RIVER DISTRICT DESIGN COMMISSION REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

December 12, 2024

4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. NEW BUSINESS

1. Certificate of Appropriateness application PZ24-00596 filed by Nancy Parrish to install door and window decals at 530 Craghead Street (Parcel 22077).

2. Certificate of Appropriateness application PZ24-00616 filed by Whitman, Requardt & Associates, LLP for maintenance of the Dr. Martin Luther King, Jr. Memorial Bridge on Main Street.

3. Certificate of Appropriateness application PZ24-00591 filed by Garrett Shifflett to convert portion of existing roof into a rooftop patio at 553 Lynn Street (Parcel 21670).

4. Certificate of Appropriateness application PZ24-00621 filed by Mama's Attic Thrift Store to paint storefront at 314 Lynn Street (Parcel 20442).

D. MINUTES

1. Minutes from September 12, 2024 Meeting

E. ADJOURN

STAFF REPORT

DATE: December 12, 2024

TO: River District Design Commission

FROM: Renee Burton, Division Director of Planning

RE: Certificate of Appropriateness application PZ24-00596 filed by Nancy Parrish to install door and window decals at 530 Craghead Street (Parcel 22077).

SUMMARY

The applicant, Nancy Parrish, has requested a Certificate of Appropriateness to install window and door decals at 530 Craghead Street. The proposed decals will include the business logo on the door and lower windows, and a decorative design on the upper panes.

DESIGN GUIDELINES EXCERPTS

Section 7. 2. Sign Type, Placement and Size

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.

Sign Regulations in the TW-C Tobacco Warehouse Commercial District allow two (2) square feet per linear foot of primary wall frontage.

RECOMMENDATION

The Planning Division recommends approval of PZ24-00596 to install door and window decals at 530 Craghead Street (Parcel 22077).

ATTACHMENTS

1. Application
2. Nancy Parrish Mock Up

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 #: PZ24-00596 RDOC

~~CAR~~ Meeting Date: Dec. 12

Date Received: 11-5-24

Received By: Burton

Parcel ID #: 22077

Address: 530 Craghead

Existing Zoning:

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 530 Craghead St., Suite 104, Danville VA 24541

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

Applicant's Phone Number:
803.322-0732

Applicant's E-mail:
nancy@nancyparrishinteriors.com

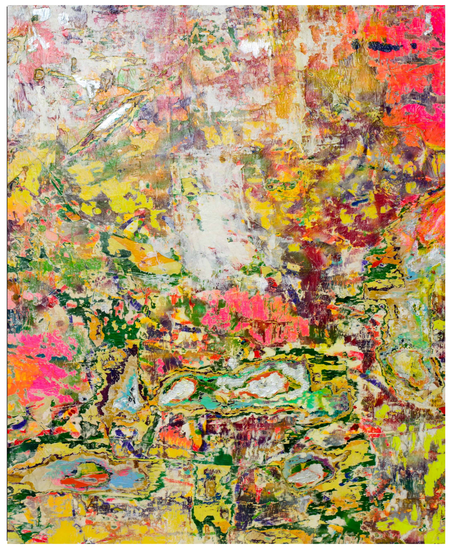
Describe Proposed Improvements:
Logo decal on door
Window Decal of art print on upper windows
Printed by River City Printing

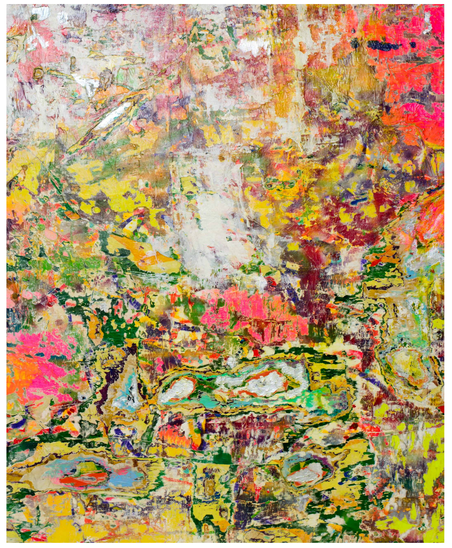
Applicant's Name (Print)

Applicant's Signature

Date 11/2/24

NANCY PARRISH WINDOWS FROM STREET VIEW





Nothing Here

Nothing Here

Nothing Here

Nothing Here

Nothing Here

Nothing Here

INTERIOR DESIGN

FURNITURE

HUE by NANCY PARRISH INTERIORS

ART • FURNITURE • INTERIOR DESIGN • GIFTS

LIGHTING

ART GIFTS

STAFF REPORT

DATE: December 12, 2024

TO: River District Design Commission

FROM: Renee Burton, Division Director of Planning

RE: Certificate of Appropriateness application PZ24-00616 filed by Whitman, Requardt & Associates, LLP for maintenance of the Dr. Martin Luther King, Jr. Memorial Bridge on Main Street.

SUMMARY

The applicant proposes that, along with routine maintenance, joints will be added to the bridge to improve the structure with modification of the railings to match the existing. The proposed changes will match the existing details of the bridge. There will be no change in the structure's footprint.

RECOMMENDATION

The Planning Staff recommends approval of PZ24-00616 for maintenance of the Dr. Martin Luther King Jr. Bridge on Main Street.

ATTACHMENTS

1. Danville River District CAR Application Main Street Bridge over Dan River

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#): Dr. Martin Luther King Jr. Memorial Bridge
Main Street (Route 29 North) over Dan River
Owner - City of Danville

Applicant: Applicant's Address: Whitman, Requardt & Associates, LLP
9030 Stony Point Parkway, Suite 220
Richmond, VA 23235

Applicant's Phone Number: (804)272-8700

Applicant's E-mail: lcundiff@wrallp.com

Describe Proposed Improvements:
The proposed improvements include routine maintenance and the addition of several bridge joints to improve the performance of the bridge structure. The new bridge joints will look like the existing joints on the bridge. The installation of the new joints will require a new line of columns, but this detail is in keeping with the current detail at the existing joints. With these new joints, the bridge railings will be slightly modified near the proposed joints. The rail modification will be in keeping with the current appearance and concrete color surface coating will be applied along the whole length of rail to provide uniform concrete appearance between new and old concrete. The routine maintenance will include concrete surface repair to deteriorated concrete and the application of arc sprayed zinc to the original arch structure and the bases of piers. The design intent is to maintain all architectural features of the bridge structure.

Applicant's Name (Print) Lee Cundiff

Applicant's Signature

Lee Cundiff

Date 11/22/2024

Zoning Ordinance Article 3. R.C.6. Application Submission Requirements:

In consideration of a complete application, the Planning Director and the Review Commission may require any or all 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.

D. Site plan drawings, prepared to meet the city site development plan submission requirements for a Preliminary Site Plan or 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.
5. Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements.
6. Proposed building color and materials.
7. Relationship of building and site elements to existing and planned corridor development.
8. Relationship of parking, pedestrian facilities, and vehicular accessways to existing and planned corridor development; and
9. Other site plans and subdivision plats as may be required by Danville for development approval

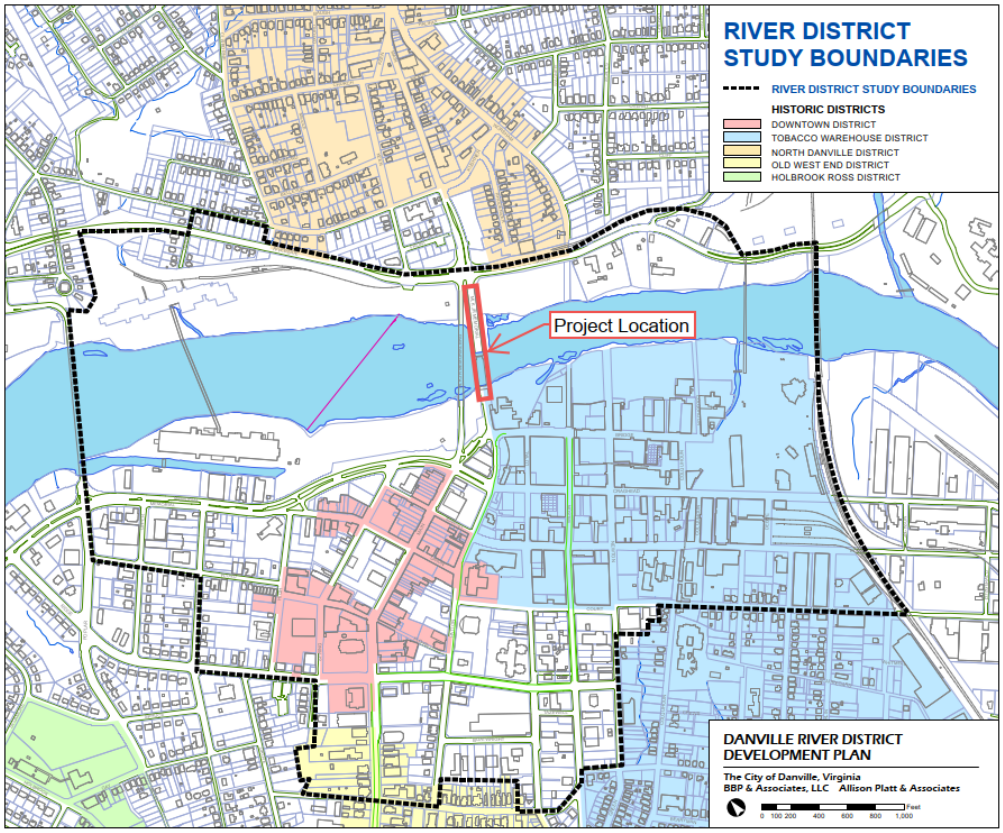
E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.

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 sign messages.

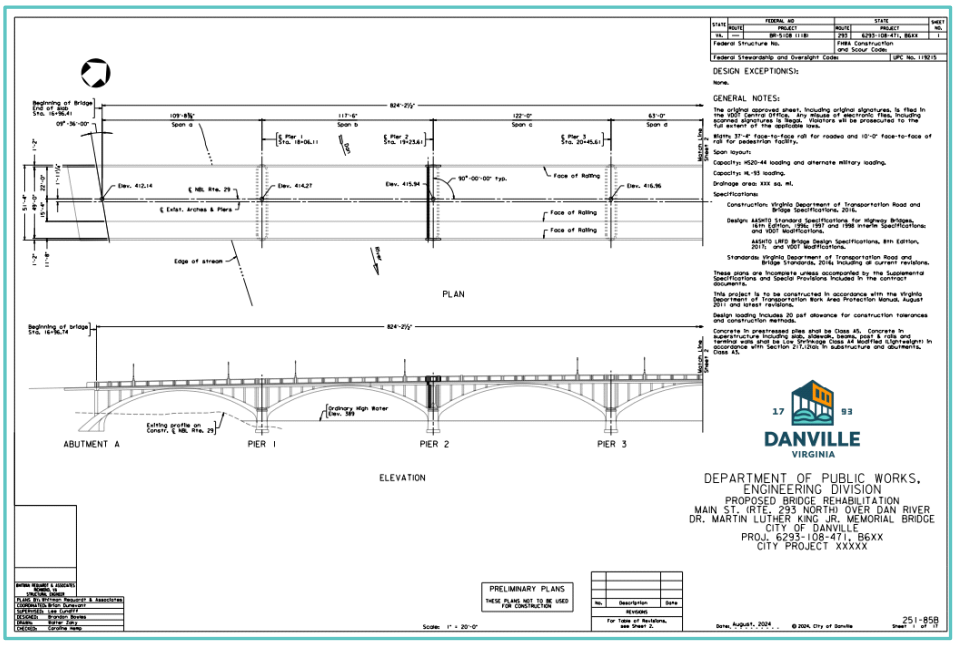
H. Graphic exhibits depicting compliance with other design elements.

A. The existing bridge structure carries Main Street (Route 29 North) over the Dan River.
B. The current assumed construction duration for the bridge rehabilitation is approximately 18 months.
C.

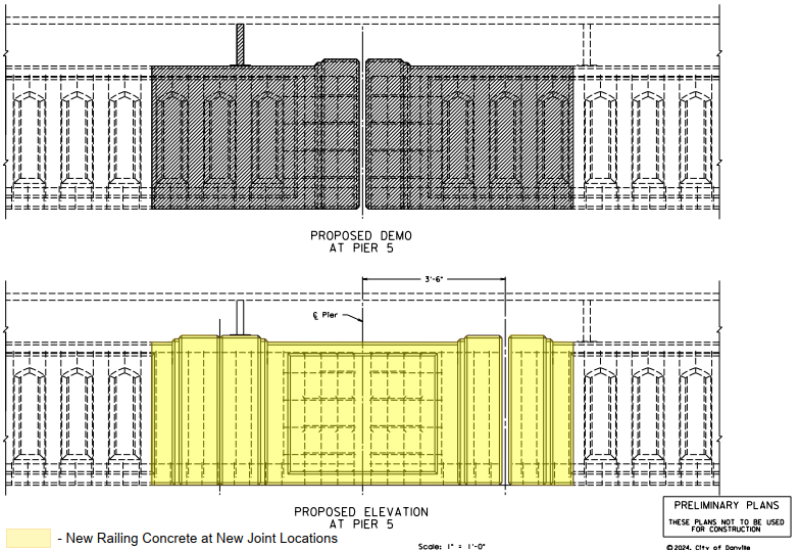


D. The bridge footprint will be left unchanged. Therefore, this item does not apply to the project.
E. Existing Bridge:

E. Continued
Rehabilitation Plans maintaining the existing bridge footprint:



F. Not Applicable.
G. Not Applicable. No lighting, signs, or graphics will be added to the bridge during this project.
H.



STAFF REPORT

DATE: December 12, 2024

TO: River District Design Commission

FROM: Renee Burton, Division Director of Planning

RE: Certificate of Appropriateness application PZ24-00591 filed by Garrett Shifflett to convert portion of existing roof into a rooftop patio at 553 Lynn Street (Parcel 21670).

SUMMARY

The subject property is the location of a proposed multifamily complex. The proposed rooftop patio will be an approximately 725 square foot recreation area for residents, with an enclosed landing area at the top of the stairwell and safety rails around the perimeter of the area.

DESIGN GUIDELINES EXCERPTS

Section 3.2 General Guidelines

All additions and renovations to existing structures should complement the original elements in terms of material, size, shape and color.

RECOMMENDATION

The Planning Staff recommend approval of PZ24-00591 to convert portion of existing roof into a rooftop patio at 553 Lynn Street (Parcel 21670).

ATTACHMENTS

1. RDDC Application 553 Lynn 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#): 553 Lynn Street, Danville VA 24541 (Parcel 21670)

Applicant: Applicant's Address: 1630 Pope Avenue, Richmond VA 23227

Applicant's Phone Number: 804-399-9921

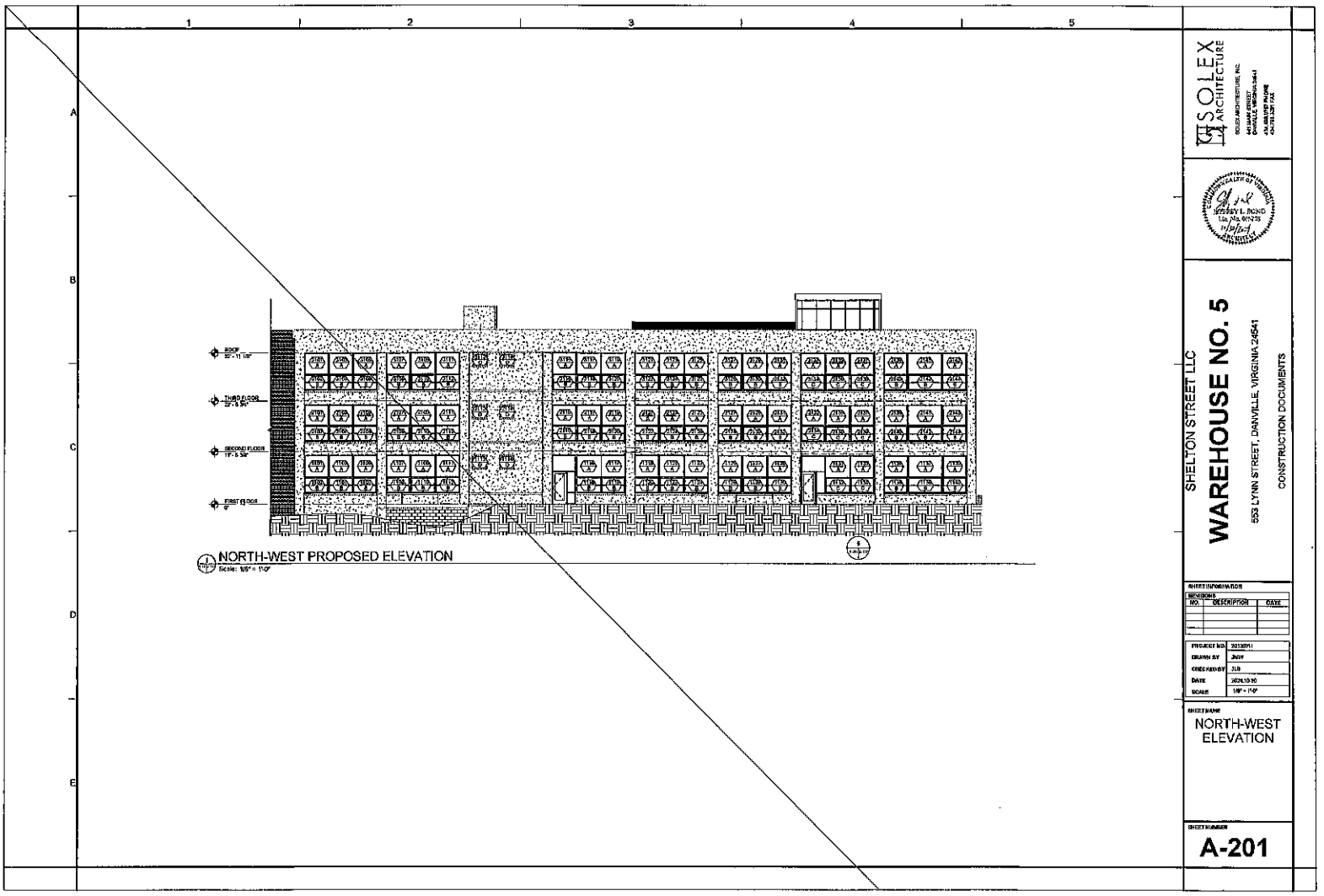
Applicant's E-mail: garrettshifflett@gmail.com

Describe Proposed Improvements: Convert portion of existing roof into a rooftop patio. Landing area will be installed at the top of the stairwell with safety rails around the perimeter of the patio. Landing area materials will mimic existing facade.

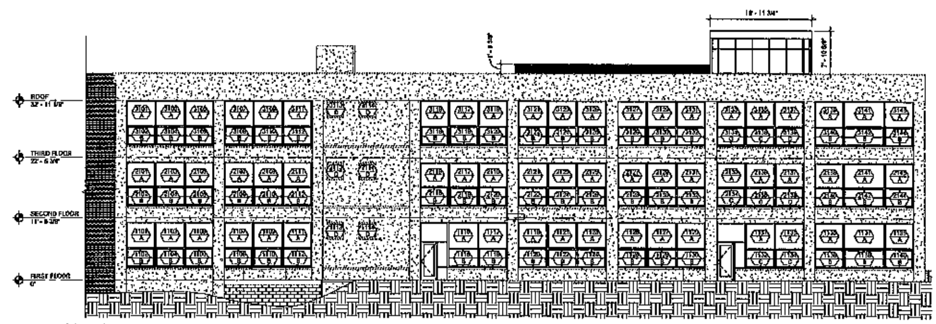
Applicant's Name (Print) Garrett Shifflett

Date 11/1/24

Applicant's Signature



ROOF
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
NORTH-WEST PROPOSED ELEVATION
Scale: 1/8" = 1'-0"
SOLEX ARCHITECTURE
SHELTON STREET LLC
WAREHOUSE NO. 5
553 LYNN STREET, DANVILLE, VIRGINIA 24541
CONSTRUCTION DOCUMENTS
SHEET INFORMATION
REVISIONS
NO.
DESCRIPTION
DATE
PROJECT NO.
DRAWN BY
CHECKED BY
DATE
SCALE
SHEET NAME
NORTH-WEST ELEVATION
SHEET NUMBER
A-201



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

SOLEX ARCHITECTURE

SHELTON STREET LLC
WAREHOUSE NO. 5
553 LYNN STREET, DANVILLE, VIRGINIA 24541
CONSTRUCTION DOCUMENTS

SHEET INFORMATION

REVISIONS

NO.	DESCRIPTION	DATE

PROJECT NO.	20130011
DRAWN BY	JMW
CHECKED BY	JLB
DATE	2014.10.30
SCALE	1/8" = 1'-0"

SHEET NAME
NORTH-WEST ELEVATION WITH DIMENSIONS

SHEET NUMBER
A-202

EXIT

STAFF REPORT

DATE: December 12, 2024

TO: River District Design Commission

FROM: Renee Burton, Division Director of Planning

RE: Certificate of Appropriateness application PZ24-00621 filed by Mama's Attic Thrift Store to paint storefront at 314 Lynn Street (Parcel 20442).

SUMMARY

The applicant proposes painting the unpainted brick surrounding the storefront windows to the right of the entrance of the business. The applicant proposes to paint the unpainted brick white to match the painted brick of the main entrance.

DESIGN GUIDELINES EXCERPTS

Section 3.2 4. Exterior Wall Materials and Trim

In general, masonry buildings should not be painted if they are not currently painted.

RECOMMENDATION

Planning Staff recommends approval of PZ24-00621 to paint storefront at 314 Lynn Street (Parcel 20442).

ATTACHMENTS

1. RDDC Application - 314 Lynn Street

CITY OF DANVILLE
Community Development
Division of Planning and Zoning

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.

PLANNING DIVISION PROVIDED INFORMATION

Application #: PZ24-00621 RDDC Meeting Date: Dec 12, 2024

Date Received: 12-2-24 Received By: Lisa Jones

Parcel ID: 20442 Zoning District: TOC

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#): 314 Lynn ST

Applicant: Mama's Attic Thrift Store

Applicant's Address: 314 Lynn ST

Applicant's Phone Number: 434-250-4724

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

Proposed Improvement:

☒ Alteration ☐ Addition ☐ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

Paint bottom section of storefront on right side to match left side. Color will be White

Are you aware of the federal and state tax credits for potential reimbursement or credit of substantial rehabilitation project expenses? ☐ Yes ☒ No

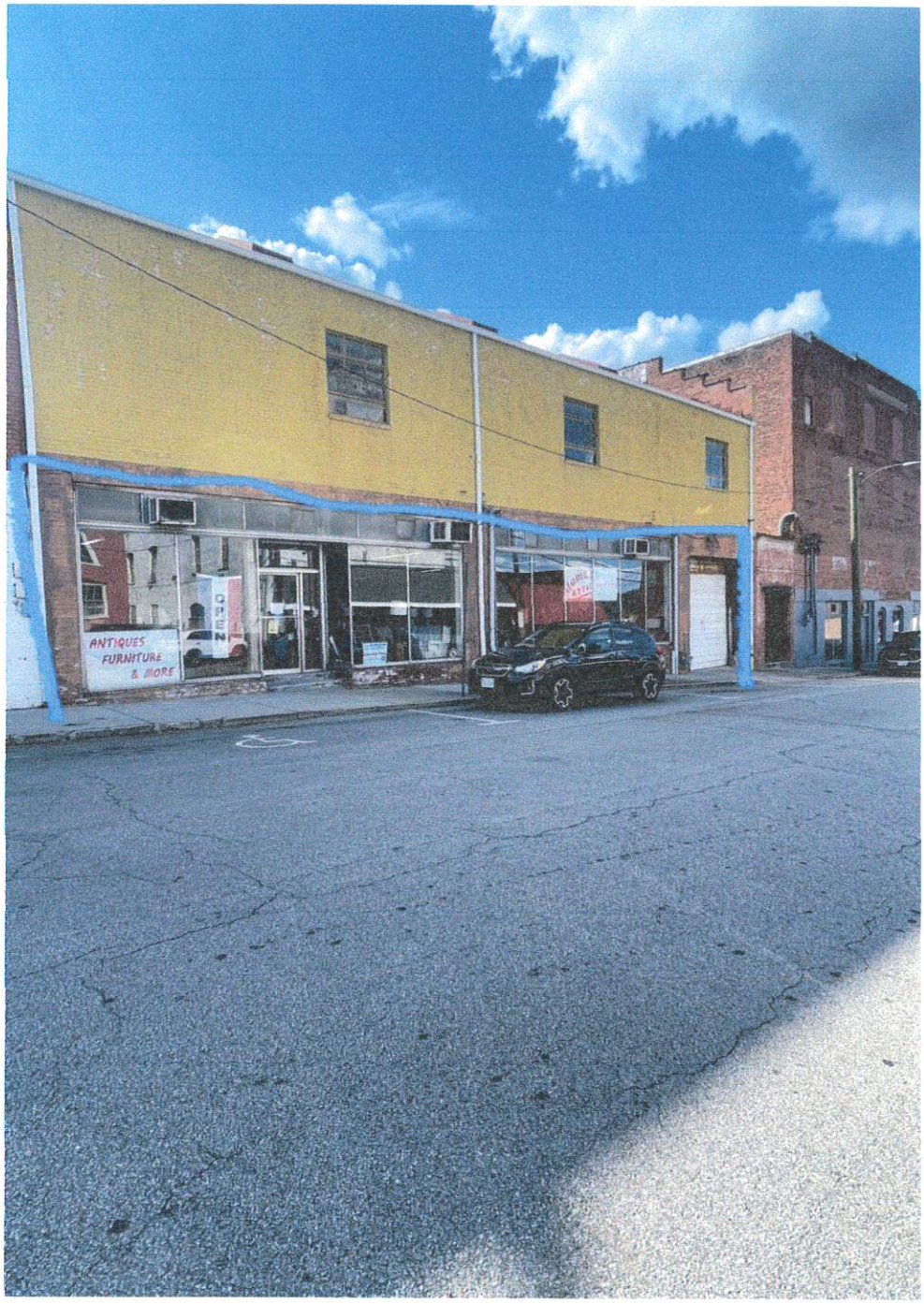
Would you like more information about these programs? ☒ Yes ☐ No

Derek Davis
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.

Mama's ATTIC
THRIFT STORE
434-258-4724
Mama's ATTIC
THRIFT STORE
434-258-4724
Mama's ATTIC
THRIFT STORE
434-258-4724
ANTIQUES
FURNITURE
& MORE
OPEN


ANTIQUES
FURNITURE
& MORE
OPEN

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

SEPTEMBER 12, 2024

Members Present	Members Absent	Staff
Courtney Nicholas	R. J. Lackey	Cynthia Lester
John Ranson	Peyton Keesee	Ryan Dodson
Andrew Hessler		Renee Burton
Adam Jones		Shanika Williams
George Davis		

ITEMS FOR PUBLIC HEARING

1. *Certificate of Appropriateness application PZ24-00442 filed by Adam Vaught to replace windows and doors at 400 Bridge Street (Parcel 21490).*

Mr. Davis opened the Public Hearing.

Mr. Vaught stated. We are proposing to replace the historic matching windows. There are two garage doors on the main level that are wood. They will be a storefront system with glass.

Mr. Ranson stated. Will it all be aluminum?

Mr. Vaught stated. Yes.

Mr. Ranson stated. Are the original windows aluminum?

Mr. Vaught stated. The original windows on the second and third floor are steel. In order to get the replica that we are putting in they are steel. The doors will have the same grid pattern you will only see on Wilson Street, with steel rails and a good-looking clean ramp.

Ms. Nichols stated. Will the awning change or just the door itself.

Mr. Vaught stated. The awning the way it works with the tax credit is if it is there technically, we don't have to get rid of it. I think we are planning on leave it, the door will be wood as well with the trim pattern.

Mr. Ranson stated. Is the top part of the door glass?

Mr. Vaught stated. Yes.

Mr. Davis stated. The windows look like they are in fairly good shape but not conducive to what you want to do with the building.

Mr. Vaught stated. It is the reveal of the windows and the tax credit to make it all match.

Mr. Pilkington stated. The vinyl clad windows that have a limit life on them and as part of the tax credit project replacing them now as opposed to 5 or 10 years.

Mr. Ranson stated. You mean you are looking into the future.

Mr. Hessler stated. Looking at the street view there is a ghost sign at the top of Wilson Street main section, wondering what that sign was and if it can be savaged.

Mr. Vaught stated. I have tried to figure out what it says. It would be possible to paint something back there similar to what Gary and Russ are doing with the Riverfront Real Estate. We don't know what we will put there. Maybe something like Bridge Street Loft, or 400 Bridge Street Loft.

Mr. Davis closed the Public Hearing.

Mr. Jones made a motion to issue a Certificate of Appropriateness PZ24-00442. Mr. Hessler seconded the motion. The motion was approved by a 5-0 vote.

2. Certificate of Appropriateness application PZ24-00483 filed by Seven Diamonds LLC to add new windows at 521 Bridge Street (Parcel 21485).

Mr. Davis opened the Public Hearing.

Mr. Pilkington stated. I am an architect with Balzer Associates, for 521 Bridge Street. Improving windows to make it easier to develop. The building only has windows on two sides the front and the rear, so we are proposing to add additional windows on the left side of the building facing the parking lot. We may have to replace a door, and on the rear windows and door were replaced with a recent renovation.

Mr. Ranson stated. Historic tax credit not allowed?

Mr. Pilkington stated. Not a principal façade not facing the pubic right away. The window will be aluminum clad exterior.

Ms. Nicholas stated. Are they fixed windows?

Mr. Pilkington stated. Yes.

Mr. Davis stated. Looks like what you are proposing the apartment units will not go from one side of the building to the other.

Mr. Pilkington stated. Not completely. We have 3 floor adjacent to the existing building.

Mr. Ranson stated. Will you be changing the sign.

Mr. Pilkington stated. We haven't had that discussion yet, but it is not an historic sign. The Old Belt Tobacco Storage #2 will obviously stay.

Ms. Nicholas stated. I see renovation plan for second and third floor, I don't see plans for the first floor I do see windows added for first floor.

Mr. Pilkington stated. It is not going to be that many units on the first floor.

Mr. Jones stated. Cutting new windows on the side will it change the gutters system.

Mr. Pilkington stated. Yes, we will be addressing the downspout.

Mr. Davis closed the Public Hearing.

Ms. Nicholas made a motion to issue a Certificate of Appropriateness PZ24-00483. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.

Mr. Davis stated. I want to add that I am glad this Commission have an open mind, that we could add windows to a building like this. Ten years ago, when we started, that was a little taboo. I was surprised when they allowed us the privilege to vote on it for the Richmond Cedar Works building. Things like this, we can enhance the use of these buildings for the future. Proud owner of these buildings way back when to see them reused like this, these buildings were built for tobacco and that's it. To see the gentlemen come in and reuse the building I thank you for it.

Mr. Petadia stated. Appreciation for getting approved.

APPROVAL OF MINUTES

The August 8, 2024, minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 4:35 p.m.

Approved By: s/Cynthia Lester