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

River District Design Commission

MAY 9, 2019
4:00 P.M.
FOURTH FLOOR CONFERENCE ROOM

AGENDA

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

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

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".*

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

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.*

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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.*

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.*

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.*

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

IV. APPROVAL OF MINUTES FROM APRIL 11, 2019

VII. ADJOURNMENT

City of Danville
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Phone: (434) 799-5260

River District Design Commission

MEETING OF MAY 9, 2019

SUBJECT

Certificate of Appropriateness at 308 Court Street for installation of one (1) door sign and one (1) wall sign.

EXCERPT FROM DESIGN GUIDELINES

7. Sign Guidelines

7.2 Commercial Signs

7.2.2.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% or a door or double hung window.

7.2.2.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).

7.3 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.

STAFF RECOMMENDATION

The proposed door sign will occupy less than twenty (20) percent of the door area, the proposed wall sign will be less than 32 square feet in area and both will be painted on. Staff recommends the River District Design Commission issue a Certificate of Appropriateness at 308 Court Street for the installation of one (1) door sign and one (1) wall sign.

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River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

Property Location: 308 court Street

Name of Applicant: Jeremy Clifton

Applicant's Address: 2515 Franklin turnpike Apt 11 Danville, VA 24546

Applicant's Phone Number: 919-588-0488 Email Address: dominioncrossfit@gmail.com

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

1) will like to paint door with sign (paint same color no change) 1.5 x 1.5

2) outside wall (window) (Black)

3) hang sign

Type of material(s) to be used: Paint etc

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

Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? no

Would you like more information about these programs? yes

Which one(s)? All

Signature of Property Owner (if not applicant)

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLRDDC20190000152 RDDC Date: 5/9/19

Date submitted: 4/9/19 Received by: Holley Preston

Tax Map Number: Parcel: 20136 Zoning District: CBC, Central Business, Commercial

Additional Zoning Information:

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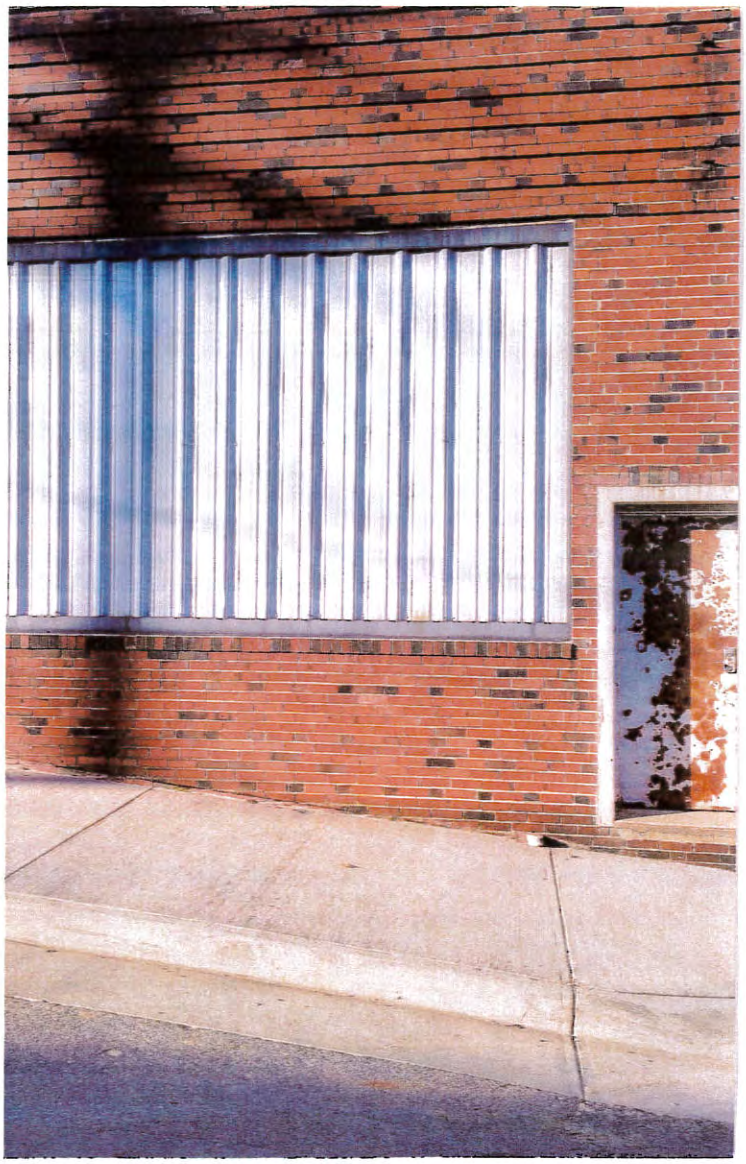

Window: 6inch Lettering

"Take Control Of Your Health and Fitness Today..."

Dominion CrossFit

www.DominionCrossFit.net

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River District Design Commission

MEETING OF MAY 9, 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

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).

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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b) The application must be signed by the property owners or representative with written authorization by the owner
c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 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 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

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

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.

COTTON

COTTON
COTTON

COTTON
COTTON
DAN RIVER

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River District Design Commission

MEETING OF MAY 9, 2019

SUBJECT

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

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.
- New construction (e.g. additions) must be appropriate to the period and style or character of the building and the district as a whole.

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.)

3.8. Not Recommended

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

STAFF RECOMMENDATION

The applicant is undecided on the railing type, and is open to suggestions / recommendations from the Commission as to what is appropriate for this location, but has indicated the railing will be black and the material used will be metal. The guidelines do not specifically address railing type in the Historic Building Restoration / Renovation Guidelines Section. Once a type is determined, staff recommends the River District Design Commission issue a Certificate of Appropriateness at 406 Cabell Street to construct a masonry entry ramp with metal railing.

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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b) The application must be signed by the property owners or representative with written authorization by the owner
c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 406 CABELL ST.

Name of Applicant: DANVILLE HISTORICAL SOCIETY / Gus Dyer

Applicant's Address: BOX 6 DANVILLE VA 24543

Applicant's Phone Number: 434-489-2333 Email Address: dydeco@mindspring.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign CONSTRUCT MASONRY ENTRY RAMP WITH METAL RAILING

Type of material(s) to be used: BRICK, CONCRETE, METAL RAILING

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)? - NA -

Signature of Property Owner (if not applicant)

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

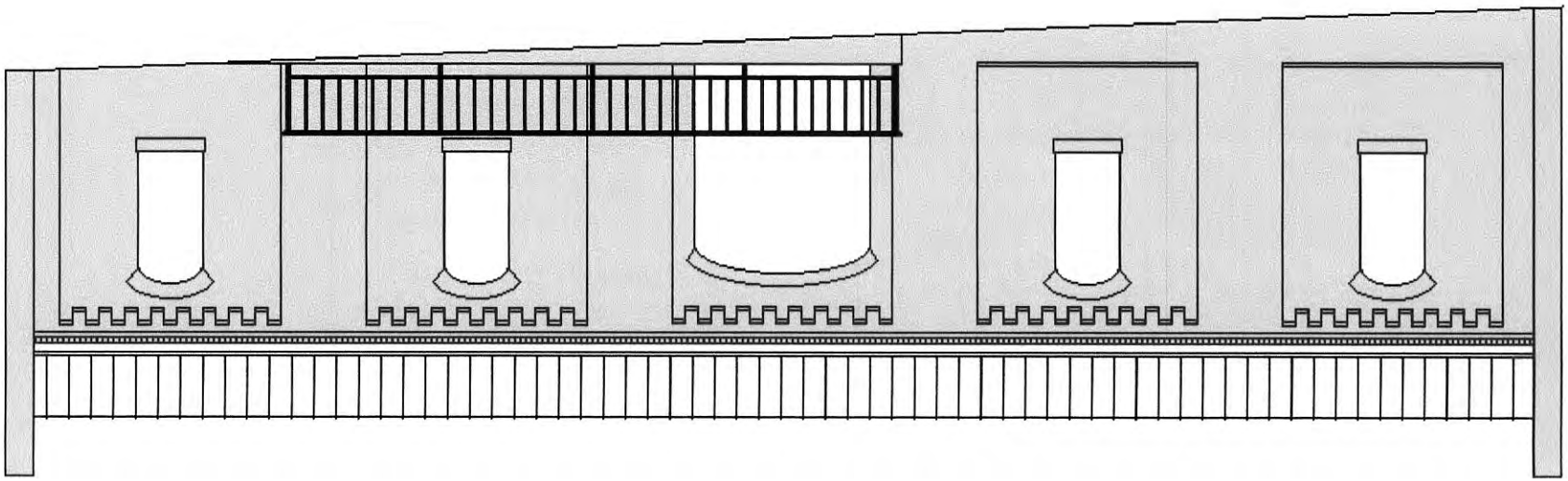
Application Number: PLRDDC20190000169 RDDC Date: 5/9/19

