



COMMISSION OF ARCHITECTURAL REVIEW REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

July 25, 2024

3:30 PM

A. CALL TO ORDER

B. ROLL CALL

C. NEW BUSINESS

1. Certificate of Appropriateness application PZ24-00322 filed by Maurie Van Buren for fence in the front and side yard at 125 Chestnut Street (Parcel 23257).
2. Certificate of Appropriateness application PZ24-00305 filed by Steven Korzekwa to renovate enclosed rear porch at 162 Sutherlin Avenue (Parcel 25675).

D. APPROVAL OF MINUTES

1. Minutes from June 27, 2024

E. STAFF UPDATES

F. ADJOURN

STAFF REPORT

DATE: July 25, 2024
TO: Commission of Architectural Review
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ24-00322 filed by Maurie Van Buren for fence in the front and side yard at 125 Chestnut Street (Parcel 23257).

SUMMARY

The applicant is requesting a Certificate of Appropriateness for an existing fence at 125 Chestnut Street. The fence was constructed without a Certificate of Appropriateness. In June, a zoning violation letter was sent to the property owner at 125 Chestnut Street, Maurie Van Buren. Ms. Van Buren then submitted an application for approval.

The fence, which encloses the front yards along Chestnut and Pine Streets, is a wood picket fence that is less than four (4) feet in height.

DESIGN GUIDELINES

Section 6.B of the OWE Design Guidelines

Many front yards in the OWE do not have fences or hedges, perhaps because the front yards are often quite small. Where they are fences, there is a variety, from wooden pickets to elaborate wrought iron. Some pictures of these appear on the next page. Original wooden fences are likely not to have survived, but if a fence is desired there may be historic images of the property illustrating the original style. There are also many sources available illustrating historic picket fence styles, and a variety of styles might be appropriate.

Article 2.Q of the Zoning Code

Fences and walls in front and street side yards may not be taller than four (4) feet. No walls or fences or similar items other than landscaping within side and rear yards shall exceed a height of eight (8) feet.

RECOMMENDATION

The Planning Division staff recommend approval of Certificate of Appropriateness application PZ24-00322 for a fence in the front yard at 125 Chestnut Street (Parcel 23257). The fence meets the regulations of the Zoning Code and OWE Design Guidelines.

ATTACHMENTS

1. CAR Application for 125 Chestnut Street



CITY OF DANVILLE

Community Development Division of Planning and Zoning

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

PLANNING DIVISION PROVIDED INFORMATION

Applicant #: _____ CAR Meeting Date: _____
Date Received: _____ Received By: _____
Parcel ID #: _____ Address: _____
Existing Zoning: _____

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 125 Chestnut Street Danville, VA
parcel id #C23257
Applicant: Applicant's Address: Maurie Van Buren
125 Chestnut St.
Applicant's Phone Number: Danville, VA
336-223-2230
Applicant's E-mail: maurie mub@gmail.com.
Describe Proposed Improvements:
Wooden picket fence less than 48 inches tall. Front and side yard.
Built May 25, 2020.

Applicant's Name (Print) Maurie Van Buren
Date July 3, 2024

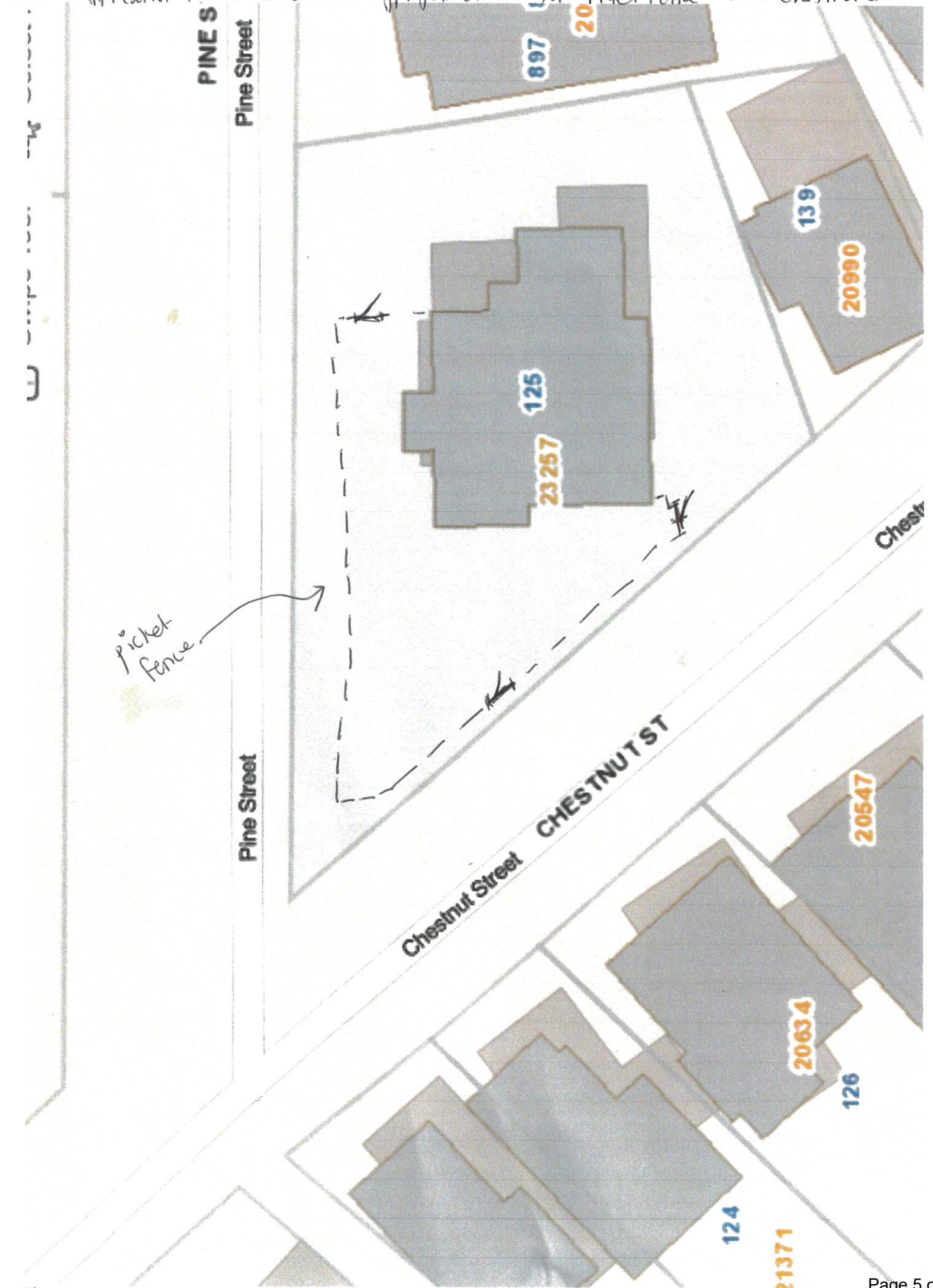
Applicant's Signature

A handwritten signature in black ink, appearing to read "Maurie Van Buren", written over a horizontal line.

① Photo of picket fence at 125 Chestnut St.



Maurice Van Buren
125 Chestnut St.
Danville, VA



STAFF REPORT

DATE: July 25, 2024
TO: Commission of Architectural Review
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ24-00305 filed by Steven Korzekwa to renovate enclosed rear porch at 162 Sutherlin Avenue (Parcel 25675).

SUMMARY

The applicant is requesting a Certificate of Appropriateness to renovate the existing enclosed porch to convert it into an open porch. The enclosed porch is in disrepair and is not original to the house. The proposed updates will not change the footprint of the structure.

The applicant proposes to remove the outer walls of the porch, retaining the existing doors and windows on the original exterior wall. Any necessary replacements will match the current design. The newly exposed walls will be sided to match the rest of the exterior walls. The columns and railings will match those on the front porch.

DESIGN GUIDELINES

Section 3.C 3. Porches and Entries

Because these porches are essential to the overall character of the structure, every effort should be made to restore or reproduce porch and entry features rather than simplifying, changing, or modifying them. If the original porch is missing, study of similar homes or historical records can assist with reproduction of the original details.

RECOMMENDATION

The Planning Division staff recommend approval of Certificate of Appropriateness application PZ24-00305 to renovate enclosed rear porch at 162 Sutherlin Avenue (Parcel 25675). The proposed construction meets the OWE Design Guidelines.

ATTACHMENTS

1. Application

162 Sutherlin Ave

We are requesting a permit to alter the left rear section of 162 Sutherlin Ave. The portion in question is shown in the next photo. It is at the rear of the property and is inset from the building outline limiting it's visibility from the street. The exterior and interior of the enclosed sections are not original to the 1899 building and are in very poor condition due to inferior construction and lack of maintenance.

Photo of Current Condition



Visibility from Green St.

As shown in the next two photos, visibility from Green Street is limited and blocked by vegetation and the extension of the house closest to the street.

View 1 From Green Street



View 2 From Green Street

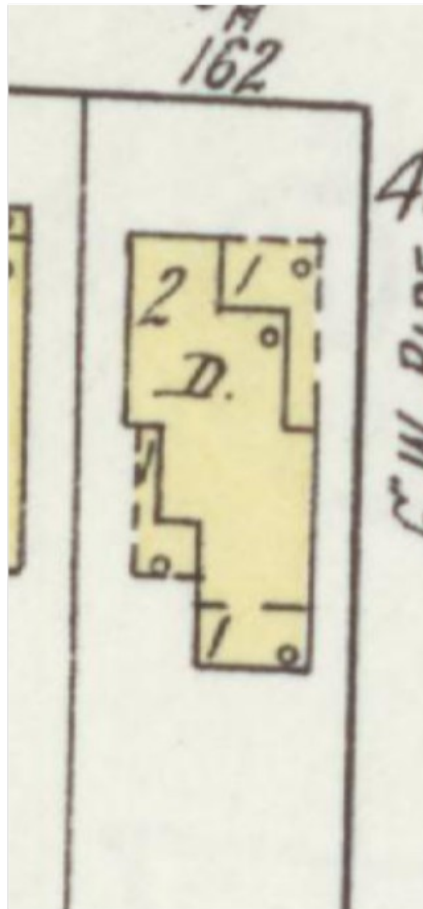


Original Footprint and Additions

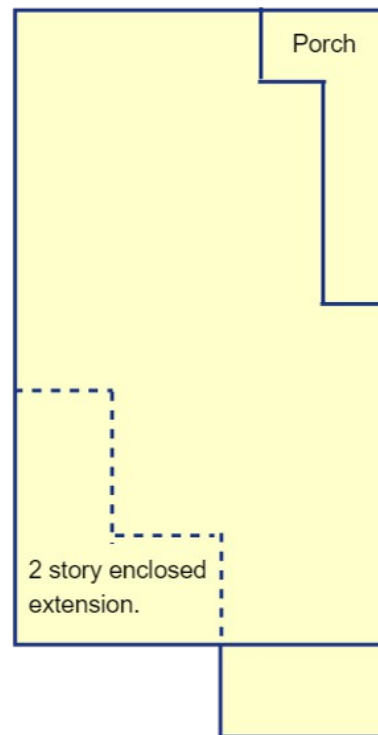
As shown on the following page, there are three illustrations. First, the original footprint from the 1910 Sanborn Fire maps shows that the corner of the house in question was originally an L shaped open porch. At some point after 1957, this porch was enclosed and extended outward and upward to create several enclosed or semi enclosed rooms. This was likely done as part of the transition to a 5 unit apartment. (Second illustration is represented by this Current Configuration). Third, the proposed configuration removes the outer walls where the original porch was located.

Past, Current and Proposed Footprint

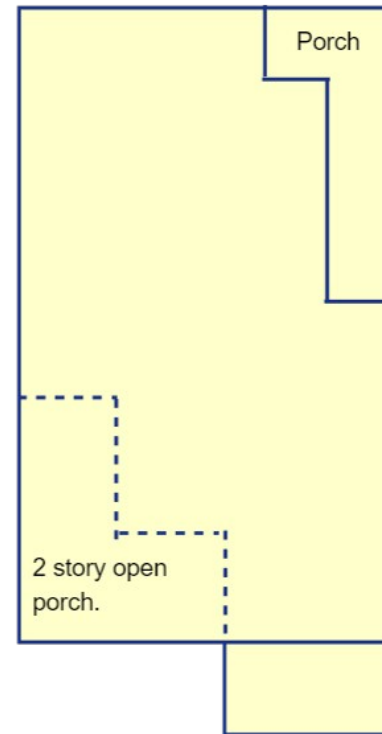
1910 Sanborn Maps



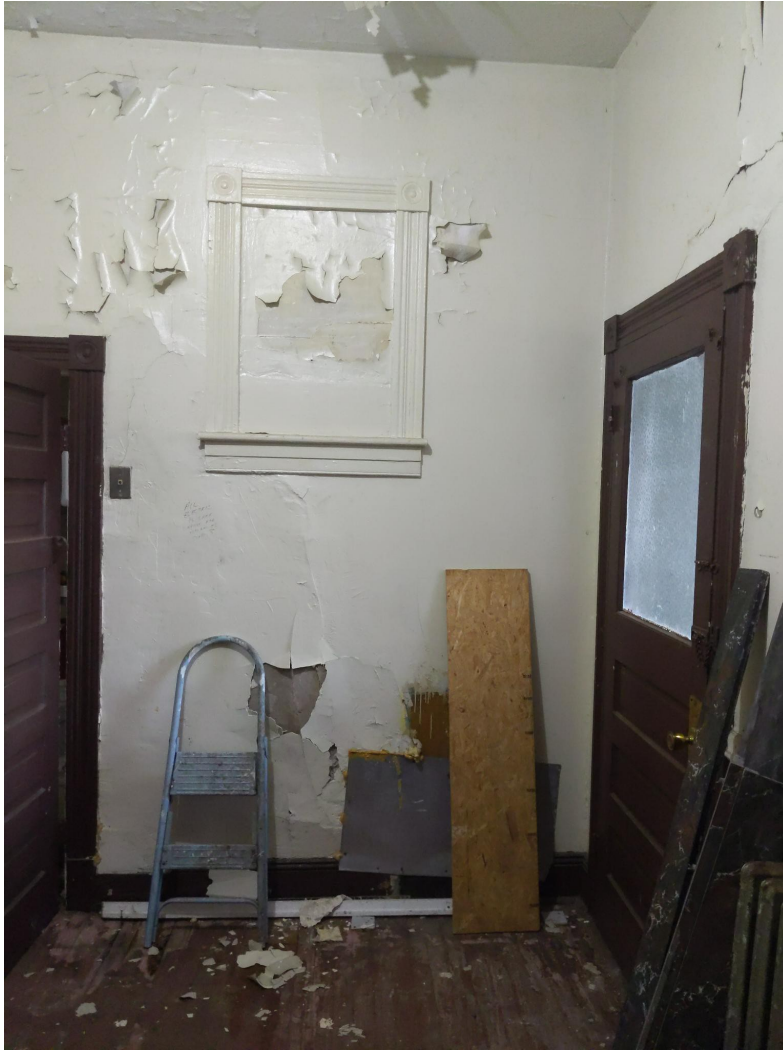
Current Configuration



Proposed Configuration



Additional Evidence of Historical Footprint



This photo is from inside the enclosed addition on the side of the house. In the center is a window that has been boarded over indicating that this wall and window was originally the exterior of the house on the original open porch. The wall and door on the right were added as part of the extension. The area through this door is the semi-enclosed corner of the historical porch footprint.

Description of Proposed Alterations

This section of the building requires considerable work to address its condition. Instead of investing in work to rebuild a poor quality extension inconsistent with the original architecture and the neighborhood, the siding, windows and door from the upper and lower portions of the current footprint will be removed. Period appropriate columns and railings will be added to match the front porch and recreate the approximate historical footprint of the porch. Additional repairs will be made to address any structural issues and other ornamentation will be added as needed.

Proposed Rear View Rendering



The door and window in the lower right portion of the original photo will remain. The other doors and windows, the siding and the lattice will be removed. All visible walls in the open porch areas will be sided with matching wood siding. Doors and windows onto the porches (original doors are still in place) will be appropriate external wood windows and doors.

COMMISSION OF ARCHITECTURAL REVIEW

MEETING OF

JUNE 27, 2024

Members Present

Robert Weir
Karl Almquist
Sonja Ingram
Robert Stowe
Paul Liepe

Members Absent

Jackson Weller
Kathryn Ware

Staff

Cynthia Lester
Renee Burton
Shanika Williams

ITEMS FOR PUBLIC HEARING

- 1. Certificate of Appropriateness application PZ24-00246 filed by Mary McGraw and Brandon Shellings for a fence in the front yard at 614 Holbrook Avenue (Parcel 20025).*

Mr. Weir opened the Public Hearing.

Ms. Burton stated. The applicant was unable to attend but they did send a note stated they both had just started a new job and were not able to get off.

Mr. Weir closed the Public Hearing.

Mr. Liepe made a motion to approve application PZ24-00246.

Mr. Stowe seconded the motion. Motion was approved by a 4-0 vote.

APPROVAL OF MINUTES

The MAY 23, 2024, minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 3:39 p.m.

Approved By: _____