

RIVER DISTRICT DESIGN COMMISSION REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

April 13, 2023

4:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. OLD BUSINESS

IV. NEW BUSINESS

1. Certificate of Appropriateness request PZ23-00066 for exterior updates at 501 Craghead Street.
2. Certificate of Appropriateness request PZ23-00062 to remove aluminum siding and concrete to replace with glass store front at 401 Main Street.

V. APPROVAL OF MINUTES

VI. ADJOURN



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

River District Design Commission

STAFF REPORT

DATE: April 13, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – 501 CRAGHEAD STREET

Certificate of Appropriateness request PZ23-00066 for exterior updates at 501 Craghead Street.

DESIGN GUIDELINES EXCERPTS:

The applicant, Garrett Shifflett, is requesting to update the exterior of 501 Craghead Street to include:

- Replacing missing, bricked in, and non-restorable wood windows with aluminum clad wood windows.
- Restoring pressed metal windows and replacing the glass.
- Replacing some bay door openings with storefronts.

Aluminum-clad wood windows will match the existing pressed metal windows and are in line with recommendations from the Design Guidelines. The plans submitted do not address the barred windows on the lower levels, nor the choice of glass for all windows. Currently, some of the windows use wired glass. It is also not addressed whether the windows will be grills between glass or simulated divided lites. Window colors have not been selected but will be a dark color.

The bay doors not being replaced with storefronts appear in the elevation plans to be plate glass windows. The plans do not address the existing awnings.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ23-00066 as submitted. However, there are a few things that need to be addressed before they can be approved, including the window bars, glass type, the bay doors, and awnings.



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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.

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.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ RDDC Meeting Date: _____

Date Received: 03-08-2023 Received By: RD

Parcel ID: _____ Zoning District: _____

Additional Information: _____

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#) 501,505,539 Craghead Street (Parcel ID 21355)

Applicant: Garrett Shifflett

Applicant's Address: 1630 Pope Avenue, Richmond, 23227

Applicant's Phone Number: 804.399.9921

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

Proposed Improvement:

☐ Alteration ☐ Addition ☒ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

Convert existing warehouse into approx.. 250 apartment units in two phases.

We will be utilizing state and federal historic tax credits and will be using the NPS guidelines for historic renovation as required by the program.

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

 (owner)
Applicant Signature

Property Owner Signature
(if not applicant)

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 williss@danvilleva.gov.

501, 505, 539 Craghead Street

Imperial Warehouse

The Imperial Warehouse will be renovated into no more than 250 apartment units. This project will consist of two phases with the wings of the building being phase one and approximately 115 apartment units. The apartments will be high end market rate units. The construction of phase one will be 18 months. This project will be built to the National Park Service historic design guidelines as we are utilizing both state and federal historic tax credits to renovate this building.

PROPERTY IDENTIFICATION NO. 21355

CITY OF DANVILLE
GROUND CONTROL NETWORK

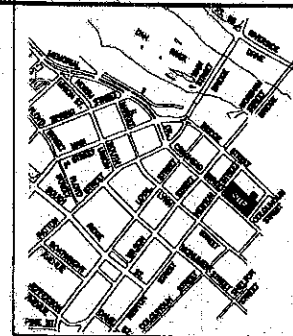
TITLE BINDER NOTES
SCHEDULE 4, PART II
Exemptions:

Corresponding to Schedule 4, Part II, as shown in the Commitment for Title Insurance issued by Chicago Title Insurance Company, Commitment No. SH122-878, Effective date October 26, 2022, at 6:00 AM.

Exemptions:

2. Rights of the railroad company serving the railroad along located on insured premises in and to the gas, cable and other properties constituting self contained siding or in and to the use thereof.

MAY AFFECT SUBJECT PROPERTY EVIDENCE OF THE OLD RIGHT OF WAY, THE RAILS AND APPURTENANCES ARE NO LONGER IN PLACE AND THERE IS NO EVIDENCE OF CURRENT OR RECENT USE OF THE RAILROAD SPUR LINE RIGHT OF WAY FOR RAIL PURPOSES.



VICINITY MAP
1" = 1000'

1. Terms and conditions of Agreement between J.H. Schofield, et al, and Southern Railway Company, dated February 15, 1934, and recorded in Deed Book 66, at page 251.

MAY AFFECT SUBJECT PROPERTY CONDITIONS OF AGREEMENT RETURN TO THE LOCATION OF A DEEDED VARIABLE WIDTH RIGHT OF WAY FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF A RAILROAD SPUR TRACK ACROSS COLQUHOUN STREET, THROUGH THE BLOCK BOUNDED BY BRIDGE STREET, COLQUHOUN STREET, CRAGHEAD STREET, AND NEWTON STREET, AND CONTIGUOUS ACROSS AND BEYOND NEWTON STREET. EVIDENCE OF THE OLD RIGHT OF WAY TIES, RAILS AND APPURTENANCES ARE NO LONGER IN PLACE AND THERE IS NO EVIDENCE OF CURRENT OR RECENT USE OF THE RAILROAD SPUR LINE RIGHT OF WAY FOR RAIL PURPOSES.

2. Terms and conditions of Easement Agreement between Davis Storage and Warehouse, Inc. and The Imperial Rehearsal Company, dated February 15, 1947, and recorded in Deed Book 436, at page 486.

DOES NOT AFFECT SUBJECT PROPERTY TERMS AND CONDITIONS OF EASEMENT AGREEMENT REFER TO A WATER STORAGE DUNE AND APPURTENANCES THAT HAVE BEEN DEMOLISHED AND REMOVED. THE TERMS AND CONDITIONS ALSO REFER TO A LOADING PLATFORM, CHIMNEY AND BUTTRESS THAT HAVE ALSO BEEN DEMOLISHED AND REMOVED. ALL OF THE ABOVE ARE LOCATED IN A QUOTE-FORE STRIP OF ORIGINAL PLOT B AS RECORDED IN INSTRUMENT NO. 06-0000880.

26. Deed dated February 2, 2005, recorded February 27, 2006, as Instrument No. 06-0000880. Copies easement for sanitary sewer, water, gas, electric, telephone and other appurtenances thereon, at 20' designated and undesignated locations, with right of ingress, egress and change.

AFFECTS SUBJECT PROPERTY AS NOTED ABOVE, 20' WIDE EASEMENTS AT UNDESIGNED LOCATIONS FOR SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE AND OTHER APPURTENANCES ARE GRANTED TO BENEFIT THE OWNERS, SUCCESSORS AND ASSIGNS OF ORIGINAL PARCELS A AND B.

ALTA/NSPS LAND TITLE SURVEY

FOR
501 CRAGHEAD LLC
OF LOT B1

SITUATE ALONG THE NORTHERN MARGIN OF CRAGHEAD STREET BETWEEN COLQUHOUN AND NEWTON STREETS
ALSO KNOWN AS
PROPERTY IDENTIFICATION NO. 21355
DANVILLE, VIRGINIA

GRAPHIC SCALE
0 50 100
1" = 40'

SHANKS ASSOCIATES, P.C.
ENGINEERS - SURVEYORS - PLANNERS
507 LOYAL STREET
DANVILLE, VIRGINIA 24541
(434) 797-5446; foshanks@outlook.com

DATE: 11/29/2022 SCALE: 1" = 40'
CREW: BJS, GJC, FOS DRAWN BY: FOS
CALC: CHK: JH PLAT CHK: JH
F.B.: 22.02 JOB NO.: 322043



SURVEYOR'S CERTIFICATION

The undersigned, being a registered surveyor of the State of Virginia, certifies to (1) 501 CRAGHEAD LLC, ITS SUCCESSORS AND/OR ASSIGNS, (2) THEIR ASSIGNS, ITS SUCCESSORS AND/OR ASSIGNS, AND (3) CHICAGO TITLE INSURANCE COMPANY, as follows:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 6(a), 6(b), 7(a), 8, 11(a), 13, 14, 16, and 17 of Table A thereof. The field work was completed on November 28, 2022.

Date of Plot or Map: January 18, 2023

Fred O. Shanks
Fred O. Shanks, B.S. LS #1544

11/19/23
Date

SURVEYOR'S CERTIFICATION:

I hereby certify that to the best of my knowledge and belief this survey is correct and has been prepared based upon a current field survey and in accordance with the current standards of a boundary survey as established by the Virginia State Board for Architects, Professional Engineers, Land Surveyors, Certified Interior Designers and Landscape Architects (APELSCOLA Board).

Fred O. Shanks
Fred O. Shanks, B.S. LS #1544

11/19/23
Date

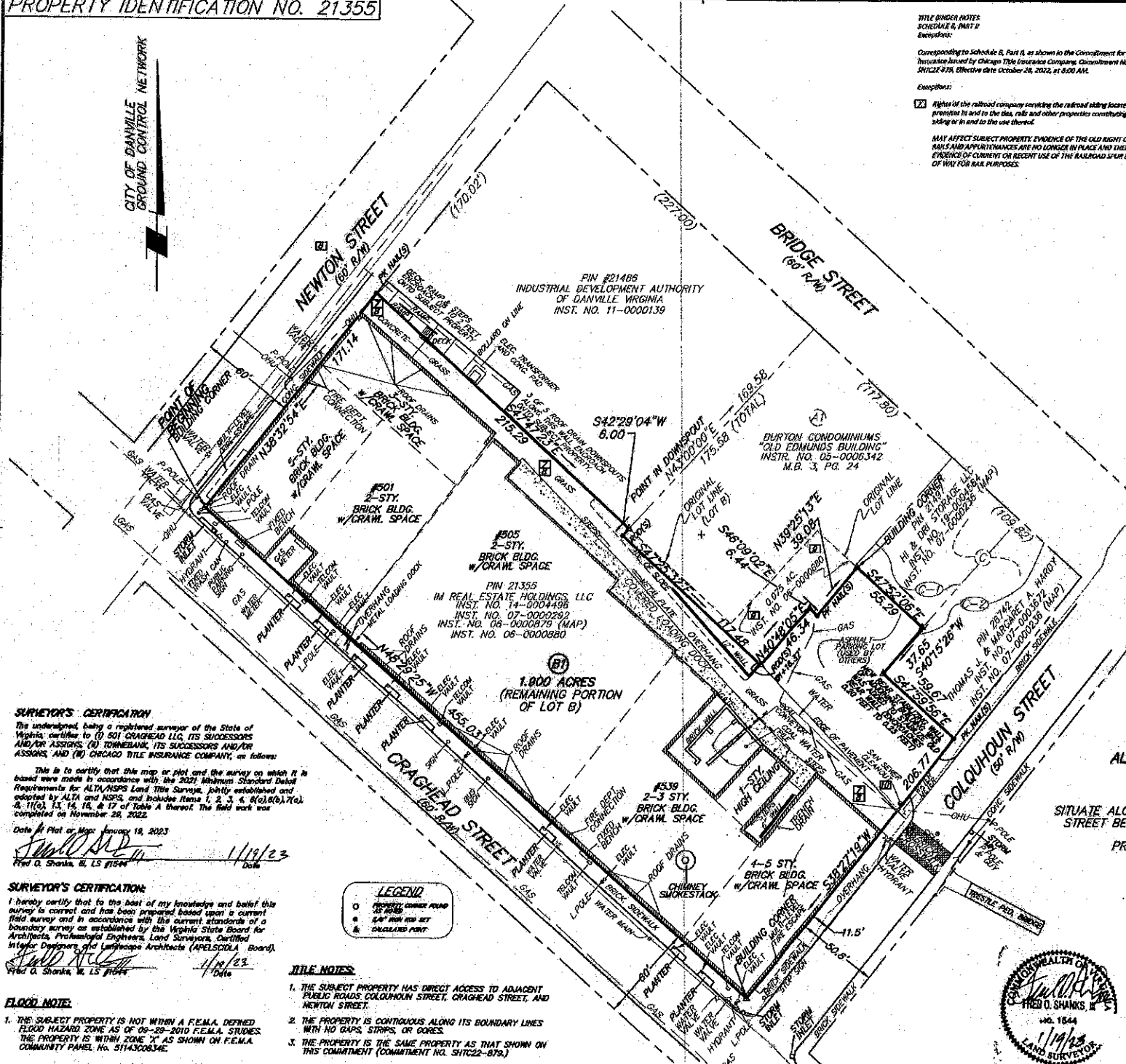
FLOOD NOTE:

1. THE SUBJECT PROPERTY IS NOT WITHIN A FEMA, DEFINED FLOOD HAZARD ZONE AS OF 09-29-2010 FEMA STUDIES. THE PROPERTY IS WITHIN ZONE "X" AS SHOWN ON FEMA COMMUNITY PANEL NO. 5114300834E.

LEGEND
○ PROPERTY CORNER POINT
● 6.4' MEASUREMENT SET
△ COLLARING POINT

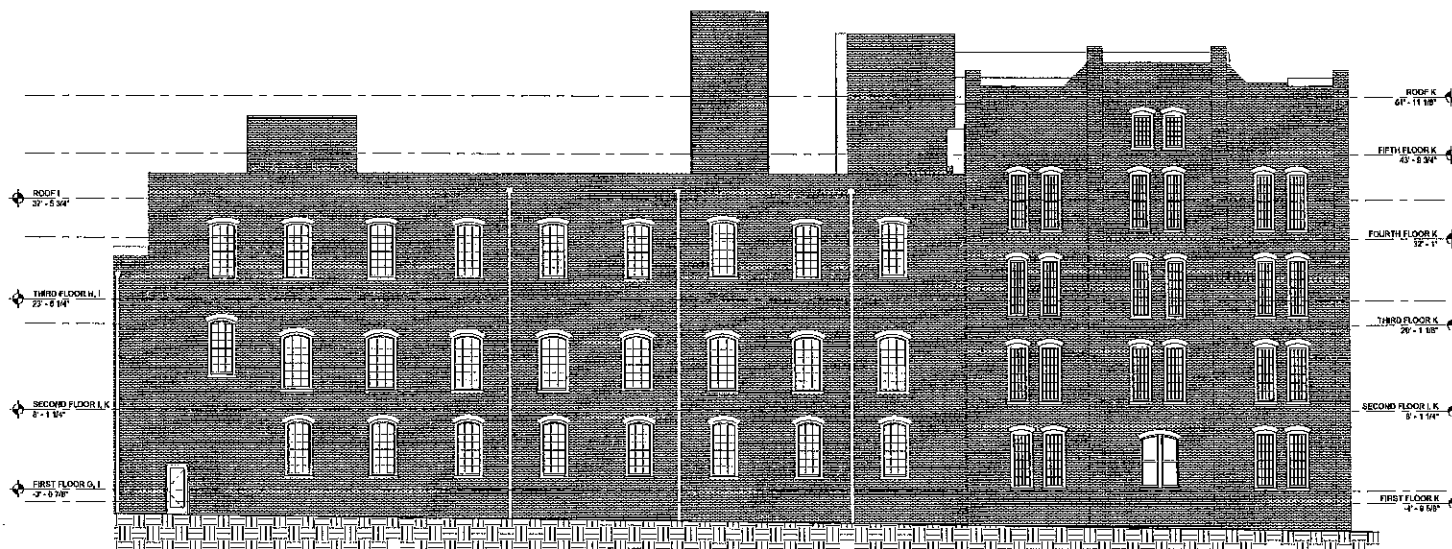
TITLE NOTES:

1. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO ADJACENT PUBLIC ROADS COLQUHOUN STREET, CRAGHEAD STREET, AND NEWTON STREET.
2. THE PROPERTY IS CONTIGUOUS ALONG ITS BOUNDARY LINES WITH NO GAPS, STRIPS, OR GORES.
3. THE PROPERTY IS THE SAME PROPERTY AS THAT SHOWN ON THIS COMMITMENT (COMMITMENT NO. SH122-878).





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



SOUTH ELEVATION 2
Scale: 1/8" = 1'-0"

SOLEX
ARCHITECTURE

SOLEX ARCHITECTURE, INC.
811 MAIN STREET
CARROLLTON, MISSISSIPPI 39424
TEL: 601.233.1100
FAX: 601.233.1100

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

IMPERIAL WAREHOUSE

501 CRAGHEAD LLC

501/505/539 CRAGHEAD STREET

CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

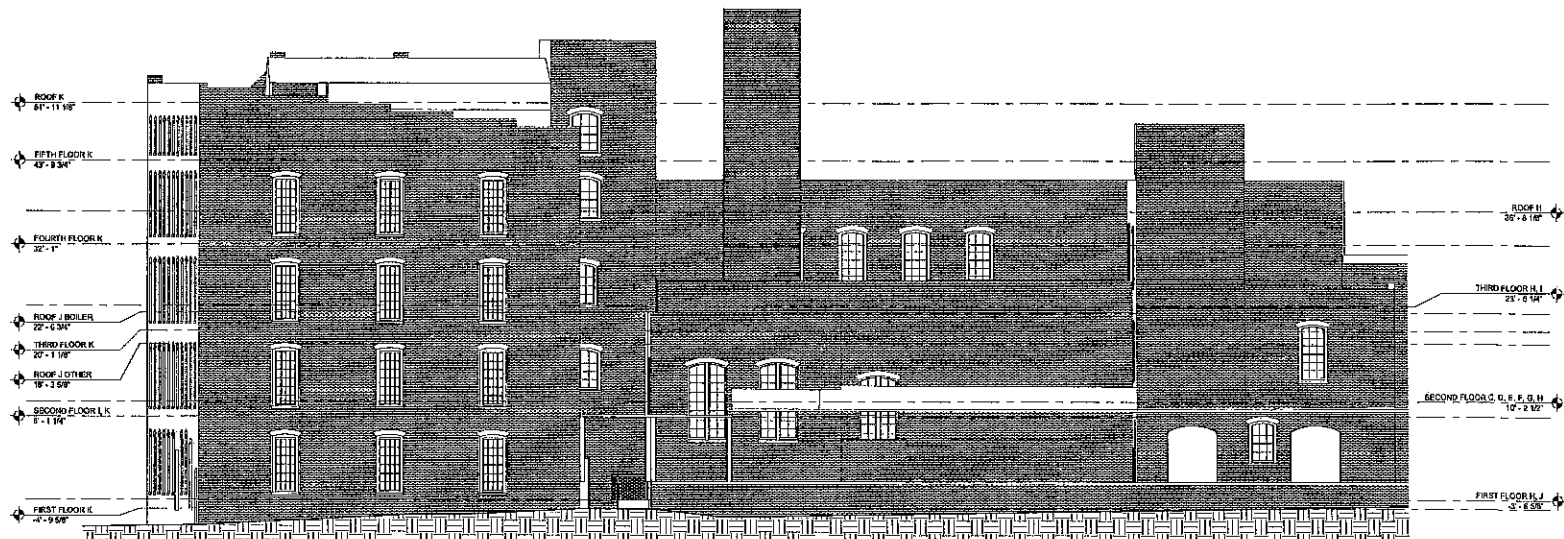
PROJECT NO.	2020020
DRAWN BY	KMM
CHECKED BY	A.S.
DATE	03/26/12
SCALE	1/8" = 1'-0"

SHEET NAME

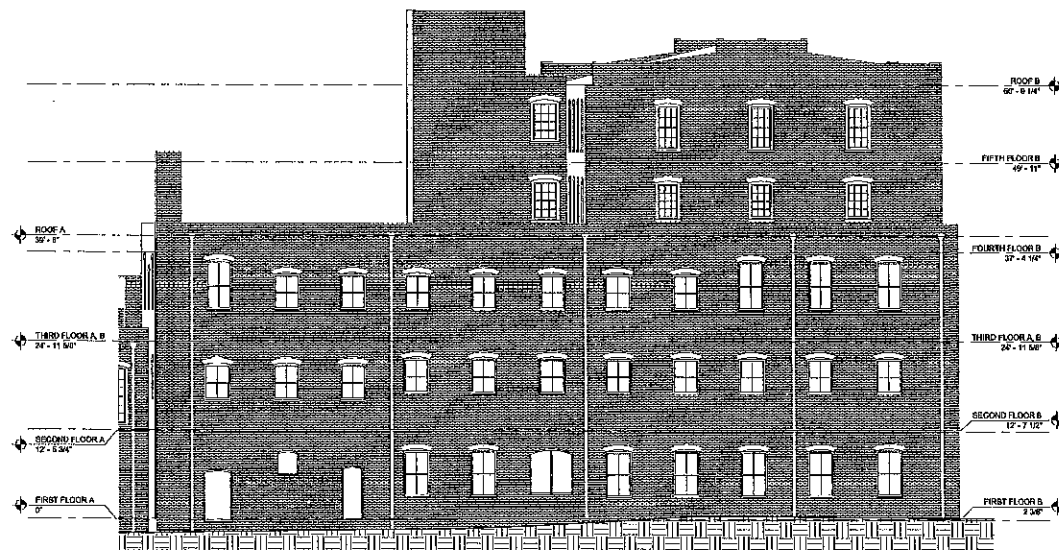
ENLARGED
SOUTH
ELEVATIONS

SHEET NUMBER

A-202



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



NORTH ELEVATION 2
Scale: 1/8" = 1'-0"

SOLEX
ARCHITECTURE

SOLEX ARCHITECTURE, INC.
841 MAIN STREET
DAYTON, OHIO 45401
937.233.1234
www.solexarch.com

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

IMPERIAL WAREHOUSE

501 CRAGHEAD LLC

501/505/539 CRAGHEAD STREET

CONSTRUCTION DOCUMENTS

REVISION INFORMATION

NO.	DESCRIPTION	DATE

PROJECT NO.	2020020
DRAWN BY	NAY
CHECKED BY	JLB
DATE	12/28/20
SCALE	1/8" = 1'-0"

SHEET NAME

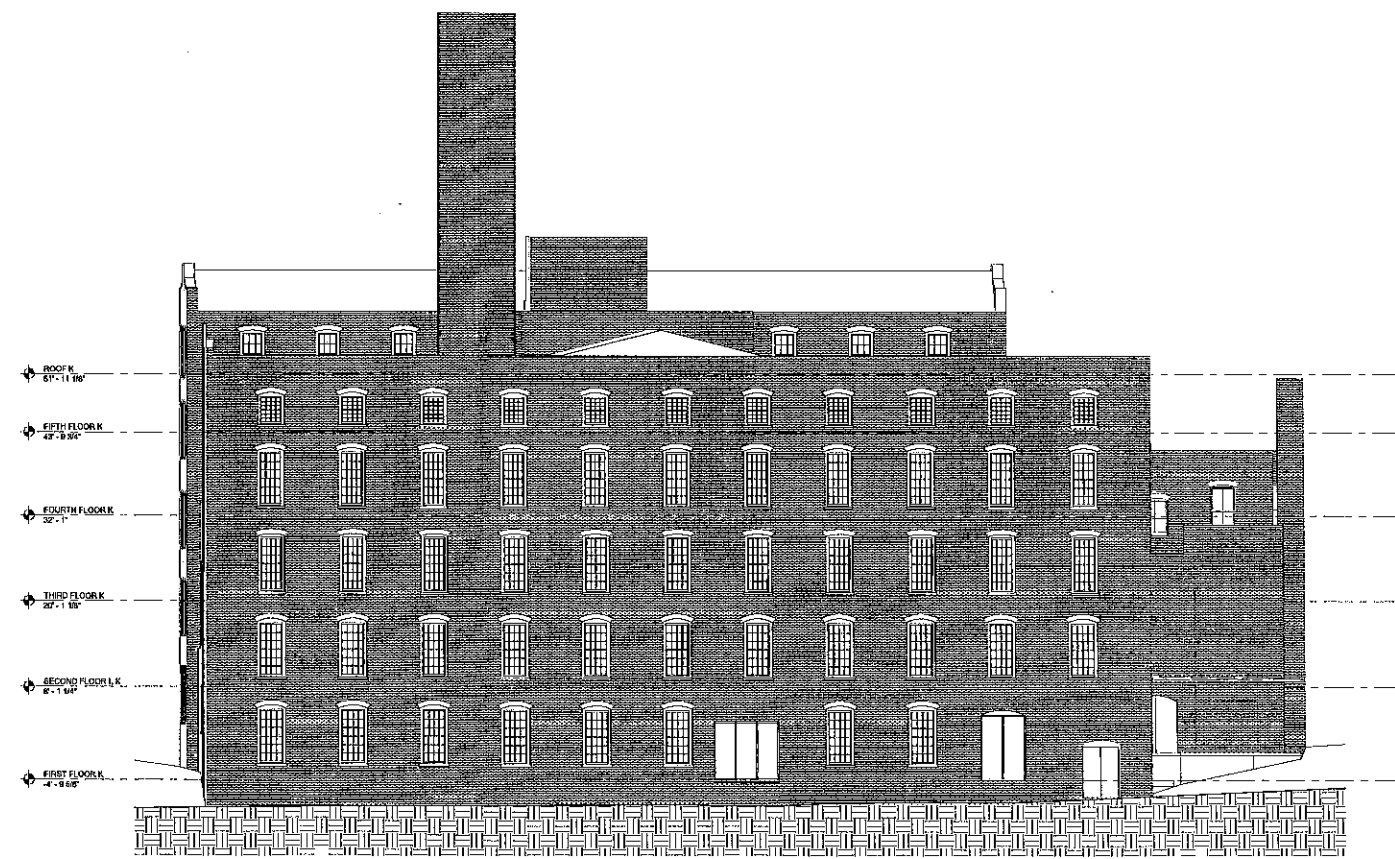
ENLARGED
NORTH
ELEVATIONS

SHEET NUMBER

A-203

1 2 3 4 5

A
B
C
D
E



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

SOLEX
ARCHITECTURE
SOLEX ARCHITECTURE, INC.
811 MAIN STREET
CARROLLTON, TEXAS 75641
(972) 483-1100
FAX: (972) 483-1101

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

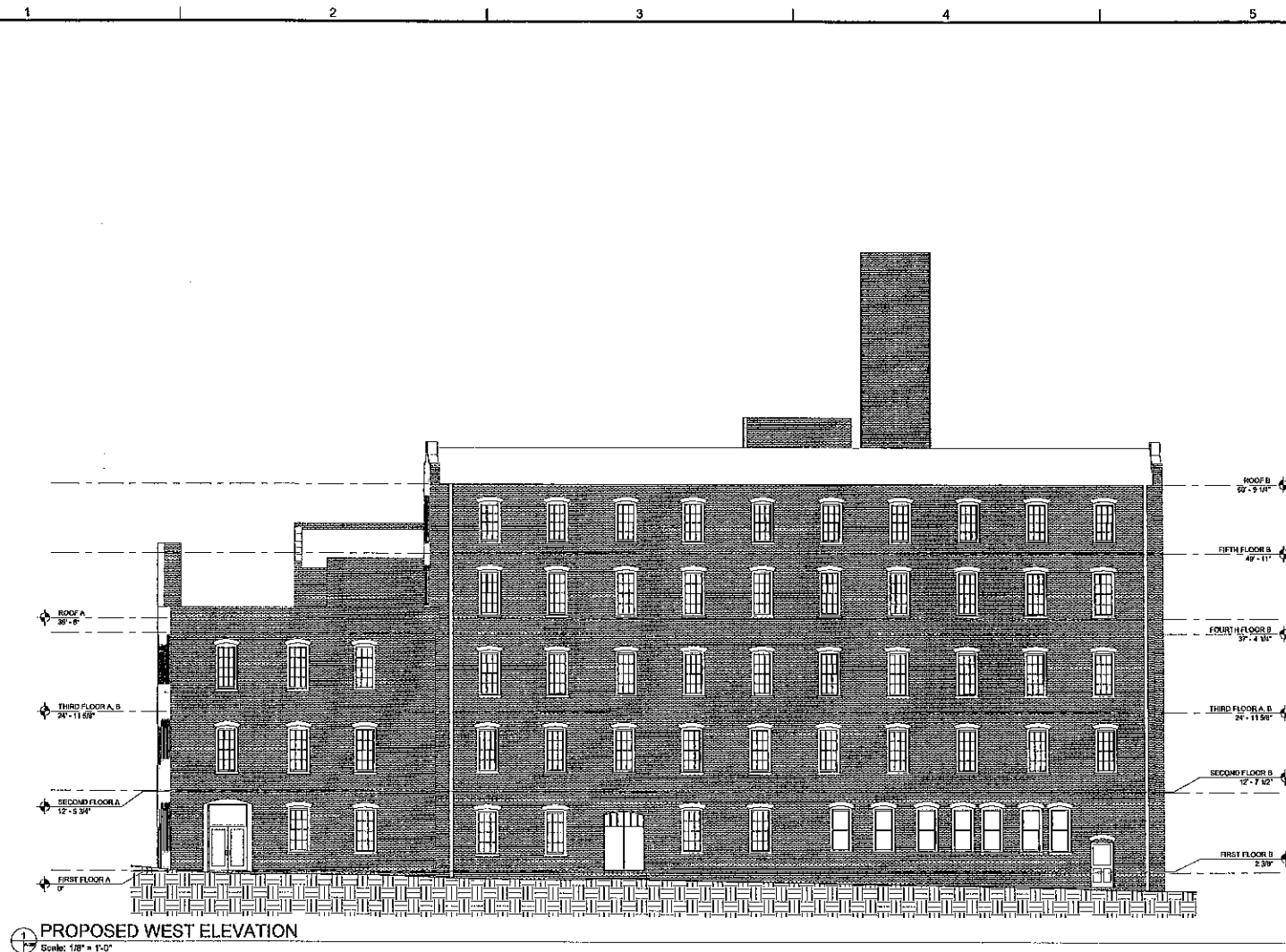
501 CRAGHEAD LLC
IMPERIAL WAREHOUSE
501/503/539 CRAGHEAD STREET
CONSTRUCTION DOCUMENTS

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	2022000
DRAWN BY	KMM
CHECKED BY	JLR
DATE	2/25/2017
SCALE	1/8" = 1'-0"

SHEET NAME
**PROPOSED
EAST
ELEVATION**

SHEET NUMBER
A-204



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

SOLEX
ARCHITECTURE

SOLEX ARCHITECTURE, INC.
641 MAIN STREET
DARTMOUTH, MASSACHUSETTS 01928
508.338.1234
508.338.1235 FAX

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

501 CRAGHEAD LLC

IMPERIAL WAREHOUSE

501/505/539 CRAGHEAD STREET

CONSTRUCTION DOCUMENTS

REVISIONS		
N.O.	DESCRIPTION	DATE

PROJECT NO.	20220020
DRAWN BY	KLOV
CHECKED BY	JLB
DATE	2/28/22
SCALE	1/8" = 1'-0"

SHEET NAME
PROPOSED
WEST
ELEVATION

SHEET NUMBER
A-205

Burton, Renee

From: Garrett Shifflett <garrettshifflett@gmail.com>
Sent: Wednesday, March 8, 2023 10:21 AM
To: Burton, Renee
Subject: Re: PC February 13, 2022 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.

Renee,

Nice to see you this morning. The exterior changes to our Imperial Warehouse (501-539 Craghead) are as follows;

Replace missing windows with aluminum clad wood windows.

All existing wood windows are in non restorable condition and will be replaced with aluminum clad wood windows.

Pressed metal windows will be restored and glad replaced.

Adding storefront openings in a few of the bay door openings.

Reopen existing bricked in window openings and add new aluminum clad wood windows.

Window colors have not been selected but will be a dark color (similar to the colors on our previous projects)

If anything else is needed please let me know.

Thank you
garrett Shifflett

Sent from my iPhone



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

River District Design Commission

STAFF REPORT

DATE: April 13, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: CERTIFICATE OF APPROPRIATENESS APPLICATION – 401 & 407 MAIN STREET

Certificate of Appropriateness request PZ23-00062 to remove aluminum siding and concrete to replace with glass store front.

DESIGN GUIDELINES EXCERPTS:

The applicant, Metasadan LLC, is requesting to remove aluminum siding and concrete block from the building's façade to be replaced with glass storefront.

Previous inhabitants of the subject property include Peoples Bank, National Business College, and dating back to the 1920's, W.T. Grant Co. The applicant has stated their intention to resemble the storefront for the latter. Per the Design Guidelines, restoration of the original storefront is preferred.

STAFF RECOMMENDATION:

The Planning Division recommends the River District Design Commission approve the Certificate of Appropriateness request PZ23-00062.



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River District Design Commission

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ZONING ORDINANCE RDDC APPLICATION STANDARDS

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- 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.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ23-00062 RDDC Meeting Date: 4/13/23
Date Received: _____ Received By: _____
Parcel ID: 24072 Zoning District: CBC
Additional Information: _____

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#): 401 & 407 Main St, Danville VA

Applicant: Metasadan LLC contact: Keith Robinson

Applicant's Address: 149 Linden Dr, Danville, VA 24541

Applicant's Phone Number: 816 809 8303

Applicant's E-mail: Kx Robinson @ Gmail.com

Proposed Improvement:

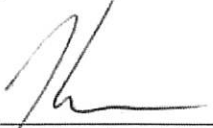
☐ Alteration ☐ Addition ☒ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

Remove aluminium siding & concrete block
added after the period significance.
Replace with glass front similar to W.T Grant
store front. which was present during the period of significance

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

Keith Robinson
Property Owner Signature
(if not applicant)

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