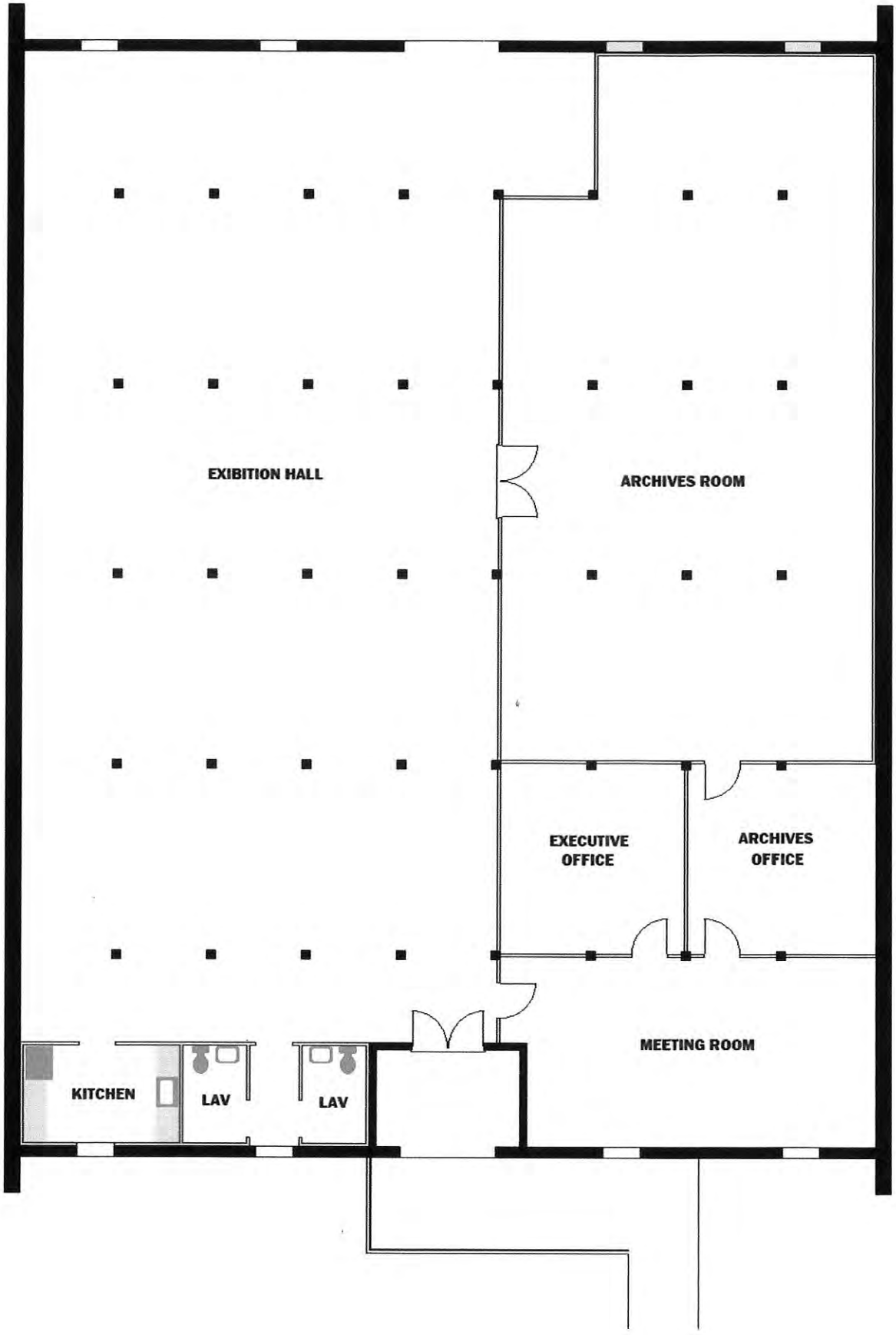
Date submitted: 4/15/19 Received by: Holly Preston

Tax Map Number: Parcel: 26849 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.




EXIBITION HALL
ARCHIVES ROOM
EXECUTIVE OFFICE
ARCHIVES OFFICE
MEETING ROOM
KITCHEN
LAV
LAV

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River District Design Commission

MEETING OF MAY 9, 2019

SUBJECT

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.*

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.
- New construction (e.g. additions) must be appropriate to the period and style or character of the building and the district as a whole.

3.2.1. Roofs, Gutters and Downspouts

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

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.)

3.8. Not Recommended

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

- 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.
- 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.

5: Site Design Guidelines

5.2. Site Guidelines

5.2.12. Approved Fencing and screening materials.

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

5.2.13. Prohibited screening and fencing materials:

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

STAFF RECOMMENDATION

Items A, C, D, E, & F meet the guidelines. Staff recommends the River District Design Commission issue a Certificate of Appropriateness at 530 Craghead Street, Unit 200 to (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, (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), and (F) install five (5) gas lamps on the front, one (1) on each column.

Item B does not meet the criteria set forth in the guidelines. Staff recommends the Commission recognize that the request does not meet the guidelines (first vote for Item B) and further recommends that the Commission consider the discrepancy as minor (second vote for Item B), therefore approving the issuance of a Certificate of Appropriateness at 530 Craghead Street, Unit 200, to install a stainless steel smoker on the east side ledge. (two votes total for Item B).

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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b) The application must be signed by the property owners or representative with written authorization by the owner
c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 530 CRAGHEAD ST. SUITE 200

Name of Applicant: C.H. "BUTCH" DALTON, JR

Applicant's Address: 536 CRAGHEAD ST. APT 201

Applicant's Phone Number: 251-5346 Email Address: boatbum401@hotmail.com

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

CONVERSION OF FORMER GARAGE INTO RESTAURANT. THIS APP ADDRESSES INSTALLATION OF 4 NEW GARAGE DOORS. FACING THE BUILDING FROM THE SOUTH, THE CENTER TWO DOORS WILL BE OPERABLE OVERHEAD DOORS. THE EXTREME LEFT DOOR IS FIXED EXCEPT FOR A 3'0" SWINGING DOOR OF SIMILAR CONSTRUCTION, OPENING OUT. THE EXTREME RIGHT DOOR

WILL BE A SWINGING DOOR, APPROXIMATELY 48" WIDE, OF SIMILAR CONSTRUCTION, ALSO OPENING OUT. WE ARE ALSO REQUESTING INSTALLATION OF A STAINLESS STEEL SMOKER ON THE EAST SIDE LEDGE. ALSO REQUESTING TO ALTER THE EXISTING FENCE AT THE EAST SIDE TO INCLUDE A 48" WIDE GATE, OF SAME CONSTRUCTION AS THE FENCE, AND A SMALL FENCE (OR GATE) TO FILL THE GAP BETWEEN FENCE AND SMOKER. WE ALSO ARE REQUESTING PERMISSION TO INSTALL HALF-ROUND GUTTER AT LEAST ACROSS THE FRONT, POSSIBLY ON ALL SIDES. WE ALSO REQUEST ADDITION OF FIVE (5) GAS LAMPS ON THE FRONT, ONE ON EACH COLUMN.

Type of material(s) to be used: GARAGE DOOR PREFERENCE IS WOOD. SMOOTH IS STEEL. FENCE IS BLACK PAINTED ALUMINUM. GUTTER IS ALUMINUM, PAINTED TO MATCH TRIM

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: PLRDDC0000170 RDDC Date: 5/9/19

Date submitted: 4/15/2019 Received by: Holley Preston

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

Additional Zoning Information: _____

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A1.1

REMOVE FENCE & MODIFY FOR NEW GATE ACCESS TO SMOKER

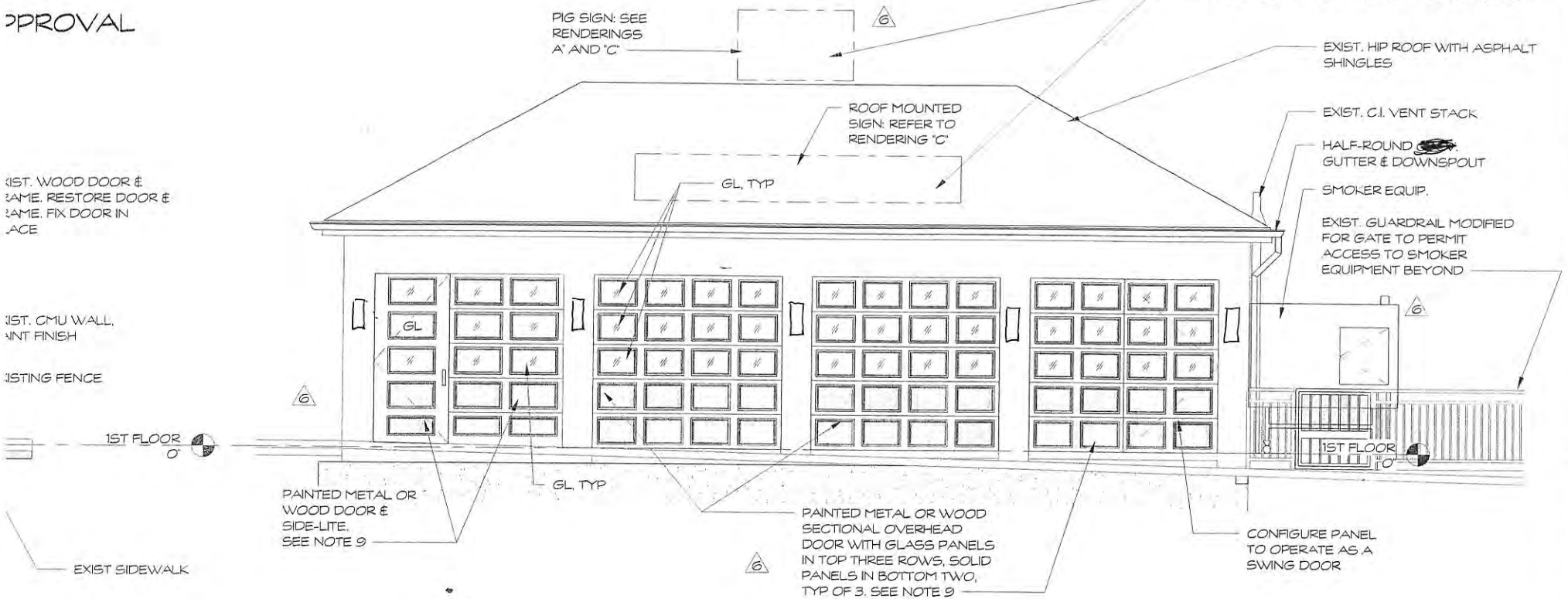
1 / A1.1 FLOOR PLAN
1/4" = 1'-0"

NORTH

Graphic Scale: 1/4"" = 1'-0"
0 3' 6' 12'

HOLD FOR APPROVAL

PPROVAL



2 / A1.1 South Elevation
1/4" = 1'-0"

GAS LANTERNS

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River District Design Commission

MEETING OF MAY 9, 2019

SUBJECT

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.

EXCERPT FROM DESIGN GUIDELINES

8: Streetscape and Open Space Guidelines

8.1. Streetscape Guidelines

8.1.1. Overall Design Considerations

Solar-powered, LED, and induction lamps are all more expensive to purchase, but use less energy over time. The globes are recommended to be glass rather than synthetic, because they last longer and do not become cloudy over time.

Landscape Lighting and Electrical connections should also be considered in design. Up-lighting on Trees, buildings and artwork can add a different dimension to the streetscape.

8.1.2. Streetscape Types

Bridge Street and Craghead Streets are the main pedestrian routes through the tobacco Warehouse section of the River District, and these are shown on the plan as red dashed lines. These streets should have their own distinctive character, which has been established with the improvements already completed on Bridge Street.

8.1.3. Gateways

Gateways could vary from simple signage to elaborate sculpture and landscaping. This is one area where the solutions should be creative. One of the most dramatic gateway feature the City could implement would be to light the dual bridges near the 100% corner.

At a minimum, gateway areas should have signage and other items such as special banners, special planting areas and/or artwork that makes motorists aware they are entering the River District. Gateways in areas with more available land, such as along Memorial or Riverside Drives, could have monument-type signs as well. Incorporation of sculpture can also make such locations memorable. At the railroad underpass on Craghead Street, there is the possibility of creating some type of mural on the underpass itself.

8.2. Streetscape Recommendations

Gateways into the District should be specially designed to welcome visitors and announce entry.

STAFF RECOMMENDATION

This type of request is not specifically addressed in the guidelines, but there is a reference to lighting the dual bridges to create a dramatic gateway feature and to creating some type of mural on the Craghead Street underpass, therefore the concept of having unique, special features at these entryway locations is supported. Staff recommends the River District Design Commission issue a 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 with the following conditions:

1. Project approval must be obtained from Norfolk Southern prior to the art installation commencing work on the tunnel.
2. The applicants must provide a copy of said Norfolk Southern approval for our records.
3. The multi-colored LED lights in the art installation may not blink, strobe, move, or change in such a manner that creates a safety hazard for passing through vehicular traffic or overhead rail traffic.

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: Craghead Street Tunnel

Name of Applicant: Traci Petty, Evelyn Riley, Pat Daniel and Rachel Covington

Applicant's Address: 308 Craghead Street, Ste. 104, Danville, VA 24541

Applicant's Phone Number: 276-732-8820 Email Address: petty.traci@gmail.com

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

We wish to create an art installation in the tunnel at the intersection of Craghead Street and Industrial Avenue that consists of multi-colored LED lights. The purpose would be to create a beautiful entry/exit to the River District and is consistent with other light installations already installed in the area.

Type of material(s) to be used: Thousands of multicolor LED lights controlled by a computerized system

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)? _____

Craig [signature] - Sr. Property Agent
Signature of Property Owner (if not applicant)

Traci Petty
Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

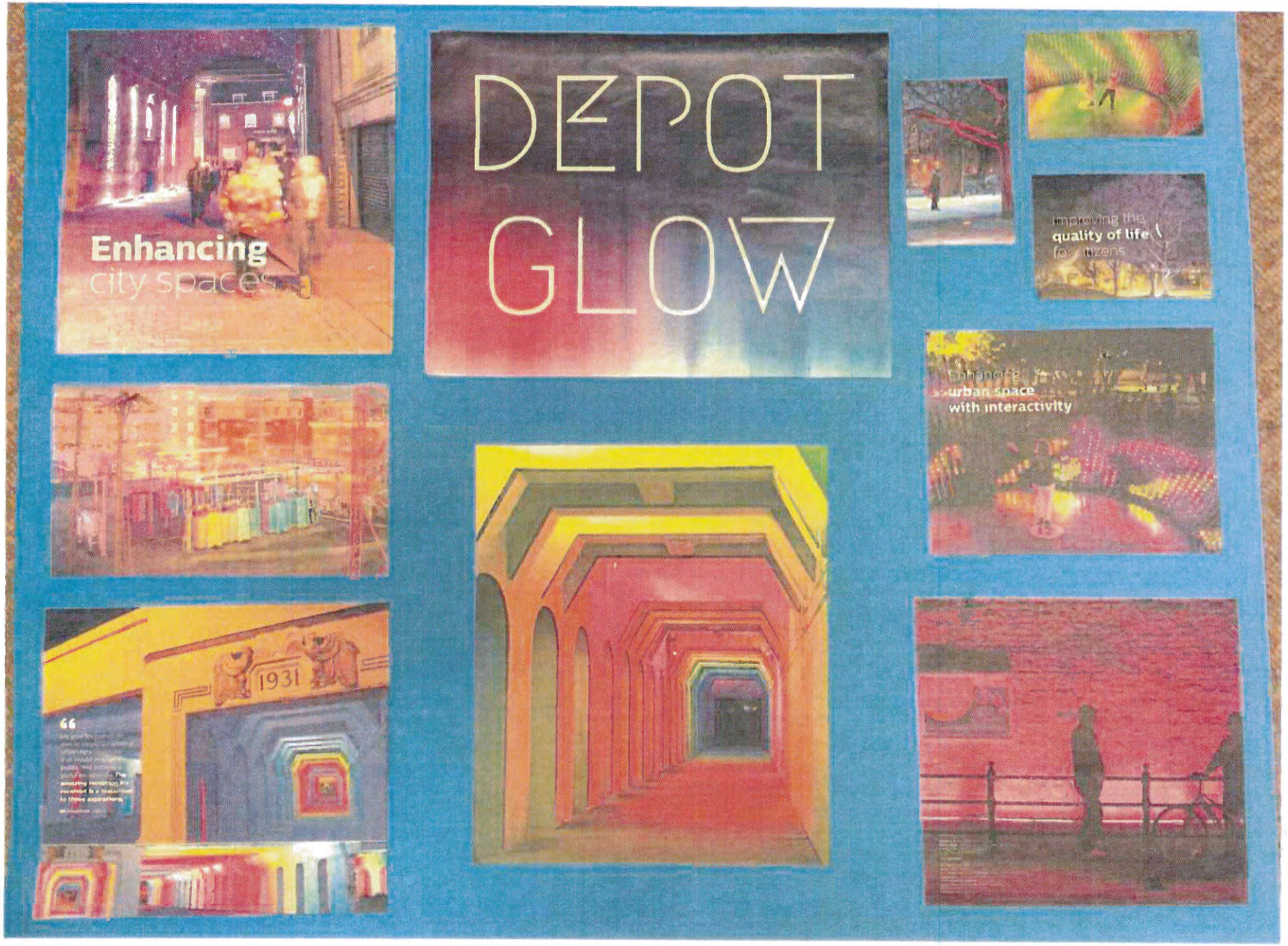
Application Number: PLRDDC20190000172 RDDC Date: 5/9/19

Date submitted: 4/17/19 Received by: Holly Preston

Tax Map Number: _____ Zoning District: _____

Additional Zoning Information: _____

All buildings, structures or improvements located in the River District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the River District Design Commission. The Commission meets once a month on the second Thursday of the month at 4:00P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260.


Enhancing
city spaces
DEPOT
GLOW
improving the
quality of life
urban space
with interactivity
1931

11FT. 8IN.
12FT. 10IN.
11FT. 8IN.

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

MEETING OF MAY 9, 2019

SUBJECT

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.

EXCERPT FROM DESIGN GUIDELINES

7.0 Sign Guidelines

7.2 Commercial Signs

7.2.2 Sign Type, Placement and Size

7.2.2.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.

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.
- Metal signs and plaques should be constructed of brushed bronze, antique bronze, aluminum, stainless steel or painted cast iron.
- Colors for signs should generally be limited to three and should harmonize with or compliment the colors of the building.

STAFF RECOMMENDATION

This request was initially considered and approved by the RDDC on October 13, 2016 with the following conditions:

1. The façade must be stabilized prior to the wall being installed.
2. Individual signs should be limited to 32 sq. ft.
3. The wall and signage may remain in place for a period of up to 18 months.

That COA and excerpt of minutes is included for your review.

Staff recommends the River District Design Commission issue a Certificate of Appropriateness at 548 Craghead Street for an 18-month extension of a previous application to have recessed signage at street level with the following conditions:

1. Each sign shall be no larger than 32 square feet each.
2. The wall and signage may remain in place for up to 18 months or until November 10, 2020.
3. 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.

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River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

Property Location: 548 Cragheade St., Danville, VA 24541: Parcel #26288

Name of Applicant: Rick Barker Properties, LLC

Applicant's Address: 554 Craghead St., Danville, VA 24541

Applicant's Phone Number: 434-799-1999 x302 Email Address: jeffrey@sripackaging.com

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

18-month extension of previous application to have recessed signage at street level at 548 Craghead St. 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.

Type of material(s) to be used: Vinyl weather resistant signage will be usesd similar to existing signage currently in place. Existing material has maintained a quality appearance for previous 18 month term.

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? N/A

Which one(s)? N/A

Signature of Property Owner (if not applicant)

Jeffrey O. Lignac
Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLRDDC20190000176 RDDC Date: 5/9/19

Date submitted: 4/18/19 Received by: Holly Preston

Tax Map Number: Parcel: 26288 Zoning District: TWC Tobacco Warehouse Commercio

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.

RICK BARKER PROPERTIES, LLC
500 Block Craghead Street Development Project
YOU ARE HERE
CRAGHEAD STREET PARKING MASTERPLAN

RICK BARKER PROPERTIES, LLC
500 Block Craghead Street Development Project
Leasing and Pre-Leasing options now available. Project completion scheduled for 2019
Piedmont Hardware Building
Leasing Options Now:
Creating the Premier Block of Danville's River District! Take a look at the before and after photos of completed work at our corporate office next door:
Exterior and 1st floor of 554. This building still has 3rd floor space available for lease, built to tenant specs.
Residential options will also be available on upper floors of some buildings. For more information, please contact Christie Wall at christie@sripackaging.com or 434-799-1999. Stop by our office next door at 554 Craghead Street, which is also the Supply Resources corporate office.
Craghead Street 500 Block - Before Construction 2016
Derby Day
Derby Day
Derby Day
YOU ARE HERE
CRAGHEAD STREET
BLAIR
CRAGHEAD STREET PARKING MASTERPLAN

Rick Barker Properties, LLC

500 Block Craghead Street Development Project

Leasing and Pre-Leasing options now available. Project completion scheduled for 2019.

Piedmont Hardware Building
Leasing Options Now:

- 554 1st Floor Commercial: 7,000 sqft - Supply Resources
- 554 2nd Floor Commercial: 7,000 sqft -BB&T Scott and Stringfellow
- 554 3rd Floor Commercial: 7,000 sqft **AVAILABLE**

536 Commercial: 395 sqft

534 Commercial: 1185 sqft

532 Commercial: 2686 sqft

530 Commercial: 1874 sqft

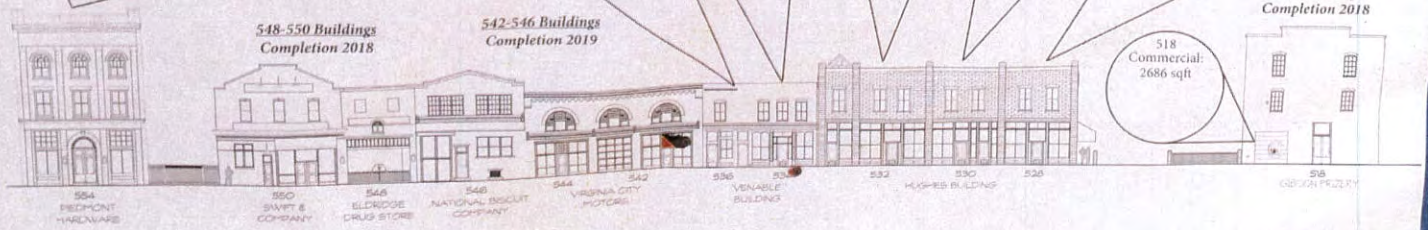
528 Commercial: 1869 sqft

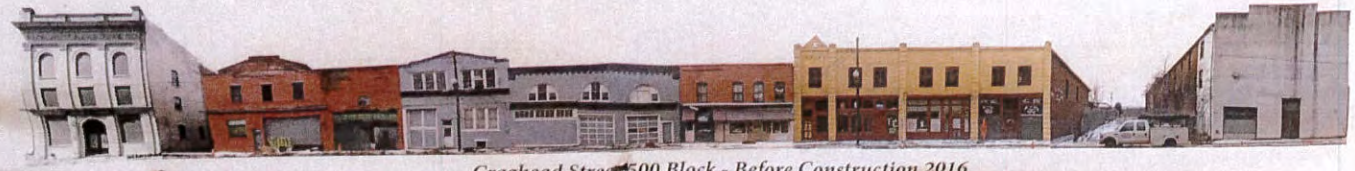
518 Commercial: 2686 sqft

548-550 Buildings Completion 2018

542-546 Buildings Completion 2019

518 Building Completion 2018





Craghead Street 500 Block - Before Construction 2016

Creating the Premier Block of Danville's River District! Take a look at the before and after photos of completed work at our corporate office next door:

Exterior and 1st floor of 554. This building still has 3rd floor space available for lease, built to tenant specs.

Residential options will also be available on upper floors of some buildings. For more information, please contact Christie Wall at christie@sripackaging.com or 434-799-1999. Stop by our office next door at 554 Craghead Street, which is also the Supply Resources corporate office.

LYNN STREET
Section | Parking Entrance from Craghead
Derby Day
on
the Lawn of
The Sutherlin Mansion
May 4, 2019
4:00 pm - 8:00 pm
Southern-style BBQ and Fixin's
Music by
Norm & Sarah
A fund raising event for the Danville Museum of Fine Arts and History
975 Main Street
Danville, Virginia 24541
554
550
548
546
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PARKING ENTRANCE
518
YOU ARE HERE
CRAGHEAD STREET
CRAGHEAD STREET PARKING MASTERPLAN

DANVILLE
RIVER DISTRICT DESIGN
COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

October 18, 2016

Rick Barker Properties
554 Craghead St
Danville, VA 24541

RE: APPLICATION FOR CERTIFICATE OF APPROPRIATENESS AT 548 CRAGHEAD ST

Applicant(s):

On **October 13, 2016** the River District Design Commission voted 6-0 to **approve** the following request:

> ***A request has been filed for a Certificate of Appropriateness at 548 Craghead St. to install a temporary wall with vinyl informational and real estate signage inside the courtyard area.***

The Certificate of Appropriateness was issued with the following conditions:

1. The façade must be stabilized prior to the wall being installed
2. Individual signs should be limited to 32 sq ft.
3. The wall and signage may remain in place for a period of up to 18 months.

A Certificate of Appropriateness must be posted in a visible spot during work, and construction must adhere to both the Zoning and Building Codes for the City of Danville. Please contact both departments for regulations and required permits before construction begins.

Appendix A: Appeal Process states, "Any person aggrieved by any decision of the Review Commission may appeal such decision to the City Council, provided that such appeal is filed within thirty (30) calendar days from the date of notification of Review Commission decision." Please note that during this thirty (30) day period you are proceeding with any activity at your risk and are subject to an appeal.

If you have any Questions or I can be of further assistance, please contact me at 434-799-5260 ext 2503.

Sincerely,

Anna Levi
Associate Planner

CITY OF DANVILLE

DEPARTMENT OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROPRIATENESS

This CERTIFICATE is issued for all work approved by the CAR/RDDC

Review on October B **, 20** 16

Certificate Number: 10-02-16 Date: 10/12/16

Street Address: 547 England St

Property Owner/Applicant: Rob Barber / Paperfab

The CAR/RDDC has approved the following request: Request to install a temporary wall in the front courtyard and temporary fencing in the front yard to shield portions of the building

Comments/Conditions: Fabric shall not be hung at a height of 32 ft. The wall and fencing may be in place for a max of 18 months

Issued by:

This CARD MUST BE DISPLAYED on the outside of the building or premises and plainly visible from the Street during the duration of the work approved above.

EXPIRES: October B **, 20** 17

Excerpt from the October 13, 2016 RDDC meeting minutes:

3. *A request has been filed for a Certificate of Appropriateness at 548 Craghead St. to install a temporary wall with vinyl informational and real estate signage inside the courtyard area.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Rick Barker, the applicant. Mr. Barker stated we are again sharing some of the same concerns we don't want all of these buildings tattooed with multiple signs. We thought well of 548 Craghead which is the former Eldridge Drugstore which no longer has a roof; which makes it what we refer to it now as a courtyard. But there is a façade there but no buildings behind it. So rather than having multiple signs on different buildings I thought of taking this courtyard area

building a wall in it that has a roof. When I say a roof I mean a shared roof to keep the water off the wall and having the ability to attach signs. There are a lot of curious people that want to know what is happening and I think with the proper display of information that would educate some interesting parties. So among the things that we would like to display I would like to have a rendering of the entire streetscape mounted on this board. The City will soon be releasing the final design plans for the parking lot that is going to be constructing that will accommodate these buildings. That design is impressive. When I look at River District infrastructure of the buildings and what the designer has come up with if there was ever a parking lot competition this would be an award winning parking lot. So that favorably enhances this property and I would like to have that mounted on the wall as well. We would also like to display in a smaller way some information about who to contact for leasing opportunities. We would not do that on every building but at one central spot that would include advertising for the entire block. The way this would be situated is you would have the sidewalk, façade and then this wall that you approach on the interior so it would be 6 to 8 feet back from the front façade. So if someone would curious they could park there car and walk on the sidewalk to read this.

Mrs. Nicholas stated it's hard for me to tell from the picture the wall that you are building would it reach from end to end?

Mr. Barker stated yes. The idea is this is going to be constructed by 4 sheets of plywood that would be 8 feet tall and so we don't block our way into the courtyard we would put a small hinge door on the side. I'm guessing this is probably an usual request. It is not one large billboard if you will but the wall itself will be oversized to a sign so I would expect if you were incline to say yes to this concept at all. You might want to limit the size of each individual sign.

Mrs. Chaney stated I assume that this wall is only going to be there during the construction period. Once you are done with everything it would be coming down because you are going to be doing something with this courtyard area.

Mr. Barker stated we imagine that courtyard becomes a compliment to the building on the left in case it becomes a restaurant that could be outdoor setting in that courtyard.

Mr. Hackworth stated Rick, I walked down to the building and part of the reason I assume you are doing this is for safety? It is really easy to notice when you walk to the courtyard that the shared interior wall of the Shift building has had a tree growing in it and part of the brick is sort of folding out. So there is a safety concern on that part that this is partially addressing but the other concern that I have is the structural beam that is holding up the upper façade. I noticed if you walk by there is extreme deterioration of on the side where the shift building is and some termite damage on the other side. So it similar to the issue you are currently facing with the Hughes building. So I am wondering have you had that looked at and will this be addressed before the wall goes in? People are going to be curious and they are going to walk in my concern would be with someone walking in and if that beam fell then you would have a liability there.

Mr. Baker stated I appreciate you looking at it that carefully. You are right our primary concern is centralizing the advertising if you will but by putting that wall toward the front

it does keep traffic out of the rear. I can tell you there is a no trespassing sign up there now and it's not relevant because there are probably wedding pictures in there every weekend. You are right about your concern of the stability of the façade we have had a structural engineer take a look at that. Because 548 is a façade only it doesn't meet the Department of Interior definition of a building. So it was not qualified for tax credits where the buildings on each side do. So we have a little bit more flexibility with what we can do with it because that façade is not attached to a structure. So on the front we will restore the cornice that was there originally. We have some 1960 photos and we know exactly what the cornice looked like. So we will replicate that and return the cornice to that façade. Then on the interior of the courtyard we plan to put metal L brackets that will be on each side of the façade which will tie the façade back to the two buildings on the side. Essentially, if you walk through the door and you are in the courtyard you turn around and look at the back of the façade we are going to put a metal ties and fasten it to the buildings just for sheer. The wind could blow that façade out because it's so little under it. Then you will see some of this in a later application in addition to restoring or replacing the cornice with the original design. Then there will be a metal wrought iron black metal fence at the bottom we will come back and suggest later and actually create a courtyard. But we are not limited because it is not historic tax credit.

Mr. Hackworth stated the stability issues how long do you anticipate before that is actually addressed?

Mr. Barker stated if you all made this signage subject to stability we could do it first.

Mr. Whitfield stated which you can do.

Mr. Barker stated we plan to do that anyway it would just change the schedule by which we do.

Mr. Hackworth stated is that currently built into the cost of what you are doing now?

Mr. Barker stated no, it is something that would need to be addressed long term so if we solve that problem in the next 60 days rather than the next year or two we don't have a problem with doing that.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion to approve subject to stability that the roof and the wall be approved with signage limited up to 32 square feet per sign for a period of no longer than 18 months (so that it's just not some permanent wall). Mr. Hackworth seconded the motion. The motion was approved by a 6-0 vote.

Mr. Barker stated to satisfy the requirement of stability can I just copy you on the architectural structural design to correct that? Is that satisfactory?

Mr. Gillie stated send it to me.

Mr. Davis stated as long as he approves it we are good to go.

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

River District Design Commission

MEETING OF MAY 9, 2019

SUBJECT

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

EXCERPT FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

3.3. Criteria for Restoration/Renovation vs. Demolition

Before discussing subcategories of buildings, a discussion of the criteria for saving or demolishing buildings may be valuable. This is always a controversial and emotional subject. There are those who think it is essential to save every building, and there are those who think vacant and deteriorating buildings should be demolished. Neither position is particularly useful or productive. There are strong arguments for saving as many historic buildings as possible:

- It would be financially implausible if not impossible to replace almost any historic building with a comparable new building;
- Historic buildings embody the history of the City and its people;
- Historic buildings and historic districts are a powerful draw for tourism, population growth, and business recruitment, not only for the district itself, but for the entire community.

With the abundance of square footage available in historic buildings in the River District, some decisions will have to be made about how best to preserve buildings. It is unfortunately fairly certain that not all can be saved, so criteria must be established to allow the City and the Design Review Committee to make informed decisions. Many of the criteria are the same ones that are used to evaluate whether a building is worthy of individual listing on the Historic Register, and others have to do with the urban design form of the area in which the building is located. A list of possible criteria are listed below:

- What is the architectural merit of the building?
- What is the historic significance of the building?
- What is the condition of the building, and if it is seriously deteriorated, how financially feasible is it to restore/renovate (i.e. is the cost of rehabilitation likely to be much higher than the probable sale value of the building, even with tax credits and other incentives)?
- How does the building relate to other buildings around it? For instance, a less significant building that forms part of an otherwise intact block or urban corridor (e.g. on Craghead or Main Streets) is more valuable than one standing alone on an otherwise vacant block.
- Are there any restraints on reuse imposed by limitations of the building itself? How might these be overcome, and will the cost of overcoming these limitations make a project financially implausible? Examples might be difficult interior layout or a building with serious environmental issues.

• Is there a new use planned (e.g. in an adjacent building) that requires the land on which a less significant, deteriorated, or otherwise endangered building is located? If the new use is economically significant to the City, then these questions should at least be asked.

If public health, safety and welfare are at issue regarding a particular building, the City is permitted to demolish the building without review based on USBC Statewide Building Code.

It is best to reiterate that the historic buildings in the River District could never be built to the same quality today, which means that all historic buildings, even relatively undistinguished historic buildings, have value. Saving them, or stabilizing and mothballing them for the future (in accordance with Virginia Historical Standards), is favored over demolition unless the weight of the criteria above favor demolition.

STAFF RECOMMENDATION

The guidelines allow for buildings to be demolished, without review based on the Uniform Statewide Building Code (USBC), if public health, safety, and welfare are at issue. This building has been deemed an unsafe structure and posted as such. Staff recommends the River District Design Commission issue a Certificate of Appropriateness for 119-121 S. Union Street to demolish the existing building and construct a pocket park.

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

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

Property Location: 119-121 SOUTH UNION STREET (PARCEL 24134)

Name of Applicant: INDUSTRIAL DEVELOPMENT AUTHORITY

Applicant's Address: 427 PATTON STREET; ROOM 203

Applicant's Phone Number: 434-793-1753 Email Address: CORRIE.BOBEE@DISCOVERDANVILLE.COM

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

DUE TO SIGNIFICANT STRUCTURAL ISSUES (PHOTOS ATTACHED), WE ARE REQUESTING PERMISSION TO DEMOLISH THIS BUILDING WITH PLANS TO CONVERT THE SITE INTO A POCKET PARK (EXAMPLES ATTACHED) WHICH WILL ALSO HOUSE ELECTRIC EQUIPMENT FOR DANVILLE UTILITIES THAT WILL SERVE THE ENTIRE BLOCK.

Type of material(s) to be used: DEMOLITION

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? N/A

Which one(s)? _____

Signature of Property Owner (if not applicant)

Connie Teague Bole
Signature of Applicant
ON BEHALF OF THE IOA

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

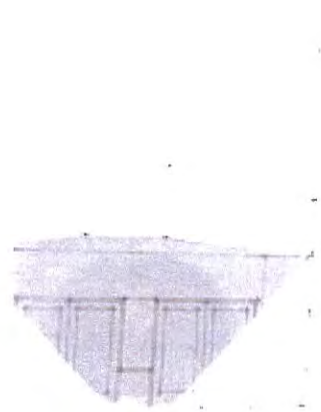
Application Number: PL201900000183 RDDC Date: 5/9/19

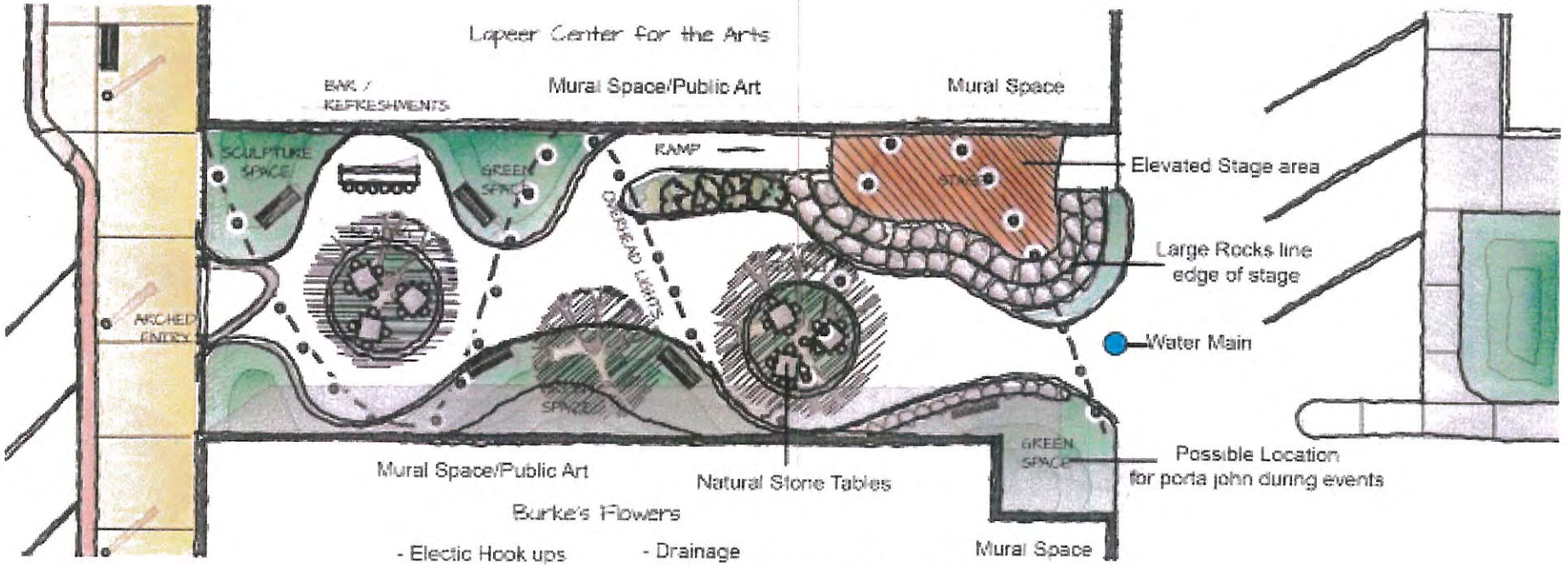
Date submitted: 4/25/19 Received by: Holly Preston

Tax Map Number: Parcel: 24134 Zoning District: CBC - Central Business Commercial

Additional Zoning Information: _____

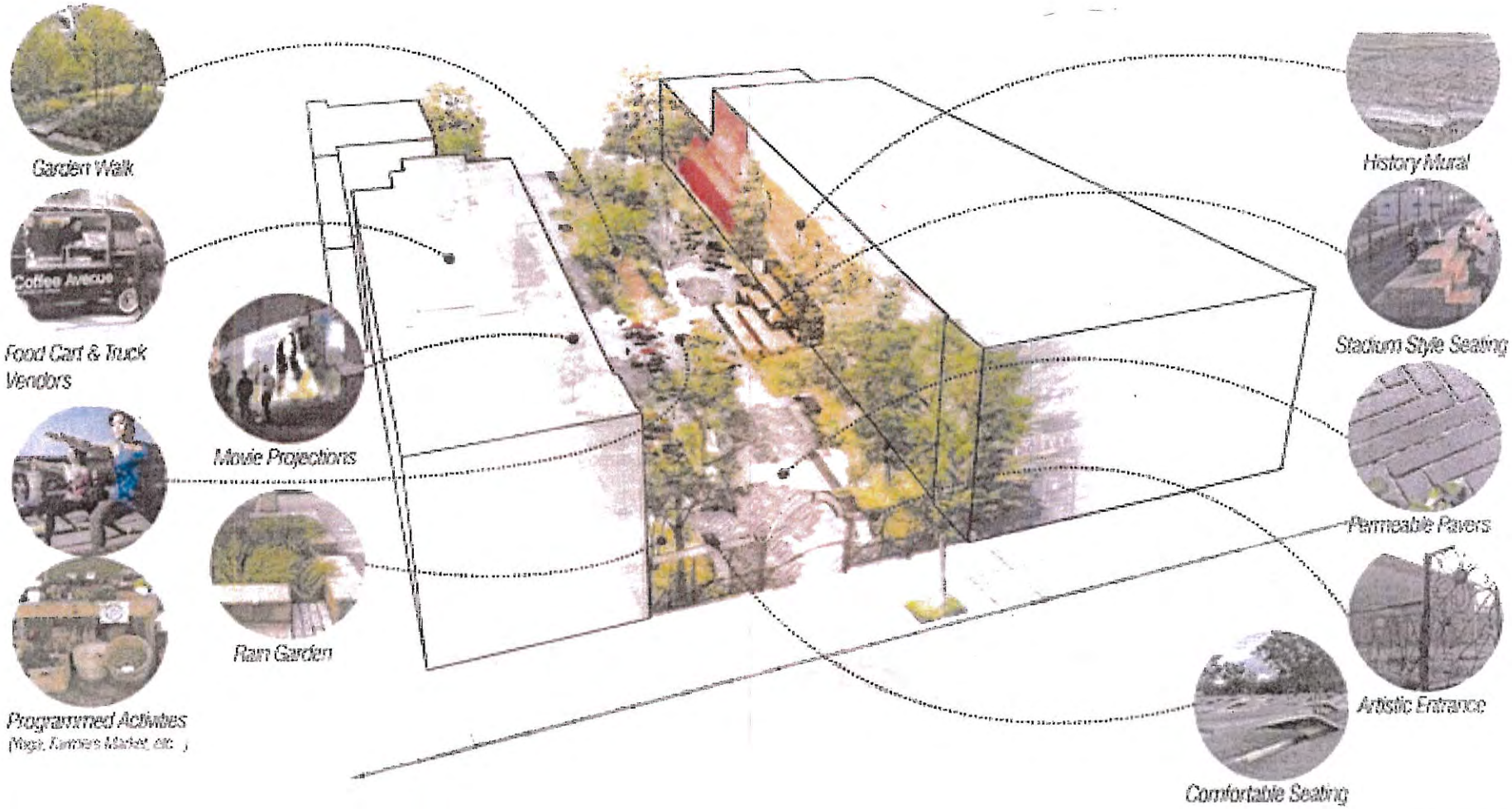
All buildings, structures or improvements located in the River District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the River District Design Commission. The Commission meets once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





-k Infill for:
wntown Lapeer

- Electic Hook ups
- Water Hook ups
- Best type of Ground cover for low light
- Drainage
- Needs to drain toward Nepessing
- Best Soil for low light
- Stamped concrete vs paving stones
- Overhead lights

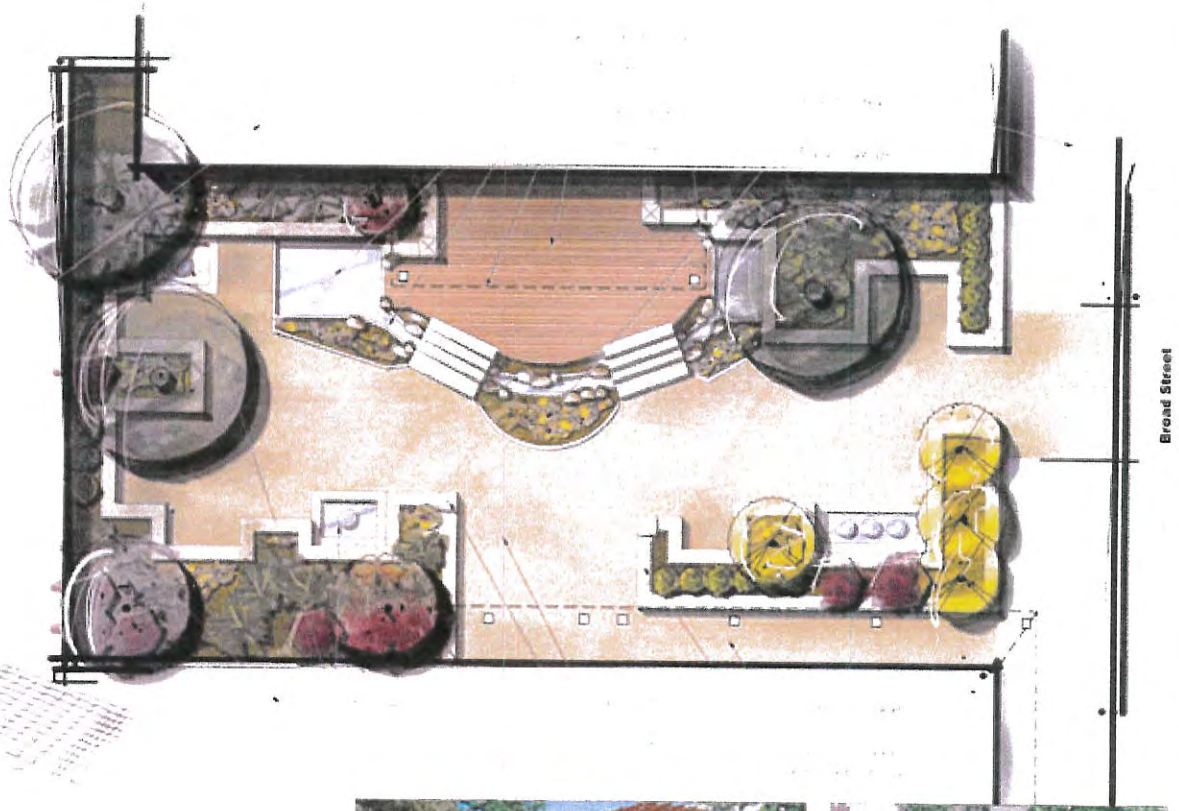


Roxborough Pocket Park | *Programmatic Axon*

groundswell DESIGN GROUP LLC
A LIFESTYLE DESIGN & BUILD TEAM

RENDERING

SCALE : 3/16" = 1'-0"



PERSPECTIVES

SCALE : NTS

The University of Georgia

School of Environmental Design

Professor Calabria

Spring 2011

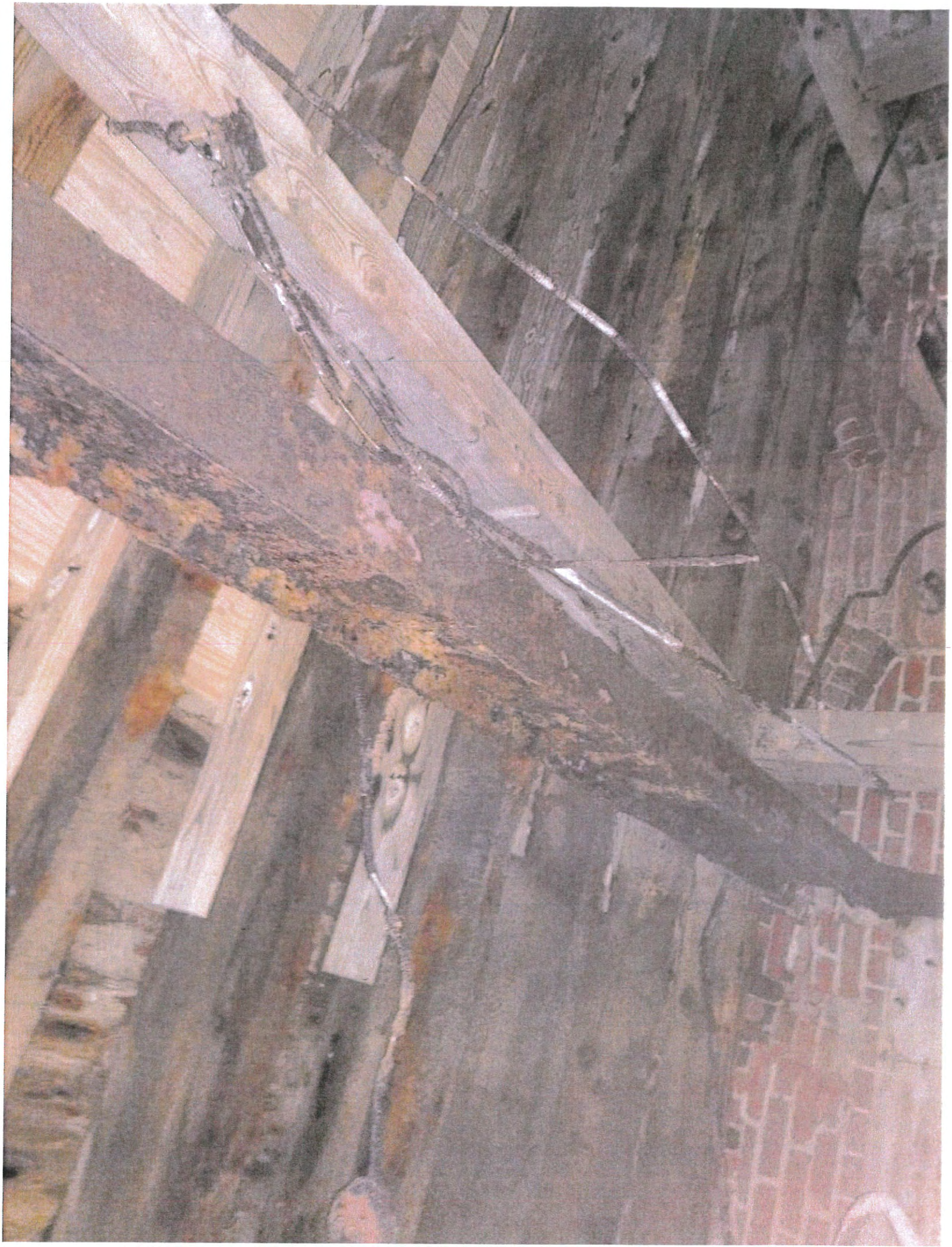
LANDSCAPE PLANS

Broad St. Pocket Park

ATHENS GA

PLAN AND PERSPECTIVE RENDERINGS

2



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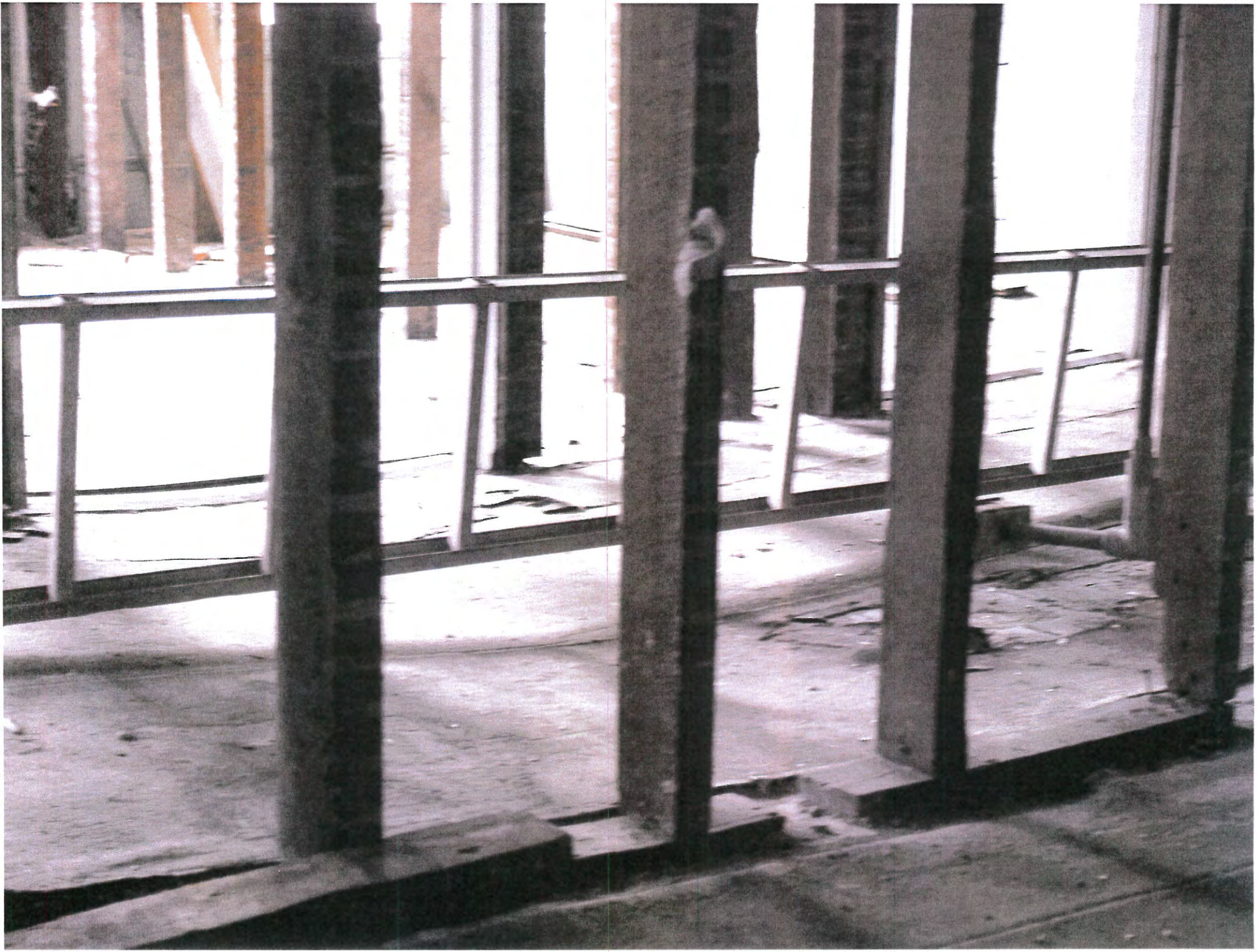

City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

River District Design Commission

MEETING OF MAY 9, 2019

SUBJECT

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.

EXCERPT FROM DESIGN GUIDELINES

5: Site Design Guidelines

5.2. Site Guidelines

5.2.3. Off-street parking. Parking must meet all applicable City standards, and the following also applies within the historic retail areas of the River District. Parking should be located to the rear of buildings, or by exception on the side. Access to parking should be from the rear or from side streets. Parking should be shared by several or all the businesses on the block whenever possible. Parking must be screened from the street and sidewalks with a 30-36" hedge or masonry wall, or with a taller fence of masonry and metal. Only by exception should parking be screened with solid materials taller than 36" because of the need for security and surveillance. Parking must meet all applicable City standards, and be set back a minimum of 5' from all property lines. Parking should only be allowed in front of buildings if it already exists and when appropriately screened. Existing or new parking to the side of buildings should only be allowed by exception, and only if appropriately screened and landscaped.

STAFF RECOMMENDATION

The plan submitted of the proposed parking lot does not meet the current requirements of the Zoning Code. At the time of this report preparation, revision comments have been provided to the applicant and it is the expectation of staff that an amended plan be presented for review and consideration at the meeting.

Staff recommends the River District Design Commission table the request for issuance of a 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 until a review of the expected revised plan has been made.

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River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

Property Location: Monument and Newton Street Danville, Virginia

Name of Applicant: Industrial Development Authority/City of Danville Virginia

Applicant's Address: 427 Patton Street, Danville, Virginia 24541

Applicant's Phone Number: 434.793.1753
Email Address: kelvin.perry@discoverdanville.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign
Approval to replace the existing the parking lot near the fire station. We will remove the barbed wire fencing, curb and gutter and parking blocks. Repair the existing washed out embankment and install erosion control measures and seeding. New curb and gutter will be installed with landscaping, parking street lighting and three electric vehicle charging stations.

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? N/A

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

Which one(s)? _____

Project Manager Econ. Development

Signature of Property Owner (if not applicant) Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

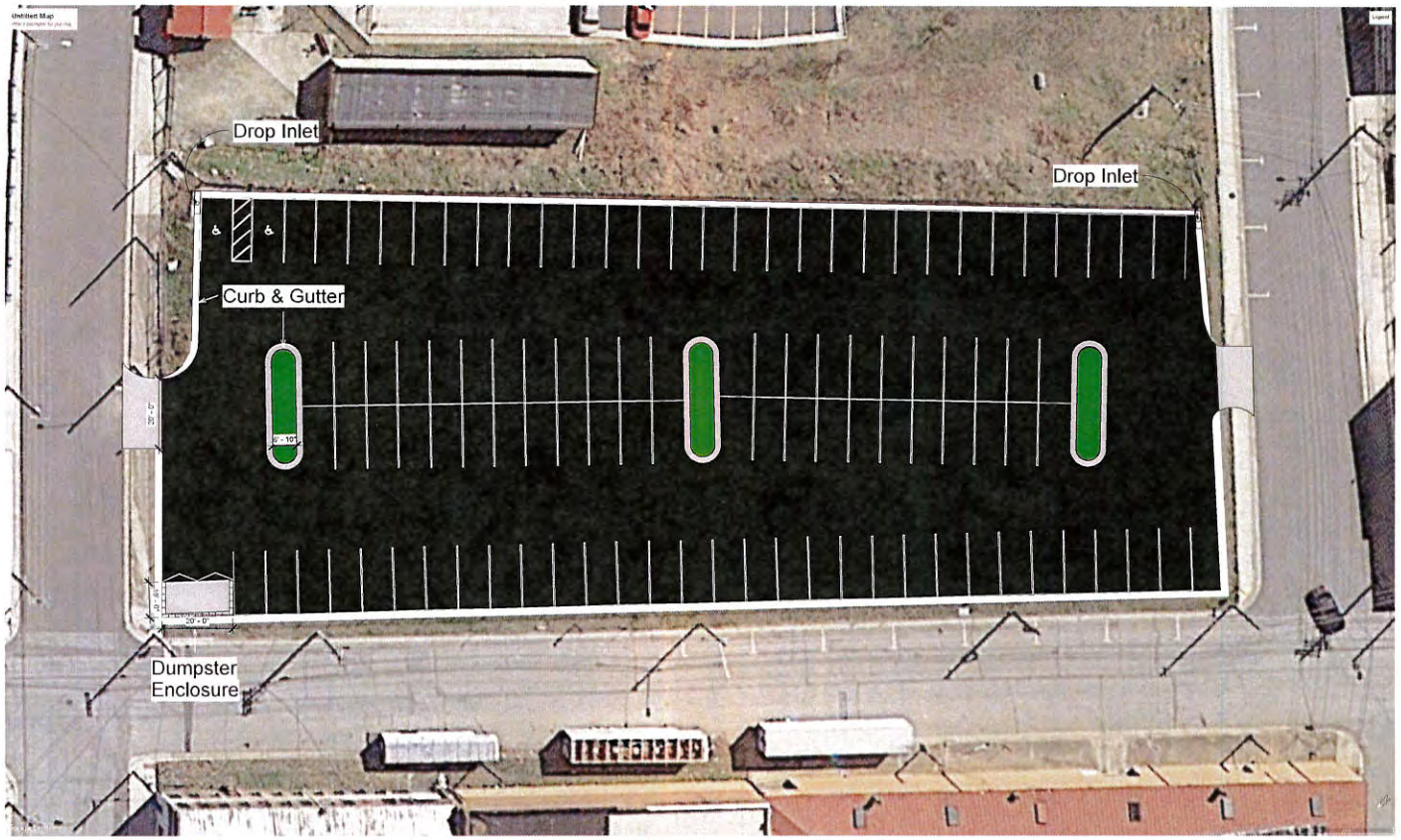
Application Number: PLRDDC 20190000 182 RDDC Date: 5/9/19

Date submitted: 4/25/19 Received by: Holley Preston

Tax Map Number: PARCEL: 26833 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 Site
1/16" = 1'-0"

BLAIR CONSTRUCTION
www.lamBuildsBetter.com

Office: (434) 656-6243
Fax: (434) 656-3290

Consultant
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No.	Description	Date

Downtown Danville
Parking Lot
Site Plan Proposal

Project number	Project Number
Date	04/29/2019
Drawn by	ECS
Checked by	JMT

A101

Scale	1/16" = 1'-0"

4/29/2019 1:58:37 PM

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

APRIL 11, 2019

Members Present	Members Absent	Staff
George Davis	Peyton Keesee	Holley Preston
Jonathan Hackworth	R. J. Lackey	Clark Whitfield
John Ranson	Sheri Chaney	
Courtney Nicholas		

Chairman Davis called the meeting to order at 4:21 p.m.

ITEMS FOR PUBLIC HEARING

1. Request A Certificate of Appropriateness at 427 Patton Street for installation of fencing with three (3) gates to prevent public access to the area around the replacement stand-by generator and transformer and to allow for access to the equipment for service and maintenance.

Mr. Davis opened the public hearing.

Present on behalf of this request was Mike Burton, Division Director of Buildings for Public Works for the City of Danville. Mr. Burton stated we recently started a new generator for City Hall and it has the capability of running the entire building instead of just portions of it. So, with the upgrade of that generator and the size of the generator body group it is much larger than the old one, and for safety reasons we would like to put these fences on both sides to prevent accidents. It used to be a cut through from the parking lot to the lower part of the building. We would like to gate that off and access will still be available but you will have to go a short distance around and by the Court House. We have designed it to match the existing railing that goes around the Court House drive-thru to the parking garage below the Court House.

Mrs. Nicholas stated is anything going to be done for people that regularly use that access point to make it clearer?

Mr. Burton stated no we haven't designed anything like that. The people who use that section of City Hall, they know to go around but if there is a problem in the future we can be asked to design something.

Mr. Davis closed the public hearing.

Mrs. Nicholas made a motion that the request does not meet the guidelines. Mr. Ranson seconded the motion. The motion was approved 4-0.

Mrs. Nicholas made a motion that the request causes a minor discrepancy to the district and property and therefore a Certificate of Appropriateness should be issued. Mr. Hackworth seconded the motion. The motion was approved by a 4-0 vote.

2. Request a Certificate of Appropriateness at 680 Lynn Street, Suite I and J, for the following improvements to the façade and rear of the existing building:
   A. Install two (2) new store front doors, one (1) in the front and one (1) in the back;
   B. Install four (4) new aluminum clad windows in the front;
   C. Build a new 60" x 120", 48' wide steel, with metal decking, porch with stairs and ramp;
   D. Install two (2) projecting signs, less than four (4) square feet in size, on the front of the building.

Mr. Davis opened the public hearing.

Present on behalf of the request were Christy Wall, the business owner of River City Escapes and Grizzly's Axe Throwing and David Gunnell, the contractor. We are here basically to answer any questions you have about what we have submitted. The only thing that I don't think is on here that we have been discussing this past week is windows. We need a ventilation
system to come out in front of the building and we would like to use the arch part of one of the windows. The windows are going to be straight across and in that arch it actually puts some ventilation there so we don't have to cut into the brick.

Mr. Gunnell stated we have a plan for that it would be very discreet. It wouldn't really be projecting. The current opening that she mentioned has an arch. We are going to put rectangle windows and all the windows will be filled at the top with a appropriate metal pad that will make it look nice. The one window we plan on putting in a plastic ventilation grill and it wouldn't project out.

Mr. Davis stated I have been by the building several times and are the doors similar to the main entrance that the Yeatts used going into their building? Are they similar to those type of door?

Mr. Gunnell stated yes the only difference in that space and ours the door will actually be in the door way and that one is a roll up garage door. It will be same but a different location and we will have one at the rear also that will be the same.

Ms. Wall stated I don't know if this is required to get approved for, but we have an under construction banner that we wanted to put up front in the grassy area just until we open for sixty to ninety days. It would be 12" feet total.

Mrs. Preston stated the temporary banner is fine the maximum is 32 square feet. Do you know which windows will have the vent so I can mark them?

Mr. Gunnell stated all the way to the right and just one window. We have one comment about the size of the porch. We have included it as basically a 5 by 10 porch. As far as the City is concerned there is no trouble with an easement. There is sixteen feet from the building to the curb. We don't know as we go down and see how budget is working if we wanted to make that porch larger as far as coming out 6, 7 or 8 feet instead of 5 is that a possibility or do we have to come back?

Mrs. Preston stated set back they do not have one. It would be up to you to give them that legal room with the size. If you have appropriate room that would be fine because there is no setback to meet for the district.

Mr. Whitfield stated if that is something that you want to approve then you would say up to a maximum of which would say if they only got 5 feet or whatever the maximum would be.

Mrs. Preston stated the only thing that I caution you to is that you do have to stay out of the right of way. That is typically wider than the actual road so you want to make sure that you know exactly where that boundary is.

Mrs. Nicholas stated right now you have proposed a 60" x 120", 48' wide steel with metal decking, porch?

Mr. Gunnell stated yes, 60" projected out from the building and it's basically 5 feet out from the building and 10 feet wide centered on the door opening and that is a 48 inch wide steps projecting down on one side and handicapped accessible ramp on the other side. Those will stay the same dimensions as far as the steps and ramps. We just thought it would be nicer to have a little larger porch if things work out for us.

Mrs. Nicholas stated is it possible to phrase it in a way makes it up to the right of way?

Mrs. Preston stated you can if you don't want to put a particular size on it but just know it may be bigger than the feet depending on where the right away may be. There is no setback for the District.

Mrs. Nicholas stated we can say something like 7 feet or the right of way which ever one happens first?

Mr. Whitfield stated I would just give one or the other like up to the right of way. Do you think that you would be wider than 7 feet coming out?

Mr. Gunnell stated 8 feet would be maximum.

Mr. Whitfield stated I would say up to 8 feet and not in the right of way.

Mr. Davis closed the Public Hearing.

Nicholas made a motion to add two (2) agenda items: Item E. installation of a 32 square foot temporary banner sign and Item F. installation of a vent in the far right widow. Mr. Hackworth seconded the motion. The motion was approved 4-0.

Mrs. Nicholas made a motion that Item A. does not meet the guidelines. Mr. Ranson seconded the motion. The motion was approved by a 4-0 vote.

Mrs. Nicholas made a motion that Item A. causes a minor discrepancy to the district and property and therefore a Certificate of Appropriateness should be issued. Mr. Davis seconded the motion. The motion was approved by a 4-0 vote.

Mrs. Nicholas made a motion Item B., Item C., and Item D. meet the guidelines and amended Item C. as follows: build a new 8'x10' steel porch, with black metal decking, with 48" stairs and ramp – the porch may be widened to the edge of the right-of-way – whichever is less and that a Certificate of Appropriateness should be issued. Mr. Ranson seconded the motion. The motion was approved by a 4-0 vote.

Mrs. Nicholas made a motion Item E. meets the guidelines and that a Certificate of Appropriateness should be issued. Mr. Ranson seconded the motion. The motion was approved by a 4-0 vote.

Mrs. Nicholas made a motion Item F. meets the guidelines and that a Certificate of Appropriateness should be issued. Mr. Ranson seconded the motion. The motion was approved by a 4-0 vote.

3. Request a Certificate of Appropriateness at 305 Lynn Street for installation of a new entry façade for Lynn Street Market.

Mr. Davis opened the public hearing.

Present on behalf of the request was Jason Wilson, owner of 315 Lynn Street. Mr. Wilson stated he was the owner of SS Lofts, our ground level is two commercial spots, one is an unfinished loading dock and the other is a market grocery store. There has

never been a façade at the market location, but Jeff Bond with Solex has provided the plans that we propose for its creation. Mr. Wilson introduced Steve DelGiorno, his business partner.

Mr. Davis asked the Commissioners if they had any questions regarding the request.

Mrs. Nicholas asked if there was any planned signage proposed at this time.

Mr. DelGiorno stated that proposal was for the façade only at this time, but stated that the primary signage was going to be in the window over the front doors.

Mr. Davis commented that the proposed façade looked very nice.

Mrs. Nicholas asked why all the windows were not receiving tempered are glazing.

Mr. Ranson stated that the building code requires tempered glass on doors and on adjoining side panels.

Mr. Hackworth asked what kind of glass was going in the transom.

Mr. DelGiorno stated plain, see through untinted glass would be placed in the transom.

Mr. Hackworth asked how far back the façade would sit into the existing space.

Mr. Wilson stated it would be about 10 feet, which is exactly where the large ply board was located prior to the beginning of construction.

Mr. Davis commented that the framing work had already begun at the site.

Mr. Ranson made a motion that the request meets the guidelines and that a Certificate of Appropriateness should be issued. Mrs. Nicholas seconded the motion. The motion was approved by a 4-0 vote.

APPROVAL OF MINUTES

The March 14, 2019 minutes were approved by a unanimous vote.

ITEM FROM STAFF

Mrs. Preston presented the public notice sign for the Commissioners to view advising that the City Code requires a such sign be posted for public hearings for matters taken under consideration by the City Council, Planning Commission, and Commission of Architectural Review, but does not require it for River District Design Commission. Mrs.

Preston asked the Commissioners if they would like for staff to have the applicants of the River District Design Commission post the properties that are requesting a Certificate of Appropriateness. After a brief discussion the Commissioners advised that they liked the idea of the properties being posted and requested that staff proceed with this process.

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

_____

Approved By: