



**COMMISSION OF ARCHITECTURAL REVIEW REGULAR MEETING  
AGENDA**

**4<sup>TH</sup> FLOOR CONFERENCE ROOM**

**February 27, 2025**

**3:30 PM**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. ELECTION OF OFFICERS**

**D. NEW BUSINESS**

1. Certificate of Appropriateness application PZ25-00161 filed by Michael McNeely to allow a detached accessory structure in the rear yard at 426 Chestnut Street (Parcel 25560).

**E. APPROVAL OF MINUTES**

1. CAR Meeting Minutes 12\_12\_24

**F. STAFF UPDATES**

**G. ADJOURN**

# STAFF REPORT

DATE: February 27, 2025  
TO: Commission of Architectural Review  
FROM: Renee Burton, Division Director of Planning  
RE: Certificate of Appropriateness application PZ25-00161 filed by Michael McNeely to allow a detached accessory structure in the rear yard at 426 Chestnut Street (Parcel 25560).

## **SUMMARY**

The applicant is requesting a Certificate of Appropriateness to construct an accessory structure in the rear yard at 426 Chestnut Street. Despite the fenced-in rear yard, an accessory structure will be partially visible from the right of way.

The proposed structure is a ten (10) by twenty (20) foot barn-style storage shed. The shed will not require a building permit due to size.

## **DESIGN GUIDELINES**

Section 6: Site Guidelines for Existing Residential Buildings encourages outbuildings that are complementary to the primary structure. The barn-style design is incompatible with the architecture of the property in style and color, and with the Old West End district as a whole.

## **RECOMMENDATION**

The Planning division recommends denial of Certificate of Appropriateness PZ25-00161 to allow a detached accessory structure at 426 Chestnut Street.

## **ATTACHMENTS**

1. Application
2. Shed



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

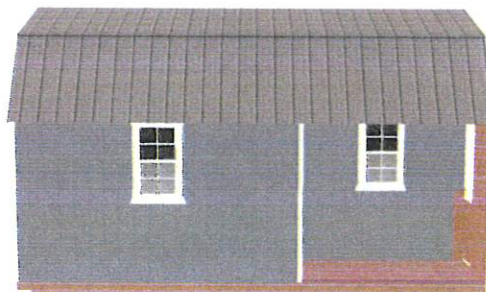
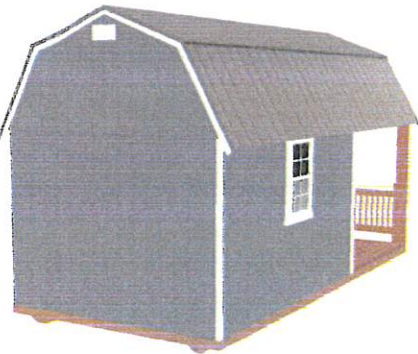
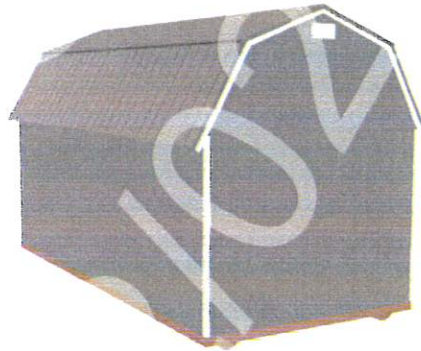
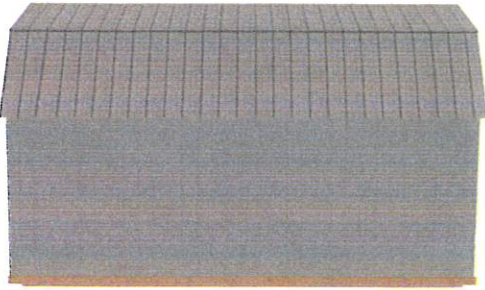
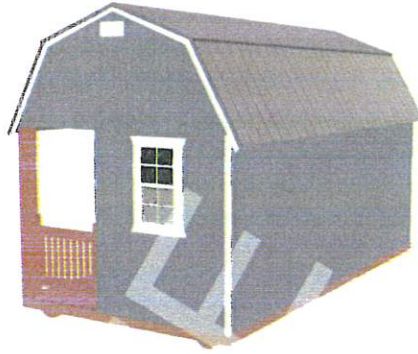
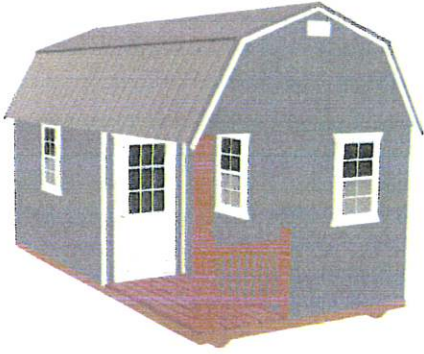
PLANNING DIVISION PROVIDED INFORMATION

Applicant #: P225-00161 CAR Meeting Date: Feb 27, 2025
Date Received: 2-10-24 Received By: LISA JONES
Parcel ID #: 25560 Address: 426 Chestnut Street
Existing Zoning: OTR

APPLICANT PROVIDED INFORMATION

Property Location (address/ID#): 426 Chestnut St. / # 25560
Applicant: Applicant's Address: 426 Chestnut St.
Applicant's Phone Number: 434-429-3654
Applicant's E-mail: mmcnealy@uscl.edu
Describe Proposed Improvements: 10x20 shed in rear of property

Michael McNealy Applicant's Name (Print)
[Signature] Applicant's Signature
2-10-25 Date



QUOTE ONLY - NOT AN ORDER. PRICES SUBJECT TO CHANGE.



**COMMISSION OF ARCHITECTURAL REVIEW**

**MEETING OF**

**December 12, 2024**

Members Present

Robert Weir  
Jackson Weller  
Paul Liepe  
Robert Stowe  
Luke Ramsey

Members Absent

Kathryn Ware  
Sonja Ingram

Staff

Cynthia Lester  
Renee Burton  
Ryan Dodson

**ITEMS FOR PUBLIC HEARING**

1. Certificate of Appropriateness application PZ24-00562 filed by Frederick and Laura Meder to add door, transom, and side light and new windows at 912 Green Street (Parcel 21176).

**Mr. Wier opened the Public Hearing.**

Mr. Meder stated. We purchased the house, and the windows were all screwed up, this house is full of additions, and it is a mess. The objective is to make these two town houses, there are 3700 sq feet plus and 24 rooms and I would like to have home ownership not an apartment. The door that will be going here is the original door from my house.

Mr. Liepe stated. You stated that is a covered porch and present it is an enclosed porch.

Mr. Meder stated. Probably in 1890 it was a covered porch and now its part of the house.

Mr. Liepe stated. Are you proposing an addition of a palladium window on the second floor.

Mr. Meder stated. Yes.

**Mr. Weir closed the Public Hearing. Mr. Liepe made a motion to approve application PZ24-00562. Adding the palladium windows on the second floor**

**on the first addition be added to the application. Mr. Weller seconded the motion. Motion was approved by a 5-0 vote.**

**Mr. Liepe made a motion to approve application PZ24-00562. Mr. Weller seconded the motion. Motion was approved by a 5-0 vote.**

**We all welcome Mr. Luke Ramsey to his first CAR meeting.**

#### **APPROVAL OF MINUTES**

**The AUGUST 12, 2024, minutes were approved by a unanimous vote.**

With no further business, the meeting adjourned at 3:40 p.m.

Approved By: s/Cynthia Lester