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

River District Design Commission

MARCH 14, 2019
4:00 P.M.
FOURTH FLOOR CONFERENCE ROOM

AGENDA

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

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.*

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).*

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.*

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River District Design Commission

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.*

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.*

IV. APPROVAL OF MINUTES FROM FEBRUARY 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 MARCH 14, 2019

SUBJECT

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.

EXCERPT FROM DESIGN GUIDELINES

3. Historic Buildings

3.7. Recommended

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

3.8. Not Recommended

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

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

STAFF RECOMMENDATION

The canopy addition matches the existing building and encourages the continued use of the Community Market. Staff recommends the River District Design Commission issue 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.

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

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

Property Location: 629 Craghead Street (Community Market)

Name of Applicant: Bill Sgrinia, Director of Parks and Recreation

Applicant's Address: 710 Floyd Street, Danville, Virginia 24541

Applicant's Phone Number: 434-799-5200 Email Address: sgrinwo@danvilleva.gov

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

Addition of a permanent roof structure above the existing deck located on the east side of the facility.

Type of material(s) to be used: Steel columns and trusses on top of brick masonry piers.

Roofing to be metal. Roofing color to be prefinished red and steel to be painted black to match existing.

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

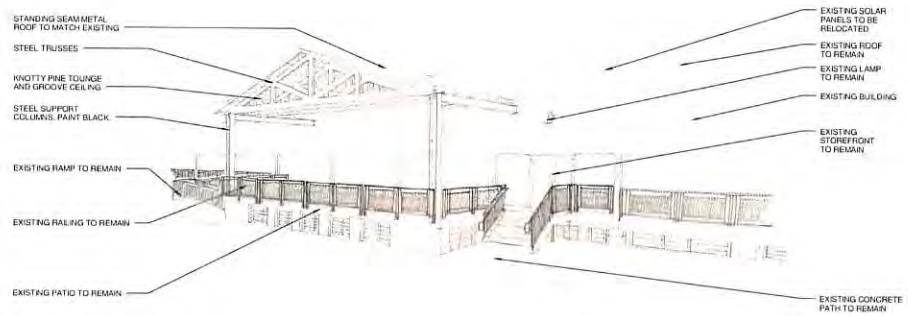
Application Number: N/A RDDC Date: March 14, 2019

Date submitted: Feb. 20, 2019 Received by: Bryce Johnson

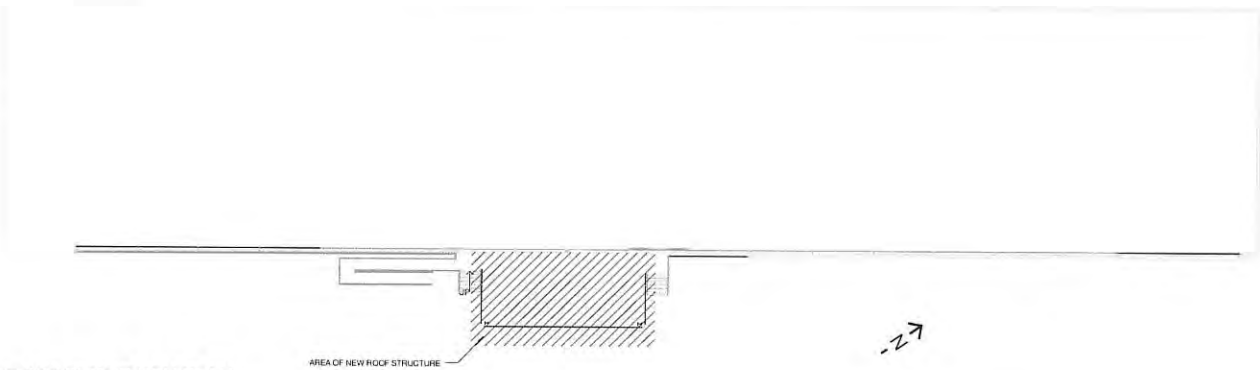
Tax Map Number: ID 25618 Zoning District: TW-C, Tobacco Warehouse District

Additional Zoning Information: N/A

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



1 COMMUNITY MARKET SKETCH
Scale: 1/2" = 1'-0"



2 FIRST FLOOR KEY PLAN
Scale: 1/16" = 1'-0"

SOLEX ARCHITECTURE
SOLEX ARCHITECTURE, INC.
305 CRAGHEAD STREET
SUITE 100
DANVILLE, VIRGINIA 24541
434.688.0707 PHONE
434.688.0727 FAX

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

DANVILLE PARKS & RECREATION
COMMUNITY MARKET DECK - ROOF STRUCTURE
629 CRAGHEAD STREET, DANVILLE, VA 24541
PRELIMINARY DESIGN

SHEET INFORMATION

REVISIONS NO.	DESCRIPTION	DATE

PROJECT NO.	20160022
DRAWN BY	KWW
CHECKED BY	JLB
DATE	2016.08.05
SCALE	As indicated

SHEET NAME
COMMUNITY MARKET DECK / ROOF 3D VIEW

SHEET NUMBER
A-103

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

River District Design Commission

MEETING OF MARCH 14, 2019

SUBJECT

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).*

EXCERPT FROM DESIGN GUIDELINES

3. Historic Building Restoration/Renovation Guidelines

3.5. Industrial Buildings

While many commercial buildings have changed substantially over time, the industrial buildings in the River District have remained largely intact, representing a priceless resource for the City. They have remained intact largely because the tobacco and textile uses were often replaced with storage uses, which allowed many buildings to remain at least marginally productive and required few physical changes. Other buildings are vacant, but demolition costs and lack of alternative uses have allowed these buildings to remain. Modern uses for these buildings will in many cases involve subdivision of very large floorplates and addition of (in some cases) multiple entries and additional windows. This presents challenges to finding opportunities for adaptive reuse while respecting the historic integrity of the buildings. These guidelines suggest ways in which new uses can be accommodated within the historic context of the buildings.

There are some buildings, such as the Pemberton-Penn building (see page 9) and the Morotock Mills building (above right), which can be readily envisioned with new uses such as residential or a boutique hotel. In fact, four buildings have already been converted to apartments or condos within the TWD portion of the River District, several are used for light manufacturing and technology, and the Dimon Tobacco Building has been converted as headquarters for the Danville Regional Foundation and a satellite campus for Averett University (photo, above, middle column).

Other buildings are more problematic. There is a substantial and attractive warehouse on the corner of Lynn and Deboe Streets near the rail yard that has no windows in the front facade, and only a few on the sides (photo above). Making that building usable for anything besides a call center, storage, or other use that does not require windows

causes conflicts between historic preservation and viable reuse. Other buildings are seriously deteriorated and a few have lost roofs or fallen in on themselves.

3.7. Recommended

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

3.8. Not Recommended

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

4. New Buildings Design Guidelines

4.4. Architectural and Site Guidelines for Large Buildings

Placement of Structures.
Medium-density housing in this district may have private open space in interior courtyards, which may be but is not required to be visible from the street. Whether it is visible may depend on use (e.g. if the area had a pool, this would be screened from view). If the open space includes a setback with landscaping, this should be visible from the street but may be fenced with a metal picket fence not more than 30-36" high.

Building Elements.
Windows: Windows may be constructed of wood, wood clad in vinyl or prefinished metal, or from aluminum or other appropriate metals.

5. Site Design Guidelines

5.1. Site Guidelines

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

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

STAFF RECOMMENDATION

Staff recommend that the River District Design Commission consider each alteration separately.

Item A (metal picket fence) requests to screen a patio area and pool, as suggested by the design guidelines for new development and features. However, picket fence is listed as both an approved and a prohibited screening material, depending on the Commission's interpretation of the style of picket fence (suburban-style fencing is not recommended). Staff believes the proposed fence is not suburban-style, therefore staff recommends the Commission issue a Certificate of Appropriateness at 523 Lynn St. to install a four (4) ft. metal industrial pipe and picket fence to rear patio.

Item B (removal of fire escape) requests to remove part of an original feature of the property, which is not recommended by the design guidelines. However, the fire escape landings would remain as balconies for tenants. Additionally, the guidelines recognize difficulties in adapting historic industrial buildings to modern uses and safety standards. The removal of the fire escapes is permitted by the building code because alternate means of egress are being provided.

Staff recommend the Commission recognize that the request does not meet the guidelines (first vote for Item B). Staff further recommends that the Commission vote the discrepancy as minor (second vote for Item B), therefore permitting the issuance of a Certificate of Appropriateness to remove the existing fire escape, while renovating the existing landings as residential balconies (two votes total for Item B).

Item C (installation of new windows) requests to add new features to a historic industrial building, which is generally not recommended by the design guidelines. However, the guidelines specifically mention additional windows as an example of a feature that may be considered when reusing historic buildings. Additionally, the use of aluminum for windows is recommended for new development and features.

Staff recommend the Commission recognize that the request does not meet the guidelines (first vote for Item C). Staff further recommends that the Commission vote the discrepancy as minor (second vote for Item C), therefore permitting the issuance of a Certificate of Appropriateness to 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. (two votes total for Item C).

Knitting Mill
523-525 Lynn Street
Danville, Virginia 24541

Certificate of Appropriateness Application

The Knitting Mill Project is a historic rehabilitation that is utilizing the State and Federal Historic Tax Credit Program. We have already achieved our Historic Part I and Part II for this project. This project consists of 46 one, two and three bedroom apartments on the upper 2 floors and approximately 30,000 sf. of commercial space on the first floor and lower level. This application is for the following items;

1. Addition of a 48" tall fence on the existing patio at the rear (North) elevation and between the two large warehouses located at 523 (Parcel ID 26811) and 525 (Parcel ID 21396) Lynn Street. The fencing will actually be located on Parcel 26811 (523 Lynn Street), However, I am showing both parcels to show how the properties are connected and being used with one another to for the overall project. The fence will be black in color.
2. Removal of the existing fire escape from the North Elevation. We will be leaving the landings (one on the 3rd floor (unit 315) and one on the 2nd floor (unit 216)) and adding a new railing for these to be used as balconies for the tenants in units 216 and 315.
3. We will be adding five 3' by 5' aluminum clad casement windows to the upper center CMU portion of the South elevation (Unit 309).

Along with the COA application I have included the following information;

1. City of Danville GIS map sheets showing 523 Lynn Street (Parcel ID 26811). I have also marked on these sheets the location of the fencing.
2. City of Danville GIS map sheets showing 525 Lynn Street (Parcel ID 21396)
3. City of Danville GIS map sheet showing project as a whole.
4. Spec sheet showing the style fencing that we are proposing to use
5. Plan view (A-111) showing the buildings and location of the patio, fire escape removal/balcony locations and the new windows.
6. Elevation view (A-201) showing existing conditions.
7. Elevation view (A-211) showing proposed elevations.

The fence design is in keeping with the industrial feel of the property and neighborhood. The fire escape is no longer needed as the building will have a new use and will be fully sprinkled and retention of the landing for the balconies will keep some of the fire escape in place. The addition of windows in the CMU façade (South elevation) are needed for the new apartment that will be located in this portion of the building. These details have already been approved by DHR and NPS as being appropriate for the industrial use that this building and area once had.

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

Property Location: 523-525 Lynn Street

Name of Applicant: Garrett Shifflett

Applicant's Address: 3210 Chamberlayne Avenue, Richmond, Virginia 23227

Applicant's Phone Number: 804.399.9921 Email Address: garrettshifflett@gmail.com

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

Install a metal industrial pipe and picket fence to the rear patio portion of our Knitting Mill project. Remove existing outdated fire escape (North Elevation),we will be keeping the existing fire escape landings and adding railings to make them useable as small balconies. We will also be installing five, three by five aluminum clad casement windows

to the upper CMU portion (Unit 309) of the center building (South Elevation). Please see attached information.

Type of material(s) to be used: Fencing and balconies to be Metal, Windows to be aluminum clad wood

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: N/A RDDC Date: March 14, 2019

Date submitted: Feb. 13, 2019 Received by: Bryce Johnson

Tax Map Number: ID 28811 Zoning District: TW-C, Tobacco Warehouse District

Additional Zoning Information: N/A

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City of Danville, Virginia

Parcel ID:	26811
Address:	523 LYNN ST
Owner:	LYNN STREET LLC 3210 CHAMBERLAYNE AVE RICHMOND, VA 23227
Mail-To:	LYNN STREET LLC 3210 CHAMBERLAYNE AVE RICHMOND, VA 23227

Value Information	
Land / Use:	$19,100
Improvement:	$122,400
Total:	$141,500.00

Additional Information

State Code:	4431 Storage Warehouse	**Approx Acres:**	0.44
Land Use:	Commercial	**Legal Description:**	107.37 FT NO A (.438 AC) LYNN ST & NEWTON ST
Tax Map:	2713-004-000014.000	**Zone:**	TWC Tobacco Warehouse Comm

Notes:
Vacant bldg.1/12/18-Remapped per map dated 12/18/17, approved 12/19/17, recorded 12/21/17, as Inst# 17-4692, part of parcels 21396 & 26811 split off & combined to make new parcel 26830 for 2018/19.DB 17-4693: Pty sold to Taxable & same 2 lists. DB 11-2169: Same 2 lists. DB 10-954: 2 lists incl acct#21396 & 26811.Subdivide Info (DB 07-2617) Conveyance (21396-07-2617) Date of Sale (5/25/07) Transaction, Date (200901095 1/8/09). (Map 2713-004-000014.000)

Building

Building Information - 1

Property Class:	Commercial		
Style:	*No Data*	**Finished Square Feet:**	28,337
Year Built:	0	**Basement Square Feet:**	0
Condition:	*No Data*	**Total Rooms:**	0
Story Height:	*No Data*	** Bathrooms are not included in total room count*	
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	0		
Half Bath:	0		

Features:	**Size:**
Freight Power #	1 Unit
Sprinklers	100 %
Brick, Solid	100 %
Space Heater	100 %

Building Information - 2

Property Class:	Commercial		
Style:	*No Data*	**Finished Square Feet:**	28,337
Year Built:	0	**Basement Square Feet:**	0
Condition:	*No Data*	**Total Rooms:**	0
Story Height:	*No Data*	** Bathrooms are not included in total room count*	
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	0		
Half Bath:	0		

Features:	**Size:**
Sprinklers	100 %
Brick, Solid	100 %
Space Heater	100 %

Building Information - 3

Property Class:	Commercial		
Style:	*No Data*	**Finished Square Feet:**	28,337
Year Built:	0	**Basement Square Feet:**	0
Condition:	*No Data*	**Total Rooms:**	0
Story Height:	*No Data*	** Bathrooms are not included in total room count*	
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	0		
Half Bath:	0		

Features:	**Size:**
No HVAC	100 %
Concrete Block	100 %

Improvements

Land

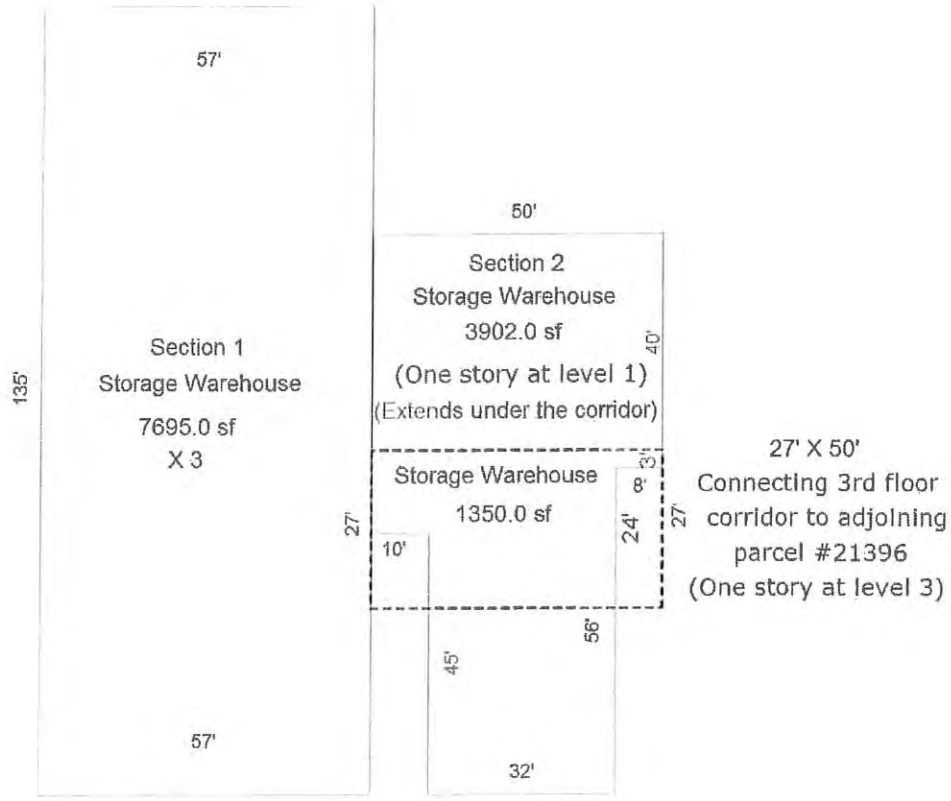
Land Code:	CSF100 Per Sq Ft 1	**Rate:**	$1
Acres:	0.44	**Adj. Rate:**	$1
Sq. Ft.:	19,079	**Base Value:**	$19,080
Front:	0	**Adj. Amount:**	$20
Effective Front:	0	**Value:**	$19,100
Depth:	0		

Transfers

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 17	4693	$300,000	12/21/2017	INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE VIRGINIA	LYNN STREET LLC
D 11	2169	$101,800	8/4/2011	BRANCH BANKING AND TRUST COMPANY	INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE VIRGINIA
D 10	954	$135,000	4/8/2010	REMINGTON PROFESSIONAL	BRANCH BANKING AND TRUST COMPANY

Assessments

Year	Land	Use	Improvements	Total
2018	$19,100	$0	$122,400	$141,500
2017	$24,800	$0	$126,900	$151,700
2016	$24,800	$0	$126,900	$151,700
2015	$24,800	$0	$134,900	$159,700
2014	$24,800	$0	$79,200	$104,000
2013	$24,800	$0	$84,200	$109,000
2012	$24,800	$0	$84,200	$109,000
2011	$24,800	$0	$83,300	$108,100
2010	$24,800	$0	$83,300	$108,100
2009	$24,800	$0	$103,600	$128,400


57'
50'
Section 2
Storage Warehouse
3902.0 sf
(One story at level 1)
(Extends under the corridor)
40'
135'
Section 1
Storage Warehouse
7695.0 sf
X 3
Storage Warehouse
1350.0 sf
3'
8'
24'
27'
27'
10'
27' X 50'
Connecting 3rd floor
corridor to adjoining
parcel #21396
(One story at level 3)
56'
45'
57'
32'

Parcel ID: 26811

DANVILLE VIRGINIA

- [ ] Buildings
- Parcels
- Street Names
- House Numbers

— Location of Fencing

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

Date: 2/8/2019

(2)

City of Danville, Virginia

Parcel ID: 21396
Address: 525 LYNN ST

Owner: LYNN STREET LLC
3210 CHAMBERLAYNE AVE
RICHMOND, VA 23227

Mail-To: LYNN STREET LLC
3210 CHAMBERLAYNE AVE
RICHMOND, VA 23227

Value Information	
Land / Use:	$18,100
Improvement:	$189,600
Total:	$207,700.00

Building Information	
Year Built:	0
Total Rooms:	0
Bedrooms:	0
Full Bathrooms:	0
Half Bathrooms:	0
Finished Square Feet:	47,400

Additional Information

State Code:	4431 Storage Warehouse	**Approx Acres:**	0.42
Land Use:	Commercial	**Legal Description:**	107.9 FT NO B (.416 AC) LYNN ST
Tax Map:	2713-004-000013.000	**Zone:**	TWC Tobacco Warehouse Comm

Notes:
Vacant bldg.1/12/18-Remapped per map dated 12/18/17, approved 12/19/17, recorded 12/21/17, as Inst #17-4692, part of parcels 21396 & 26811 split off & combined to make new parcel 26830 for 2018/19.DB 17-4693: Pty sold to Taxable & same 2 lists. DB 11-2169: Same 2 lists. DB 10-954: 2 lists incl acct#21396 & 26811. DB 07-2617: 5 lists. (Map 94-1-16)

Building

Building Information - 1

Property Class:	Commercial		
Style:	*No Data*	**Finished Square Feet:**	47,400
Year Built:	0	**Basement Square Feet:**	0
Condition:	*No Data*	**Total Rooms:**	0
Story Height:	*No Data*	*Bathrooms are not included in total rooms count*	
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	0		
Half Bath:	0		

Features:	**Size:**
Space Heater	100 %
Sprinklers	100 %
Brick, Solid	100 %
No HVAC	100 %
Freight Power #	1 Unit

Improvements

No Improvements Information

Land

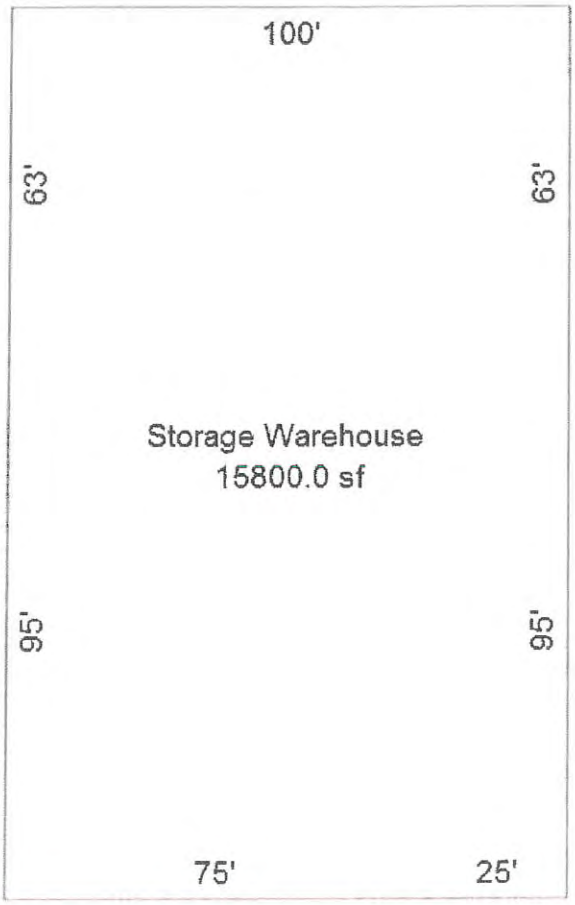
Land Code:	CSF100 Per Sq Ft 1	**Rate:**	$1
Acres:	0.42	**Adj. Rate:**	$1
Sq. Ft.:	18,121	**Base Value:**	$18,120
Front:	0	**Adj. Amount:**	-$20
Effective Front:	0	**Value:**	$18,100
Depth:	0		

Transfers

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 17	4693	$300,000	12/21/2017	INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE VIRGINIA	LYNN STREET LLC
D 11	2169	$101,800	8/4/2011	BRANCH BANKING AND TRUST COMPANY	INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE VIRGINIA
D 10	954	$135,000	4/8/2010	REMINGTON PROFESSIONAL	BRANCH BANKING AND TRUST COMPANY
D 07	2617	$379,000	5/25/2007	DURHAM 2000 REALTY	REMINGTON PROFESSIONAL BUILDINGS LLC
D 98	240	$0	1/16/1998	*No Data*	*No Data*

Assessments

Year	Land	Use	Improvements	Total
2018	$18,100	$0	$189,600	$207,700
2017	$25,100	$0	$190,100	$215,200
2016	$25,100	$0	$190,100	$215,200
2015	$25,100	$0	$201,900	$227,000
2014	$25,100	$0	$129,800	$154,900
2013	$25,100	$0	$137,800	$162,900
2012	$25,100	$0	$137,800	$162,900
2011	$25,100	$0	$137,000	$162,100
2010	$25,100	$0	$137,000	$162,100
2009	$25,100	$0	$170,600	$195,700
2008	$50,800	$0	$275,600	$326,400
2007	$50,800	$0	$174,500	$225,300
2006	$50,800	$0	$174,500	$225,300
2005	$50,800	$0	$143,300	$194,100
2004	$50,800	$0	$143,300	$194,100
2003	$50,800	$0	$148,100	$198,900
2002	$50,800	$0	$148,100	$198,900
2001	$50,800	$0	$132,500	$183,300
2000	$50,800	$0	$132,500	$183,300



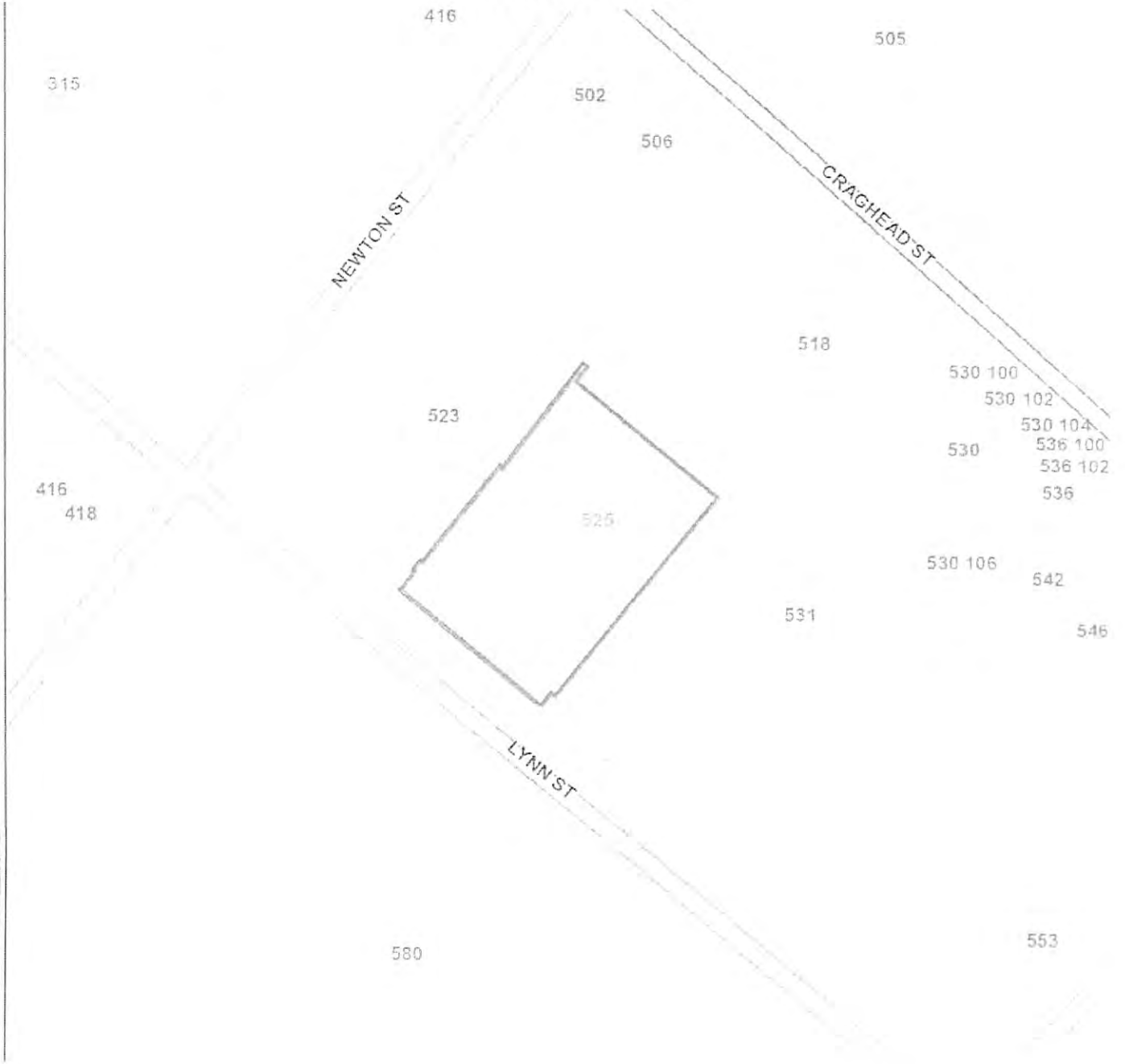
Sketch by Apex Medina™

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, or the user and information assumes all risk.

Parcel ID: 21396

DANVILLE
VIRGINIA

- Buildings
- Parcels
- Street Names
- House Numbers



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

Date: 2/8/2019

3

City of Danville

Legend

- Buildings
- Parcels
- Street Names
- House Numbers

Knitting Mill Project

Feet

0 25 50 75 100

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: 2/8/2019

(4)

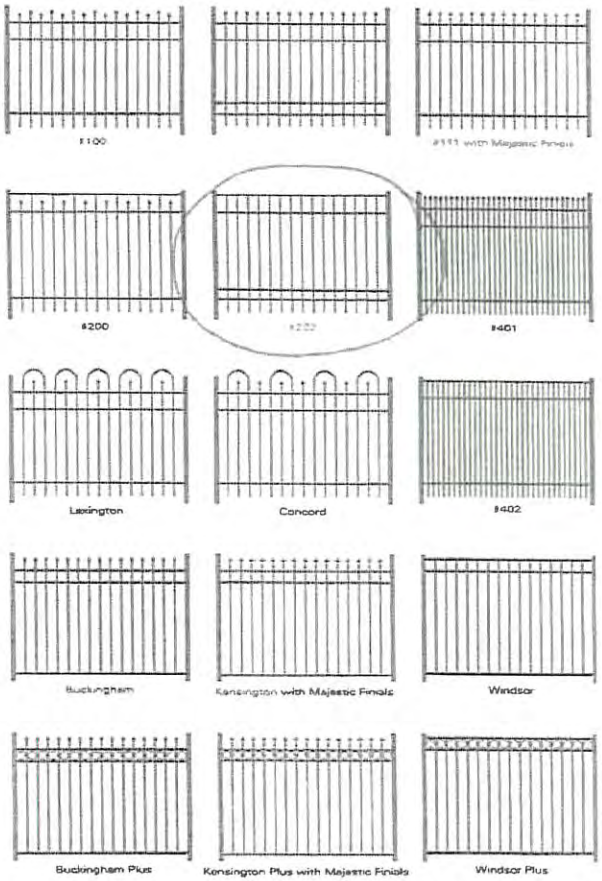
A Fence to Fit Every Need

There are a wide variety of Jerith fence styles available in three colors and several heights. You can be sure that there will be a Jerith fence to enhance the beauty of your home, pool or yard.

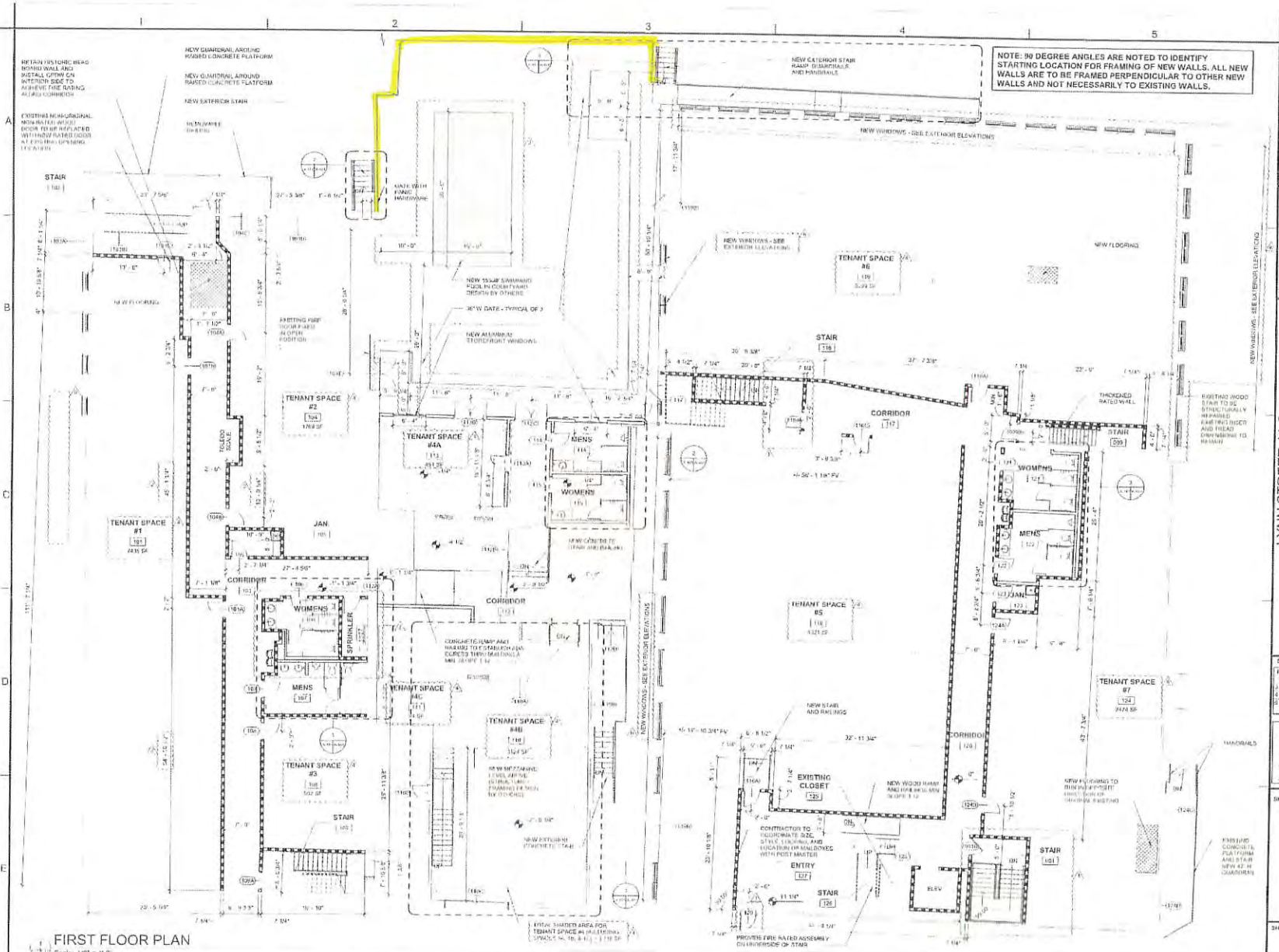
#101	This traditional wrought iron design has its points even across the top.
#100	Similar to Style #101, but with staggered picket tops.
#111	This version of Style #101 is built to accept finials on the pickets instead of the standard spear points. (See Page 13 for information about finials.)
#401	Similar to Style #101 but with a 1⅝" space between pickets. This fence will keep most pets in your yard. The narrow spacing also makes it difficult for children to obtain a foothold on the fence.
#202	A classic design with a smooth rail on top rather than points. Our Best Seller!
#200	Variation of Style #202 which combines the safety of a top rail with traditional spear points below.
#402	1⅝" spaced version of Style #202 for those who do not want exposed points on their fence, but want the added security of a narrow space between pickets.
Lexington	This distinguished wrought iron design has elegant curves connecting the pickets. Available with standard points or finials centered in the arch.
Concord	Similar to the Lexington, but with pickets between each arch, as well as inside. Pickets may have either standard points or finials.
Ovation	This two rail fence has a simple design specifically created to meet the pool enclosure code drafted by the U.S. Consumer Product Safety Commission. (See Page 10 for more information about this design and pool code.)

(Made with larger components. Rings are available. Details on pages 8 & 9.)

Buckingham	Similar in design to Style #101 except the pickets do not extend below the bottom rail.
Kensington	Similar in design to Style #111 except the pickets do not extend below the bottom rail.
Windsor	Similar in design to Style #202 except the pickets do not extend below the bottom rail.



NOTE: 6' high residential fences have four horizontal rails, not three as shown



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

SOLEX ARCHITECTURE
525 EX ARCHITECTURE, INC
541 MAIN STREET
DANVILLE, VIRGINIA 24541
(434) 836-0262 FACSIMILE
(434) 836-0264

LYNN STREET, LLC.

KNITTING MILL

523 / 525 LYNN STREET
DANVILLE, VA 24541

CONSTRUCTION DOCUMENTS

5

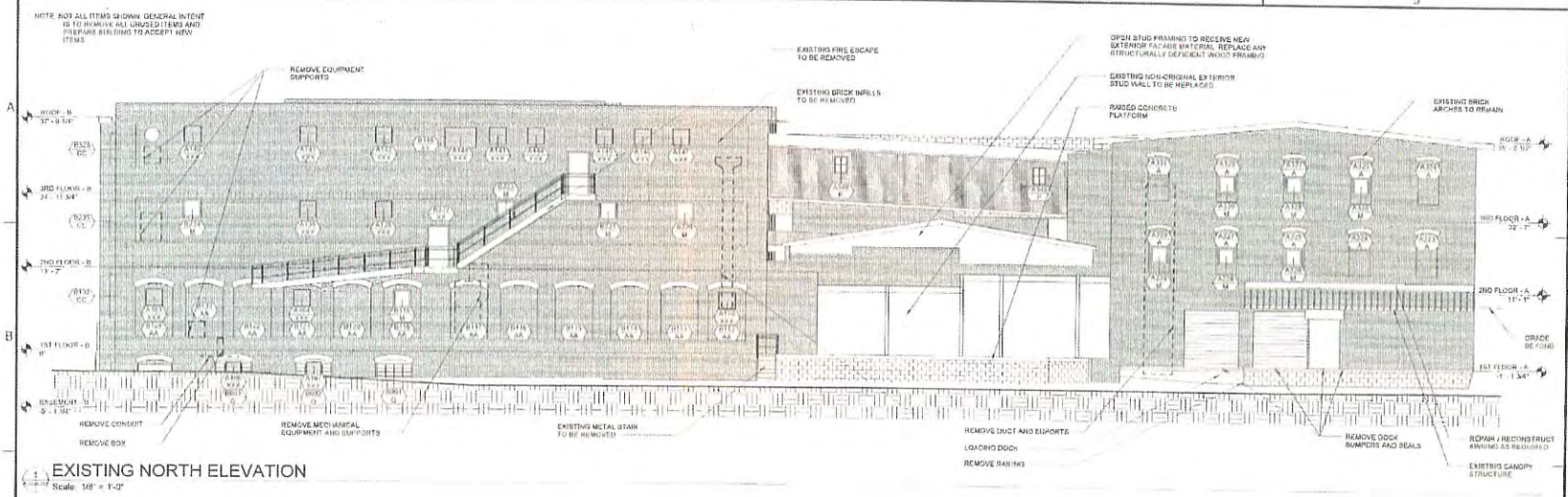
SHEET INFORMATION

REVISIONS NO.	DESCRIPTION	DATE
2	POOL AREA	2018.01.19
3	UPDATE TENANT SP.	2018.11.02
4	MINOR REVISIONS	2018.11.27

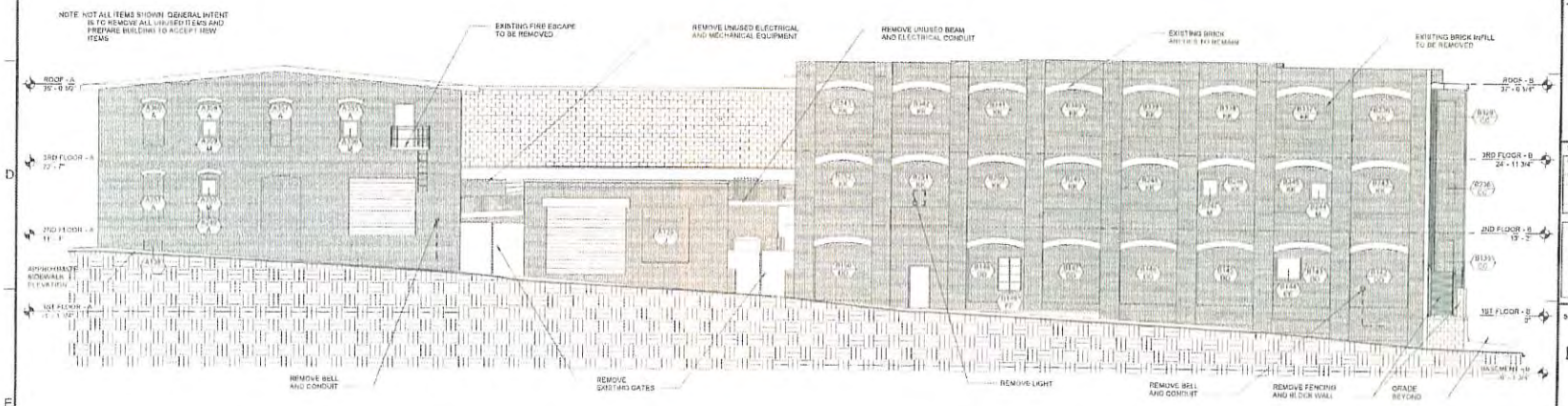
PROJECT NO.	2017.0614
DRAWN BY	KWW / MWA
CHECKED BY	JLB
DATE	2018.01.05
SCALE	1/4" = 1'-0"

SHEET NAME
FIRST FLOOR PLAN

SHEET NUMBER
A-111



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



2 EXISTING SOUTH ELEVATION (LYNN STREET)
Scale: 1/8" = 1'-0"

SOLEX ARCHITECTURE
SOLEX ARCHITECTURE, INC.
641 MAIN STREET
DANVILLE, VIRGINIA 24541
434.688.8787 PHONE
434.791.3231 FAX

LYNN STREET, LLC.

KNITTING MILL

523 / 525 LYNN STREET
DANVILLE, VA 24541

CONSTRUCTION DOCUMENTS

6

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

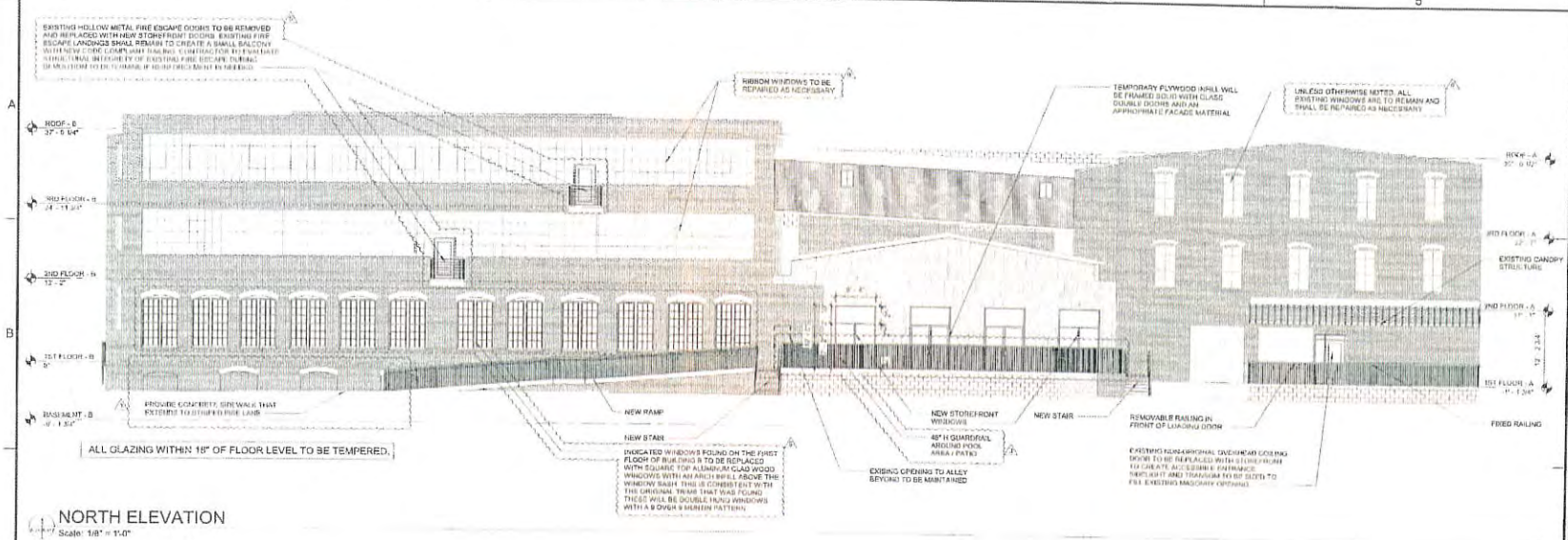
PROJECT NO.	20170844
DRAWN BY	KWW / KMW
CHECKED BY	JLB
DATE	2018.07.06
SCALE	1/8" = 1'-0"

SHEET NAME

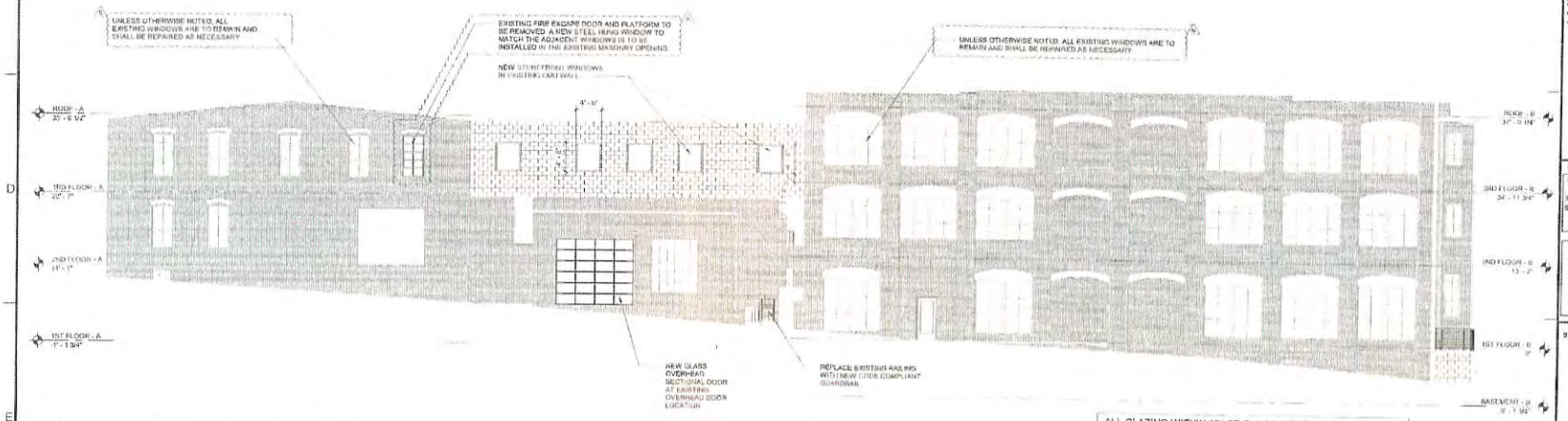
EXISTING / DEMO NORTH & SOUTH EXTERIOR ELEVATIONS

SHEET NUMBER

A-201



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



SOUTH ELEVATION (LYNN STREET)
Scale: 1/8" = 1'-0"

SOLEX ARCHITECTURE
SOLEX ARCHITECTURE, INC
643 MAIN STREET
DANVILLE, VIRGINIA 24541
434.685.0707 PHONE
434.793.3251 FAX

LYNN STREET, LLC.

KNITTING MILL

523 / 525 LYNN STREET
DANVILLE, VA 24541

CONSTRUCTION DOCUMENTS

7

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE
1	POOL AREA	2018.09.19
2	WINDOW REVISIONS	2018.11.27

PROJECT NO.	2017.004
DRAWN BY	KWW / KMW
CHECKED BY	JLB
DATE	2018.07.09
SCALE	1/8" = 1'-0"

SHEET NAME
NORTH & SOUTH EXTERIOR ELEVATIONS

SHEET NUMBER
A-211

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

River District Design Commission

MEETING OF MARCH 14, 2019

SUBJECT

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, and new color (dignity blue);*
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.*

EXCERPT FROM DESIGN GUIDELINES

3. Historic Building Restoration/Renovation Guidelines

3.7. Recommended

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

3.8. Not Recommended

- *Additions to buildings that do not match the original building in style and materials.*
- *Replacement of original windows with vinyl windows or windows with internal or snap-on muntins, or window divisions or sizes that differ from the original in design or size.*
- *Removal of original building details (cornice, frieze), or covering with sheet aluminum to avoid maintenance.*

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

7. Sign Guidelines

7.2 Commercial Signs

7.2.2. Sign Type, Placement and Size

f. 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

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

7.2.3. Design and Allowed Materials

- *Signs should be produced by a skilled sign professional to ensure legibility and attractive design.*
- *Traditional materials are appropriate for signs in the River District, including wood, glass, metal, gold leaf, raised dimensional letters, and painted designs. Window signs should be decal-type lettering or etching.*
- *New materials such as MDF (with edge banding) and architectural foam may also be appropriate, but hardwood or metal is preferred over these.*
- *Colors for signs should generally be limited to three and should harmonize with or compliment the colors of the building.*

- *Illumination for signs should be from shielded incandescent or LED lights. Halo-lit pin letters are allowed (photo below). Groundmounted spotlights are allowed for illuminating monument or freestanding signs.*
- *Neon Signs are allowed with approval but care should be taken that the neon does not overwhelm the sign or the building. Neon signs inside windows are allowed.*
- *Vinyl banners for light poles are allowed.*
- *Wood signs may be constructed with attached raised lettering, painted or silkscreened lettering, or incised lettering through a process of sandblasting or routing the surface of the sign.*
- *Metal signs and plaques should be constructed of brushed bronze, antique bronze, aluminum, stainless steel or painted cast iron.*

7.2.4. Materials Not Recommended

- *Plastic sign components (e.g. backlit sign panels, plastic letters, or prefabricated sandwich boards) are not recommended.*
- *Backlit awnings are not recommended.*
- *Plywood is not recommended as a material for signs.*
- *Backlit plastic panel signs are not recommended.*
- *Digital signs are not recommended in the River District.*
- *No sign or parts of signs may flash or move with the exception of restored historic signs that had these characteristics or new marquees with review and approval.*
- *Highly reflective metallic signs are not recommended.*

7.4. Awnings & Canopies

7.4.2. Design and Allowed Materials

Awnings and Canopies for Historic Commercial Buildings:

- *Fabric awnings are appropriate. These may be vinyl coated or otherwise treated to extend the life of the fabric. Keep in mind that darker colors tend to fade more quickly than medium and light tones.*
- *Metal canopies may be appropriate, however, see comment above about obstruction of views to the upper portion of the facade. If existing canopies are to remain, the materials and craftsmanship of the visible ("ceiling") portions of the canopy should be evaluated, and if need be, improved. If metal canopies were not integral to the original design of the building, consider removing them.*
- *Vinyl awnings will be allowed with review and approval.*

STAFF RECOMMENDATION

Staff recommend that the River District Design Commission consider each alteration separately.

Item A (rounded awnings) requests to replace the existing five (5) awnings with two (2) larger awnings of the same style and material, but with a new color to match other alterations. Because the character of the awnings is unchanged, staff recommends the Commission issue a Certificate of Appropriateness at 214-216 N Union St. to replace five (5) awnings with two (2) larger awnings of similar style and material, but a new color (dignity blue).

Item B (painting of brick storefront) requests to repaint an existing storefront to match the other proposed renovations at on this property. Staff recommends the Commission issue a Certificate of Appropriateness at 214-216 N Union St. to repaint the existing brick storefront using the colors provided on the application (Downing Slate, Jubilee, and Dignity Blue).

Item C (trim to replicate a simple cornice) requests to install a new feature which adheres to the design guidelines and matches the surrounding area, if wood is used. Staff recommends the Commission issue a Certificate of Appropriateness at 214-216 N Union St. to install new trim to replicate a simple cornice with the following condition:

- The trim will be made with wood.

Item C (window signs) requests to install window signs, although staff do not know the proposed size. Staff recommends the Commission issue a Certificate of Appropriateness at 214-216 N Union St. to install five (5) window signs under the following conditions:

1. The window signs will occupy less than fifteen (15) percent of any single window.
2. The total aggregate sign area for wall signs will not exceed thirty-two (32) sq. ft.

Item D (door sign) requests to install a door sign, although staff do not know the proposed size at this time. Staff recommends the Commission issue a Certificate of Appropriateness at 214-216 N Union St. to install a door sign with the following conditions:

1. The door sign will occupy less than twenty (20) percent of the door window.
2. The total aggregate sign area for wall signs will not exceed thirty-two (32) sq. ft.

Item E (projecting sign) requests to install a projecting sign, although the size and material are still to be decided. Staff recommends the Commission issue a Certificate of Appropriateness at 214-216 N Union St. to install a projecting sign with a metal frame under the following conditions:

1. The sign will be made of either wood or aluminum.
2. The sign will not project further than four and a half (4.5) ft. from the building.
3. The total aggregate sign area for wall signs will not exceed thirty-two (32) sq. ft.

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

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

Property Location: 214 & 216 N. Union St

Name of Applicant: James Cousins | Abu Kaplen Clothing

Applicant's Address: 214 N. Union Street, Danville VA

Applicant's Phone Number: 434-791-2237 Email Address: JamieCousins1@gmail.com

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

Paint, Awnings, Sign

Type of material(s) to be used: Please See Attached Scope (Facade Renderings)

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? Yes

Which one(s)? RDA Facade Program, City of Danville DEC

Signature of Property Owner (if not applicant)

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: N/A RDDC Date: March 14, 2019

Date submitted: Feb. 25, 2019 Received by: Bryce Johnson

Tax Map Number: ID# 27101 Zoning District: CB-C, Central Business

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.

Johnson, Bryce W.

From: River District <diana@riverdistrictassociation.com>
Sent: Monday, February 25, 2019 4:02 PM
To: Johnson, Bryce W.
Cc: James Cousins; Barry Koplen
Subject: Re: RDDC February 14, 2019 Meeting
Attachments: AA.33 210-212 N Union Layout Final.pdf; AA.30 214 Union StREV2pg2.pdf; Barry Koplen RDDC Application.pdf; James Cousins RDDC Application.pdf

CAUTION: This email originated outside the City of Danville's email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bryce,

Attached are the RDDC Application forms and the facade renderings; I know you will note the applications aren't signed by the owners yet, but I will email you signed copies within the next 7 days. I just wanted to get the ball rolling and make sure we didn't miss the deadline to get on the agenda plus we can start gathering any additional information you will need.

- Cousins is 214 & 216 N Union (Abe Koplen). There is a minor change on the shape of the awnings other than what is shown (traditional rounds as they are now)
- Koplen is 212 N Union (please disregard the rendering of 210 on the same page, we have not gotten to that yet). Color Option C. There is a minor change to the door, it will come up closer to the street level where the white line is on the entry pavement.

I have cc'd both gentlemen here, let me know any other information you will need.

Thank you so much, looking forward as well,
Diana

--
Diana Schwartz, MSARP
Executive Director
River District Association

MAIN STREET AMERICA
Revitalization Professional

527 Bridge Street, Suite 307
Danville, VA 24541
434-791-0210 Office
352-895-8898 Cell
www.riverdistrictassociation.com

OPTION B - 214 & 216 N. UNION ST.

OPTION B - SIGNS

KEYNOTES:

1. *** Repair wood window and storefront trim with wood consolidant, ie. Abatron or similar, in areas of raised wood grain or soft wood as per manufacturer's instructions. Sand, prime and paint.
2. Scrape, prime and paint masonry.
3. Scrape, prime and paint wood trim.
4. Install new trim to replicate a simple cornice in any of the following materials: wood, poly-ash (TruExterior Trim), or wood substitute. Prime and paint.
5. Consider installing opaque or slightly translucent window film to door glazing to brighten up the recessed entry. Coordinate film color with sign colors.
6. Note not used.
7. Note not used.
8. Remove bullnose framing and install new traditional shed awnings with straight or crenulated 6" - 8" valance
9. Note not used.
10. Install new wall sign panel to cornice frieze in any of the following materials: painted exterior grade wood sign panel or aluminum sign panel with at least the strength and durability properties of alloy 5005-H15, square cut edges and baked enamel finish.
11. Install metal sign bracket, with a matte black finish, and projecting sign panel in any of the following: wood, wood substitute with a smooth finish or aluminum with at least the strength and durability properties of alloy 5005-H15, square cut edges and baked enamel finish. Consider bracket with integrated lighting.
12. Install window film for window signs to briefly list goods and services and on door for business name.

*** See Materials & Maintenance Checklist for more information.

COLOR & MATERIALS CHART

Acquire paint chip or material sample for more accurate color or material representation.

PAINT:
Sherwin Williams paint or equivalent.

P1: Note not used.

P2: SW standard white

P3: Note not used.

P4: SW 2819 Downing Slate

P5: SW 6248 Jubilee

P6: SW 6804 Dignity Blue

AWNING FABRIC:
Sunbrella Fabrics or equivalent

A1: 4652 Mediterranean Blue

A2: 4651 Silver, 1" strip

FRAZIER ASSOCIATES

VIRGINIA MAIN Street

DANVILLE RIVER DISTRICT REIMAGINE THAT

214 & 216 Union Street
Danville, Virginia

Revised 09/04/2018
86002.AA.30

A.3 revision
SHEET 1 OF 1

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

River District Design Commission

MEETING OF MARCH 14, 2019

SUBJECT

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.*

EXCERPT FROM DESIGN GUIDELINES

3. Historic Building Restoration/Renovation Guidelines

3.4. Commercial Buildings

Buildings on American Main Streets typically evolve and change over time so that today they are a mixture of newer and older buildings and the layers of alterations made to them over time. This is particularly true in the commercial core where merchants have modified their storefronts, perhaps several times, to reflect the latest marketing approaches. Architecturally, historic commercial buildings often have "split personalities" where the upper floors remain largely untouched, retaining their historic character, and the first floors have been modernized, masking their original appearance.

If many of the original details of buildings to be restored have been lost with successive modernizations, it is recommended that the owners try to find photographs of the building from near the time it was built, or study examples of similar buildings that have been restored in order to gather information on appropriate architectural details for each building type.

It may be advisable for building owners to work with an architect or historic preservation specialist when attempting to restore a building about which there is little photographic or other historic information. Such professionals would be most skilled at approximating original details if these are unknown.

Where storefronts have been substantially changed over the years, a decision must be made whether to restore the current storefront, or try to restore the original details, if known. In some cases changes made to storefronts may now have historic significance in their own right. Decisions on these matters must be guided by a variety of factors, including current usage, presence or absence of photographs or drawings illustrating

original conditions, and so on. Significant features such as transom lights (especially leaded or stained glass transoms), recessed entries, original frieze or signboard details, original bulkhead details, and entryway paving should be preserved or restored.

Restoration of the original storefront is preferred, but proposals for restoration or renovations will be considered on an individual basis. See the two pictures of the Gothic Revival building on the previous page, which demonstrates why it may be very difficult to restore original details.

3.7. Recommended

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

3.8. Not Recommended

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

7. Sign Guidelines

7.2 Commercial Signs

7.2.2. Sign Type, Placement and Size

f. 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

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

7.2.3. Design and Allowed Materials

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

7.2.4. Materials Not Recommended

- *Plastic sign components (e.g. backlit sign panels, plastic letters, or prefabricated sandwich boards) are not recommended.*
- *Backlit awnings are not recommended.*
- *Plywood is not recommended as a material for signs.*
- *Backlit plastic panel signs are not recommended.*
- *Digital signs are not recommended in the River District.*
- *No sign or parts of signs may flash or move with the exception of restored historic signs that had these characteristics or new marquees with review and approval.*
- *Highly reflective metallic signs are not recommended.*

7.4. Awnings & Canopies

7.4.2. Design and Allowed Materials

Awnings and Canopies for Historic Commercial Buildings:

- *Fabric awnings are appropriate. These may be vinyl coated or otherwise treated to extend the life of the fabric. Keep in mind that darker colors tend to fade more quickly than medium and light tones.*
- *Metal canopies may be appropriate, however, see comment above about obstruction of views to the upper portion of the facade. If existing canopies are to remain, the materials and craftsmanship of the visible ("ceiling") portions of the canopy should be evaluated, and if need be, improved. If metal canopies were not integral to the original design of the building, consider removing them.*
- *Vinyl awnings will be allowed with review and approval.*

STAFF RECOMMENDATION

Staff recommend that the River District Design Commission consider each alteration separately.

Item A (new awning) requests to add a minor addition permitted by the guidelines and matches the style of the building, but is open to suggestions regarding the color. Staff recommends the Commission issue a Certificate of Appropriateness at 212 N Union St. to install new awning made with block/taupe fancy colored fabric, or other color approved by the Commission.

Item B (repaint brick storefront) requests to repaint an existing storefront to match the other proposed renovations at on this property, although the applicant is open to other suggestions. Staff recommends the Commission issue a Certificate of Appropriateness at 212 N Union St. to repaint the brick storefront to a new color (armadillo and matching accent colors, or other color approved by the Commission).

Item C (replace window shades and wainscoting with window film) requests to change the character of the storefront, thereby better adhering to the design guidelines by matching surrounding storefronts and reducing visual barriers between the store and outside pedestrians.. Staff recommends the Commission issue a Certificate of Appropriateness at 212 N Union St. to replace window shades and wainscoting with window film.

Item D (window signs) requests to install window signs, although staff do not yet know of the proposed dimensions. Staff recommends the Commission issue a Certificate of Appropriateness at 212 N Union St. to install two (2) window signs with the following conditions:

1. The window signs will occupy less than fifteen (15) percent of any single window.
2. The total aggregate sign area for wall signs will not exceed thirty-two (32) sq. ft.

Item E (door sign) requests to install a door sign which will occupy less than twenty (20) percent of the door window, and not cause total signage to exceed thirty-two (32) sq. ft. Staff recommends the Commission issue a Certificate of Appropriateness at 212 N Union St. to install one (1) door sign with the following conditions:

1. The door sign will occupy less than twenty (20) percent of the door window.
2. The total aggregate sign area for wall signs will not exceed thirty-two (32) sq. ft.

Item F (projecting sign) requests to install a projecting sign adhering to the design guidelines. Staff recommends the Commission issue a Certificate of Appropriateness at 212 N Union St. to install one (1) thirty by thirty-four (30 x 34) in. projecting wood or aluminum sign with a metal frame.

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

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

Property Location: 212 N. Union Street

Name of Applicant: (Barry Kaplen, (Gentlemen of Tomorrow)

Applicant's Address: 212 N. Union Street

Applicant's Phone Number: _____ Email Address: _____

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

Paint / Windows / DOOR

(Facade & Specs/Drawing Attached)

Type of material(s) to be used: Please See Attached Scope

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? yes

Which one(s)? RDA/ City of Danville/ FEMA

Signature of Property Owner (if not applicant)

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: N/A RDDC Date: March 14, 2019

Date submitted: Feb. 25, 2019 Received by: Bryce Johns

Tax Map Number: ID # 21843 Zoning District: CB-C, Central Business

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.

Johnson, Bryce W.

From:	River District <diana@riverdistrictassociation.com>
Sent:	Monday, February 25, 2019 4:02 PM
To:	Johnson, Bryce W.
Cc:	James Cousins; Barry Koplen
Subject:	Re: RDDC February 14, 2019 Meeting
Attachments:	AA.33 210-212 N Union Layout Final.pdf; AA.30 214 Union StREV2pg2.pdf; Barry Koplen RDDC Application.pdf; James Cousins RDDC Application.pdf

CAUTION: This email originated outside the City of Danville's email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bryce,

Attached are the RDDC Application forms and the facade renderings; I know you will note the applications aren't signed by the owners yet, but I will email you signed copies within the next 7 days. I just wanted to get the ball rolling and make sure we didn't miss the deadline to get on the agenda plus we can start gathering any additional information you will need.

- Cousins is 214 & 216 N Union (Abe Koplen). There is a minor change on the shape of the awnings other than what is shown (traditional rounds as they are now)
- Koplen is 212 N Union (please disregard the rendering of 210 on the same page, we have not gotten to that yet). Color Option C. There is a minor change to the door, it will come up closer to the street level where the white line is on the entry pavement.

I have cc'd both gentlemen here, let me know any other information you will need.

Thank you so much, looking forward as well,
Diana

--
Diana Schwartz, MSARP
Executive Director
River District Association

MAIN STREET AMERICA
Revitalization Professional

527 Bridge Street, Suite 307
Danville, VA 24541
434-791-0210 Office
352-895-8898 Cell
www.riverdistrictassociation.com

Johnson, Bryce W.

From: Barry Koplen <bkop.poetscry@gmail.com>
Sent: Tuesday, March 5, 2019 9:36 AM
To: Johnson, Bryce W.
Subject: Re: RDDC February 14, 2019 Meeting

CAUTION: This email originated outside the City of Danville's email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Bryce-
Thanks for this.
I will not change the door at 212 N. Union.
As for the paint scheme, I'm willing to accept
the Commissions suggestions.
That said, instead of installing a new door, I would like to renew
and repair the mortar on the back left corner of the 212 building.
Thanks for your help with this

Barry Koplen

please forward this to Diana. again, thanks

On Tue, Mar 5, 2019 at 9:29 AM Johnson, Bryce W. <johnsbw@danvilleva.gov> wrote:

Good morning Diana,

I wanted to check if there was any update regarding the sign dimensions (both applications), the materials for the projecting signs (both applications), and any final color choices (212 N Union St). Additionally, I also noticed a material has not been selected for the trim for 214-216 N Union St. If you don't have the final material and color choices, I can leave my report to the Commission a bit vague to allow the final selection/discussion at the meeting next week.

That aside, I do have one concern regarding 212 N Union St. The Design Guidelines recommend leaving recessed doors, rather than bringing them forward. Do you still wish to pursue that request?

Finally, I caught another typo from my original emails (what a day last week). The River District Design Commission meets on **Thursday, March 14 at 4pm**, not March 11.

Hope you are enjoying the warmer weather,

212 N Union

Only

(left side)

GENERAL NOTES:

VIRGINIA MAIN STREET: This community is a designated Virginia Main Street Community and as such these drawings are provided at no charge to the property owner. The Virginia Main Street program is sponsored through the Virginia Department of Housing and Community Development. Design recommendations must follow the Secretary of the Interior's Standards for Rehabilitation when the project is a designated historic building.

SCHEMATIC DESIGN: This drawing is conceptual and is not a working drawing for construction. The notes are intended as guidelines for rehabilitation. Any changes to the conceptual design should be reviewed and approved by the Main Street Designer and the local Program Manager. Some aspects of the design may require further drawings prior to construction. Field check any dimensions shown on this drawing. It is the responsibility of the owner and contractor to acquire additional technical or professional assistance as needed before or during construction.

MATERIALS & MAINTENANCE CHECKLIST: See Materials & Maintenance Checklist when individual keynote is marked by asterisks (***) for rehabilitation methods. Any and all questions regarding rehabilitation methods should be addressed to the Virginia Main Street Designer.

ADA GUIDELINES: It is the owner's responsibility to ensure that the entire building meets the ADA Guidelines. Efforts are made in these drawings to meet the Guidelines when applicable.

SIGNS: Verify compliance of sign size, mounting, and location with municipality's sign ordinance prior to manufacturer and/or purchase. All efforts were made to comply with all information provided by owner and owner representative at the time of this drawing.

PAINT AND AWNINGS: If new paint colors and awnings are shown for this building, they will be specified on an attached or separate Colors and Materials Chart. Paint colors can be matched to paint brand of the owner's choice as long as the color is the same and a high quality paint is chosen. If an exact color match is not possible, please contact the Virginia Main Street Designer for assistance in choosing new colors. See the back of the Colors and Materials Chart for paint specifications.

LEAD PAINT & HAZARDOUS MATERIALS: The Owner & Contractor are responsible for total compliance of the Virginia Occupational and Health Administration regulations regarding protection for workers from and removal of lead paint, asbestos and all other hazardous materials.

STATE AND FEDERAL HISTORIC TAX CREDIT PROJECTS: If a project to be submitted for rehabilitation tax credits, it is the owners responsibility to submit all required forms and secure any and all approval from state and federal agencies for proposed work prior to beginning any construction. Contact the Virginia Department of Historic Resources (VDHR) for more information.

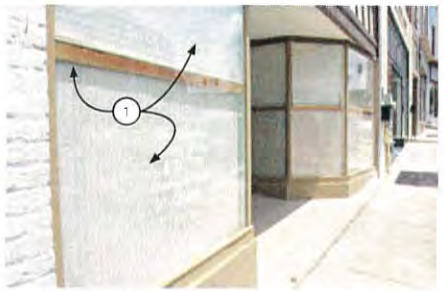
EXISTING FACADES

Dimensions provided by other. Verify all dimensions in field.

KEYNOTES:

1. Remove interior shades and wainscoting. Consider window film, 3M Scotchshield Ultra Prestige Series, or similar, for the following tenant requirements:
   - 1-A. Translucent film for added privacy;
   - 1-B. Tear-resistant film for added security;
   - 1-C. UV-resistant film to mitigate fading;
   - 1-D. Infrared-resistant film to mitigate heat gain. Maintain as much visibility to interior as possible. Businesses appear closed or out-of-business with use of shades and mirrored glass.
2. Remove signs from masonry and salvage as per owner's instructions. Repair attachment points to brick masonry.
3. Replace damaged metal flashing.
4. Replace transom glazing to match existing translucent panels.
5. Chemically clean environmental staining from brick, if to remain unpainted, using Prosoco Restoration Cleaners or similar as per manufacturer's instructions.

*** See sheets A.2 - A.4 for complete keynotes.



EXISTING STOREFRONT OF 212

FRAZIER ASSOCIATES

VIRGINIA MAIN Street

DANVILLE RIVER DISTRICT REIMAGINE THAT

210-212 N. Union Street
Danville, Virginia

11/26/2018
86002.AA.33

A.1
SHEET 1 OF 5

212 N Union
Only

210 & 212 N. UNION ST. - OPTION A

COLOR & MATERIALS CHART

Acquire paint chip or material sample for more accurate color or material representation.

PAINT:
Sherwin Williams paint or equivalent

P1: SW 6164 Svelte Sage

P2: SW 7046 Anonymous

P3: SW 6258 Tricorn Black

P4: match 2nd floor window color

P5: SW 2802 Rookwood Red

AWNING FABRIC:
Sunbrella Fabrics or equivalent

A1: 4946 Black/Taupe Fancy

A2: 4631 Burgundy

A3: 4608 Black

FRAZIER ASSOCIATES

VIRGINIA MAIN Street

DANVILLE RIVER DISTRICT REIMAGINE THAT

210-212 N. Union Street
Danville, Virginia

11/26/2018
86002.AA.33

A.2
SHEET 2 OF 5

KEYNOTES:

1. Remove interior shades and wainscoting. Consider window film, 3M Scotchshield Ultra Prestige Series, or similar, for the following tenant requirements:
   1-A. Translucent film for added privacy;
   1-B. Tear-resistant film for added security;
   1-C. UV-resistant film to mitigate fading;
   1-D. Infrared-resistant film to mitigate heat gain. Maintain as much visibility to interior as possible. Businesses appear closed or out-of-business with use of shades and mirrored glass.
2. Remove signs from masonry and salvage as per owner's instructions. Repair attachment points to brick masonry.
3. Replace damaged metal flashing.
4. Replace transom glazing to match existing translucent panels.
5. Chemically clean environmental staining from brick, if to remain unpainted, using Prosoco Restoration Cleaners or similar as per manufacturer's instructions.
6. Scrape, prime and paint masonry.
7. Scrape, prime and paint wood and metal trim, door and bulkhead surface.
8. Consider adding ceiling, flush-mount LED light fixtures for damp location to recessed entry ceiling for added security and visibility.
9. Install new fabric awning with loose 6" to 8" deep valance. Crenulated edge is optional. Align bottom of awning frame with top of storefront framing. See Awning Valance Detail on sheet A.1 for more information.
10. Consider planters. See municipality's Horticulturist for plant material selection and maintenance recommendations.
11. The following are various sign types shown on these drawings:
    11-A. Provide new wall sign in following materials: painted exterior grade wood sign panel or aluminum sign panel with at least the strength and durability properties of alloy 5005-H15, square cut edges and baked enamel finish.
    11-B. Provide new projecting sign with metal bracket and sign panel. Consider sign bracket with integrated sign lighting. See Keynote #10 for sign panel options.
    11-C. Provide window film for new window and door sign.

212 N Union only

210 & 212 N. UNION ST. - OPTION C

COLOR & MATERIALS CHART

Acquire paint chip or material sample for more accurate color or material representation.

PAINT:
Sherwin Williams paint or equivalent

P1: SW 9160 Armadillo

P2: SW 7023 Requisite Gray

P3: SW 6013 Bitter Chocolate

P4: SW 2740 Mineral Gray

KEYNOTES:

1. Remove interior shades and wainscoting. Consider window film, 3M Scotchshield Ultra Prestige Series, or similar, for the following tenant requirements:
   - 1-A. Translucent film for added privacy;
   - 1-B. Tear-resistant film for added security;
   - 1-C. UV-resistant film to mitigate fading;
   - 1-D. Infrared-resistant film to mitigate heat gain. Maintain as much visibility to interior as possible. Businesses appear closed or out-of-business with use of shades and mirrored glass.
2. Remove signs from masonry and salvage as per owner's instructions. Repair attachment points to brick masonry.
3. Replace damaged metal flashing.
4. Replace transom glazing to match existing translucent panels.
5. Chemically clean environmental staining from brick, if to remain unpainted, using Prosoco Restoration Cleaners or similar as per manufacturer's instructions.
6. Scrape, prime and paint masonry.
7. Scrape, prime and paint wood and metal trim, door and bulkhead surface.
8. Consider adding ceiling, flush-mount LED light fixtures for damp location to recessed entry ceiling for added security and visibility.
9. Install new fabric awning with loose 6" to 8" deep valance. Crenulated edge is optional. Align bottom of awning frame with top of storefront framing.
10. Consider planters. See municipality's Horticulturist for plant material selection and maintenance recommendations.
11. The following are various sign types shown on these drawings:
    - 11-A. Provide new wall sign in following materials: painted exterior grade wood sign panel or aluminum sign panel with at least the strength and durability properties of alloy 5005-H15, square cut edges and baked enamel finish.
    - 11-B. Provide new projecting sign with metal bracket and sign panel. Consider sign bracket with integrated sign lighting. See Keynote #10 for sign panel options.
    - 11-C. Provide window film for new window and door sign.

FRAZIER ASSOCIATES

VIRGINIA MAIN Street

DANVILLE RIVER DISTRICT REIMAGINE THAT

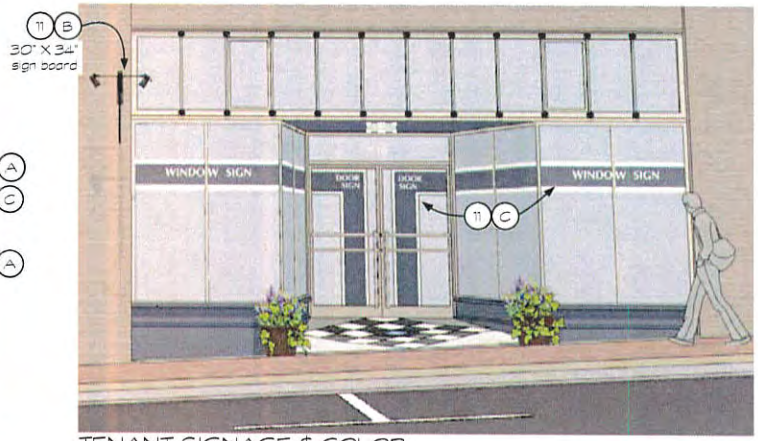
210-212 N. Union Street
Danville, Virginia

11/26/2018
86002.AA.33

A.3
SHEET 3 OF 5

212 N Union only

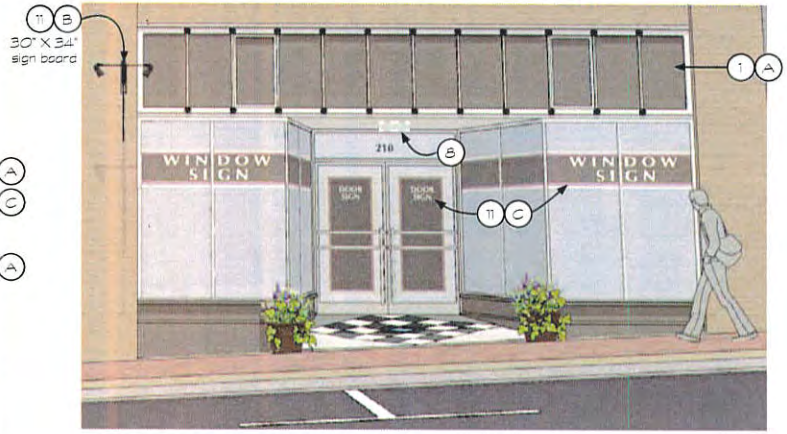
TENANT SIGNAGE & COLOR PLACEMENT- OPTION A



TENANT SIGNAGE & COLOR PLACEMENT- OPTION B

Sheets A.4 & A.5 show different ways tenants can use and coordinate business color as accent to window film, storefront elements & doors.

TENANT SIGNAGE & COLOR PLACEMENT- OPTION C



TENANT SIGNAGE & COLOR PLACEMENT- OPTION D

FRAZIER ASSOCIATES

VIRGINIA MAIN Street

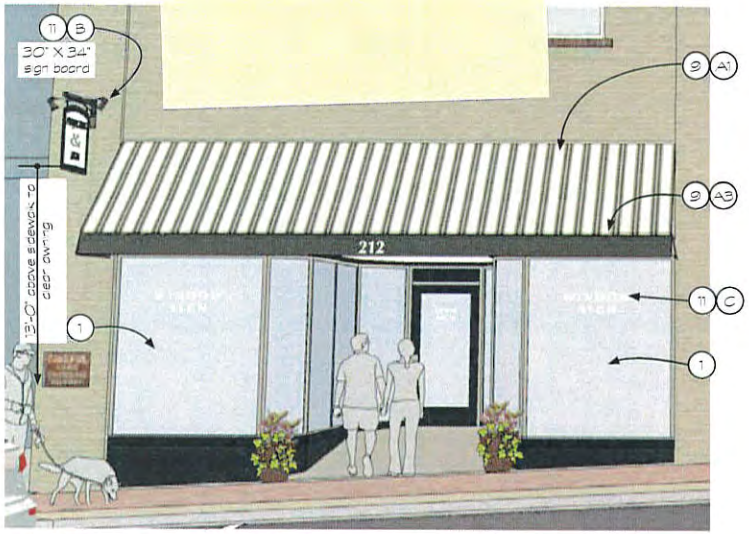
DANVILLE RIVER DISTRICT REIMAGINE THAT

210-212 N. Union Street
Danville, Virginia

11/26/2018
86002.AA.33

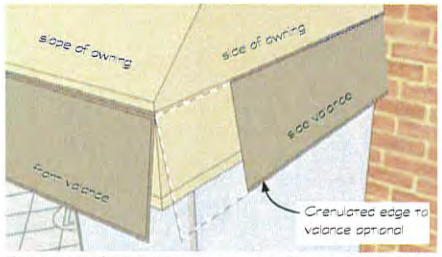
A.4
SHEET 4 OF 5

212 N Union only



TENANT SIGNAGE & COLOR
PLACEMENT- OPTION E

TENANT SIGNAGE & COLOR
PLACEMENT- OPTION F



Tack on loose fabric valances to each side of a contemporary shed awning to create eye-catching flutter similar to historic fabric awnings.

Drawing shows close-up of the corner of a tan awning with brown fabric valances. One valance is shown cut away to reveal taught tan fabric around the base of the awning framing. See Color & Materials Chart project-specific awning fabric recommendations.

AWNING VALANCE DETAIL

Sheets A.4 & A.5 show different ways tenants can use and coordinate business color as accent to window film, storefront elements & doors.

FRAZIER ASSOCIATES

VIRGINIA MAIN Street

DANVILLE RIVER DISTRICT REIMAGINE THAT

210-212 N. Union Street
Danville, Virginia

11/26/2018
86002.AA.33

A.5
SHEET 5 OF 5

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

River District Design Commission

MEETING OF MARCH 14, 2019

SUBJECT

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.*

EXCERPT FROM DESIGN GUIDELINES

3. Historic Building Restoration/Renovation Guidelines

3.5. Industrial Buildings

While many commercial buildings have changed substantially over time, the industrial buildings in the River District have remained largely intact, representing a priceless resource for the City. They have remained intact largely because the tobacco and textile uses were often replaced with storage uses, which allowed many buildings to remain at least marginally productive and required few physical changes. Other buildings are vacant, but demolition costs and lack of alternative uses have allowed these buildings to remain. Modern uses for these buildings will in many cases involve subdivision of very large floorplates and addition of (in some cases) multiple entries and additional windows. This presents challenges to finding opportunities for adaptive reuse while respecting the historic integrity of the buildings. These guidelines suggest ways in which new uses can be accommodated within the historic context of the buildings.

There are some buildings, such as the Pemberton-Penn building (see page 9) and the Morotock Mills building (above right), which can be readily envisioned with new uses such as residential or a boutique hotel. In fact, four buildings have already been converted to apartments or condos within the TWD portion of the River District, several are used for light manufacturing and technology, and the Dimon Tobacco Building has

been converted as headquarters for the Danville Regional Foundation and a satellite campus for Averett University (photo, above, middle column).

Other buildings are more problematic. There is a substantial and attractive warehouse on the corner of Lynn and Deboe Streets near the rail yard that has no windows in the front facade, and only a few on the sides (photo above). Making that building usable for anything besides a call center, storage, or other use that does not require windows causes conflicts between historic preservation and viable reuse. Other buildings are seriously deteriorated and a few have lost roofs or fallen in on themselves.

3.7. Recommended

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

3.8. Not Recommended

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

7. Sign Guidelines

7.2 Commercial Signs

7.2.2. Sign Type, Placement and Size

d. Building Mounted Flat signs:
Building signs for commercial/retail buildings are to be mounted flat to the building or painted on the building and limited to 32 square feet per business (i.e. two businesses on a longer storefront would each have a sign). New flat or painted signs on industrial buildings should be evaluated on a case by case basis. Greater square footage and/or signs on more than one face of the buildings may be allowed depending on the buildings size. This can be mounted to the sign frieze, to a flat surface of the building above the first floor and below any second floor windows or cornice, or to a covered transom (although this is discouraged).

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

7.2.3. Design and Allowed Materials

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

7.2.4. Materials Not Recommended

- *Plastic sign components (e.g. backlit sign panels, plastic letters, or prefabricated sandwich boards) are not recommended.*
- *Backlit awnings are not recommended.*
- *Plywood is not recommended as a material for signs.*
- *Backlit plastic panel signs are not recommended.*
- *Digital signs are not recommended in the River District.*
- *No sign or parts of signs may flash or move with the exception of restored historic signs that had these characteristics or new marquees with review and approval.*
- *Highly reflective metallic signs are not recommended.*

7.4. Awnings & Canopies

7.4.2. Design and Allowed Materials

Awnings and Canopies for Historic Industrial Buildings:

- *Metal canopies were commonly used for industrial buildings to protect goods and workers from the weather. In most cases, this would be the appropriate material for awnings and canopies.*
- *Entry doors for industrial buildings were often fairly insignificant, since the majority of activity took place at the loading docks. If larger entries are necessary for new uses, metal awnings or canopies may still be the best solution (see photo below), although fabric awnings may be appropriate to attract attention to the entry in a large facade through the use of color. Appropriateness will be evaluated on a case by case basis, with flexibility required by the (probable) significant change in use and tenancy in these buildings, and by the large range of industrial*

STAFF RECOMMENDATION

Item A (install bronze-top awning) requests to add two (2) new features using appropriate design and material for a historic industrial building. Staff recommends the Commission issue a Certificate of Appropriateness at 311 Court St. to install two (2) new bronze-top metal awnings, one (1) above entryway and one (1) to right of entryway above window

Item B (remove or paint frame panel) presents two (2) options regarding an existing frame panel associated with an exterior light. Removal of historical features (first option) is not generally recommended, but painting (second option) may be permitted when appropriate for the character of the building. Therefore, staff recommends the Commission issue a Certificate of Appropriateness at 311 Court St. to paint, but not remove, the existing frame panel (fiery brown).

Item C (replace door) requests to replace an existing door with a new door to match both the façade changes and respect the historical character of the storefront. Staff recommends the Commission issue a Certificate of Appropriateness at 311 Court St. to replace wood door with a wood door including smaller glass six (6) pane windows, and new paint color (fiery brown).

Item D (repaint window trims and overhead door) requests to repaint the window trims and overhead door with colors meant to subtly reduce visual clutter and match the historic building. Staff recommends the Commission issue a Certificate of Appropriateness at 311 Court St. to repaint window trims and overhead door (fiery brown).

Item E (paint metal panels) requests to paint metal panels, which have not been previously painted, to reduce visual clutter and match the historic building. Staff recommends the Commission issue a Certificate of Appropriateness at 311 Court St. to paint outdoor metal panels to better blend with the building (fiery brown).

Item F (install interior sign panels) requests to install interior sign panels of various colors visible from the outside. While these panels adhere to the guidelines, color is subjective. The proposed colors (blue, lime green, and dark pink) match the business's logo, and do not exceed the recommended number of colors (three) for a storefront. The panels will not contain any actual advertising, therefore will not count toward permitted aggregate signage. If the Commission finds the proposed colors appropriate for a historic industrial building, staff recommends the Commission issue a Certificate of Appropriateness at 311 Court St. to install interior sign panels of varying colors (blue, lime green, and dark pink).

Item G (wall sign) requests to install a wall sign which adheres to the design guidelines, and does not cause total signage to exceed thirty-two (32) sq. ft. Staff recommends the Commission issue a Certificate of Appropriateness at 311 Court St. to install one (1) wall sign measuring 29.3 sq. ft. and made of aluminum with wrapped vinyl.

Item H (door sign) requests to install a door sign which will occupy less than twenty (20) percent of the door window, and not cause total signage to exceed thirty-two (32) sq. ft. Staff recommends the Commission issue a Certificate of Appropriateness at 311 Court St. to install one (1) door sign measuring 1.5 sq. ft.

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

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

Property Location: 311 Court Street

Name of Applicant: KG Graphics Kristen Guster

Applicant's Address: 311 Court street Danville VA 24541

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

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

- new signage -add on metal awnings
- new paint
- new door

Type of material(s) to be used: paint, metal, wood door w/ glass

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? _____

Which one(s)? _____

Kenneth P. Stoneker
Signature of Property Owner (if not applicant)

Kristen M. Gusler
Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: N/A RDDC Date: March 14, 2019

Date submitted: Feb. 27, 2019 Received by: Bryce Johnson

Tax Map Number: 17H 22500 Zoning District: TW-C Tobacco Warehouse

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.

Johnson, Bryce W.

From: Kristen Gusler <kg.graphics@live.com>
Sent: Thursday, February 28, 2019 8:51 PM
To: Johnson, Bryce W.
Cc: River District
Subject: Re: RDDC Application

CAUTION: This email originated outside the City of Danville's email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bryce,

Thanks so much for helping us with this. We have a couple of changes for this notification. See the changes below in orange.

A. Install a new metal awning with bronze top - two total to be installed. Above entry way and to the right of entry way over window.
B. Remove frame panel associated with an exterior light & or Paint new color (brown).
C. Replace wood door with a wood door including smaller glass 6 pane windows - new paint color (brown);
D. Repaint window trims and overhead door (fiery brown color);
E. Paint outdoor metal panels to better blend with the building (fiery brown color);
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.

We can provide images and mock up of different metal awnings & door choices.

Thanks!

Kristen M. Gusler

DID YOU KNOW: We offer Screen Printing and Embroidery!
We can also print and design just about anything!

KG Graphics, LLC
kg.graphics@live.com | 434.334.6862
Monday - Thursday 10am to 5pm | Friday 10am to 4:30pm
311 Court Street | Danville, VA 24541
www.kg-graphics.net

On Feb 28, 2019, at 3:05 PM, Johnson, Bryce W. <johnsbw@danvilleva.gov> wrote:

Kristen and Diana,

Looks good to me then. Please see the attached notification/confirmation letter, and let me know if I missed any proposed changes. I broke out the alterations into a few separate components which the Commission will need to vote on separately.

When I put the application into the Commission's packet, mind if I put a small sticky note clarifying the sign/zoning requirements (p. A.2), since the plans have the wrong zoning district listed? The Commission will likely pick up on that.

Thanks,

Bryce Johnson
Senior Planner

From: Kristen Gusler <kg.graphics@live.com>
Sent: Thursday, February 28, 2019 1:34 PM
To: River District <diana@riverdistrictassociation.com>; Johnson, Bryce W. <johnsbw@danvilleva.gov>
Cc: Kristen Gusler <kg.graphics@live.com>
Subject: Re: RDDC Application

CAUTION: This email originated outside the City of Danville's email system.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Diana!

We are planning on going with the sign that would wrap around the corner so that it would be flat against the wall. The material for that would be metal wrapped in printed vinyl.

Thanks!

Kristen M. Gusler

DID YOU KNOW: We offer Screen Printing and Embroidery!
We can also print and design just about anything!

<image001.png>
KG Graphics, LLC
kg.graphics@live.com | 434.334.6862
Monday - Thursday 10am to 5pm | Friday 10am to 4:30pm
311 Court Street | Danville, VA 24541
www.kg-graphics.net

From: River District <diana@riverdistrictassociation.com>
Sent: Thursday, February 28, 2019 1:04 PM
To: Johnson, Bryce W.
Cc: Kristen Gusler
Subject: Re: RDDC Application

Hi Bryce,

Kristen, did you have a preference on which sign and what materials? Kathy did mention in her email that we would need to request a variance for a projecting sign that large.

Thank you so much!
Diana

On Thu, Feb 28, 2019 at 11:59 AM Johnson, Bryce W. <johnsbw@danvilleva.gov> wrote:

Diana,

Taking a deeper look at the application, I have a few questions:

- Which sign option is being used (A. 2 or A.3)? The projecting sign options are too large to meet the River District Design Guidelines (max 4.5 ft. away from building and 4 sq. ft. per side).
- What material will the wall or projecting sign be made of (wood or aluminum)? Either of the proposed materials should be fine, but we would like to know.

Additionally, I want to point out that the total permitted wall/wall-mounted signage is 32 sq. ft. in the River District (and the TW-C, Tobacco Warehouse Commercial Zoning District). The property is not in the CP-1, Cyber Park One Zoning District. This shouldn't be an issue, but CP-1 was listed on the plans.

Happy Thursday!

GENERAL NOTES:

VIRGINIA MAIN STREET: This community is a designated Virginia Main Street Community and as such these drawings are provided at no charge to the property owner. The Virginia Main Street program is sponsored through the Virginia Department of Housing and Community Development. Design recommendations must follow the Secretary of the Interior's Standards for Rehabilitation when the project is a designated historic building.

SCHEMATIC DESIGN: This drawing is conceptual and is not a working drawing for construction. The notes are intended as guidelines for rehabilitation. Any changes to the conceptual design should be reviewed and approved by the Main Street Designer and the local Program Manager. Some aspects of the design may require further drawings prior to construction. Field check any dimensions shown on this drawing. It is the responsibility of the owner and contractor to acquire additional technical or professional assistance as needed before or during construction

MATERIALS & MAINTENANCE CHECKLIST: See Materials & Maintenance Checklist when individual keynote is marked by asterisks (***) for rehabilitation methods. Any and all questions regarding rehabilitation methods should be addressed to the Virginia Main Street Designer.

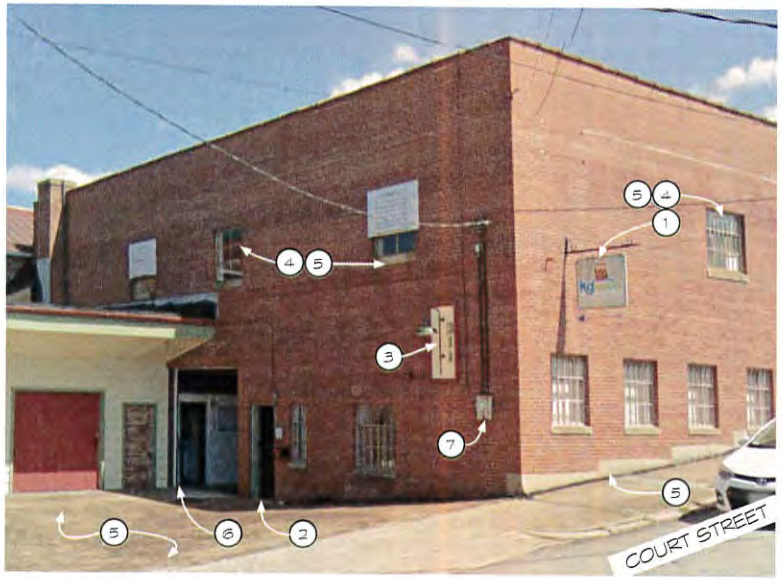
ADA GUIDELINES: It is the owner's responsibility to ensure that the entire building meets the ADA Guidelines. Efforts are made in these drawings to meet the Guidelines when applicable.

SIGNS: Verify compliance of sign size, mounting, and location with municipality's sign ordinance prior to manufacturer and/or purchase. All efforts were made to comply with all information provided by owner and owner representative at the time of this drawing.

PAINT AND AWNINGS: If new paint colors and awnings are shown for this building, they will be specified on an attached or separate Colors and Materials Chart. Paint colors can be matched to paint brand of the owner's choice as long as the color is the same and a high quality paint is chosen. If an exact color match is not possible, please contact the Virginia Main Street Designer for assistance in choosing new colors. See the back of the Colors and Materials Chart for paint specifications.

LEAD PAINT & HAZARDOUS MATERIALS: The Owner & Contractor are responsible for total compliance of the Virginia Occupational and Health Administration regulations regarding protection for workers from and removal of lead paint, asbestos and all other hazardous materials.

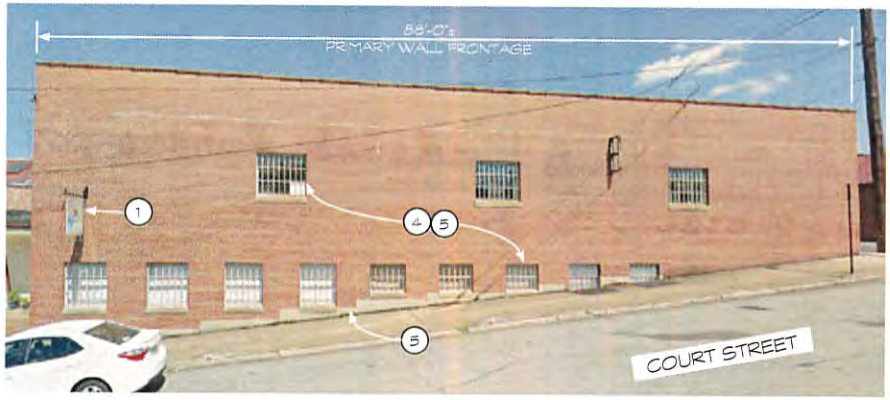
STATE AND FEDERAL HISTORIC TAX CREDIT PROJECTS: If a project to be submitted for rehabilitation tax credits, it is the owners responsibility to submit all required forms and secure any and all approval from state and federal agencies for proposed work prior to beginning any construction. Contact the Virginia Department of Historic Resources (VDHR) for more information.



EXISTING NORTHWEST AND PARTIAL SOUTHWEST FACADE

Dimensions provided by other. Verify all dimensions in field.

kgraphics
design | printing | & more



EXISTING SOUTHWEST FACADE

Dimensions provided by other. Verify all dimensions in field.

KEYNOTES:

1. Remove existing projecting sign & bracket. Patch attachment points. Salvage sign bracket per owner's instructions.
2. Remove entry door and replace with new wood commercial door with single glass panel and commercial hardware. Door jamb may need to be replaced as well.
3. If feasible, remove framed panel and remount barn light to brick masonry. Otherwise, remove address numerals and paint panel and from, P-1 to fade into background.
4. *** Remove rust and any loose material and/or paint with wire brush from metal windows. Repair seals. Prime and paint. If windows require additional thermal barrier, consider interior magnetic storm windows, i.e. Allied Windows or similar.
5. *** Clean environmental staining from concrete sills and foundation with environmentally safe cleaner, i.e. Prosoco or similar. Apply as per manufacturer's instructions. Prime and paint. Consider using product to clean courtyard patio/driveway.
6. Prime and paint overhead door and trim.
7. Consider painting any metal conduit, junction boxes, meter housing, vents, etc. to minimize facade clutter which draws attention away from signs and entries.
8. Provide new metal door and window awning. Consider installing LED light fixture under awning with timer and/or motion detector.
9. Provide new wall sign to wrap corner of facade or new projecting sign and industrial sign bracket. Sign panel materials may be painted exterior grade wood, or aluminum to have at least the strength and durability properties of alloy 5005-H15, square cut edges and baked enamel finish. Compliance of wall sign wrapping corner may require a variance from the sign ordinance.
10. Consider colorful interior blinds or window film coordinated with sign color.
11. Consider coordinating the finish color of any planters with business logo colors. Due to patio slope, consider building planter stand. Paint to match facade trim color.

*** See Materials & Maintenance Checklist for more information.

EXISTING ENTRY

Dimensions not provided at time of drawing.

FRAZIER ASSOCIATES
ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING
213 NORTH AUGUSTA STREET STAUNTON VA 24401

VIRGINIA MAIN Street

DANVILLE RIVER DISTRICT REIMAGINE THAT

311 Court Street
Danville, Virginia

02/25/2019
86002.AA.46

A.1
SHEET 1 OF 3

WALL SIGN WRAPPING CORNER & MULTI-COLOR WINDOWS/DOOR

WALL SIGN WRAPPING CORNER & MULTI-COLOR POTS/DOOR

SEE SHEET A.1 FOR KEYNOTES.

SIGN INFORMATION, SQ. FEET (S.F.):
Zoned: CP-1
Maximum allowable sign area is 176 S. F.

SIGN OPTIONS SHOWN ON A.2 & A.3:

New wall sign wrapping corner: 29.3 S.F.
New door sign: 1.5 S.F.
TOTAL SIGN AREA: 30.8 S.F.

New 5' projecting sign: 17.9 S.F.
New door sign: 1.5 S.F.
TOTAL SIGN AREA: 19.4 S.F.

New 4' projecting sign: 11.3 S.F.
New door sign: 1.5 S.F.
TOTAL SIGN AREA: 12.8 S.F.

FROM INTERSECTION OF COURT & LOYAL ST. - WALL SIGN WRAPPING CORNER

COLOR & MATERIALS CHART

Acquire paint chip or material sample for more accurate color or material representation.

PAINT:
Sherwin-Williams paint or equivalent

P1: SW 6055 Fiery Brown or close match to logo Brown

P2: Close match to logo Blue

P3: Close match to logo Lime Green

P4: Close match to logo Dark Pink

Note by staff: this is in the TW-C district; 32 sq. ft. is allowed

FRAZIER ASSOCIATES

VIRGINIA MAIN Street

DANVILLE RIVER DISTRICT REIMAGINE THAT

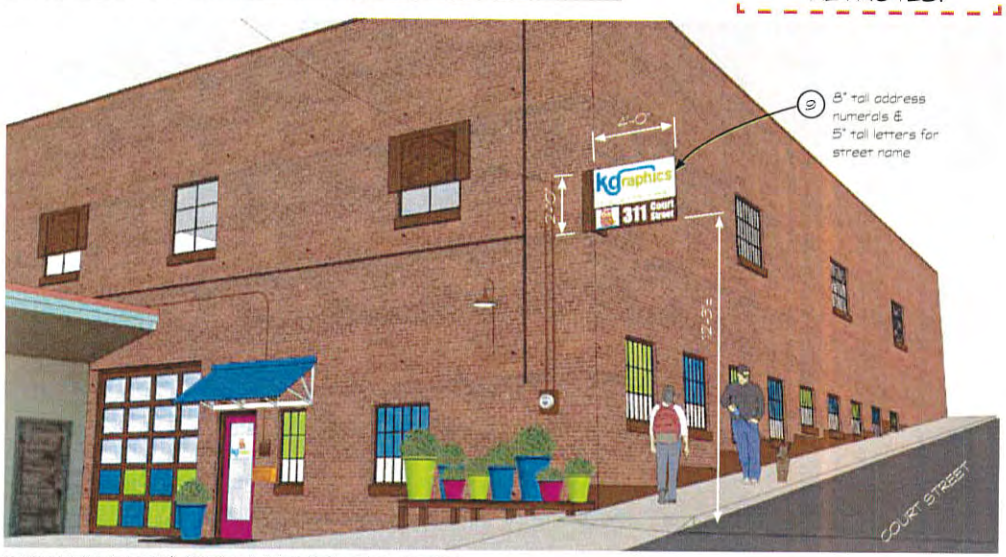
311 Court Street
Danville, Virginia

02/25/2019
86002.AA.46

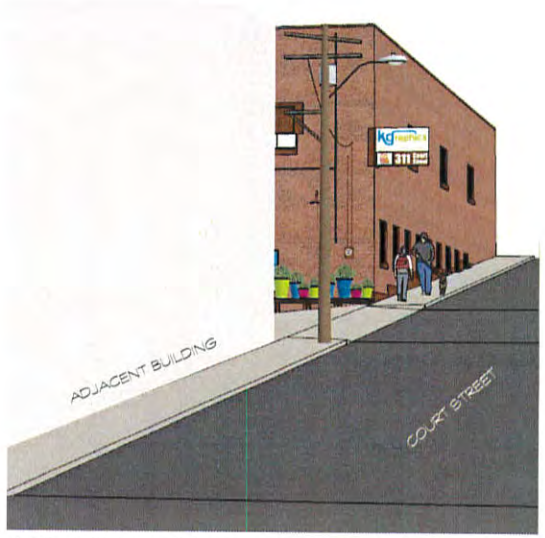
A.2
SHEET 2 OF 3

NORTHWEST & SOUTHWEST FACADES -
5 FT. PROJECTING SIGN & BLUE/GREEN COLORS

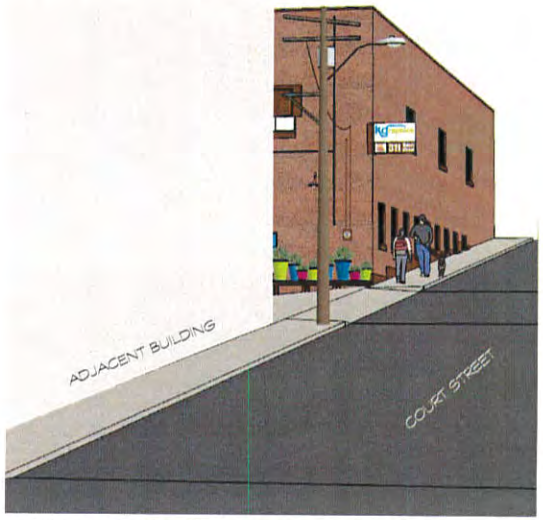
SEE SHEET A.1 FOR KEYNOTES.



NORTHWEST & SOUTHWEST FACADES -
4 FT. PROJECTING SIGN & BLUE/GREEN COLORS



AT INTERSECTION OF COURT & LOYAL STREETS -
5 FT. PROJECTING SIGN



AT INTERSECTION OF COURT & LOYAL STREETS -
4 FT. PROJECTING SIGN

FRAZIER ASSOCIATES

VIRGINIA MAIN Street

DANVILLE RIVER DISTRICT REIMAGINE THAT

311 Court Street
Danville, Virginia

02/25/2019
86002.AA.46

A.3
SHEET 3 OF 3

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

February 14, 2019

Members Present	Members Absent	Staff
Peyton Keesee	George Davis	Lisa Jones
Jonathan Hackworth		Ken Gillie
John Ranson		Ryan Dodson
R.J. Lackey		Holley Preston
Sheri Chaney		
Courtney Nicholas		

Vice-Chairman Keesee called the meeting to order at 4:00 p.m.

ITEMS FOR PUBLIC HEARING

Request for Certificate of Appropriateness at 404 Lynn St. for a new 3.3 sq. ft. vinyl sign on an 18 sq. ft. door.

Mr. Keesee opened the Public Hearing.

Present on behalf of this request was Jean Williams, owner of River Walk Event Rentals & Decor. Mrs. Williams stated I want to do vinyl lettering on our door and I believe that you have a picture of the door and what it is supposed to look like. It's just a standard commercial door.

Mr. Keesee 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 6-0 vote.

APPROVAL OF MINUTES

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

With no further business the meeting adjourned at 4:04 p.m.

_____

Approved By: