



City of Danville

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

River District Design Commission

April 14, 2022

4:00 P.M.

FOURTH FLOOR CONFERENCE ROOM

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. OLD BUSINESS
- IV. NEW BUSINESS
 - 1. Certificate of Appropriateness request PZ22-078 at 651 Loyal Street to renovate an existing building.
 - 2. Certificate of Appropriateness request PZ22-079 at 541 Bridge Street Suite 2 for exterior improvements lighting, railing, and sign.
 - 3. Certificate of Appropriateness request PZ22-080 at 411 Craghead Street for a 32 SF wall sign.
- V. APPROVAL OF MINUTES FROM MARCH 17, 2022
- VI. ADJOURNMENT



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

River District Design Commission

STAFF REPORT

DATE: April 12, 2022
TO: River District Design Commission
FROM: Doug Plachcinski, AICP, CFM Planning Division Director
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – 541 BRIDGE STREET STE 2

Certificate of Appropriateness request PZ22-079 at 541 Bridge Street Suite 2 for exterior improvements including lighting, railing, and sign.

DESIGN GUIDELINES EXCERPTS:

The Commission should review Chapter 3.0 Guidelines for Historic Buildings in the River District because the renovations are comprehensive and should be taken in context. The painted sign matched the size of the existing Davis sign, the exterior lights are appropriate, and the railing is consistent with the Design Guidelines.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ22-79.



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 541 Bridge Street Suite 2

Applicant: Riverfront Real Estate

Applicant's Address: 541 Bridge St. Suite 2, Danville, VA 24541

Applicant's Phone Number: 434 728 0225

Applicant's E-mail: joiesbrd@gmail.com

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

Improvement Description: see pictures for detailed descriptions of modifications / improvements

Have you read and understand Danville's River District Design Guidelines?: ☒ Yes ☐ No

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses? ☒ Yes ☐ No

Would you like more information about these programs? ☐ Yes ☒ No

Applicant Signature

Property Owner Signature
(if not applicant)

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ RDDC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Zoning District: _____

Additional Information: _____

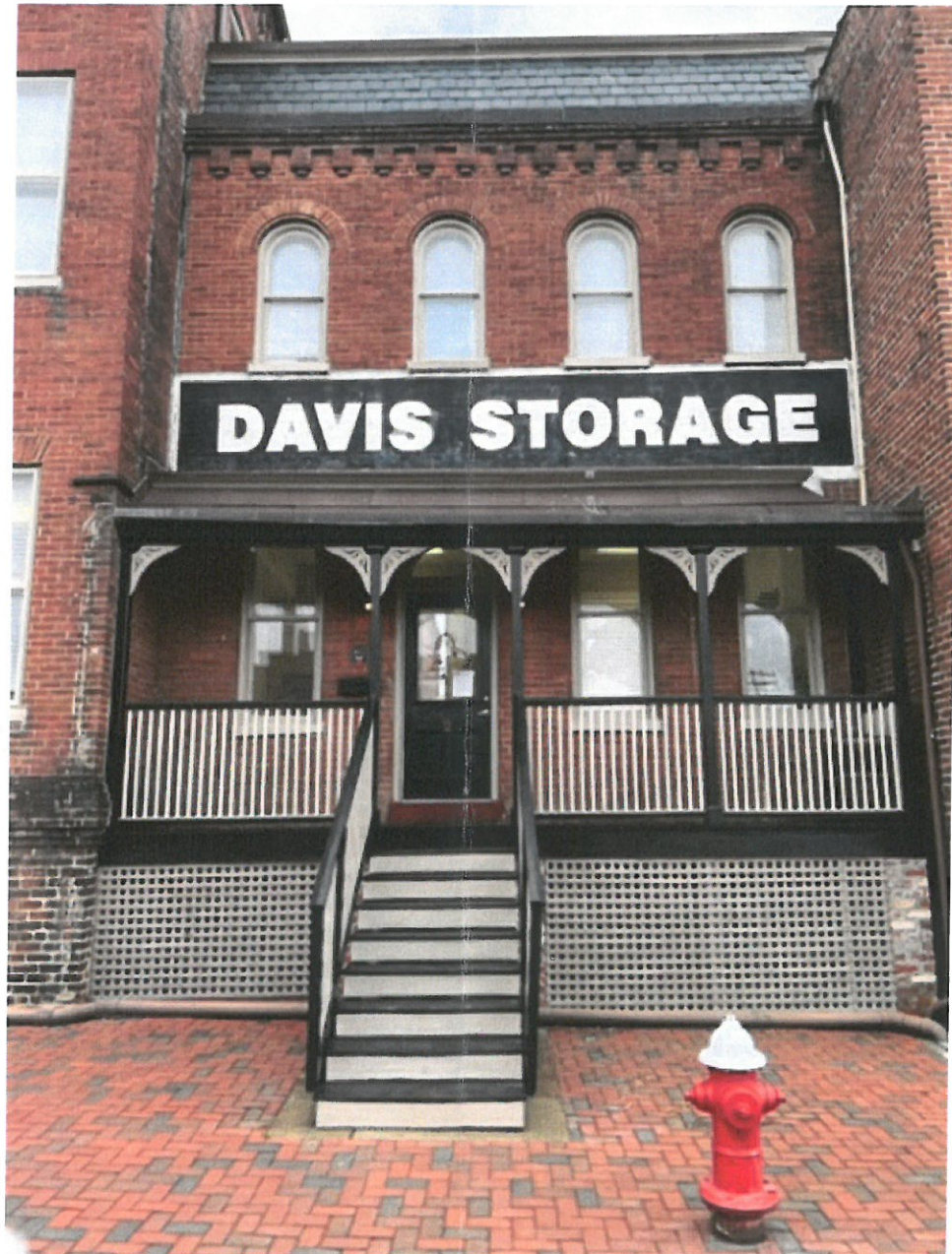
All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at plachhd@danvilleva.gov.

ZONING ORDINANCE RDDC APPLICATION STANDARDS

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

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
 - (4.) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

Existing Facade



Remove black paint from historic entrance door to expose natural wood



Metal address plaque on brick to right of entry door



Install vinyl Riverfront Real Estate logo on entry door glass
not to exceed 16"x20"

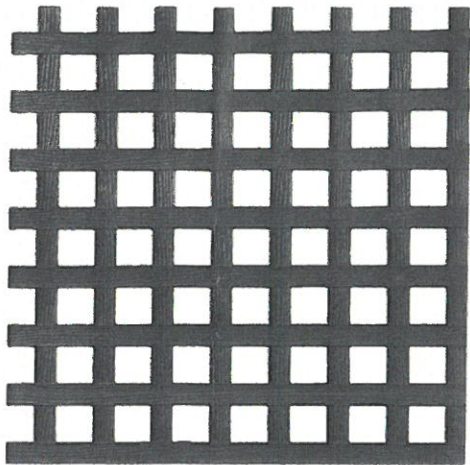


Replace painted decking and stair treads with composite material of like color



Winchester
Grey

Paint existing lattice black / charcoal



Replace wood railing and pickets with black aluminum railing and pickets

Aluminum Rail & Square Baluster Kit	Horizontal
Includes top rail, bottom rail, balusters and mounting and support hardware.	Stair

A section of black aluminum railing with square balusters, showing the top rail and bottom rail.

A photograph of a black aluminum railing system installed on a staircase, showing the railing and balusters in a real-world application.

ALUMINUM RAILING

Paint 4 second story windows and 3 porch windows, sills and trim



SHERWIN-WILLIAMS.



Description:
Industrial Enamel
Ultradeep/Clear
Tint Base

Product:
B54T00104

Substrate:
Wood

Area:
Windows

Color:
- 081 OLIVE
CREEK

Label:
Other

Order #:
OE0178068Q5250

Due to screen and print limitations, colors seen here may not accurately reflect painted colors. To confirm your color choices, visit your neighborhood Sherwin-Williams store

Replace "DAVIS STORAGE" with Riverfront Real Estate logo

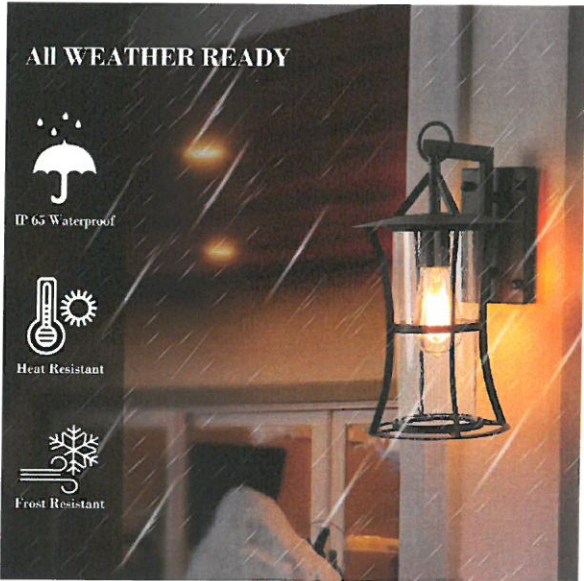
RIVERFRONT

— REAL ESTATE —

Lighting to illuminate “Riverfront Real Estate”



Front porch lights to replace existing fixtures





City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

STAFF REPORT

DATE: April 12, 2022
TO: River District Design Commission
FROM: Doug Plachcinski, AICP, CFM Planning Division Director
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – 651 LOYAL STREET

Certificate of Appropriateness request PZ22-078 at 651 Loyal Street to renovate an existing building.

DESIGN GUIDELINES EXCERPTS:

The Commission should review Chapter 3.0 Guidelines for Historic Buildings in the River District because the renovations are comprehensive and should be taken in context. The exterior windows and partially exposed brick is a similar aesthetic to other recent River District building renovations.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ22-78.



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 651 Loyal Street / 26856

Applicant: River City Systems, Inc / Lenny Keesee

Applicant's Address: 403 Old Spring Road, Danville, VA 24540

Applicant's Phone Number: 434.709.1239

Applicant's E-mail: lenny@rivercitysys.com

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

Improvement Description: _____

Replace windows and doors, exterior paint, renovate office area and install new bathroom

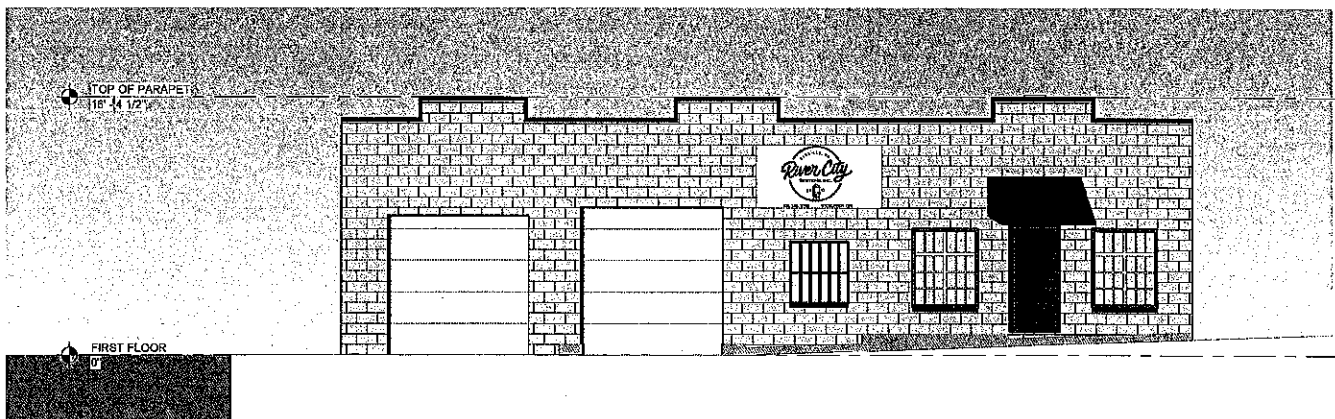
Have you read and understand Danville's River District Design Guidelines?: ☒ Yes ☐ No

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses? ☒ Yes ☐ No

Would you like more information about these programs? ☐ Yes ☒ No


Applicant Signature

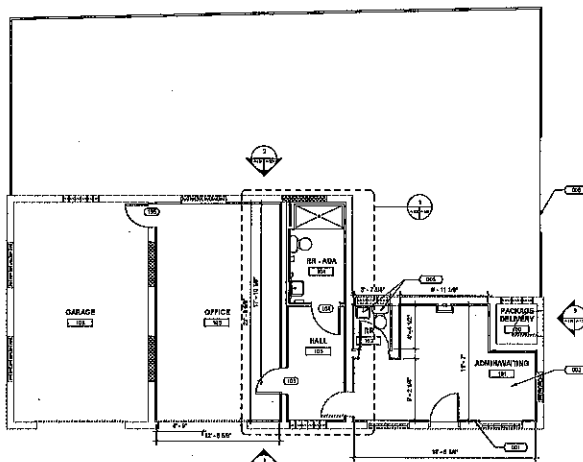
Property Owner Signature
(if not applicant)



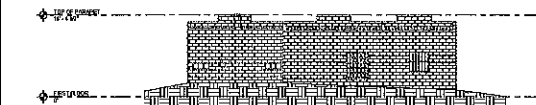
1 SOUTH ELEVATION RENDERING
 Scale: 3/16" = 1'-0"

PRELIMINARY DOCUMENTS
 NOT FOR CONSTRUCTION

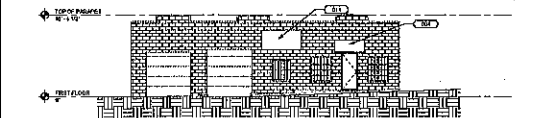
ISOLEX ARCHITECTURE ISOLEX ARCHITECTURE 611 MARSH STREET DANVILLE, VA 24041 Phone: 434.266.2242 PHONE Fax: 434.266.2588 FAX	Date: 05/11/21 Scale: 3/16" = 1'-0" Project No: 20210008	Project: RIVER CITY SYSTEMS Subject: SK-1 SKETCH SOUTH ELEVATION	SKETCH NUMBER SK - 1
---	--	---	--------------------------------



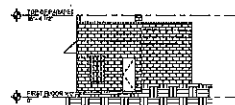
PROPOSED FLOOR PLAN
Scale: 1/8" = 1'-0"



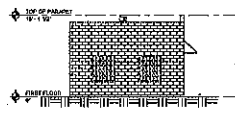
NORTH ELEVATION
Scale: 1/8" = 1'-0"



SOUTH ELEVATION
Scale: 1/8" = 1'-0"



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



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

REVISIONS PER SHEET	
NO.	DESCRIPTION
001	ISSUE FOR PERMITS AND CONSTRUCTION
002	ISSUE FOR PERMITS AND CONSTRUCTION
003	ISSUE FOR PERMITS AND CONSTRUCTION
004	ISSUE FOR PERMITS AND CONSTRUCTION
005	ISSUE FOR PERMITS AND CONSTRUCTION
006	ISSUE FOR PERMITS AND CONSTRUCTION
007	ISSUE FOR PERMITS AND CONSTRUCTION
008	ISSUE FOR PERMITS AND CONSTRUCTION
009	ISSUE FOR PERMITS AND CONSTRUCTION
010	ISSUE FOR PERMITS AND CONSTRUCTION

DOOR SCHEDULE	
NO.	DESCRIPTION
001	6'0" x 8'0" SWGL
002	6'0" x 8'0" SWGL
003	6'0" x 8'0" SWGL
004	6'0" x 8'0" SWGL
005	6'0" x 8'0" SWGL
006	6'0" x 8'0" SWGL
007	6'0" x 8'0" SWGL
008	6'0" x 8'0" SWGL
009	6'0" x 8'0" SWGL
010	6'0" x 8'0" SWGL

GENERAL NOTES

- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL STRUCTURAL ELEMENTS AND FINISHES SHALL BE AS SHOWN ON THE PLANS AND ELEVATIONS.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

SOLEX
ARCHITECTURE
INC.
1000 N. 10TH ST.
SUITE 100
DENVER, CO 80202
(303) 733-1111

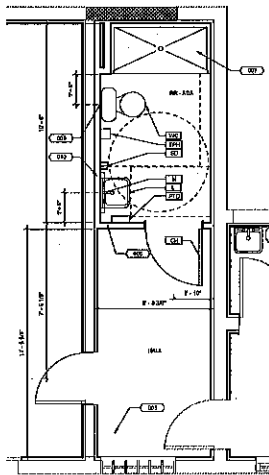


RIVER CITY SYSTEMS INC.
RIVER CITY SYSTEMS
631 LOYAL STREET, DANVILLE, VA 24041
CONSTRUCTION DOCUMENTS

NO.	DESCRIPTION	DATE
001	ISSUE FOR PERMITS AND CONSTRUCTION	10/1/11
002	ISSUE FOR PERMITS AND CONSTRUCTION	10/1/11
003	ISSUE FOR PERMITS AND CONSTRUCTION	10/1/11
004	ISSUE FOR PERMITS AND CONSTRUCTION	10/1/11
005	ISSUE FOR PERMITS AND CONSTRUCTION	10/1/11
006	ISSUE FOR PERMITS AND CONSTRUCTION	10/1/11
007	ISSUE FOR PERMITS AND CONSTRUCTION	10/1/11
008	ISSUE FOR PERMITS AND CONSTRUCTION	10/1/11
009	ISSUE FOR PERMITS AND CONSTRUCTION	10/1/11
010	ISSUE FOR PERMITS AND CONSTRUCTION	10/1/11

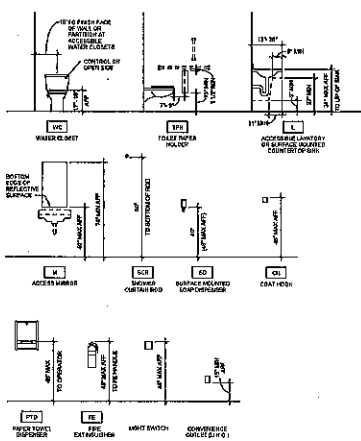
PROPOSED PLANS AND ELEVATIONS

A-101



ENLARGED TOILET PLAN
Scale: 1/2" = 1'-0"

NOTES:
1. TOILET FIXTURES ARE ADJUSTED FOR MONITORING APPLICANCES.
2. TOILET FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION OF THIS PROJECT. THE ABOVE
DIMENSIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED BY THE ARCHITECT.
3. TOILET FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION OF THIS PROJECT. THE ABOVE
DIMENSIONS SHALL BE MAINTAINED UNLESS OTHERWISE NOTED BY THE ARCHITECT.
4. REFER TO THE TOILET AND VASITY ACCESSORIES SCHEDULE IN THE SPECIFICATIONS.
5. COMPLIANCE WITH ALL THE REGULATIONS OF ALL THE AGENCIES AS TO EQUIPMENT IS RESPONSIBILITY OF THE SPECIAL CONTRACTOR.



STANDARD FIXTURE MOUNTING HEIGHTS
Scale: 3/4" = 1'-0"

NO.	REVISIONS
1	ISSUED FOR PERMIT
2	FOR REVIEW ONLY. THE REVIEWER'S COMMENTS SHALL BE INCORPORATED INTO THE NEXT REVISION.
3	FOR REVIEW ONLY. THE REVIEWER'S COMMENTS SHALL BE INCORPORATED INTO THE NEXT REVISION.
4	FOR REVIEW ONLY. THE REVIEWER'S COMMENTS SHALL BE INCORPORATED INTO THE NEXT REVISION.
5	FOR REVIEW ONLY. THE REVIEWER'S COMMENTS SHALL BE INCORPORATED INTO THE NEXT REVISION.

SOLEX
ARCHITECTURE
1000 N. 10TH ST.
SUITE 100
DALLAS, TEXAS 75201
214.741.1111

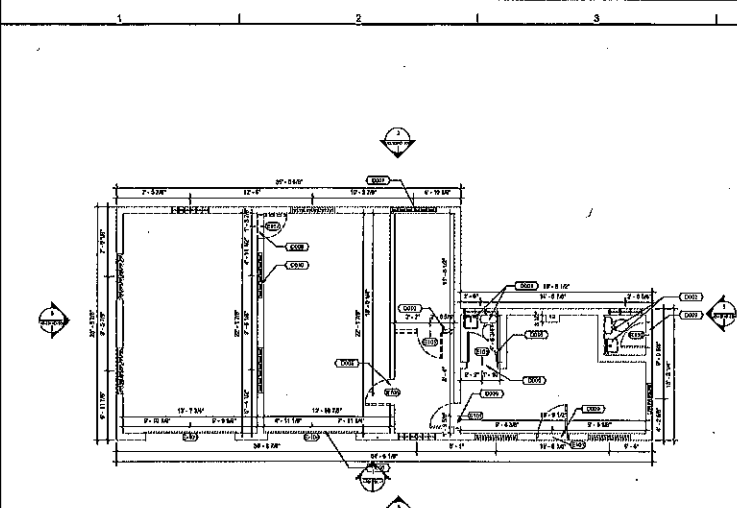


RIVER CITY SYSTEMS INC.
RIVER CITY SYSTEMS
651 LOYAL STREET, DANVILLE, VA 24041

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/11
2	FOR REVIEW ONLY. THE REVIEWER'S COMMENTS SHALL BE INCORPORATED INTO THE NEXT REVISION.	10/1/11
3	FOR REVIEW ONLY. THE REVIEWER'S COMMENTS SHALL BE INCORPORATED INTO THE NEXT REVISION.	10/1/11
4	FOR REVIEW ONLY. THE REVIEWER'S COMMENTS SHALL BE INCORPORATED INTO THE NEXT REVISION.	10/1/11
5	FOR REVIEW ONLY. THE REVIEWER'S COMMENTS SHALL BE INCORPORATED INTO THE NEXT REVISION.	10/1/11

ENLARGED TOILET PLAN

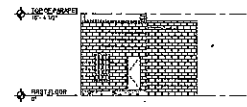
A-401



EXISTING/DEMO FLOOR PLAN
Scale: 1/8" = 1'-0"



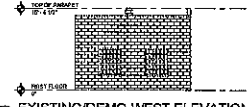
EXISTING/DEMO NORTH ELEVATION
Scale: 1/8" = 1'-0"



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



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



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

REVISIONS PER SHEET	
NO.	DESCRIPTION
001	REVISIONS TO FLOOR PLAN
002	REVISIONS TO NORTH ELEVATION
003	REVISIONS TO EAST ELEVATION
004	REVISIONS TO SOUTH ELEVATION
005	REVISIONS TO WEST ELEVATION
006	REVISIONS TO FLOOR PLAN
007	REVISIONS TO NORTH ELEVATION
008	REVISIONS TO EAST ELEVATION
009	REVISIONS TO SOUTH ELEVATION
010	REVISIONS TO WEST ELEVATION
011	REVISIONS TO FLOOR PLAN
012	REVISIONS TO NORTH ELEVATION
013	REVISIONS TO EAST ELEVATION
014	REVISIONS TO SOUTH ELEVATION
015	REVISIONS TO WEST ELEVATION
016	REVISIONS TO FLOOR PLAN
017	REVISIONS TO NORTH ELEVATION
018	REVISIONS TO EAST ELEVATION
019	REVISIONS TO SOUTH ELEVATION
020	REVISIONS TO WEST ELEVATION

- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. THE EXISTING BUILDING IS TO BE DEMOLISHED AND THE NEW BUILDING IS TO BE CONSTRUCTED IN ITS PLACE.
 3. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC).
 4. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC).
 5. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL ELECTRICAL CODE (IEC).
 6. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 7. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
 8. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL SMOKE AND ALARM CODE (ISAC).
 9. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (AIMA).
 10. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING DEPARTMENT (IBD).
 11. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING DEPARTMENT (IBD).
 12. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING DEPARTMENT (IBD).
 13. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING DEPARTMENT (IBD).
 14. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING DEPARTMENT (IBD).
 15. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING DEPARTMENT (IBD).
 16. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING DEPARTMENT (IBD).
 17. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING DEPARTMENT (IBD).
 18. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING DEPARTMENT (IBD).
 19. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING DEPARTMENT (IBD).
 20. THE NEW BUILDING IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING DEPARTMENT (IBD).

SOLEX ARCHITECTURE
ARCHITECTS
1000 L. ROAD
SUITE 100
DANVILLE, VA 24004
PHONE: 434-751-1111
FAX: 434-751-1112



RIVER CITY SYSTEMS
601 LOYAL STREET, DANVILLE, VA 24004
CONSTRUCTION DOCUMENTS

SHEET OF DRAWING	
NO.	DESCRIPTION
1	EXISTING/DEMO FLOOR PLAN
2	EXISTING/DEMO NORTH ELEVATION
3	EXISTING/DEMO EAST ELEVATION
4	EXISTING/DEMO SOUTH ELEVATION
5	EXISTING/DEMO WEST ELEVATION

PROJECT NAME
EXISTING/DEMO PLAN

SHEET NUMBER
AD-101





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

River District Design Commission

STAFF REPORT

DATE: April 12, 2022
TO: River District Design Commission
FROM: Doug Plachcinski, AICP, CFM Planning Division Director
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – 411 CRAGHEAD STREET

Certificate of Appropriateness request PZ22-080 at 411 Craghead Street for a 32 SF wall sign.

DESIGN GUIDELINES EXCERPTS:

The Commission should review Chapter 7.0 Guidelines for Signs in the River District. This 32 Square foot sign does not exceed the allowable size.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ22-80 for a period not to exceed 24 months.



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The Danville City Council appoints the River District Design Commission (RDDC) to administer the River District Design Guidelines. The RDDC reviews building and site alterations within the District and issues a Certificate of Appropriateness (COA) if the alterations meet Design Guideline standards. Work on buildings and sites within the River District cannot begin until the RDDC issues a COA and the applicant receives all other required permits and approvals. Please reference Design Guidelines Section 1.3 for Commission information and Section 1.7 for COA procedures.

APPLICANT PROVIDED INFORMATION

1. Please completely answer all application questions.
2. The property owner(s) or an authorized representative must sign the application.
3. A complete application along with drawings, photos, plans or sketches of your proposed improvements, including dimensions, is important for the RDDC to quickly and accurately act on your application. Please attach all additional materials.

Property Location (address/ID#): 411 Craghead Street

Applicant: Riverfront Real Estate

Applicant's Address: 541 Bridge Street Suite 2

Applicant's Phone Number: 434-483-2138

Applicant's E-mail: jonesbrd@gmail.com

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

Improvement Description: 4' x 8' vinyl sign - see picture

Have you read and understand Danville's River District Design Guidelines?: ☒ Yes ☐ No

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses? ☒ Yes ☐ No

Would you like more information about these programs? ☐ Yes ☒ No

Applicant Signature

Property Owner Signature
(if not applicant)

PLANNING DIVISION PROVIDED INFORMATION

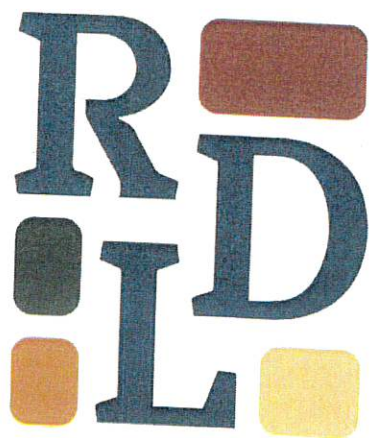
Application #: _____ RDDC Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: _____ Zoning District: _____
Additional Information: _____

All buildings, structures, or improvements visible from a public right-of-way and in the River District must not be located, constructed, reconstructed, altered, or repaired without a Certificate of Appropriateness. The RDDC meets on the second Thursday of each month at 4:00 PM in the Municipal Building's fourth floor City Council Conference Room. Submit questions or applications to the Planning Division, Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541, call us at (434)-799-5260 or e-mail us at plachhd@danvilleva.gov.

ZONING ORDINANCE RDDC APPLICATION STANDARDS

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

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
 - (4.) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

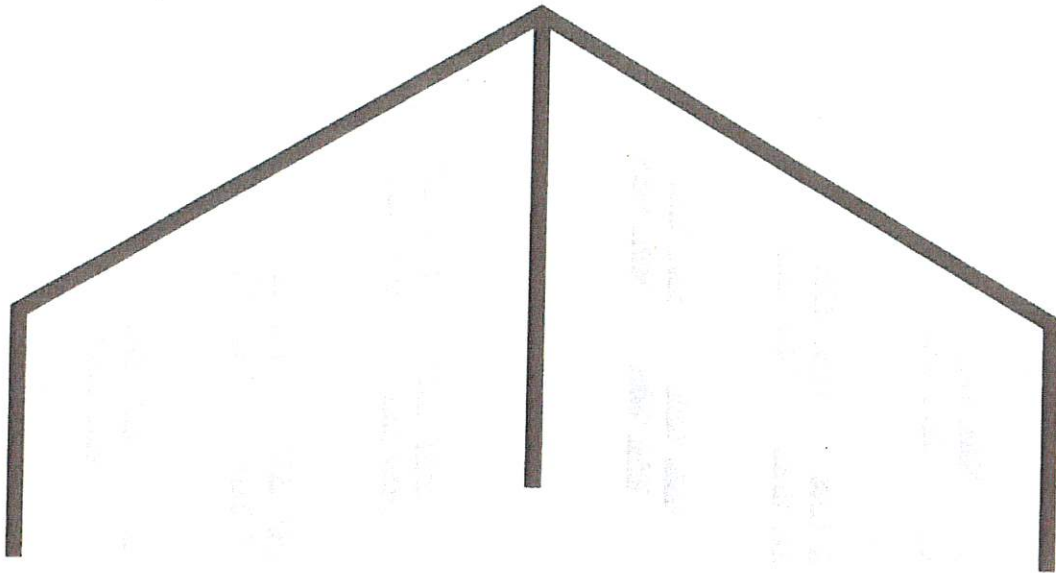


RIVER
DISTRICT
LOFTS

NOW LEASING

contact@riverdistrictlofts.com
www.riverdistrictlofts.com

MANAGED BY



RIVERFRONT

REAL ESTATE

DANVILLE, VA

541 Bridge St. Suite 2

Danville, VA 24541

434.483.2138

REALTORS® COMMITMENT

CEX

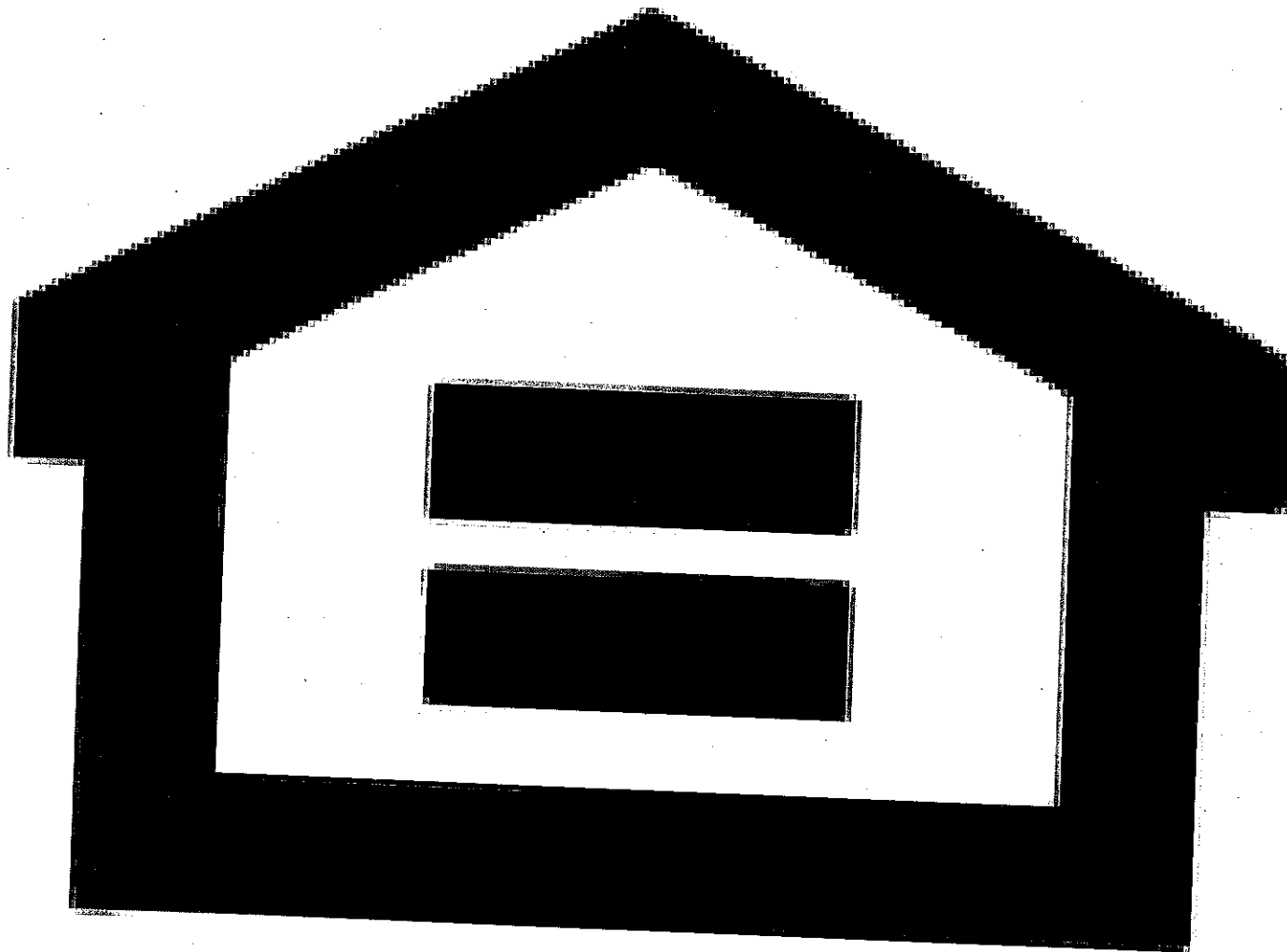
ENDORSED

2021

TO EXCELLENCE



REALTOR®



**EQUAL HOUSING
OPPORTUNITY**

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

MARCH 17, 2022

Members Present

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

Members Absent

Staff

Lisa Jones
Doug Plachcinski
Ryan Dodson

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

ELECTION OF OFFICERS

Mr. Dodson called for nominations for Chairman.

Mr. Keesee nominated Mr. Davis as Chairman. The nomination was approved by a 5-0 vote.

Mr. Dodson called for nominations for Vice Chairman.

Mr. Lackey nominated Mr. Keesee as Vice Chairman. The nomination was approved by a 6-0 vote.

Mr. Whitfield called for nominations for Secretary.

Mr. Davis nominated Ms. Nicholas for Secretary. The nomination was approved by a 6-0 vote.

Mr. Jones arrived at 4:06 pm.

ITEMS FOR PUBLIC HEARING

- 1. Certificate of Appropriateness request PZ22-042 at 212 N Union Street to consider exterior building rehabilitation including, but not limited to, new exterior access doors to the basement, new rear stairs, new second floor windows, and a new solarium with a deck on the roof.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Butch Dalton and his wife, Bonnae Buchanan, who stated we have a contract on 212 N. Union Street. We are in our viability period right now where we are addressing different things that we want to do to the building before we pull the trigger and make that decision. I would like to say that were willing to

make a sizeable investment in that building as had the city and I think they have bought four buildings down there and have refurbished them, which are ready to be rented or sold. We are willing to do the same thing and what we plan to do will add to the block considerably. I know this commission is concerned primarily with the aesthetics and the building is kind of ratty now and it would look considerably better if we are allowed to do what we are asking for. I also, want to say thanks for having this called meeting and I understand that we missed the deadline from the original meeting. We appreciate you having another meeting to hear us. I also, want to say thanks to the staff members Doug and Ryan that have been very helpful and others for giving us guidance of what we can or can't do in basically getting my homework done. In an attempt to not take too much time, I will go down the list of things that I want to do without reading every word.

CERTIFICATE OF APPROPRIATENESS APPLICATION

IMPROVEMENT DESCRIPTION

AS AN ADDENDUM TO APPLICATION FILED BY

Bonnae Buchanan and Butch Dalton

Applicable to 212 N. Union St.

1. Remove existing green metal siding from rear side of the west-facing wall. Staff has asked that we remove the similar siding from the overpass over the breezeway. Remove the existing pressure treated deck and staircase and all existing structures from the rear of 212 (see photo 1). Remove the glass from the west facing window on the first floor and restore the existing wooden doors. (See Photo 2) The existing window on the second floor of the rear, north-facing wall will be replaced by an appropriate window to be discussed in section 2. (See Photo 1, rear-view of building)
2. Remove appropriate amount of existing brick on the second floor of the rear, north-facing wall to install 3 windows. Please see Sketch A. Remove appropriate amount of existing brick on the second floor of the side, west-facing wall to install 3 windows. The windows will be wooden, double-hung approximately 48" by 96" and will extend down to just above the existing interior floor (please see Photos 3 and 4 which show a similar arrangement at the Sutherlin Mansion). Our preference is one-cover-one panes.
3. Remove an appropriate amount of brick to create two 74" high by 96" wide garage door openings into the basement. Photo 5 shows an existing set of similar doors on nearby Newton St. Two sets of wooden, hinged doors that open out will be installed, constructed to match the existing doors on the ground floor, as shown in Photo 1.
4. A new steel staircase will be installed at the existing, first floor back door on this same rear wall (replacing the pressure treated staircase and deck) that resembles the

staircase across the street at Culture (see Photo 6 and Sketch A). Construction of the railing will be Yo!' square pickets with welded, steel cap rail (see samples), powder-coated black. We are working with staff and Engineering to reconfigure the parking spaces directly behind our building, to accommodate the staircase, to rearrange parking spaces to not block the garage doors, and to allow us to grade (at our expense) so that the lot and interior garage floors are even.

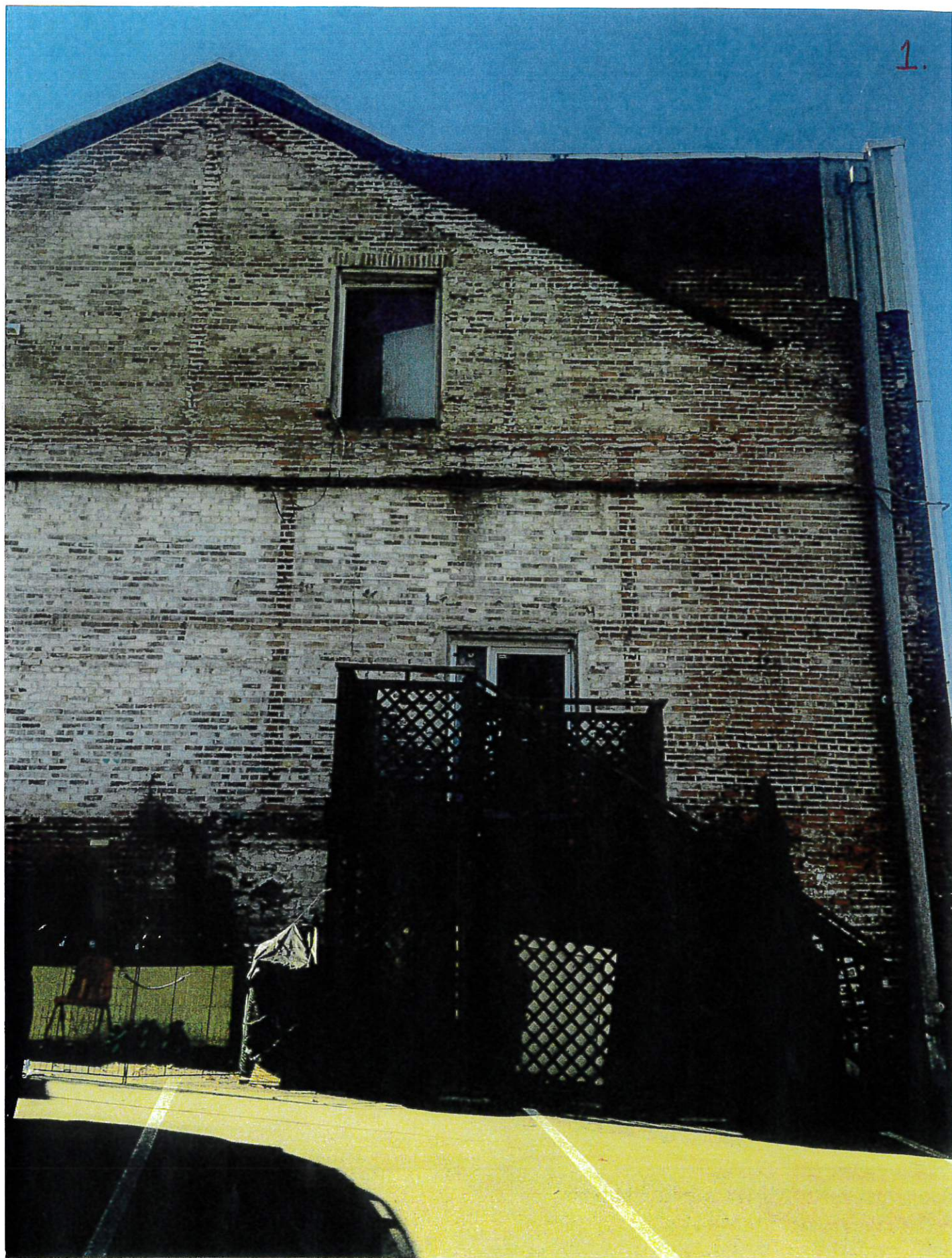
5. Install a welded, steel balcony on the rear, north-facing wall, at the same height as the interior second floor level, and extending the width of the three new windows, approximately 3' wide and 19' long. Please see Photo 7 and Sketch A. Construction of the rail will be the same as discussed in #3.
6. Install an approximately 18' by 28' rooftop deck on the north end of the roof. Please see Sketch A and Photo 8. Structural members will be appropriately sized, treated lumber and roof decking will be Trex or similar synthetic product. The rails will be the same as those discussed earlier in #3. We are consulting with an architect and engineer to ensure that the roof system is sufficient to carry this load.
7. We anticipate we may have to repair or replace the roofing material during construction. This roof will not be visible from the ground at any vantage point we can find, so we request approval of the contractor's choice of materials.
8. Install an appropriately sized (approximately 14' by 20') glass greenhouse or similar structure on the roof to cover the opening created by a staircase to the roof, utilizing a previously existing skylight for this opening. Please see Photo 9 for an example. This structure may be minimally Visible from Memorial Dr., as shown in Photo 10, on which this structure is drawn in red. (*Photos are attached*)

Mr. Davis closed the Public Hearing.

Ms. Nicholas made a motion to issue a Certificate of Appropriateness for PZ22-042 at 212 N Union Street as outlined in the addendum filed as part of the application with the change to number 8 covering the movement of the opening of the stairs to be a separate structure from the skylight and that the skylight itself would be restored.

Mr. Lackey asked to amend the motion to remove item 7 since it is not in our purview. Mr. Jones seconded the motion. The motion was approved by a 6-0 vote.

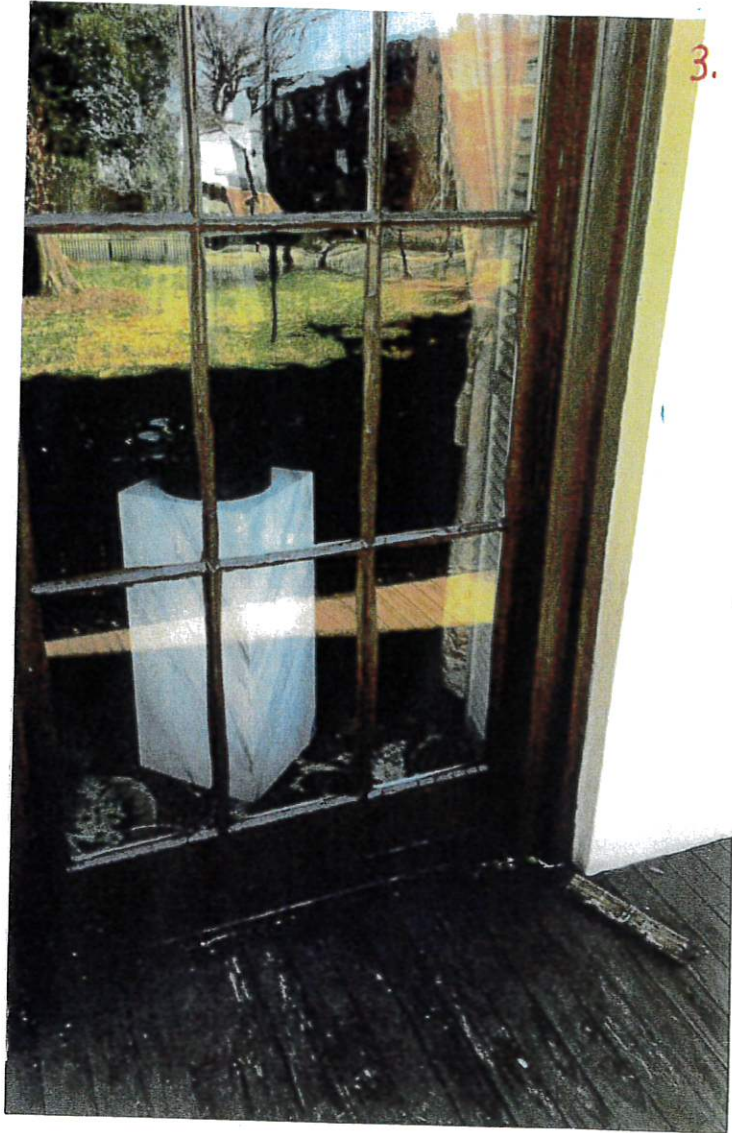
2. *Certificate of Appropriateness request PZ22-043 at 706 Wilson Street for a projecting wall sign.*



212 N. Union St.
rear north-facing wall



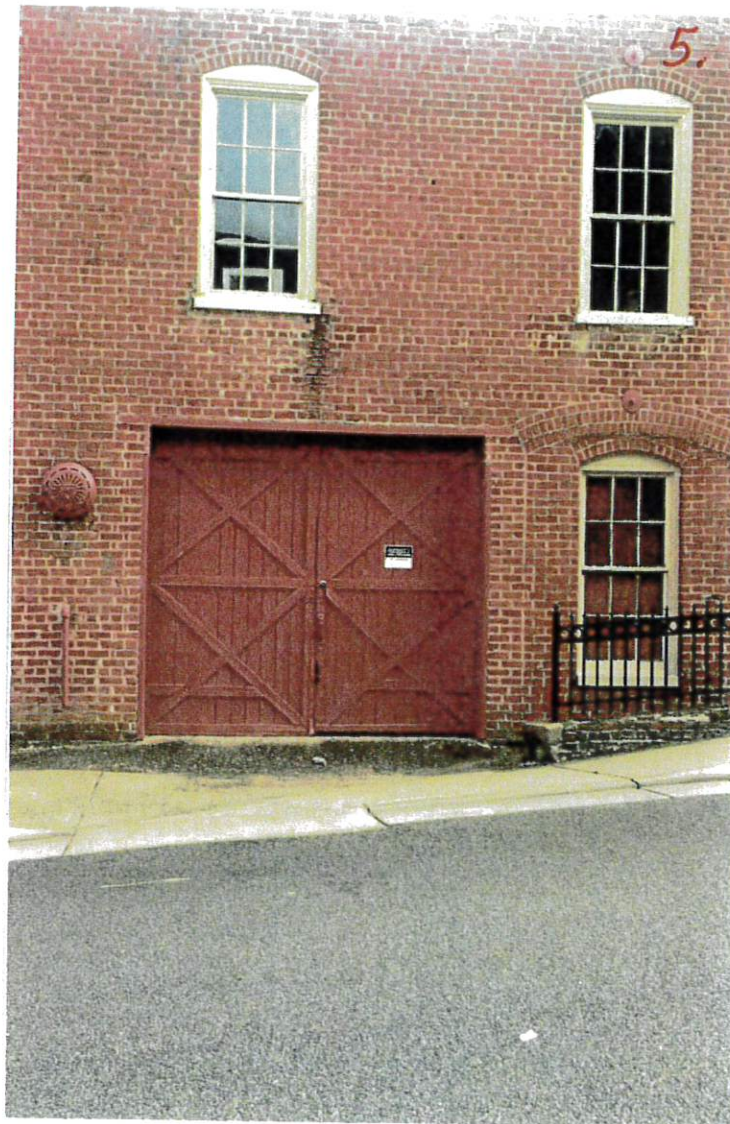
212 N. Union St.
west facing doors to be restored



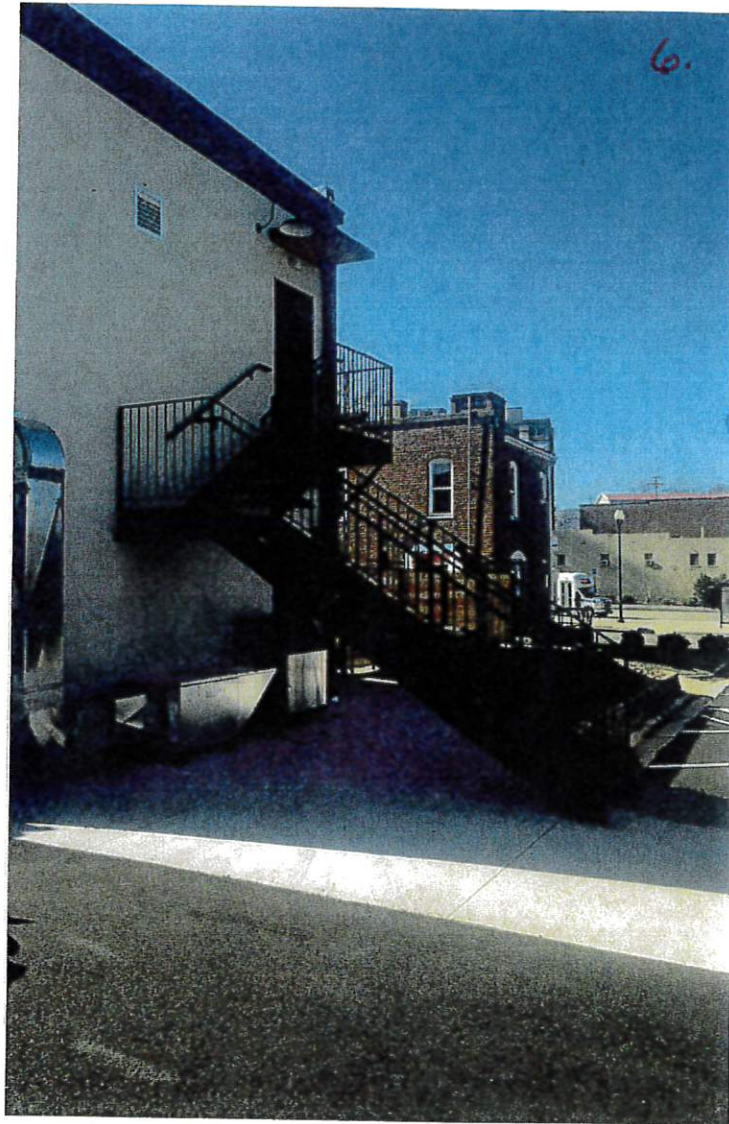
Sutherland Mansion
bottom exterior of a window that
extends downward to the interior
floor



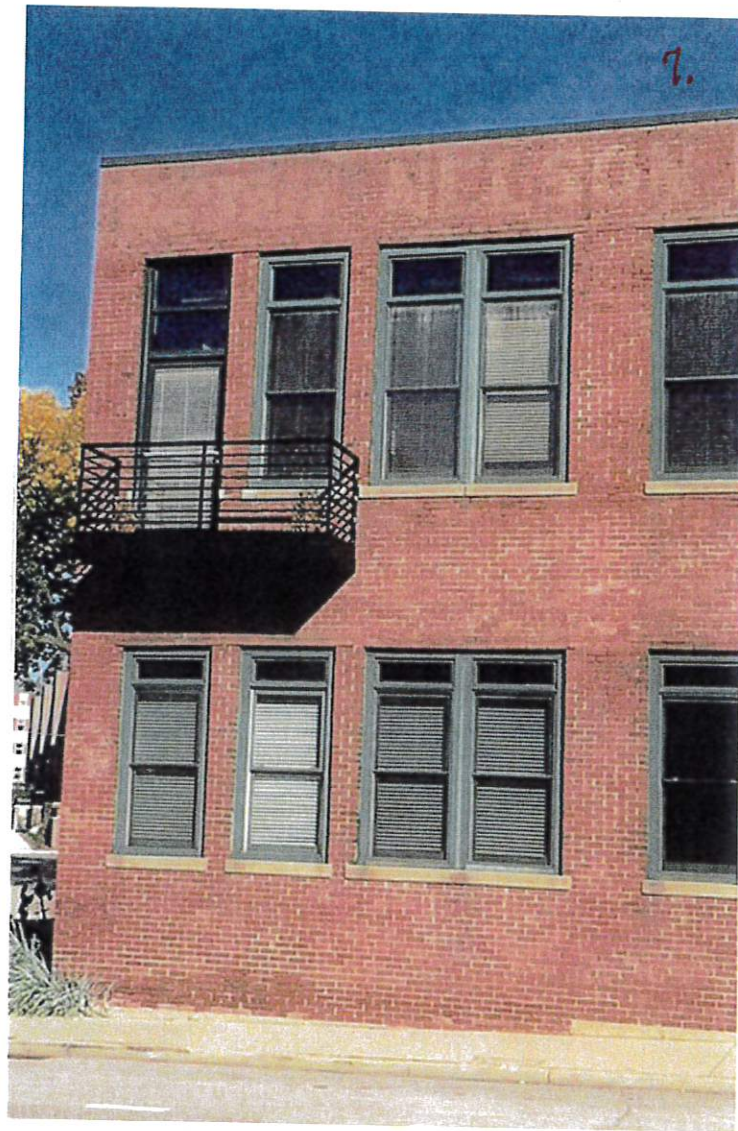
Sutherland Mansion
full exterior of a window that
extends downward to the interior
floor w/ walk-out balcony + railings



Newton St. Danville, VA
garage door that opens out



Culture Restaurant
welded steel landing + stairway



welded steel railings + balcony
at windows



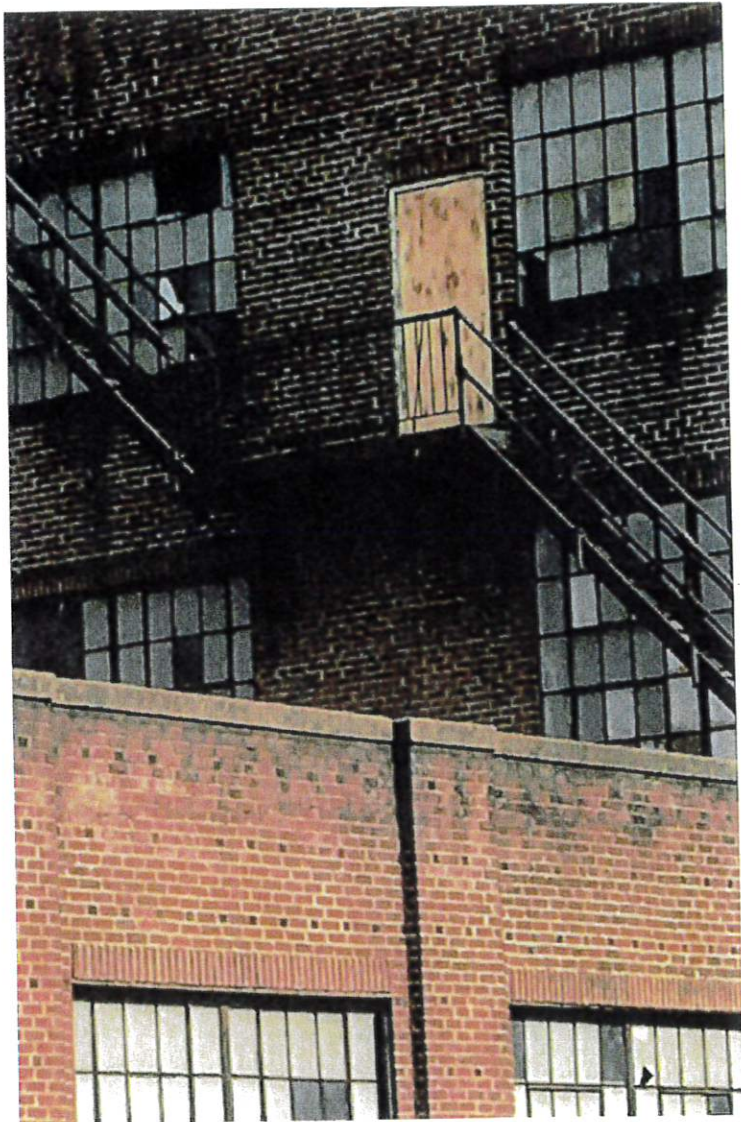
railings around a rooftop deck



rooftop glass enclosure



Side view of 212 N. Union from
Memorial Dr showing glass enclosure
on roof (in red)



Mr. Davis opened the Public Hearing.

Ms. Rachel Covington stated we recently started a business called Hawthorne & Jade Design Co Home staging & Design at 706 Wilson Street. It is a warehouse that we are renting, for our, furniture, art, and décor inventory. It's the old Sheets roofing building across from Fisher & Watkins Funeral Home. The Sheet's roofing sign is still there, so we simply want to replace that to reflect the new businesses that are now in the building. I have talked with Doug about the measurements of the sign and I would like to ask your permission to do something closer to this, instead of what you saw in your packets. It is two businesses that are in that warehouse right now and I realize that each business gets a 2 by 2 sign. So, this sign would be one sign and it's a 4 by 2 that would combine the two businesses.

Mr. Lackey stated what is flyball training?

Ms. Covington stated my business partner Shelly Smith, has started her own flyball training business. It is a dog, and you live beside us, so I know you have heard our dogs in the back yard, it's a competitive dog sport and it's like relay racing for dogs. All of her clients come from North Carolina and the rest of the state.

Mr. Davis closed the Public Hearing.

Mr. Jones made a motion to grant a Certificate of Appropriateness that was requested for PZ22-043 at 706 Wilson Street for the projecting wall sign. Mr. Keesee seconded the motion. The motion was approved by a 6-0 vote.

Mr. Davis asked the commissioners if it was okay to add this to agenda for today. It was approved by a vote of 5-0 with 1 abstention.

3. *Certificate of Appropriateness Request by James Barrick at 680 Lynn Street, Suite C to install a new construction/sign and exterior steel stairs and rails.*

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was R. J. Lackey who stated they are requesting to put a sign up and on the door as well. You see in the packet the actual design and they are asking to put one up at the limit of the size.

Ms. Nicholas stated is the existing garage door to be removed?

Mr. Lackey stated I'm sorry, but I do not have that information. The application is only for the sign.

Ms. Nicholas stated so it's not for the stairs?

Mr. Lackey stated yes, part of the stairs.

HAWTHORNE & JADE

DESIGN CO.

HOME STAGING + DESIGN

 **PRECISION**
FLYBALL TRAINING

Ms. Nicholas stated it looks like from the next view of A1.1 if that is the same point, then that would be where the stairs would now come into it. I am going to make you work for this.

Mr. Lackey stated you should since my client called me on Tuesday and didn't give me any of this. I am sort of flying on this with the seat of my pants. You are correct of where the entrance stairs are.

Mr. Plachcinski stated it looks like they will be probably putting the typical aluminum entry doors in too. The best field air exchanger area will be right in front of the main door where the garage door was previously.

Mr. Lackey stated what I understand is that it is going to be steel stairs and rails.

Mr. Jones stated this is a very neat concept here. It's my understanding if you want to go play Pebbie Beach then you swing clubs, and it is first class.

Mr. Lackey stated if I can remember correctly, I think six people can play in like six hours.

Ms. Nicholas stated on the first one A1.0 on the right side rear it says all existing windows to remain and in the following drawings after that there are doors opening out there. Are they window doors now or are we adding doors because I don't see that in the request? I just want to make sure.

Mr. Lackey stated if they want to do that then they will have to come back.

Ms. Nicholas stated okay.

Mr. Jones stated just for today it's for sign, stairs, and rails.

Mr. Davis opened the Public Hearing.

Mr. Davis closed the Public Hearing.

Ms. Nicholas made to motion to issue a Certificate of Appropriateness at 680 Lynn Street, Suite C for James Barrick that the sign will stay within the guidelines as put forth to the River District and that the stairs are as presented in the drawings and that Doug oversees the entire project. Mr. Keesee seconded the motion. The motion was approved by a 5-0-1 vote. (Mr. Lackey abstained).

APPROVAL OF MINUTES

The December 9, 2021, minutes were approved by a unanimous vote.

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

Approved By: