



City of Danville

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

River District Design Commission

JANUARY 14, 2021

4:00 P.M.

FOURTH FLOOR CONFERENCE ROOM

AGENDA

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. NEW BUSINESS

1. *Certificate of Appropriateness Request PLRDD2021-12 at 530 Main Street to relocate the main HVAC chiller exterior appliance from the rooftop to the ground adjacent to the northwest corner of the building. The applicant proposes screening the unit with fencing.*
2. *Certificate of Appropriateness Request PLRDD2021-13 at 554 Craghead Street for adaptive reuse of commercial space, three (3) residential buildings, and courtyard.*
3. *Certificate of Appropriateness Request PLRDD2021-14 at 618 Craghead Street to rehabilitate the building interior and exterior including one (1) commercial space and 88 residential dwelling units.*
4. *Certificate of Appropriateness Request PLRDD-2021-16 at 510 Spring Street to rehabilitate the building exterior, alter building façade storefront windows, and create a 30'x54' outdoor patio on the adjacent lot (Parcel # 22434).*

IV. APPROVAL OF MINUTES FROM NOVEMBER 12, 2020

V. ADJOURNMENT



City of Danville

427 Patton Street, Suite 208

Danville VA, 24541

Phone: (434) 799-5260

River District Design Commission

STAFF REPORT

MEETING DATE: JANUARY 14, 2021

RE: CERTIFICATE OF APPROPRIATENESS APPLICATION - 530 MAIN STREET

Certificate of Appropriateness Request PLRDD2021-12 at 530 Main Street to relocate the main HVAC chiller exterior appliance from the rooftop to the ground adjacent to the northwest corner of the building. The applicant proposes screening the unit with fencing.

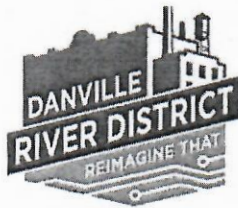
DESIGN GUIDELINES EXCERPT:

Section 4.4.5 Architectural and Site Guidelines for Large Buildings-Building Elements *Equipment and Technology:*

Modern building systems and technological conveniences make everyday life and work easier and more pleasant. However, the equipment that makes these conveniences possible can create substantial visual clutter. Mechanical equipment should be located at the rear of buildings in well-screened enclosures.

STAFF RECOMMENDATION:

The applicant must replace and modernize the building's HVAC system. The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness at 530 Main Street to relocate the main HVAC chiller exterior appliance from the rooftop to the ground adjacent to the northwest corner of the building as presented in their application submitted on December 29, 2020, including a treated wood screening fence around the mechanical unit.



City of Danville

427 Patton Street, Suite 208

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River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

APPLICANT PROVIDED INFORMATION

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

Property Location (address/ID#): 530 Main St

Applicant: Dan River Renaissance, LLC

Applicant's Address: PO BOX 1173, Danville, VA 24543

Applicant's Phone Number: 434-251-1101

Applicant's E-mail: cperkins@rivermont.com

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

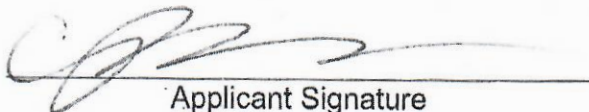
Improvement Description: Remove rooftop cooling tower and replace with ground-mounted condenser unit. Install wood fencing as required for aesthetics

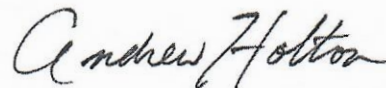
Remove rooftop cooling tower and replace with ground-mounted condenser unit. Install wood fencing as required for aesthetics

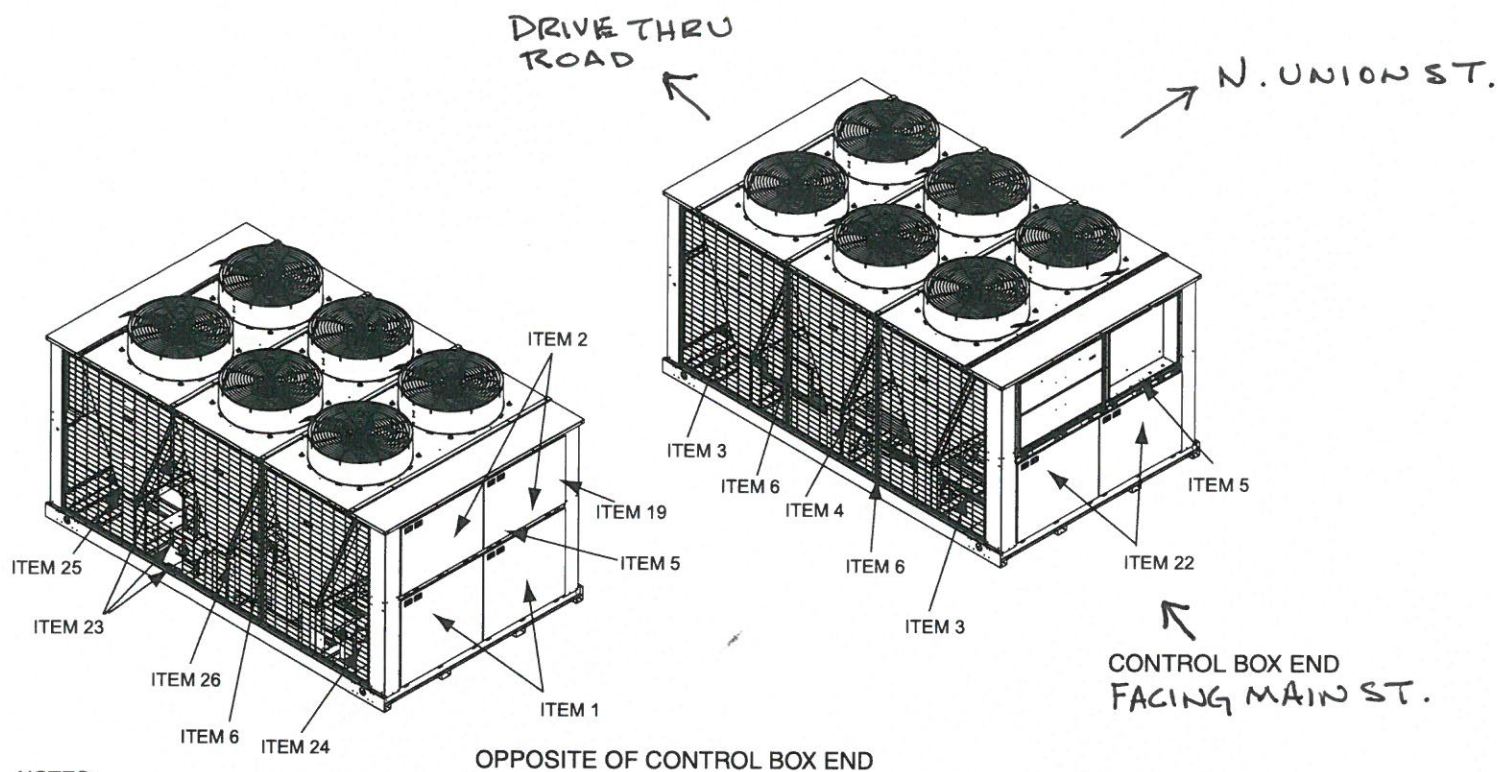
Have you read and understand Danville's River District Design Guidelines?: ☒ Yes ☐ No

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

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


Applicant Signature

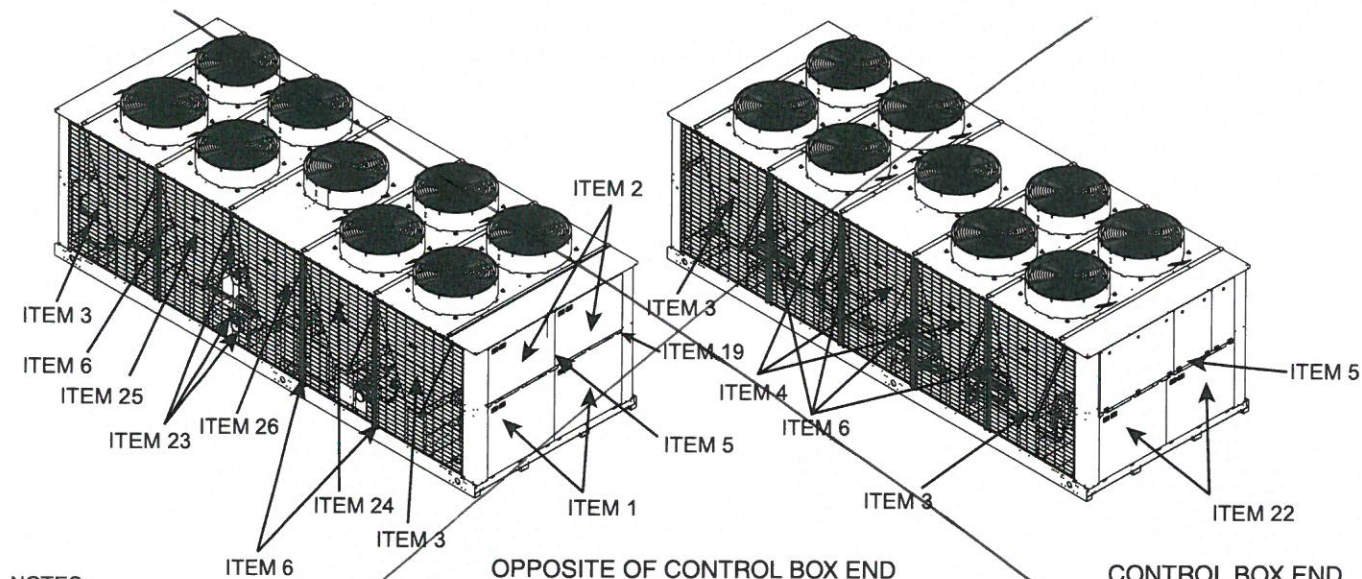

Property Owner Signature
(if not applicant)



NOTES:

1. Item numbers refer to parts listed in Table 2.
2. All parts are labeled. Be sure to check the part number on the label against the part description and part number listed in Table 2.
3. Item 27 not shown.

Fig. 3 — Security Grille/Hail Guard Installation — 30RAP070-090 Units (30RAP090 Unit Shown)



NOTES:

1. Item numbers refer to parts listed in Table 2.
2. All parts are labeled. Be sure to check the part number on the label against the part description and part number listed in Table 2.
3. Item 27 not shown.

Fig. 4 — Security Grille/Hail Guard Installation — 30RAP100-150 Units (30RAP130 Unit Shown)



← 42" →
CLEARANCE

← 88" →
OUTDOOR
UNIT
WIDTH

OUTDOOR UNIT:

LENGTH 151"

WIDTH 88"

HEIGHT 79"

79" HEIGHT

151"

LENGTH





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

River District Design Commission

STAFF REPORT

MEETING DATE: JANUARY 14, 2021

RE: CERTIFICATE OF APPROPRIATENESS APPLICATION - 554 CRAGHEAD STREET

Certificate of Appropriateness Request PLRDD2021-13 at 554 Craghead Street for the adaptive reuse of commercial space, three (3) residential buildings, and courtyard.

DESIGN GUIDELINES EXCERPT:

Section 3.2 General Guidelines

- Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.
- Architectural restoration, rather than renovation, is the preferred option when feasible.
- Qualities such as massing and scale, verticality or horizontality of architectural lines and rhythm of the fenestration are all critical to overall design. These qualities should be studied and retained when possible.
- Before replacing historic elements of a building, preservation and consolidation should be considered.
- All additions and renovations to existing structures should complement the original elements in terms of material, size, shape and color.
- New construction (e.g. additions) must be appropriate to the period and style or character of the building and the district as a whole.
- To avoid deterioration and possible loss, all elements, especially the historically significant elements must be carefully maintained.
- Repairs should match in terms of materials, size, shape and color.
- Façade details such as cornice ornamentation should never be covered or removed to avoid the need for maintenance, painting or refinishing.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness Request PLRDD2021-13 at 554 Craghead Street for the adaptive reuse of commercial space, three (3) residential buildings, and courtyard as presented in their application submitted on December 16, 2020.



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

CERTIFICATE OF APPROPRIATENESS APPLICATION

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APPLICANT PROVIDED INFORMATION

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

Property Location (address/ID#): 542-550 Craghead Street (3 buildings + vacant courtyard)

Applicant: Rick Barker / Rick Barker Properties

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

Applicant's Phone Number: (434) 799-1999

Applicant's E-mail: Rick@sripackaging.com

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

Improvement Description: Mixed use commercial + residential adaptive reuse of (3) buildings + vacant courtyard

Mixed use commercial + residential adaptive reuse of (3) buildings + vacant courtyard

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

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

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


Applicant Signature

Property Owner Signature
(if not applicant)

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ RDDC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Zoning District: _____

Additional Information: _____

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

ZONING ORDINANCE RDDC APPLICATION STANDARDS

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

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

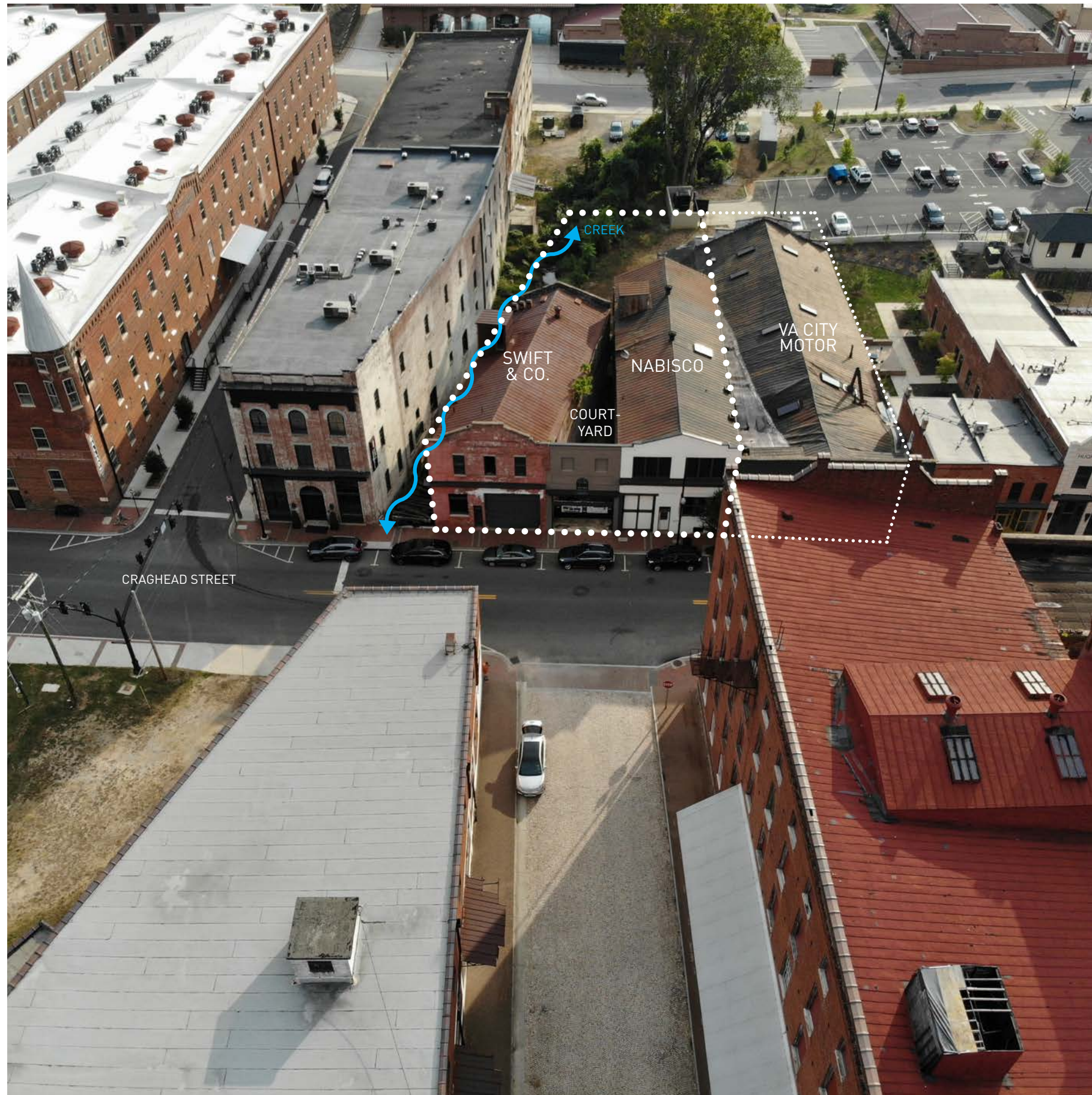
542-550 CRAGHEAD STREET

RIVER DISTRICT DESIGN COMMISSION PRESENTATION



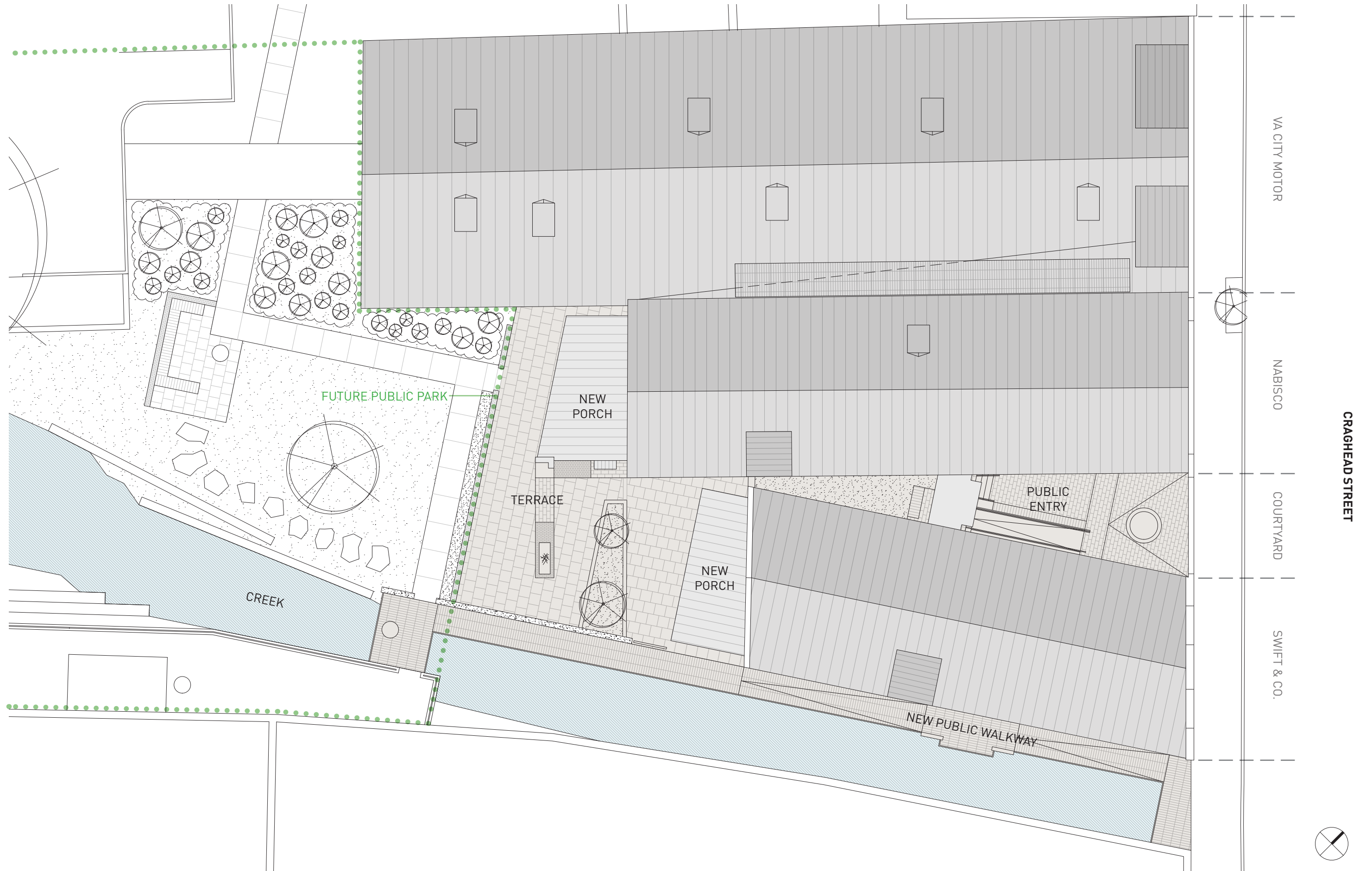
RICK BARKER PROPERTIES

Preserving Our Architectural Heritage



- ADAPTIVE REUSE / RENOVATION OF (3) HISTORIC BUILDINGS + HISTORIC COURTYARD
- UTILIZING FEDERAL + STATE HISTORIC TAX CREDITS
- ENGAGE THE HISTORIC URBAN FABRIC AND NATURAL LANDSCAPE WITH AN ARTS-ORIENTED MIXED USE PROGRAM WITH NEW PUBLIC AMENITIES.
- **SWIFT + NABISCO + COURTYARD**
 - (8) AIRBNB UNITS
 - (1) 'ARTIST IN RESIDENCE' APARTMENT W/ ART STUDIO
 - 3,100 SF COMMERCIAL SPACE (FUTURE)
 - PUBLIC COURTYARD / ENTRY
- **VA CITY MOTOR**
 - 'SHELL' PROJECT – FACADE RENOVATION + ROOF STABILIZATION

















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

River District Design Commission

STAFF REPORT

MEETING DATE: JANUARY 14, 2021

RE: CERTIFICATE OF APPROPRIATENESS APPLICATION - 618 CRAGHEAD STREET

Certificate of Appropriateness Request PLRDD2021-14 at 618 Craghead Street to rehabilitate the building interior and exterior including one (1) commercial space and 88 residential dwelling units.

This project is an adaptive reuse of an existing 68,000 square foot historic building into 88 one, two and three bedroom apartment units and an 1100 square foot commercial space. The uses the existing building footprint. This adaptive reuse compliments the existing buildings in the surrounding area.

DESIGN GUIDELINES EXCERPT:

Section 3.2 General Guidelines

- Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.
- Architectural restoration, rather than renovation, is the preferred option when feasible.
- Qualities such as massing and scale, verticality or horizontality of architectural lines and rhythm of the fenestration are all critical to overall design. These qualities should be studied and retained when possible.
- Before replacing historic elements of a building, preservation and consolidation should be considered.
- All additions and renovations to existing structures should complement the original elements in terms of material, size, shape and color.
- New construction (e.g. additions) must be appropriate to the period and style or character of the building and the district as a whole.
- To avoid deterioration and possible loss, all elements, especially the historically significant elements must be carefully maintained.
- Repairs should match in terms of materials, size, shape and color.
- Façade details such as cornice ornamentation should never be covered or removed to avoid the need for maintenance, painting or refinishing.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness Request PLRDD2021-14 at 618 Craghead Street to rehabilitate the building interior and exterior including one (1) commercial space and 88 residential dwelling units as presented in their application submitted on January 5, 2021.



City of Danville
Community Development
Planning Division

**PLANNING COMMISSION
SPECIAL USE PERMIT APPLICATION**

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ PC Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: _____ Address: _____
Existing Zoning: _____ Future Land Use: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 618 Craghead Street/ Parcel # 21748
Applicant: Garrett Shifflett
Applicant's Address: 3210 Chamberlayne Avenue, Richmond, VA 23227
Applicant's Phone Number: 804.399.9921
Applicant's E-mail: garrettshifflett@gmail.com
Describe Proposed Development: 88 apartment units and one commercial space
Applicant requests specific relief from any and all density and parking requirements

Article 6 Section B. General Standards and Criteria for Special Use Permit Review. Please explain how the Special Use Permit request meets the following review standards and criteria:

1. The proposed use shall be: a. in harmony with the adopted Comprehensive Plan; b. in harmony with the intent and purpose of the zoning district in which the use is proposed to be located; and c. in harmony with the character of adjacent properties and the surrounding neighborhoods and also with existing and proposed development.

Yes, adaptive reuse of existing structure in to multifamily and commercial space constant with all requirements and zoning regulations.

2. The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities:

Yes, This historic renovation will have all new services connected to the building and the building will have a full sprinkler system.

A

B

C

D

E



1

AD-201

EXISTING / DEMO NORTH ELEVATION

Scale: 3/32" = 1'-0"



2

AD-201

EXISTING / DEMO EAST ELEVATION

Scale: 3/32" = 1'-0"

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

618 CRAGHEAD LLC

618 CRAGHEAD STREET

618 CRAGHEAD ST, DANVILLE, VA 24541

SCHEMATIC DESIGN

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

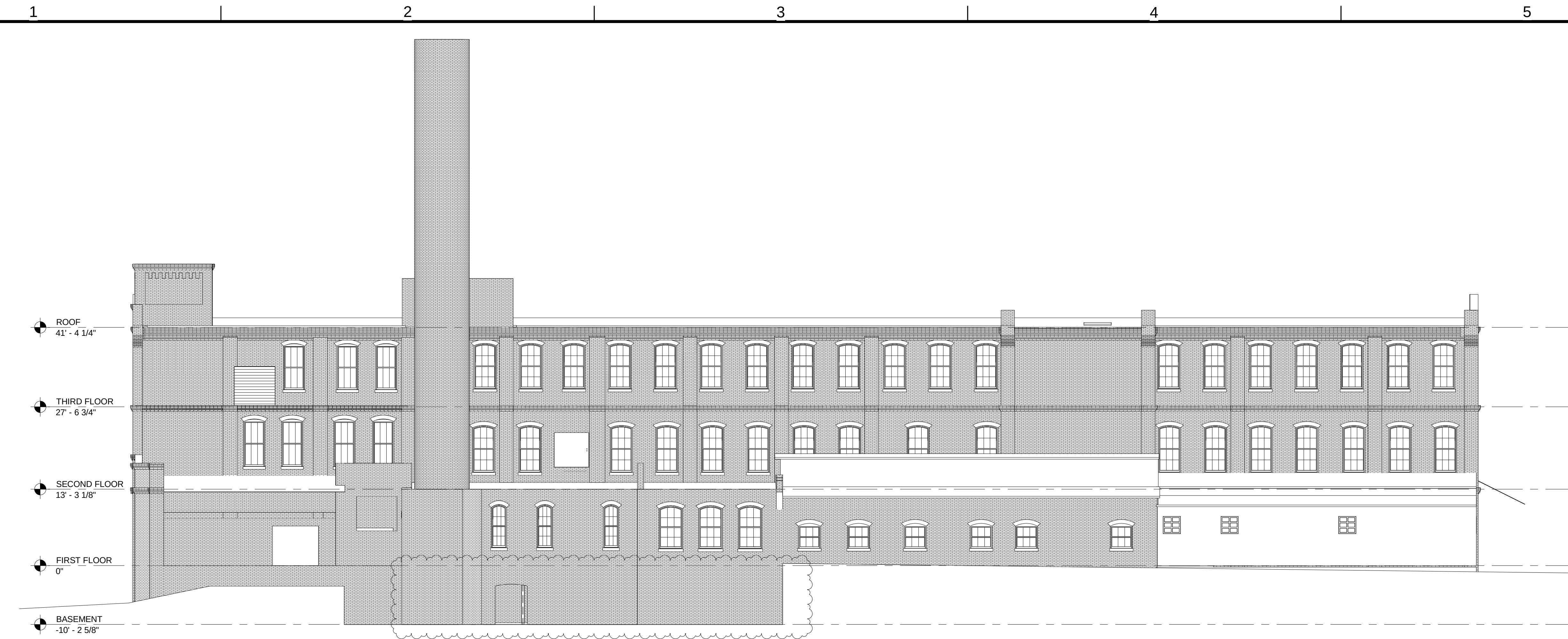
PROJECT NO.	20200021
DRAWN BY	KMW
CHECKED BY	JLB
DATE	2020.12.09
SCALE	3/32" = 1'-0"

SHEET NAME

EXISTING /
DEMO NORTH
AND EAST
ELEVATIONS

SHEET NUMBER

AD-201



EXISTING / DEMO SOUTH ELEVATION
Scale: 3/32" = 1'-0"



EXISTING / DEMO WEST ELEVATION
Scale: 3/32" = 1'-0"

618 CRAGHEAD LLC

618 CRAGHEAD STREET

618 CRAGHEAD ST, DANVILLE, VA 24541

SCHEMATIC DESIGN

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision 1	Date 1

PROJECT NO.	20200021
DRAWN BY	KMW
CHECKED BY	JLB
DATE	2020.12.09
SCALE	3/32" = 1'-0"

SHEET NAME

EXISTING /
DEMO SOUTH
AND WEST
ELEVATIONS

SHEET NUMBER

AD-202

1

2

3

4

5

A

B

C

D

E

ROOF
41' - 4 1/4"

THIRD FLOOR
27' - 6 3/4"

SECOND FLOOR
13' - 3 1/8"

FIRST FLOOR
0"

BASEMENT
-10' - 2 5/8"



1 NORTH ELEVATION
Scale: 3/32" = 1'-0"

ROOF
41' - 4 1/4"

THIRD FLOOR
27' - 6 3/4"

SECOND FLOOR
13' - 3 1/8"

FIRST FLOOR
0"

BASEMENT
-10' - 2 5/8"



2 EAST ELEVATION
Scale: 3/32" = 1'-0"



SOLEX ARCHITECTURE, INC.
641 MAIN STREET
DANVILLE, VIRGINIA 24541
434.688.0767 PHONE
434.791.3281 FAX

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

618 CRAGHEAD LLC

618 CRAGHEAD STREET

618 CRAGHEAD ST, DANVILLE, VA 24541

SCHEMATIC DESIGN

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20200021
DRAWN BY	KMW
CHECKED BY	JLB
DATE	2020.12.09
SCALE	3/32" = 1'-0"

SHEET NAME

PROPOSED
NORTH AND
EAST
ELEVATIONS

SHEET NUMBER

A-201

1

2

3

4

5

A

B

C

D

E



1 SOUTH ELEVATION
Scale: 3/32" = 1'-0"



2 WEST ELEVATION
Scale: 3/32" = 1'-0"



SOLEX ARCHITECTURE, INC.
641 MAIN STREET
DANVILLE, VIRGINIA 24541
434.688.0767 PHONE
434.791.3281 FAX

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

618 CRAGHEAD LLC

618 CRAGHEAD STREET

618 CRAGHEAD ST, DANVILLE, VA 24541

SCHEMATIC DESIGN

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision 1	Date 1

PROJECT NO.	20200021
DRAWN BY	KMW
CHECKED BY	JLB
DATE	2020.12.09
SCALE	3/32" = 1'-0"

SHEET NAME

PROPOSED
SOUTH AND
WEST
ELEVATIONS

SHEET NUMBER

A-202

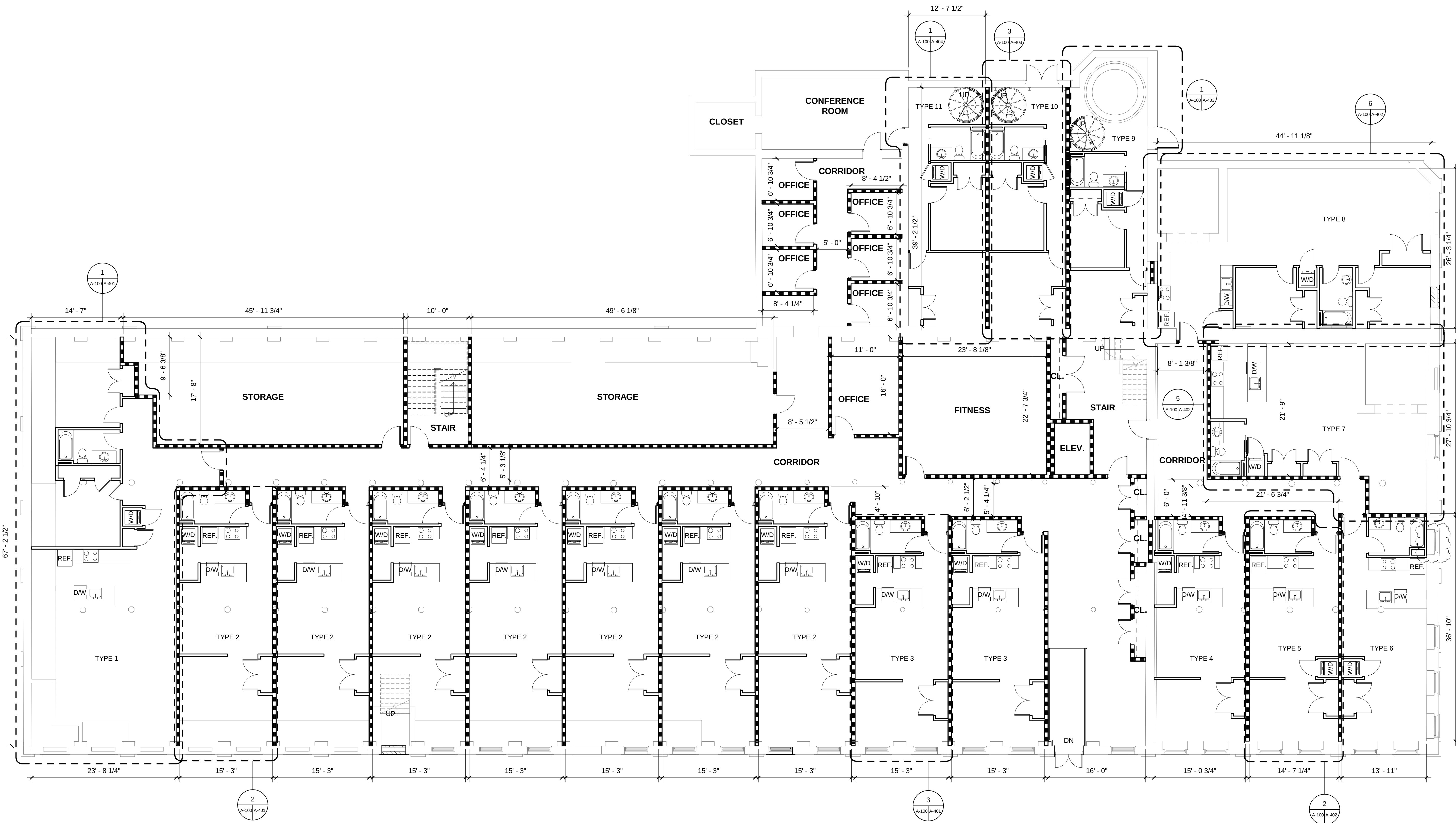
A

B

C

D

E



1 BASEMENT DIMENSION PLAN
Scale: 1/8" = 1'-0"

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

618 CRAGHEAD STREET

618 CRAGHEAD ST, DANVILLE, VA 24541

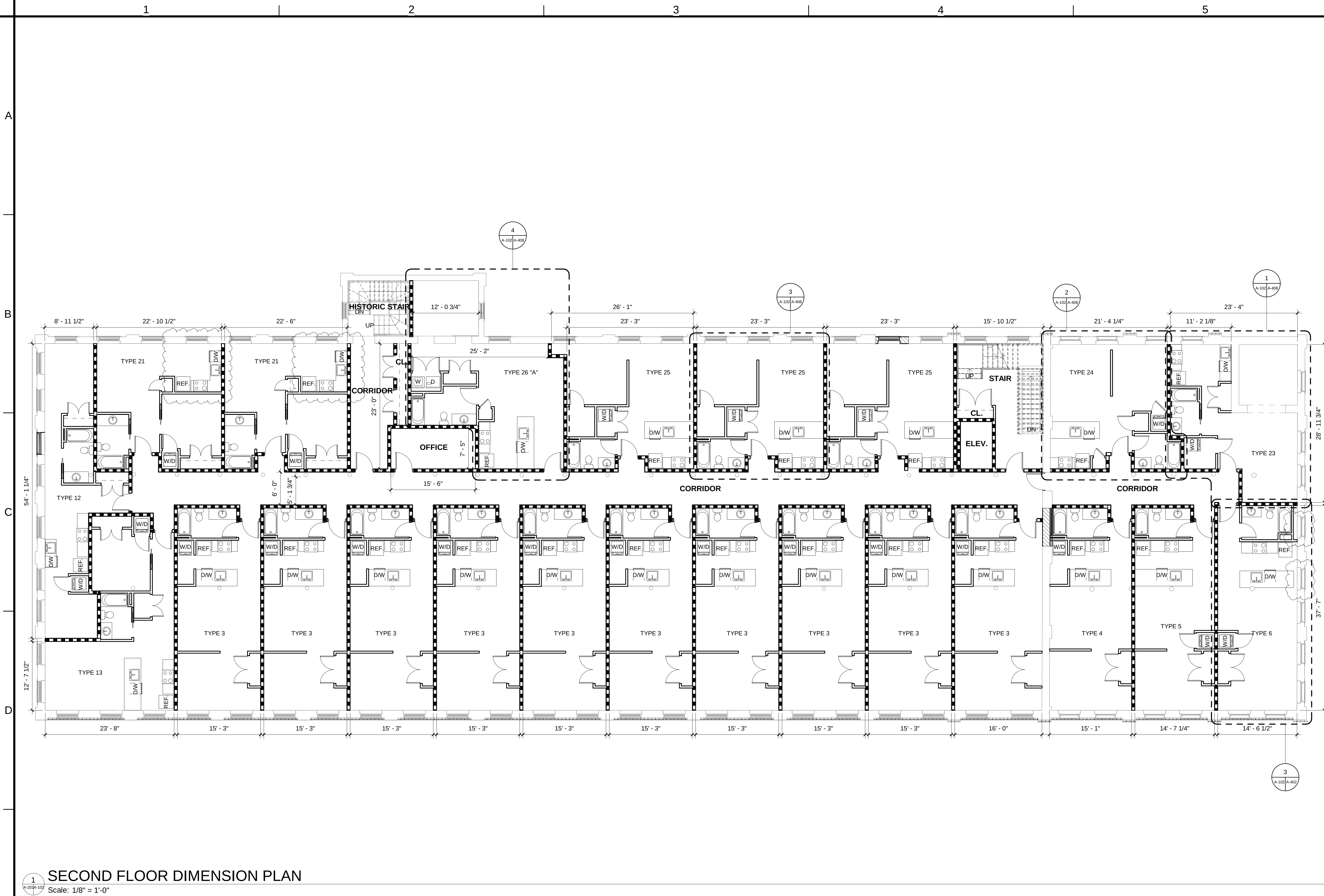
SCHEMATIC DESIGN

618 CRAGHEAD LLC

SHEET INFORMATION		
REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision 1	Date 1
PROJECT NO. 20200021		
DRAWN BY KMW		
CHECKED BY JLB		
DATE 2020.11.18		
SCALE 1/8" = 1'-0"		

SHEET NAME
**PROPOSED
BASEMENT
PLAN**

SHEET NUMBER
A-100



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

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

618 CRAGHEAD LLC
618 CRAGHEAD STREET

618 CRAGHEAD ST, DANVILLE, VA 24541

SCHEMATIC DESIGN

SHEET INFORMATION		
REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision 1	Date 1
PROJECT NO. 20200021		
DRAWN BY KMW		
CHECKED BY JLB		
DATE 2020.11.18		
SCALE 1/8" = 1'-0"		

SHEET NAME
**PROPOSED
SECOND FLOOR
PLAN**

SHEET NUMBER
A-102

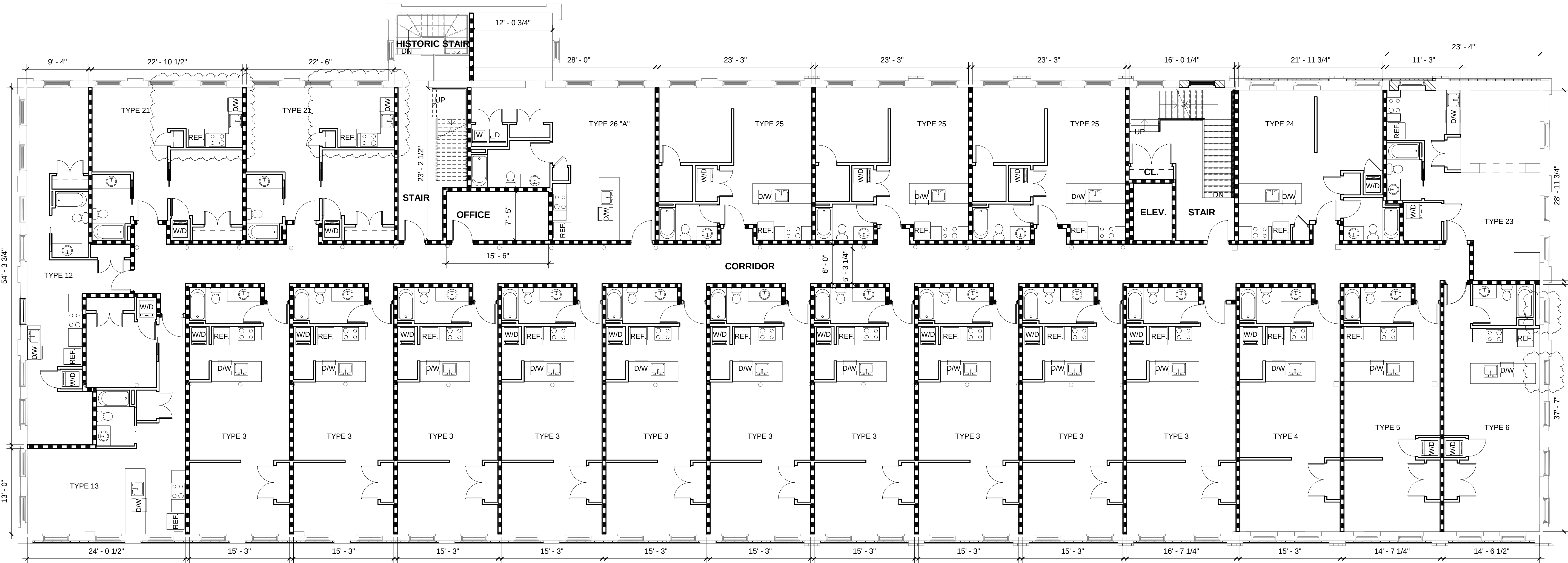
A

B

C

D

E



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

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

618 CRAGHEAD LLC

618 CRAGHEAD STREET

618 CRAGHEAD ST, DANVILLE, VA 24541

SCHEMATIC DESIGN

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE
1	Revision 1	Date 1

PROJECT NO.	20200021
DRAWN BY	KMW
CHECKED BY	JLB
DATE	2020.11.18
SCALE	1/8" = 1'-0"

SHEET NAME

PROPOSED
THIRD FLOOR
PLAN

SHEET NUMBER

A-103



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

River District Design Commission

STAFF REPORT

MEETING DATE: JANUARY 14, 2021

RE: CERTIFICATE OF APPROPRIATENESS APPLICATION - 510 SPRING STREET

Certificate of Appropriateness Request PLRDD-2021-16 at 510 Spring Street to rehabilitate the building exterior, alter building façade storefront windows, and create a 30'x54' outdoor patio on the adjacent lot (Parcel # 22434).

DESIGN GUIDELINES EXCERPT:

Section 3.2 General Guidelines

- Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.
- Architectural restoration, rather than renovation, is the preferred option when feasible.
- Qualities such as massing and scale, verticality or horizontality of architectural lines and rhythm of the fenestration are all critical to overall design. These qualities should be studied and retained when possible.
- Before replacing historic elements of a building, preservation and consolidation should be considered.
- All additions and renovations to existing structures should complement the original elements in terms of material, size, shape and color.
- New construction (e.g. additions) must be appropriate to the period and style or character of the building and the district as a whole.
- To avoid deterioration and possible loss, all elements, especially the historically significant elements must be carefully maintained.
- Repairs should match in terms of materials, size, shape and color.
- Façade details such as cornice ornamentation should never be covered or removed to avoid the need for maintenance, painting or refinishing.

STAFF RECOMMENDATION:

The applicant presents a new and more cohesive approach to rehabilitating the buildings. The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness at 510 Spring Street to rehabilitate the building exterior, alter building façade storefront windows, and create a 30'x54' outdoor patio on the adjacent lot (Parcel # 22434) as presented in their application submitted on January 11, 2021.



City of Danville
427 Patton Street, Suite 208
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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: 510 & 508 Spring St.

Name of Applicant: 510 Spring Street, LLC

Applicant's Address: 306 Laurel Woods Dr. Danville, VA 24540

Applicant's Phone Number: 336-240-4094 Email Address: r.d.ford34@gmail.com

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

Type of material(s) to be used: _____

(Multiple) Aluminum Storefront, Brick, Wood, Metal Fencing with Wood, Concrete

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 Thank You

Which one(s)? _____

Signature of Property Owner (if not applicant)

R Ford

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____ RDDC Date: _____

Date submitted: _____ Received by: _____

Tax Map Number: _____ Zoning District: _____

Additional Zoning Information: _____

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

Proposed

1. To remove the dilapidated non-historic brick veneer and loose plaster on 508
2. Remove sections of the existing street facing wall to create two storefront windows to match 510 spring street once the renovation is complete.
 - a. Please see drawing A-1 and A-2 for references on both the existing and proposed (we do not wish to add the take-out door as suggested in drawing on A-2)
3. Change prior approved storefront window for 510 Spring to aluminum instead of wood framed. (This will allow all three openings to match)
4. To create a 30' x 54' outdoor patio on the adjacent lot (Parcel ID 22434) and sidewalk entrance to 510 Spring St.
 - a. Please see drawing A-3 as a reference.
 - i. We would like to add two planters inside the patio area that would be large enough for a tree in each.
 - ii. We would also like to add a raised flower bed along the front side that would have the same wood to match under the storefront windows on both 510 & 508.
 - iii. The fencing would be black metal square post with the top and bottom rails being made of black flat stock metal. The front and side facing 510 would have square black metal pickets and the rear and side facing the alleyway would have wooden pickets (shadow box style) to create a privacy fence.

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.

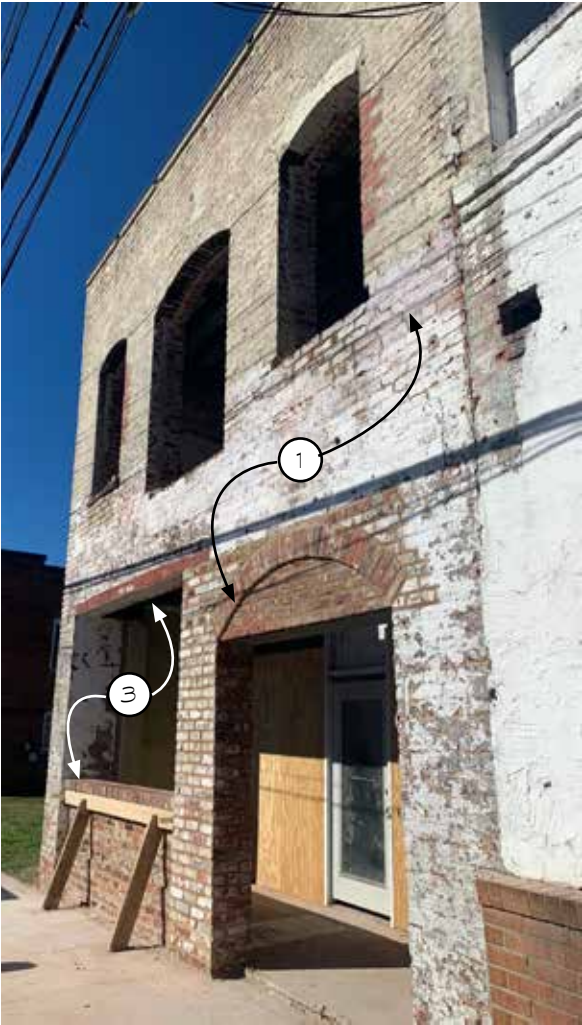
ADA GUIDELINES: It is the owner's responsibility to ensure that the entire building meets the ADA Guidelines. Efforts are made in these drawings to meet the Guidelines when applicable.

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 FRONT FACADE - 510
Dimensions not provided at time of drawing.



PARTIAL EXISTING SIDE FACADE - 510
Dimensions not provided at time of drawing.



EXISTING FRONT FACADE - 508
Dimensions not provided at time of drawing.

OWNER'S IMPROVEMENTS:

1. Owner to continue brick repair and stucco work.
2. Owner to install new 2nd floor windows.
3. Owner removed storefront entry and reconfigured masonry opening with new brick bulkhead.
4. Owner to install new double door entry.
5. Owner to install new metal and wood canopy over side entry. Consider adding integrated down-lighting.

RECOMMENDATIONS:

6. Install new large display window.
7. Install 1x6, 8 or 10-sized shiplap/nickle-gap siding. Prime and paint. 1x6, TruExterior polyash siding shown here.
8. Remove loose paint and stucco, and remove brick veneer at base of 508 Spring St. facade. Provide new window and entry openings. Repair masonry and paint to coordinate with 510 Spring St.
9. Remove deteriorated doors and windows, and replace with new metal display windows, entry and bulkhead with siding to match 508 Spring St. facade. Standard storefront door with matching finish may be substituted.



FRAZIER ASSOCIATES

ARCHITECTURE • COMMUNITY DESIGN • WAYFINDING
213 NORTH AUGUSTA STREET, STAUNTON, VA 24401
PHONE 540.886.6230 FAX 540.886.8629
www.frazierassociates.com



508 & 510 Spring Street

Danville, Virginia

12/15/2020
86002.AA.42 & 51

A.1
SHEET 1 OF 3

SCHEMATIC DESIGN ONLY
NOT FOR CONSTRUCTION



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SPRING ST. FACADES

Dimensions provided by other. Verify all dimensions in field.

OWNER'S IMPROVEMENTS:

1. Owner to continue brick repair and stucco work.
2. Owner to install new 2nd floor windows.
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508 & 510 Spring Street

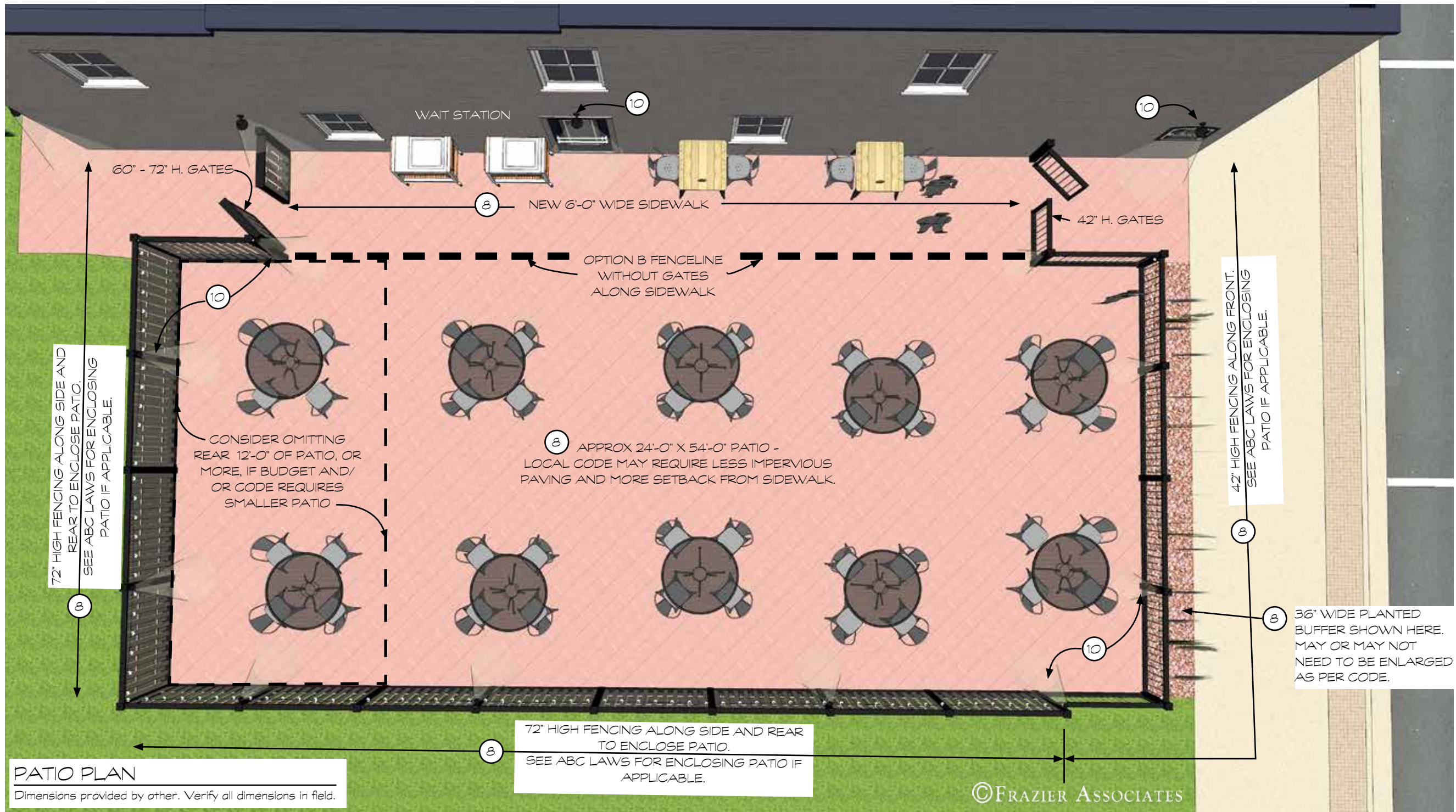
Danville, Virginia

12/15/2020
86002.AA.42 & 51

A.2
SHEET 2 OF 3

SCHEMATIC DESIGN ONLY

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OTHER FENCING EXAMPLES



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213 NORTH AUGUSTA STREET, STAUNTON, VA 24401
PHONE 540.886.6230 FAX 540.886.8629
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510 Spring Street

Danville, Virginia

09/26/2020
86002.AA.51

A.3
SHEET 3 OF 3

SCHEMATIC DESIGN ONLY
NOT FOR CONSTRUCTION

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

NOVEMBER 12, 2020

Members Present

George Davis
Andrew Hessler
Adam Jones
John Ranson
Courtney Nicholas

Members Absent

Peyton Keese
R.J. Lackey

Staff

Doug Plachcinski
Lisa Jones
Ryan Dodson

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

ITEMS FOR PUBLIC HEARING

1. *Certificate of Appropriateness Request at 109 Main Street to install a sub slab depressurization system to remediate fumes under a Virginia Department of Environmental Quality order. The work includes piping and exhaust fans with cosmetic blower housings.*

Mr. Joe Foster was present to speak. I am here to represent the owners of the building. For the last six years, we have been playing around with the department of Environmental Quality in Richmond. We have a plan under their volunteer remediation program to put in a sub-slab-depressurization system. It is a big fan and the only part of that is anywhere visible is what is going to come out after they go to the roof. It has to be above the roofline and it is going to look like a water drain. There is going to be two of them, one on the side next to the bridge, and then one hiding in the vines over there where the sign is.

Ms. Nicholas stated are they going to be outdoor mounted or indoor mounted?

Mr. Foster stated they are outdoor mounted and they have to go up to the roof above the roofline.

Ms. Nicholas stated will both of them go above the roof line but one comes out and runs the whole length of the building and ones runs the whole length of the inside of the building and just the vent comes out at the top.

Mr. Foster stated no, they both are on the exterior of the building. One of them starts higher than the other and the one on the riverside will come out about window height

and go up. The one on the side where the courtside is will start at the base and go up and you will probably will never see that one because it is going to be sort in and around where that sign is that is where all the vines grow.

Mr. Jones stated this is the white scheduled PVC piping.

Mr. Foster stated yes, we could probably make it decorative and color the same as the building.

Mr. Jones stated it kind of blocks the stark white of the pipe, so it will not stand out so much.

Mr. Foster stated right. Are there any other questions that I might be able to answer?

Mr. Davis stated probably for me, and excuse my ignorance, but which building is this? I usually do a drive through for all of these that we have coming before us.

Mr. Foster stated the Spectrum building; it is actually the annex where the canal and Cotton are.

Mr. Davis closed the Public Hearing.

Ms. Nicholas made a motion for this request to be granted for a Certificate of Appropriateness for 109 Main Street to install and operate a sub- slab depressurization system in support of managing VOC vapors as submitted in their application. Mr. Hessler seconded the motion. The motion was approved by a 4-0-1 vote. (Mr. Ranson abstained).

Mr. Ranson arrived at the meeting at 4:08 pm.

Mr. Davis, Chairman handed over the meeting to Ms. Nicholas for item 2 on the agenda.

2. *Certificate of Appropriateness Request at 336 Main Street to replace existing building signs with acrylic lettering, aluminum lettering, bronze plaques, and LED channel letter signs.*

Ms. Nicholas opened the Public Hearing.

Al Sears, Facilities Manager at First National Bank to speak. We are just requesting to replace the signage that is there on Virginia Bank and Trust with our new logo and renaming it. The one in the rear we are requesting to do with a LED so you will be seeing it as you drive across the bridge coming into town. I see that you are requesting to do a Halo lightning and we have no problem with that. McBride Sign is in the process of having us another design and proposal for that one. The one that is on the side of the bank we requested acrylic and I think my understanding that you are recommending a

different type of material for that and we are hoping for suggestions for that one. That was actually building two.

Ms. Nicholas stated so in total it is four signs, correct?

Mr. Sears stated three sign on building two and building one there is one front sign with two wall plaques and one wall plaque on side of North Market Street.

Ms. Nicholas stated you are not proposing to light the plaques at all?

Mr. Sears stated no. They will be bronze plaques. The one at the top of the main entrance is not going to be lit either.

Ms. Nicholas stated the only ones that will be lit are on building two?

Mr. Sears stated just one of those will be lit. That is the one where the garage door is. It should be building sign number two.

Mr. Hessler stated building two, sign two.

Ms. Nicholas stated that is correct.

Mr. Sears stated sign one we were just requesting to replace the existing letters with acrylic lettering.

Mr. Jones stated building two, sign two above the white rock is the one that is being halo?

Mr. Sears stated yes.

Ms. Nicholas stated then on sign three above the garage door, which is the one that you were asking to be acrylic?

Mr. Sears stated the side bridge as well as the one on the side.

Ms. Nicholas stated I am sorry. I am just trying to keep them all straight.

Mr. Sears stated yes ma'am.

Mr. Jones stated which window do you typically want to be replaced with acrylic letters. What is up there currently?

Mr. Sears stated I believe acrylic but honestly, I am not sure.

Ms. Nicholas have they suggested any kind of material instead of being acrylic, like aluminum or some other kind of sign?

Mr. Plachcinski stated I did not in my recommendation. I asked Kenny and he said sometimes you recommend other materials but he did not say anything specific.

Ms. Nicholas stated do we have a list of suggested materials?

Mr. Plachcinski stated no, it is more the acrylic lettering is on the not suggested list as too glossy. We are suggesting not glossy.

Ms. Nicholas stated I just like to give helpful guidance

Mr. Sears stated if gloss is the problem then we could go matte. We are willing to go with whatever you suggest.

Mr. Hessler stated I think gloss is more of a plastic look.

Ms. Nicholas stated and I think that is what they are trying to get away from.

Mr. Sears stated I think wood we would have a hard time keeping it up.

Ms. Nicholas stated I 'm also not looking to make you spend tons of money for a small sign. I would find something that works for less.

Mr. Hessler stated building one sign one?

Ms. Nicholas stated building one sign one, is also listed as being acrylic.

Mr. Plachcinski stated correct and I did miss that. I would suggest either of those are possible.

Ms. Nicholas stated so if they could do acrylic that is not glossy, would that be ok.

Mr. Plachcinski stated I think that is more in line with the guidelines.

Ms. Nicholas stated John were you able to hear what we were saying?

Mr. Ranson stated nope.

Ms. Nicholas stated okay. What the confusion is about or the discussion is about, the acrylic lettering that is suggested, and what would be an appropriate alternative. The concern is not so much over acrylic, it's over how shiny or glossy it is. It was suggested that acrylic might be appropriate if it could be done in a flat or matte color, rather than a gloss. It does not necessary have to be another material.

Mr. Sears stated would a semi-gloss work. We want it to show up as well as possible.

Ms. Nicholas stated do you think something like a semi-gloss would work?

Mr. Ranson stated I do not know why not.

Ms. Nicholas stated they just do not want it very shiny and plastic looking.

Mr. Sears stated would we need to come back and present that?

Ms. Nicholas stated we can approve it in such a way that as long as it fits x characteristics, then you can go ahead with it.

Mr. Sears stated we would send the proposal back to Mr. Plachcinski to look at once we get it back from McBride Signs.

Mr. Ranson stated did somebody ask what the existing letters are?

Mr. Jones stated yes, I did.

Mr. Ranson stated what was the answer?

Ms. Nicholas stated no sure.

Mr. Sears stated I am assuming they are either acrylic or painted aluminum.

Mr. Jones stated my last question on building one. Is it just one plaque?

Ms. Nicholas stated it is three plaques and they all look the same.

Mr. Sears stated we will definitely do halo on the other one.

Ms. Nicholas stated we do not have a problem with the halo. John, do you have any issues with the halo lightning?

Mr. Ranson stated where is the halo lightning?

Ms. Nicholas stated building two, sign two.

Mr. Ranson stated no.

Ms. Nicholas closed the Public Hearing.

Mr. Jones made a motion that a Certificate of Appropriateness to be granted at 336 Main Street for replacing the existing sign in the air for building one, sign one to be semi-gloss for the letters, building one will have three new bronze plaques. Building two sign one going back with semi-gloss for the letters, building two sign two going back with halo lightning and building two sign three going back with semi-gloss for the letters. . Mr. Hessler seconded the motion. The motion was approved by a 4-0-1 vote. (Mr. Davis abstained).

Ms. Nicholas handed over the meeting back to Mr. Davis, Chairman.

3. *Certificate of Appropriateness Request at 133 S Ridge Street to add a wall sign and replace the freestanding sign bringing it into zoning conformance.*
Mr. Davis opened the Public Hearing.

Mr. Davis opened the Public Hearing.

There was no one present to speak on behalf of Paths.

Mr. Ranson stated hasn't that already been done. I drove by there and I saw that sign.

Mr. Davis stated that's not to say that it has not been done.

Mr. Plachcinski stated they haven't called me to come and inspect it.

Mr. Ranson stated there was definitely a sign when I drove by there or maybe I saw the freestanding sign.

Mr. Davis stated they are looking to replace the freestanding sign.

Ms. Nicholas stated maybe they wanted to get rid of the freestanding sign and mount.

Mr. Plachcinski stated they removed the old one outside of it because they are reducing the size of that. They are taking the old framing that is falling apart off and they are cutting it down by about thirty percent.

Mr. Davis stated to me I think that the sign outside looks perfectly fine.

Mr. Plachcinski stated I have not drove by there to be honest.

Ms. Nicholas stated so this is the old free clinic?

Mr. Davis stated yes.

Mr. Davis closed the Public Hearing.

Ms. Nicholas made a motion to grant a Certificate of Appropriateness for 133 South Ridge Street add a wall sign replacing the freestanding sign and bringing it into zoning conformance as submitted in their COA application. Mr. Hessler seconded the motion. The motion was approved by a 5-0 vote.

APPROVAL OF MINUTES

The October 8, 2020 minutes were approved by a unanimous vote.

OTHER BUSINESS

Mr. Hessler stated the building that Ken Gillie was talking about that was slowly crumbling on Wilson Street. That building is half way torn down.

Mr. Dodson stated that is actually a different one that is in the area. We had two historic buildings we had to do emergency demolitions on. One is on Wilson Street and the other was a warehouse on Spring Street. If any of you know, where the old McCain Printing is, but it is the two-story building adjacent to that. The back corner is falling off and we are in the process of getting the emergency demo taking care of. I hope that it will be done in the next week or so.

With no further business, the meeting adjourned at 4:30 p.m.

Approved By: