



RIVER DISTRICT DESIGN COMMISSION REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

September 14, 2023

4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. NEW BUSINESS

1. Certificate of Appropriateness request PZ23-00277 to replace damaged exterior wall at 525 Loyal Street.
2. Certificate of Appropriateness request PZ23-00278 to install mobile sails and a patio bar at 510 Spring Street.
3. Certificate of Appropriateness request PZ23-00306 to install window vinyl sign at 321 Lynn Street.
4. Certificate of Appropriateness request PZ23-00311 to repaint north side wall at 541 Main Street.
5. Certificate of Appropriateness request PZ23-00317 to install window vinyl signs, projecting signs, and replace broken side light glass at 314 Lynn Street.
6. Certificate of Appropriateness request PZ23-00320 to install wall sign, window and door vinyl signs, and projecting sign at 442 Main Street.
7. Certificate of Appropriateness request PZ23-00325 to update landscaping at 500 Main Street.

8. Certificate of Appropriateness request PZ23-00326 to install window vinyl at 515 Main Street.
9. Certificate of Appropriateness request PZ23-00332 to install flag pole and flag at 326 Main Street.

D. STAFF UPDATES

E. APPROVAL OF MINUTES

1. July 13, 2023 Minutes

F. ADJOURN



STAFF REPORT

DATE: September 14, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness request PZ23-00277 to replace damaged exterior wall at 525 Loyal Street.

SUMMARY

The applicant, Marvin Jones, is requesting a Certificate of Appropriateness to replace a damaged portion of the street-side wall. The damaged area is to be replaced with painted wood framing and a six-foot double door for entry. No images or pictures were submitted for the design of the door or the proposed color.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ23-00277 to replace a damaged portion of the street-side wall with painted wood framing and a six-foot double entry door if the Commission believes the proposed door design and color palette is compatible with the structure and district guidelines.

ATTACHMENTS

1. Application
2. Supporting Docs
3. Pictures



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:

- 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;
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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
 - (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 #: P223-00277 RDDC Meeting Date: September 14, 2023
Date Received: 8-7-23 Received By: LISA JONES
Parcel ID: 20135 Zoning District: Central Business 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#): 525 Loyal Street Danville, Va 24541

Applicant: Marvin k Jones

Applicant's Address: 139 Hemlock Drive Danville, Va 24540

Applicant's Phone Number: 434-548-1004

Applicant's E-mail: afireman2@gmail.com

Proposed Improvement:

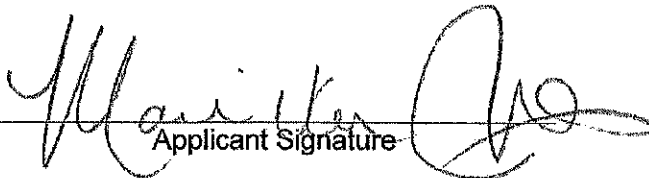
☒ Alteration ☐ Addition ☒ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

Replace outside wall

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)

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GUNNELL CONSTRUCTION

Class A license
Danville, VA
davegunnell@msn.com
434-251-7716

7-27-23

Mr. Ken Jones,

This estimate is for the construction of a new wall to be built in an existing opening of your building on Loyal St. The existing damaged wall would be removed and the debris hauled away. Once the opening is clear a new wall would be framed using wood framing, the wall would be about 10 ½ feet tall and 18 feet long. The wall would have a six-foot double door installed for entry. The inside and outside walls would be covered in ½" plywood and then painted the color of your choosing. Wood trim would be installed around the door on the inside. A good quality door knob would be installed and any final details would be finished up.

Project would be completed quickly once started and jobsite would be kept neat. I would be able to complete this project for a cost not to exceed \$6,000. Thank you for the opportunity to quote this project for you, please don't hesitate to contact me if you have any questions.

Dave Gunnell
Gunnell Construction











STAFF REPORT

DATE: September 14, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness request PZ23-00278 to install mobile sails and a patio bar at 510 Spring Street.

SUMMARY

The applicant, Justin Ferrell, has requested a Certificate of Appropriateness to install mobile shade sails and a patio bar located in the side yard of 510 Spring Street.

Outdoor Dining on Private Property is addressed in Section 6.3.

- *For furniture in side and rear yards and on decks, the requirements are more flexible, with picnic tables, umbrellas with logos, service areas, hostess stations and bars allowed as deemed appropriate by the River District Design Commission (RDDC) and the City.*

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ23-00278 filed by Justin Ferrell to install mobile shade sails and a patio bar located in the side yard of 510 Spring Street.

ATTACHMENTS

1. Application
2. Picture



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

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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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:

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 - (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 #: PZ 23-00278 RDDC Meeting Date: Sept 14
Date Received: 8/17 Received By: Williams
Parcel ID: 205860 Zoning District: CB-C

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#): 510 Spring Street

Applicant: Justin Ferrell

Applicant's Address: 205 Macy Herndon Lane

Applicant's Phone Number: 434.251.3304

Applicant's E-mail: ferfa ferfam5@gmail.com

Proposed Improvement:

☒ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

We are adding mobile sails for shade, along with a patio bar.

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses?

☒ Yes ☐ No

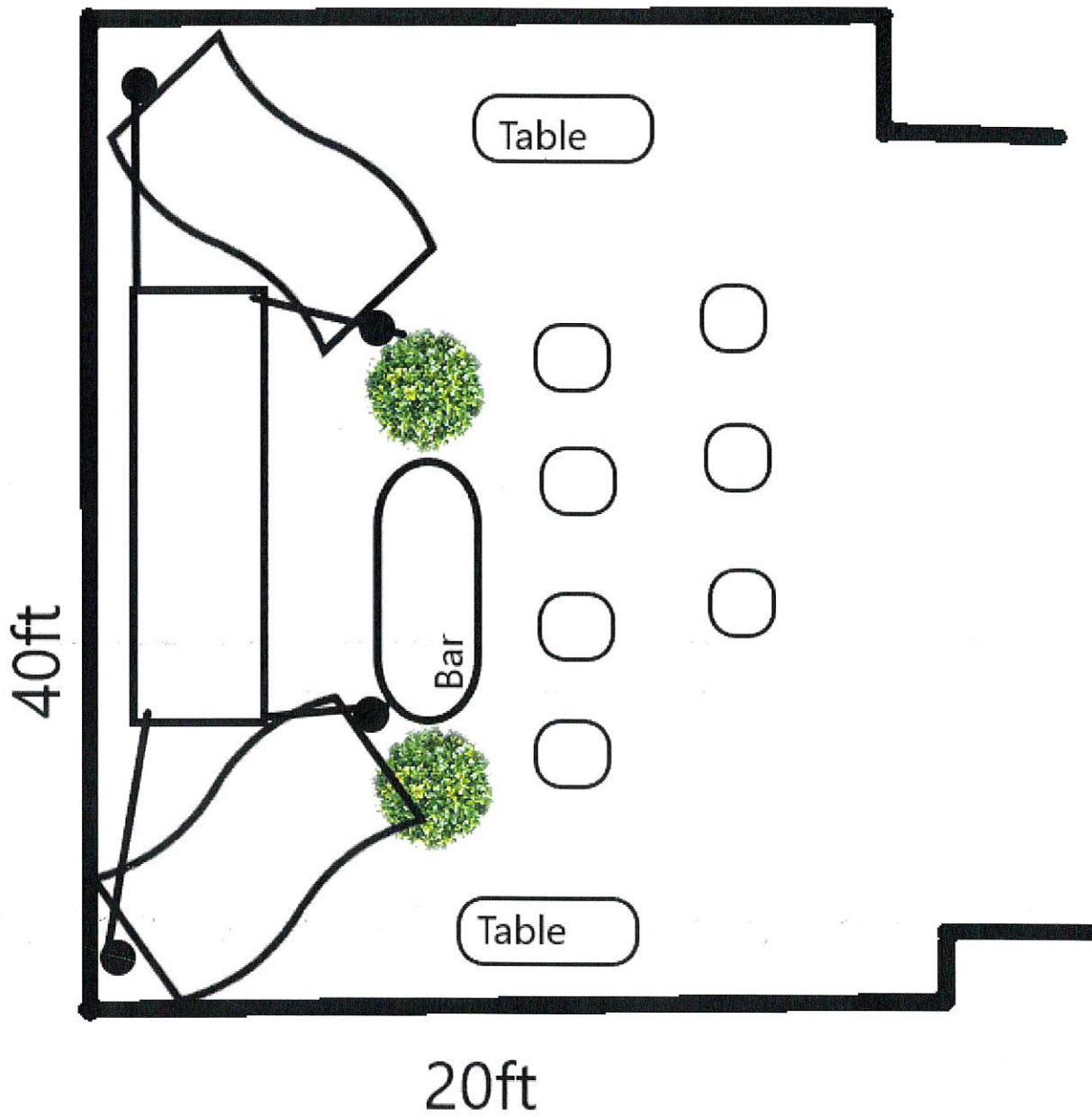
Would you like more information about these programs?

☒ Yes ☐ No


Applicant Signature

Property Owner Signature
(if not applicant)

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STAFF REPORT

DATE: September 14, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness request PZ23-00306 to install window vinyl sign at 321 Lynn Street.

SUMMARY

The applicant, Amy Pruitt, has requested a Certificate of Appropriateness to install a vinyl window cling at 321 Lynn Street. The new signage will be 52' x 40" and will advertise her new business, The Happy Little Fox Toy Shop.

Commercial Signage is addressed in Section 7. 2. j.

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

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ23-00306 filed by Amy Pruitt to install a 52"h x 40"w vinyl window cling at 321 Lynn Street.

ATTACHMENTS

1. application
2. The Happy Little Fox



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

River District Design Commission

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- H. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: P223-00306 RDDC Meeting Date: Sept. 14
Date Received: 8/22 Received By: Jones
Parcel ID: 22120 Zoning District: TWC
Additional Information: window vinyl

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#): 321 Lynn Street, Danville, VA 24541
Applicant
:

Applicant's Address: 306 Cathy Drive, Danville, VA 24540

Applicant's Phone Number: 434-473-3370

Applicant's E-mail: amy@littlefoxtoyshop.com

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description:

Printed, Contour-cut vinyl graphics for toy shop logo.
Sized at approx 52"h x 40"w, to be displayed/installed on the
front window of the toyshop. A copy of the logo is
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

Amy Nicole Pruitt
Applicant Signature

[Signature]
Property Owner Signature
(if not applicant)

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STAFF REPORT

DATE: September 14, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness request PZ23-00311 to repaint north side wall at 541 Main Street.

SUMMARY

The applicant, Tommy Lea, has requested a Certificate of Appropriateness to paint the north wall at 541 Main Street.

Commercial Signage is addressed in Section 3.2 Item 6 states:

Color is highly subjective, and these guidelines do not dictate color choices, but consideration should be given to adjacent properties and historic precedents when choosing colors.

There is no color choice presented in the application.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ23-00311 filed by Tommy Lea to paint the north wall at 541 Main Street a color complimentary to the structure.

ATTACHMENTS

1. Application



City of Danville

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

River District Design Commission

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- H. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: **P223-00311** RDDC Meeting Date: **Sept 14**
Date Received: **8/18** Received By: **Willis**
Parcel ID: **20146** Zoning District:

Additional Information: | Danville, VA 24541 | 434.799.5260 | www.danvilleva.gov

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#): 541, 539 Building

Applicant: Tommy & Sharon Lea

Applicant's Address: 541 Main St Danville va 24541

Applicant's Phone Number: 336-708-0526 & 336-708-0095

Applicant's E-mail: sharonlea66@gmail.com

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☒ New Construction ☐ Sign

Improvement Description: repair cracks in the wall
pressure wash the wall and scrap paint of the wall
and repaint the wall

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

Tommy Lea

Property Owner Signature
(if not applicant)

Sharon Lea

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STAFF REPORT

DATE: September 14, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness request PZ23-00317 to install window vinyl signs, projecting signs, and replace broken side light glass at 314 Lynn Street.

SUMMARY

The applicant, Derek Davis, has requested a Certificate of Appropriateness to install a vinyl window cling, reface an existing hanging sign and repair a broken sidelight at 314 Lynn Street. The new signage will advertise their new business, Mama's Attic Thrift Store.

The proposed sign reface and window repair does not require a Certificate of Appropriateness. However, the Commission must review the window cling proposed to advertise the business.

Commercial Signage is addressed in Section 7. 2. j.

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

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ23-00317 filed by Derek Davis to install a new vinyl window cling at 314 Lynn Street per provided photo.

ATTACHMENTS

1. Application
2. Supporting Docs
3. Pictures
4. Pictures 2
5. Pictures 3



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

River District Design Commission

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PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ23-00317 RDDC Meeting Date: Sept. 14
Date Received: 8/29 Received By: burton
Parcel ID: 20442 Zoning District: TWC
Additional Information: 314 Lynn Mama's Attic

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#): 314 Lynn Street

Applicant: Mama's Attic Thrift Store LLC

Applicant's Address: 314 Lynn Street Danville, Va 24541

Applicant's Phone Number: 434-250-4724

Applicant's E-mail: hkd0068@yahoo.com dsound400@yahoo.com

Proposed Improvement:

☒ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description:

Install Business Logo Inserts on Windows
Install new sign inserts in existing hanging sign
Replace broken side light glass at front door

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

Daniel J. Davis
Applicant Signature

Letter Attached
Property Owner Signature
(if not applicant)

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Piedmont Lands of Virginia, LLC

P. O. Box 1538
Danville, Virginia 24543
434-791-4171

July 18, 2023

River District Association
208 N Union Street, Suite 101
PO Box 853
Danville, VA 24543

RE: Façade Improvement Grant Program

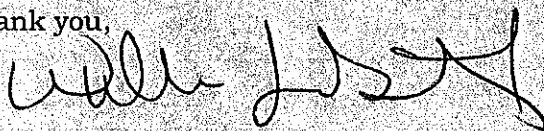
I am William J. Gentry, Jr. managing member of Piedmont Lands of Virginia, LLC, which owns the building at 314 Lynn Street and rents it to Mama's Attic (Derek & Nancy Davis).

I approve the proposed changes to the building's façade as follows:

- Replacement of the 2 front windows
- Changes to the existing 4' X 6' hanging sign in front of the building by changing out the signs inside the frame to reflect new name and logo.
- Update store front windows with new name, logo and telephone number. (As per the attached picture)

Should you have any questions, you can reach me at 434-791-4171.

Thank you,



William J. Gentry, Jr., managing member
Piedmont Lands of Virginia, LLC









STAFF REPORT

DATE: September 14, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness request PZ23-00320 to install wall sign, window and door vinyl signs, and projecting sign at 442 Main Street.

SUMMARY

The applicant, Ralanda Barnes, has requested a Certificate of Appropriateness to install window decals, a sign board and a hanging sign to advertise their new business 2 Earthy Mamas.

Commercial Signage is addressed in Section 7. 2.

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

f. Projecting signs between the first and second floors: These signs can add great visual interest to the streetscape. Their size is limited to 4 square feet per side, or 8 square feet total for a two-sided sign. This does not include the bracket. They should project no more than 4.5 feet from the building, and the bottom of the sign may be no lower than 10' from the sidewalk. Only one such sign is permitted per business. These signs may not include neon or internal illumination.

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

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ23-

00320 filed by Ralanda Barnes to install window decals, a sign board and a hanging sign to advertise their new business 2 Earthy Mamas.

ATTACHMENTS

1. Application
2. Supporting Docs



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:

- 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 #: PZ 23-00300 RDDC Meeting Date: Sept. 14
Date Received: 8/29 Received By: williss
Parcel ID: 26257 Zoning District: CB-C
Additional Information: Signs @ 442 Main St.

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#): 442 MAIN ST STE. #110 DANVILLE VA

Applicant: 2 EARTHY MAMAS (RALANDA BARNES)

Applicant's Address: 263 POTEAT FARM RD PROVIDENCE NC 27315

Applicant's Phone Number: 443-867-4340

Applicant's E-mail: RALANDA.BARNES72@GMAIL.COM

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description:

SIGNBOARD TO READ: 2 EARTHY MAMAS

PERSONALIZATION.VINTAGE.INSPIRATION - • 1- 26 in (H) x 120 in (W) Single Sided Print(s) made from 3M 40C Controltac Vinyl + stock material • Laminated with Briteline WrapCAST Matte Overlamine on face

2 GLASS DOOR DECALS: STORE NAME, HOURS, PHONE,

WEBSITE & SOCIAL MEDIA - 1- 49 in (H) x 24 in (W) Single Sided Print(s) made from 3M 40C Controltac Vinyl + stock material • Laminated with 3M-8508 Gloss Overlamine + on face

2 GLASS DOOR DECALS OF 2 EARTHY MAMAS LOGO - • 2- 24 in (H) x 24 in (W) Single Sided Print(s) made from 3M 40C Controltac Vinyl + stock material

• Laminated with 3M-8508 Gloss Overlamine + on face

1 PROJECTING SIGN - 26" Circle Sign double sided with 2 Earty Mamas (logo) W/ 26" Diameter Fixed Mount Sign Bracket Black in color

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

Rolanda Barnes
Applicant Signature

Kate Newland
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.

PROPOSAL

2022

CERTIFICATE OF APPROPRIATENESS

2 Earthy Mamas
Rae Barnes.- Co-Founder

442 MAIN ST. STE. 110 DANVILLE, VA

01

TABLE OF CONTENTS

Certificate of
Appropriateness

RequestS



03

2023

2 EARTHY MAMAS
Personalization.Vintage.Inspiration

REQUEST

Quantity: 1

Description:

Wide Format Prints

Wide Format Prints

above the window front

2 Early Mamas

Personalization . Vintage . Inspiration
centered

• 1- 26 in (H) x 120 in (W) Single Sided Print(s) made from 3M 40C
Controltac Vinyl + stock material

• Mounted on: Not Assigned

• Laminated with Briteline WrapCAST Matte Overlamine on face

04



REQUEST

Quantity:2

Description:

Wide Format Prints

Wide Format Prints

Glass Door Decals

customer will provide the info

Logo, Hours, Website, Phone Number, Social Media Info

• 1- 49 in (H) x 24 in (W) Single Sided Print(s) made from 3M 40C Controltac Vinyl + stock material

• Laminated with 3M-8508 Gloss Overlamine + on face

2023

REQUEST

Description:

Wide Format Prints
Wide Format Prints
Glass Windows Decals
customer will need to provide the logo

- 2- 24 in (H) x 24 in (W) Single Sided Print(s) made from 3M 40C Controltac Vinyl + stock material in white
- Laminated with 3M-8508 Gloss Overlaminate + on face

04



#443c3f



#97878a



#fefeef



#9a4e60



#e9d1d6

REQUEST

Quantity:1

Description:

Frames or Stakes

26" Diameter Fixed Mount Sign Bracket

Black in color

· 1 26" Diameter Fixed Mount Sign Bracket

Quantity:1

Description:

Wide Format Prints

Wide Format Prints

26" Circle Sign double sided with 2 Early Mamas (logo)

· 1- 26 in (H) x 26 in (W) Double Sided Print(s) made from 3M 40C Controltac Vinyl + stock material

· Mounted on: Aluminum - .040 White 48x96

· Laminated with 3M-8508 Gloss Overlamine + on face

04



STAFF REPORT

DATE: September 14, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness request PZ23-00325 to install new landscaping at 500 Main Street.

SUMMARY

The applicant, Wendy Hermann on behalf of the Gabriella Garden Club, has requested a Certificate of Appropriateness to install a new landscaping plan at 500 Main Street, HOME Pocket Park. The project will include both soft and hard landscaping to update the space.

The proposal also includes the installation of benches, trash receptacles and dog waste stations. Each of these additions are the same products used throughout the downtown streetscape.

Site plan development is addressed in Section 5.4

Entire Site Plans: A professionally prepared measured site plan of any major site work for new construction or significant renovation to existing sites must be approved by the RDDC and then by the relevant City agencies. Partial Site Plans. City staff will determine the designation for partial site plans as either major or minor. Major changes might include such elements as reconfigured parking, or the addition of retaining walls, freestanding walls and/or fences.

These must be approved first by the RDDC and then by other agencies as appropriate. Minor changes might include new planting beds, minor landscaping improvements, or removal of existing trees endangering a structure. These may be approved at staff level.

The proposed changes meet the criteria for major changes and should be reviewed by RDDC.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ23-00325 filed by Wendy Hermann on behalf of the Gabriella Garden Club, to install a new landscaping plan at 500 Main Street, HOME Pocket Park.

ATTACHMENTS

1. Application
2. Supporting Docs
3. Supporting Docs 2
4. Supporting Docs 3
5. Supporting Docs 4

6. Supporting Docs 5
7. Supporting Docs 6



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 #: PZ23-00325 CAR Meeting Date: Sept ~~28~~ 14
Date Received: 8/31 Received By: BA burton
Parcel ID: 22901 Zoning District: CB-C

Additional Information:

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): The HOME sign urban green space located on the southwest corner of Main and Union Streets in downtown Danville (500 Main Street, Danville, VA 24541)

Applicant: Gabriella Garden Club (Wendy Hermann, Gabriella Garden Club HOME Pocket Park Special Projects Committee Chair)

Applicant's Address: 428 Maple Lane Danville, VA 24541

Applicant's Phone Number: (434) 250-4994

Applicant's E-mail: wsplinter1@gmail.com

Describe Proposed Improvements: This proposed project will transform the under-utilized "HOME" sign green space at the corner of Main and Union Streets into a vibrant, welcoming, and lively pocket park that improves the health and wellness of downtown residents and businesses; expands economic and community development efforts; and encourages community engagement and tourism opportunities.


Applicant Signature

8/30/2023
date


Property Owner Signature
(if not applicant)

8/30/23
date

Commission of Architectural Review

Certificate of Appropriateness Application

Transforming Danville's "HOME" Sign Green Space into a Vibrant Pocket Park

A. Statement of proposed use and user

See attached "Transforming Danville's HOME Sign Green Space into a Downtown Pocket Park" Project Summary and Full Project Description.

B. Statement of estimated construction time

Installation expected to begin in November 2023 and conclude within three months.

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

See attached:

- 1) Aerial photograph excerpted from the City of Danville Parks and Recreation Department and the Danville Regional Foundation October 2017 report entitled, [Danville River District Green Space Plan](#);
- 2) Landscape rendering; and
- 3) Executed Memorandum of Understanding between Gabriella Garden Club and City of Danville Virginia covering the framework of cooperation for improvement of the HOME Pocket Park.

D. Not applicable

E. Not applicable

F. A landscaping and buffer plan:

See attached:

- 1) Landscape rendering,
- 2) Description of Materials,
- 3) Bench information sheet,
- 4) Waste Receptacle information sheet, and
- 5) Pet Waste Station example sheet.

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:

See attached Example Plaque Signage.

H. Not applicable

Commission of Architectural Review
Certificate of Appropriateness Application

Transforming Danville's "HOME" Sign Green Space into a Vibrant Pocket Park

Project Summary

Once transformed, the HOME Pocket Park will be made up of beautiful, multifunctional spaces in Danville's urban center. The park will be a safe, clean, and welcoming area for residents and businesses. A dramatic and positive addition to the high-traffic downtown area, the vibrant park will showcase the HOME sign. The HOME Pocket Park will enhance the health and well-being of neighborhood residents and businesses, expand business development, and foster a positive image of the city to help boost community engagement and drive tourism downtown. Please see the attached description for a complete discussion of how a transformed HOME Pocket Park benefits the downtown community as well as all of Danville.

Full Project Description

This proposed project will transform the under-utilized "HOME" sign green space at the corner of Main and Union Streets into a vibrant, welcoming, and lively pocket park that improves the health and wellness of downtown residents and businesses; expands economic and community development efforts; and encourages community engagement and tourism opportunities.

NEED

Pocket parks — small urban parks located in densely populated areas — add green space and amenities to neighborhoods and create several important benefits for residents and businesses. Recognizing the importance of green space, the City of Danville Parks and Recreation Department and the Danville Regional Foundation published their [Danville River District Green Space Plan](#) in October 2017. The report establishes four Focus Corridors, each with Priority Recommendations for maintaining and growing green space throughout the River District. Priority Recommendations for the Midway Corridor that encompasses Union Street include creating a pocket park as part of the roadmap for economic growth, focused revitalization, and to accelerate green space development in the area. Six years later, the city remains committed to the plan for an urban pocket park along the Midway Focus Corridor. According to Corrie Bobe, Economic Development Director for the City of Danville, "There are no active development plans for this site." This proposed transformation of the HOME Pocket Park is ideally suited to satisfy Plan recommendations.

OPPORTUNITY

Once transformed, the HOME Pocket Park will be a safe, clean, and welcoming area for residents and businesses. A dramatic and positive addition to the high-traffic downtown area, the vibrant park will showcase the HOME sign. The park will improve the health and well-being of neighborhood residents and businesses, expand business development, and foster a positive image of the city to help encourage community engagement and drive tourism downtown.

Commission of Architectural Review
Certificate of Appropriateness Application

Transforming Danville's "HOME" Sign Green Space into a Vibrant Pocket Park

Improve Health and Wellness

A vibrant HOME Pocket Park improves public health and social cohesion by providing a place for people to exercise, relax, and socialize. Studies find that residents who live within a short walk of a park have lower mortality rates; lower rates of obesity, diabetes, and heart disease; and lower blood pressure and cholesterol levels than those who live further away. In addition, trees in cities are shown to produce both environmental and human benefits by reducing air pollution, noise pollution, and heat island effects. A pocket park further improves the downtown environment by providing habitat for plants and animals. This, in turn, helps reduce stormwater runoff by absorbing rainwater and slowing the flow of water to lessen the potential for flooding.

Expand Economic Opportunities

In addition to health and environmental benefits, a vibrant HOME park attracts businesses and increases retail sales, helping further revitalize downtown neighborhoods while expanding economic development and boosting property values. Through increased business and foot traffic, safe and clean green space also helps to reduce crime. Transforming the HOME park expands positive economic change in the downtown area.

Encourage Community Engagement and Tourism

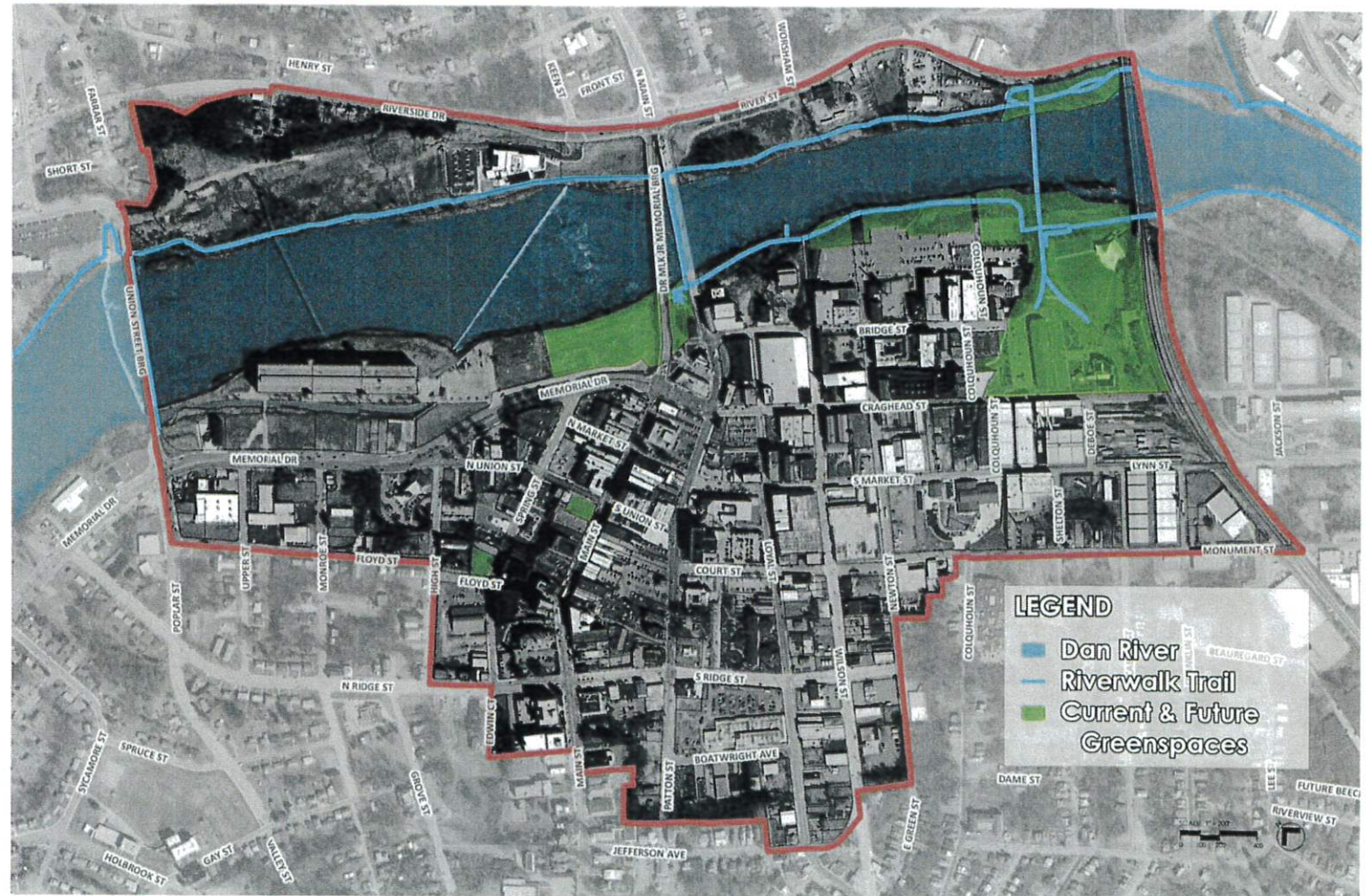
The green space at the corner of Main and Union Streets is in a rapidly evolving area of downtown. Located between a parking lot, buildings, and streets; the main distinction of the green space is the presence of the HOME sign. Deeply entrenched in the city's history, the HOME sign has become a symbol of Danville. However, as important as the HOME sign is, the green space in front of the iconic symbol is currently under-utilized. Transforming the space into a vibrant park that more effectively showcases the HOME sign provides a photo opportunity and encourages residents and visitors to capture and share their experiences on social media while spreading awareness about the city. Increased attention to the HOME sign more strongly links it to Danville's identity, creating a lasting impression in the minds of the community, and attracting more tourists.

The HOME Pocket Park transformation is meticulously planned to create a beautiful, pleasant, and inviting environment. Greenery, flowers, and well-maintained pathways not only provide aesthetic appeal, but also encourage visitors to linger and explore. Utilizing a combination of seating options, lush ground cover, flower beds featuring colorful perennials for year-round seasonal beauty, wide curving paver pathways, and flowering and foliage trees; the planned green space renovation offers shady spots for eating lunch, reading and relaxation, as well as paths for exploring. Newly installed plants and trees create the ideal canvas for picture-taking in front of the park's iconic focal point, the HOME sign. The transformed pocket park continues featuring rotating art installations at the front corner of the green space, providing even more opportunities for picture-taking.

Public Green Spaces

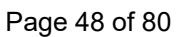
Public Green Spaces

Within the River District, there are approximately 26 acres of designated public green space, with majority of land located on/near the Dan River.



HAVE SIGN

— 1998 —



MEMORANDUM OF UNDERSTANDING BETWEEN

Gabriella Garden Club

AND

City of Danville Virginia

This MEMORANDUM OF UNDERSTANDING (MOU) is hereby made and entered into by and between the Gabriella Garden Club (GGC), and the City of Danville (THE CITY).

PURPOSE

The Purpose of this MOU is to develop the framework of cooperation between GGC and the City to develop mutually beneficial projects for improvement of the HOME Pocket Park, located on the southwest corner of Union Street and Main Street Danville VA.

NOW, THEREFORE, IN CONSIDERATION OF THE PROMISES CONTAINED HEREIN, IT IS AGREED BETWEEN GGC AND THE CITY THAT:

- 1. THE CITY agrees to allow GGC to make landscape improvements to the HOME Pocket Park. It is understood by GGC and THE CITY that this MOU confers no special rights or benefits to GGC as to use of said lands, and that such lands shall be open and available for use by the public on a nondiscriminatory basis. This MOU covers only the HOME Pocket Park property.**
- 2. GGC shall assume all costs associated with the establishment of design infrastructure, replanting temporary landscape infrastructure, and replacing damaged landscape infrastructure that was added by GGC at the home pocket park. GGC agrees to replace as needed at their cost, shrubbery and/or hardscape which they have installed at the home pocket park. The city will continue to assume all costs associated with the operation of the park space and with maintaining the lawn, pet waste station and provide equipment to prune trees, as necessary. The foregoing notwithstanding, the city shall have no right to make a claim for damages or specific performance against GGC for GGC's failure to assume costs or maintain the improvements and the city's sole remedy shall be termination of the MOU.**

3. If the HOME Pocket Park property is transferred to another entity, **THE CITY** will require a new MOU for the HOME Pocket Park's new location, or termination of the current MOU. In such case, **THE CITY** will move any added infrastructure and recreate as best possible the **GGC** design to a new location at the cost of **THE CITY**.
4. This MOU in no way restricts **THE CITY** from participating in similar activities or arrangements with other public or private agencies, organizations, or individuals, but such activities or arrangements shall not infringe on this MOU.
5. **GGC** shall only be permitted to make installations or improvements to the designated property and facilities with the consent of **THE CITY**. All work shall be performed in such a manner as to minimize any adverse impact on environmentally sensitive areas and resolve user conflict.

GGC shall have the right to display signage indicating its work under the MOU at the HOME Pocket Park, as approved by the **CITY** and pursuant to such signage ordinances that may apply. **GGC** shall be responsible for any costs associated with the creation and maintenance of such signage.

6. Either party may terminate and cancel this agreement upon ninety (90) days written notice to the other party. However, termination by **GGC** may result in the discontinuation of the operation and maintenance of the landscape improvements of the HOME Pocket Park. In addition, **THE CITY** shall have the option to terminate and cancel this agreement at any time **GGC** ceases to maintain its landscape improvements.
7. **GGC** expressly waives and covenants not to sue the city against any claim **GGC**, its agents, volunteers or employees, may have against the city or any officer, agent or employer of the city, or any volunteer, or the estate, or representatives of such person for any direct monetary loss sustained as the result of engaging in the Improving/and or maintaining of the Improvements set forth in this MOU.
8. After three (3) years from the date of this MOU, **THE CITY** will review the terms of this MOU with **GGC** and establish another agreement. **THE CITY** agrees to negotiate with **GGC** in good faith.
9. This Agreement and the performance thereof shall be governed by and enforced under the laws of the Commonwealth of Virginia, and if legal action by either party is necessary for or with respect to the enforcement of any or all

of the terms and conditions hereof, then exclusive venue therefore shall lie in the City of Danville, Virginia.

Danville Parks and Recreation
Bill Sgrinia
434-799-5200
sgrinia@danvilleva.gov

Gabriella Garden Club
Kimbal Campbell
434-334-6471
kimbalc@msn.com

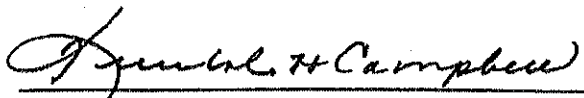
IN WITNESS WHEREOF, the parties hereto have caused this instrument to be signed in their respective names by their duly authorized officers.

City of Danville


City Manager

Date 9/9/22

Gabriella Garden Club

 Date 9/26/2022
President

Attached:

Map of location

Design Plan

Commission of Architectural Review
Certificate of Appropriateness Application

Transforming Danville's "HOME" Sign Green Space into a Vibrant Pocket Park

Description of Materials

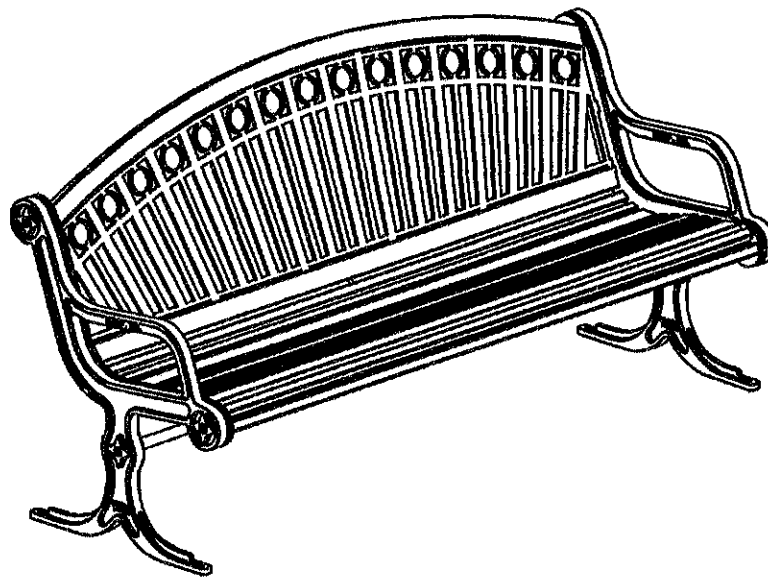
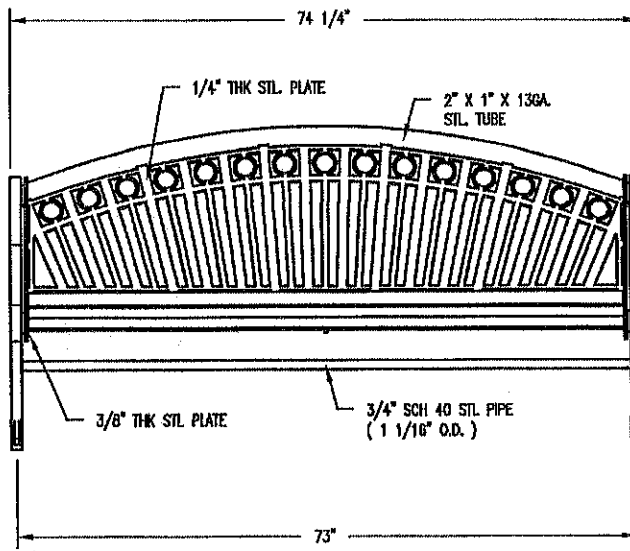
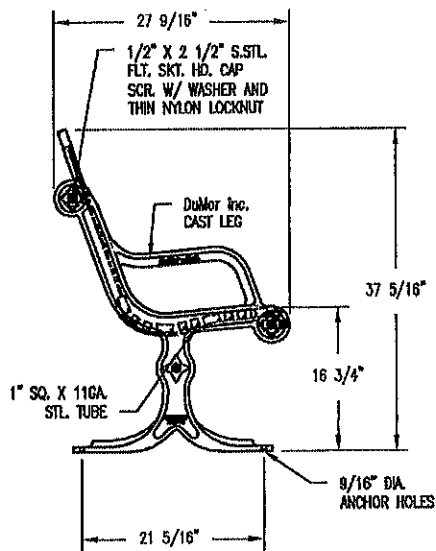
PLANTS*

Burning bush
Camellia sasanqua
Cephalotaxis
Distylium
Gardenia
Green giant arborvitae
Iceplant
Little gem magnolia
Loropetalum
Pink hydrangea
Rising sun redbud
Russian sage
Steady Eddie viburnum
Styrax
Variegated liriope

OTHER

Irrigation upgrade
Mulch
Paver walkway and seating areas
Pet waste station
Planters / pots
Seating / benches
Trash receptacle with lid

*NOTE - If specified plants are not available, comparable (color, size, growth characteristics) plants will be substituted



☐ CUSTOM LETTERING (37 SPACES) _____

NOTES

- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
- 3.) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANELS (TOTAL OF 37 SPACES)

DuMor, Inc.

BENCH
U.S. PATENT D467-101

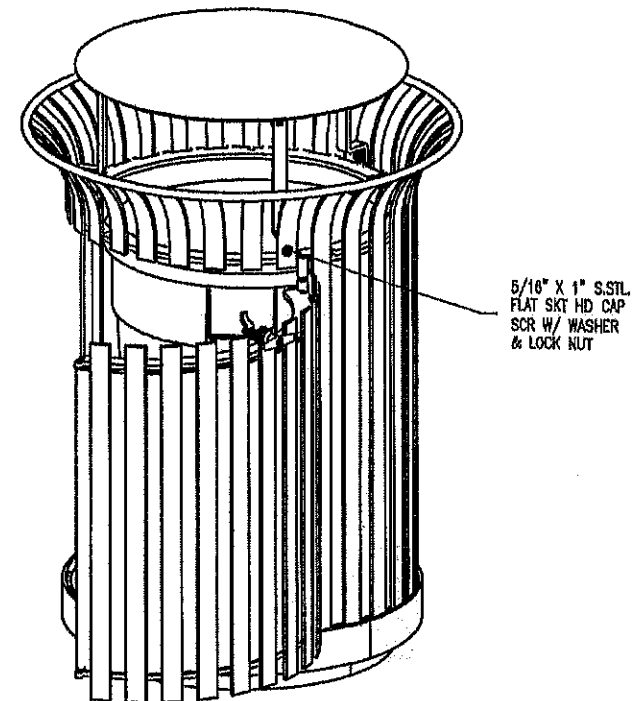
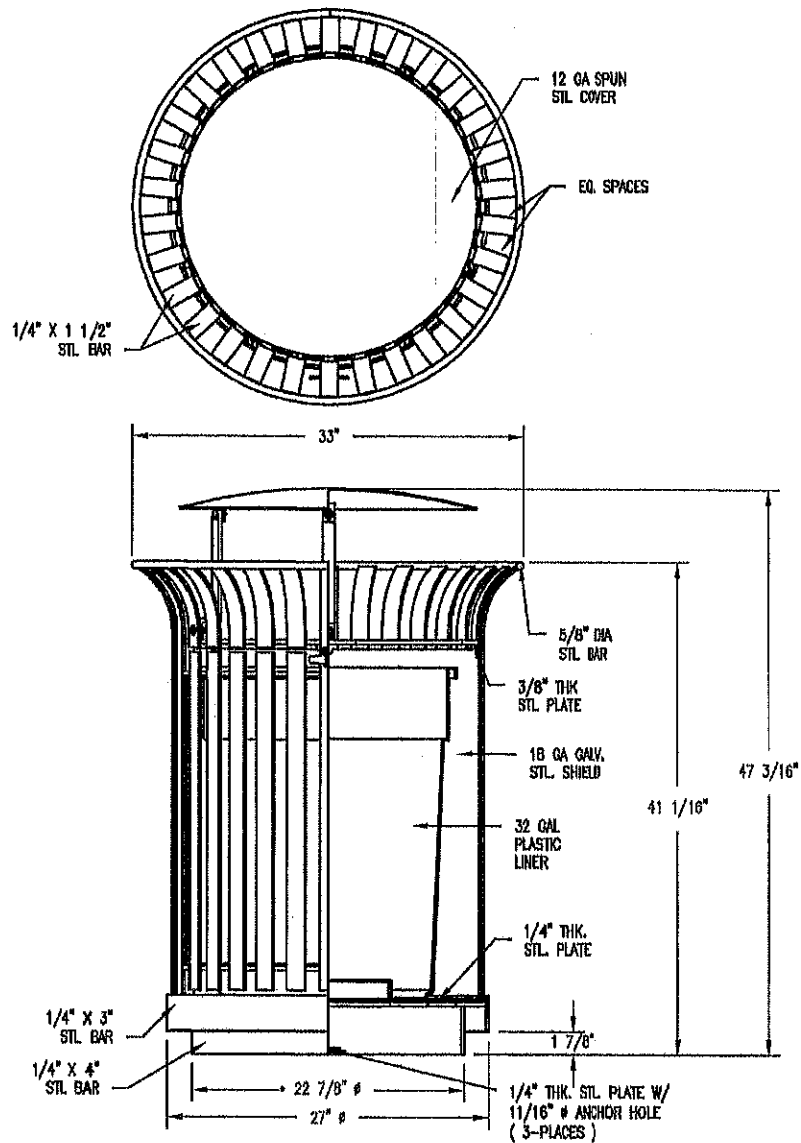
DATE DRAWN : 08/18/03
DRAWN BY : AWH
DATE REV. : 08/14/04
REV. BY : CDC

REV.
C

DRAWING
NUMBER

162-60

SHEET
1 OF 2



NOTES:

- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
- 3.) LATCH PROVIDED W/ KEY, USE OF KEY OPTIONAL.

DuMor, Inc.

RECEPTACLE

DATE DRAWN : 01/22/13
 DRAWN BY : JSB
 DATE REV. : 04/11/17
 REV. BY : ESS

REV.
B

DRAWING
NUMBER

157-32SH
W/ CVB-30-25BT

SHEET
1 OF 2

**DOG WASTE
STATION**



**PLEASE CLEAN UP
AFTER YOUR DOG**



**please clean up
after your dog**

PWA



X



STAFF REPORT

DATE: September 14, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness request PZ23-00326 to install window vinyl at 515 Main Street.

SUMMARY

The applicant, Beverly Terry on behalf of the Department of Social Services has requested a Certificate of Appropriateness to install a window cling identifying Children's Services Act located at 515 Main Street.

Window Signs are addressed in Section 7.2.2.j

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

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ23-00326 filed by Beverly Terry on behalf of the Department of Social Services, to install a window cling identifying Children's Services Act located at 515 Main Street.

ATTACHMENTS

1. Application
2. Pictures



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:

- 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 #: PZ23-00326 RDDC Meeting Date: Sept. 14
Date Received: 8/31 Received By: William S
Parcel ID: 22604 Zoning District: CB-C
Additional Information: 515 Main St / Window vinyl

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#): 515 Main St Danville VA 24541

Applicant: Beverly Terry

Applicant's Address: P.O. Box 3300 Danville VA 24543 (Department of Social Services)

Applicant's Phone Number: 434-799-5207

Applicant's E-mail: Beverly.terry@dss.virginia.gov

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description:

Vinyl Decal Window Sign (photo 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

Beverly Terry
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.







STAFF REPORT

DATE: September 14, 2023
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness request PZ23-00332 to install flag pole and flag at 326 Main Street.

SUMMARY

The applicant, Cheryl Sutherland, has requested a Certificate of Appropriateness to install a flag and flag pole. The flag will advertise "Gifts" at 326 Main Street.

Commercial signs are addressed in Section 7.2

f. Projecting signs between the first and second floors: These signs can add great visual interest to the streetscape. Their size is limited to 4 square feet per side, or 8 square feet total for a two-sided sign. This does not include the bracket. They should project no more than 4.5 feet from the building, and the bottom of the sign may be no lower than 10' from the sidewalk. Only one such sign is permitted per business. These signs may not include neon or internal illumination.

RECOMMENDATION

The Planning Staff recommends that the River District Design Commission approve PZ23-00332 filed by Cheryl Sutherland, to install a flag and flag pole advertising "Gifts" at 326 Main Street.

ATTACHMENTS

1. Application



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

River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

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- 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:
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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
 - (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 #: P223-00332 RDDC Meeting Date: Sept. 14
Date Received: 9/5 Received By: williss
Parcel ID: 25408 Zoning District: CB-C
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#):

326 Main Street Unit 100

Applicant: Cheryl Sutherland

Applicant's Address:

1010 Brandon Ct. Danville, VA 24540

Applicant's Phone Number:

434-602-2017

Applicant's E-

mail:

cheryl@mainstreetartcollective.com

Proposed Improvement:

☐ Alteration

☐ Addition

☐ Rehabilitation

☐ New Construction

☒ Sign

Improvement Description:

It is actually just a flag pole with a flag like Chestnut Lane has.

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

Cheryl Sutherland

 9/3/23

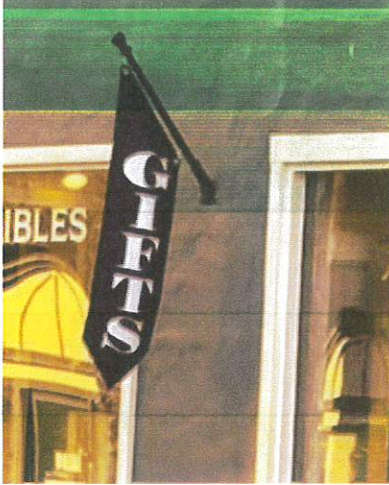
Applicant Signature

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

From: Cheryl Sutherland, Main Street Art Collective <cheryl@mainstreetartcollective.com>
Sent: Monday, July 24, 2023 8:26 PM
To: Erik Wishneff <erik@wishneff.com>
Subject: Approval needed

I never had a sign mounted on the building and recently saw another business with these small flags. Is it ok if I put one of these up on both sides?



From: Erik Wishneff <erik@wishneff.com>
Date: July 24, 2023 at 8:31:25 PM EDT
Subject: RE: Approval needed

Sure, I don't see why that would be a problem. Thanks for asking.

Erik Wishneff
Chief Executive Officer
Brian Wishneff & Associates, LLC
3179 Wilson Boulevard
Arlington, VA 22201
Office: (703) 567-6923
Cell: (540) 312-5923
www.wishneff.com
Email: erik@wishneff.com

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

JULY 13, 2023

Members Present

Courtney Nicholas
John Ranson
Andrew Hessler
Adam Jones
R. J. Lackey
George Davis

Members Absent

Peyton Keese

Staff

Cynthia Lester
Ryan Dodson
Renee Burton
Shanika Williams

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

ITEMS FOR PUBLIC HEARIN

- 1. PZ23-00218 is a request filed by Me's Burgers and Brews to replace the existing patio chains with metal fencing.*

Mr. Davis opened the Public Hearing.

Mr. Tomlinson stated. There are chains we use to mark off the patio space.

Mr. Ranson stated. The layout of the fence will be precisely what the layout of the chain.

Mr. Tomlinson state. Yes, correct but it is not a permanent structure, it can't be a permanent structure they will sit on bases it will not be attached to floor or ground. They are sections, so that they can be drawn back in if needed, according to events, just like we did with the chains, the section is 36 inch that could be up to as far as eight feet wide but still centered by the circle.

Mr. Davis closed the Public Hearing.

Mr. Jones made a motion to issue a Certificate of Appropriateness request PZ23-00218 filed by Me's Burgers and Brews to replace the existing patio chains with metal fencing. Mr. Ranson seconded the motion. The motion was approved by a 6-0 vote.

2. PZ23-00219 is a request filed by Philip Decker to complete façade improvements at 315 Lynn Street.

Mr. Davis opened the Public Hearing.

Mr. Decker stated. I'm looking to open a new business Old 97 Tavern and Arcade, and what was previously Funky Arcade Bar building. We want to add outdoor seating and plan to move the entrance door to the left creating a door going out to a fenced in seating area. Also add an awning to the front of the building.

Ms. Nicholas stated. For the fencing, the type there does not have a moveable base, do you have a plan for that.

Mr. Decker stated. Yes, to create something that's not a permanent structure connected to the building.

Ms. Nicholas stated. Trying to move from a double door to a single door will you still have the door wide enough for ADA compliance.

Mr. Deckers stated. The double door will be moved to the left-hand side and continue to be a double door, the single door will be the entrance way to the back area.

Ms. Nicholas stated. Ok.

Mr. Ranson stated. So, you just move all the way over to the left.

Mr. Decker stated. Correct. So, it still meets ADA guidelines.

Ms. Nicholas stated. The way it's stated is that you are changing the center door to a single door and then adding a single door to the left side.

Mr. Decker stated. That will continue.

Ms. Burton stated. That's my fault. I'm sorry.

Mr. Decker stated. I just wanted to clarify, the signage design is going to be the sign that sticks out with a corner. It will be changed from Funky's. Arcade and replaced with Old 97 Tavern and Arcade.

Mr. Ranson stated. Just those two round signs.

Mr. Decker stated. It's a double-sided round sign. The actual sign is not going to be changed, it will be the same sign.

Mr. Ranson stated. Are you going to change the paint color.

Mr. Decker stated. No sir.

Mr. Ranson stated. What color will the awning be.

Mr. Decker stated. We're shooting for a red similar to what's in the picture.

Mr. Jones stated. Are you incorporating the lobby as well.

Mr. Decker stated. I don't believe so.

Ms. Nicholas stated. Any plan for the signage on the windows.

Mr. Decker stated. Similar to what is there now. It will be replaced with the Old 97 Tavern with a train.

Ms. Nicholas stated. So, you essentially replacing the white flag.

Mr. Ranson stated. The opening will be a trapezoid or just a distorted photograph.

Mr. Decker stated I contacted three architects to try and get the rendering done and did not get any of them enough time. So that was what I was able to do with Microsoft Paint.

Mr. Ranson stated. You should have gotten me to take it I would have adjusted my camera.

Mr. Davis closed the public hearing.

Ms. Nicholas made a motion to grant a Certificate of Appropriateness to PZ23-00219 to complete the side improvements at 315 Lynn Street. The condition of fencing is not permanently affixed to the sidewalk structure and the door on the left remain a double door. And all signage replaced by the flap. Mr. Jones seconded the motion. The motion was approved by a 6-0 vote.

- 3. PZ23-00212 is a request filed by ARRG Properties, LLC to deconstruct 601 Lynn Street and build a new 125-unit apartment.*

Mr. Davis opened the public hearing.

Mr. Fickenscher stated. We represent ARRG properties. Here to answer any questions.

Mr. Davis stated. We'd like to welcome your comments. We want to know how you arrived at this situation and what brought about the ideal to deconstruct 601 and put up an entirely new facility.

Mr. Fickenscher stated. We understand the concerns surrounding deconstructing the building. We have formed many adaptive reuse construction projects, many of which have been in Danville. We have been studying this building for over five years. We've drawn it multiple different ways. We commissioned our initial study on the building. We

have met with DHR, proposing various methods of attack. We will make windows of taking out the center section of the building, we have been denied those opportunities from DHR and overall independent of DHR consideration the overall width and depth of the building simply does not allow for a layout of multifamily facilities. Further the column structure inside the building is eight foot centers. So that's in contrast with many other properties here, which you'll find columns on 16-20 feet centers. That with the exception of any windows in the property, after 5 years, we've decided it's prohibitive. Danville is in need of housing. We continue to try and help in that effort over the last 13 years. We see it as this is a natural progression to provide a new construction opportunity for Danville. We believe that yes, it isn't in the River district. It happens to be on the back corner of the River District. This particular property is in fact, noted within the guidelines. The Danville River District design commission guidelines are being a problematic property, the guidelines speak, they have discussion of relative to potential removal or deconstruction of the properties. And this building is definitely one sided within that discussion. We've again very much understood the concern. We have tried to spend money and time and energy trying to find alternatives. And in our opinion, that we feel our experience and expertise in the field of this building just doesn't work. So, we are proposing to deconstruct the property, the building rather, reutilize the material use a reputable vendor to utilize the material elsewhere. For us to construct 125-unit new construction building, similar to the design that we already did in Lynchburg, on the corner 5th and North Street. It's a building that was designed to fit into the overall streetscape. It's referred façade as simple window details and other elements that may be blend in with the district as we feel very powerful. So that what we've proposed.

Mr. Ranson stated. You work with DHR and the next window openings is.

Mr. Fickenscher stated. Yes.

Mr. Ranson stated. So, you are looking at it as a tax rehabilitating project?

Mr. Fickenscher stated. Yes.

Mr. Ranson stated. So, when you tear it down that's a window.

Mr. Fickenscher stated Yes.

Mr. Ranson stated. So, they would rather tear it down than let you add windows.

Mr. Fickenscher stated. Yes, they would prefer it sit there oppose to us putting windows in.

Mr. Ranson stated. Interesting

Mr. Lackey stated. You said it was prohibited, are you saying cost prohibited?

Mr. Ficenscher stated. Yes, DHR will not allow those cost,

Mr. Lackey stated. You can do something with them is going to cost you way too much money, or you not going to get the tax credit, or to get the tax credit, you have to do something with the building.

Mr. Fickenscher stated. Yes, the program is in place specifically to allow for historic buildings that are, otherwise a greater burden to renovate. To overcome those challenges within there. And so, if you cannot meet their guidelines, and satisfy the environments of the program that we can reap the rewards of the program. And so that is one element. The other element is simply the structure of the building and being so wide and so deep, adding column placement. Also, a ceiling height. And when you combine all those things. It just simply doesn't lay out properly for residential and multifamily residential facility.

Mr. Lacey stated. Have you explored nonresidential uses.

Mr. Fickenscher stated Yes, we have we were in discussions with the U-Haul for a storage facility. They felt that it was an old building wasn't going to work. There were certain hurdles to overcome. For U-Haul consider it to be a modern-day storage facility, didn't work and then decided that it wasn't useful. We will also be asking the boss again in discussion with the city regarding entertainment venue. We also worked with the city for it being turned into apartment structure. And that's what we refer to it as well, there is so much inside the building to deal with, in order to convert it to another use. And in the absence of any credits to help me overcome those expenses. Just doesn't seem to work.

Mr. Jones stated. Three floors?

Mr. Fickenscher stated. Yes.

Mr. Jones stated. All layout the same.

Mr. Fickenscher stated. No, sir the first two floors are roughly 15 or so feet tall. The top floor, those are about 18 feet to 23 feet.

Mr. Jones stated. Column placement about the same.

Mr. Fickenscher stated. Yes, the center section, there are two heavy brick firewalls. For the shaft in the middle. It is a solid building.

Mr. Jones stated. Does the conversation change, if you decrease from 125 units.

Mr. Fickenscher stated. No.

Mr. Jones stated. Whether it 50 units?

Mr. Fickenscher stated. We're not trying to get in touch with a specific account, we've done properties in the area, anywhere from 40 units to 112, it does not change the dynamics of this tax credit.

Mr. Davis stated. There are 18 rooms in the building and 12 are 3500 square feet, 6 are 4500 square feet. There's a hall running down on each floor. There is one window per room. So, you have a 3500 square foot room with one window at the end. And the ones in the middle no window. Each floor is wooden, and we were lucky enough to be able to use forklifts on each one. There was damage every time we ran across, this is not in my opinion. There is not much use, other than what we used it for a storage facility. And we made great use of it. I've been over every square inch of that building. I'm not for or against their request at this time. I am saying that they are very limited in what they can do with this building.

Mr. Lackey stated. What's the total square feet.

Mr. Fickenscher stated. Little over 100,000 square feet.

Mr. Jones stated. Let's say the building was demolished. Is there plans to salvage and use the brick and lumber and piece coming out of it in construction.

Mr. Fickenscher stated. Yes, we have a third-party vendor that would dismantle the building, it wouldn't be demolished it will be dismantled piece by piece. And each column being all brick would be reused and sold to someone else to have their buildings built, or existing historic warehouse.

Mr. Jones stated. It would not be used in the same project.

Mr. Fickenscher stated. Correct.

Mr. Jones stated. What you're proposing is 125 units with modern brick, modern windows not utilized from this particular project.

Mr. Fickenscher stated. Right.

Mr. Jones stated. Are there any commercial spaces.

Mr. Fickenscher stated. No not at this time.

Mr. Jones stated. That also something really needed in the area.

Mr. Fickenscher stated. We have constructed multiple commercial spaces within many of our buildings. One in particular. We constructed eight commercial spaces, three of those are still vacant that property was finished three years ago. So, while we believe that still have a viable use, they are not coming knocking on our doors.

Mr. Dyer stated. I'm here speaking on behalf of myself. I want to say the early 80's. But I have to be honest, and say it's the late 70's. Virginia Tech, we do a lot of study enrollment because Roanoke downtown is going to go in and revitalize like Danville has over the last 15 years. It's been less than 10 years ago. Basically, everything was driven by tax credits. There weren't many new markets driven rate construction that went on in that area. So, they celebrated the fact that they had a market rate structure project is a sign that what they've been doing for the last 35 years is actually beginning to pay off that there was actually demand for early market driven housing, in Roanoke downtown.

We approached this point much sooner. I think it's very exciting that private individuals are willing to spend money after not being subsidized by historic tax credits, to create housing in Danville downtown. And so, from that perspective I think this is a very exciting project, that building has been there my entire life, also my dad and my grandfather entire life, so it is not normal approach, liking the ideal of seeing some of the points seeing it torn down. If this was just a discussion that tearing it down, I probably would have a different perspective. But the ideal that this is a transition to this piece of property for one use quite frankly is no use for it in this area to another use that is much needed in this area. I think you all should look favorably upon this project. I have also worked with abandoned Historical Society to be as present and historical. So, I brought this matter before our board and there was no objection to the construction of this building. I think it's an exciting project. I think the massing of the building is comparable to the master building that's there. Obviously, these gentlemen devote a great deal of money and time in Danville downtown. I don't think they would do anything here to jeopardize the integrity of the past and I look forward to moving into the future. I think this course could go forward into the future. Any questions. Thank you.

Mr. Ranson stated. Mr Dyer I heard the word market rate housing is that a part of your plan, that you will have affordable housing in this project.

Mr. Dyers stated. The basic design will be centered around market rate housing. We do not have plans to enlist the specific affordable housing program that the state is set up.

Ms. Ingram stated. First, I don't think the Danville Historical Society would be in favor of this. I'm not on the board anymore. When I first heard about this, I really thought it was a mistake that anyone would propose to demolish one of the tobacco warehouses and attack the warehouse district, especially given how important the River District is to Danville, how it is the heart of the city. It rightly so received so much recognition over

the last few years. And you know, Danville has received so many accolades, for it's revitalization, and then that revenue that the River District has brought in development for warehouses and other buildings. So out of all the historic buildings in Danville, in my opinion, and many other people's opinions, that tobacco warehouses are really the types of buildings that defines Danville, really makes Danville unique and sets Danville apart. The building is beautiful, they tell the story of what made Danville, I don't think anyone can deny that. And even more so the Millionaire's row and Main Street. And when people come to Danville this is where I take them to the tobacco warehouse district in this particular warehouse. It is one of the first buildings you see when you come into the river district from the east under that overpass. I want to read part of the application. It says the structure contributes to the district because it represents one of the finest examples of its tobacco storage facility in the district. Built by local contractor RB Graham, the building displays elegant portions couple windows ensure similar scale the results in the district. So, I just want to make sure that we know what we're talking about. One of the finest examples of a tobacco warehouse in the area or district in Danville that defines the city or visitor wants to come to, where Danville get so much of its accolades and its attention and praise. So, in the application, it says that the structure of the property has no contemporary use. To say that is false. There must be hundreds, maybe even 1000s of these large buildings with few known windows. Large warehouses that haven't been set up successfully redeveloped. The application also says they have explored many approaches and methods to reuse the existing structure, but none are viable. I think the main argument seems to be that there is a need for new windows, the developers were not able to use tax credits. They said they talked to DHR, but we have a letter today from Julie Langan. Please see attach letters. I'm not sure who they talk to, they have the Director of the Department of Historic Resources, so they want to work with you. They don't want to see this building sitting there unused. They certainly don't want to see it demolished. Other comments that I have on the application, the applicant says, the River District guidelines were written by Allison Platt, she says they're substantial and attractive warehouse on the corner of Lynn Street, talking about this warehouse, the windows only make it usable for anything notice as a call center will be difficult. We have an email from Allison Platt today she says warehouse buildings are uniquely adaptable to a wide variety of uses, they provide character that cannot be replaced with new buildings. Please save the building. The application kind of pulled out parts of the guidelines but ignore the full intent of the guidelines. It conveniently ignored the whole intent, which is to protect the River District. That's what the River District Commission is charged to do, protect the important part of Danville, and what set Danville apart. I was on the Architectural Review Board years ago, and we would have applicants come to us so often the developer, the architects and say, this is the only way this can happen. But when we would deny it a couple weeks later because they tried to fool us, I just want you to be fooled. There are always

ways, and what you are charged to do is be creative. You have to work with the applicant to get them what they need, you are really charged with protecting the River District. There are so many ways there are creative ways you can protect. There are ways so I just encourage you to please do that.

Ms. Lawton stated. I've lived in Danville since 2020. And the entire reason I moved here was because of the architectural character of the city. I have talked to many people who also move here for the same reason. You know once you tear down historic buildings you can't just put it back. Its not the same building. It's lost in history, it's a different thing. The proposed use is not the right use for it. And as Sonja mentioned if you are creative you can come up with a lot of choices. I also know that Danville has a huge need for storage, just because you can't make it work doesn't mean someone else can't. There are much more interesting and creative uses for that building it could actually make an attraction for Danville. So, I think it's short sighted to just prioritize the profit developer and what's most financially lucrative for them over the future of the city in the integrity of its architecture that has drawn so many people here in the first place.

Mr. Dyer stated. I just like to clarify a point that Sonja made, the question put before the Danville Historical Society at our board meeting in May, was would the Danville Historical Society disagree with the demolition of this building in the determination. As far as it would not have to pursue an anti-demolition.

Mr. Fickenscher stated. Would like to speak to a few of Sonja assertions that she laid out. We have studied the building as I stated, we have been studying it for five years, we've enlisted the help of a professional third-party licensed architect. We have in fact done that with DHR, Kenzi. They did tell us that we were not able to remove portions of this building. Normally, we could remove portions of the building. So those are in fact, true statements. The current director of DHR, may not be aware of those meetings, but I'm not sure that for small business, she will be aware of it knowing how their system of consultation works.

Mr. Davis stated. Ross how many buildings in the warehouse district have you and Garret been part of renovating and making into usable facilities.

Mr.Fickenscher stated. This contract would represent arguably our 11th project in the River District. We have constructed over 500 multifamily units, dozen commercial spaces, we built valid rooms for five years almost six up until April of this year. We have invested in a real estate management company in Danville. We have bent over backwards accommodating the National Park Service guidelines for Historic organizations, through almost a dozen of properties that we have built. Flexibility and adaptive reuse are all we do. That's what we been doing for over 20 years. The new construction piece, it is true and exciting that we now have the capacity to build ground

up. This was not possible five years ago. Municipalities just up the road in Lynchburg they have new construction properties that blend in well. That adds to the tax base, received well, higher density. The city of Richmond is early still maintaining its character, as a new construction project, dotted throughout each of its historic districts.

Certainly, what we're proposing is not a neon metal soft side seven story apartment. And I think it's been well thought out. We've been diligent about it. We've been patient, we have taken our time, with money and resources. So, I think that warrants consideration.

Mr. Ranson stated. I have a question for staff. I was on the Commission of Architectural Review, we had a procedure, If someone in historic district wanted to demolish a building, there were procedures that they were to follow. Is there a similar situation in this area?

Mr. Dodson stated. I don't believe there is in this one. It's in the zoning code specific like the designated historic area of the CAR. But it doesn't apply to the River District.'

Mr. Ranson stated. I know that was just asking if there was an analogous requirement.

Mr. Dodson stated. Not that I'm aware of at this time.

Mr. Davis. Stated. Sonja, did you have something else you wanted to say.

Ms. Ingram stated. A couple of things, Julie did say in her letter to the atrium lights, that is something that could be added to this, as far as the lineage provenance, you talk to DHR, but that is something that they've allowed in historic rehab tax credits but even then, you could save this building without having Rehab Tax Credits in there are windows in this building, and in my mind you could just mimic those windows and create windows, if it was financially not feasible, this is an enterprise zone. I don't know why you couldn't apply for a grant of enterprise zone or even RTA, it seems to me there are many options that can be looked at instead of demolishing this important building. I'm reading through the application in some of the names that are in there. The new construction, I thought it was odd. Where you said that in talking about the new construction, the subject project allows for modern building materials, and the modern building materials future non compare for this Court building materials. What does that mean in a modern building materials are in the wood as you use today, you know they fail after a few years, understand it as to be a positive thing. Also design elements and amenities not offered elsewhere in the district. This building is beautiful, the design is beautiful. The renderings and the drawings that were in the application. I thought were not good. Doesn't fit with the story looks like something you see in the 1950s apartment building. Right here is intending to ensure the subject project is sensitively designed to be in harmony with the structure next to it. I disagree with that. I think this is really an

unusual application and wrong side application I've seen in my 25-year experience. I think if it was demolished, it going to be a huge public eye-sore.

Ms Lawson stated. I'm wondering why if you are salvaging the materials why aren't you using in the construction of the new building. And this is sort of a two-part question because the other part is why wasn't it in the new design because it seemed like aside from this. It does seem like there's much better to give it a least a historic feeling and character.

Mr. Fickenscher stated. When in the application speaking to modern material, yes, certainly, to buy for today. A new construction project allows for specifically, if I should not use materials, but design elements that simply cannot be incorporated in the warehouses that we've renovated thus far. Those being the specific layout of the units, the balconies, the rooftop deck, we've incorporated a pool, a great room for the residents, fitness facilities. I think in those ways, this project will be attractive in a manner that the current building stock or the current apartment stock falls short. Exactly though, it will further drive Danville's growth, I think it's going to be an opportunity to buy directly is not available right now. That you are seeing in large municipalities that are advanced by five, ten or fifteen years. It is a question as whether you mimic an historic building. And many ways we have tried to blend in with, so you are not trying to reconstruct the historic property. That kind of speaks to the DHR guidelines that have been provided development. You make it blend in. You make it work with but don't make it authentic. Going on the left is a historic building that was renovated in conjunction with the new construction to the right, which is the same building just a different angle of that building. It was built to mimic not only the building on the left, however, there's other buildings in that area that were built not to blend in but not to stick out like a sore thumb and not match 100%. So that is a historic building next to the new construct the same brick feel, the windows are sort of feel at the same sizing as the historic windows are built in the window in historic building. So, you grab pieces that may feel similar but not exactly.

Mr. Ranson stated. I thought we would talk about the deconstruction first but we're talking about the architecture. I understand that there is a sort of tension between when you're building in a historic district you don't want to mimic it completely. However, when I look at that picture, the building on the left, in my opinion is beautiful. The proportions are outstanding. It doesn't have a lot of fancy details, but it has some articulation on façade. And looking at you're building it looks a little hand fist to me. There's no delicacy, no finesse it just didn't do it for me. And other thoughts coming in this, I'm not an historian and I don't know about warehouses. I understand the importance of building now. But what you're planning on replacing it with I'm going to be honest. That's my opinion, I have some expertise in the field. The one on the left, beautiful, the one on the right not so much.

Mr. Fickenscher stated. What I can propose for response is that we put forth the design, and a concept that we believe has worked elsewhere. I think if you were to see the building in person the majority might appreciate it. And its scale, the way it's positioned, the design we have thus far, thanks for additional details. The drives we couldn't say the drives are not 100% out. I think before we to the next step, the chicken or the egg situation where we spend significant amounts of additional money. We'd like to get past those hurdles. But if there needs to be additional clarification provided for the proposed building. We're willing to proceed.

Ms. Lawson stated. I'm curious, because I know that within the loss of this location there are several vacant lots. And I'm wondering why it's so necessary to tear down this historic building instead of just building this new building on the other lots.

Mr. Davis stated. What lots are you referring to exactly.

Ms. Lawson stated. I know within, opposite the river on a hillside of this building. Just one block over there are several former residential vacant lots, there's four in a row it not that much farther from the downtown seems like that could be just as good of a place if you'd have to build this building.

Ms. Ford stated. I'm the property manager and real estate. We manage over 500 units in the River District. And the River District has continued to grow and brand-new resident, residents who live in the apartments and then purchase homes and decide to stay in the Danville areas. We're in 100% occupancy in all of the buildings, there are no vacancies. But the one thing that you can continuously hear is that they want a patio, or some type of outdoor space and you are not going to be able to get that out a reuse projects. If you go to the Raleigh Durham area, you see exactly what going on now. We are losing young professionals to this area. And if we don't do something to keep up, we will continue to lose them.

Mr. Davis closed the public hearing.

Ms. Burton stated. You all have several emails in front of you that I will read. Copies are available.



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Mr. Davis stated. I know some of you have already made up your mind and that's fine. The purpose of this meeting today is to get as many opinions forward as we possibly can both for and against and to see. In other words, which direction we're going to go

with this. I was interested in Mr. Kendrick, email to Renee. He said sadly so many of these older buildings are being lost to the progress of today's world. Much of the so-called development progress ends up in being a parking lot and for a place that has no business for the parking lot. And I don't know how that fits in here. I've known Ross and Garrett for a long, long time. Quite honestly, they restored his benefit and in our relationship with them. They have taken every building that they bought from us, and they have added progress to it. They tried their best to keep the integrity of the building while also making it usable for their needs and what they wanted to do. I don't like being told no. My employees know that everybody around me knows that. I don't like being told no. If you're going to tell me No, give me an idea of something else that is on your mind, if you don't like the way I want to do something, give me an idea of something, we can discuss a way that we can do something. This building. I'm torn. I know my father's turning over in his grave right now. But it's even talking about taking the building down each of these buildings was his children. And he loved them all. But the building that we're talking about it joins 618 Craighead. And with both the two buildings together in late 70s, we had to do a lot of work to, to take out tobacco machinery in order to make them into storage facilities, something we could use, I'm sure because we're all saying Garrett had come forward. And they told you the process that they have gone about, that they have looked into every single possibility of what they can do with these buildings. And I appreciate everybody that's come forward and said, you know that the integrity of the tobacco warehouse district, the integrity of the building, is going to be severely damaged if you just deconstruct this and put up another building. But again, nobody has come forward with any ideas of what it could be used for. Like I said, there are 18 rooms in these buildings, I've been over every square inch, there's one window in each of the rooms, one. And even if he could get to the point that all the outside rooms, you could dig a hole in the wall and put some more windows in the inside rooms would not have anything more than that one window in each end. And you're talking about 4500 square feet of space. So, I'm not saying that I am totally for or totally against this request. What I am saying is that I know these two gentlemen here, and the projects that they have put forth in the tobacco district, the time the money and the effort to make this according to this man lost to progress of today world. Its not lost they have done a remarkable job with multi story building that we were glad to get out of because the elevators are frankly killing us. They were just killing our operation. They have got the same thing that you have to worry about. Somebody said UHAUL for some other storage facilities, wonderful, you still have an elevator that you have to deal with every single time somebody goes up and down. They are expensive and maintaining them are expensive. So, I am saying that I appreciate what these two gentlemen have done along with architects that they have talked too and appreciate what they brought forward. And whether anybody thinks that this is progress or not, it's part of the deal.

Mr. Ranson stated. I agree, I appreciate what they have done as well. Perhaps we have been spoiled because they have done such a fine job. But if you get caught for speeding you don't tell the judge the other 14 times I was not speeding. We have to look at this as an individual project. I disagree that it's our job to come up with alternatives. Our job is simply to try to protect the integrity of the River District. However, that works out. I will work on exactly how we all fall but I have to say this is a single project we have to consider. Thank you for all you have done. And if I can't come up with another idea for you, I also agree with that I'm still voting against it.

Mr. Jones stated. Mr. Chairman I second what you and Mr. Ranson saying, I think Ross and Garrett have been a huge asset to the River District of the Danville community, mentioning the 500 units and the 12 commercial spaces. I mean, every district has really blossomed also already for joy as well. I know it's a collaborative effort. And I know you have a personal task with them. I can't imagine how you feel sometimes when you ride by and see your family's storage facilities, making it even more pulling on your heartstrings even more. As Mr. Ranson said, this is an individual project and our job is to uphold the River District, keep it historic as best we can while moving forward with progress.

Mr. Ranson stated. I would also say that it's not that we're opposed to working with a developer or owner we can only critique what was presented. It seems odd to me you're not going to get tax credit if you tear it down, you not going to get tax credit if you add windows so you not going to get tax credit either way. I guess it's hard to understand that tearing down a building is cheaper, and building a new building is cheaper than fixing it. That was a very personal comment that I shouldn't have made far from my field of expertise.

Mr. Jones stated. Mr. Chairman thank you the project is a sensitive project, right. We have citizens in our community, we have great developers, and we are trying to walk that thin line as best we can. But it's not a Lou's antique that we are tearing down. It's a little different. It's a building that is a fine example of tobacco storage, heritage, so to speak. The architectural design makes it stand out and raise eyebrows. Something you would want to tear down as a last alternative, at the same time, listen to Ross and stressing that they exhausted different avenues, five years of looking and debating. So once again, taking that into consideration, but you know, it is sensitive, and it's going to require some thought here, as it once again, now losing teeth that we're tired now.

Mr. Hessler stated. As we consider this, and now we're trying to consider this separately, removing this building, but also a separate issue of what will we put back in it place. But for me, I would really like to be truly, truly excited. I feel like the final new building would basically pulling in more architectural features, I see the importance of a new structure, being a wallflower of the district and understand that and then you don't

want something new to stand out like a sore thumb. I think before I can personally vote in favor of demolishing this building. I'd want to be a little bit more on board with what's going to replace it. That will be closer to a final true rendering of what exactly it would be to truly understand the way that those options. I think whatever we decide on this is really a pivotal moment. As we move forward. I'm all for infill. I'm all for taking these areas that we haven't touched and putting something new, but this is a step bigger than that, this is taking something down visually and the district that we are trying to uphold. This is a tough one.

Ms. Nicholas stated. Mr. Chairman, I believe that we have our function as a board is to straddle the line between preserving the historical aesthetic nature of this district, while also being sensitive to adaptive reuse and the financial realities that go with that. That being said, the particular structure is one of the cornerstone structures of this district. And that which is suggested to replace it, doesn't in my opinion, come close to the level of architectural importance and integrity that this building provides to this particular district to maintain the aesthetic and the historic nature of the district. And so for that reason, I don't believe, as a member of this commission that I could approve the demolition of this structure as suggested at this time.

Mr. Lackey stated. Mr. Chairman, I'll be extremely brief. This was an incredibly difficult decision, probably the hardest one to come through this commission since it was formed. Because you've got a developer with a known proven successful track record, and passionate against a project from the community. I don't remember ever having emails, or more than one person maybe ever uploading anything as opposed to other than the commissioners themselves, what they felt was their duty. That makes it very difficult because you do have a developer that knows what they are doing. That's why I've tried to be consistent in my thinking. And one of the things I have said to many of applicants, which was I don't think it's my job to make this financially viable for you. We've all worked up the metal windows that are historic windows, they were put up the prefab because it's cheaper. And we've often said that's not what our guidelines say. Echoing what the commissioners have said, I don't think I can be in favor of carrying this down at this time. I think there are other issues if you're getting this right. So, it's not our job to propose. I don't buy it's residential where you've got windows. I don't know, the building and a lot of architects. I'm not a developer, but at this point. I'm not prepared to support tearing down that structure.

Mr. Lackey made a motion to deny a request filed by ARRG Properties Certificate of Appropriateness to PZ23-00212. Ms. Nicholas seconded the motion. The motion was approved by a 5-1 vote.

APPROVAL OF MINUTES

The **JUNE 8, 2023**, minutes were approved by a unanimous vote. With no further business, the meeting adjourned at **5:25** p.m.

Approved By: _____