



RIVER DISTRICT DESIGN COMMISSION REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

April 10, 2025

4:00 PM

A. CALL TO ORDER

B. ROLL CALL

NEW BUSINESS

1. Certificate of Appropriateness application PZ25-00226 filed by 18F Danville LLC to approve the rehabilitation of the existing structure at 18 Floyd Street (Parcel 21498) to a multi-family apartment complex.
2. Certificate of Appropriateness request PZ25-00242 filed by Aeolian Products and Services INC to remove stucco and repair underlying brick at 215 Main Street (Parcel 24739).

D. STAFF UPDATES

E. MINUTES

1. Minutes from February 13, 2025

F. ADJOURN



River District Design Commission

STAFF REPORT

DATE: April 10, 2025
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness application PZ25-00226 filed by 18F Danville LLC to approve the rehabilitation of the existing structure at 18 Floyd Street (Parcel 21498) to a multi-family apartment complex.

SUMMARY

The applicant, 18F Danville LLC, is requesting a Certificate of Appropriateness to approve the rehabilitation to a multifamily apartment complex including 41 units, relatable amenities, and 2 small offices for lease.

18F Danville LLC has proposed the renovation of the principal structure located at 18 Floyd Street, original Manufacturing Company. Built circa 1907 by Danville firm Deitrick & Pearson, the Morotock building was later used as a grocery store and bowling alley. It currently stands vacant.

The proposed project encompasses site improvements, removal of relic building systems, demolition, and foot building. The rehabilitation includes brick repair and re-pointing, new historic replica windows with replacement membrane, new and renovated exit stairs, new finishes, replacement gutters, and repainting of the existing building. The project was approved by the National Parks Service on 10/09/2024.

DESIGN GUIDELINES EXCERPTS

Section 3 Historic Building Restoration/Renovation:

Repair/restore historic materials whenever possible rather than replacing them. If replacement materials are used, they should match the original materials and design.

RECOMMENDATION

Staff believes the proposed design meets the River District Design Guidelines and recommends approval of the application (Parcel 21498).

ATTACHMENTS

1. COA RDDC Application Morotock Apartments



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. **Meets 4pm 2nd Thursday of the month.**

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#): 18 North Floyd Street ID# 21498

Applicant: 18F Danville LLC (Rory Dowling – 1st and Main Development)

Applicant's Address: 1007 West Trinity Ave, Durham NC 27701

Applicant's Phone Number: (919) 616-6216

Applicant's E-mail: rory@1standmaindevelopment.com / andy@belkarchitecture.net

Proposed Improvement:

☐ Alteration ☐ Addition ☒ Rehabilitation ☐ New Construction ☐ Sign

Improvement Description:

This project (Morotock Apartments) is a historic tax-credit renovation of an abandoned 3-story + basement historic textile mill, a contributing building in the Downtown Danville National Register Historic District, at 18 North Floyd Street (corner of N. Floyd and Spring Street). The project encompasses site improvements, removal of relic building systems, demolition, and complete renovation into a multi-family apartment building with 41 apartment units, related amenities, and two small leasable offices. Scope of renovation will include site improvements, brick repair and re-pointing, new interior partitions, new historic replica windows, new roof membrane, new insulation, new elevator, new/renovated exit stairs, new finishes, and installation of all new plumbing, mechanical, electrical, fire-alarm, and sprinkler systems. The Description of Rehabilitation (Part 2) was approved by the National Parks Service 10/09/2024.

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

Rory Dowling
Applicant Signature

see letter next page
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.

**Dan River Renaissance, LLC
PO BOX 1173, Danville VA 24543**

TO: City of Danville and River District Design Commission

RE: 18F Danville LLC Special Use Permit and Certificate of Appropriateness Applications

As the current owner of 18 North Floyd St, we are writing this letter in support of 18F Danville LLC's applications for a Special Use Permit and Certificate of Appropriateness for the project they plan to undertake.

Thank you,

Michael Lemanski

DocuSigned by:

06146A3147DD44D...

Manager
Dan River Renaissance, LLC

Morotock Mfg. Co., one of Danville's many Industries, Danville, Va.

Ca. 1908

Looking north west

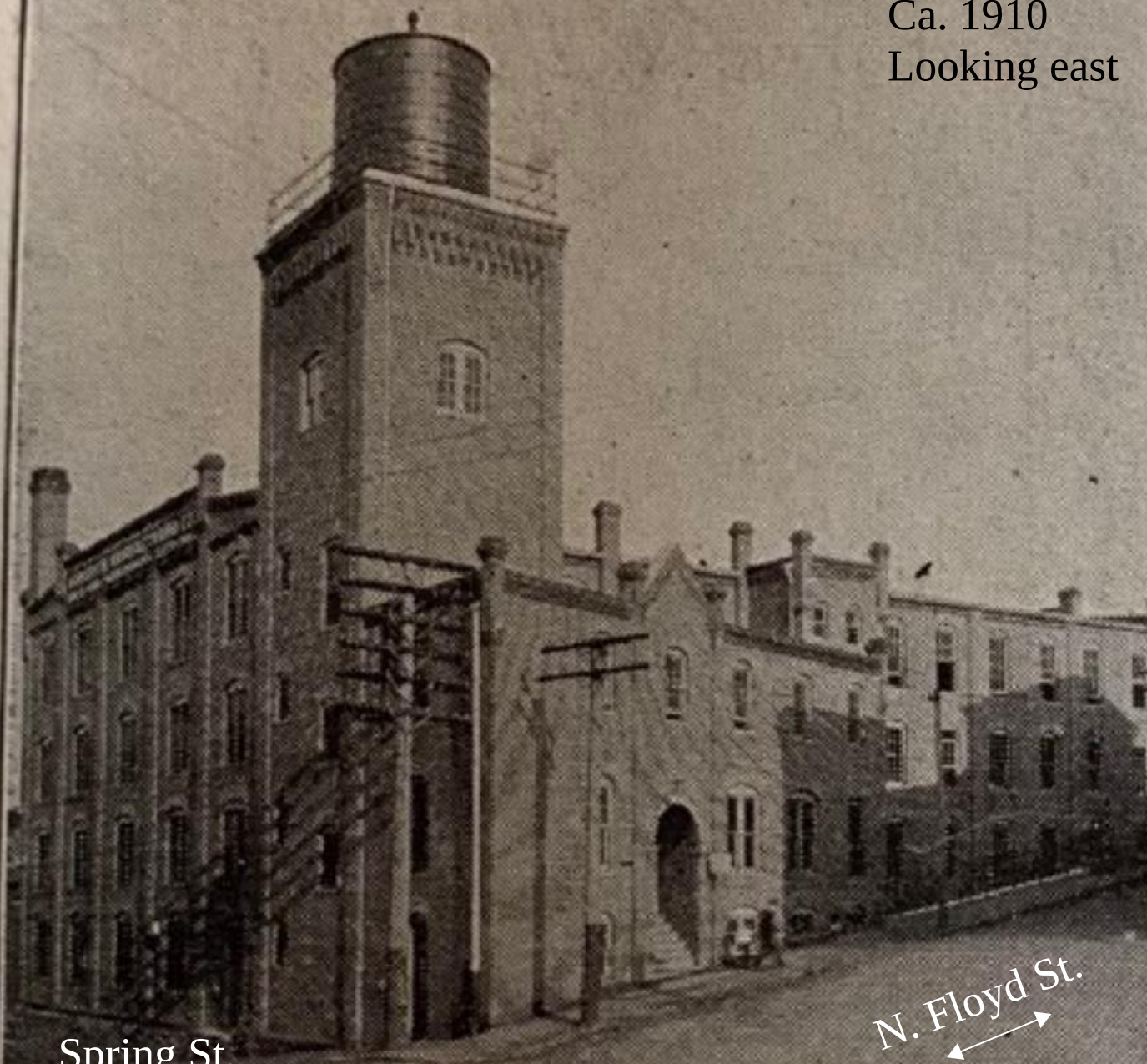
14529



2025
Looking north west



Ca. 1910
Looking east



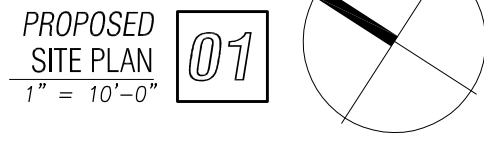
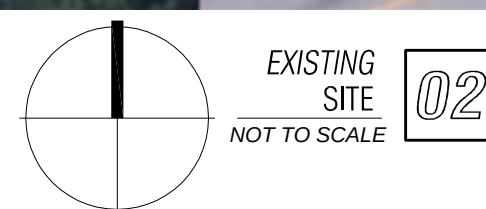
Spring St.

N. Floyd St.

2025
Looking east







NOT FOR CONSTRUCTION

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434-656-8961

PME-FA ENGINEERING
CM Engineering, PLLC
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Charlotte, NC 28273
704-688-9320

GENERAL CONTRACTOR

PROJECT TITLE & ADDRESS

**MOROTOCK
APARTMENTS**
RENOVATION OF THE HISTORIC MOROTOCK
MANUFACTURING COMPANY
18 NORTH FLOYD STREET DANVILLE, VA 24541

Project No. 2024MTK
Date JUNE 5, 2024
Issued For PART 2 SUBMITTAL
DHR# 2024-069 NPS# 48195

Drawn by BA
Scale AS NOTED

REVISIONS
Date & Description
REV-1, DATE 25-0129
DHRNPS PART 2 Amendment 1

SHEET CONTENT

FIRST LEVEL
FLOOR PLAN

A1.01

GENERAL ARCHITECTURAL PRICING NOTES:

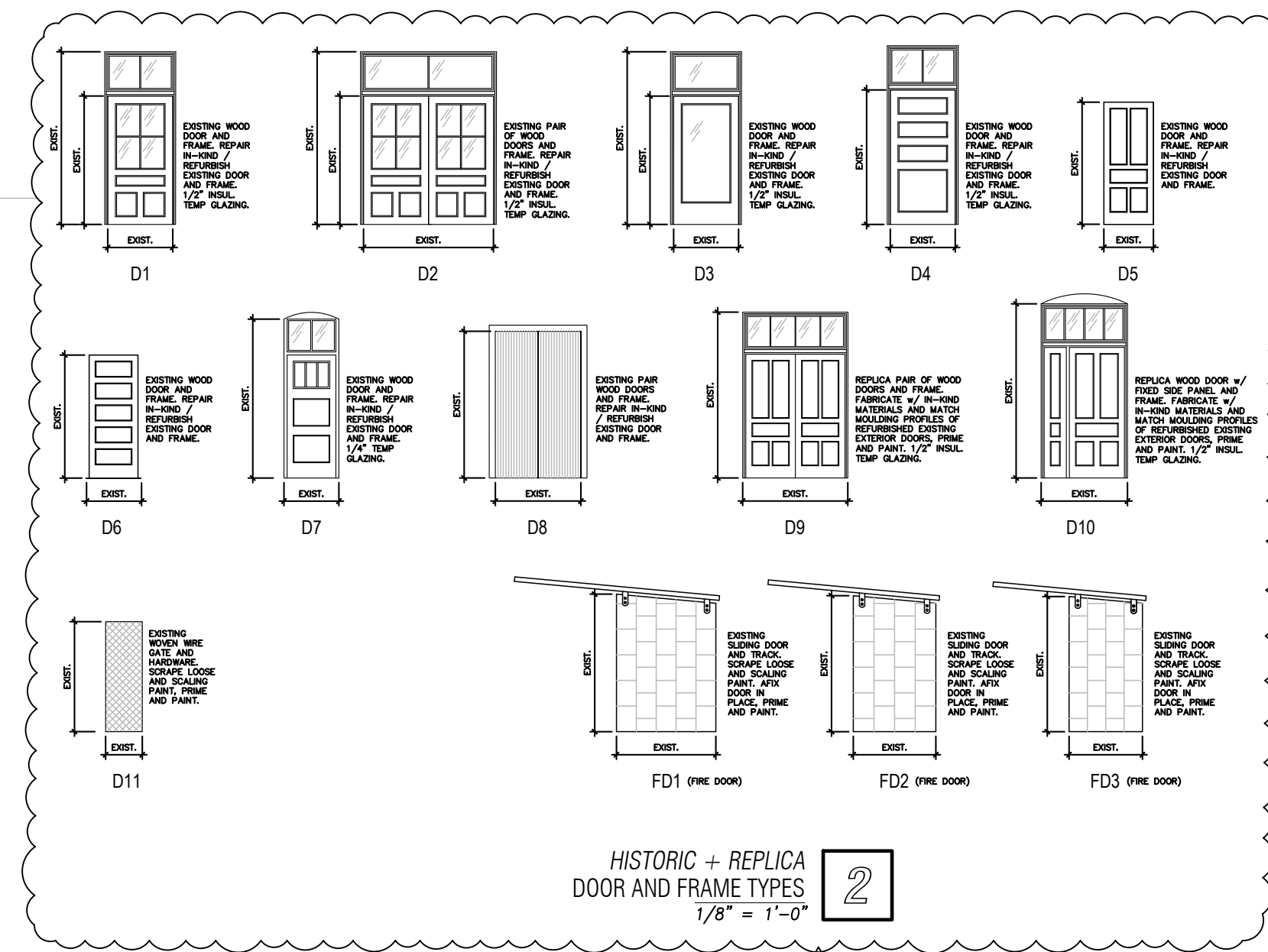
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- ALL INTERIOR BRICK SURFACES TO BE PRIMED/PAINTED.
- FOR FIRST FLOOR COMPANY OFFICE AND COMPANY STORE AREAS (OFFICE AND APARTMENT UNIT TYPE-13), ALL WOOD WAINSCOT, PLASTER WALLS, CROWN MOLDING, AND BEAD-BOARD CEILINGS TO BE REPAIRED AND/OR REPLACED WITH IN-KIND MATERIALS.
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- ALL HISTORIC WINDOW REMNANTS AND PLYWOOD INFILL TO BE REMOVED AND REPLACED WITH INSULATED ALUMINUM CLAD HISTORIC REPLICA WINDOWS WITH SIMULATED DIVIDED LIGHTS
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- PROVIDE NEW PRE-FINISHED GUTTERS AND DOWNSPOUTS, TIE DOWNSPOUTS INTO NEW STORM WATER SYSTEM
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- GRIND BASEMENT CONCRETE SLAB TRIP HAZARDS <1/8"
- PROVIDE NEW PRESSURE TREATED WOOD SILLS IN ALL MASONRY WINDOW OPENINGS

NEW EXTERIOR STEEL STAIR WITH CONCRETE PAN TREADS AS INDICATED IN PLAN

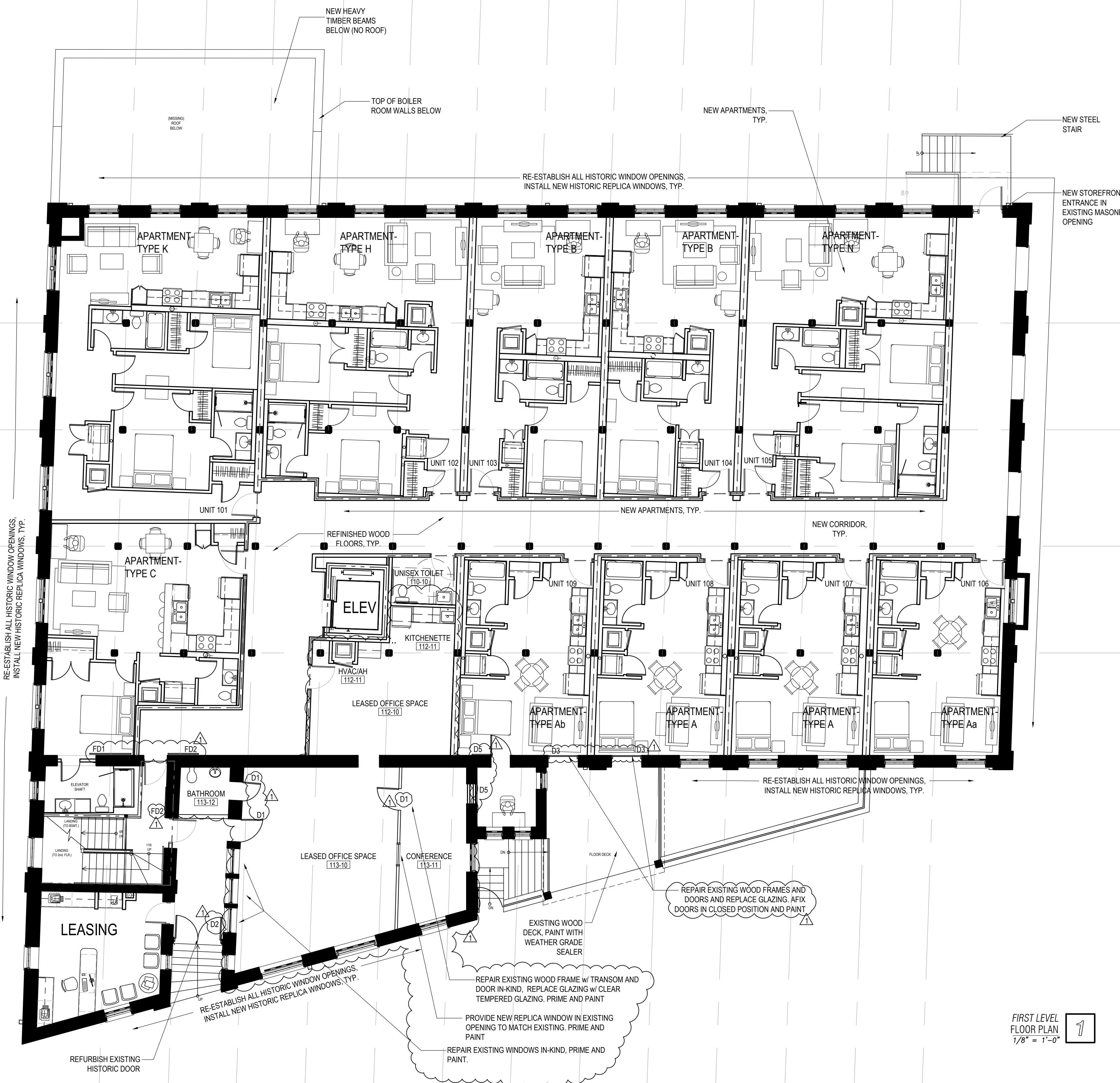
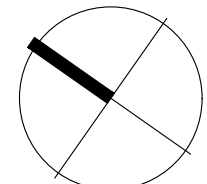
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APARTMENT INTERIOR NOTES:

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- ALL INTERIOR DOORS TO BE SOLID-CORE 1-3/8" THICKNESS
- PROVIDE FABRIC ROLLER SHADES IN ALL APARTMENT WINDOWS
- WITHIN BASEMENT, FLOOR 1 AND FLOOR 2 APARTMENTS, PROVIDE DROPPED CEILING BETWEEN BEAMS WITH ACOUSTICAL INSULATION AND GWB INSTALLED ON RESILIENT CHANNELS.



FIRST LEVEL
FLOOR PLAN
1/8" = 1'-0"



SEE SHEETS A6.00 AND A6.01 FOR
STAIR 6 CODE COMPLIANT SELECT
DEMOLITION AND NEW WORK

REPAIR EXISTING WOOD FRAMES AND
DOORS AND REPLACE GLAZING. AFIX
DOORS IN CLOSED POSITION AND PAINT

REPAIR EXISTING WOOD FRAME W/ TRANSOM AND
DOOR IN-KIND. REPLACE GLAZING W/ CLEAR
TEMPERED GLAZING. PRIME AND PAINT

PROVIDE NEW REPLICA WINDOW IN EXISTING
OPENING TO MATCH EXISTING. PRIME AND
PAINT
REPAIR EXISTING WINDOWS IN-KIND, PRIME AND
PAINT.

RE-ESTABLISH ALL HISTORIC WINDOW OPENINGS.
INSTALL NEW HISTORIC REPLICA WINDOWS, TYP.

REFURBISH EXISTING
HISTORIC DOOR

RE-ESTABLISH ALL HISTORIC WINDOW OPENINGS.
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INSTALL NEW HISTORIC REPLICA WINDOWS, TYP.

NEW APARTMENTS,
TYP.

NEW STEEL
STAIR
NEW STOREFRONT
ENTRANCE IN
EXISTING MASONRY
OPENING

NEW HEAVY
TIMBER BEAMS
BELOW (NO ROOF)

TOP OF BOILER
ROOM WALLS BELOW

DISCREET
ROOF
BELOW

[illegible]

SECOND LEVEL
FLOOR PLAN
 $\frac{1}{8"} = 1'-0"$

SEE SHEETS A6.00 AND A6.01 FOR
STAIR 6 CODE COMPLIANT SELECT
DEMOLITION AND NEW WORK

RE-ESTABLISH ALL HISTORIC WINDOW OPENINGS
INSTALL NEW HISTORIC REPLICA WINDOWS, TYPE

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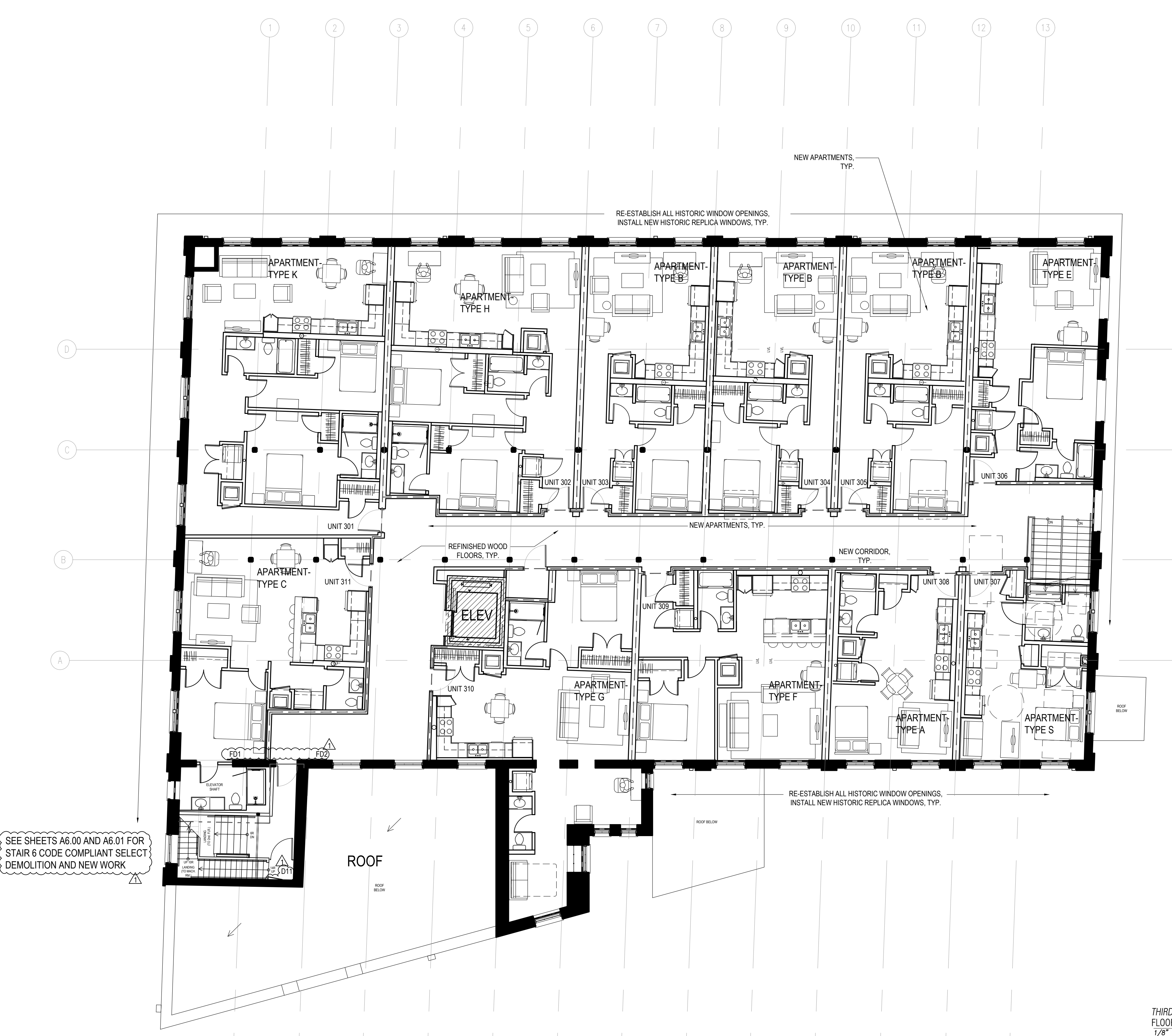
Drawn by BA
Scale AS NOTED

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DHR/NPS PART 2 Amendment 1

SHEET CONTENT

THIRD LEVEL
FLOOR PLAN

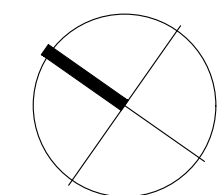
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SEE SHEETS A6.00 AND A6.01 FOR
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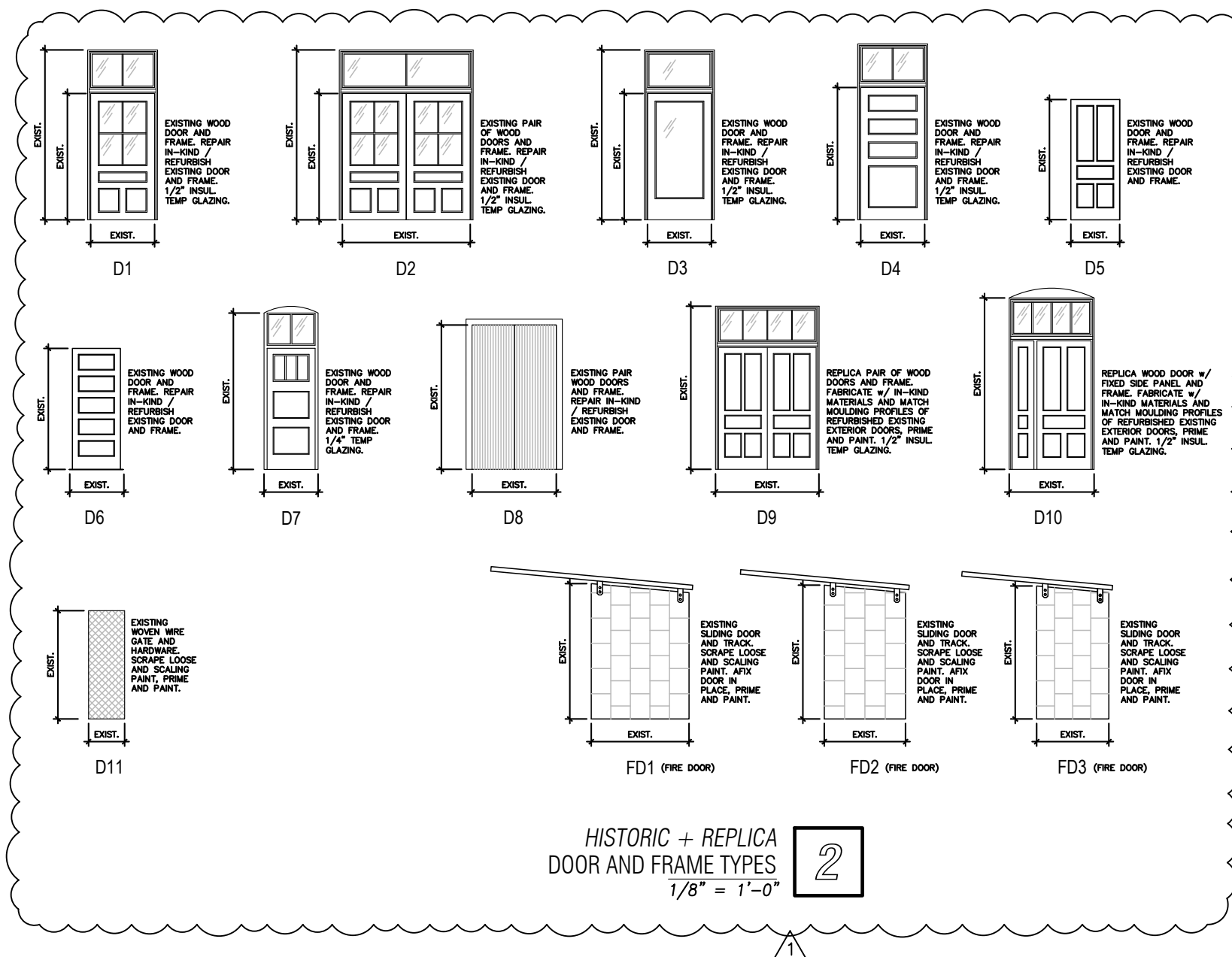
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FLOOR PLAN
1/8" = 1'-0"

1



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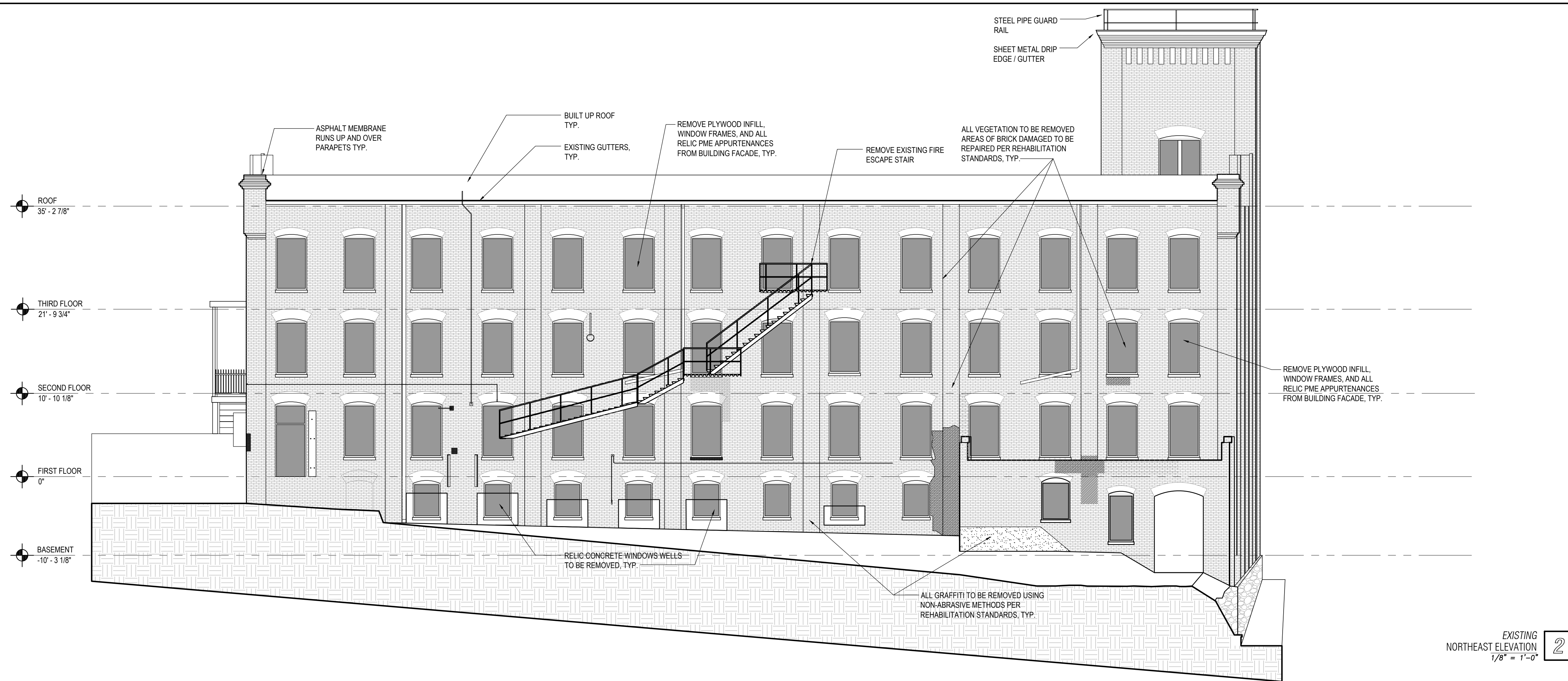
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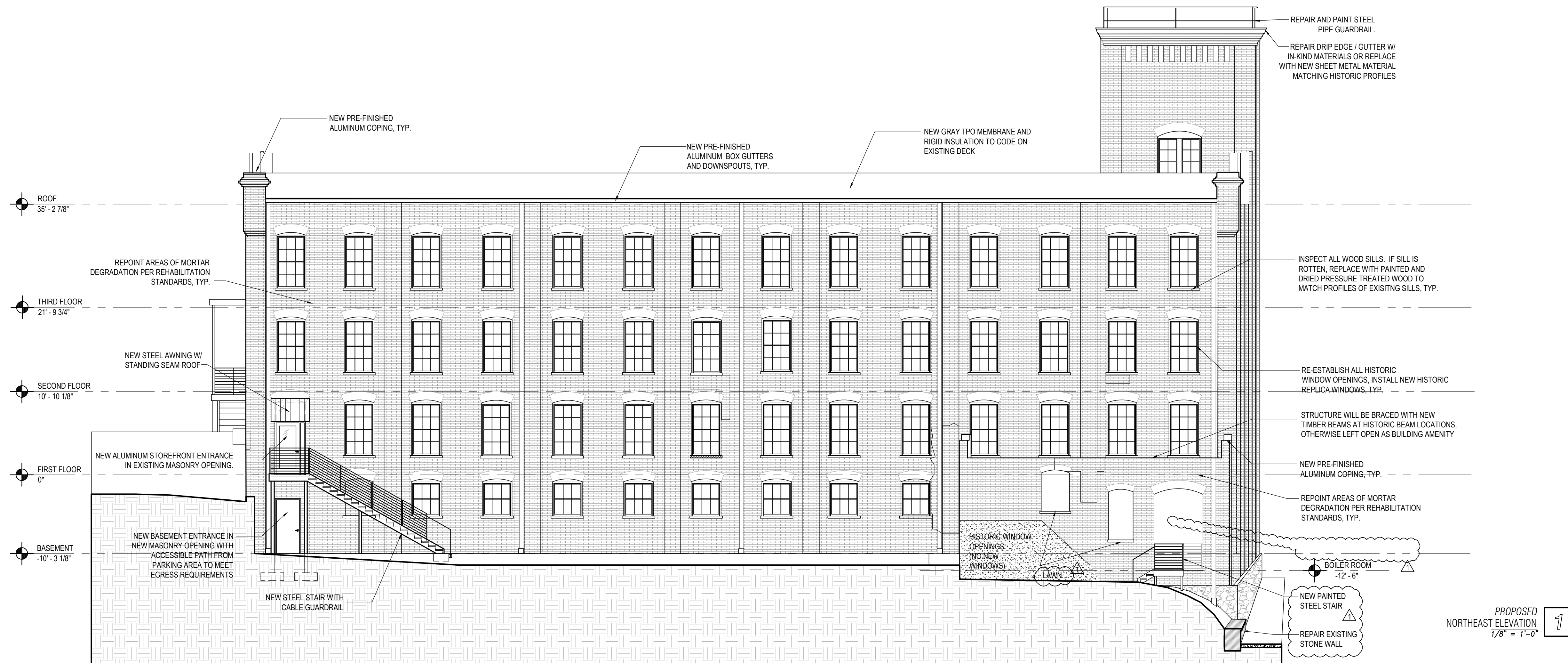
SHEET CONTENT

EXISTING
CONDITION, PROPOSED
ELEVATIONS

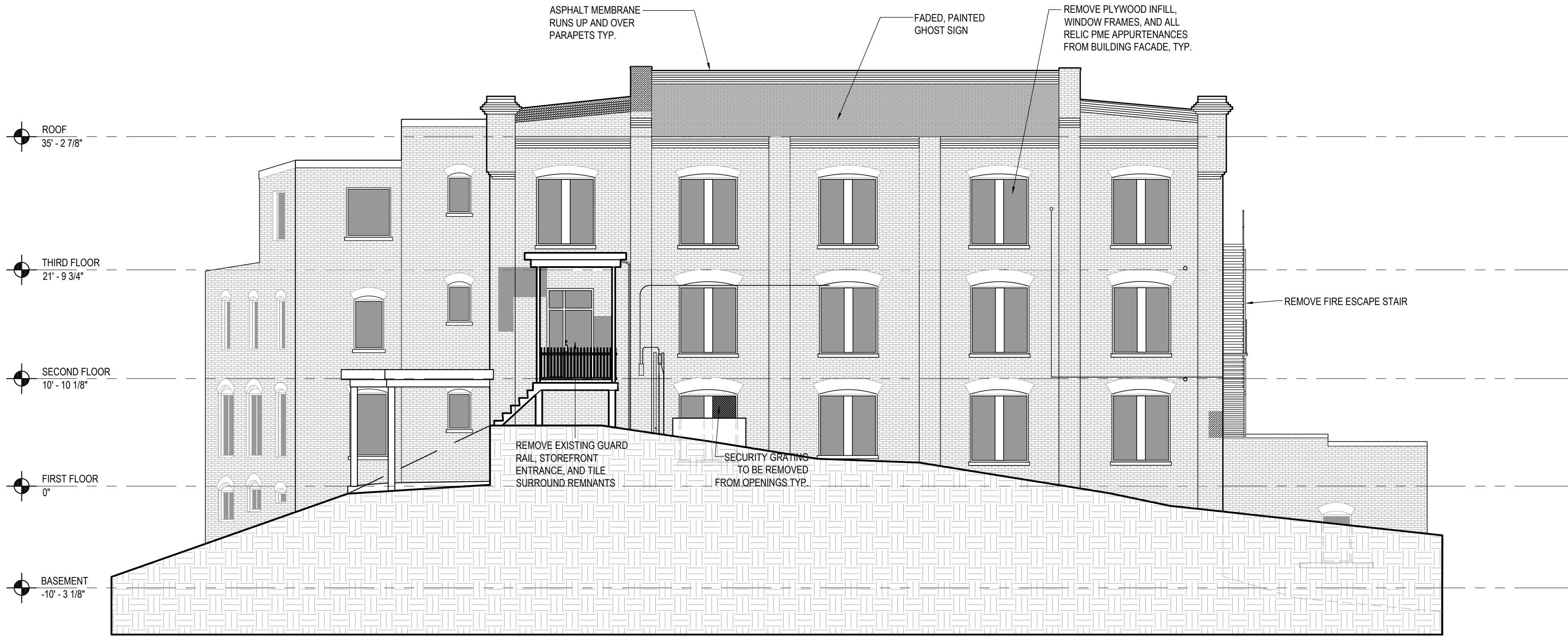
A5.00



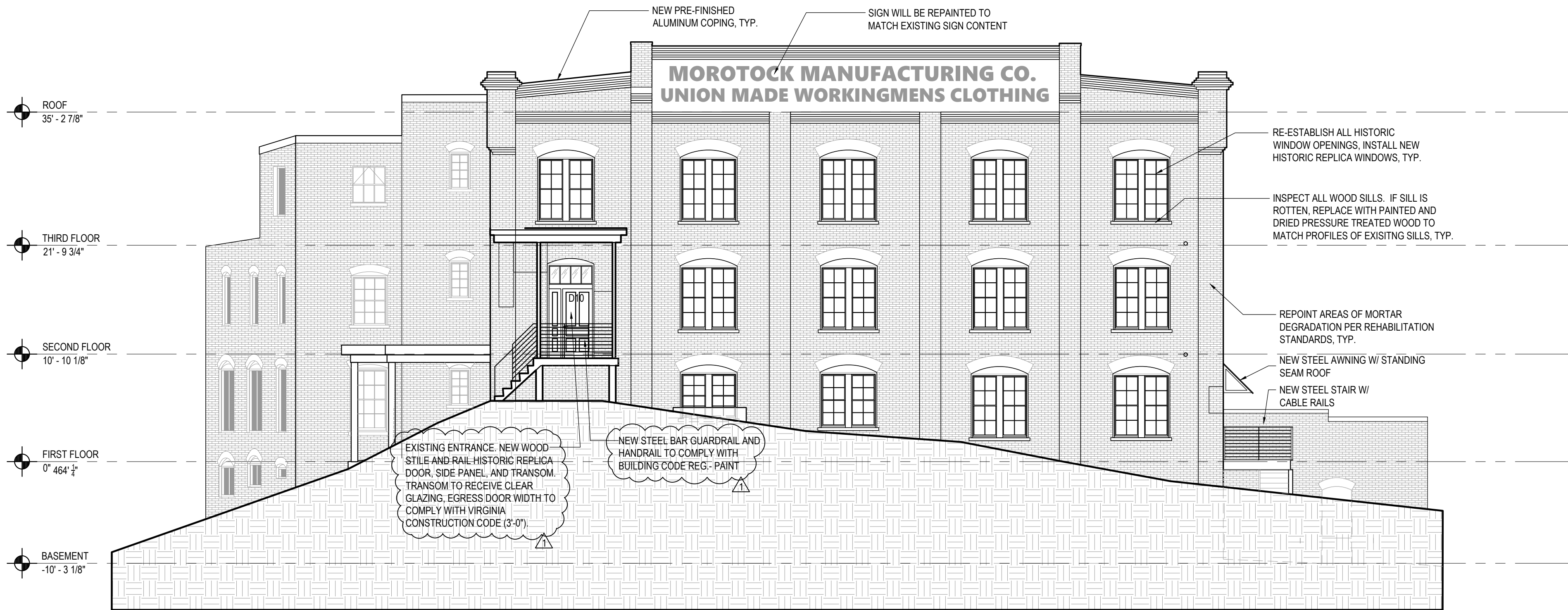
EXISTING
NORTHEAST ELEVATION
1/8" = 1'-0" **2**



PROPOSED
NORTHEAST ELEVATION
1/8" = 1'-0" **1**



EXISTING
SOUTHEAST ELEVATION
1/8" = 1'-0" 2



PROPOSED
SOUTHEAST ELEVATION
1/8" = 1'-0" 1

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NOT FOR CONSTRUCTION

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GENERAL CONTRACTOR

PROJECT TITLE & ADDRESS

**MOROTOCK
APARTMENTS**
RENOVATION OF THE HISTORIC MOROTOCK
MANUFACTURING COMPANY
18 NORTH FLOYD STREET DANVILLE, VA 24541

Project No. 2024MTK
Date JUNE 5, 2024
Issued For PART 2 SUBMITTAL
Drawn# 2024-069 NPS# 48195

Drawn by BA
Scale AS NOTED

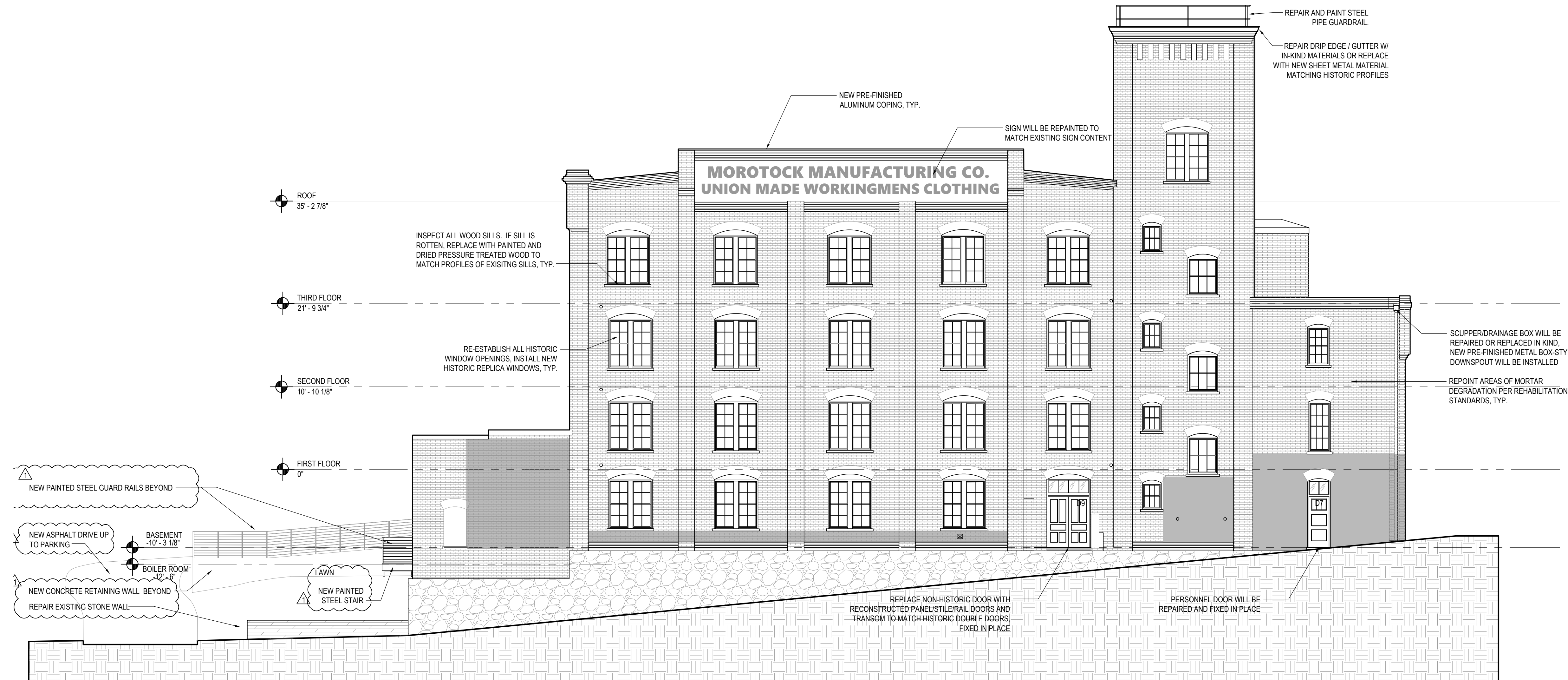
REVISIONS
Date & Description

SHEET CONTENT
EXISTING
CONDITION, PROPOSED
ELEVATIONS

A5.02



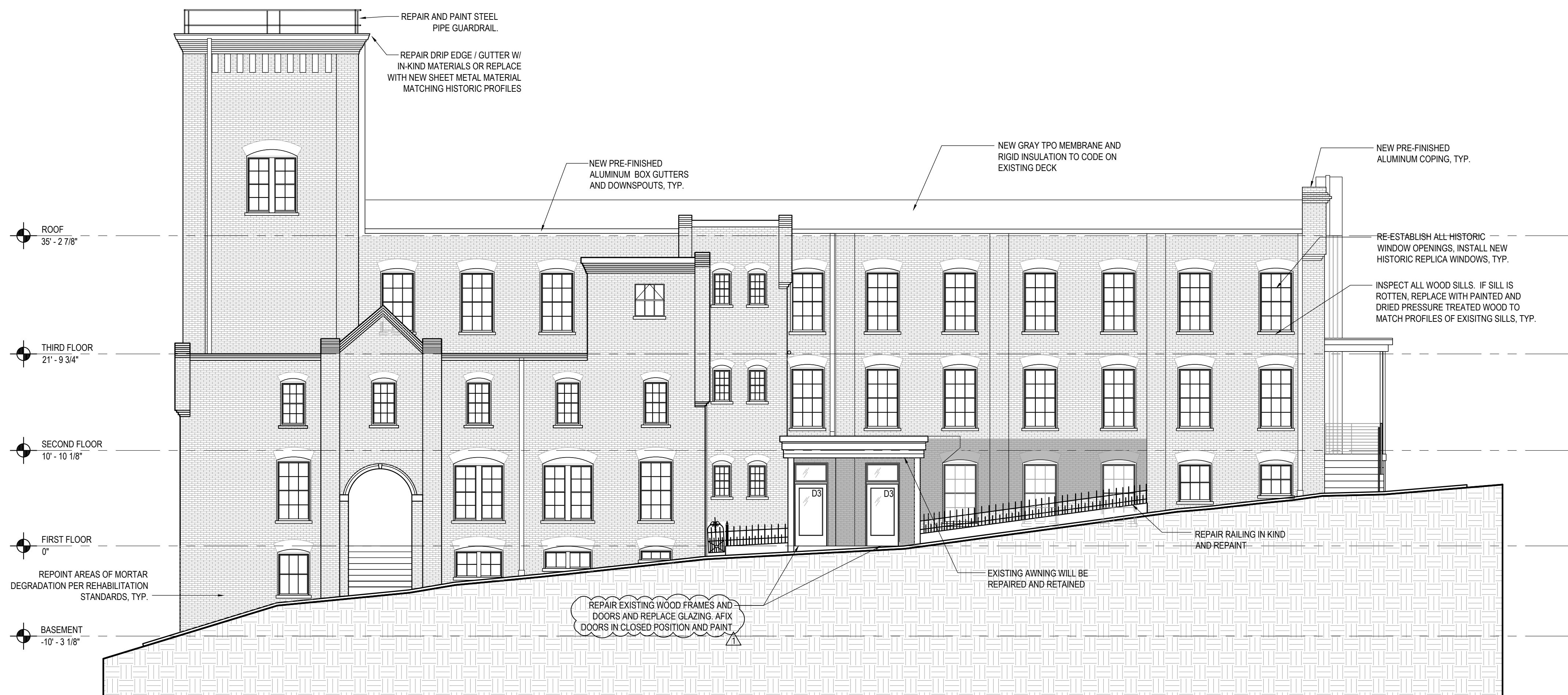
EXISTING
NORTHWEST ELEVATION
1/8" = 1'-0" **2**



PROPOSED
NORTHWEST ELEVATION
1/8" = 1'-0" **1**



EXISTING
SOUTHWEST ELEVATION
1/8" = 1'-0" **2**



PROPOSED
SOUTHWEST ELEVATION
1/8" = 1'-0" **1**



River District Design Commission

STAFF REPORT

DATE: April 10, 2025
TO: River District Design Commission
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness request PZ25-00242 filed by Aeolian Products and Services INC to remove stucco and repair underlying brick at 215 Main Street (Parcel 24739).

SUMMARY

The applicant has begun work at 215 Main Street to remove the stucco, which was added at an unknown date and is not believed to be original to the building. This removal is part of a project funded in part by a grant through the River District Association, with the goal of exposing the original brick façade for a full assessment of its condition. Any damaged or deteriorated brick will be repaired or replaced to match the building's original materials and character.

DESIGN GUIDELINES EXCERPTS

Section 3 Historic Building Restoration/Renovation:

In some cases in the River District, brick facades have been covered partially or completely with stucco. Removal of these materials to improve the integrity of the building should be considered carefully and is required if the original brick will not suffer significant damage in the process.

RECOMMENDATION

The proposed restoration meets the River District Design Guidelines. Staff recommends approval of removing the stucco and repairing and replacing the brick as needed at 215 Main Street (Parcel 24739).

ATTACHMENTS

None

RIVER DISTRICT DESIGN COMMISSION

FEBRUARY 13, 2025

Members Present

R.J. Lackey
Peyton Keesee
Courtney Nicholas
Andrew Hessler
Adam Jones

Members Absent

George Davis
John Ranson

Staff

Cynthia Lester
Shanika Williams
Ryan Dodson

ITEMS FOR PUBLIC HEARING

1. Certificate of Appropriateness request PZ25-00120 filed by Rogerdat Life Coaching and Shining Diamonds Mentoring Agency to install door sign and projecting sign at (Parcel 21200) 126 South Market Street.

Mr. Jones opened the Public Hearing.

Applicant was not present.

Mr. Lackey stated. Mr. Dodson since I am a tenant in that building do I have a conflict of interest?

Mr. Dodson stated. Is the requestor a property owner or a tenant?

Mr. Lackey stated. Tenant.

Mr. Dodson stated. No, you are fine.

Ms. Nicholas state. It says they didn't submit sizes. As long as they are within the guidelines I don't see why they wouldn't be approved.

Mr. Jones closed the Public Hearing.

Ms. Nicholas made a motion to issue a Certificate of Appropriateness for PZ25-00120 with the condition the signs comply to the sizes that are set forth in the guidelines. Mr. Hessler seconded the motion. The motion was approved by a 5-0 vote.

2. *Certificate of Appropriateness request PZ25-00154 filed by Crosstown Properties for façade improvements at (Parcel 22130) 527 & 529 Main Street.*

Mr. Jones opened the Public Hearing.

Mr. Cross stated. The front of the building needs some repair work as well as the back door has become dislodged and needs to be replaced. The trim around the window needs to be repainted and we want to update the color from brown to black. The commercial business sign that's the placard, there is nothing there now and we are not asking for that. We want to fix the building up and looking for a tenant. The front door if you look at the front of the building, will need to be replaced and we will with a similar door with glass.

Ms. Nicholas stated. Are you likely going to be taking out the stained glass?

Mr. Cross stated. That is something we are looking into that is our plan because we haven't found anyone that does stained glass anymore. That is the challenge, stained glass has issues.

Ms. Nicholas stated. Are you looking to frost the other part of the glass or was that just to show?

Mr. Cross stated. No that was just for show my wife attempting to show it. We could do a frosty glass but that was to show a reflection of the sky, I don't know.

Mr. Jones stated. Is the stained glass original with that building?

Mr. Cross stated. I don't know I have seen some old photos that a façade was in front that went all the way below that's probably from the 50's or 60's. I don't know.

Mr. Keesee stated. Looks fine to me.

Mr. Cross stated. The paint on the brick is in pretty good condition. It will stay the same color.

Mr. Hessler stated. Other details the stained glass start to break.

Mr. Cross stated. Talking to a gentleman at Piedmont Glass and the contractor stated that the condition of the glass if you would try to take it out it would probably crumble.

Mr. Jones closed the Public Hearing.

Mr. Lackey stated. Tim Norton years ago, on Main Street when the city sued him, and he was able to go back and show what they wanted was not original. I don't know if that's original or not, without that knowledge I don't have a concern.

Mr. Hessler stated. Even if we knew it was an Historical Building and it crumbled it would have to be done from the ground up so it would be fresh. The alternative is a completely new structures stained glass quest put forth.

Mr. Hessler made a motion to issue a Certificate of Appropriateness for PZ25-00154. Ms. Nicholas seconded the motion. The motion was approved by a 5-0 vote.

APPROVAL OF MINUTES

The January 9, 2025, minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 4:15 p.m.

Approved By: _____