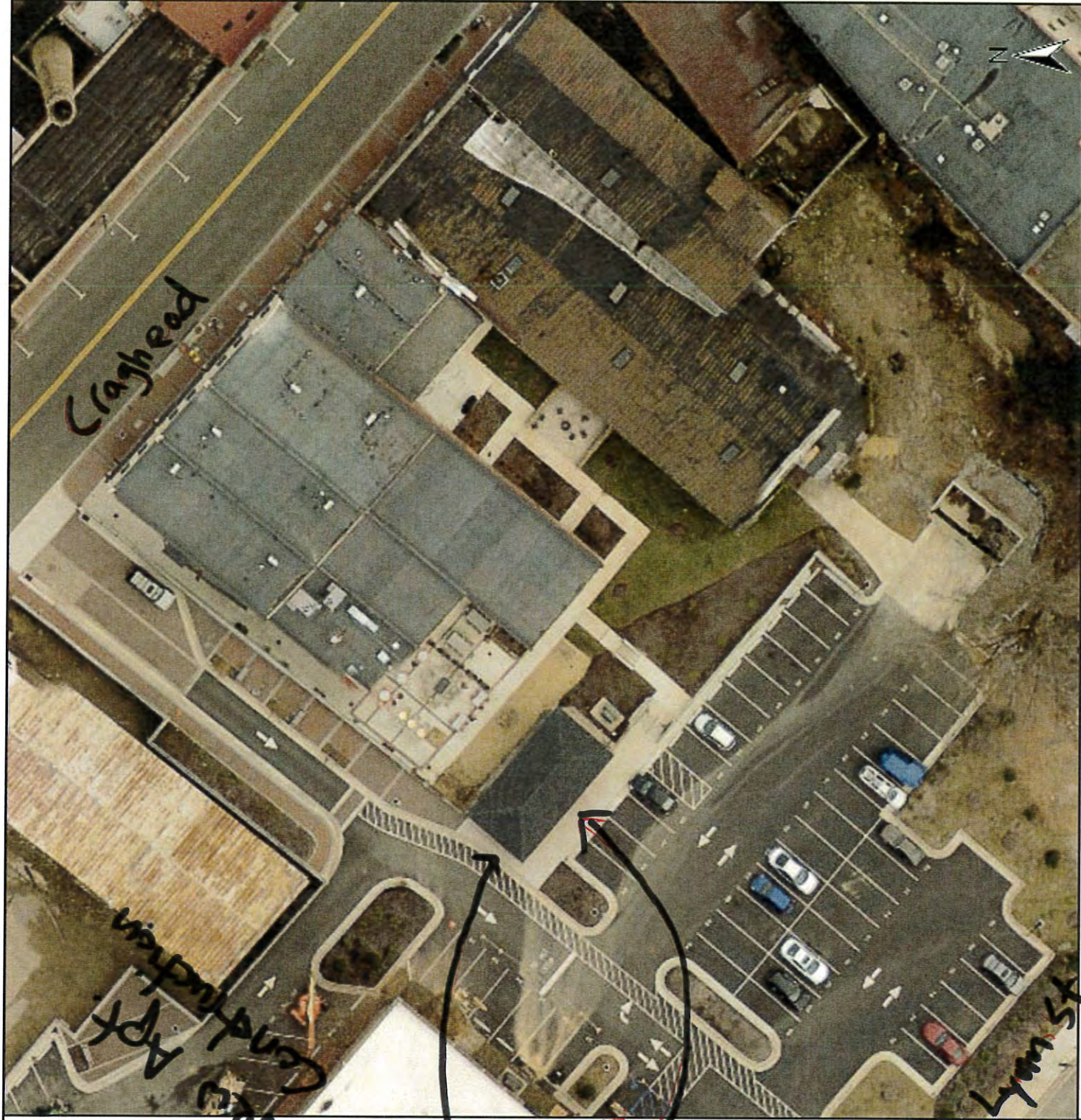
Hand painted

Southwest:

Facing Lynns St.  
(Roof mounted)



DISCLAIMER: Information contained on this map is to be used for reference purposes only and the City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.



Title:

Date: 6/26/2019

# RIVER DISTRICT DESIGN COMMISSION

## MEETING OF

May 9, 2019

### Members Present

George Davis  
Courtney Nicholas  
John Ranson  
R.J. Lackey  
Jonathan Hackworth

### Members Absent

Peyton Keesee

### Staff

Ken Gillie  
Lisa Jones  
Holley Preston  
Clarke Whitfield

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

## ITEMS FOR PUBLIC HEARING

Mr. Davis opened the Public Hearing.

1. *Certificate of Appropriateness at 308 Court Street for installation of 1 door sign and 1 window sign.*

Present on behalf of this request was Jeremy Clifton, owner of Dominion CrossFit. Mr. Clifton stated we would like to paint our door and put something on the window because right now, our door is rusted and people have a hard time locating us.

Mrs. Nicholas stated so the window will say, "Take control of your Health and Fitness Today" and the door will have the Dominion CrossFit, logo.

Mr. Clifton stated yes.

Mr. Davis closed the Public Hearing.

**Mrs. Chaney made a motion that the door sign and the wall sign both meet the guidelines as presented and we issue a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.**

2. *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".*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Ann Dickerson, here on behalf of Cotton at Riverside Mill and the Perry Restaurant Group. Ms. Dickerson stated I just want to say briefly that I am so excited to see all these people here like you are. The last time that I came before you there was only three items on the agenda. This is a great testimony to what you people are doing here. I'm

really here to beg forgiveness it is obvious that we have two signs up that we did not come through the committee for those signs. I can't give you any great excuse why it didn't happen that way. We clearly know how to do it we did it for Muchos and we just didn't do it through Cotton. I apologize and now I'm here to ask for permission for a certificate of appropriateness for these signs.

Mr. Davis stated so these signs are basically already up.

Ms. Dickerson stated not basically, they are definitely. The steel sign, which is your typically flat against the wall, it's a sort of a rust color on the front side with a piece of steel behind it that is right above the outside door of the patio. The other sign illuminated which is only seen at night our hope was to help the people that are coming across the bridge to be able to see where Cotton really is. It is a challenge to know where this restaurant is located and while we have some small signs, a sign in the lobby of the front building it is a challenge to figure out where Cotton is so it was really to help people to understand and find their way. We thought a nice aggressive touch to what is already being done in the River District which maintains the Historical not painted on and it's not flashing "come eat here" it's just a very settle logo.

Mr. Lackey stated why do you feel the need for both signs?

Ms. Dickerson stated because the one by the patio entrance is tiny and you really see that one when you are in the parking lot. It helps you understand where to go up the steps if you are going to go in the back entrance. The other sign you really don't see from the parking lot and you mostly see it from the River.

Mr. Hackworth stated is there a particular reason you opt for the projective sign verses a more historically accurate painted sign logo?

Ms. Dickerson stated I would have to go back and ask but my understanding was that there was not an option to paint. I could be mistaken.

Mr. Lackey stated they might have a problem with the tax credits.

Mr. Hackworth stated well the historic tax credits would have an issue if it were not appropriate for the building. In the year 1882, the building had a painted sign on it.

Ms. Dickerson stated I don't have a good answer for that. I think the intention was to do something very cool and different for the River District.

Mr. Hackworth stated is that actually the largest that metal sign can be?

Mrs. Preston stated the metal sign on the building can be up to 32 square feet.

Mrs. Nicholas stated but right now, that sign is mounted that doesn't look all that big is actually 43 square feet or is that?

Mrs. Preston stated it is 10.4 square feet, the total signage with the light projected one and that one is 43 square feet, which puts it over the 32 total limit.

Ms. Dickerson stated and the lighted one you don't see during the day only at night.

Mr. Davis stated I think we are in a bit of quandary because you have already put the signs up.

Ms. Dickerson stated I understand that.

Mr. Davis stated we are trying to see if it meets not only the guidelines but also, the guidelines that we have set forth and working with other businesses. I kind of agree with Mr. Hackworth had it been more of a sign for that period I don't think we would have much to say about it. This is very different.

Ms. Dickerson stated it is very different and you people would not be the first historical area to have to try to figure this out. I was not involved in it but I know that in Farmville there is also one of these signs. I think this is kind of a way of the future.

Mr. Ranson stated the way that it looks it is historically accurate.

Mr. Hackworth stated my intention was along the lines what can we do within the guidelines to help them as far as visibility verses necessary the lettering. That is why she is here she is looking for visibility.

Ms. Dickerson stated because of visibility we would obviously like to keep the sign and I understand your concern.

Mr. Davis stated may I make a suggestion, how about we table this you have the signs up anyway which will allow us to go by there and look at it.

Mrs. Nicholas stated is it constant projection or can you only see it when the light is down.

Ms. Dickerson stated it is a constant projection but you only see it at night.

Mr. Davis closed the Public Hearing.

**Mr. Lackey made a motion to table this particular agenda item for one month to give the Commissioners time to view the property and signs. Mr. Davis seconded the motion. The motion was approved by a 4-1 vote.**

3. *Certificate of Appropriateness at 406 Cabell Street to construct a masonry entry ramp with metal railing.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Gus Dyer, here on behalf of Danville Historical Society. Mr. Dyer stated I think it's pretty self-evident to speed things up I will ask if you have any questions. Technically, it's not a ramp because it is level it is more of a stoop or a landing. We are going to project it to the right until it reaches grade. The illustration that you have it is a little bit off because we actually hit grade in the middle of that window instead of all the way to the second window.

Mr. Davis stated it will come off to the side?

Mr. Dyer stated it will project out 6 feet and run to the right and it will automatically meet grade. It will allow the sidewalk to come out to the street. It will be a flat area for the entrance to the building. As far as the railing, we don't really care what the railing looks like because you have conflicting guidelines we will probably pick something out that is in the illustration or a picket fence.

Mr. Davis closed the Public Hearing.

**Mrs. Nicholas made a motion that the ramp meets guidelines as presented and is allowed to have a railing that is consistent with other railings within the River District currently and to issue a Certificate of Appropriateness. Mr. Hackworth second the motion. The motion was approved by a 5-0 vote.**

4. *Certificate of Appropriateness at 530 Craghead Street, Unit 200 for conversion of former garage into a restaurant, as follows:*
  - A. *Install four (4) new garage doors: the center two (2) doors will be operable, overhead doors; the extreme left door will be fixed (stationary) except for a 3'0" swinging door and the extreme right door will be a swinging door, approximately 48" wide, both opening out and of similar construction.*
  - B. *Install a stainless steel smoker on the east side ledge.*
  - C. *Alter the existing fence and install a 48" gate, of same construction as the existing fence.*
  - D. *Install a small fence (or gate) to fill the gap between the fence and the smoker.*
  - E. *Install a half-round gutter, across the front and possibly on all four (4) sides, and downspout(s).*
  - F. *Install five (5) gas lamps on the front, one (1) on each column.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Butch Dalton, here on behalf of Grove Park Properties. Everything that we are proposing here has already been approved by the Department of Historic Regulations both State and Federal.

- A. *Install four (4) new garage doors: the center two (2) doors will be operable, overhead doors; the extreme left door will be fixed (stationary) except for a 3'0" swinging door and the extreme right door will be a swinging door, approximately 48" wide, both opening out and of similar construction.*

Mr. Hackworth stated are these doors going to be wooden?

Mr. Dalton stated we are shopping; the wood prices are just astronomical so we are pricing it both ways. Honestly, the first price that we received was ridiculous and we are shopping again.

Mr. Ranson stated could it be either wood or metal?

