



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

APRIL 11, 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 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.*
 2. *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 black 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.*
 3. *Certificate of Appropriateness at 305 Lynn Street for installation of a new entry facade for Lynn Street Market.*
- IV. APPROVAL OF MINUTES FROM MARCH 14, 2019
- VII. ADJOURNMENT



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

River District Design Commission

MEETING OF APRIL 11, 2019

SUBJECT

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.

EXCERPT FROM DESIGN GUIDELINES

5.0 Site Design Guidelines

5.2 Site Guidelines

5. Storage areas. Areas used to store vehicles, equipment, or materials must be screened with a masonry wall, hedge or fence with landscaping of sufficient height and density to block views from street level. Brick, split-face block, stucco and wood (if not on the public right of way) are allowed, but the material should be in harmony with surrounding buildings. PVC fencing, chain link, barbed wire, and razor wire are explicitly prohibited where visible from the street unless by exception. Examples of masonry screen walls shown at right and above right.

STAFF RECOMMENDATION

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 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 (two votes total) with the following conditions:

- the proposed fencing and gates must match in size, color, and material to the existing fence on site shown on the picture, marked as Exhibit A, submitted with the request.



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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: **427 Patton St.**

Name of Applicant: **Walter Lucas**

Applicant's Address: **998 South Boston Rd.**

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

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

To construct a fence on both sides of Stand-by-Generator and Transformer

behind the Municipal Building (427 Patton St.). This fence will be constructed to

match the existing fence/guard rail between the Municipal Building and Court

house (Note Pictures). This fence is needed to prevent the public from accessing

the area around this equipment. The fence will have three gates installed in order to access equipment for servicing and maintenance.

Type of material(s) to be used: Steel

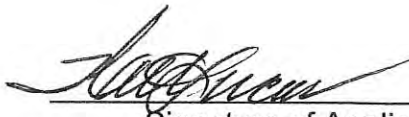
Have you read and understand the Design Guidelines for the River District of Danville, Virginia? Yes

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? No

Which one(s)? _____

Signature of Property Owner (if not applicant)



Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: N/A RDDC Date: 4/11/19

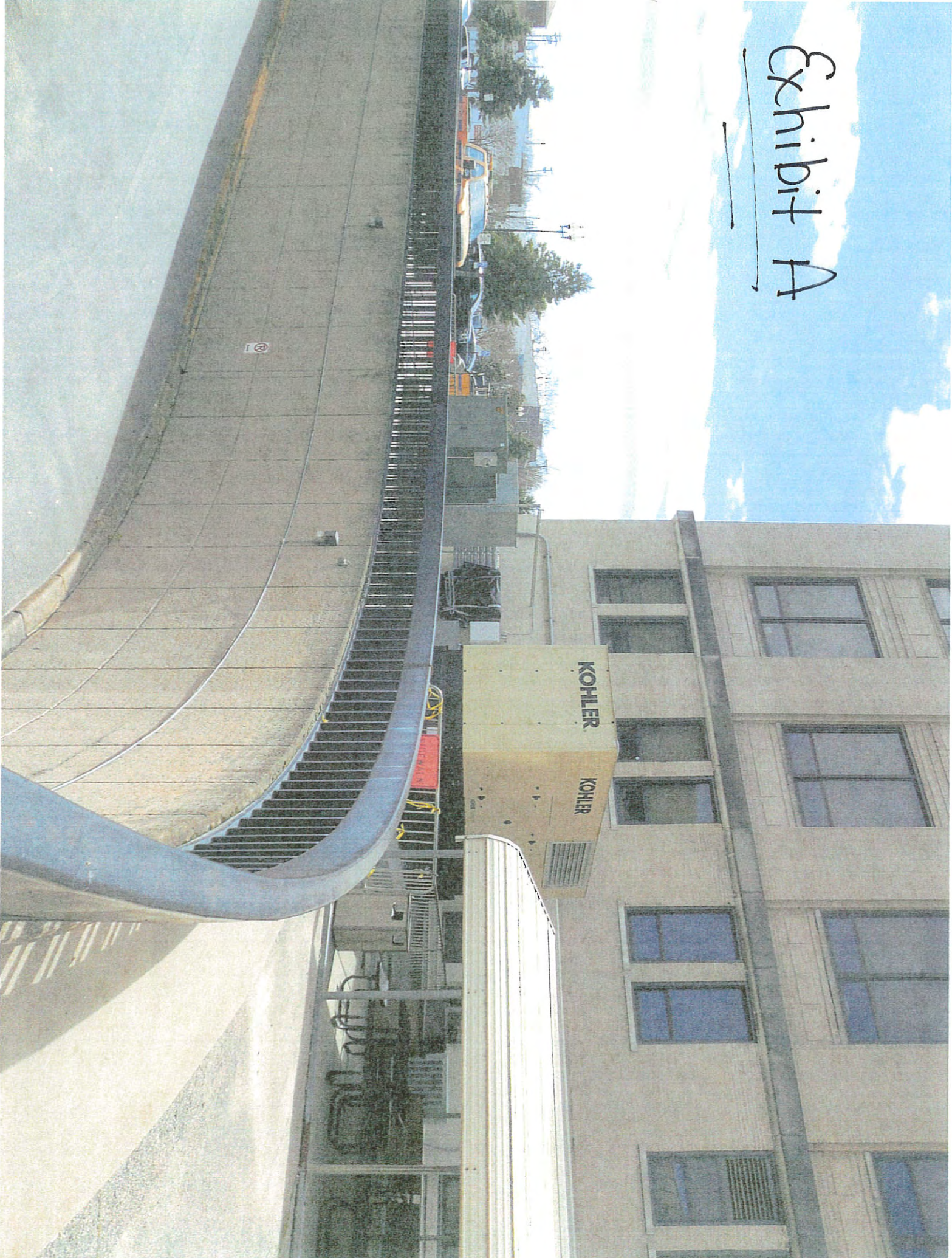
Date submitted: 3/26/19 Received by: Holley Preston

Tax Map Number: Parcel #: 26472 Zoning District: CB-C, Central Business 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.

Exhibit A





2



City of D...
WARNING

7'-7"

4' GATE

3



FENCE

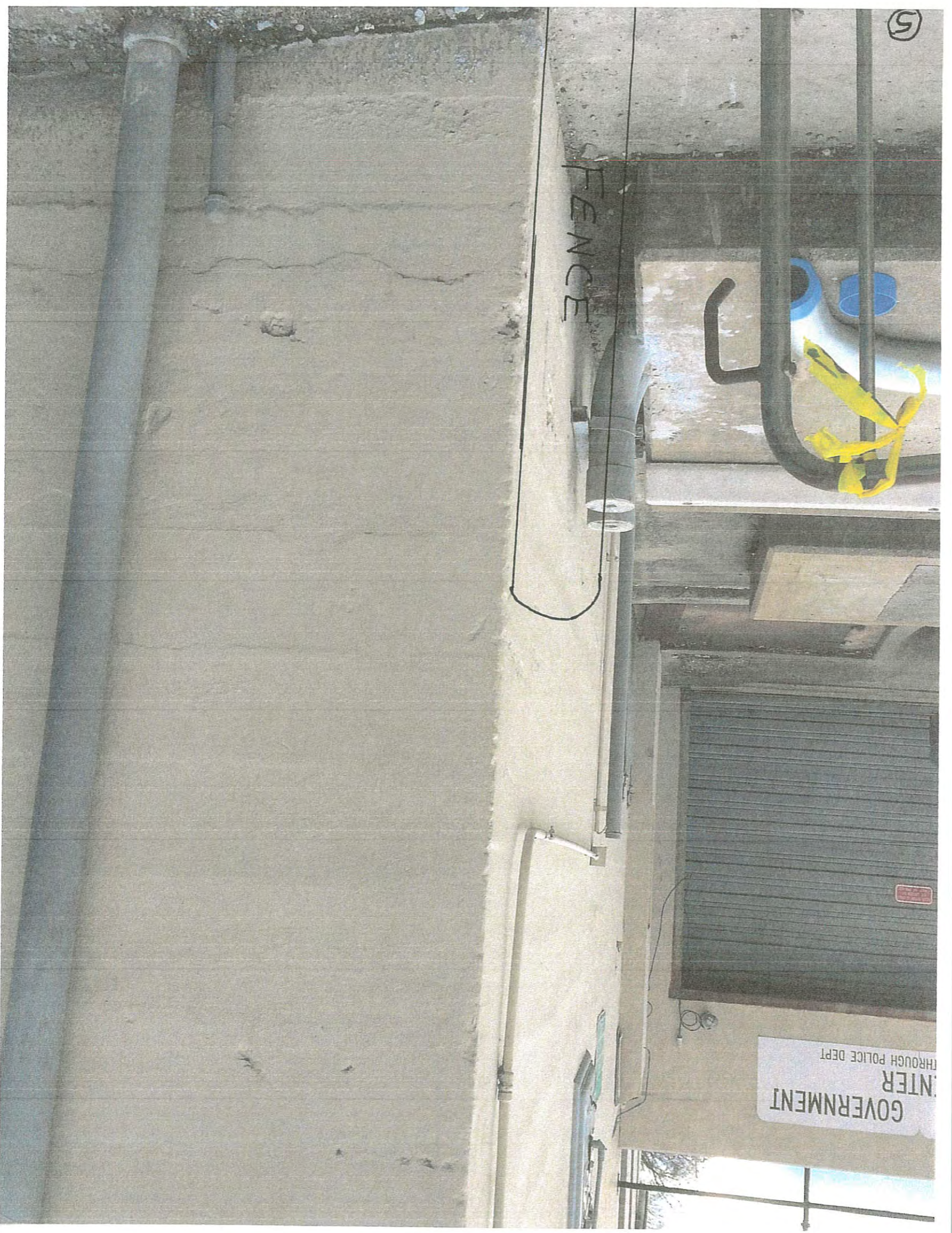
CAUTION

DO NOT CROSS

5

FENCE

GOVERNMENT
INTER
THROUGH POLICE DEPT



COMMONWEALTH MACHINE CO. INC.

RESTRICTED PARKING
PUBLIC WORKS
MAINTENANCE
VEHICLES ONLY

4' GATE









City of Danville

Legend

- Parcels
- Street Names
- House Numbers



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



Title:

Date: 3/26/2019



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

River District Design Commission

MEETING OF APRIL 11, 2019

SUBJECT

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 black 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.*

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.
- 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.

7: Sign Guidelines

7.2 Commercial Signs

1. Purpose

Commercial and business signs should call attention to the individual business without detracting from the overall character of the district.

Hanging/projecting signs more readily visible to the pedestrian.

2. Sign Type, Placement and Size

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

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

3. Design and Allowed Material

Signs should be produced by a skilled **sign professional** to ensure legibility and attractive design.

- **Traditional materials** are appropriate for signs in the River District, including wood, glass, metal, gold leaf, raised dimensional letters, and painted designs. Window signs should be decal-type lettering or etching.
- **New materials** such as MDF (with edge banding) and architectural foam may also be appropriate, but hardwood or metal is preferred over these.
- **Colors** for signs should generally be limited to three and should harmonize with or compliment the colors of the building.
- **Illumination** for signs should be from shielded incandescent or LED lights. Halo-lit pin letters are allowed (photo below). Ground-mounted spotlights are allowed for illuminating monument or freestanding signs.

STAFF RECOMMENDATION

Item A 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 A) and further recommends that the Commission consider the discrepancy as minor (second vote for Item A), therefore approving the issuance of a Certificate of Appropriateness to install two (2) new store front doors, one (1) in the front and one (1) in the back (two votes total for Item A).

Item B, C, and D meet the criteria of the guidelines. Staff recommends the Commission approve the issuance of the Certificate of Appropriateness to (B) install four (4) new aluminum clad windows in the front, (C) build a new 60" x 120", 48' wide steel, with black metal decking, porch with stairs and ramp, and (D) install two (2) projecting signs, less than four (4) square feet in size, one to read: Great Escapes (with accompanying art work) and the other to read: Grizzly's Axe Throwing (with accompanying art work) on the front of the building.



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INFORMATION TO BE PROVIDED BY APPLICANT

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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: 680 Lynn St. Suite I and J

Name of Applicant: David Gunnell - Gunnell Construction

Applicant's Address: 151 Walker Dr., Danville, VA, 24540

Applicant's Phone Number: (434) 251-7716 Email Address: davegunnell@msn.com

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

1. Install new store front doors
2. Install new aluminum clad windows
3. Build new porch with stairs and a ramp
4. Install two business signs on front of building

Type of material(s) to be used: 1. Aluminum doors, 2. Wood windows
clad in aluminum, 3. Steel frame covered in concrete, 4. signs made
of metal

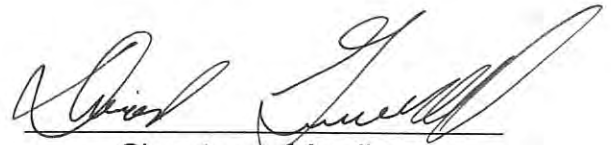
Have you read and understand the Design Guidelines for the River District of Danville,
Virginia? Yes

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

Would you like more information about these programs? NO

Which one(s)? N/A

Signature of Property Owner (if not applicant)



Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____ RDDC Date: _____

Date submitted: _____ Received by: _____

Tax Map Number: _____ Zoning District: _____

Additional Zoning Information: _____

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.

680 Lynn Street Venue

Dear River District Design Commission,

I hope you are doing well. I have been contracted to remodel the building section located at 680 Lynn Street, Suite I & J, to be utilized for two new business ventures that are moving into the River District. This space is a 7000+ square foot one-story warehouse space, this space has an eight-foot wide door opening on the front and rear of the building that currently have temporary construction entrances built in these openings. I intend to finish these openings with aluminum store front style door units. These units will be dark bronze in color, will have wide style aluminum stiles, and will be double 3-0 door units with a transom window above. There is a door unit that is very similar to the ones that I intend to install on Suite A in the same building. The front and rear doors will be identical in appearance. The remainder of the opening will be filled with either matching brick as close as can be attained or with natural stone, as the interior will be decorated as a lodge with interior décor to match that style.

This building space has eight window areas, four on the front on the Franklin Street side and four on the rear that face another building. These window openings do not contain windows but are covered with period correct original metal hinged shutters that operate. My intention is to install windows in the front windows while fixing the original metal shutters in the fixed open position. The shutters on the rear of the building will stay closed and no new windows will be installed, the appearance will remain the same as it is now. The window openings on the front are narrow, my intention is to install dark brown Ply Gem MIRA brand windows in these openings. I have attached some literature for these windows. The windows would be aluminum clad windows and would have stain grade wood on the interior. The windows would have a six over six grid pattern and the grids would be (SDL) simulated divided lite style to create a period correct appearance. It would not be necessary for these windows to be operable, if desired by the commission a fixed pane window could be utilized. Otherwise a single-hung window could be installed in these window openings.

The front of the building will be the main entrance to this space, a porch will be constructed outside of the front door that will be 60" x 120", 48" wide steps will lead off of the right side of the porch down to the ground, a handicap accessible ramp will project from the left side of the porch to the ground. The porch, steps, and ramp will be constructed of steel with metal decking so that concrete can be poured for all walking surfaces, all metal will be painted black. An appropriate metal handrail will be constructed around the perimeter of all surfaces. This porch will be built to be similar to the porch built at Ballard Brewing, which is in the nearby area.

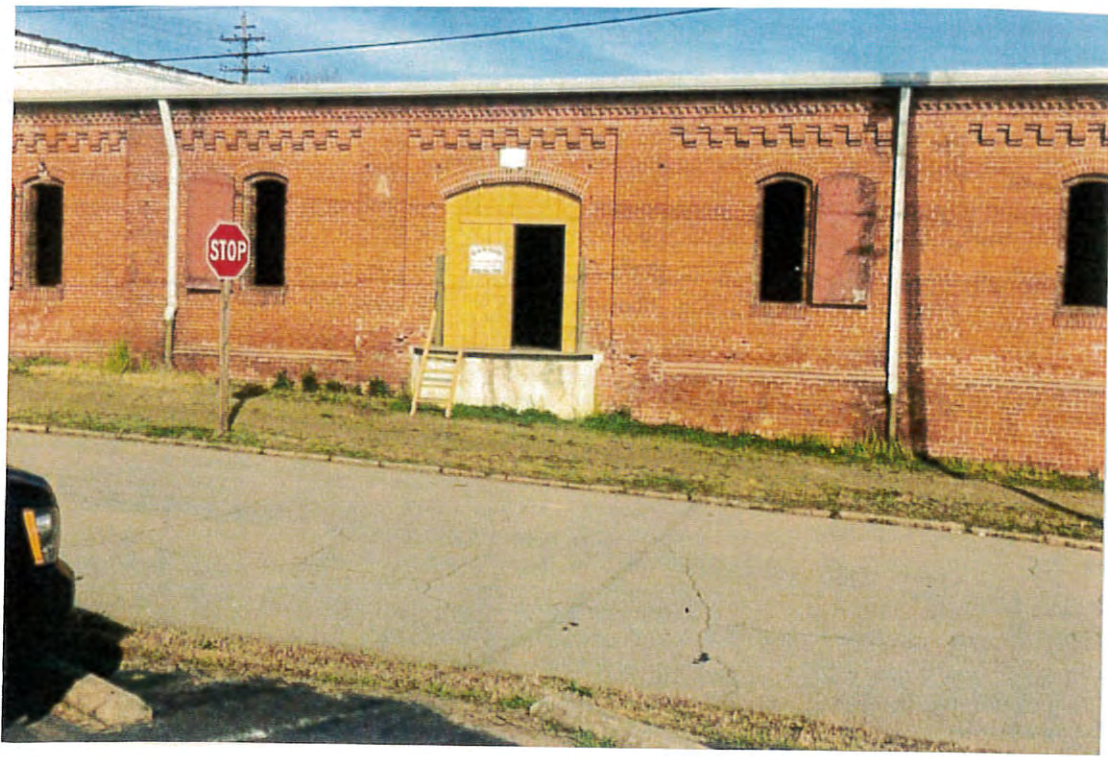
On the front of the building to the left and right side of the main entrance there will be two signs installed. Both signs will project from the building and be mounted to a black metal frame. The sign to the right of the door will have a sign for "River City Escapes", and the sign to the left of the door will be for "Grizzly Axe Throwing". Both of these signs will be the same size

and will be less than four square feet per side of the sign. These signs will be fashioned to be very similar to the signs at Muchos and Revitalization Station on Craghead St. Pictures of the business logos are attached in this application.

Thank you for your consideration of these improvements that I intend to make to this building that will be functional for the future business but will maintain an attractive appearance but will look appropriate for the time period of construction for the building. Please do not hesitate to contact me if you have any questions regarding this project, thank you again for your consideration.

Dave Gunnell
Gunnell Construction

Existing
Building
Facade



Proposed
front &
rear door



Existing,
original
window
shutter

Closed
shutter
is green



Existing
window
opening

opened
shutter is
red





Example of proposed
ramp for the
front



Example of the
proposed porch for
the front



Example of proposed
projecting signs

PROPOSED PROJECTING SIGN

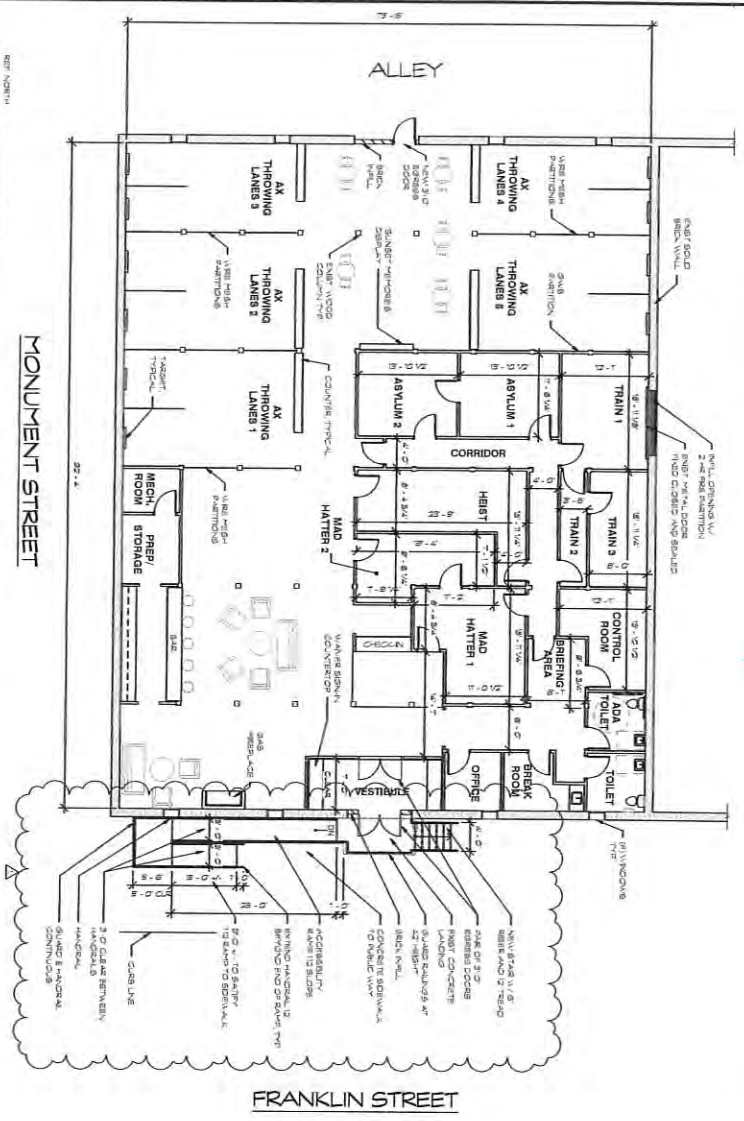


PROPOSED PROJECTING SIGN

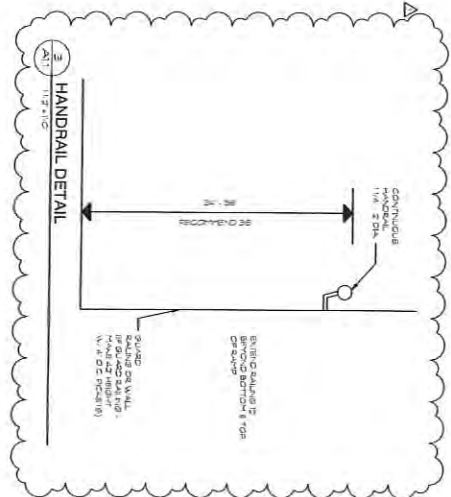
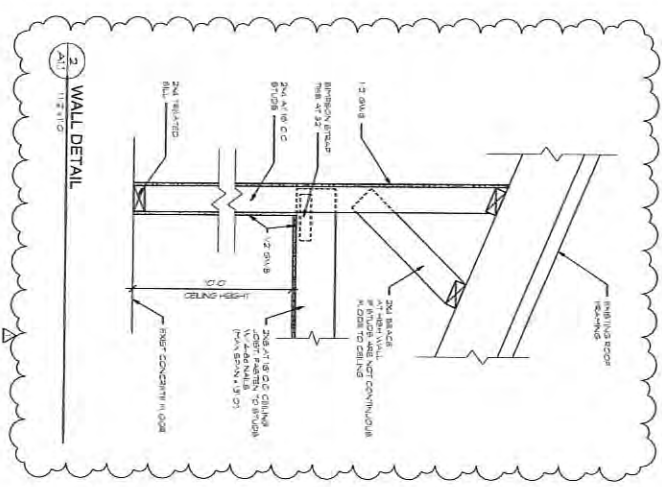


RIVER CITY
E S C A P E S

FLOOR PLAN LEGEND	
	EXISTING PARTITION WALL
	EXISTING REAR WALL
	NEW WALL WITH WALL THICKNESS



REF NORTH
1ST FLOOR



ARCHITECTURAL
FATTIES
1500 West 100th
Suite 100
Tampa, FL 33606
813.884.4444
www.fattiesarchitect.com

680 LYNN STREET VENUE

DANVILLE, VA PROJECT NUMBER: 19110



DATE	03-28-2020
DRAWN BY	KTB
CHECKED BY	MMB
REVISIONS	1. REVISED 03-28-2020

FIRST FLOOR
PLAN

A1.1

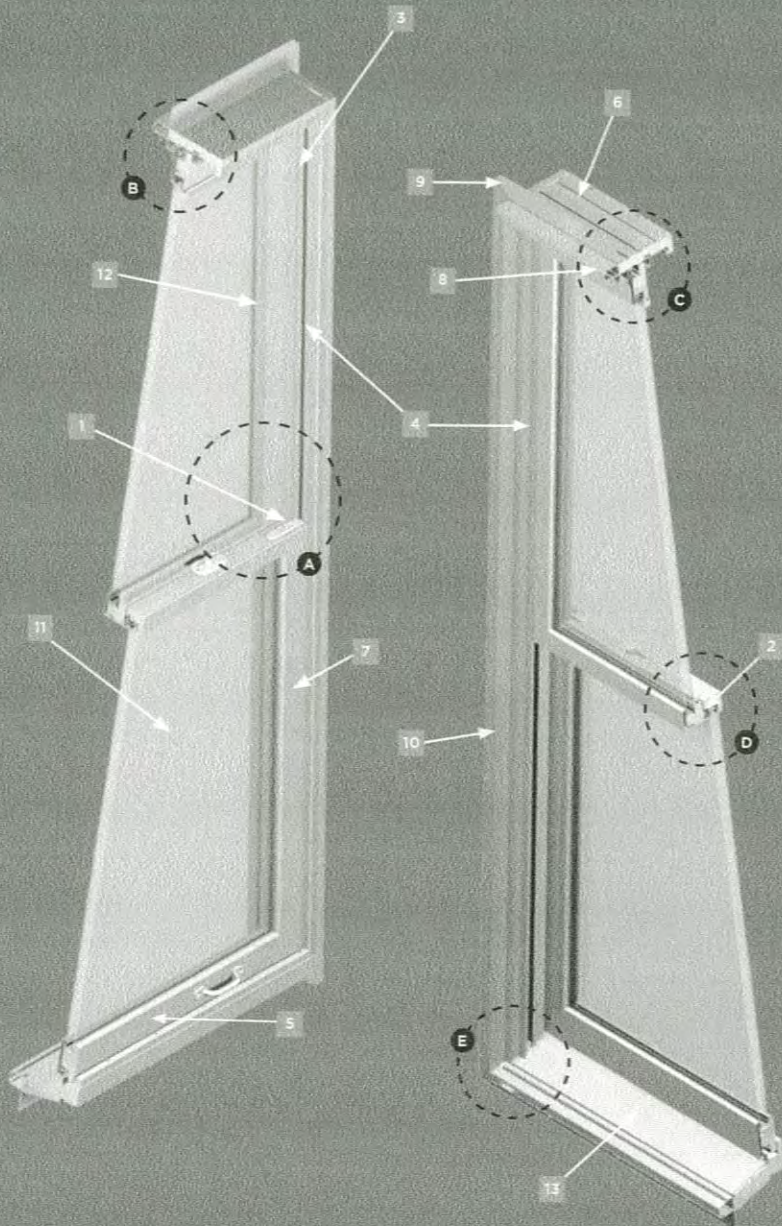


DOUBLE HUNG

MIRA PREMIUM SERIES DOUBLE HUNG windows feature tilt-in sashes to make cleaning a breeze, weatherstripping for air-tight performance, and cam-action sash locks for added security. A wide bottom rail, 14° sloped sill and sturdy 6/4 sash construction help create a historically accurate design while delivering superior performance.

FEATURES

- 1 Tilt-in sash design for easy cleaning from the safety of inside your home
- 2 Sash interlock provides superior structural performance
- 3 Stepped jambliner design for superior structural performance while maximizing available daylight opening
- 4 Three-piece jambliner allows for different interior and exterior jambliner colors
- 5 6/4 sash construction for historically accurate wood window lock
- 6 4⁷/₁₆" jams made of clear wood eliminate extensive drywall work
- 7 Sash and interior made with select clear wood; ready for paint or stain to match any interior decor (also available in pre-finished white)
- 8 Integral face groove allows for easy mulling and exterior accessory application
- 9 Pre-punched nailing fin for simple installation
- 10 AAMA 2604 paint finish provides superior resistance to chalking and fading
- 11 Energy-efficient Warm Edge insulating HP glass reduces energy costs while reducing fabric fading—optional HP² or HP2+ glass upgrade and optional Warm Edge+ spacer system upgrade available for enhanced performance
- 12 Vacuum-treated, solid wood components resist damage from water and fungus
- 13 Durable .050 extruded aluminum cladding on all exterior frame surfaces resists dings and dents while providing structural integrity



A



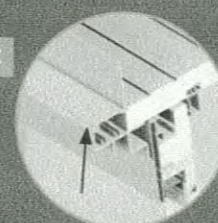
Flush-mounted tilt latches and lock and keeper with matching finish fasteners create a clean, high-quality appearance

B



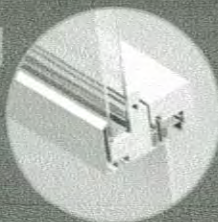
One-piece, full 4⁷/₁₆" head and side jams with inside stop blind nailed to reduce the number of visible nail holes

C



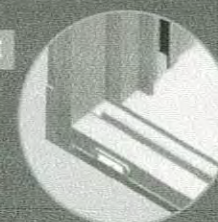
Accessory grooves for mulling and casing application, screen pocket in head and sill for spring-loaded screen

D



Aluminum sash interlock provides superior structural performance

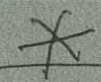
E



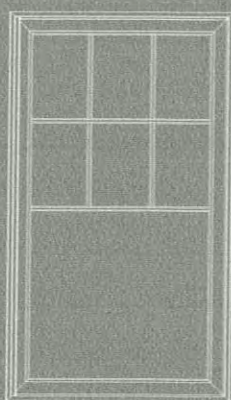
Water management system for increased water performance

STANDARD GRILLE PATTERNS

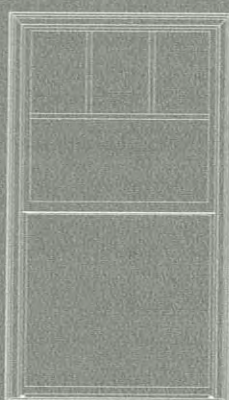
Call customer service for optional grille patterns (800.999.8400)



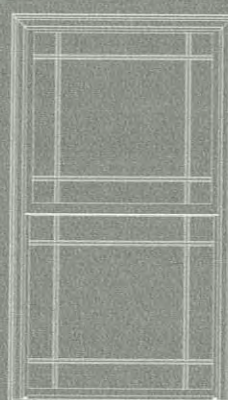
Colonial



Half Colonial
(shown on Casement)



Plaza



Prairie



Perimeter Prairie



Three over Three



Three over One



Two over Two



Two over One

GRILLE STYLES



5/8" Flat GBG



7/8" Flat GBG



5/8" Sculptured
GBG



1" Contoured
GBG



7/8" SDL



1/4" SDL



7/8" Full Surround
Removable Grilles

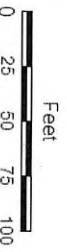
GBG = Grilles-Between-the-Glass

SDL = Simulated-Divided-Light

City of Danville

Legend

- Parcels
- Street Names
- House Numbers



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Title: 680 LYNN STREET

Date: 3/27/2019



City of Danville

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Phone: (434) 799-5260

River District Design Commission

MEETING OF APRIL 11, 2019

SUBJECT

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

EXCERPT FROM DESIGN GUIDELINES

3.0 Guidelines for Historic Buildings in the River District

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.

3.2.3 Windows

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

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

4. Exterior Wall Materials and Trim

Corner boards, window trim, and door surrounds shall be reused or recreated in the original material. Covering detailed wood trim with flat stock aluminum or vinyl is unacceptable. The cadence or spacing of the original siding shall be recreated. For example, if the original siding had a four-inch exposure then new siding with the same spacing should be installed. Where it is not possible to save existing clapboard and trim, Hardy Plank and other appropriate modern equivalents may be used to replicate original woodwork, with approval of the RDDC. Because the technology of modern restoration is advancing, substitutes will be considered on a case-by-case basis.

STAFF RECOMMENDATION

Staff recommends the River District Design Commission issue a Certificate of Appropriateness at 305 Lynn Street for installation of a new entry façade for Lynn Street Market.



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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: 305 Lynn Street

Name of Applicant: SS Lofts LLC

Applicant's Address: 2384 Riverside Drive Danville, VA 24540

Applicant's Phone Number: 434-250-2952 Email Address: riversidepawp2384@gmail.com

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

Installation of new facade for Lynn Street Market.

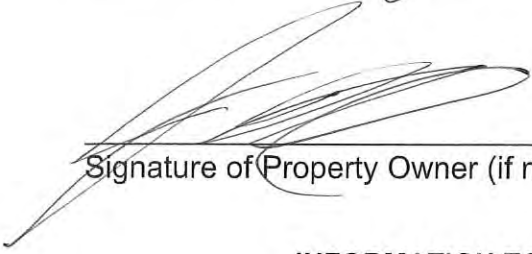
Type of material(s) to be used: Wood frame, Tile, Glass and
Hardy Board

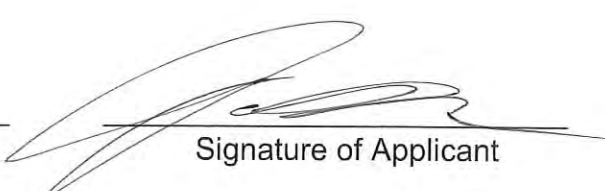
Have you read and understand the Design Guidelines for the River District of Danville, Virginia? Yes

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)? Any + All


Signature of Property Owner (if not applicant)


Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

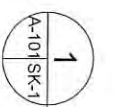
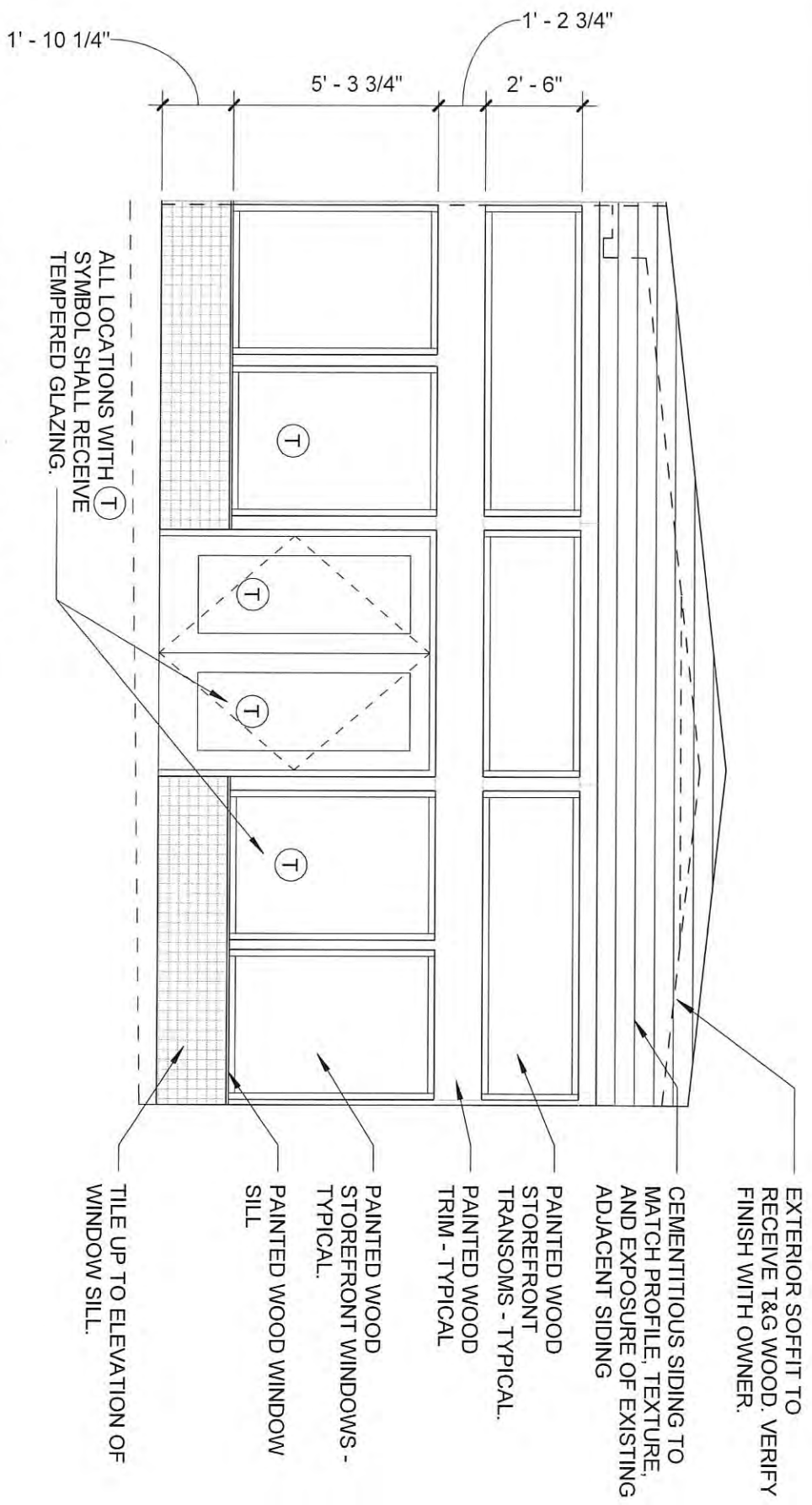
Application Number: N/A RDDC Date: 4/11/19

Date submitted: 3/27/19 Received by: Holley Preston

Tax Map Number: Parcel ID: 24853 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.



NEW ENTRY FACADE

Scale: 1/4" = 1'-0"



SOLEX ARCHITECTURE
641 MAIN STREET
DANVILLE, VA 24541
434.688.0767 PHONE
434.791.3281 FAX

Date: 2019.03.27

Scale: 1/4" = 1'-0"

Project No.: 20190010

Project: LYNN STREET MARKET

Subject: NEW ENTRY FACADE SKETCH

SKETCH NUMBER

SK-1

City of Danville

Legend

- Parcels
- Street Names
- House Numbers
- Parcel Numbers



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



RIVER DISTRICT DESIGN COMMISSION

MEETING OF

March 14, 2019

Members Present

Peyton Keese
Jonathan Hackworth
John Ranson
George Davis
Courtney Nicholas

Members Absent

R.J. Lackey
Sheri Chaney

Staff

Lisa Jones
Bryce Johnson
Holley Preston
Clarke Whitfield

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

ITEMS FOR PUBLIC HEARING

1. Request a Certificate of Appropriateness at 629 Craghead St. to add a permanent metal roof structure, measuring approximately 56 x 44 ft. (2464 sq. ft.) and containing colors matching the existing structure, over the existing deck on the east side of the Community Market.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Jeff Bond, owner of Solex Architectire. Mr. Bond stated I am representing the Danville Parks and Recreation Department. On the East side of the Community Market there is a large deck, if you have been there and most of you probably have, and are familiar with the entrance side of the facility. The deck is used for events and for bands setting up and other types of functions. Parks and Recreation Department wishes to add a permanent steel structure over top of the deck with metal roofing to match the roof. It is straightforward design keeping in context with the metal that is out there and the apartment building.

Mr. Davis stated the stairway leading up into the main part of the deck, has that always been there or was it just recently added?

Mr. Bond stated Bill Sgrinia, Director of Parks and Recreation is in the audience and he might can answer the question better than I. It is a recent temporary wood stair. The railing is removable and that section of the railing is sitting on the deck it's not permanently fixed to the deck from what I understand.

Mr. Sgrinia stated it is temporary and it was made for an event it's about to be taken down and It was never intended to be a permanent structure.

Mr. Davis stated the shed that is going over the top will it cover the whole deck?

Mr. Bond stated yes sir. The stairs to the right and the ramp stairs to the left will not be covered.

Mr. Davis stated it will pretty much match what is there now?

Mr. Bond stated the roof material and the color will match the existing roof.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion that it meets the guidelines as presented and therefore should be issued a Certificate of Appropriateness. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

2. Request a Certificate of Appropriateness at 523-525 Lynn St to perform the following alterations:
 - A. Install a four (4) ft. metal industrial pipe and picket fence to rear patio (northern side of properties);
 - B. Remove existing fire escape of the building (northern side of property); and
 - C. Install five (5) aluminum clad casement windows measuring three by five (3 x 5) feet to the upper CMU portion of the center building on the side facing Lynn St. (southern side of property).

Mr. Davis open the Public Hearing.

Present on behalf of this request was Garrett Shifflett, one of the developers of the Knitting Mill. Mr. Shifflett stated we are here to discuss a request to install a metal industrial fence to the back patio area. It is similar to the other fences or guardrail to be put up at our other properties, which I have pictures of in the packet. It's a basic one and a half top and bottom rail with ½ inch pickets. All of these we have gone through our part one, part two with the National Park Services and the NDHR are meeting their guidelines, and that is what we are presenting today.

Mr. Ranson stated are you getting tax credits?

Mr. Shifflett stated yes sir.

Mr. Davis stated is it the one circled on this page that says it's a fence to fit every need? Is that the one that you are planning on using?

Mr. Shifflett stated that is to show the style of fence. I would like to use a custom made fence that I normally use. It is a much nicer quality fence. I didn't have drawing specs so that's why I put this in.

Mr. Davis stated it would be very similar to what you have here.

Mr. Shifflett stated yes. So, the next item is removing the fire escape from the building. It is an outdated feature; the building is fully sprinkled. It has all the required exits per code and it is just not a used feature. What we intend to do is remove the stairs to the fire escape and actually

keep and modify the existing platforms that the door opens on to and we intend to keep those and rebuild the railings to meet code and to add a small feature to the unit and all a balcony.

Mrs. Nicholas stated that will affect two units?

Mr. Shifflett stated yes.

Mr. Davis stated do you know the approximate size?

Mr. Shifflett stated maybe 4 by 5.

Mr. Ranson stated is your intention to just keep the railings that are there?

Mr. Shifflett stated no we will modify those to meet code because currently they do not meet code.

Mr. Ranson stated it is hard to tell by the picture.

Mr. Shifflett stated it has a top and bottom railing but no middle railing and someone could fall through that quite easily. The last item is to install five aluminum-clad casement windows on the CMU portion of the center building that is a room and at some point was added between the buildings. It is all cinder block that is apartment 309 and to get light into that unit we need windows in the side of that. The other side has the walkway that connects the two buildings and you cannot really cut windows in that side it is basically blocked off. We cut windows in the side of that to add light into the unit. Again, DHR and National Parks Services have passed all of these and they are okay with it.

Mr. Ranson stated so the windows are aluminum?

Mr. Shifflett stated they are aluminum clad wood.

Mr. Ranson stated and what are the existing windows?

Mr. Shifflett stated there are no existing windows in that unit.

Mr. Ranson stated but there are some that are near there.

Mrs. Nicholas stated the one says something about existing fire escape door platform to be removed and a new steel platform window to match the adjacent windows installed.

Mr. Shifflett there were two fire escapes. The fire escapes that I referred to in item 2 were the back and the front, had just a platform with pull down ladder. They took an existing window, cut the metal window out and added a door and had a platform put in and a pull down ladder. That one is going away completely because you can't get out to it so we are going to pull that out and restore the window to what it was before they cut it out.

Mrs. Nicholas stated so where are the aluminum windows going?

Mr. Shifflett stated so A211, they are right of that.

Mr. Ranson stated so will the windows be similar?

Mr. Shifflett stated no sir, they will be just like this single white casement windows because DHR required us to put single light in there and they do not match the existing windows.

Mr. Davis stated that section that you are talking about putting windows that is concrete block?

Mr. Shifflett stated right.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion that item A meets the guidelines as presented and therefore should be issued a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.

Mrs. Nicholas made a motion that items B and C do not meets the guidelines as presented. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Mrs. Nicholas made a motion that items B and C have minor descrapancies and per the guidelines should still be issued a Certificate of Appropriateness. Mr. Keesee second the motion. The motion was approved by a 5-0 vote.

3. Request a Certificate of Appropriateness at 214-216 N Union St. for façade improvements involving the following:
 - A. Replace five (5) awnings with two (2) larger awnings of similar style and material;
 - B. Repaint brick storefront to a new color (dawning slate with matching accent colors;
 - C. Install new trim to replicate a simple cornice;
 - D. Install five (5) window signs;
 - E. Install one (1) door sign;
 - F. Install one (1) projecting sign with a metal frame.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was James Cousins, I am representing Abe Koplen's. Mr. Cousins stated we would like to upgrade the building that we currently have. The painting is the same paintings way before I came here and due to the new landscaping on Union Street, we would like to update our building to match what has already been done by the City. This was the original with the two large awnings. What we wanted to do is go back to the five awnings that we have up front, the same color but just not the two big awnings. Before we had the canvas awnings and they were round these would be the same rectangular awnings but they would be five individuals instead of two.

Mr. Ranson stated so it's not going to be like what is showing on here?

Mr. Cousins stated right they would be split one on each window.

Mr. Davis stated rectangular like its showing but just over each window.

Mrs. Nicholas stated I'm confused from what I see the request is to replace five awnings with two.

Mr. Whitfield stated so we can say replace the five with five of like material but they may be a different color.

Mr. Cousins stated everything that is on this would be the same but instead of having these two awnings it would be five of the same color and material. The next item B we just wanted to go with something subdued since it is a men's store. We thought that gray would look nice with the white trim at the top. We just want to brighten it up a little bit and have it look decent. We want to change the front and back of the building to that color.

Mr. Davis stated I'm assuming that it is a dull gray.

Mr. Cousins stated yes sir. It's not silver. We would like to install new trim to replicate a simple cornice. The trim is all worn from years of storms and everything else, especially tropical storm Michael. This would help us to get the building looking current and decent.

Mr. Ranson stated do you know what it is going to be made out of?

Mr. Cousins stated that is a good question. I do not.

Mrs. Nicholas stated it says here that the suggestion is that the trim be wood.

Mr. Davis stated it says in the staff notes that they have not received any information on how big the signs would be. We would have to put stipulations according to that. Item E do you have anything for that?

Mr. Cousins stated we would like it to be a decent size but we don't want it to be too large just something for people to see.

Mr. Hackworth stated are you planning on that being of metal material or are you going to go with old style like to where it would be painted.

Mr. Cousins stated yes I think it would be more like painted.

Mr. Davis stated and lastly install one projecting sign with a metal frame.

Mr. Cousins stated yes.

Mr. Davis stated do you have a size for that?

Mr. Cousins stated I don't but we are willing to take suggestions.

Mr. Keese stated he just needs to see the guidelines before he puts it in.

Mrs. Nicholas stated it needs to be made of wood or aluminum and lighted from the outside and not from within.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion that Item A where five existing awnings will be replaced with also five awnings of the same material but new color and a slightly new shade, and Item B as presented meets the guidelines and therefore should be issued a Certificate of Appropriateness. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Mrs. Nicholas made a motion that items C,D,E and F all meets the guidelines as presented and therefore should be issued a Certificate of Appropriateness with the stipulations that on Item C the trim be made of wood, Item D the window signs will occupy less than 15 percent of any single window and the total aggregate on area for a wall sign not exceed more than 32 feet, Item E the door sign will occupy less than 20 percent of the door window and total aggregate of the sign area will not exceed 32 square feet., and Item F the sign will be made out of wood or aluminum the sign will not project further than 4 ½ feet from the building and the total aggregate sign area for the wall sign will not exceed 32 square feet. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

4. Request a Certificate of Appropriateness at 212 N Union St. for façade improvements involving the following:
 - A. Install a new awning made with block/taupe fancy colored fabric;
 - B. Repaint brick storefront to a new color (armadillo and matching accent colors);
 - C. Replace window shades and wainscoting with window film;
 - D. Install two (2) window signs;
 - E. Install one (1) door sign; and
 - F. Install one (1) thirty by thirty-four (30 x 34) in. projecting wood or aluminum sign with a metal frame.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Diana Schwartz, Executive Director of the River District Association. Mrs. Schwartz stated I am representing Barry Koplen and he is the building owner. Mrs. Schwartz stated we would like to remove Item A to install a new awning made with block/taupe fancy colored fabric. Mr. Koplen has decided that he would rather stick without the awning as it is currently and move forward with the other request. Item B we would like to

repaint the brick storefront to a new brown color. Item C replace window shades and wainscoting with window film. On the inside of the window currently it's not an outside feature there is wainscoting that covers the bottom up to the middle part of the window it's really an interior feature that is visible from the outside and there are window shades that come down when needed and it usually blocks all sun light and visibility. Instead he would like to remove those and put up a window film that would help with heating and cooling and somewhat protect the interior from the UV Rays of the sun.

Mr. Ranson stated would you still be able to see through it?

Mrs. Schwartz stated yes sir.

Mr. Ranson stated would it be bronze or gray.

Mrs. Schwartz stated as it appears here a white on the bottom and gray on the top. You can see through it to see the wainscoting but quite honestly it's not the most attractive from the street.

Mr. Ranson stated what are those little words on there?

Mrs. Schwartz stated they are window signs and currently it says gentleman of tomorrow that is located at the top but that would no longer be there.

Mrs. Nicholas stated so the sign would be incorporated into the window film?

Mrs. Schwartz stated that's my understanding. He may elect not to put any signage there, but if he did, it would follow the guidelines.

Mr. Davis stated Item D install two window signs is this another one where we don't have dimensions or do we have them.

Mrs. Schwartz stated the next three items D, E, and F they are much like the previous request they have not been selected at this time however, they would follow the River District guidelines in those designs.

Mr. Davis stated does anybody have any questions about D, E, or F since they don't have any guidelines or what size they are going to be putting in.

Mr. Ranson stated so what you are proposing basically what is on the sheet A3 sheet 3 of 5 to be specific and this only covers 212 North Union and we have not moved forward on any new design with 210 North Union Street. This would only be 212 North Union.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion that items B, C, and F meets the guidelines as presented and therefore should be issued a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.

Mrs. Nicholas made a motion that items D and E meets the guidelines as presented and therefore should be issued a Certificate of Appropriateness with the provisions that Item

D the window signs will occupy less than 15 percent of any single window and will not exceed 32 square feet and Item E will occupy less than 20 percent of the door window and total aggregate will not exceed 32 square feet. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.

5. Request a Certificate of Appropriateness at 311 Court St. for façade improvements involving the following
 - A. Install two (2) new bronze-top metal awnings, one above entryway and one to right of entryway above window;
 - B. Either paint (fiery brown) or remove frame panel associated with an exterior light;
 - C. Replace wood door with a wood door including smaller glass six (6) pane windows, and new paint color (fiery brown);
 - D. Repaint window trims and overhead door (fiery brown);
 - E. Paint outdoor metal panels to better blend with the building (fiery brown);
 - F. Install interior sign panels of varying colors (blue, lime green, and dark pink)
 - G. Install one (1) wall sign measuring 29.3 sq. ft. and made of aluminum with wrapped vinyl; and
 - H. Install one (1) door sign measuring 1.5 sq. ft.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Brandon and Kristen Gusler, owners of KG Graphics. Mr. Gusler stated we are in the warehouse district and there is no facade currently on this building and we want to give it a facade. We have been at this location for the past six years and really want to start improving the outside. We have a lot of people that come in and out and what we are trying to do is to make people feel comfortable.

Mrs. Gusler stated I have a picture with the bronze on there and you can pass it around.

Mr. Ranson stated how come you changed from the blue?

Mrs. Gusler stated we were worried about trying to find one in blue since we want metal only and still have the industrial look of a warehouse building. We had trouble finding an awning to even fit the window spaces.

Mr. Ranson stated so the awnings are metal?

Mrs. Gusler stated yes.

Mr. Davis stated lets go to Item B either paint (fiery brown) or remove frame panel associated with an exterior light. Did I see where you are going to do something different?

Mr. Gusler stated currently the way that they build the stands there is a frame around a light that is there and we would like to keep a light there. We would like to either remove that frame all together or if not paint it the brown fiery color that we have talked about several times throughout. To kind of tone it into the building our plans are to put the street numbers on the actual sign itself we don't want multiple street numbers.

Mr. Davis stated what do you prefer to do?

Mr. Gusler stated we would like to remove it. That being said on how hard it is to remove and it depends on what is behind it.

Mrs. Nicholas stated maybe I'm missing something can you show me where that is on the drawing.

Mr. Gusler stated this drawing is the original and it is right here and it actually shows it right here. The image that you have right there in front of you actually just shows it without it.

Mrs. Nicholas stated so you would keep the placard behind it and keep the light fixture?

Mr. Gusler stated we would keep the light fixture itself and just move the placard.

Mr. Davis stated so you are basically waiting on our recommendation? If we allow you to go ahead and take it down you would rather take it down?

Mr. Gusler stated yes but if we get into it and see it's not feasible to take it down then we would just paint it.

Mr. Whitfield stated that would save them from coming back and getting another Certificate of Appropriateness in the middle of doing the work.

Mr. Davis stated C replace wood door with a wood door including smaller glass six (6) pane windows, and new paint color (fiery brown);

Mr. Gusler stated the door that is there now is made of plywood and it is not appropriate at all in fact the plyes are peeling apart now and to make people feel more comfortable and nobody wants to walk through that door and we don't want any of our customers feeling that way. We figure the best way to do it is to replace the door with glass so you can see what is on the other side and we have examples of doors that we would like to replace.

Mrs. Gusler stated there are two different ones because we have had to hunt for a door as well because of the odd size.

Mrs. Nicholas stated and where is this door located?

Mr. Gusler stated right here.

Mr. Gusler stated in the color picture it actually shows a full glass door and that is not what we want.

Mr. Ranson stated is there a reason why you wouldn't want a full glass?

Mr. Gusler stated yes for safety. The problem is the size of the door it is actually 7 foot tall and 30 inches wide.

Mr. Ranson stated the door seems residential to me.

Mr. Gusler stated we have been having a hard time finding a door that size that doesn't require replacing the full casing we just want to replace the door itself. Our plans are to paint the door. It would be an improvement of what it is.

Mrs. Nicholas stated what color will you be painting the door?

Mr. Gusler stated the fiery brown.

Mr. Ranson stated does the door meet with the guidelines.

Mr. Johnson stated its one of those things where it is more or less matches the style but I will leave that kind of decision up to you guys. It's at that point in terms of how the door is a little specific but we understand what you are saying.

Mr. Davis stated Item D, repaint window trims and overhead door (fiery brown).

Mr. Gusler stated what we are trying to do there is a concrete ledge above the windows that we want to paint and all the metal stripping that is on the windows as well as the garage door. The main door that we want to replace. There is concrete in the picture of the original where the sidewalk meets the building we would like to paint that trim as well.

Mrs. Nicholas stated what color would the garage door be painted?

Mr. Gusler stated the garage door itself the main part of the garage door would be fiery brown and then we want to paint the interior 8 panels different colors that are in the picture. Those colors would match our current logo.

Mr. Davis stated Item E, paint outdoor metal panels to better blend with the building (fiery brown); I think we have pretty much discussed that.

Mr. Gusler stated yes that is the metal panels at the top of the two windows.

Mr. Davis stated Item F, install interior sign panels of varying colors (blue, lime green, and dark pink) We have talked about that on the garage door.

Mr. Gusler stated that is actually on each window that goes down the street.

Mr. Ranson stated is that painted those colors?

Mrs. Gusler stated no it will be signs so it will be hung from the interior. You will be seeing it from the outside.

Mr. Ranson stated what will it be made of?

Mrs. Gusler stated like a plastic yard sign.

Mr. Davis stated Item G. install one (1) wall sign measuring 29.3 sq. ft. and made of aluminum with wrapped vinyl. Will be similar to the one that you have up there now?

Mr. Gusler stated the one that we currently have up there now is a hanging sign. We want to do away with that style and put a flat sign up against the building and it wraps the corner slightly. It can be seen from both directions because people still miss us. When you drive down Loyal street and look up and the something if you are coming from Wilson Street.

Mr. Davis stated next item install one (1) door sign measuring 1.5 sq. ft.

Mr. Gusler stated the door sign is pretty simple itself and it is mainly to put their hours.

Mrs. Nicholas stated the picture as presented has a variety of colors, however, the recommendation is that no more than three colors be used. So do we just want to stick to three colors?

Mr. Davis stated according to my understanding the guidelines are simply something for us to go by. We can make them anything we want if we think six colors is fine we can make that recommendation.

Mr. Keese stated the colors are his design colors.

Mrs. Nicholas stated how rainbow do we want this to be.

Mr. Ranson stated a lot of this is just paint. It is removable.

Mr. Davis stated are you planning on just using three different colors?

Mr. Gusler stated if 3 colors is the limit then I am good. We can make three colors work. I would prefer not to use pink and use orange instead.

Mrs. Nicholas stated blue, lime and orange?

Mrs. Gusler stated yes.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion that items A, C, D, E, F, G and H meets the guidelines as presented with the addition in Item F the colors to be used are blue, lime green and the shade of orange and therefore should be issued a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.

Mrs. Nicholas made a motion that items B meets the guidelines that they may remove the sign or if not paint it to fiery brown and therefore should be issued a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 5-1 vote.

The Commissioners voted unanimously to hear Item 6.

6. New Business Item –

Request a Certificate of Appropriateness at 534 Bridge Street to install a full (variable) height iron gate-type cover on the outside of a sliding loading dock door with an attaching black mesh screen that faces Colquhoun Street.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Fred Shanks. Mr. Shanks stated I am representing the Dry Fork Distillery who are operating now at 534 Bridge Street. They have not started manufacturing the product at this time and that is why we are here in front of you today. The system that will go into Dry Fork Distillery manufactures moonshine. There are two low-pressure vessels inside that have to be heated up and it's basically, four burners that heat up the vessel. They are low pressure but it requires some exchange of air that we need to get through the building and in result to that we need to have an opening on the Colquhoun Street side of the building. In your packets, there are two pictures one door and one of a window. The picture of the door is the door that we need to open about two feet to allow the intake of outside air to be circulated throughout the room. So, in order to open that door about two feet we need to figure out some way to make it look decent. We propose to use what is similar to what is on the window that is in your packet with a cast iron grill cover that will look like the window next door to it. We are here today to ask that we are able to cover that door of our building in a manner to the window treatment next door and inside to further eliminate the possibility of bugs or animals we need to put a wire mesh that will be inside the building and only seen when the door is open. We are here to request that change.

Mr. Ranson stated how does that work, the door verses the opening screen is on the back and bars is front?

Mr. Shanks stated I'm sorry it's a sliding door.

Mr. Davis stated the bars they won't be able to swing open or anything are they going to be stationary?

Mr. Shanks stated there is another door a little further towards Ridge Street that will still be available for a fire escape.

Mr. Ranson stated so you're not here for the sign today?

Mr. Shanks stated I think that is a temporary banner.

Mrs. Nicholas stated we approved that temporary banner.

Mr. Davis stated yes we did.

Mr. Shanks stated this is needed for them to proceed to manufacture their product.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that it meets the guidelines as presented and therefore should be issued a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 4-0-1 vote. (Mr. Keesee Abstained)

The Commissioners voted unanimously to hear Item 7.

7. Mark Johnson with LE &D Professionals. I have an item that's not asking for action it's just to present information to you guys early in the design phase for the remodel of Biscuitville.

Mr. Davis stated so you just want to present information?

Mr. Johnson stated that is correct.

Mark Johnson with LE&D Professionals spoke on behalf of Biscuitville. What I am passing around is a set of preliminary elevations that show what they are proposing, photos of the biscuitville on Riverside Drive and biscuitville on Patton Street. They want to bring them both up to their current brand. The purpose here today mainly to see if any preliminary feedback that you may have any design elements issues that we need to be considering for when we go into full design. We will have to come back for the Certificate of Appropriateness.

Commissioners made discussion with Mr. Johnson on what would be allowed by River District Design Guidelines.

APPROVAL OF MINUTES

The January 10, 2019 minutes were approved by a unanimous vote.

With no further business the meeting adjourned at 5:20 p.m.

Approved By: