



RIVER DISTRICT DESIGN COMMISSION REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

July 13, 2023

4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. NEW BUSINESS

1. PZ23-00212 is a request filed by ARRG Properties, LLC to deconstruct 601 Lynn Street and build a new 125 unit apartment.
2. PZ23-00218 is a request filed by Me's Burgers and Brews to replace the existing patio chains with metal fencing.
3. PZ23-00219 is a request filed by Philip Decker to complete facade improvements at 315 Lynn Street.

D. STAFF UPDATES

E. APPROVAL OF MINUTES

1. Minutes from June 08, 2023

F. ADJOURN



STAFF REPORT

DATE: July 13, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: PZ23-00212 is a request filed by ARRG Properties, LLC to deconstruct 601 Lynn Street and build a new 125 unit apartment.

SUMMARY

The applicant, ARRG Properties, LLC is requesting a Certificate of Appropriateness to deconstruct the existing structure at 601 Lynn Street and construct a 125 unit brick apartment complex on site. While only one application was submitted, Staff believes it is best to look at the deconstruction and construction separately.

Deconstruction

601 Lynn Street with its original construction dated 1886 is noted as significant in the Tobacco Warehouse and Residential Historic District inventory. The inventory states "This structure contributes to the significance of the district because it represents one of the finest examples of a tobacco storage facility in the district. Built by local contractor R.B. Graham, this bldg. displays elegant proportions, fine dog-toothed brick molding, coupled windows and shares a similar scale with other structures in the district".

It is also noted that the "small arched windows with iron shutters minimizing natural light demonstrate the structures used as a storage facility as opposed to a working factory". This notation lends itself to the complications that the applicant is facing in redevelopment. These complications are discussed in Section 3.5 of the River District Design Guidelines:

Section 3.5

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

Staff does not promote demolition, but there are constraints with redevelopment of this structure.

New Construction

The applicant has requested a Certificate of Appropriateness to construct a 125 unit brick apartment complex at 601 Lynn Street. The structure will be four (4) stories in height and contain a fitness facility and a rooftop patio. The courtyard will contain a swimming pool and firepit/lounge areas. Each unit will have an external patio. See attached elevation drawings.

According to the design guidelines, the proposed materials and scale are appropriate for the area. However, the exterior patios along Deboe and Lynn Street are inconsistent with other structures in the area. The warehouses generally possess flat facades and windows with a vertical emphasis. The elevations propose recessed patios and what appear to be square windows.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission evaluate the proposed construction and use prior to making a decision on the demolition of the existing structure at 601 Lynn Street. The decision of demolition should not be taken lightly and should only be considered if necessary for safety and/or the infill design for redevelopment is appropriate for the River District.

ATTACHMENTS

1. Application and Supporting Documents
2. HAER inventory



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

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:

1. Statement of proposed use and user.
2. Statement of estimated construction time.
3. 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
4. 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.
5. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
6. A landscaping and buffer plan.
7. 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.
8. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ RDDC Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID: 21748 Zoning District: TWC
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#): 21748

Applicant: ARRG PROPERTIES LLC

Applicant's Address: 541 Bridge Street, Ste 2 – Danville, VA 24541

Applicant's Phone Number: 804-925-0109

Applicant's E-mail: ross.fick@gmail.com

Proposed Improvement:

☒ Alteration ☐ Addition ☐ Rehabilitation ☒ New Construction ☐ Sign

Improvement Description:

Please see materials below and attached.

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)

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.

1. Statement of proposed use.
 - a. 125 multi-family apartment units complete with clubhouse, fitness facility, pool, and roof-top patio. Existing building to be deconstructed, salvaged, and materials to be made available for reuse elsewhere.
2. Statement of estimated construction timeline.
 - a. Site-preparation complete 2nd quarter 2024.
 - b. Project complete 4th quarter 2025.
3. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located.
 - a. Attached aerial map view.
4. Proposed new improvement details.
 - a. New building height and visual-impact will be roughly the same as existing building.
 - i. Proposed building height = 44-feet with an additional 8-feet at roof-top elevator and stair shafts.
 - ii. For reference:
 1. Existing building at 618 Craghead = 52-feet with an additional 10-feet at roof-top.
 2. Existing building at 610 Craghead = 60-feet.
 3. Existing building at 600 Craghead = 53-feet.
 - b. Existing property boundaries, building placement and site configuration;
 - i. Proposed building site-footprint and configuration from the public ROW will be materially the same as existing building.
 - c. Proposed building color and materials;
 - i. Proposed building will have an exterior in red brick laid in a bond-pattern to be compatible with that of the surrounding structures. Windows will be one-over-one wood-aluminum clad windows in beige or bronze to be compatible with that of the surrounding structures. All metal and storefront material to be black or bronze to be compatible with that of the surrounding structures. Pictures attached here represent a similarly designed building completed in Lynchburg's Downtown Historic District and are included to represent the proposed building colors and materials. The property shown in the pictures blends well with the surrounding historic properties all the while offering modern building materials, finishes, and features.
5. Architectural drawings showing plan view and elevations of new planned construction.
 - a. Attached.
6. A landscaping and buffer plan.
 - a. Proposed building height, visual-impact, site-footprint, and configuration from the public ROW will be materially the same as existing building.

7. 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.
 - a. Signage, address numbering, and exterior lighting will be limited in scope and placed sensitively at the front entrance of the building along Lynn Street and the side entrance along Deboe Street. Signage, address numbering, and exterior lighting will be consistent in scope and design to other adjacent properties.

Additional notes:

1. Applicant believes that the proposed multi-family medium-density-residential project is a perfect opportunity to incorporate a new construction building and unique asset into Danville's River District landscape. The subject project will allow for modern building materials, design elements, and amenities not offered elsewhere in the District. The subject project will prove to be an attractive living opportunity and a source of pride for the City's residents and stakeholders. Great care has been taken to ensure the subject project is sensitively designed to be in harmony with those structures near and next to it. Speaking specifically to the River District Design Guidelines Section 2.2, the subject project *"respect(s) the rich architectural context and heritage of Danville and respond(s) to the nearby architectural styles to reinforce a sense of place"* as it *"draw(s) on the proportions and materials historically used in the area."* Further, the subject project *"orient(s) the main facades of buildings to the street, avoid(s) blank facades on the ground level and especially on the street, articulate(s) buildings for visual interest, and use(s) high quality building materials to provide a quality image, fire safety, and permanence."*
2. Applicant calls attention to the need for housing in Danville: *"We have a gap in our housing market that needs to be filled by product," Danville City Manager Ken Larking told the Danville Register & Bee on Tuesday afternoon. ... Danville needs more than 1,000 additional homes to meet demand generated by nearly 4,000 jobs expected to come to the Dan River Region through next year, according to a housing demand study completed last year by the Danter Company. ... About 3,900 new jobs are expected to come to the Danville market through 2023, including 1,300 anticipated for the Caesars Virginia casino, Danter pointed out. ... Another 2,600 jobs will come from more than a half-dozen other economic development projects. ... That will drive up housing demand, with 1,059 new housing units needed to meet that — including 921 apartments and 138 single-family homes, Danter said. In addition, 1,366 units are needed — 760 apartments and 606 single-family homes — to satisfy pent-up demand, he added. Those figures add up to 2,425 homes that must be built to meet housing needs due to both job-driven and pent-up demand."*
3. Applicant asserts that the existing structure on the subject property has no contemporary use. The existing structure is built without windows and its design (its overall depth, width, and floor heights) is not conducive to a productive and financially feasible redevelopment project. The extensive modifications necessary to allow for the existing structure to be effectively redeveloped have been extensively researched and ultimately deemed to be overly detrimental and prohibitive. Referencing the River District Design Guidelines Section 3.3, *"With the abundance of square footage available in historic buildings in the River District, some decisions will have to be made about how best to preserve buildings. It is unfortunately fairly certain that not all can be saved."* Further, in Section 3.5, the Guidelines uniquely foreshadow this proposal for the specific subject

property, *"Other buildings are more problematic. There is a substantial and attractive warehouse on the corner of Lynn and Deboe Streets near the rail yard that has no windows in the front facade, and only a few on the sides. Making that building usable for anything besides a call center, storage, or other use that does not require windows causes conflicts between historic preservation and viable reuse."* Applicant recognizes the impact and circumstance of what is proposed. Applicant also recognizes the opportunity presented for the betterment of Danville's River District to further satisfy the area's need for housing, to create an active use for a long dormant property, and to add value to the City's taxable assets. Applicant has extensive experience and expertise in the adaptive-reuse development field. Applicant has explored many approaches and methods to reuse the existing structure but none are viable. The existing building will be deconstructed in an orderly fashion salvaging and preserving the materials to be reused elsewhere for the benefit of other historic rehabilitation projects.



Subject Property



601 Lynn Street

Deboe Street

First Floor - Plan View



601 LYNN STREET PROJECT

A2.0



601 Lynn Street

Deboe Street

Second Floor - Plan View



601 LYNN STREET PROJECT

A2.1



601 Lynn Street

Deboe Street

Third Floor - Plan View



601 Lynn Street

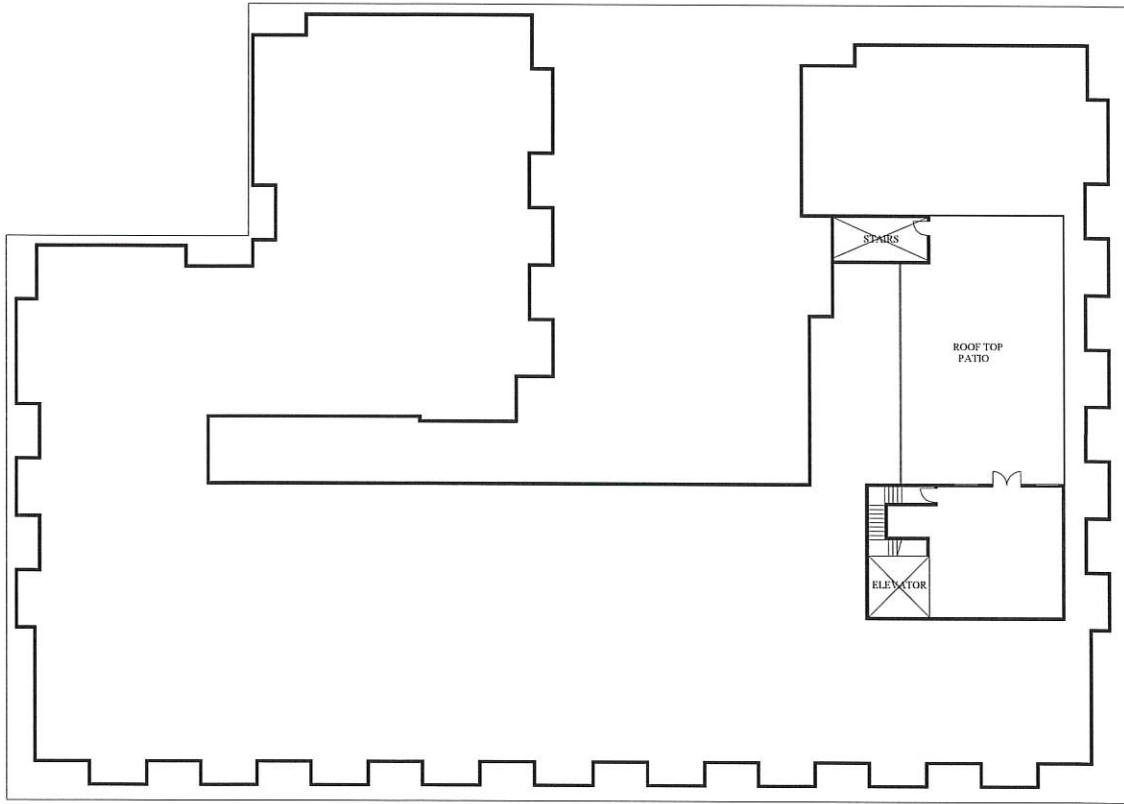
Deboe Street

Fourth Floor - Plan View

601 LYNN STREET PROJECT



A2.3



601 Lynn Street

Deboe Street

Roof - Plan View

601 LYNN STREET PROJECT



A2.4



Lynn Street



Deboe Street

Elevations

601 LYNN STREET PROJECT



A3.0









Historic American Engineering Record
Department of the Interior, Washington, D.C. 20240

[illegible]

2. INDUSTRIAL CLASSIFICATION	1	1	0	5	3. PRIORITY	2	4. DANGER OF DEMOLITION? (SPECIFY THREAT)	☐ YES	☒ NO	☐ UNKNOWN
BULK: AGRI: Tobacco products										
SPEC STRUC: MATS: Warehouses	9	8	5	3	5. DATE	1902	6. GOVT SOURCE OF THREAT	OWNER ADMIN		
							7. OWNER/ADMIN	Davis Storage		

8. NAME(S) OF STRUCTURE	9. OWNER'S ADDRESS
American Tobacco Company	541 Bridge Street Danville, Virginia 24541

[illegible]

11. SITE ADDRESS (STREET & NO.)
 Davis Storage
 629-645 Lynn Street
 Danville, Virginia 24541

14.	UTM ZONE	EASTING	NORTHING	SIGN	SCALE	☐ 1:24	☐ 1:62.5	QUAD NAME
						☐ OTHER		

[illegible]

16. INVENTORIED BY	AFFILIATION	DATE
B. Handy	HAER Danville Inventory	Summer 1978

17. DESCRIPTION AND BACKGROUND HISTORY, INCLUDING CONSTRUCTION DATE(S), HISTORICAL DATE(S), PHYSICAL DIMENSIONS, MATERIALS, EXISTING EQUIPMENT, AND IMPORTANT BUILDERS, ENGINEERS, ETC.

Danville contractor R. B. Graham constructed a large storage facility (160' x 185') for the American Tobacco Co. in 1900. Raised brick string courses demarcate the building's three floors. Small arched windows with iron shutters minimizing natural light demonstrate the structures used as a storage facility as opposed to a working factory. Small ducts evened spaced around the building provided a source of ventilation. The building is divided into six storage areas which American Tobacco shared with Piedmont Storage. Mill construction, fire walls, and an automatic sprinkler system afforded the maximum in fire protection available at that time. A 50,000 gallon water tank manufactured in 1902 by the Chicago Bridge and Iron Works served as an auxiliary water supply for both American Tobacco buildings, the Continental Tobacco Co. next door, and American's Cigar Factory on Bridge Street. American constructed this building on the site occupied in the 1880s by the Piedmont House. Bass and Jefferson's Lumber Yard stood on the site in the 1880s along with several "Negro tenements" and other small frame dwellings along Shelton and Lynn Streets. Export Leaf Tobacco Co. successors to the

ADAPTIVE USE

PRESENT USE

ORIGINAL USE

18. ORIGINAL USE

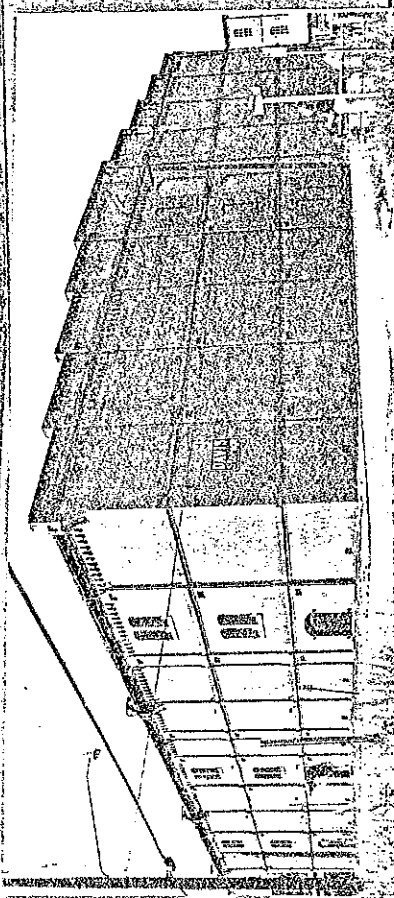
10 REFERENCES—HISTORICAL REFERENCES, PERSONAL CONTACTS AND/OR OTHER

Cahill and Grant, p. 34

I. J. Issacs, The City of Danville, Va.:

Its Interests & Indust., 1913, p. 13 CONT OVERY

Sanborn Maps: 1886, 1894, 1899, 1904, 1910, 1915, 1920, 1947, and 1972			21. NPS REGION		22. PUBLIC ACCESSIBILITY		23. EDITOR		DISTRICT I.D. NO.
					☐ YES ☒ NO	☐ YES, LIMITED ☒ YES, UNLIMITED ☐ UNKNOWN	☐ N ☐ YR		
20. URBAN AREA 50,000 POP. OR MORE			☐ YES ☒ NO						
24. LOCATED IN:			☐ YES ☒ NO		NAME				



DESCRIPTION (CONTINUED)

DESCRIPTION (CONTINUED)

British American Tobacco Co. purchased the property around 1915 and added a second story iron clad walkway linking this building to the Harris Building which was also constructed by Graham for American in 1902. A frame loading shed and brick-faced cinder block shipping warehouse were added between 1947 and 1972.

Significance

This structure contributes to the significance of the district because it represents one of the finest examples of a tobacco storage facility in the district. Built by local contractor R. B. Graham, this bldg. displays elegant proportions. fine dog-toothed brick mounding, coupled windows and shares similar scale with other structures in the district.

ABSTRACT

[illegible]



STAFF REPORT

DATE: July 13, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: PZ23-00218 is a request filed by Me's Burgers and Brews to replace the existing patio chains with metal fencing.

SUMMARY

Patio chains are currently being used at 215 Main Street to delineate the outdoor dining space. The applicant, Me's Burgers and Brews, is requesting a Certificate of Appropriateness to replace the chains with a metal fence. The fence will be affixed to temporary bases and not attached to the building.

Section 6.2 of the Design Guidelines states:

- All railings must be at least 50% open to allow visibility to and from the street
- Enclosures must be a minimum of 36" high
- Permanently affixed enclosures are not permitted

RECOMMENDATION

The Planning Staff recommends that the River District Commission approve PZ23-002018 filed by Me's Burgers and Brews to replace existing patio chains with metal fencing to delineate the outdoor dining space.

ATTACHMENTS

1. Application
2. Photos

attach all additional materials.

Property Location (address/ID#): 215 MAIN STREET
Applicant: ME'S BURGERS AND BREWS
Applicant's Address: 215 MAIN STREET
Applicant's Phone Number: 434-489-4476
Applicant's E-mail: MESBURGERS@GMAIL.COM

Proposed Improvement:

☒ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description: REPLACE CURRENT PATIO CHAINS

WITH ATTRACTIVE FENCING ACCORDING TO
SECTION 6.2 IN RIVER DISTRICT DESIGN
GUIDELINES. ~~ADDS~~ FENCING IS METAL AND ON
TEMPORARY BASES AND NOT ATTACHED TO BUILDING AS
STIPULATED IN RDDC GUIDELINES.

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

ME'S BURGERS + BREWS
Applicant Signature

Reel Tomlinson

Karl S. Linn

Property Owner Signature
(if not applicant)

AEOLIAN PRODUCTS & SERVICES

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.





STAFF REPORT

DATE: July 13, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: PZ23-00219 is a request filed by Philip Decker to complete facade improvements at 315 Lynn Street.

SUMMARY

Request PZ23-00219 filed by Philip Decker for facade improvements at 315 Lynn Street includes:

1. changing the center double door to a single door access
2. adding a single glass door to the left side
3. adding a fenced outdoor dining area to the left side that is only accessed internally
4. install an awning across the facade with no advertising copy

Section 6.2 of the Design Guidelines states:

- All railings must be at least 50% open to allow visibility to and from the street
- Enclosures must be a minimum of 36" high
- Permanently affixed enclosures are not permitted

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ23-00219 to complete facade improvements at 315 Lynn Street with the condition that the fencing is not permanently affixed to the sidewalk or structure.

ATTACHMENTS

1. Application
2. Photos

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#): 315 Lynn St. Suite B. Danville VA 24541

Applicant: Phillip Decker

Applicant's Address: 1715 Walnut Creek Rd Danville VA 24540

Applicant's Phone Number: 434-548-8806

Applicant's E-mail: Deckerpe2@gmail.com

Proposed Improvement:

☒ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

Taking the existing store front (Currently Funky's Arcade Bar) and

redesigning entrance. Moving the main double doors to the right and

Adding fenced in outdoor seating area with separate door leading to it.

Adding an awning to building front to allow for more protection from the elements. Architectural rendering to be submitted later.

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

Owners signature to be submitted later
Property Owner Signature
(if not applicant)

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Old 97 Tavern and Arcade

315 Lynn St Suite B Danville VA

Purposed Front Changes:



Proposed Fencing to be used:



Proposed Awing style:



Please note: All "Funky's Arcade" signage will be removed and replaced with "Old 97 Tavern and Arcade" Signage

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

JUNE 8, 2023

Members Present

Courtney Nicholas
John Ranson
Andrew Hessler
Adam Jones

Members Absent

R. J. Lackey
Andrew Hessler
Peyton Keesee

Staff

Cynthia Lester
Ryan Dodson
Renee Burton

Ms. Nicholas called the meeting to order at 4:21 p.m.

ITEMS FOR PUBLIC HEARING

- 1. Certificate of Appropriateness request PZ23-00183 to install (5) bike racks on North Union Street in front of the Bee Hotel.*

Ms. Nicholas opened the Public Hearing.

Mr. Cook stated. I'm Manager operations of the Bee Hotel. And this is Erin, intern handling the marketing. We have presented a short presentation.



Bike.pdf

Ms. Nicholas closed the Public Hearing.

Mr. Ranson made a motion to issue a Certificate of Appropriateness request PZ23-00183 to install (5) bike racks on North Union Street in front of the Bee Hotel. Mr. Hessler seconded the motion. The motion was approved by a 4-0 vote.

APPROVAL OF MINUTES

The MAY 11, 2023, minutes were approved by a unanimous vote. With no further business, the meeting adjourned at 4:45 p.m.

Approved By: _____