Mr. Dalton stated it is the owner's preference. Either way they will be painted the same color as the trim on the building now, which is urban bronze.

Mrs. Nicholas stated so I'm looking at the architectural drawing but I'm having trouble understanding what is actually happening.

Mr. Dalton stated this box here is the smoker on the East end of the building.

Mrs. Nicholas stated would that be accessible or would it be put into the building? I'm just not certain.

Mr. Dalton stated we are going to cut it into the building through the cinderr block and slide it out and it will be on a freshly poured concrete pad. It will be fixed into place and it will be blocked into concrete back into place. Next on the list is to alter that fence. We haven't seen it yet but I have seen photos it's basically a stainless box.

Mrs. Nicholas stated there will be no existing gap between the smoker and the physical building itself?

Mr. Dalton stated no it will be inserted through the wall and some kind of door from the inside. We won't know this until we get the smoker on site the proposal is to alter the fence, which is 5 feet wide and 5 feet long, and insert a 48 inch gate either at the beginning or next to the first post and it will open out. There will be another small section fence perpendicular to that. The preference would be to use copper gutters and we are asking for gas lamps, which also be copper and they would match. They would be much smaller than what is on Muchos but the same concept.

Mr. Davis stated according to what the notes are that were written to us Item B is the only one that doesn't measure up to the guidelines that are presented.

**Mrs. Nicholas made a motion that A, C, D, E, and F meet the guidelines as presented and they should issue a Certificiate of Approriateness as presented within the notes. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.**

Mr. Davis stated what was it about the smoker that it wasn't according to guidelines?

Mrs. Preston stated because they are not proposing screening. It is supposed to be screened in. It is considered a piece of equipment. Just like the conservation that we had last month about the transformers and that kind of thing. They are not proposing any screening to screen it from view. It is sort of a unique situation I'm not saying it isn't doable, but the drop off grade completely drops down there are several utilities and electrical transformer and a phone, utility box in that bottom mulch area. The ledge that they are going to use to build upon is not really a place to plant anything because of the grade. Probably is doable to do some kind of fencing to build out the ledge more, but then it would probably eliminate their access to it for maintenance if it is completely built up and screened for view.

Mrs. Nicholas stated is there enough room between the fence addition that is already going on if say a wood screen for example we allowed a wood screen down by Me's would there be enough room for it to be opened or maintenance or any of that. I can't get a sense of how deep that ledge is.

Mrs. Preston stated the ledge is maybe 2 feet?

Mr. Dalton stated its probably 3 to 4 feet its close down to Mucho's and the other building. That would be the highest point.

Mrs. Preston stated they possibly could I don't know if they need access to the piece of equipment and the wooden partition may prevent them from having it.

Mr. Dalton stated I believe that is the reason we are requesting that the gate again I will not know personally until it is sitting here. The reason we asked for a gate they have to have access to that side for maintenance.

Mr. Ranson stated so the guidelines don't cover a smoker.

Mrs. Preston stated they just cover equipment.

Mr. Ranson stated if it were a transformer it would require a screen from view but to me a smoker is something that you would want to see. It is part of the process and it would be interesting to see it. Even though it might not be covered by the guidelines, and I think that it should be acceptable because it is a unique situation.

Mr. Gillie stated you can have outside barbecue grills and there are alot of restaurants that could ask for these and a smoker might be neat this could open a door for alot of other types. That is up to you. We think it is mechanical equipment, the same as a generator or air conditioning system. Equipment is the same as equipment.

Mr. Davis stated you're also looking at the danger aspect you have someone get inside the gate there is a danger.

Mr. Gillie stated the danger is also exposed and they can lean on hot equipment and everything.

Mr. Lackey stated is there a reason that it is not being put inside of the building?

Mr. Dalton stated it is a very small building.

Mr. Lackey stated it is a space issue.

Mr. Dalton stated I think so. I don't think that it is true that you can touch it and burn because it is separated by the gate that we are asking for. We are also putting a fence down on the lower level where the electrical transformer is now so you can't get close enough to touch it. It isn't close enough to touch unless you crawl over a fence.

Mr. Ranson stated will this thing open up and people can put stuff in it?

Mr. Dalton stated there is the access point on that side and I know they are going to open on the inside.

Mr. Ranson stated so the putting in and taking out will be on the inside?

Mr. Dalton stated I assume so yes. They will probably load fuel from the side.

Mr. Ranson stated so what is the rest of the building going to be used for?

Mr. Dalton stated it is going to be a barbecue restaurant, a barbecue shack that is only going to sit eight to ten people. You will also be able to order when you are at Mucho's. They are going to share coolers.

Ms. Dickerson stated I can explain the smoker better. The way the smoker works is that the door on the inside is actually backed up to the inside of the building. The chefs and cooks go and open that door and that is where the meat goes in and out. The outside we need access to because that is where your wood goes to fuel it and that is also where they need access to clean it and pressure wash the smoker.

Mrs. Nicholas stated so it needs to be frequently accessed?

Ms. Dickerson stated yes because you have to put the fuel in and also be able to clean and maintain it.

Mrs. Nicholas stated is there any way that this could be considered an attractive nuisance?

Mr. Whitfield stated if you are looking for a way not to set a precedent the fact of the surroundings and the fact that it will be on a ledge and I may be wrong Mr. Gillie. I can't imagine that there will be many more areas in the River District where you will have a narrow ledge which you would set a smoker. You might be able to talk about the unique circumstances and under constraints of the building and the space of where the smoker is going to be and set that apart from future cases so that it will not set a precedent.

Mr. Gillie stated we have a concern now where is the wood going to be stored? I was not aware that it was going to be a wood fired smoker.

Mr. Dalton stated I don't have an answer to that but I would think that it would be below that ledge. May I add a couple of things a letter that we received from the Design Commission. It says that staff recommends this discrepancy as minor and therefore they approve the issuance of certificate of appropriateness. We are not saying that we are not willing to put up a screen we have to put it where it is movable just like a gate.

Mrs. Nicholas stated that is why I was asking about the depth of the ledge verses the gate.

Mr. Davis stated I would think that we would want it screened then we don't have to worry about setting the precedent. Plus if its going to be a wood fire smoker and you are able to bring up the wood and keep it right beside the smoker and it is handled easily.

Mrs. Nicholas stated but if the ledge is so narrow that could make it impossible to be able to get to the other things that they need to do. I don't want to make it where they have a smoker that they can't use.

Mr. Ranson stated that is their problem.

Mr. Davis closed the Public Hearing.

**Mr. Ranson stated that Item B does not meet the guidelines as presented. Mr. Davis seconded the motion. The motion was approved by 5-0 vote.**

Mr. Lackey stated my opinion being consistent with the screening is important. If the ledge is an issue they will have to build a deck and access to it. That would be the owners issue not the River District problem. I hope that it won't come to that.

Mrs. Nicholas stated is there efficient space to build out from that?

Mrs. Preston stated I think there is space but there is also the utility boxes that they would essentially cover. I don't know the regulations from the utilities as far as their feelings of something being built on top of it.

Mr. Lackey stated if they came back and said look we can't do it because we have this problem then you would have a City and owner issue and I would be happy to reverse it.

Mr. Davis stated what if we word it if feasible?

Mr. Gillie stated who determines feasibility?

Mr. Whitfield that was going to be my question.

Mr. Gillie stated I really don't want to have that thrown on me.

Mr. Dalton stated this gate that we are asking for again all I have is this drawing. I believe that the smoker is only a little bit higher than the existing fence. The gate that we are asking for there are some sort of solid panels inserted into that gate and the gate would be a foot higher. The gate itself would act as a screen.

**Mrs. Nicholas makes a recommendation that Commission considers this discrepancy as minor in Item B and so therefore approves the issuance of Certificate of Appropriateness to install the stainless steel smoker on the East side ledge with the addition that the fencing and gate that was altered in Items C and D use trex cladding in order to act as a screen around the smoker. Mr. Hackworth second the motion. The motion was approved by a 3-2 vote.**

5. Certificate of Appropriateness for the Craghead Street Tunnel to create an art installation that consists of multi-colored LED lights for a beautiful entry/exit to the River District.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Traci Petty and Evelyn Riley. Ms. Riley stated we are presenting to the Commissioners today this idea and our dream and bringing that to the River District.

Mr. Ranson stated is this going to be like the Detroit Airport?

Ms. Riley stated yes. Just to be clear the picture does include lights over the driving portion but that is something that this project will not be under taking. It would just be the walkways along adjacent on the sides.

Mr. Hackworth stated what is the reasoning for not including it over the driving portion?

Ms. Riley stated safety.

Mr. Hackworth stated what is the safety issue?

Ms. Riley stated distraction. We didn't want to take a chance and also because of the budget.

Mr. Hackworth stated I don't share your safety concerns.

Mr. Ranson stated when I read about it in the paper it said that you were looking for grants for financing. That is fine but I think once we approve something it has to be done in a limited time.

Mrs. Preston stated in one year.

Ms. Riley stated we plan to have it done by the end of summer.

Mr. Ranson stated so if you don't get your grant by the end of the year you will have to come back.

Mr. Hackworth stated I'm not sure which one of you that I talked to but you do have permission from Norfolk Southern?

Ms. Riley stated yes and they will also be requiring design specification.

Mr. Whitfield stated I just asked that question for staff. They actually have a signature and they signed the application.

Mr. Hackworth stated I know how they can be.

Ms. Riley stated these will be programmed to change the lights and figuration for homecoming and etc.

Mr. Hackworth stated these will be stationary lights they are not going to flash.

Ms. Riley stated ours are similar to this and you can see how these are cut into squares each one of them are a different color and it is a muted soft transition. It's not a strobe.

Mr. Ranson stated it's just like the lights in the research building.

Ms. Riley stated exactly.

Adam Goebel, I am the Executive Director over the Science Center and I have worked down there for 18 years now. Mr. Gold stated I am here to speak on behalf of myself. I just wanted to voice my support on this project.

Mr. Davis closed the Public Hearing.

**Mrs. Nicholas made a motion that the request meets the guidelines as presented with the following conditions that the project approval must be obtained from Norfolk Southern prior to the art installation that consists of multi-colored LED lights through the tunnel. The applicants must provide a copy of the Norfolk Southern approval to the City's records and multi-colored lights must not blink, strobe, move or change in such a manner that creates a safety hazard passing through the tunnel so be issued a Certificate of Appropriateness. Mr. Hackworth second the motion. The motion was approved by a 5-0 vote.**

6. *Certificate of Appropriateness at 548 Craghead Street for an 18-month extension of a previous application to have recessed signage at street level. Current signage includes rendering and plans for the 500 block as it stood at the time when the initial application was submitted. We wish to update that signage with progress made since that time, as well as, projects coming down the pipeline.*

Mr. David opened the Public Hearing.

Present on behalf of this request was Jeffrey Gignac, here on behalf of Rick Barker Properties, LLC. Mr. Gignac stated as the application indicates there has been a lot of changes in the block since the initial signage was approved and displayed. We would like to change that signage to indicate that change and update since that initial signage.

Mr. Davis stated one of the conditions was that the wall be reinforced.

Mr. Hackworth stated that has been done.

Mr. Gignac stated in addition to the new signage we will be painting it with a fresh coat of black paint so it will maintain a sharp appearance.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion that the request complies with the guidelines with the following stipulations each sign may be no larger than 32 square feet and the wall and signage may remain in place up to eighteen months or November 10, 2020. The wall and signage is allowed to remain in place for a period of up to 18 months. The signage is allowed to be updated throughout the 18 month period without the need for additional RDDC approval provided the updated signs do not exceed 32 square feet each and pertain to the 500 block and its existing and upcoming projects so be granted a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.**

7. *Certificate of Appropriateness at the corner of Monument Street and Newton Street to replace the existing parking lot near the fire station by removing the*

*barbed wire fencing, curb and gutter, and parking blocks; repairing the existing washed out embankment, installing erosion control measures, and seeding; and installing new curb and gutter with landscaping, parking street lights, and three (3) vehicle charging stations.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Kelvin Perry, Project Manager of Economic Development. Mr. Perry stated so we have the request here that has been read to you to upgrade and improve the parking lot that is on Monument Street. I believe staff originally sent out none acceptance and we have gone out and we have make the necessary adjustments.

Mr. Davis stated according to Holley you are going to be tearing down the fencing and basically going to be redoing that lot and it's going to be a place that you don't mulch.

Mr. Perry stated its going to be a parking lot used for the Durham Hosiery building, which is under renovations now. There tenants and commercial space that will be there will be utilize as well as public parking.

Mr. Lackey had to leave the meeting at 4:59 pm.

Mr. Davis stated this is not going to be a fenced in area?

Mr. Perry stated no.

Mr. Ranson stated the dumpster screen is it going to just be a black wall painted?

Mr. Perry stated it will be just like Mucho's.

Mr. Davis closed the Public Hearing.

**Mrs. Nicholas made a motion that the parking lot, as now presented to staff in this drawing, meets the guidelines and therefore issue a Certificate of Appropriateness. Mr. Ranson second the motion. The motion was approved by a 4-0 vote.**

8. *Certificate of Appropriateness at 119-121 S. Union Street to demolish the existing building and construct a pocket park.*

Mr. Davis opened the Public Hearing.

Present to behalf of this request was Corrie Bobe. Mrs. Bobe stated once demolition began and engineers began working on a plan we came across a number of issues with the Knights of Pythia's building. We have had several construction crews come in and verify that this is an unsafe structure. One was just in the construction of the building as you go into the basement the structural beams that run through in columns that go to the next floor. The columns are not bearing on one another and they are off set so you already have one structural issue already. They tried to correct that for years by putting columns wherever they could. Fortunately, one set of columns was over a storm water culvert system that ran under the building. The second issue there is damage from multiple past fires in the structure that was never remedied. The structure

is hazardous because of a collapsed culvert in the basement. The building is in danger of falling in and work on the culvert would put a work crew and surrounding buildings at risk. The building will need to be demolished by hand starting at the top, a tedious process. We are requesting permission to demolish this building and demolition will have to be very well planned for the safety of building and pedestrians around it. We would like to install a pocket park within that area that will be used for public and also for the hotel guest.

Mrs. Nicholas stated it will not belong to that hotel but will be accessible by the hotel.

Mrs. Bobe stated that is correct.

Mr. Ranson stated doesn't think affect the financial liability because you are going to have a third less space for rooms and things?

Mrs. Bobe stated now he is in the process of purchasing the building to the left.

Mr. Ranson stated I've gotten some distressed emails and calls from people; the building is significant. I guess my question is if the problem is the culvert can you take some more time and see if there is a solution for that?

Mrs. Bobe stated we have tried and have taken several engineers and construction companies there, that is a reason they are buying the building next door. We have looked at it for several months now and it goes back to everyone seems to think that this creates more of a unsafe structure or a safety issue for the structures around it and the ones that will be working on it. The issue is once you start looking at that culvert it creates a very unsafe scenario.

Mr. Davis stated just looking out the window here you have the three structures together has there ever been a thought to putting steel beams across the top and keeping the roof on there just as part of the historical significance, and also a cover for the park itself?

Mrs. Bobe stated we can look into it but it goes back to cost for steel structures. I have worked with a number of developers and it doesn't generate profit for them but they probably don't want to spend that type of money in keeping a structure. It goes back to if we invest in a pocket park is it worth our while to keep it or spend the money on steel beams in order to keep the roof line or invest in high quality products for the park.

Mrs. Nicholas stated is there a scenario in which the Pythias building is at all salvageable or has it been consist across the board that this can not be saved?

Mrs. Bobe stated the unfortunate thing is because the issues comes from the bottom you can't salvage the structure itself it can collapse. In terms of saving a portion of the structure, we can't guarantee it.

Ms. Christie Wall, owner of Grizzly's Hatchet House, stated I'm just listening to what she was talking about. My question would be if nothing were done what happens. It seems like if the situation is a giant sinkhole near a building it is already collapsing and already sinking in and a decision not made not to do something to it. The whole building could collapse and that is a safety issue.

Mr. Davis closed the Public Hearing.

**Mrs. Nicholas made a motion that the request meets the guidelines as presented and they should issue a Certificate of Appropriateness to be demolished and a pocket park to be constructed with the conditions that the City come back to the RDDC for the specifics on the park and that salvable materials are reused in the park or surrounds as able or appropriate. Mr. Hackworth seconded the motion. The motion was approved by a 4-0 vote.**

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 680 Lynn Street, Suite J to create a patio area in the space behind Grizzly's Hatchet House and the brick wall property divider. Add black aluminum fencing, a deck, paved & grass for seating games, uplighting and patio lights.*

Mr. Davis opened the Public Hearing.

Present to speak on this behalf is Christie Wall, owner of Grizzly's Hatchet House. Ms. Wall stated basically what we want to do is extend outside the back door of our facility it is already a grassy strip behind the building. Just past that is a brick wall that divides the building we want to create a patio where people can go outside and play corn hole and that sort of thing. We have created a design that has a terrace on the Monument street side and it will be level with Monument and it will be just a deck and there will be four or five steps down to the grade that will be even with the back door of Grizzly's. There will be built in seating using plain deck board beside the steps area that will be built in seating and tables in that area. There will be some mobile seating and some swings in the corners. Both sides on the left and right will have fencing we know that the fencing that goes towards Lynn street will be simple black metal picket fence with a exit door only because its level with the street we plan to do something taller what is there now is a chain link if we did chain link it would be black because we want it to blend in. There will be patio lighting also.

Mrs. Nicholas stated so are you asking for iron fence panel or chain fence?

Ms. Wall stated that would definitely be on the side of Lynn Street because you have a long grade that you could actually drive up to that goes to the length of the building. On the left hand side of Monument street that's where we want add the six foot fence so people can't jump over it.

Mrs. Nicholas stated are you saying this or chain link or are you proposing to do some chain link?

Ms. Wall stated chain link on the street side.

Mr. Ranson stated is the Grizzly logo a sign or artwork?

Mr. Gillie stated it is artwork. We were unaware of the chain link fence.

Mrs. Preston stated chain link fencing, is not permitted.

Ms. Wall stated we can definitely do the picket fence. The price is about the same either way so it is fine.

Mr. Davis closed the Public Hearing.

**Mrs. Nicholas made a motion that the application as presented by Grizzly's Hatchet House and Christie Wall meets the guidelines as presented with the exception that the chain link fence not be allowed but instead the fence panels as shown in the necessary sizes as needed meets the guidelines so therefore should be given a Certificate of Appropriateness. Mr. Ranson seconded the motion. The motion was approved by a 4-0 vote.**

#### **APPROVAL OF MINUTES**

The April 11, 2018 minutes were approved by a unanimous vote.

Mrs. Preston stated I have just one quick information item for you. The Fire Marshall has deemed structure unsafe and ordered it to be demolished. It is not the entire structure but portion thereof at 603 Loyal Street. Since they have ordered that it be demolished, it somewhat supersedes the need for this Commissions approval. We bring it to you as an information only so you will know what is going on if you see them out there working.

Mr. Gillie stated it's back of a warehouse behind Bolton's Accounting. You can see where the beam is broken going down the street and it has to come down.

With no further business the meeting adjourned at 5:30 p.m.

---

Approved By: