



RIVER DISTRICT DESIGN COMMISSION REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

June 13, 2024

4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. NEW BUSINESS

1. Certificate of Appropriateness application PZ24-00264 filed by William Elam to replace awning at 113 North Market Street.
2. Certificate of Appropriateness application PZ24-00275 filed by Belk Architecture to reface wall signs at 109 Bridge Street (Parcel 26837).
3. Certificate of Appropriateness application PZ24-00278 filed by Shelton Street LLC to replace windows and paint the exterior building at 553 Lynn St (Parcel 21670).

D. MINUTES

1. Minutes from May 9, 2024 Meeting

E. ADJOURN



STAFF REPORT

DATE: June 13, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ24-00264 filed by William Elam to replace awning at 113 North Market Street.

SUMMARY

The applicant is requesting to replace the existing fabric awning with an aluminum awning at 113 North Market Street. The new awning will be dark red, and the same size as the existing awning. The new awning will not include signage.

DESIGN GUIDELINES

Section 4.5 Architectural and Site Guidelines for Small Buildings

The Design Guidelines recommend cloth or vinyl awnings for commercial buildings and metal awnings for industrial buildings.

It is important to note, however, that the adjacent storefront at 111 North Market Street has a metal awning. An aluminum awning will ensure consistency and visual harmony between the two buildings.

RECOMMENDATION

The Planning Division staff recommends approval of Certificate of Appropriateness application PZ24-00264 for a new awning at 113 North Market Street.

ATTACHMENTS

1. Application
2. 113 N Market 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#): 113 N. Market St. Danville, VA 24541

Applicant: William Elam

Applicant's Address: 113 N. Market St. Danville, VA 24541

Applicant's Phone Number: 434-728-0746

Applicant's E-mail: barberelam@hotmail.com

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description:

new awning; red/burgundy

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

William Elam
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.



2023/02/23 21:28:07



River District Design Commission

STAFF REPORT

DATE: June 13, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ24-00275 filed by Belk Architecture to reface wall signs at 109 Bridge Street (Parcel 26837).

SUMMARY

The applicant is requesting to replace the existing wall signs on the west and south elevations at 109 Bridge Street. The new signs will be roughly the same size and in the same locations as the existing signs, measuring seven (7) by one (1) feet and twelve (12) by three (3) feet respectively.

DESIGN GUIDELINES

Section 7.2 Commercial 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.

And

Pin-mounted letters and/or logos are allowed in the sign board area in place of and in the general area of the sign frieze area.

Article 10 Section O

The combined sign area of wall, canopy, awning, and marquee signs shall not exceed the sum of the following:

- Two (2) square feet of sign per linear foot of primary wall frontage of the first two hundred (200) linear feet; and*
- One (1) square foot per each linear foot beyond two hundred (200) total linear feet; and*
- Two (2) square feet per one (1) vertical foot for every foot over twenty (20) feet in building height.*

The proposed signs meet both River District Design Guidelines and the Sign Regulations of the zoning code.

RECOMMENDATION

The Planning Division staff recommends approval of PZ24-00275 to reface wall signs at 109

Bridge Street (Parcel 26837).

ATTACHMENTS

1. 109 Bridge St RDDC application
2. 109 Bridge St Exterior Signage Update 24-0426sm



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

River District Design Commission

May 30 deadline for June 13 meeting 2024

CERTIFICATE OF APPROPRIATENESS APPLICATION

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

ZONING ORDINANCE RDDC APPLICATION STANDARDS

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

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

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ RDDC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Zoning District: _____

Additional Information: _____

APPLICANT PROVIDED INFORMATION

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

Property Location (address/ID#): 109 Bridge Street / parcel 26839

Applicant: Andy Shull - Belk Architecture

Applicant's Address: 735 Ninth Street, Durham NC 27705

Applicant's Phone Number: (919) 824 6112

Applicant's E-mail: andy@belkarchitecture.net

Proposed Improvement:

☐ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☒ Sign

Improvement Description:

There are 2 existing pin-mounted aluminum letter signs on the floor 1 exterior walls of River District Tower, one facing Bridge Street, the other facing Main Street. Each reads "Dan River Incorporated - Research Division". We are proposing 2 new signs to be mounted in the same locations, to more closely align with the River District Tower graphic brand. The proposed signs, reading "River District Tower" on top of blue and orange waves, are of similar size areas to the existing signs, with similar pin-mounted letters and graphic elements. The Bridge Street sign is approximately 12'-0" x 3'-0" in area and the Main Street sign is approximately 7'-0" x 1'-8" in area. The signs will be constructed out of exterior-grade colored cut plastic form with ultraviolet stabilization to prevent color fade.

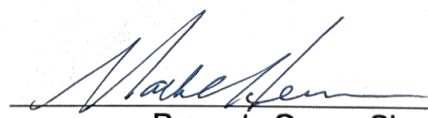
Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses?

☒ Yes ☐ No

Would you like more information about these programs?

☐ Yes ☒ No


Applicant Signature

 Mark Hermann
Property Owner Signature
(if not applicant)

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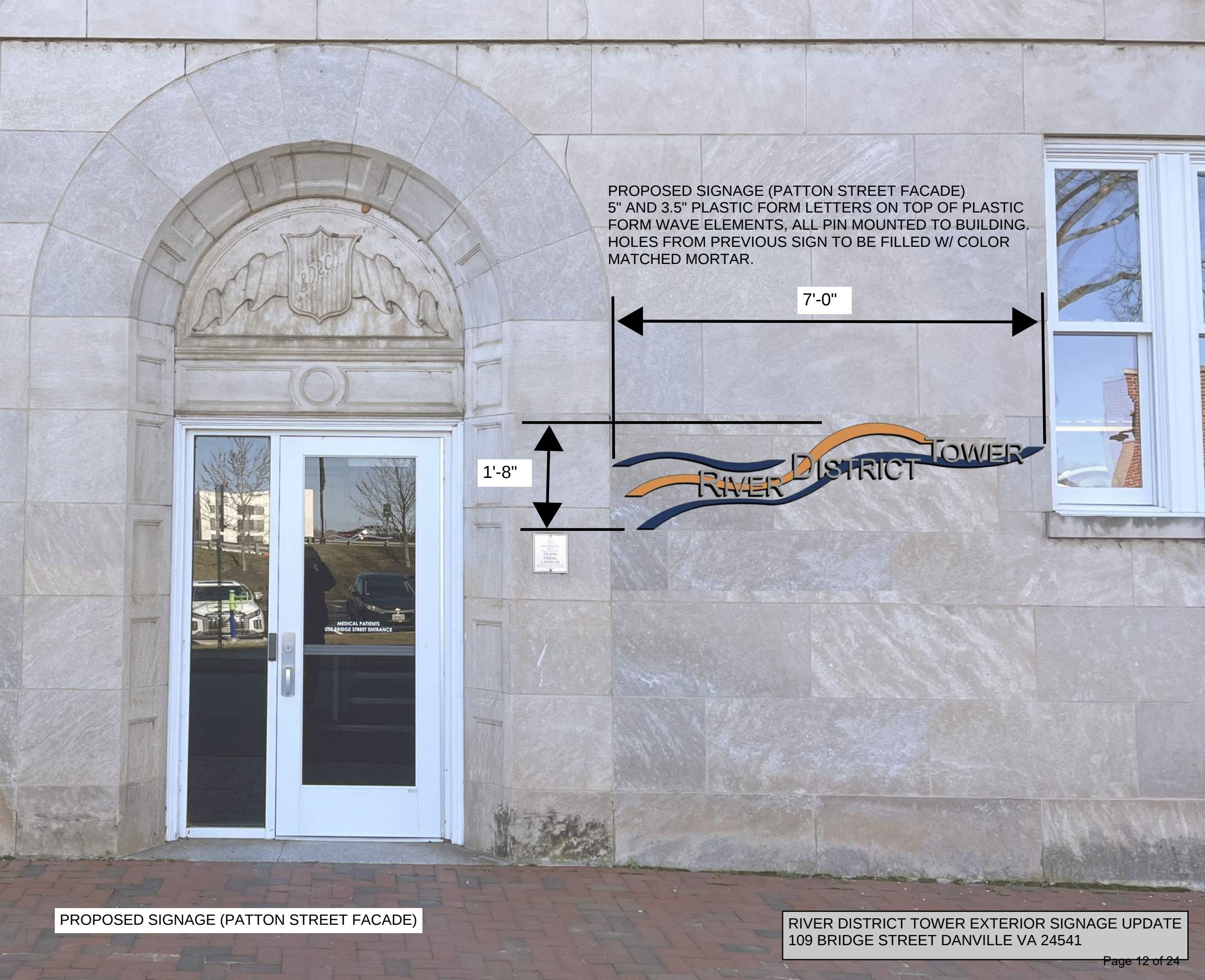
EXISTING SIGNAGE (BRIDGE STREET FACADE)



PROPOSED SIGNAGE (BRIDGE STREET FACADE)
8" AND 6" PLASTIC FORM LETTERS ON TOP OF PLASTIC FORM
WAVE ELEMENTS, ALL PIN MOUNTED TO BUILDING. HOLES FROM
PREVIOUS SIGN TO BE FILLED W/ COLOR-MATCHED MORTAR.



EXISTING SIGNAGE (PATTON STREET FACADE)



PROPOSED SIGNAGE (PATTON STREET FACADE)
5" AND 3.5" PLASTIC FORM LETTERS ON TOP OF PLASTIC
FORM WAVE ELEMENTS, ALL PIN MOUNTED TO BUILDING.
HOLES FROM PREVIOUS SIGN TO BE FILLED W/ COLOR
MATCHED MORTAR.

7'-0"

1'-8"



PROPOSED SIGNAGE (PATTON STREET FACADE)



PHOTO OF EXISTING "BRAND SIGN" ON INTERIOR OF BUILDING.
IDEA IS TO COPY THIS, AND TRANSLATE IT ONTO THE TWO
EXTERIOR LOCATIONS SHOWN ON PREVIOUS PAGES.



STAFF REPORT

DATE: June 13, 2024
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ24-00278 filed by Shelton Street LLC to replace windows and paint the exterior building at 553 Lynn St (Parcel 21670).

SUMMARY

The applicant is renovating 553 Lynn Street into a 21-unit multifamily residence. They are requesting to repair the concrete and block exterior of the building and paint it white, and replace the existing windows with fixed-pane and slider windows.

DESIGN GUIDELINES

Section 3.8 Historic Building Restoration/Renovation Guidelines

Not recommended:

- *Replacement of original windows with vinyl windows or windows with internal or snap-on muntins, or window divisions or sizes that differ from the original in design or size.*
- *Painting of masonry that has not previously been painted. (Exception: if repairs to the masonry, despite best efforts, do not match the original).*

Window replacements have not been reviewed by inspections. Reviews may alter window type. Any alterations would require additional review by the River District Design Commission.

RECOMMENDATION

The Planning Division staff recommends denial of Certificate of Appropriateness application PZ24-00278 as it does not meet the design guidelines. Staff recommends altering the window pattern to include a grid pattern to simulate the existing windows.

ATTACHMENTS

1. RDDC Application - 553 Lynn Street - 052924a
2. 553 Lynn Elevations - RDDC 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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 - (1.) Existing property boundaries, building placement and site configuration;
 - (2.) Existing topography and proposed grading;
 - (3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements; (4) Relationship to adjacent land uses;
 - (4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - (5.) Proposed building color and materials;
 - (6.) Relationship of building and site elements to existing and planned corridor development;
 - (7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - (8.) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

PLANNING DIVISION PROVIDED INFORMATION

Application #: _____ RDDC Meeting Date: _____

Date Received: _____ Received By: _____

Parcel ID: _____ Zoning District: _____

Additional Information: _____

APPLICANT PROVIDED INFORMATION

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

Property Location (address/ID#): 553 Lynn Street / Parcel 21670

Applicant: Shelton Street LLC

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

Applicant's Phone Number: 804-399-9921

Applicant's E-mail: garrett.shifflett@gmail.com

Proposed Improvement:

☐ Alteration ☐ Addition ☒ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

Shelton Street LLC would rehabilitate 553 Lynn Street into 21 multi-family units.

Please see the pictures and documents below.

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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553 Lynn Street

The existing concrete structure at 553 Lynn Street will be renovated into approximately 21 high end multi-family units (18 two-bedroom and 3 one-bedroom).

The concrete exterior of the building will be repaired by cleaning and parging areas that have deteriorated, then painting the building white to give a unified and clean finished appearance.

The current windows will be replaced and expanded to create appropriate natural lighting for the units. The windows will be three fixed picture windows on top of three slider windows (see elevations), bronze aluminum finish.

Current Structure



Window Finish Examples:



A

B

C

D

E



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



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



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



SOLEX ARCHITECTURE, INC.
641 MAIN STREET
DANVILLE, VIRGINIA 24541
434.688.0787 PHONE
434.791.3281 FAX

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SHELTON STREET LLC

WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

SCHEMATIC DESIGN

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	KMW
CHECKED BY	JLB
DATE	2024.04.26
SCALE	1/8" = 1'-0"

SHEET NAME

PRESENTATION
ELEVATIONS

SHEET NUMBER

A-202

1

2

3

4

5

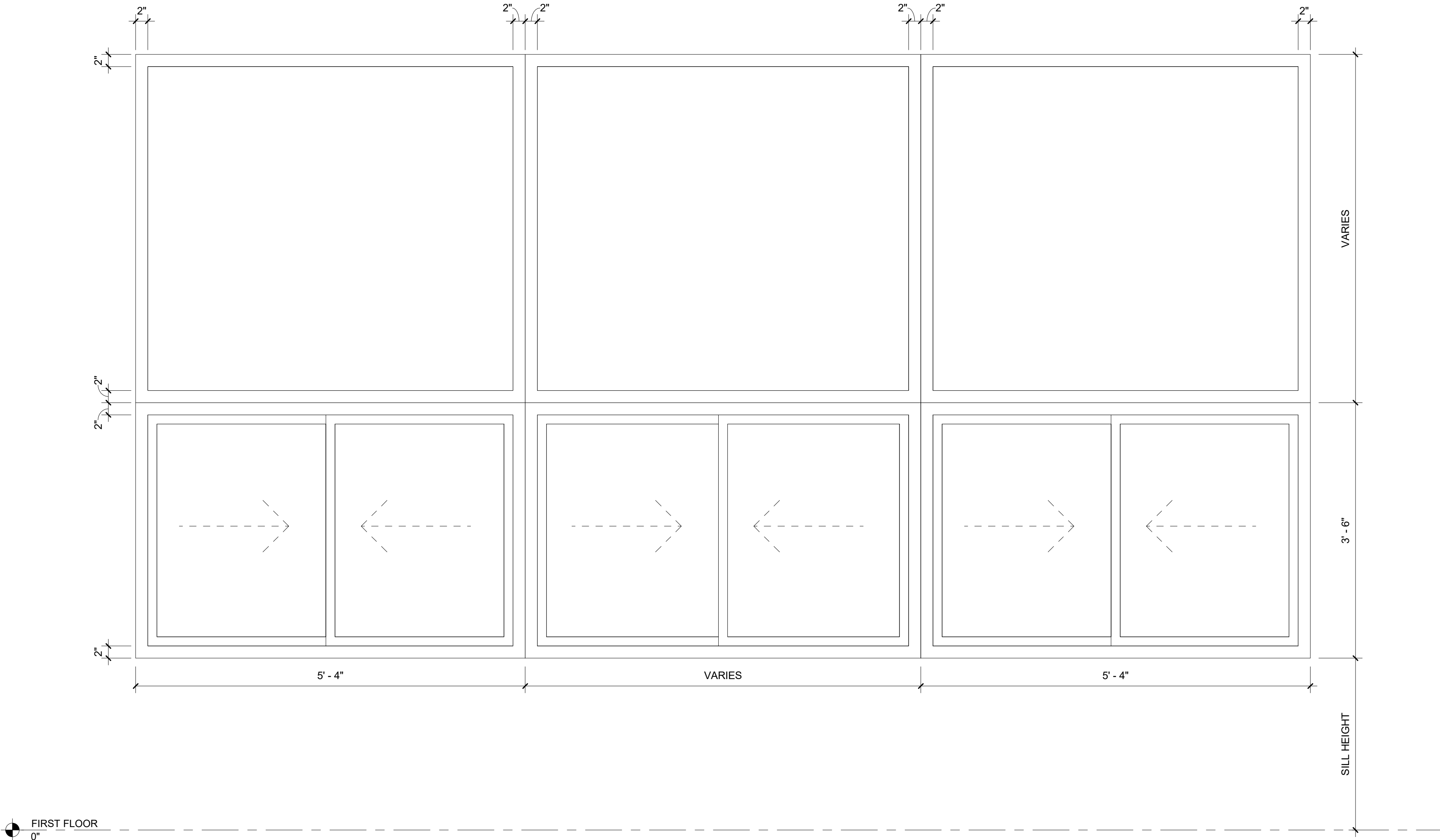
A

B

C

D

E



1
A-20 (A-40)

TYPICAL WINDOW ELEVATION

Scale: 1" = 1'-0"



SOLEX ARCHITECTURE, INC.
641 MAIN STREET
DANVILLE, VIRGINIA 24541
434.688.0787 PHONE
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PRELIMINARY DOCUMENTS
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SHELTON STREET LLC

WAREHOUSE NO. 5

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SCHEMATIC DESIGN

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

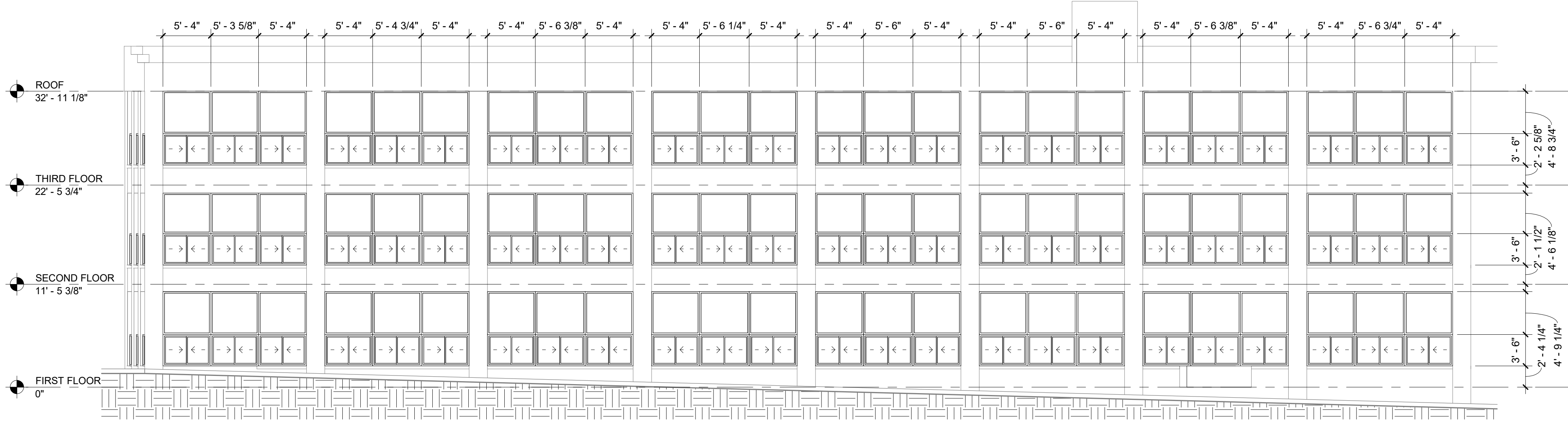
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CHECKED BY	JLB
DATE	2024.04.29
SCALE	1" = 1'-0"

SHEET NAME

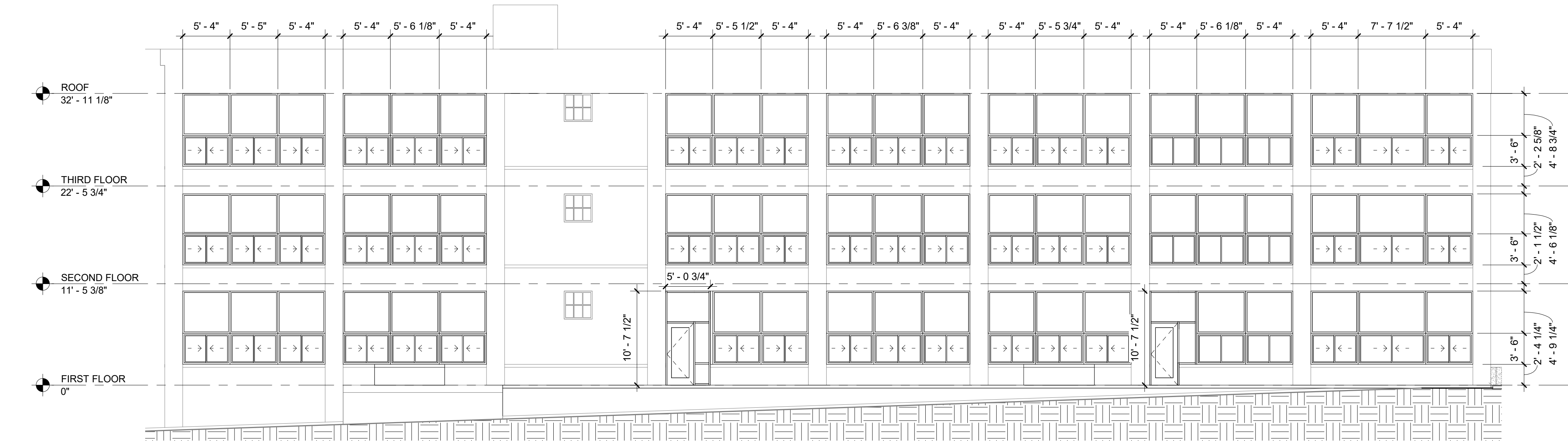
TYPICAL
WINDOW
ELEVATION

SHEET NUMBER

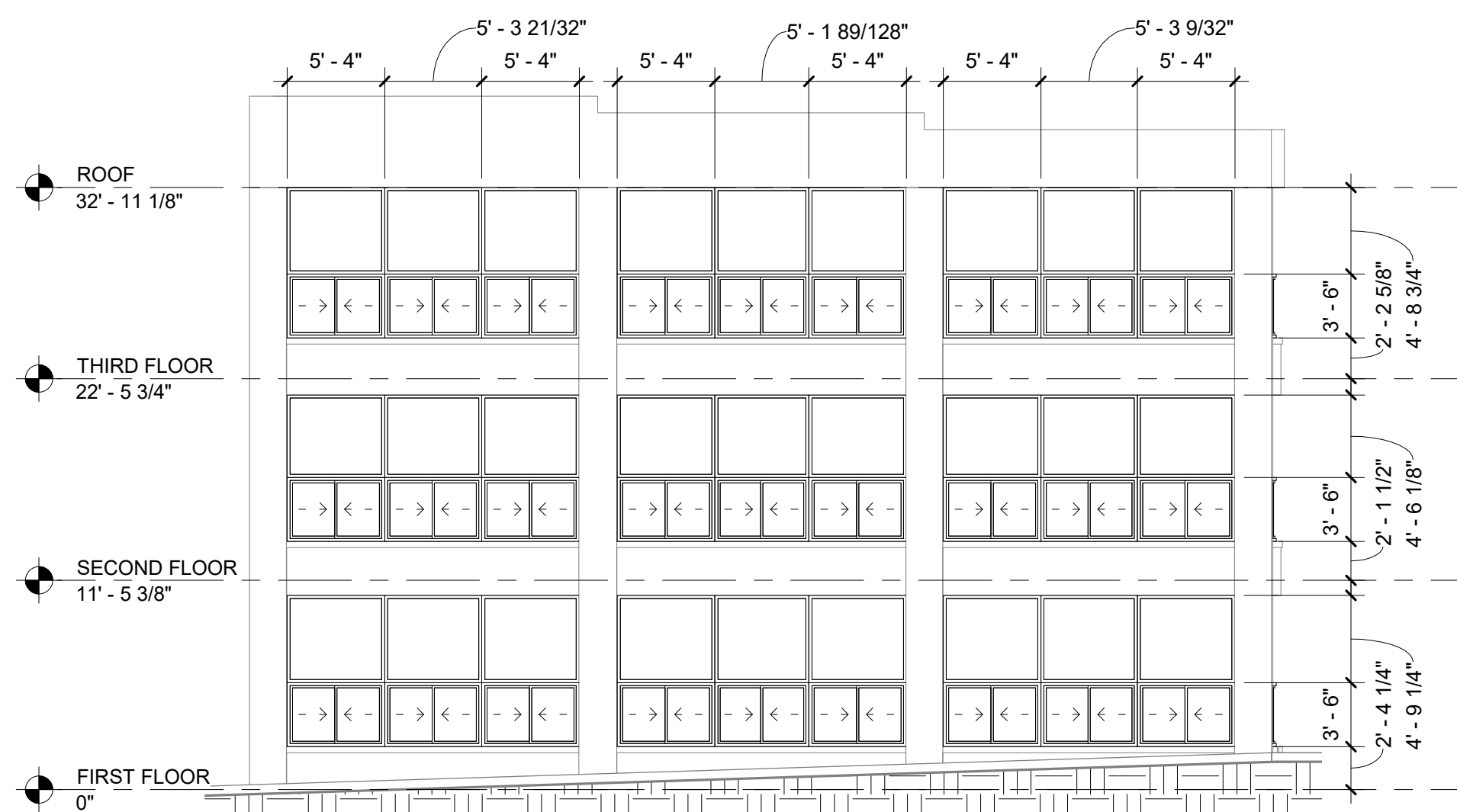
A-401



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



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



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

SHEET INFORMATION		
REVISIONS		
NO.	DESCRIPTION	DATE
PROJECT NO.	20130011	
DRAWN BY	KMW	
CHECKED BY	JLB	
DATE	2024.04.26	
SCALE	1/8" = 1'-0"	

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A-201

A

B

C

D

E



1 SOUTH-EAST PRESENTATION ELEVATION

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



2 NORTH-WEST PRESENTATION ELEVATION

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



3 SOUTH-WEST PRESENTATION ELEVATION

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



SOLEX ARCHITECTURE, INC.
641 MAIN STREET
DANVILLE, VIRGINIA 24541
434.688.0787 PHONE
434.791.3281 FAX

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SHELTON STREET LLC

WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

SCHEMATIC DESIGN

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	KMW
CHECKED BY	JLB
DATE	2024.04.26
SCALE	1/8" = 1'-0"

SHEET NAME

PRESENTATION
ELEVATIONS

SHEET NUMBER

A-202

1

2

3

4

5

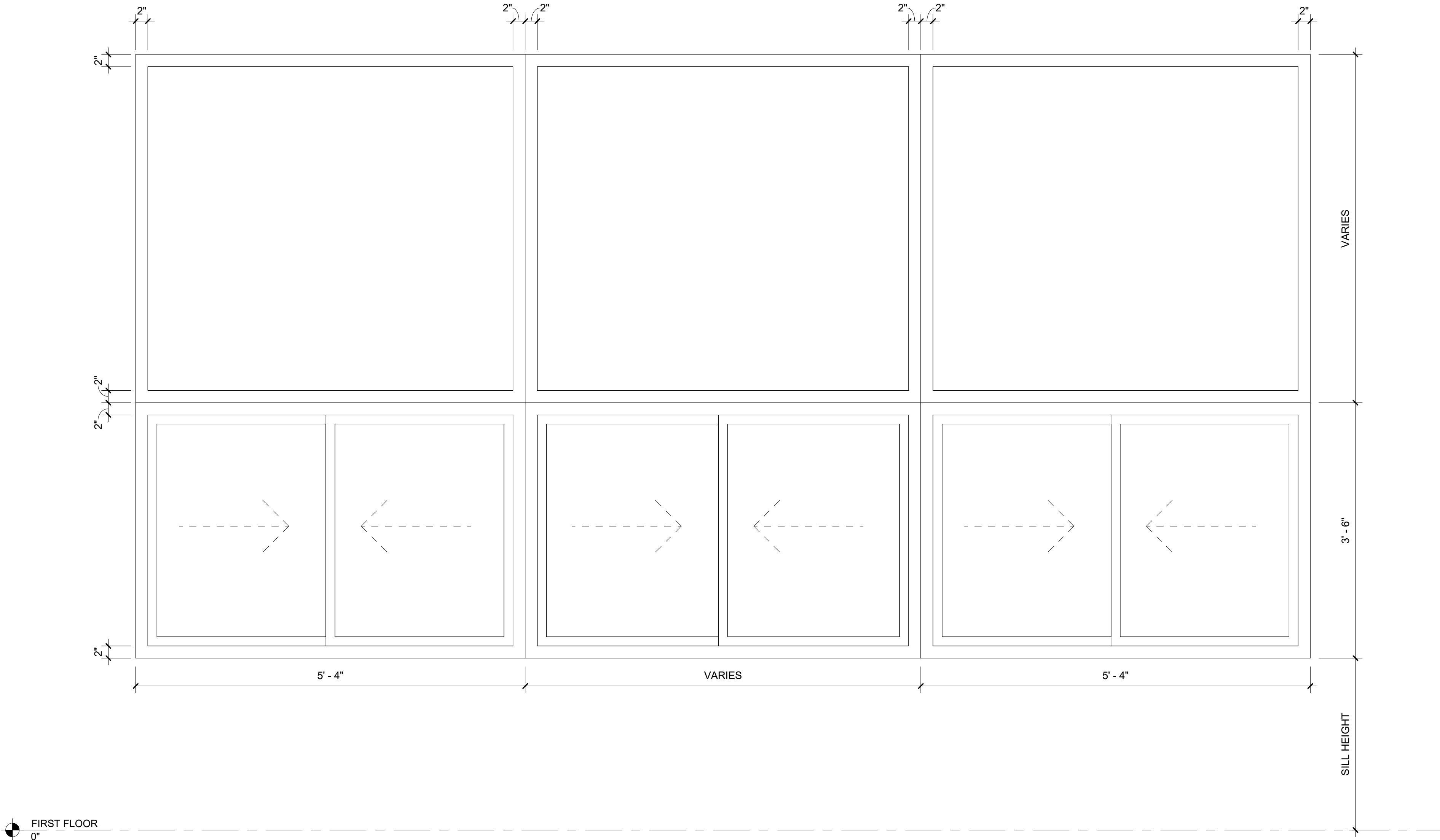
A

B

C

D

E



1
A-401 (A-401)

TYPICAL WINDOW ELEVATION

Scale: 1" = 1'-0"



SOLEX ARCHITECTURE, INC.
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PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SHELTON STREET LLC

WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

SCHEMATIC DESIGN

SHEET INFORMATION

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NO.	DESCRIPTION	DATE

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CHECKED BY	JLB
DATE	2024.04.29
SCALE	1" = 1'-0"

SHEET NAME

TYPICAL
WINDOW
ELEVATION

SHEET NUMBER

A-401

1

2

3

4

5

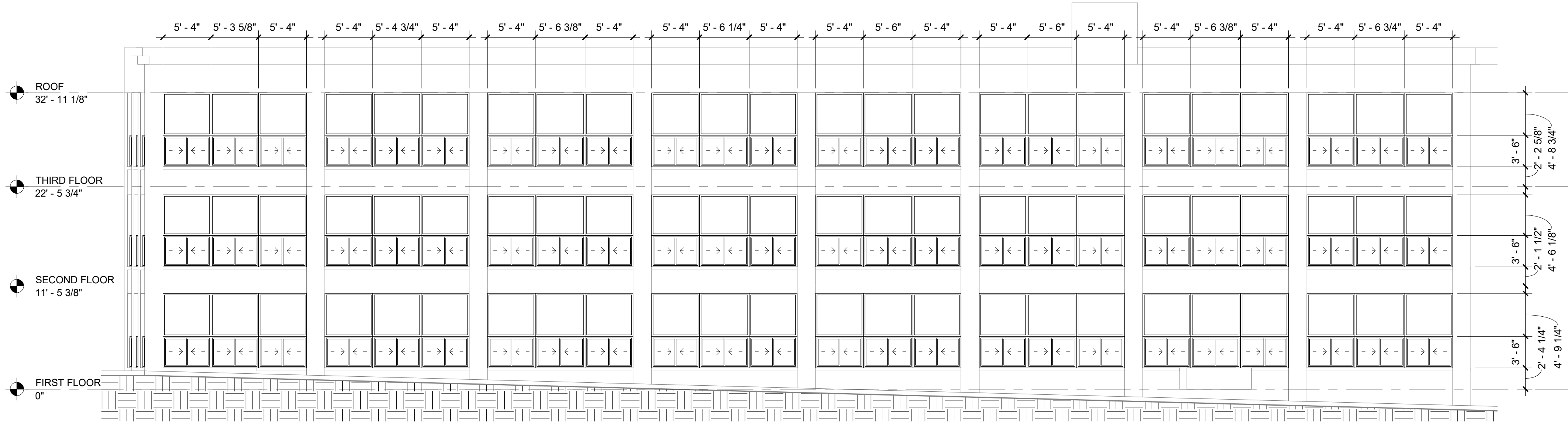
A

B

C

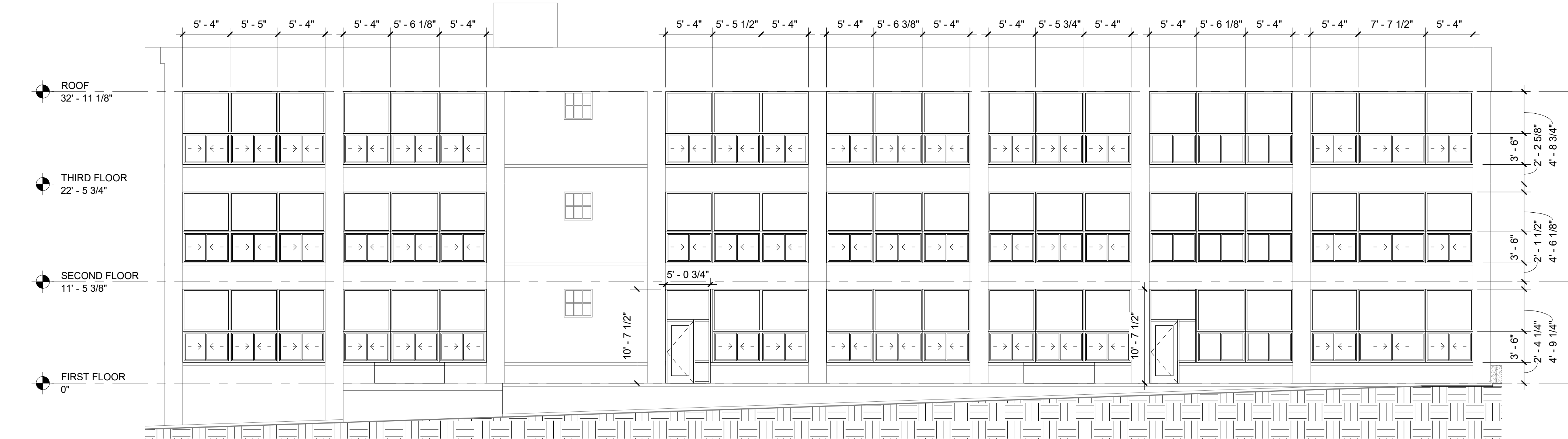
D

E



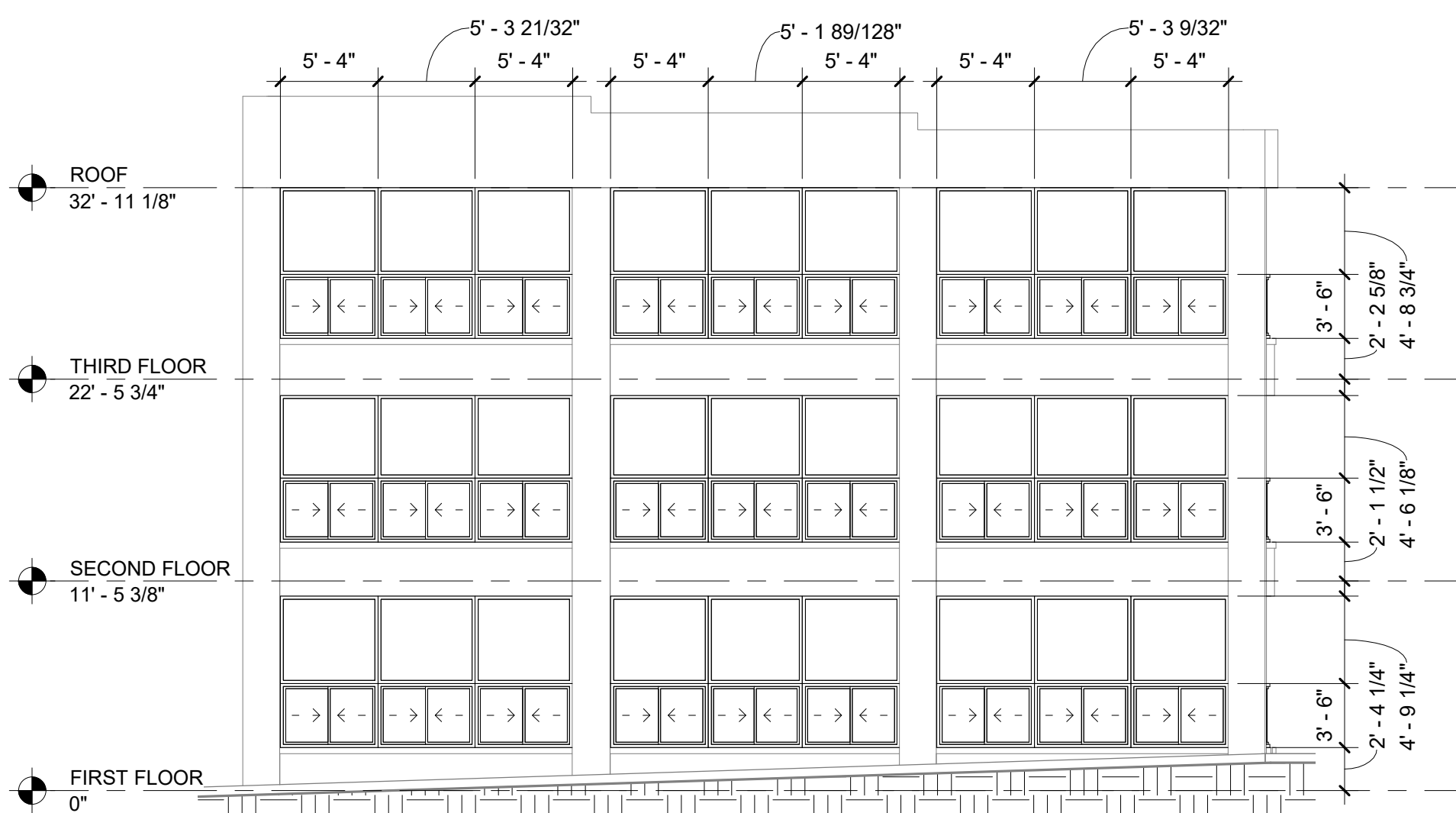
SOUTH-EAST ELEVATION

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



NORTH-WEST ELEVATION

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



SOUTH-WEST ELEVATION

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



SOLEX ARCHITECTURE, INC.
641 MAIN STREET
DANVILLE, VIRGINIA 24541
434.686.0767 PHONE
434.791.3281 FAX

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

SHELTON STREET LLC

WAREHOUSE NO. 5

553 LYNN STREET, DANVILLE, VIRGINIA 24541

SCHEMATIC DESIGN

SHEET INFORMATION

REVISIONS		
NO.	DESCRIPTION	DATE

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SHEET NAME

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