



COMMISSION OF ARCHITECTURAL REVIEW REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

June 22, 2023

3:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. NEW BUSINESS

1. Certificate of Appropriateness Request PZ23-00190, filed by Bob Newnam on behalf of First Presbyterian Church, to install four (4) new mini-split systems on the Sutherlin Avenue side of the church located at 937 Main Street.
2. Certificate of Appropriateness Request PZ23-00194, filed by Adam Vaught, to complete exterior improvements, including the construction of a ramp access, at 205 Jefferson Avenue.
3. Certificate of Appropriateness Request PZ23-00197, filed by Keisha Corbett, to complete exterior renovations to both structures and the installation of a fence at 864 Pine Street.

D. MINUTES

E. JOINT MEETING

1. Review draft of the City of Danville Preservation Plan. PaleoWest, consultant for this project, will be in attendance.

F. ADJOURN



Commission of Architectural Review

STAFF REPORT

DATE: June 22, 2023
TO: Commission of Architectural Review
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness Request PZ23-00190, filed by Bob Newnam on behalf of First Presbyterian Church, to install four (4) new mini-split systems on the Sutherlin Avenue side of the church located at 937 Main Street.

SUMMARY

The applicant, Bob Newnam, on behalf of First Presbyterian Church, has requested a Certificate of Appropriateness to install four (4) new mini-split units on the left side of the church facing Sutherlin Avenue. The units were previously installed without a Certificate of Appropriateness.

RECOMMENDATION

Staff recommends that the Commission of Architecture Review approve the installation of four (4) new units with the condition that they are enclosed with a fence and screened with landscaping.

ATTACHMENTS

1. Application



COMMISSION OF ARCHITECTURAL REVIEW

CERTIFICATE OF APPROPRIATENESS APPLICATION

Zoning Ordinance Article 3.R.C.1. No zoning, site plan, subdivision plat, or building permit shall be issued for the erection, reconstruction, exterior alteration, restoration, rehabilitation, razing, relocation or demolition of any building, structure, signs, fences, walls, light fixtures, accessory buildings, pavements, grading, site improvements, significant landscaping features or other appurtenant element in an HP-O District unless and until such building or site element has been approved by the issuance of a Certificate of Appropriateness by the Commission of Architectural Review for the City.

ZONING ORDINANCE CAR 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 #: P223-00190 CAR Meeting Date: June 22, 2023
Date Received: June 1, 2023 Received By: Lisa Jones
Parcel ID: 26419 Zoning District: OTR

Additional Information: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 937 MAIN ST DANVILLE

Applicant: FIRST PRESBYTERIAN CHURCH BOB NEWNAM

Applicant's Address: 300 SHOREHAM DRIVE DANVILLE 24541

Applicant's Phone Number: 434-489-2434

Applicant's E-mail: BNEWNAM@COMCAST.NET

Describe Proposed Improvements: REMOVE OLD THREE TNE WALL
HEAT UNITS AND REPLACE WITH NEW MINI-SPLIPS
FOUR UNITS ON LEFT SIDE OF CHURCH.
OLD UNITS UNDER FLOOR PIPING BROKEN

Applicant Signature: Bob Newnam date: 6-1-23
Property Owner Signature: FIRST PRESBYTERIAN CHURCH date: 6-1-23
(if not applicant) TRUSTEE



STAFF REPORT

DATE: June 22, 2023
TO: Commission of Architectural Review
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness Request PZ23-00194, filed by Adam Vaught, to complete exterior improvements, including the construction of a ramp access, at 205 Jefferson Avenue.

SUMMARY

Adam Vaught has requested a Certificate of Appropriateness to complete the following at 205 Jefferson Avenue:

1. Soffits will be repaired and repainted. The non-historic soffit material on the rear of the building will be removed and replaced with painted beadboard that matches the appearance of the historic soffits.
2. The rear box gutters will be replaced in kind. All downspouts will be replaced with new aluminum, round downspouts. Downspouts may be relocated as necessary to ensure proper drainage. Feed outs will be added to direct water away from the building.
3. The chimney will receive a simple chimney cap.
4. The exterior walls will be cleaned using the gentlest means possible and repaired in accordance with Preservation Brief 22, The Preservation of Historic Stucco. All exterior walls will be repainted after repairs are made in an appropriate color that matches the historic character. A new access panel will be added to the east foundation wall.
5. Wood tongue and groove floors and beadboard ceilings will be retained and repaired wherever possible. Where wood tongue and groove floors and beadboard ceilings are in poor condition and deteriorated beyond repair, these materials will be replaced in kind. All wood elements will be repainted. New compatible porch ceiling fans with lights will be installed. The rear porches shown on the elevations have been eliminated from the proposal.
6. Exterior doors and their features will be retained and repaired. Where exterior doors are damaged beyond reasonable repair or are missing, they will be replaced in kind (see Simpson Door cut sheet). A door opening with a missing door on the basement level of the rear elevation will be converted into a window. Inset brick infill will be added beneath the new windowsill and will be painted to match the rest of the foundation.
7. The existing windows, frames, and sills will be retained, repaired, and repainted. Exterior aluminum storm windows in the same color as the windows will be added. The meeting rails of the storm windows will match those of the windows (see cut

sheet). Missing windows will be replaced with new windows custom-built to match the appearance, material, size, design, proportions, and profiles of the existing windows.

Seven new windows will be added as part of the project. Five of these new windows will be on the basement level, concentrated on the minimally visible rear and east side elevations. The other two new windows will be added on the west elevation where a fire stair shaft is being converted into living space. These new windows will be 4/4 double-hung sash, aluminum-clad wood with simulated divided lights and internal spacer bars to be compatible with, yet differentiated from the historic windows (as required by VDHR). See provided Lincoln window cut sheets.

8. New exterior HVAC units will be sensitively placed at the rear of the site or along the less visible east side elevation.
9. A simple concrete ramp and landing will be added to the side of the Unit 107 front porch to provide ADA access. This ramp will not require railings.

RECOMMENDATION

The work proposed meets the guidelines of restoration/renovation of a contributing historic structure, Section 3.0 of the Old West End Design Guidelines, with the exception of the proposed ramp (number 9). Construction of ramps for accessibility is not specifically addressed in the OWE Guidelines. Therefore, the Commission will need to determine if this construction will have an adverse effect on the structure or the district and vote accordingly.

It is recommended that HVAC systems be screened from public view.

Staff recommends that the Commission of Architectural Review approve request PZ23-00194 with the condition that the HVAC units will be enclosed with a fence and screened with landscaping.

ATTACHMENTS

1. Application
2. Supporting documents
3. VCRIS Report



COMMISSION OF ARCHITECTURAL REVIEW

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 - (2.) Existing topography and proposed grading;
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 - (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
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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 #: 7223-00194 CAR Meeting Date: June 22, 2023
Date Received: June 7, 2023 Received By: Renee Burton
Parcel ID: 22180 Zoning District: OTR

Additional Information: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 205 Jefferson Avenue, Danville, VA 24541 (Parcel #25199)

Applicant: Adam Vaught

Applicant's Address: 202 Setliff Street Danville VA 24541

Applicant's Phone Number: 540-808-8933

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

Describe Proposed Improvements: The building will be rehabilitated and will continue to function as apartments. A Historic Preservation Certification Application (HPCA) has been submitted to VDHR and a Part 2 and amendments have been conditionally approved. The only conditional exterior item relates to submitting cut sheets for new windows. This property is also subject to a historic preservation easement and has also been reviewed by VDHR under that program. Proposed exterior improvements include:

Soffits: Soffits will be repaired and repainted. The non-historic soffit material on the rear of the building will be removed and replaced with painted beadboard that matches the appearance of the historic soffits.

Gutters and Downspouts: The rear box gutters will be replaced in kind. All downspouts will be replaced with new aluminum, round downspouts. Downspouts may be relocated as necessary to ensure proper drainage. Feed outs will be added to direct water away from the building.

Chimney: The chimney will receive a simple chimney cap.

Exterior Walls: The exterior walls will be cleaned using the gentlest means possible and repaired in accordance with Preservation Brief 22, The Preservation of Historic Stucco. All exterior walls will be repainted after repairs are made in an appropriate color that matches the historic character. A new access panel will be added to the east foundation wall.

Porches and Balconies: Wood tongue and groove floors and beadboard ceilings will be retained and repaired wherever possible. Where wood tongue and groove floors and beadboard ceilings are in poor condition and deteriorated beyond repair, these materials will be replaced in kind. All wood elements will be repainted. New compatible porch ceiling fans with lights will be installed. The rear porches shown on the elevations have been eliminated from the proposal.

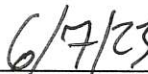
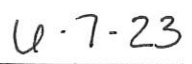
Exterior Doors: Exterior doors and their features will be retained and repaired. Where exterior doors are damaged beyond reasonable repair or are missing, they will be replaced in kind (see Simpson Door cut sheet). A door opening with a missing door on the basement level of the rear elevation will be converted into a

window. Inset brick infill will be added beneath the new windowsill and will be painted to match the rest of the foundation.

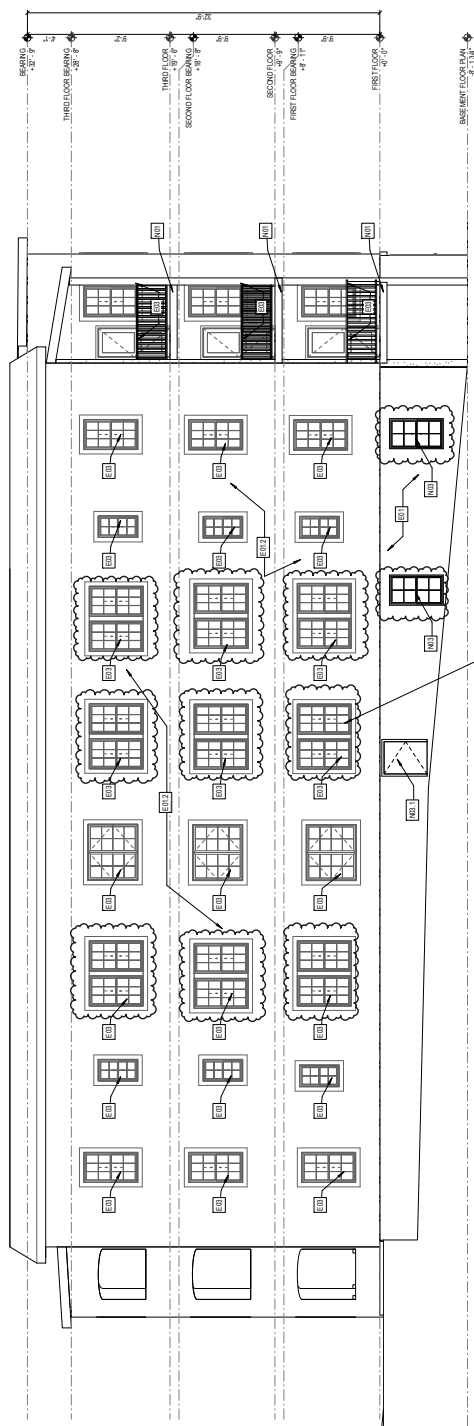
Windows: The existing windows, frames, and sills will be retained, repaired, and repainted. Exterior aluminum storm windows in the same color as the windows will be added. The meeting rails of the storm windows will match those of the windows (see cut sheet). Missing windows will be replaced with new windows custom-built to match the appearance, material, size, design, proportions, and profiles of the existing windows. Seven new windows will be added as part of the project. Five of these new windows will be on the basement level, concentrated on the minimally visible rear and east side elevations. The other two new windows will be added on the west elevation where a fire stair shaft is being converted into living space. These new windows will be 4/4 double-hung sash, aluminum-clad wood with simulated divided lights and internal spacer bars to be compatible with, yet differentiated from the historic windows (as required by VDHR). See provided Lincoln window cut sheets.

HVAC: New exterior HVAC units will be sensitively placed at the rear of the site or along the less visible east side elevation.

Site: A simple concrete ramp and landing will be added to the side of the Unit 107 front porch to provide ADA access. This ramp will not require railings.

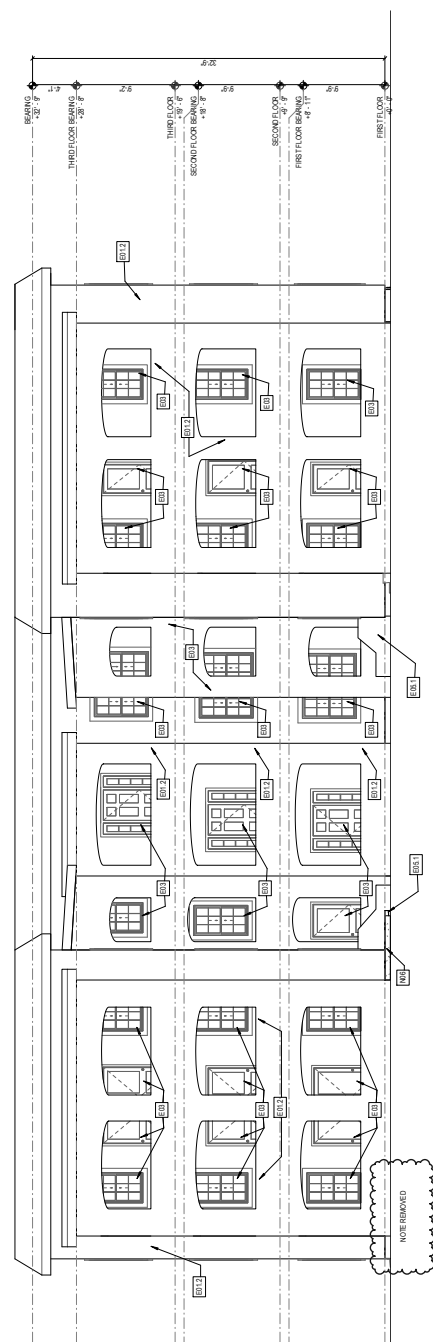
			
Applicant Signature	date	Property Owner Signature (if not applicant)	date

NOTE: SEE SHEET A0 FOR RENOVATION & EXISTING NOTES



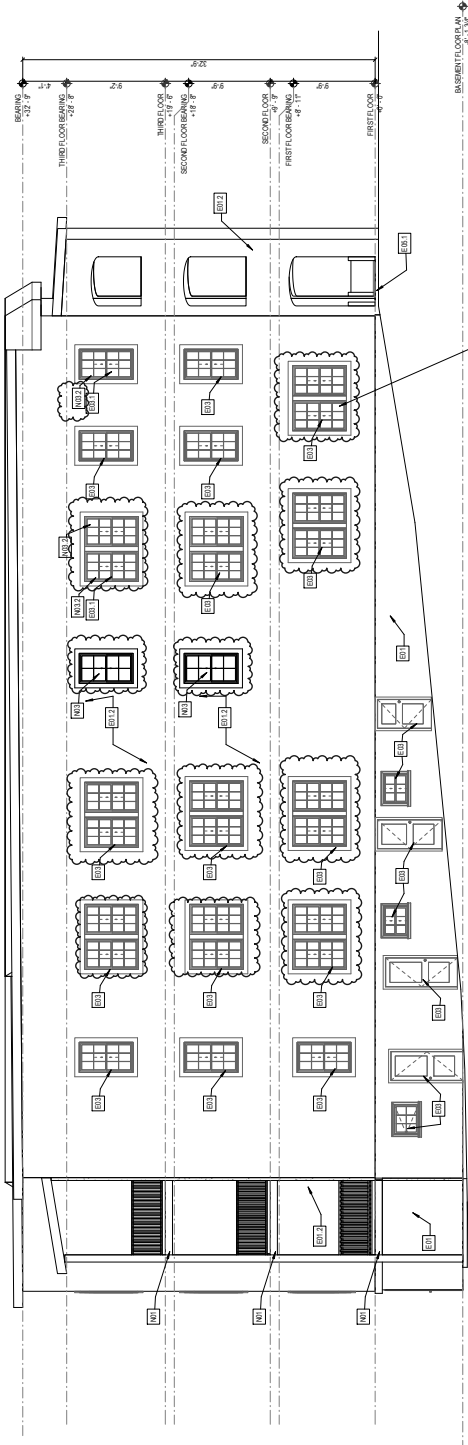
NOTE: EXISTING WINDOW NOTES AS SHOWN BASED AS BE USED ON THIS SHEET THERE MODIFIED TO SHOW THE CURRENT EXISTING WINDOW PATTERN.

EAST EXTERIOR ELEVATION
1 3/4" = 1'-0"

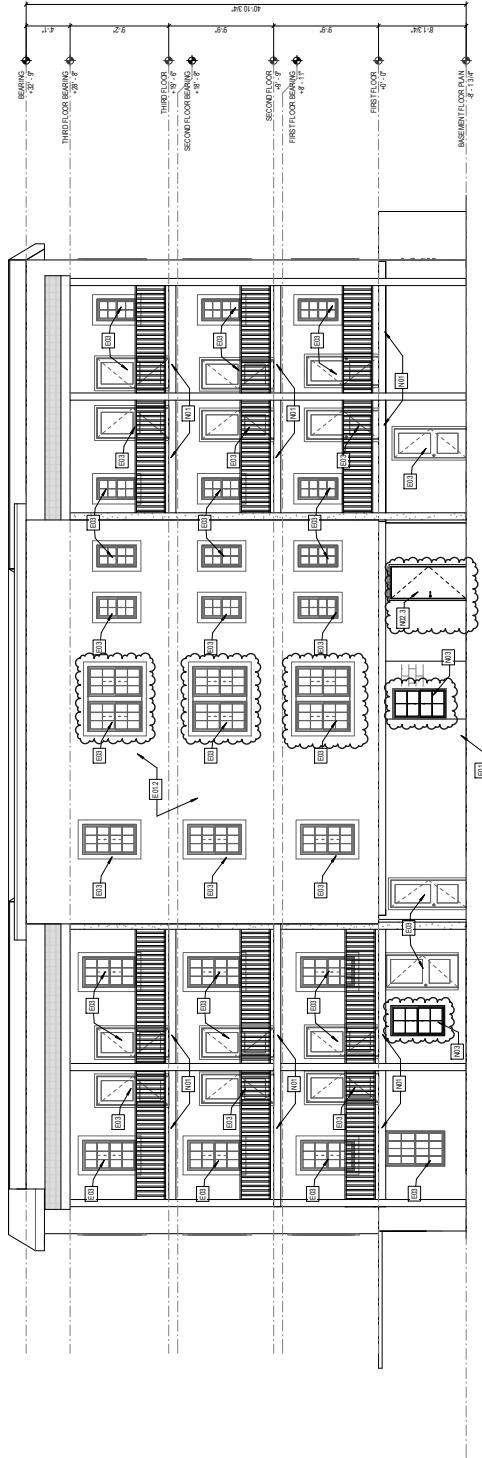


NORTH EXTERIOR ELEVATION
2 3/4" = 1'-0"

NOTE: SEE SHEET A0 FOR RENOVATION & EXISTING NOTES

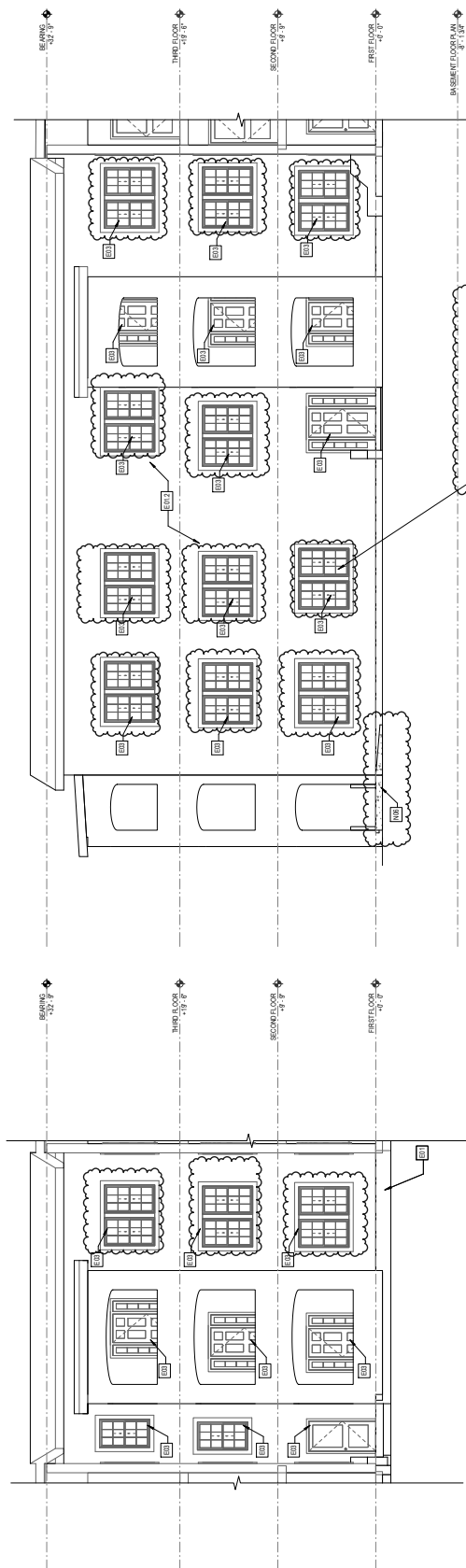


WEST EXTERIOR ELEVATION
1 3/16" = 1'-0"



SOUTH EXTERIOR ELEVATION
1 3/16" = 1'-0"

NOTE: SEE SHEET A7 FOR
 RENOVATION & EXISTING NOTES



**FRONT COURTYARD
 ELEVATION RENOVATION**
 1/8" = 1'-0"

**LEFT COURTYARD
 ELEVATION RENOVATION**
 1/8" = 1'-0"

**RIGHT COURTYARD
 ELEVATION RENOVATION**
 1/8" = 1'-0"



Photo 1: Front (South) Elevation, view north



Photo 2 West Side Elevation, view SE



Photo 3: Rear (North) and West Side Elevations, view SE



Photo 4: Rear (North) and Side (East) Elevations, view SW



Photo 5: Side (East) Elevation, view NW



Photo 6: Front (South) Elevation, central courtyard, view north



Photo 15: *Exterior Doors*, typical balcony door facing central courtyard



Photo 16: *First Floor Plan & Finishes*, typical balcony door facing Jefferson Avenue



STANDARD GOOD DURABILITY



F1510
Single Pane
Safety Glass
Film Protected
1-1/4" TDL Bar
Ovolo Sticking

2/0 x 6/8
2/0 x 7/0



F1512
Single Pane
Safety Glass
1-1/4" TDL Bar
Ovolo Sticking

2/0 x 8/0



F1515
Single Pane
Safety Glass
Film Protected
1-1/4" TDL Bar
Ovolo Sticking

2/4 x 6/8	2/4 x 7/0
2/6 x 6/8	2/6 x 7/0
2/8 x 6/8	2/8 x 7/0
2/10 x 6/8	2/10 x 7/0
3/0 x 6/8	3/0 x 7/0



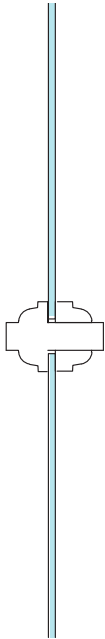
Douglas Fir
FRENCH DOORS 1-1/4" TDL BAR



Standard 1-1/4" TDL Bar with Single Pane Safety Glass



TDL Close-up



Glass Profile

33 Economy



Quality Construction, Premium Features...

For the homeowner on a budget, the West Value Series offers just what its name implies-value. From its deep, recessed head to its flat sill design, the West Value Series storm window is a step ahead of other budget priced storms.

33 ECONOMY FEATURES

- Enamel Finish resists cracking, peeling, fading, blistering and flaking.
- Extruded Aluminum Proper wall thicknesses assure serviceability
- Recessed Head - A feature not found on many economy storms
- Fully Weather-stripped sashes reduce drafts, eliminates rattle
- Drop-In Glazing for easy repair
- Center Brace Bar for attractive, "built-in" look
- Heavy Aluminum Screen for years of durable use

Property Information

Property Names

Name Explanation	Name
Function/Location	Apartment Building, 205 Jefferson Avenue
Current	Jefferson Court Apartments

Property Addresses

Current - 205 Jefferson Avenue
Former - 205-207 Jefferson Avenue

County/Independent City(s): Danville (Ind. City)

Incorporated Town(s): *No Data*

Zip Code(s): 24541

Magisterial District(s): *No Data*

Tax Parcel(s): 25199

USGS Quad(s): DANVILLE

Property Evaluation Status

Not Evaluated
This property is subject to an easement held by the Board of Historic Resources

This Property is associated with the Danville Historic District.

Additional Property Information

Architecture Setting: Urban

Acreage: .31

Site Description:

2005: Located within the Danville Historic District (Old West End neighborhood), the building lies on the northeast side of Jefferson Avenue in the block between Main Street and Loyal Street. Jefferson Avenue holds a good collection of churches, apartment buildings, commercial buildings, a hospital, as well as single-family houses dating primarily from the last quarter of the nineteenth century and the first decade of the twentieth century. This lot is fronted by a concrete public sidewalk.

2020 BDR: The Jefferson Court Apartments building is situated in the Old Westend area of the City of Danville. Located at the intersection of Jefferson Avenue and Patton Streets, the topography of the 0.315 ± acre property slopes steeply to the east. The Property contains a circa 1930 historic U-shaped apartment building and a small open grass lawn to the rear of the building. A mix of residential, commercial, and institutional buildings characterize the surrounding neighborhood. Additional improvements located on the property include a stone retaining wall located at the northwestern corner and a central courtyard accessed by concrete sidewalks. The apartment building is currently vacant and listed for sale. It was recently mothballed and stabilized by the City of Danville.

Maps dating to the last quarter of the nineteenth century confirm the presence of at least four different outbuildings in the northern section of the Property which are no longer extant.

Surveyor Assessment:

2005: This is an exceptional Spanish Eclectic-style apartment building and is an unusually large apartment building within the Danville Historic District. The district is eligible for listing under Criteria A and C for its significance in the growth and development of the City of Danville and for the outstanding architecture within the district. This building is contributing to the district.

2019: A building permit does record when—1930—the building went up. T.T. Adams was the contractor or developer, as noted in the Saturday June 21, 1930 Danville Bee. The 1931 Danville city directory records ten tenants in as many units (205-207 Jefferson). Sometime after World War II, the couple of dozen units that make up the current interior were completed.

2020 BDR: The Property is designated a contributing resource to the Danville Historic District, which was listed in the Virginia Landmarks Register in 1972 and the National Register of Historic Places in 1973.

The apartment building was built circa 1930 for T.T. (Thomas T.) Adams as a residential apartment building and is a significant example of Spanish Colonial Revival style architecture. Originally constructed as a 4-unit complex, another 4-units were added to the building in the same year. United States Census Records from 1940 indicate the building had increased to 16 units and by 1970, it had a total of 25 units. At the time of its construction, the building marked a transition between the mansions that dominated the Millionaire's Row section of Main Street to single-family dwellings located further along the avenue and to the east and south. T.T. Adams designed or built at least two other apartment buildings in the area, one located across Main Street on the Jefferson Avenue Extension and the second, known as the Caswell Apartments, located on the corner of Chestnut and Main Streets.

Surveyor Recommendation: Recommended Eligible

Ownership

Ownership Category	Ownership Entity
Private	<i>No Data</i>

Primary Resource Information

Resource Category: Domestic
Resource Type: Apartment Building
NR Resource Type: Building
Historic District Status: Contributing
Date of Construction: Ca 1930
Date Source: Written Data
Historic Time Period: World War I to World War II (1917 - 1945)
Historic Context(s): Architecture/Community Planning, Domestic
Other ID Number: *No Data*
Architectural Style: Colonial Revival, Spanish/Mission
Form: U-Plan
Number of Stories: 3.0
Condition: Fair
Threats to Resource: None Known
Cultural Affiliations: *No Data*
Cultural Affiliation Details:

No Data

Architectural Description:

2005: A large, U-plan apartment building in the Spanish Eclectic style, this building is a notable building. Sheathed in textured plaster, the building has an unusual mansard roof covered with metal shingles mimicking green Spanish tiles. The building is three stories tall and has three-story porches with mansard roofs on the ends of the building. In the court, there are three-story corner porches. There is also a basement level with apartment units. The porch openings are arched and are supported by stuccoed piers. Windows in the building are six-over-six sash.

2020 BDR: Consisting of three-stories in a U-shaped plan, the Apartment Building is distinguished by its roughly textured exterior stucco walls, large central courtyard, and prominent balconies along the façade and stairways with characteristic rounded arches supported by stuccoed piers. Decorative metal tiles on wide overhung Mansard roofs mimic traditional rounded terracotta roof tiles. On the interior, the Apartment Building retains much of its historic woodwork, including stairs and staircases, trim, and wainscoting. Together these features illustrate defining characteristics of design and setting, and the building possesses integrity of materials and craftsmanship, including its form, massing, and plan, as well as its ability to convey its significance as an early/mid-twentieth century urban residential apartment building.

Exterior Components

Component	Component Type	Material	Material Treatment
Porch	<i>No Data</i>	Stucco	Other
Foundation	Raised	Brick	Bond, American, 5-course
Windows	Sash, Double-Hung	Wood	6/6
Roof	Mansard	Metal	Shingle
Structural System and Exterior Treatment	Masonry	Stucco	Stuccoed

Secondary Resource Information

Historic District Information

Historic District Name: Danville Historic District
Local Historic District Name: *No Data*
Historic District Significance: This large neighborhood immediately south of downtown boasts what is perhaps the Commonwealth's most splendid and most concentrated collection of Victorian and early 1900s residential and ecclesiastical architecture. Lining Main Street and adjacent side streets is an assemblage of the full range of architectural styles from the antebellum era to World War I. While much of Virginia was slow in recovering from the economic setbacks caused by the Civil War and Reconstruction, Danville's tobacco and textile enterprises generated great prosperity which found tangible expression in the elegant houses built by local industrialists. Most of the residential development, highlighted by several handsome churches, took place on the estate of Maj. William T. Sutherlin, whose Italian Villa-style residence is at the core of the district. After suffering several demolitions in the 1960s, this impressive district is now protected by local ordinance.

In 2015, the district was expanded to incorporate 66 additional resources. The expansion area was determined eligible for inclusion in the National Register of Historic Places under criteria identical to those of the original nomination, and it continues the same themes and characteristics that made it significant. The area represents an era of growth and prosperity in Danville when the tobacco and textile industries were thriving. It also contains a broad spectrum of architectural styles popular in Danville from the mid-

nineteenth century to the early twentieth century. The period of significance for both the original district and the expansion area begins in 1830, the date of the Lanier House and the Old Grove Street Cemetery, and ends in 1940, when the last major wave of development ended.
[VLR Listed: 6/18/2015; NRHP Listed: 8/24/2015]

An update to the original nomination was also accepted to the NR in 2015. The purpose of this nomination update was to provide a justified period of significance and an inventory of all resources within the original boundaries of the historic district with their contributing status.
[NRHP Accepted: 8/24/2015]

An amendment to the 2015 nomination was accepted in 2017 with updated information on several buildings in the district.
[NRHP Accepted: 8/21/2017]

CRM Events

Event Type: Easement: DHR

DHR ID: 108-0056-0095
Staff Name: Wendy Musumeci
Event Date: 2/24/2020
Staff Comment

The Association for the Preservation of Virginia Antiquities (dba Preservation Virginia), has conveyed an easement over the Jefferson Court Apartments in the City of Danville (108-0056-0095_ep) to the Virginia Board of Historic Resources. The easement, recorded on February 24, 2020, protects the historic apartment building and 0.315 acre lot.

The Jefferson Court Apartments building is situated in the Old Westend area of the City of Danville. It is a contributing resource to the Danville Historic District, which was listed on the Virginia Landmarks Register in 1972 and the National Register of Historic Places in 1973. The National Register nomination for the Danville Historic District was updated in 2015 to include a full inventory of resources associated with the historic district and a defined period of significance. The district was listed under Criterion A because it represents an era of neighborhood growth and prosperity in Danville attributable to the tobacco boom and expansion of the textile milling industry along the Dan River from the mid-nineteenth to the mid-twentieth centuries. It was also listed under Criterion C because the district contains a broad spectrum of architectural styles popular in Danville from the mid-nineteenth to the early/mid-twentieth century. The property retains integrity of setting, location, feeling and association with the burgeoning post-Civil War prosperity seen in the City of Danville throughout the late nineteenth and early twentieth centuries, and of construction, architectural style, and materials as an early/mid-twentieth century Spanish Colonial Revival style building.

The Apartment Building was built circa 1930 for T.T. (Thomas T.) Adams as a residential apartment building and is a significant example of Spanish Colonial Revival style architecture. Originally constructed as a 4-unit complex, another 4-units were added to the building in the same year. United States Census Records from 1940 indicate the building had increased to 16 units and by 1970, it had a total of 25 units. At the time of its construction, the building marked a transition between the mansions that dominated the Millionaire's Row section of Main Street to single-family dwellings located further along the avenue and to the east and south. Consisting of three-stories in a U-shaped plan, the Apartment Building is distinguished by its roughly textured exterior stucco walls, large central courtyard, and prominent balconies along the façade and stairways with characteristic rounded arches supported by stuccoed piers. Decorative metal tiles on wide overhung Mansard roofs mimic traditional rounded terracotta roof tiles. On the interior, the Apartment Building retains much of its historic woodwork, including stairs and staircases, trim, and wainscoting.

The Apartment Building is vacant and was recently mothballed and stabilized by the City of Danville. Preservation Virginia acquired the property through its Revolving Fund and intends to transfer ownership to the Danville Neighborhood Development Corporation ("DNDC"). DNDC will market the property for sale to a buyer who agrees to rehabilitate the building. A separate Rehabilitation Agreement between DHR, Preservation Virginia, and DNDC will guide future rehabilitation efforts.

Event Type: DHR Staff Site Visit

Project Review File Number: *No Data*
Investigator: Megan Melinat
Organization/Company: DHR
Photographic Media: Digital
Survey Date: 9/12/2019
Dhr Library Report Number: *No Data*
Project Staff/Notes:

Site visit by DHR easement staff prior to drafting the Baseline Documentation Report for this property.

VDHR Easement File No. 108-0056-0095_ep
BDR Prepared by:
Wendy Musumeci, Easement Program Coordinator
Megan Melinat, Easement Program Architect
September 16, 2019
Updated: February 12, 2020

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*

Investigator: Wyatt, Sherry

Organization/Company: Unknown (DSS)

Photographic Media: *No Data*

Survey Date: 10/1/2005

Dhr Library Report Number: *No Data*

Project Staff/Notes:

No Data

Surveyor's NR Criteria Recommendations: A - Associated with Broad Patterns of History, C - Distinctive Characteristics of Architecture/Construction

Bibliographic Information

Bibliography:

No Data

Property Notes:

No Data



STAFF REPORT

DATE: June 22, 2023
TO: Commission of Architectural Review
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness Request PZ23-00197, filed by Keisha Corbett, to complete exterior renovations to both structures and the installation of a fence at 864 Pine Street.

SUMMARY

The applicant, Keisha Corbett, has requested a Certificate of Appropriateness to complete the following at 864 Pine Street:

1. Placement of Aluminum fencing around the property. See diagram and photo attached.
2. Front door awning place above bilateral doors on accessory building. See photos attached.
3. Wooden steps and railings installed to enter bilateral front doors on the accessory building.
4. Remove chimney on the main house or rebuild chimney to a shorter height. Chimneys have little to no mortar between bricks. You can see light all the way through. Suggestion from local Chimney Company to help with any water problems.
5. Attach traditional gutter system to the home with new metal roof install. Hidden gutter system has failed and causing deterioration of the wood soffit below the system. Wood soffit will be repaired but would like to minimize the chances of any deterioration to the new wood soffit and the ornament moldings due to water damage.

RECOMMENDATION

The work proposed, with the exception of the fencing, does not meet the guidelines of restoration/renovation of a contributing historic structure, Section 3.0 of the Old West End Design Guidelines. Therefore, the Commission will need to review each item to determine if the construction will have an adverse effect on the structure or the district and vote accordingly.

Staff recommends the following:

1. Placement of Aluminum fencing around the property. *Staff recommends approval as submitted.*
2. Front door awning place above bilateral doors on accessory building. *Staff recommends approval of an awning on the accessory structure at 864 Pine Street.*
3. Wooden steps and railings installed to enter bilateral front doors on the accessory building. *A drawing with more details is needed to evaluate this item.*
4. Remove chimney on the main house or rebuild chimney to a shorter height. Chimneys have little to no mortar between bricks. You can see light all the way through. Suggestion from local Chimney Company to help with any water problems. *Staff recommends denial of the request to remove or shorten the chimney based on the OWE Design Guidelines. Staff recommends that the applicant repoint the brick and install new flashing with a chimney cap to prevent water infiltration.*
5. Attach traditional gutter system to the home with new metal roof install. Hidden gutter system has failed and causing deterioration of the wood soffit below the system. Wood soffit will be repaired but would like to minimize the chances of any deterioration to the new wood soffit and the ornament moldings due to water damage. *Staff recommends denial of the request to remove the hidden gutter system at 864 Pine Street. Installation of a traditional gutter system on the main house would adversely alter the architecture style of this structure.*

ATTACHMENTS

1. Application
2. Photos
3. VCRIS Report



COMMISSION OF ARCHITECTURAL REVIEW

CERTIFICATE OF APPROPRIATENESS APPLICATION

Zoning Ordinance Article 3.R.C.1. No zoning, site plan, subdivision plat, or building permit shall be issued for the erection, reconstruction, exterior alteration, restoration, rehabilitation, razing, relocation or demolition of any building, structure, signs, fences, walls, light fixtures, accessory buildings, pavements, grading, site improvements, significant landscaping features or other appurtenant element in an HP-O District unless and until such building or site element has been approved by the issuance of a Certificate of Appropriateness by the Commission of Architectural Review for the City.

ZONING ORDINANCE CAR 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 #: _____ CAR Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Zoning District: _____

Additional Information: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 864 PINE ST DANVILLE VA

Applicant: KEISHA L CORBETT

Applicant's Address: 9440 NC HWY 62N MILTON

Applicant's Phone Number: 704-614-6329

Applicant's E-mail: klcorbett01@gmail.com

1. Placement of Aluminum fencing around the property. See diagram and photo attached.
2. Front door awning place above bilateral doors on accessory building. See photos attached.
3. Wooden steps and railings installed to enter bilateral front doors on accessory building.
4. Remove chimney on the main house or rebuild chimney to a shorter height. Chimneys have little to no mortar between bricks. You can see light all the way through. Suggestion from local Chimney Company to help with any water problems.
5. Attach traditional gutter system to the home with new metal roof install. Hidden gutter system has failed and causing deterioration of the wood soffit below the system. Wood soffit will be repaired but would like to minimize the chances of any

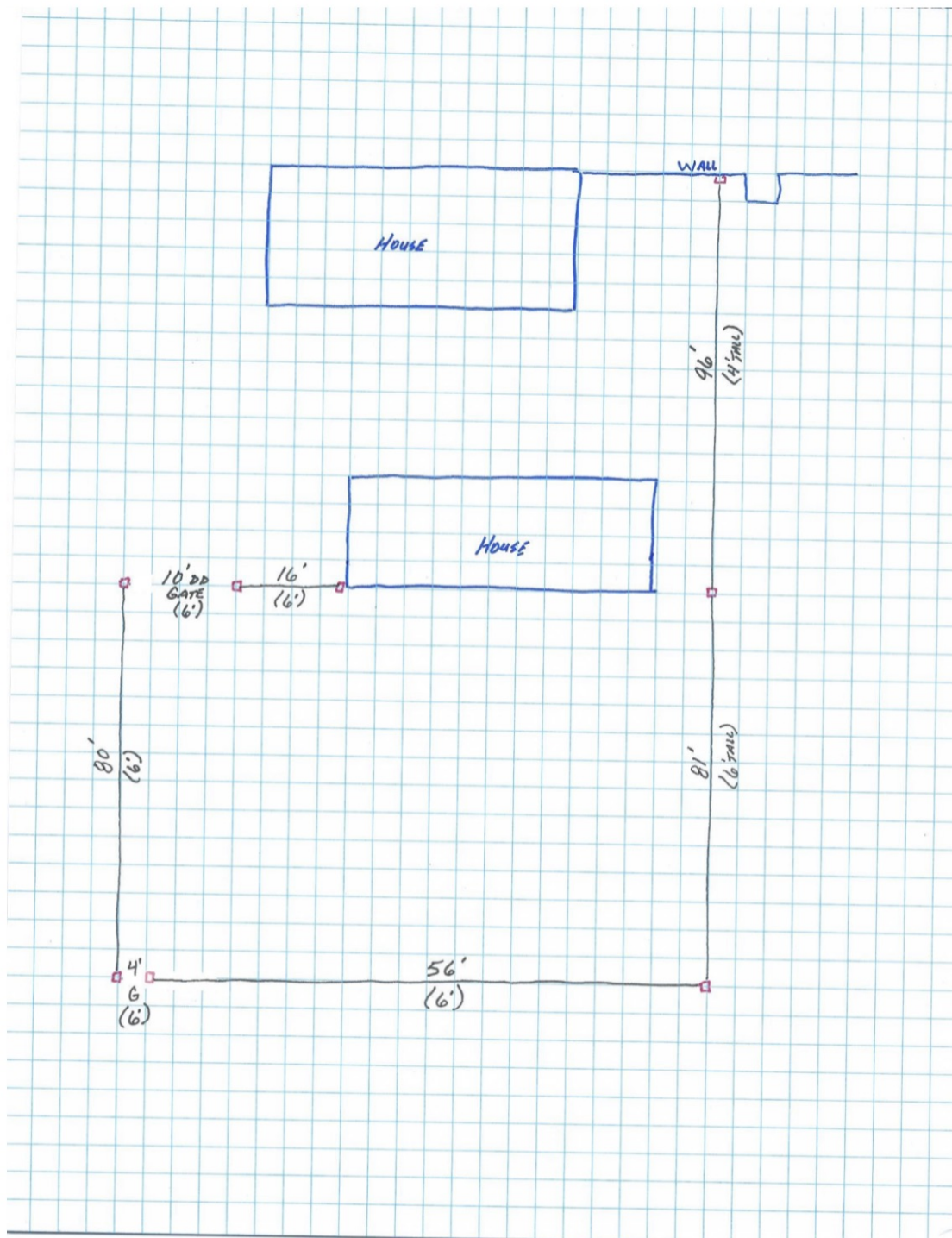
Describe Proposed Improvements: _____

deterioration to the new wood soffit and the ornament moldings due to water damage.

Keisha L Corbett 06/09/2023

Applicant Signature date

Property Owner Signature date
(if not applicant)





interest



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Property Information

Property Names

Name Explanation	Name
Function/Location	House, 864 Pine Street
Historic	Richard W. Peatross House

Property Addresses

Current - 864 Pine Street

County/Independent City(s): Danville (Ind. City)

Incorporated Town(s): No Data

Zip Code(s): 24540

Magisterial District(s): No Data

Tax Parcel(s): No Data

USGS Quad(s): DANVILLE

Property Evaluation Status

Not Evaluated

This Property is associated with the Danville Historic District.

Additional Property Information

Architecture Setting: Urban

Acreage: No Data

Site Description:

Located within the Danville Historic District (Old West End neighborhood), the building lies on the north side of Pine Street in the block between Chestnut Street and Jefferson Street. The building is situated close to the concrete public sidewalk, which has a granite curb. A brick wall and drive bounds the east side of the lot. Pine Street is a residential street with dwellings from the late-nineteenth and early-twentieth century.

A small, gable-roof outbuilding with weatherboard siding is located behind the house.

Surveyor Assessment:

An excellent example of the Italianate style, which is fairly common in the district, this house features a high level of detail and integrity. The house was built for Richard Warner and Sarah Redd Peatross. Richard Peatross was a lawyer, serving as city attorney for several years. The Peatross family built a new house at 776 Main Street in 1905. This building and its outbuilding are contributing to the district. The district is eligible for listing under Criteria A and C for its significance in the growth and development of the City of Danville and for the outstanding architecture within the district.

Surveyor Recommendation: No Data

Ownership

Ownership Category	Ownership Entity
Private	No Data

Primary Resource Information

Resource Category:	Domestic
Resource Type:	Single Dwelling
NR Resource Type:	Building
Historic District Status:	Contributing
Date of Construction:	Ca 1878
Date Source:	Written Data
Historic Time Period:	Reconstruction and Growth (1866 - 1916)
Historic Context(s):	Architecture/Community Planning
Other ID Number:	No Data
Architectural Style:	Italianate
Form:	No Data
Number of Stories:	2.0
Condition:	Poor
Threats to Resource:	Neglect

Cultural Affiliations: *No Data*

Cultural Affiliation Details:

No Data

Architectural Description:

Russell Wright, "An Architectural Inventory," 1971: This brick, two story, Italianate dwelling with its three bay facade, utilizes the bracketed cornice and a full-length porch for depth in a relatively flat facade. The presence of brick quoins is unusual in the Danville architectural idiom.

2005 Description: The two-story brick dwelling has segmental arch, two-over-two sash windows, which are full-length on the first floor. Brick quoins ornament the corners of the house and a heavy cornice with brackets and modillions is found on the porch and main roof. The main cornice also features a paneled frieze. The chimney also has prominent quoins. The porch is supported by chamfered posts on paneled wooden piers.

Exterior Components

Component	Component Type	Material	Material Treatment
Windows	Sash, Double-Hung	Wood	2/2
Chimneys	Exterior side	Brick	Corbeled
Foundation	Raised	Brick	<i>No Data</i>
Structural System and Exterior Treatment	Masonry	Brick	<i>No Data</i>
Porch	1-story	Wood	Post, Chamfered

Secondary Resource Information

Secondary Resource #1

Resource Category: Domestic
Resource Type: Outbuilding, Domestic
Date of Construction: 1900Ca
Date Source: Site Visit
Historic Time Period: Reconstruction and Growth (1866 - 1916)
Historic Context(s): Architecture/Community Planning
Architectural Style: *No Data*
Form: *No Data*
Condition: Poor
Threats to Resource: Neglect
Cultural Affiliations: *No Data*
Cultural Affiliation Details:
No Data
Architectural Description:
This is a small, gable-roof outbuilding with weatherboard siding.
Number of Stories: 1

Historic District Information

Historic District Name: Danville Historic District
Local Historic District Name: Old West End Historic District
Historic District Significance: *No Data*

CRM Events

Event Type: Survey:Phase I/Reconnaissance

Project Review File Number: *No Data*
Investigator: Wyatt, Sherry

Organization/Company: Unknown (DSS)

Photographic Media: *No Data*

Survey Date: 9/1/2005

Dhr Library Report Number: *No Data*

Project Staff/Notes:

No Data

Project Bibliographic Information:

Name: Cahill, Mary

Record Type: Book

Bibliographic Notes: Victorian Danville

Name: Wyatt, Sherry

Record Type: DHR File Data

Bibliographic Information

Bibliography:

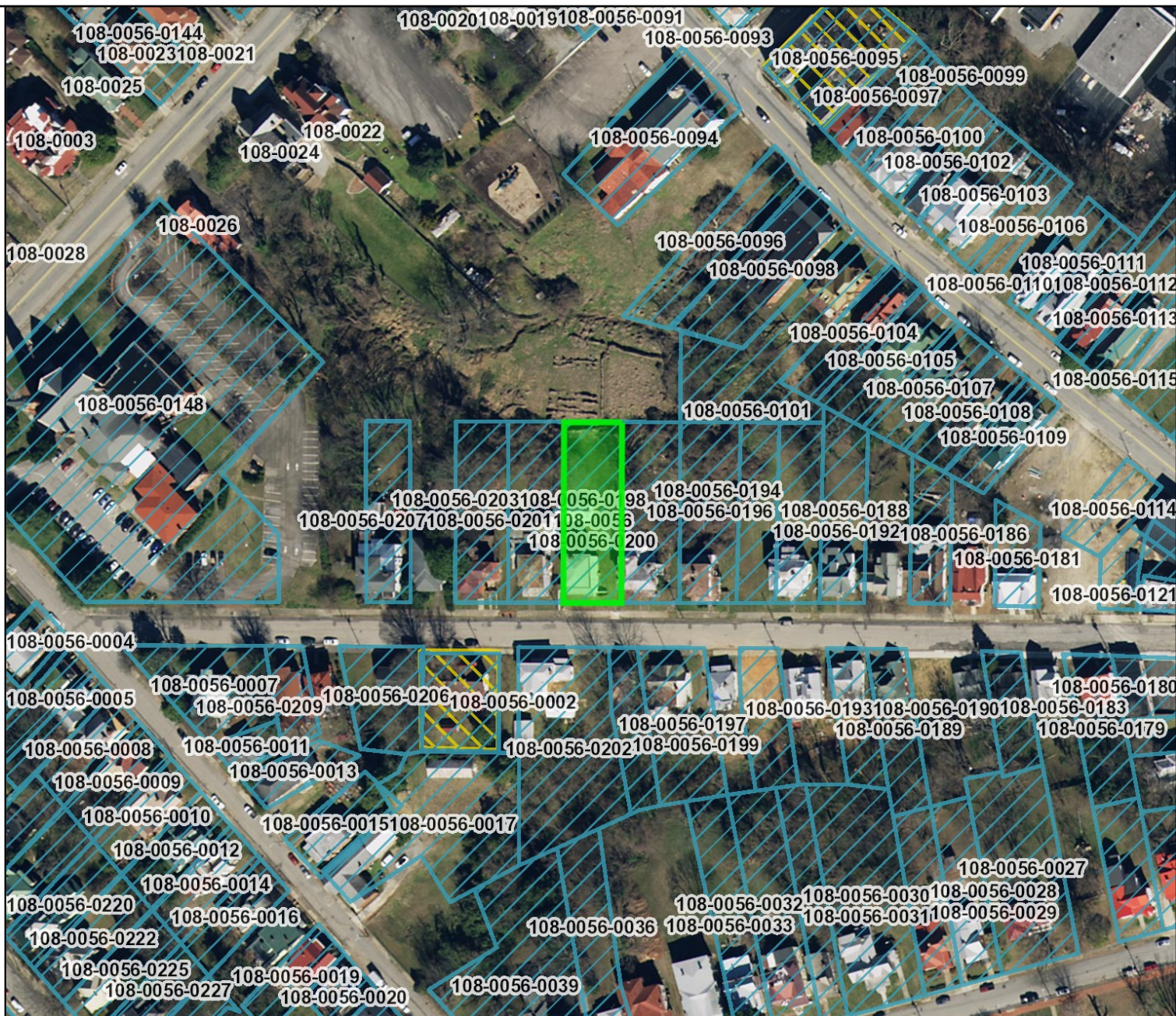
No Data

Property Notes:

No Data

Legend

- Architecture Labels
-  Individual Historic District Properties
-  Archaeological Resources
- Archaeology Labels
-  DHR Easements
-  County Boundaries



Feet

0 50 100 150 200
1:2,500 / 1"=208 Feet

Date: 6/20/2023

DISCLAIMER:Records of the Virginia Department of Historic Resources (DHR) have been gathered over many years from a variety of sources and the representation depicted is a cumulative view of field observations over time and may not reflect current ground conditions. The map is for general information purposes and is not intended for engineering, legal or other site-specific uses. Map may contain errors and is provided "as-is". More information is available in the DHR Archives located at DHR's Richmond office.

Notice if AE sites: Locations of archaeological sites may be sensitive the National Historic Preservation Act (NHPA), and the Archaeological Resources Protection Act (ARPA) and Code of Virginia §2.2-3705.7 (10). Release of precise locations may threaten archaeological sites and historic resources.