



## **ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA**

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

**May 14, 2026**

**10:00 AM**

#### **A. CALL TO ORDER**

#### **B. ROLL CALL**

#### **C. OLD BUSINESS**

1. Certificate of Appropriateness PZ26-00259, requested by Adrienne Oakes, to install a new wall sign at Parcel 23887 (575 Patton Street).
2. Certificate of Appropriateness PZ26-00236, requested by Christopher T. Moore, for the installation of two mobile container units at Parcel 21565 (733 Loyal Street).

#### **D. NEW BUSINESS**

1. Certificate of Appropriateness request PZ26-00300, filed by Mark Willard, for the restoration of the facade and construction of a roof deck at Parcel 23285 (120 South Market Street).
2. Certificate of Appropriateness request PZ26-00305, filed by Mark Willard and Richard Morris Architecture, is a design concept to replicate the historic second story and front facade at Parcel 20310 (211 & 215 North Union Street).

#### **E. APPROVAL OF MINUTES**

1. Minutes from April 9, 2026 Meeting

#### **F. STAFF UPDATES**

1. Applications
2. Bylaws
3. Local Historical Marker Program

**G. ADJOURN**

# STAFF REPORT

DATE: May 14, 2026  
TO: Architectural Review Board  
FROM: Renee Burton, Division Director of Planning  
RE: Certificate of Appropriateness PZ26-00259, requested by Adrienne Oakes, to install a new wall sign at Parcel 23887 (575 Patton Street).

## SUMMARY

Certificate of Appropriateness PZ26-00259, filed by Adrienne Oakes, request approval of a wall sign reface at 575 Patton Street (Parcel 23887). The longstanding eatery was built in 1968 and has remained a staple in the River District since. It is currently operated as Korner Kafe, featuring an all-day breakfast menu and lunch classics. The application proposes refacing the existing sign with the restaurant's logo and breakfast characters. The sign will be made of an aluminum composite material with an aluminum face and a polycarbonate core. The dimensions will remain the same as the existing sign (4' x 6').

At the April 2026 meeting, the Architectural Review Board voted to postpone the request to allow the applicant the opportunity to be present at the meeting and answer questions from board members.

## ARDG EXCERPTS

### Chapter 5 — Sign Guidelines

#### *Materials and Colors*

Colors should be limited to a maximum of three (3) per sign.

- Black and white are counted as colors.
- Additional colors may be approved if they contribute to a balanced and unified sign design.

#### *5.7 Wall Signs*

Wood or metal sign boards with attached, raised dimensional lettering, with engraved lettering, or with painted/silk-screened lettering are recommended.

## RECOMMENDATION

Planning Staff recommends careful consideration of Certificate of Appropriateness PZ26-00259, including discussion of the multiple colors requested.

## ATTACHMENTS

1. 575 Patton St\_ARB Application\_Redacted
2. Korner Kafe Sign





# CITY OF DANVILLE

## Community Development Architectural Review Board

### ARCHITECTURAL REVIEW BOARD CERTIFICATE OF APPROPRIATENESS APPLICATION

CODE Danville Article 2.Q. Section 3.a.: Certificate of Appropriateness required. 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, sign, fence, wall, light fixture, accessory building, pavement, grading, site improvement, significant landscaping feature, or other appurtenant element in an ARO unless and until such building or site element has been approved by the Architectural Review Board (ARB) through the issuance of a Certificate of Appropriateness as set forth in § 41.8.F. Certificate of Appropriateness.

The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$26.00

#### PLANNING DIVISION PROVIDED INFORMATION

Application #: P220-00259 ARB Meeting Date: 04/09/2020  
Date Received: 03/18/2020 Received By: SEJ  
Parcel ID: 23887 Zoning District: PD  
Additional Information: \_\_\_\_\_

#### APPLICANT PROVIDED INFORMATION

Applicant: Adrienne oakes/korner kafe  
Applicant's Address: 575 Patton St, Danville VA 24541  
Applicant's Phone Number: [REDACTED]  
Applicant's E-mail: [REDACTED]

#### ZONING ORDINANCE ARB APPLICATION STANDARDS

Article 8.F. Section 5.a.: In consideration of a complete application, the Division Director of Planning/ Zoning Administrator and the Architectural Review Board may require any or all of the following information and any other materials as may be deemed necessary for their review.

1. Statement of proposed use and user.
2. Statement of estimated construction time.

DANVILLE, VA

- 3. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located.
- 4. 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:
  - A. Existing property boundaries, building placement and site configuration;
  - B. Existing topography and proposed grading;
  - C. Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
  - D. Relationship to adjacent land uses;
  - E. Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
  - F. Proposed building color and materials;
  - G. Relationship of building and site elements to existing and planned corridor development;
  - H. Relationship of parking, pedestrian facilities, and vehicular accessways to existing and planned corridor development; and
  - I. Other site plans and Subdivision Plats as may be required by Danville for development approval.
- 5. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- 6. A landscaping and buffer plan.
- 7. 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.
- 8. Graphic exhibits depicting compliance with other design elements.

Property Location (address/ID#): 575 Patton St

Proposed Improvement:  Alteration  Addition  Rehabilitation  New Construction  Sign  
Improvement Description: Reface

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

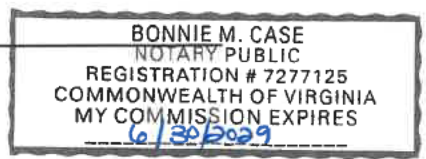
Adrienne Oakes  
Applicant Signature

3-24-26  
Date

Commonwealth of Virginia  
City of Danville

The foregoing instrument was acknowledged before me this 24 day of March, 2026 by Adrienne Oakes

Bonnie M. Case  
Notary Public



Registration No.: 7277125 Expires: 6/30/2029

DANVILLE, VA

- 3. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located.
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  - D. Relationship to adjacent land uses;
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- 8. Graphic exhibits depicting compliance with other design elements.

Property Location (address/ID#): 575 Patton st

Proposed Improvement:  Alteration  Addition  Rehabilitation  New Construction  Sign

Improvement Description: Replacing worn, no longer visible signage on the front of the Building. The new sign will list our business name korner kafe with our Kafe logo. It will Be 4ft by 6ft.

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

[Signature] Applicant Signature 3-24-20 Date

Commonwealth of Virginia  
City of Danville

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of March, 2020 by Lisa Kingery Jones

Lisa Kingery Jones  
Notary Public

Registration No. 7753419  
- NOTARY PUBLIC -  
Reg.#7753419, Commonwealth of Virginia  
My Commission Expires on May 31, 2029

Expires: 05/31/2029

# KORNER KAFFE



**BREAKFAST SERVED ALL DAY**

# STAFF REPORT

DATE: May 14, 2026  
TO: Architectural Review Board  
FROM: Renee Burton, Division Director of Planning  
RE: Certificate of Appropriateness PZ26-00236, requested by Christopher T. Moore, for the installation of two mobile container units at Parcel 21565 (733 Loyal Street).

## SUMMARY

Certificate of Appropriateness PZ26-00236, filed by Christopher T. Moore, requests the approval of the installation of two storage containers at 733 Loyal Street. Built in approximately 1965, the subject property was formerly a restaurant known as Plaza Restaurant. The current owner acquired the property in December 2025. Through communications with Planning staff beginning in October, the applicant stated his intent to use the building for storage purposes and was advised that storage is permitted only with approval of a Special Use Permit. These communications occurred prior to and separate from the filing of this Certificate of Appropriateness. To date, the applicant has not applied for a Special Use Permit.

On April 9, 2026, the Architectural Review Board (ARB) agreed to grant a Certificate of Appropriateness with regard to the following items requested in PZ26-00236:  
Installation of a garage door (already completed);

Installation of metal awnings over the front and side doors, including the garage door; and

Installation of HVAC screening in metal that is the same color as the building or will be painted the same color as the building.

The ARB decided to postpone the following items from application PZ26-00236, due to a lack of information:

Installation of mobile container units.

Despite the applicant's familiarity with the City of Danville and VA contractor requirements, there are outstanding permit debts connected to the subject property and work has continued to be completed without permits.

## ARDG EXCERPTS

### Chapter 2 — Standards for Existing Buildings and Structures

1. Identify, preserve, and maintain character-defining features of a building (such as roofs, walls, porches, windows, and architectural features or trim).
4. Use construction methods that will not obscure, damage, or remove character-defining features or exterior walls.
  - Install accessory elements in a manner that does not damage or obscure character-defining features.

## **Chapter 3 — Standards for New Construction**

### *3.1 General Design Principles*

Not Recommended: Construct additions/buildings too close to the existing structure so that it negatively impacts the character, site, or setting.

Not Recommended: Construct a new addition or a new building that is as large as or larger than the historic building to which it is being attached or associated, so that the new addition or new building visually overwhelms the historic building.

### *3.2 Siting, Placement, and Orientation*

- Determine new construction location by referring to UDC and building code regulations pertaining to setback requirements.

### *3.8 Materials*

- The character and materials used in new construction within the ARO should be compatible with the historic buildings within the district.

Materials Requiring Review - Construction Materials & Exterior Cladding: Vinyl siding; aluminum siding

### **RECOMMENDATION**

Planning Staff recommends careful consideration of Certificate of Appropriateness PZ26-00236, requested by Christopher T. Moore, for the installation of two mobile container units at Parcel 21565 (733 Loyal Street) with the following suggestions:

- Adherence to City of Danville UDC;
- Proposed location in relation to the building; and
- Requirement for mobile containers to be an addition to the existing building.

## **ATTACHMENTS**

1. 733 Loyal Street\_COA Application\_Redacted
2. Updated Site Plan\_04.09.2026



# CITY OF DANVILLE

## Community Development Architectural Review Board

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The application shall be submitted to the Director of Planning/Zoning Administrator and shall be accompanied by the filing fee of \$26.00

#### P226-00236 PLANNING DIVISION PROVIDED INFORMATION

Application #: P226-00236 ARB Meeting Date: 04/09/2020  
Date Received: 03/06/2020 Received By: SEJ  
Parcel ID: 21565 Zoning District: PD  
Additional Information: \_\_\_\_\_

#### APPLICANT PROVIDED INFORMATION

Applicant: Chris T. Moore  
Applicant's Address: \_\_\_\_\_  
Applicant's Phone Number: \_\_\_\_\_  
Applicant's E-mail: \_\_\_\_\_

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DANVILLE, VA

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Property Location (address/ID#): 733 Loyal St

Proposed Improvement:  Alteration  Addition  Rehabilitation  New Construction  Sign

Improvement Description: install garage door / set 2 movable containers / put a shed roof attached from on container to the existing building behind shed roof over front windows & door (garage door) and back walk door (shed roof - metal or shingles)

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

[Signature] Applicant Signature 3.6.26 Date

Commonwealth of Virginia  
City of Danville

The foregoing instrument was acknowledged before me this 10 day of March, 2020 by Stefanie E Jackson

Stefanie E Jackson  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. # 8102312  
My Commission Expires 04/30/2028

[Signature]  
Notary Public  
Registration No.: 8102312  
Expires: 04/30/2028

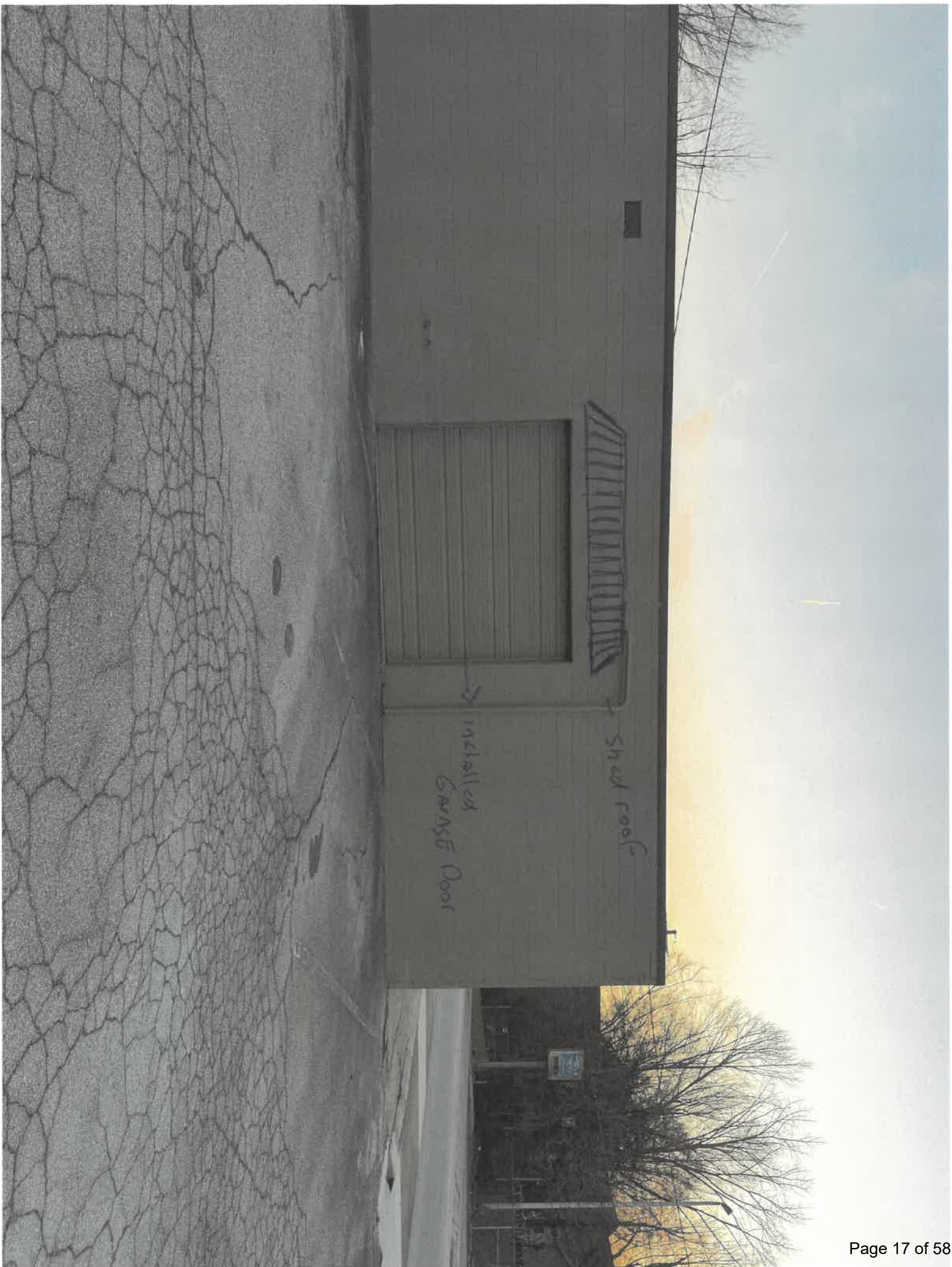
\* Building Lot Over Ten











2011-2012

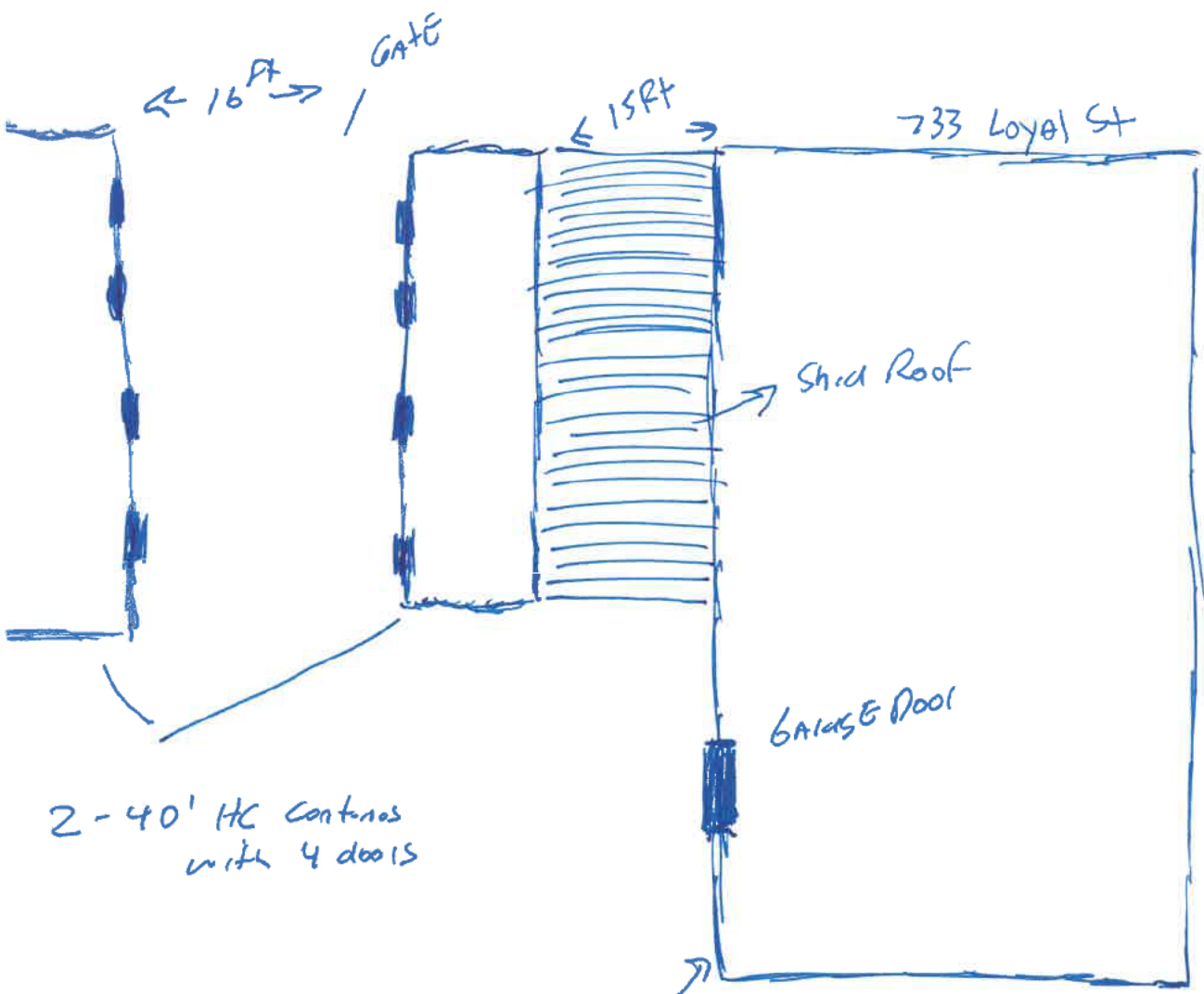








733 Loyal St



2-40' HC Containers  
with 4 doors

Left Side  
of Building







# CITY OF DANVILLE

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#### PLANNING DIVISION PROVIDED INFORMATION

Application #: \_\_\_\_\_ ARB Meeting Date: \_\_\_\_\_

Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_

Parcel ID: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Additional Information: \_\_\_\_\_

#### APPLICANT PROVIDED INFORMATION

Applicant: **Mark Willard**

Applicant's Address: [REDACTED]

Applicant's Phone Number: [REDACTED]

Applicant's E-mail: [REDACTED]

#### ZONING ORDINANCE ARB APPLICATION STANDARDS

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DANVILLE, VA

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Property Location (address/ID#): 120 S. Market Street ID # 23285

Proposed Improvement:  Alteration  Addition  Rehabilitation  New Construction  Sign

Improvement Description: The building is in poor condition and a further evaluation of the structure is needed. A portion of the storefront is covered by a sign (photo attached) and needs to be removed to fully assess the front facade. We are attaching the proposed floor plans showing the future layouts and the possibility of a roof deck. We would like the committee's input on this as it should not be visible from any of the surrounding streets.

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

Mark Willard 4-27-26  
Applicant Signature Date

Commonwealth of Virginia  
City of Danville

The foregoing instrument was acknowledged before me this 27 day of April, 2026 by Mark Willard

Karen S Nixon  
Notary Public

Registration No.: 7734969 Expires: July 31, 2029

KAREN SUE NIXON  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7734969  
My Commission Expires July 31, 2029

DANVILLE, VA

[Signature]  
Owner's Signature  
(if not applicant)

4/23/26  
Date

Commonwealth of Virginia

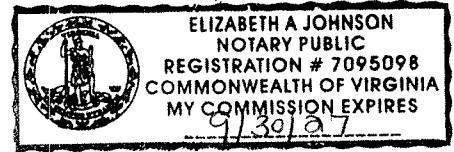
City of Danville

The foregoing instrument was acknowledged before me this 23rd day of April, 2026 by Elizabeth Johnson

[Signature]  
Notary Public

Registration No.: 7095098

Expires: Sept 30, 2027





RELIGIOUS BOOK CENTER



RICHARD MORRIS ARCHITECTURE  
 RESIDENTIAL COMMERCIAL HISTORIC PRESERVATION  
 10 NINTH STREET LYNCHBURG, VA 24504  
 434-209-0618  
 WWW.RMA-DESIGNS.COM

SHEMATIC DRAWINGS NOT FOR CONSTRUCTION

SEAL

TITLE

RENOVATIONS TO  
 120 S MARKET ST.  
 DANVILLE, VA 24541

SCALE: AS NOTED  
 DATE: 4.15.2026

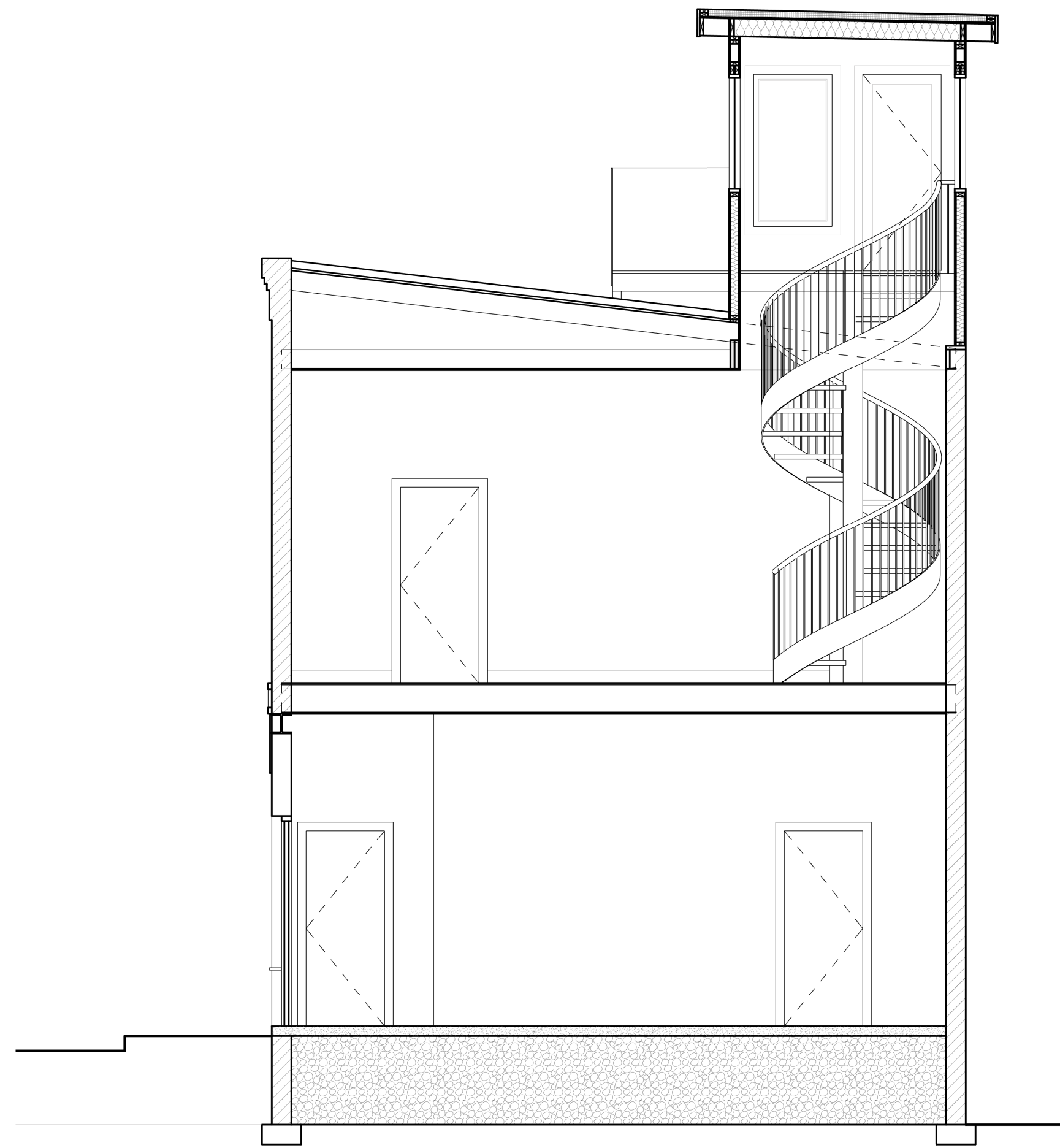
REVISIONS:

NO.	DATE:

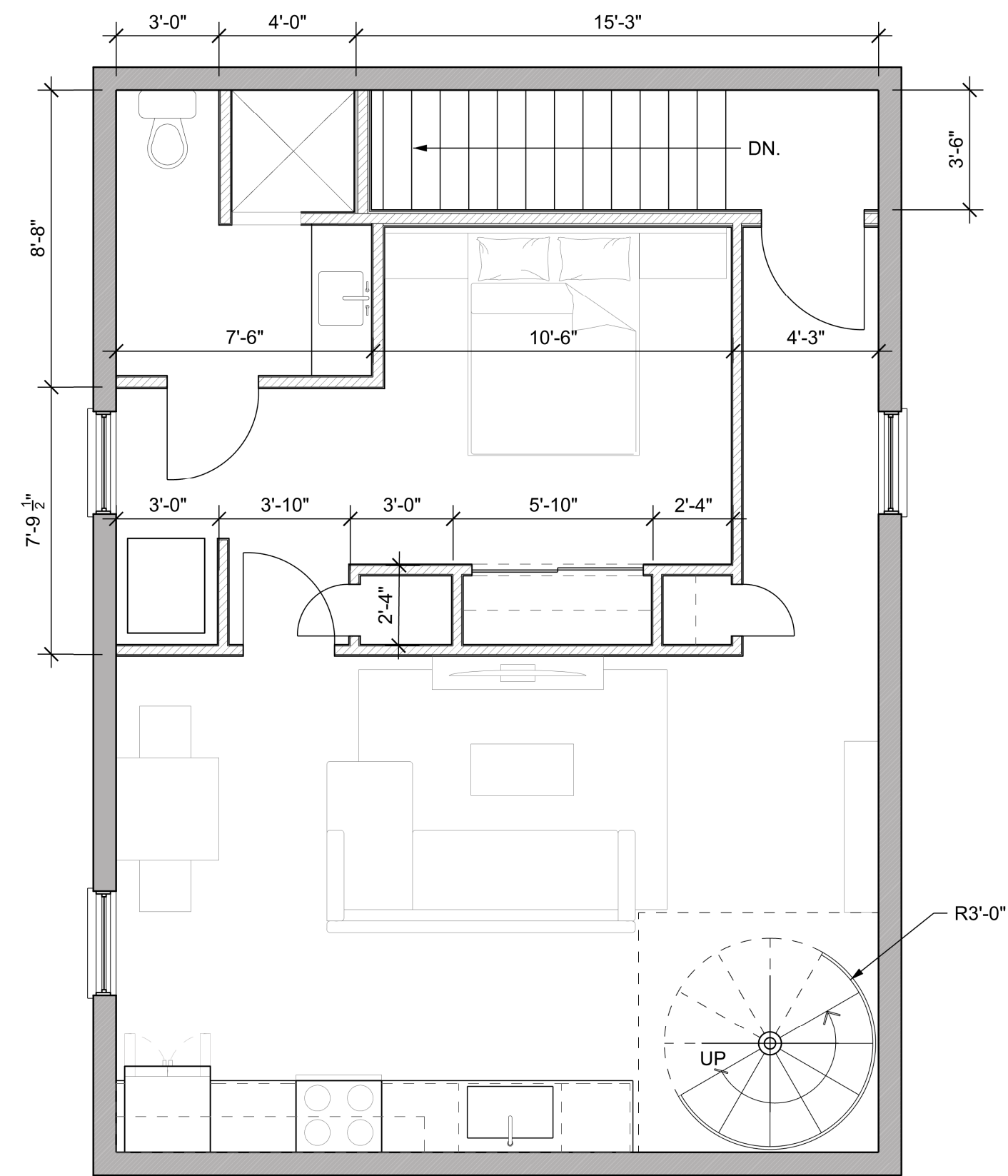
JOB #:

**A1.1**

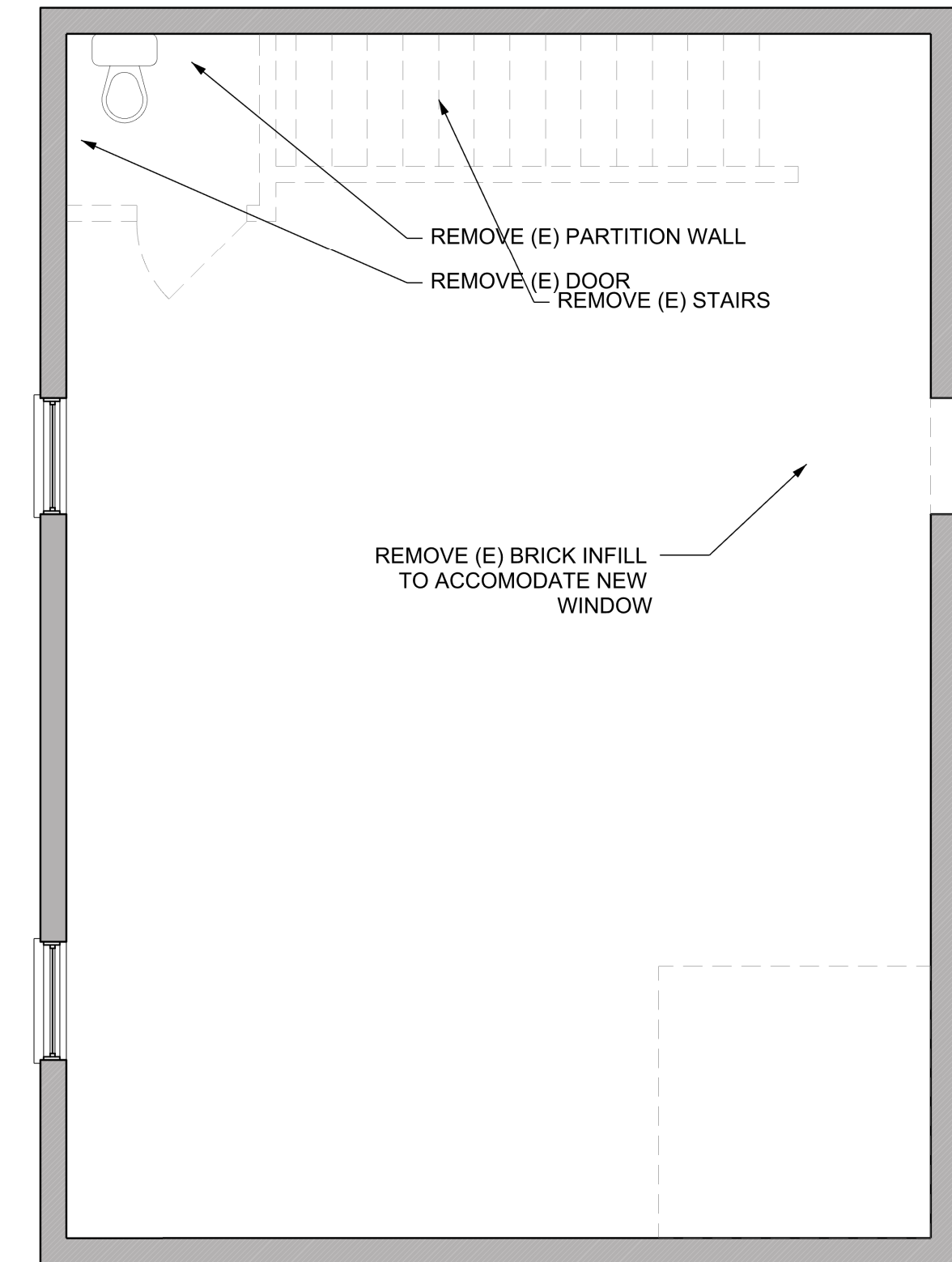
1ST & 2ND FLOOR PLANS & ROOF PLAN



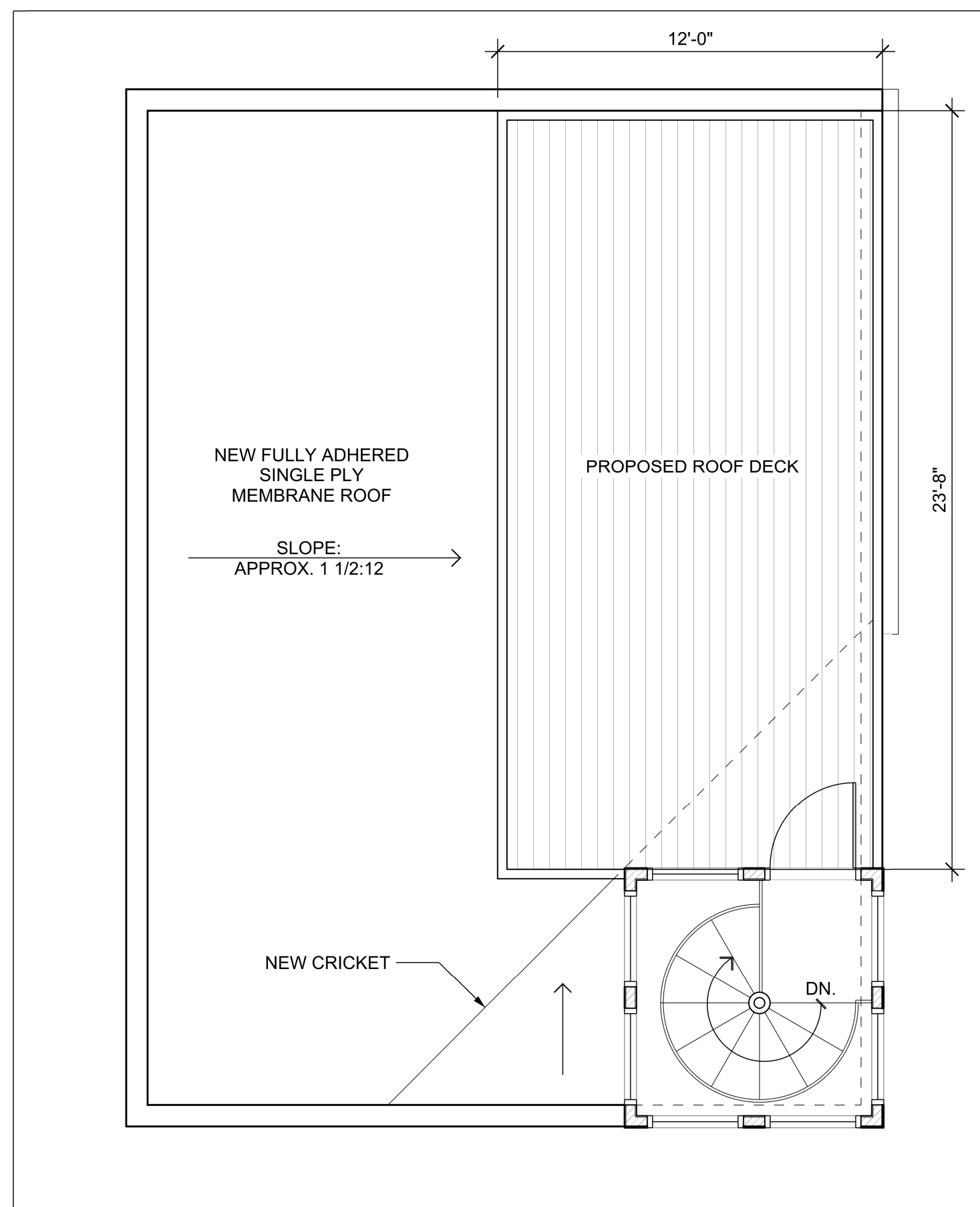
6 SCHEMATIC SECTION THRU ROOF ACCESS  
 A1.1 SCALE: 1/4"=1'-0"



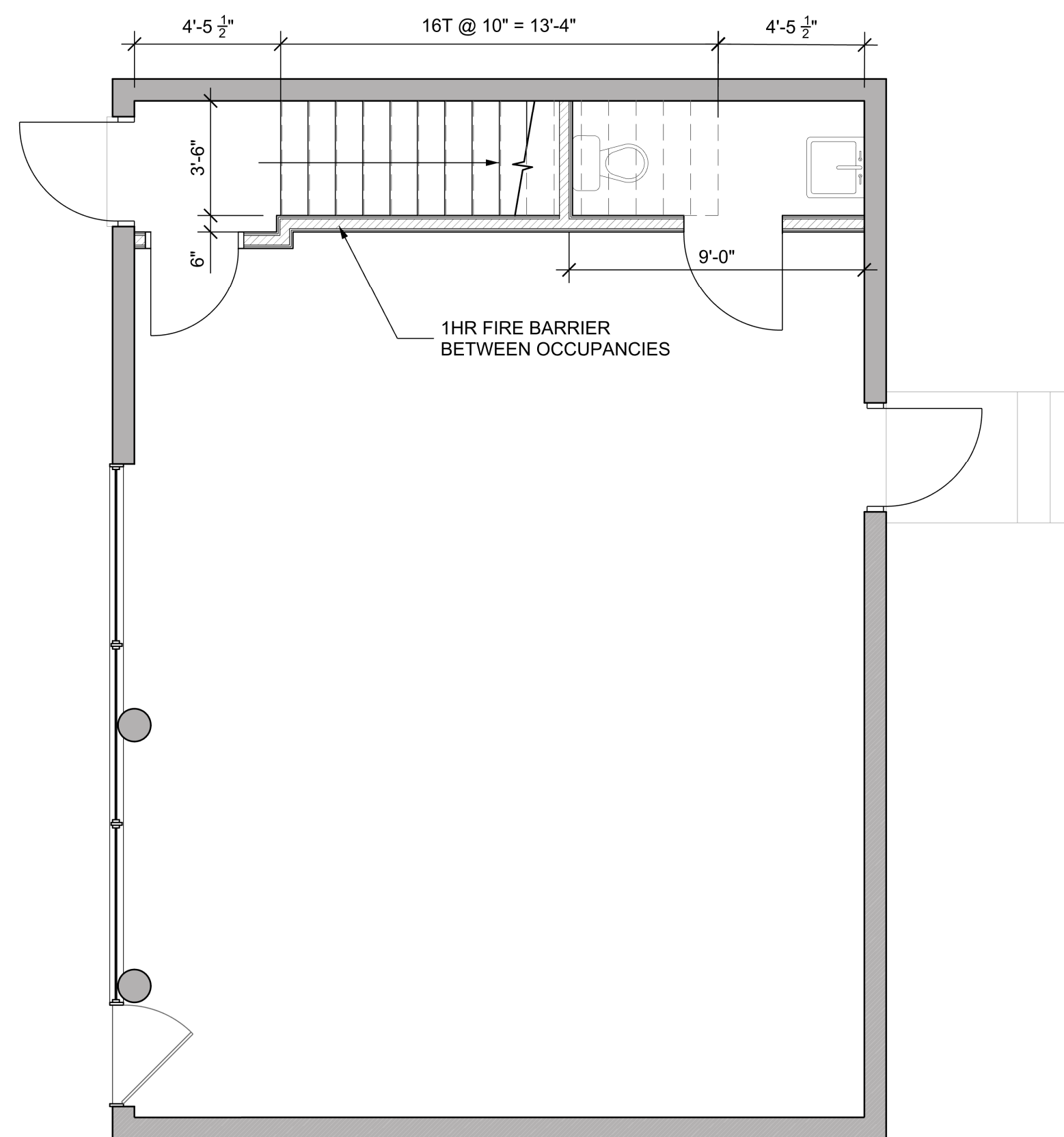
4 PROPOSED 2ND FLOOR PLAN (1BR)  
 A1.1 SCALE: 1/4"=1'-0"



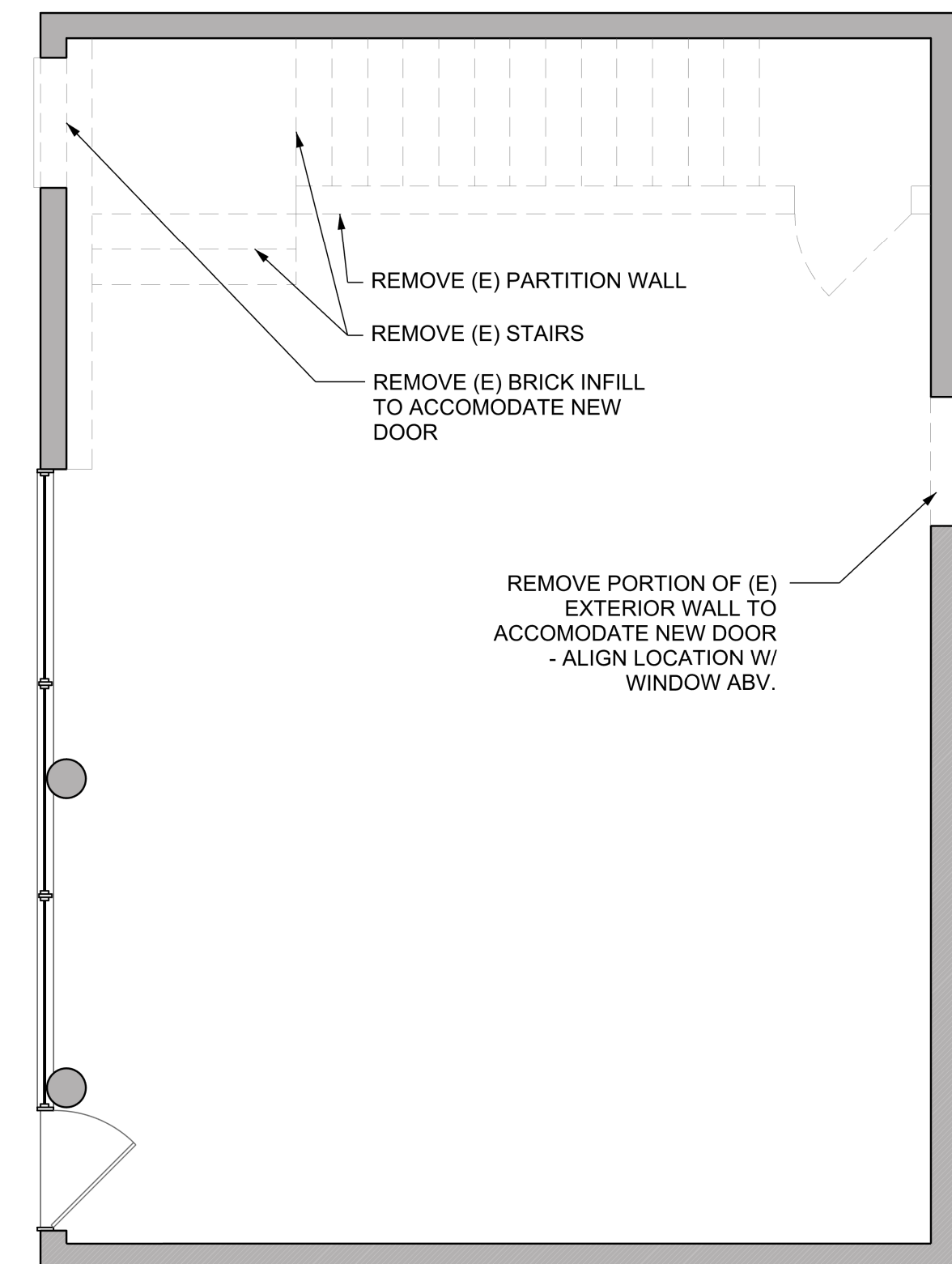
2 (E)/DEMO 2ND FLOOR PLAN  
 A1.1 SCALE: 1/4"=1'-0"



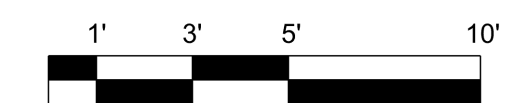
5 PROPOSED ROOF PLAN  
 A1.1 SCALE: 1/4"=1'-0"



3 PROPOSED FIRST FLOOR PLAN  
 A1.1 SCALE: 1/4"=1'-0"



1 (E)/DEMO 1ST FLOOR PLAN  
 A1.1 SCALE: 1/4"=1'-0"





2 HOUR PARKING  
MON-FRI 8AM-5PM  
SAT 8AM-12PM  
SUN 10AM-5PM

REID'S BOOK STORE



RELIGIOUS BOOK CENTER

A  
RELIIGIOUS BOOK CENTER  
62.03.04

DA54-806









# CITY OF DANVILLE

## Community Development Architectural Review Board

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#### PLANNING DIVISION PROVIDED INFORMATION

Application #: \_\_\_\_\_ ARB Meeting Date: \_\_\_\_\_  
Date Received: \_\_\_\_\_ Received By: \_\_\_\_\_  
Parcel ID: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
Additional Information: \_\_\_\_\_

#### APPLICANT PROVIDED INFORMATION

Applicant: Richard Morris Architecture - Mark Willard  
Applicant's Address: \_\_\_\_\_  
Applicant's Phone Number: \_\_\_\_\_  
Applicant's E-mail: \_\_\_\_\_

#### ZONING ORDINANCE ARB APPLICATION STANDARDS

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DANVILLE, VA

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Property Location (address/ID#): 2119 215 N Union St 20310

Proposed Improvement:  Alteration  Addition  Rehabilitation  New Construction  Sign

Improvement Description: Building was originally 2-story; we would like to rebuild the second floor & recreate the original facade design.

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

Megan E. Gault 04/27/26  
Applicant Signature / Owner Date

Commonwealth of Virginia  
City of Danville

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of April, 2026 by Megan E Gault

Melissa R. Herke  
Notary Public

Registration No.: 7890973

Expires: 6/30/2028



DANVILLE, VA

Mark Willard  
Owner's Signature Applicant  
(if not applicant)

4/30/26  
Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of April, 2026 by Mark Willard

Karen S Nixon  
Notary Public

Registration No.: 7734969

Expires: July 31, 2029

KAREN SUE NIXON  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7734969  
My Commission Expires July 31, 2029







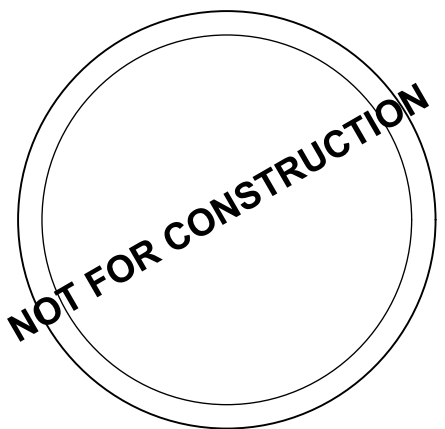
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 434-209-0618  
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PLDR LAW DANVILLE  
 RENOVATION & ADDITION  
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DATE: 05.07.26

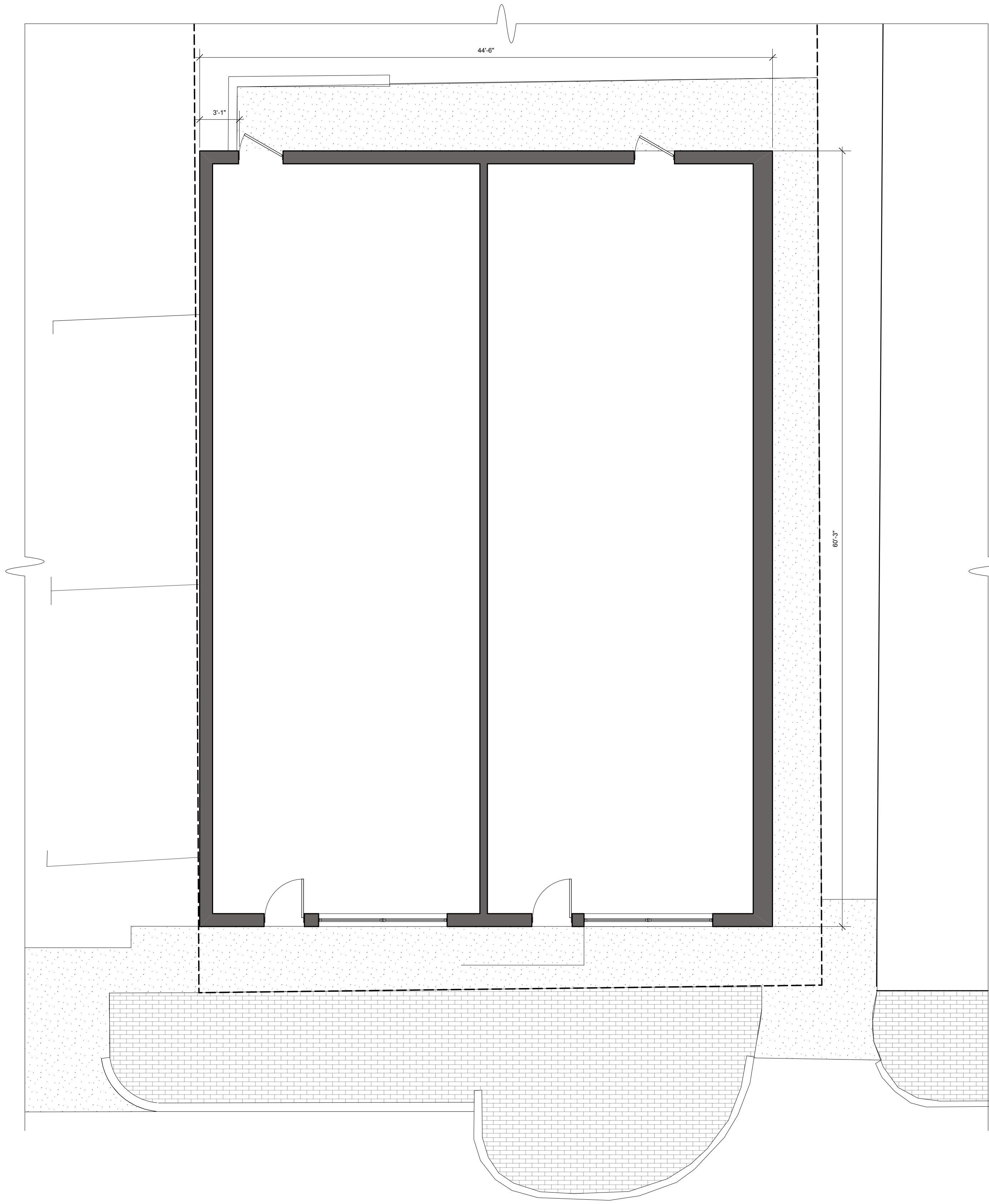
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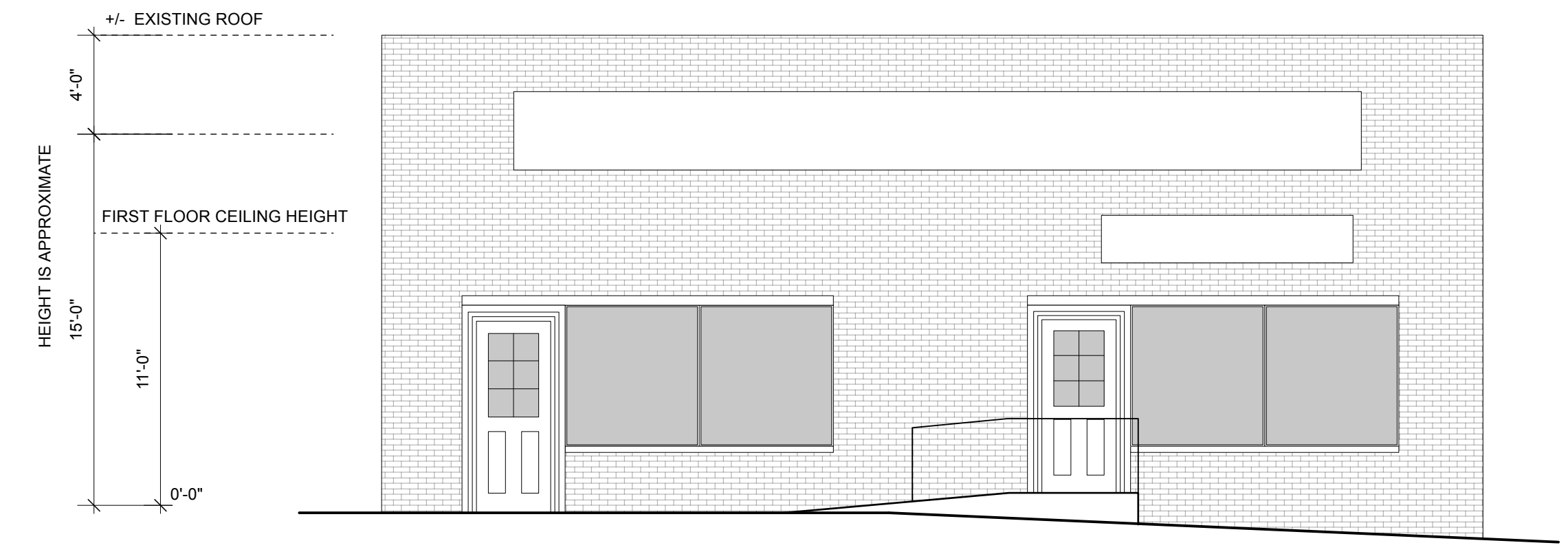

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EXISTING PLAN  
 & FRONT ELEVATION

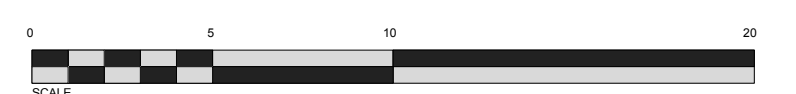
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EXISTING FIRST FLOOR PLAN



EXISTING FRONT ELEVATION





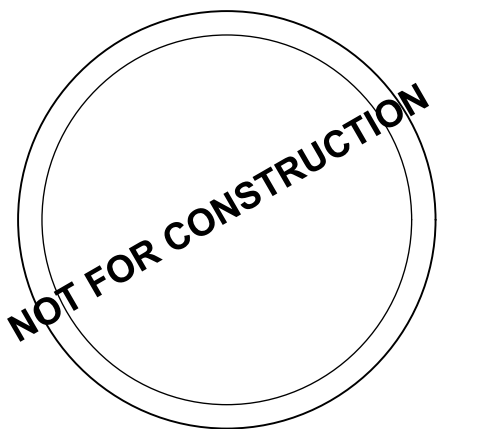
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HISTORIC PHOTOS

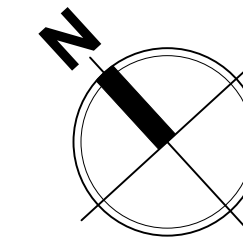
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ORIGINAL FACADE VIEW 1



ORIGINAL FACADE VIEW 2



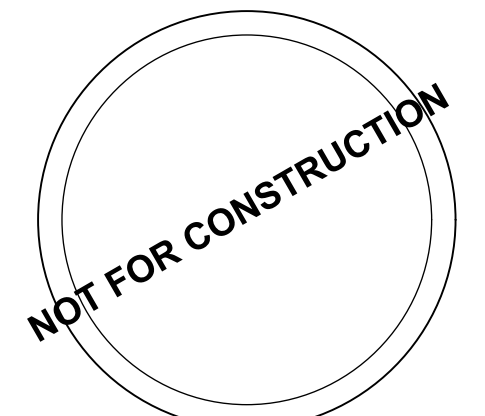
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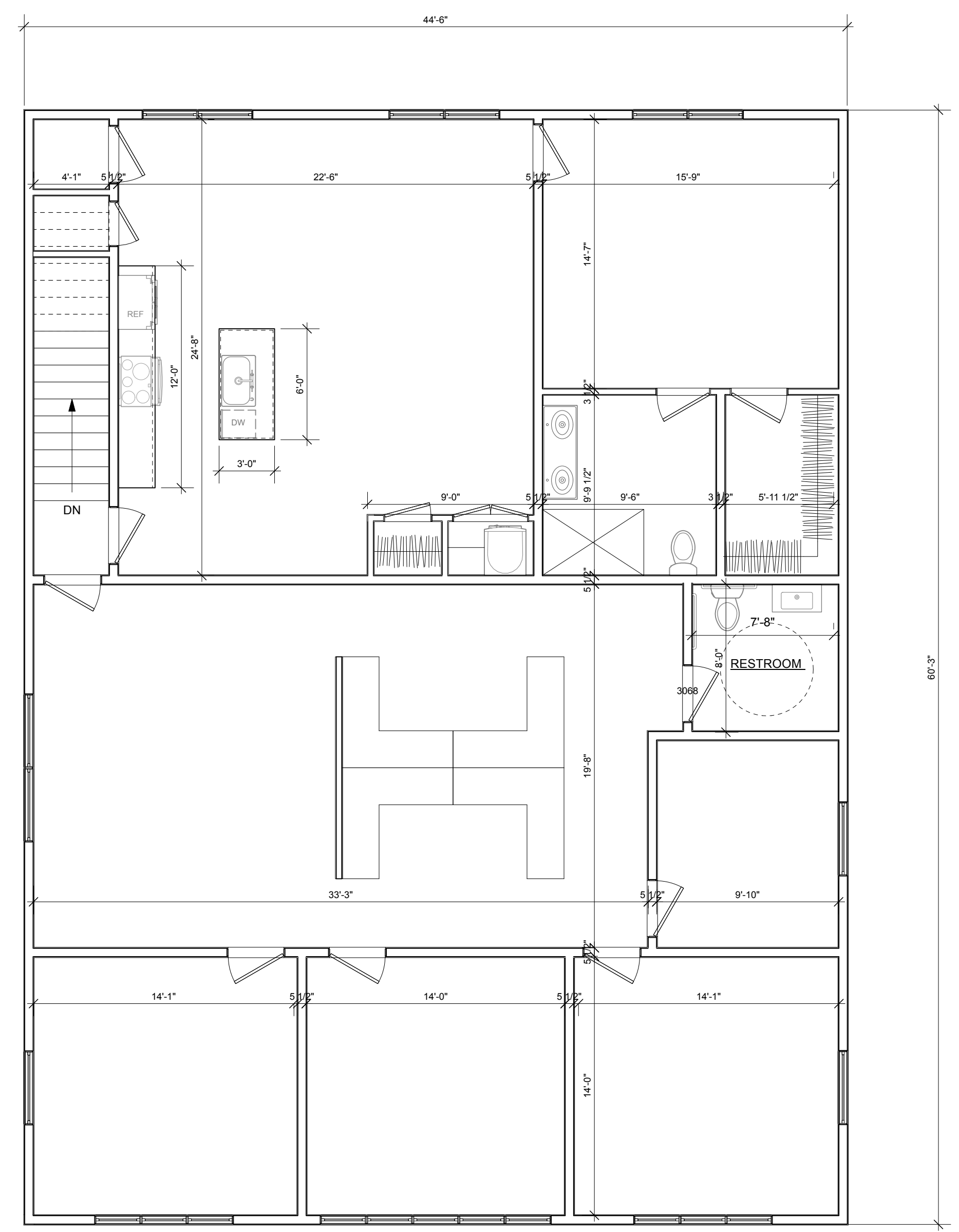
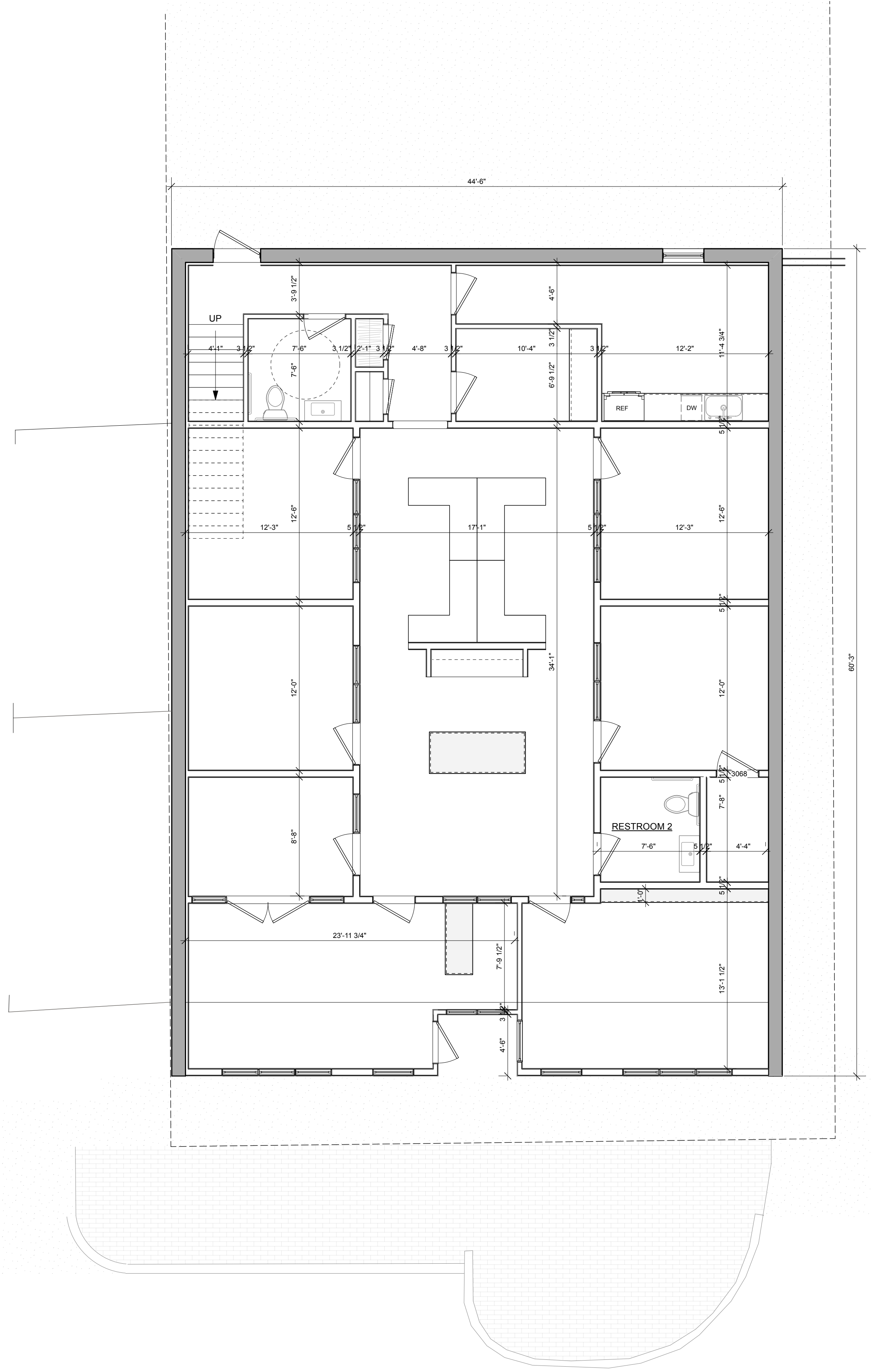
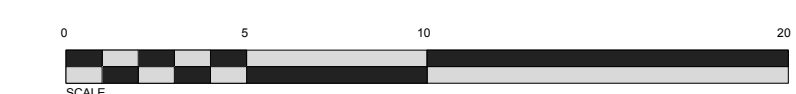
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**PROPOSED PLANS**

**A1.1**





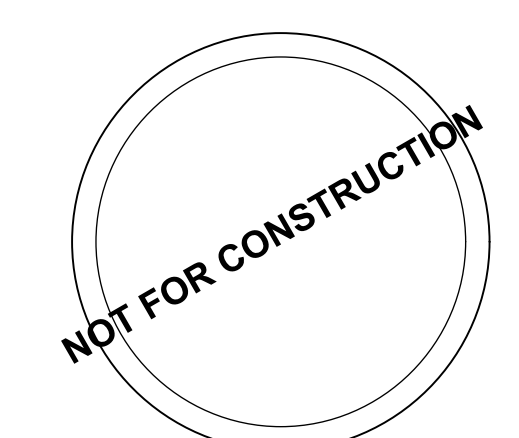
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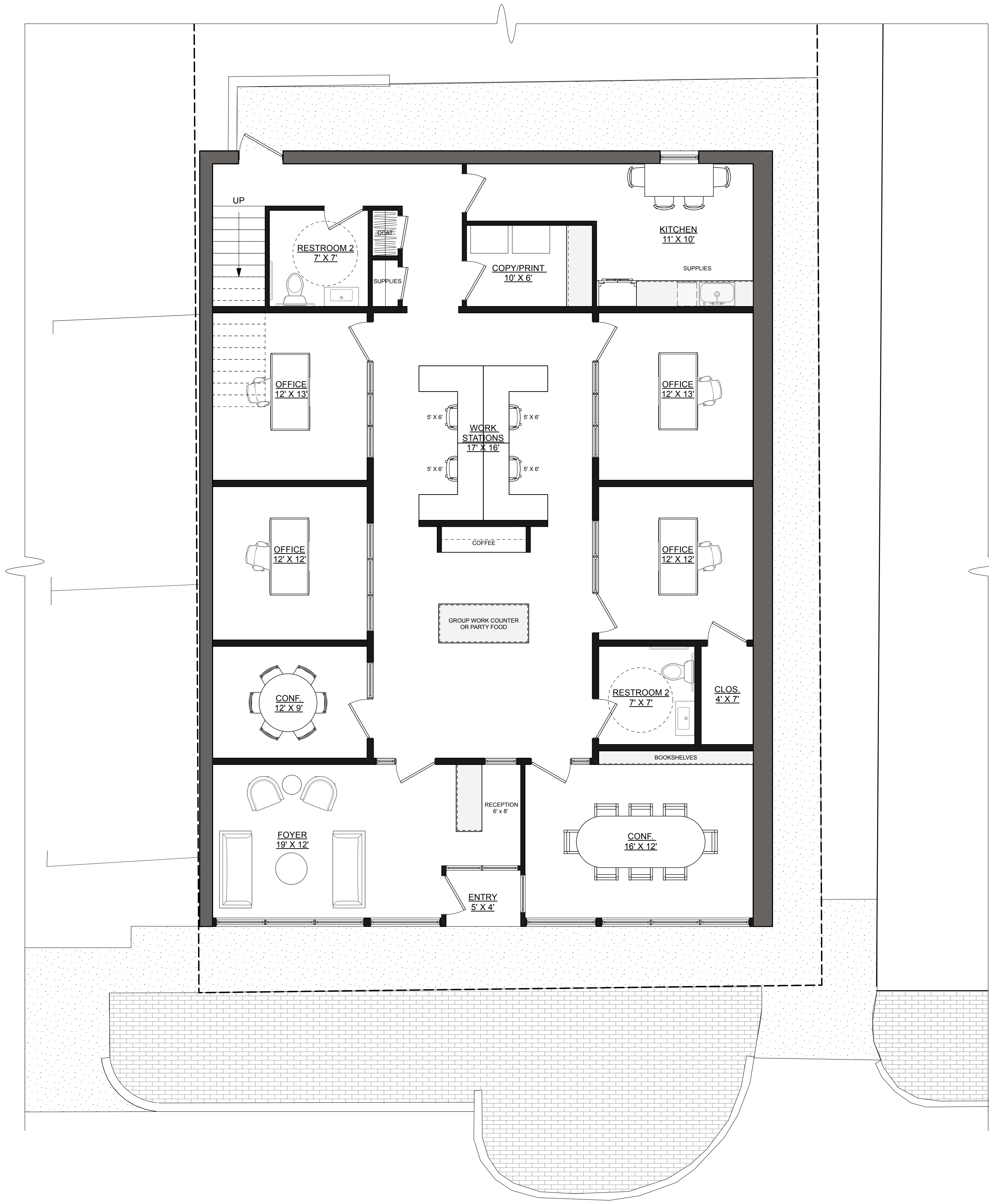
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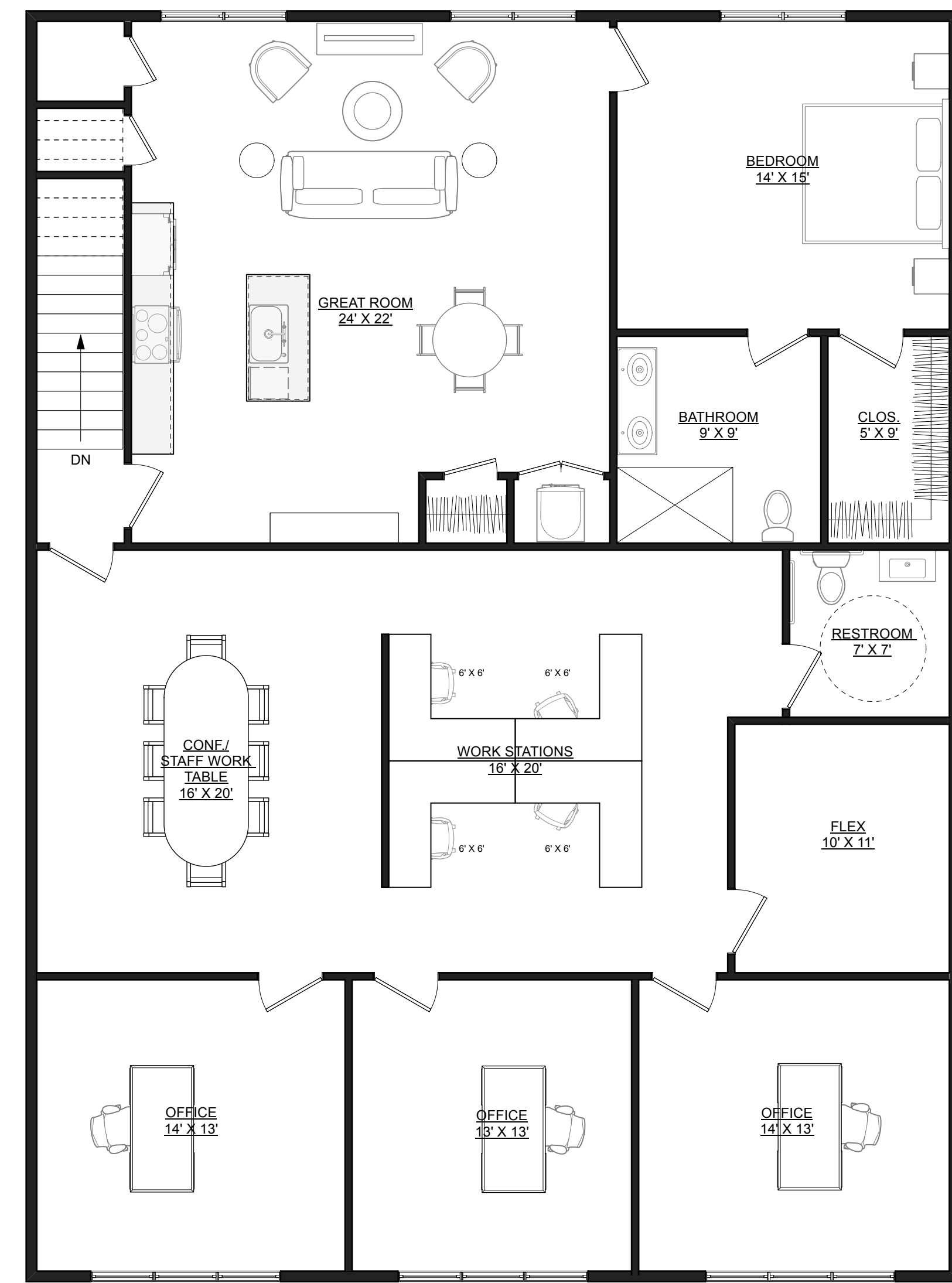

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PROPOSED FURNITURE  
 PLANS

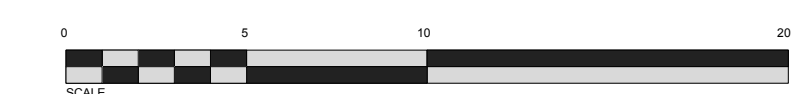
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FIRST FLOOR PLAN



SECOND FLOOR PLAN





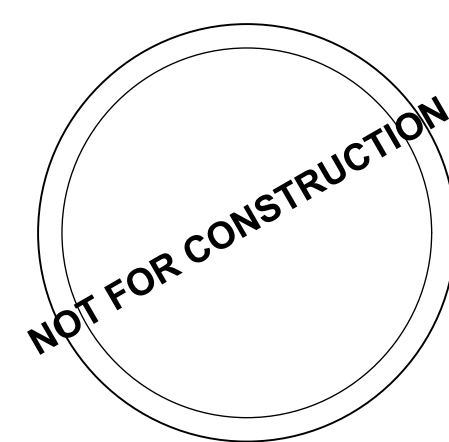
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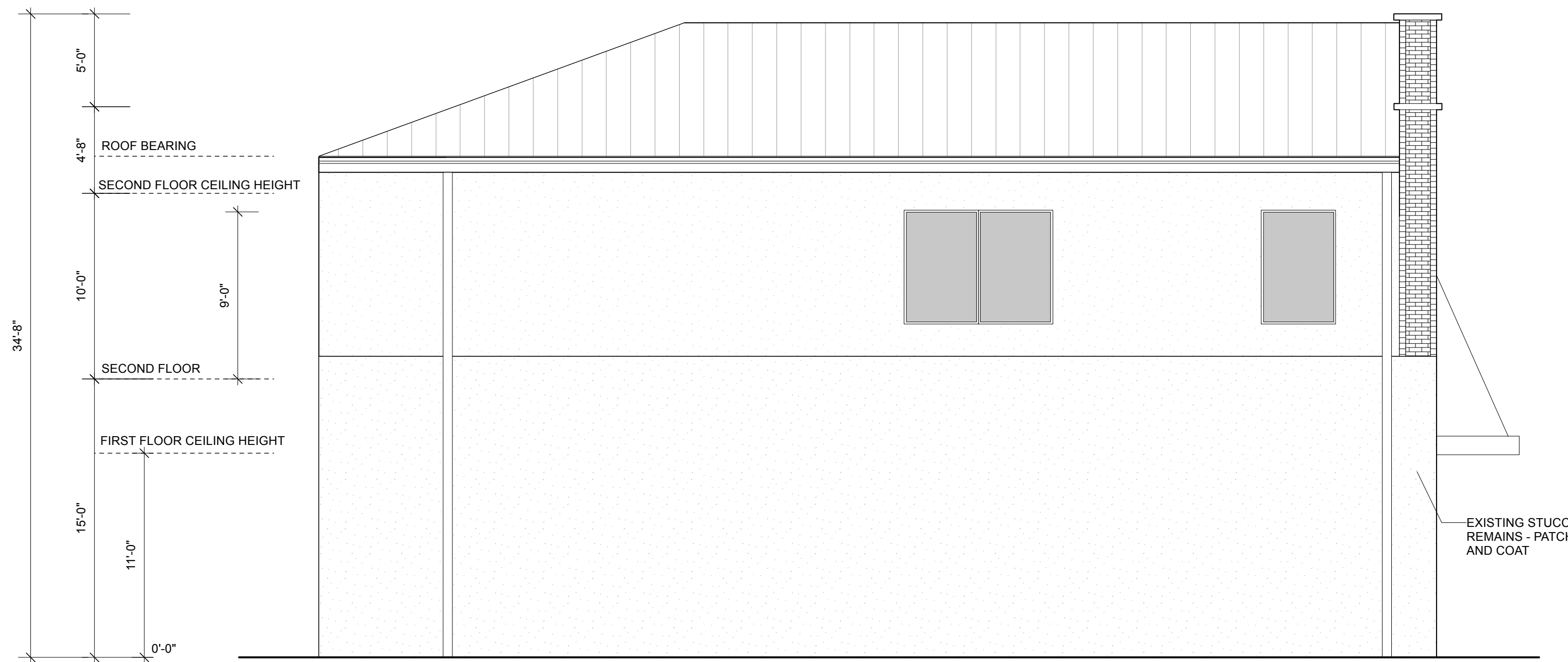

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FRONT ELEVATION

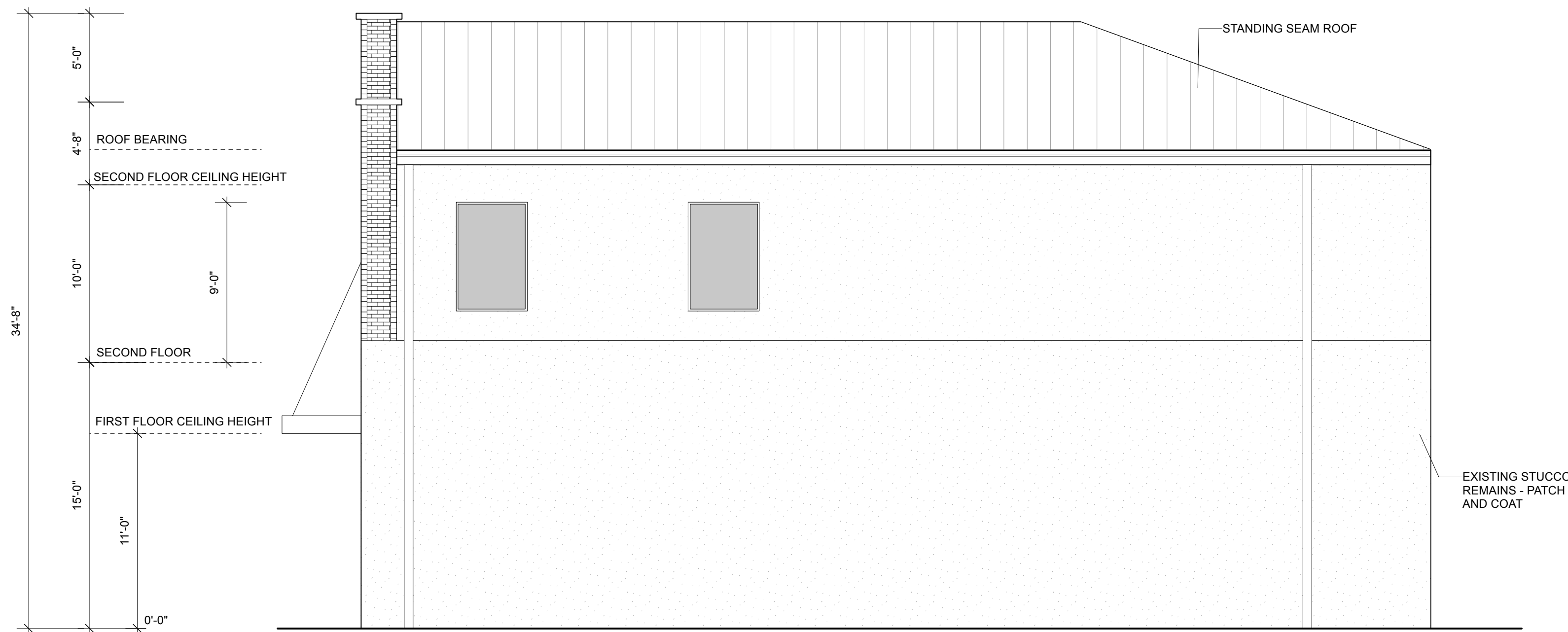
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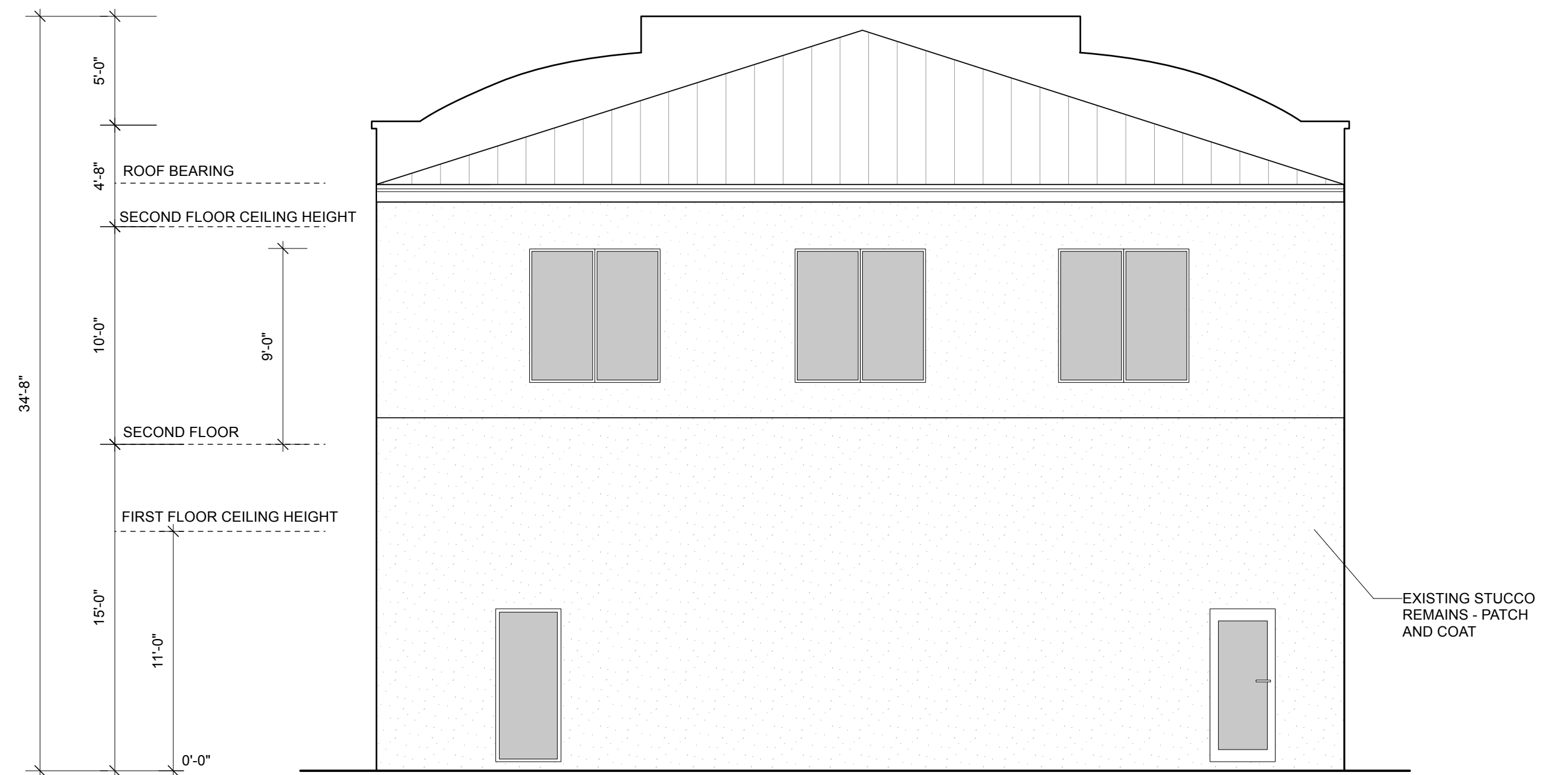
PROPOSED FRONT ELEVATION



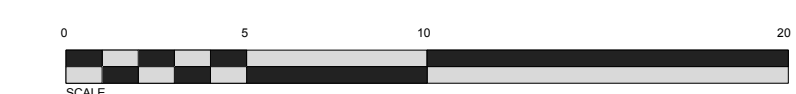
PROPOSED BANK ELEVATION



PROPOSED ALLEY ELEVATION

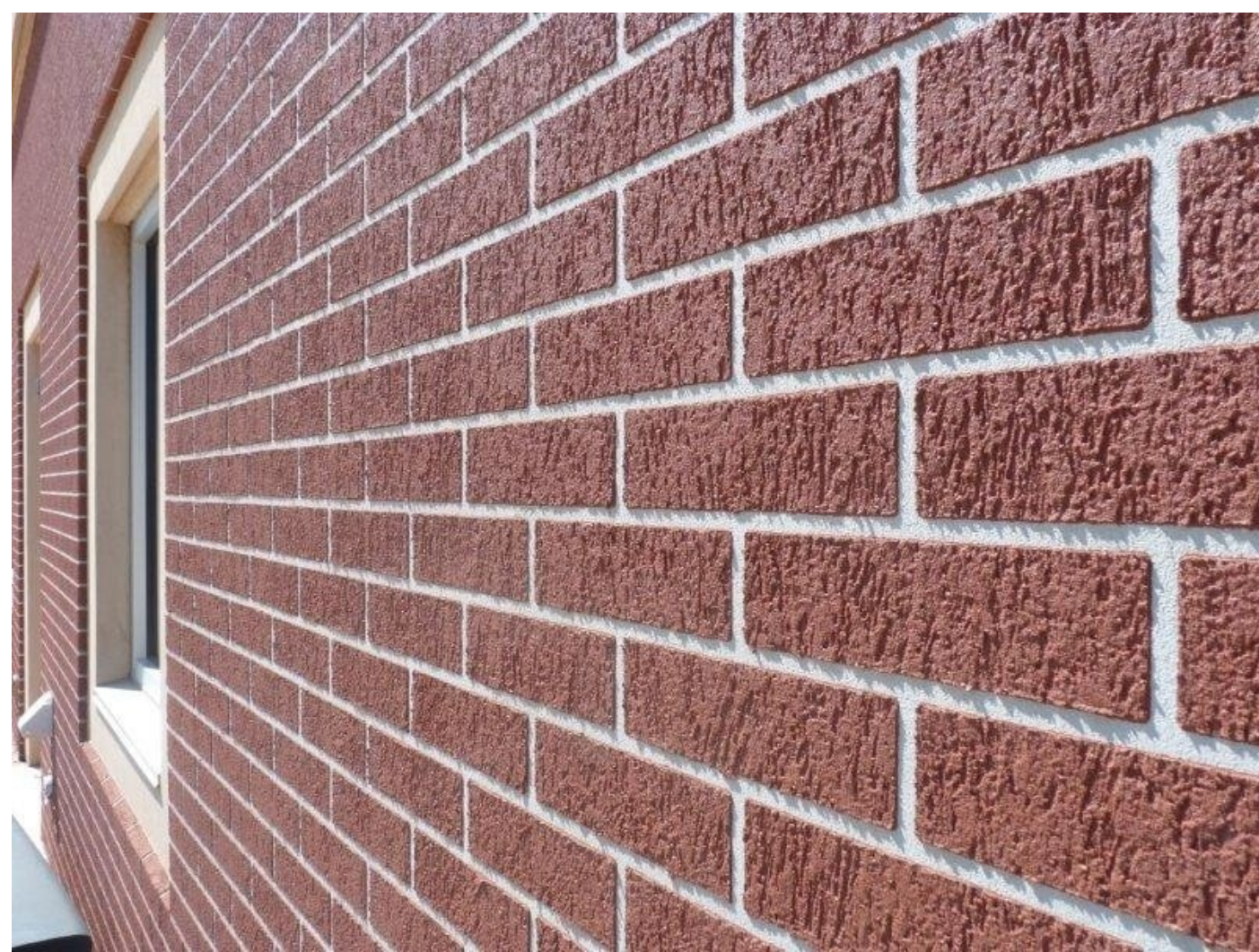


PROPOSED REAR ELEVATION





EFIS BRICK BUILDING EXAMPLE



EFIS BRICK DETAIL 1



EFIS BRICK DETAIL 2



PROPOSED STUCCO COLOR  
BENJAMIN MOORE SWISS COFFEE



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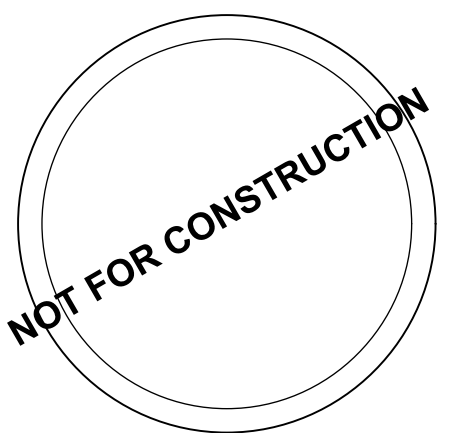
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FACADE EXAMPLES

A0.0

# ARCHITECTURAL REVIEW BOARD

APRIL 9, 2026

Members Present

Robert Stowe  
Adam Jones  
Christopher Betts  
James Cahill  
Jackson Weller  
Lauren Smith

Members Absent

Matthew Bailey

Staff

Cynthia Lester  
Shanika Williams  
Renee Burton  
Stefanie Jackson

The meeting was turned over to Ms. Burton for the election of officers.

Ms. Burton opens the Public Hearing

## I. ELECTION OF OFFICERS

Ms. Burton called for nominations for Chairman.

**Mr. Weller nominated Mr. Jones as Chairman. The nomination was approved by a 6-0 vote.**

Ms. Burton called for nominations for Vice-Chairman.

**Mr. Betts nominated Mr. Weller as Vice-Chairman. The nomination was approved by a 6-0 vote.**

Ms. Burton called for nominations for Secretary.

**Mr. Weller nominated Ms. Smith as Secretary. The nomination was approved by a 6-0 vote.**

## ITEMS FOR PUBLIC HEARING

1. Certificate of Appropriateness request PZ25-00581, requested by Sonja Ingram to restore a gable window and install a new fence at Parcel 21208 (608 Holbrook Avenue).

**Mr. Jones opened the Public Hearing.**

Ms. Ingram stated. My house is in the Old West End, in the 50's it was covered in tin siding and when they did that they covered the front gable and we would like to take that tin out and see what the detail of the window in that gable, we haven't touch it yet so we can't see the window from the attic it looks like it two panes in there but it is difficult to see. We think we may be able to tell what the original looks like once that siding is off. The wood has been removed; then we would like to replicate the house next door they also have a little gable window detail. We haven't been able to find any historic photographs.

The other part of the application is a gate, we want something very simple, wood to insulate the back yard. There is a gate back there, but it is falling apart. Trying to bring back the details of the house.

**Mr. Jones closed the Public Hearing.**

Ms. Burton stated. This is a two-step process with this board the first step may be whether or not the project that is being presented to you does or does not meet the guidelines, you can say it does not meet the guidelines and you can move forward to a second step, the second step would be whether it has an adverse effect on the property or the district as a whole.

**Mr. Weller made a motion to issue a Certificate of Appropriateness for PZ25-00581. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.**

2. Certificate of Appropriateness request PZ26-00236, requested by Christopher T. Moore for the installation of a garage door, window and door awnings and mobile container units at Parcel 21565 (733 Loyal Street).

**Mr. Jones opened the Public Hearing.**

Mr. Moore stated. I purchased this building late last year and had it rezoned for retail and office space; it used to be a restaurant, it is a block building. We put a new roof on and installed a garage door which I haven't gotten a permit for yet. The next thing I am trying to do for the building is to add awning across the front covering the windows and doors. Resurfacing the parking lot in the near future. Bring some 40-foot-high containers to put behind the building to put product in, the container will match the building that is there with 4 doors on each side. We will continue to build on the inside.

Mr. Jones stated. Will it still be used for storage purposes?

Mr. Moore stated. No, I have changed it to office retail, because storage is not allowed in the River District. We will have a store front with an office at the back. We will put the material in the accessory building in the back.

Mr. Jones stated. The mini spit on the side, when were they installed?

Mr. Moore stated. They are not installed, they are in position for electrical connections, nothing is hooked up to them, the only thing we have done is the service box with two outlets underneath with an extension cord from my garage door. The awning will have lighting done tastefully



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Mr. Jones stated. The awning material will not be fabric?

Mr. Moore stated. No.

Mr. Weller stated. We will start with staff recommendations denial piece by piece.

Mr. Jones stated. Are there any other options out there, the guideline says fabric for the awning based on the area, does it have to be the seamless metal awning you are referring to. I think that modernization?

Mr. Moore stated. I think it's a maintenance issue why not build it once and be done with it. People are not trying to improve the area, homeless sleep-in front of the door. You can't have a business in the River District if you can't control the environment.

Mr. Jones stated. Homelessness is growing and we try to combat it.

Mr. Moore stated. Going back to the awning I don't know who presented fabric as a guideline but if you look around at the businesses downtown there are plenty of awning like I am trying to build on the buildings that are already existing and historic. My building has no historic significance at all. I'm not a person that does things over and over I do them right once and it over.

Mr. Jones stated. Numerous people face that including myself in the area you are in the guidelines calls for fabric awning and there is a reason for it. The place beside me just replaced the awning that had holes and falling apart he had to go back with fabric.

Mr. Moore stated. That is something that existed.

Mr. Jones stated. I appreciate your willingness to invest in that area getting close to five forks.

Mr. Moore stated. I just want a solid structure that looks good. Whoever was in charge of the guidelines did not think things the way they should have. I don't see all the buildings downtown having fabric awnings making everything the same.

Mr. Jones stated. If we take a building in a historic area and start to modernize it, and we allow it for you then what is next, someone else comes in with vinyl siding downtown. It is like if one does it then what.

Mr. Moore stated. I understand what you are saying but when you say modernization, no, how do you stick with a fabric and excluding everything is down there.

Mr. Weller stated. Just because president has been set does mean we have to carry it thru forever. Case by case approval.

Mr. Jones stated. The old Cosmetic building you took a picture of there is a black awning as well.

Mr. Moore stated. I want to stay away from fabric. I will come into compliance with whatever you want me to do.

Mr. Jones stated. Do you plan on putting any kind of screening around HVAC system?

Mr. Moore stated. Yes, whatever you need me to do contains the area with a fascade.

Mr. Weller stated. What does the container look like?

Mr. Moore stated. They are shipping containers and I plan to put the container on the side facing the street and I will paint everything the same color.

Mr. Jones stated. Has anyone come out to access that area?

Mr. Moore stated. No, Shanika is the one that told me about the accessory building has to be behind unless you gave me special use to do it.

Ms. Jackson stated. That would be a special application that this board would not approve.

Mr. Moore stated. If I did all this tomorrow and then the next day someone would build out this project and change everything, I would change it and do whatever you want me to do, but right now I need it to be feasible and work for me.

Ms. Jackson stated. Another reason these have gone through zoning is no permits have been pulled.

Mr. Moore stated. I pulled permit for HVAC and the garage door and the roof and that was past.

Mr. Jones stated. Is there a reason for not getting the permits yet.

Mr. Moore stated. They wouldn't let me pull the permits because I put the door in and I need to go through the ARB. At the time I didn't know what I was going to use it for, but now I have a clear path to what I am doing.

Mr. Jones stated. If everything was to go smoothly today what is your ETA on the containers.

Mr. Moore stated. Next month I have the container on hold.

**Mr. Jones closed the Public Hearing.**

Mr. Moore stated. Container can be beside the building, but I have every right to put the container in the back at any point of time.

Ms. Burton stated. That is not correct because this is a through lot so it is visible from both sides, so any area that containers you may place them will be visible for the public right away will need approval by this board and after that the zoning inspection review.

Mr. Moore stated. If there is an apron on the other side, it is not considered the back of the building correct.

Ms. Burton stated. There is a right-of-way, there is a street on both sides. The consideration is because it is visible from Wilson Street, if it is visible from Loyal Street or any other public right-of-way it requires review and approval from the board before it can be constructed, erected or installed.

Mr. Moore stated. In theory you cannot have an accessory building behind because of how this is situated.

Ms. Burton stated. I didn't say you can't have it, I am saying it needs additional review. It would have to be approved by the ARB if approved then it goes to the Community Development Department for review from building and zoning. What you consider it the back Planning and Zoning considers both fronts.

**Mr. Weller made a motion to issue a Certificate of Appropriateness for PZ26-00236 does not meet guidelines. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Stowe made a motion to issue a Certificate of Appropriateness for PZ26-00236 approving the awning. Mr. Weller seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Stowe made a motion to issue a Certificate of Appropriateness for PZ26-00236 approving the garage door and painting. Mr. Betts seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Weller made a motion to issue a Certificate of Appropriateness for PZ26-00236 to add HVAC. Mr. Betts seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Weller made a motion to issue a Certificate of Appropriateness for PZ26-00236 to add screening to HVAC. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Weller made a motion to postpone containers. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.**

3. Certificate of Appropriateness request PZ26-00240, requested by Tony Burnetts Sr., to install signage, outdoor dining furniture, window tinting and an ADA ramp at Parcel 26058 (301 Craghead Street).

**Mr. Jones opened the Public Hearing.**

Ms. Echols stated. Excited to be a part of the River District. We are opening a Tavern at 301 Craghead in a week or two, it has never been a business there since it was a warehouse and we are trying to bring something nice to the River District. Try to get up to where the other businesses are.

Mr. Jones stated. Thank you for investing in the River District I am sure I can speak for everyone here to another small business downtown.

Ms. Echols stated. We are new to the River District, so when we put the tint on we thought we were ok with doing that, the glare comes in that window so bad you can't even sit there we wasn't aware we were going against anything we wanted the customer to be able to sit there and enjoy their meals.

Mr. Stowe stated. What is the percentage of the tint?

Ms. Echols stated. 20%, my personal opinion I think it makes the building look nice and cleaner.

Mr. Jones stated. Can you elaborate on the installation of the ADA ramp?

Ms. Echols stated. This is a warehouse and it has a very heavy door that is hard to open and close, and the garage has a lot of parking issues on Craghead Street we want to change the door and put one like what's on the front it will give our customers a lot more access to come in and out of the restaurant. It is sitting up higher about 22 inches so we would have to put on another step or a ramp.

Mr. Jones stated. Do you feel as close as that door is to access Akers Garage, that being a high traffic area for people not visiting your business, the sidewalk is narrow.

Ms. Echols stated. I went down there and honestly for 6 months, and I don't see many people using that sidewalk. I have asked public work to put another sign on Craghead to let people know that garage is right behind us. I think the garage will be very helpful for the people and businesses on Craghead Street.

Mr. Jones stated. Is the door deteriorating, is it a solid door?

Ms. Echols stated. It is a solid door, and we will get the same door and if it is off we will put side panels in. The structure of the building will not be touched.

Mr. Weller stated. How far will the steps come out to the sidewalk.

Ms. Echols stated. The city has given other businesses permission to use the sidewalk, there are some that take up the whole sidewalk, and there are ramps already downtown too.

Mr. Jones stated. Is 61 the rendering?

Ms. Jackson stated. Yes, 61 is the rendering of the ADA ramp and an alternative which is the steps in the same location.

Ms. Echols stated. We are open to any ideals we just want that area to be better for people to come in and out. We will leave the windows above the door we will only do the door.

Mr. Jones stated. There will be outdoor seating.

Ms. Echols stated. Yes, 5 or 6 chairs out front roped off with umbrellas.

**Mr. Jones closed the Public Hearing.**

Mr. Weller stated. We will hate to lose that door.

Mr. Jones stated. Refurbish or stain the door, revitalize the windows above it.

Ms. Echols stated. When you are riding down the road and look at that window it is no different from the other window on the street, depending on how much lightning is on when you take a picture.

Mr. Jones stated. If I am walking down the sidewalk, can I see in your business?

Ms. Echols stated. You can see anyone sitting there, it's a glare.

Mr. Jones stated. Is that with lights on or off?

Ms. Echols stated. If it is nighttime, you will be able to see in there with the lights on.

Mr. Jones stated. So, it is not a safety issue.

Ms. Echols stated. No, I don't think so.

Ms. Jackson stated. I checked with the police department, and they have safety protocols in place and training, and they no longer mandate tinting.

Mr. Jones stated. The outside seating doesn't seem to affect the sidewalk.

Ms. Echols stated. With the health department and it being a restaurant it is very hard to insulate that door and that is a problem also. I am also open to any ideas you all come up with, and we are willing to keep the door and tie it into something in the restaurant, even if it's raising the sidewalk up.

**Mr. Weller made a motion to approve Certificate of Appropriateness for PZ25-00240 sign letters that are too large, which do not meet guidelines. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Weller made a motion to approve Certificate of Appropriateness PZ25-00240 because the sign does not adversely affect the street. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Weller made a motion to approve Certificate of Appropriateness for PZ25-00240 tint. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Weller made a motion to approve Certificate of Appropriateness for PZ25-00240. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Stowe made a motion to approve Certificate of Appropriateness for PZ25-00240 outdoor furniture Mr. Weller seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Weller made a motion to approve Certificate of Appropriateness for PZ25-00240 door replacement. Ms. Cahill seconded the motion. The motion was approved by a 4-2 vote.**

Mr. Betts stated. Those electrical panels to the right of those doors, my concern is can they be moved?

Ms. Jackson stated. That will have to be an agreement with Public Works, if you all approve the design whether it's the steps or the ADA ramp, Public work would have to approve and at that point the applicant will have to submit an engineer rendering and that would address the electrical on either side or the drain pipe on the left of it. For the applicant to move forward with this it has to go through Public Works for approval.

Ms. Echols stated. The front door is really the only door that can be used and I would like to have a safety door to open safely.

Ms. Burton stated. We are required to have ADA access along public right of way, if the situation was someone with mobility issue could ramp up and ramp back down or the sidewalk would have to be extended therefore reducing the size of the street. ADA requirements are minimum of 5-foot sidewalk so there would have to be changes made there. It would be the same if there were steps added, there is potential they would still have to add a 5-foot sidewalk reducing the size of the side street there.

4. Certificate of Appropriateness request PZ25-00259, requested by Adrienne Oakes, to install a new wall sign at Parcel 23887 (575 Patton Street).

**Mr. Jones opened the Public Hearing.**

**Mr. Jones closed the Public Hearing.**

**Mr. Stowe made a motion that Application PZ25-00259 does not meet the guidelines. Mr. Weller seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Weller made a motion to postpone Application PZ25-00259. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.**

5. Certificate of Appropriateness request PZ25-00262, requested by Christian Simmons, to install a wall sign, new door and ADA ramp at Parcel 24279 (601 Craghead Street).

**Mr. Jones opened the Public Hearing.**

Mr. Simmons stated. We have 2 egress doors and a sign we need an ADA ramp with access to our building; we are replacing the door with a regular one. We have an egress door with no access to it.

Mr. Jones stated. Is this the main entrance to your business?

Mr. Simmons stated. Yes.

Mr. Jones stated. The copper stone side is not correct.

Mr. Simmons stated. We have 2 entrances to this building it was built pre-88, 60 inches off the ground the other side is on repave sidewalk with a set of steps going to it, there is not another room on the other side to build anything. That is a steel door, and it is weld shut and we cut it to open it to take the garbage out, so we are proposing a store front door there was not cutting of the bricks we are using the exact size that there. It will be and egress door it opens inward there is not enough room for it to open outward.

Mr. Jones stated. Would the ADA ramp be constructed with treated lumber? Are there any conditions of painting so the raw wood isn't sitting there. Could it be stained so it could blend with the landscape.

Mr. Francisco stated. Currently it is not but I do have the permits from the building inspector land and use. You guys will dictate that.

**Mr. Jones closed the Public Hearing.**

**Mr. Weller made a motion to issue a Certificate of Appropriateness for PZ25-00262. Ms. Smith seconded the motion. The motion was approved by a 6-0 vote.**

**Mr. Weller made a motion to amend PZ25-00262 with the condition of staining. Ms. Smith seconded the motion. The motion was approved by a 6-0 vote.**

Ms. Burton stated. You have the option of them presenting a couple options and administratively we could approve of it with something you trust us with.

Mr. Jones stated. I feel confident with the work you have done in the River District that you will blend it in with the landscape, just darken it.

6. Certificate of Appropriateness request PZ26-00263, requested by Mary Kent to replace the existing roof trim and corbels at Parcel 21847 (903 Main Street).

**Mr. Jones opened the Public Hearing.**

Ms. Kent stated. It is a triplex of 4 units; we are replacing all of the trimming. We will be using 3 colors creamy white, green and dark brown. Dark tent around the screen.

Mr. Jones stated. Are you replacing the deteriorating ones or all of them.

Ms. Kent stated. We are replacing all of them, and for the ones that are still in tack we are undecided about them. Maybe offer them to neighbors that are doing restorations.

Mr. Jones stated. Thanks Ms. Kent, I know it will be a beautiful piece of property.

**Mr. Jones closed the Public Hearing.**

**Mr. Betts made a motion to issue a Certificate of Appropriateness for PZ25-00263. Mr. Weller seconded the motion. The motion was approved by a 6-0 vote.**

7. Certificate of Appropriateness request PZ26-00260, requested by Carlton Walton and Brittany Hightower, to install a wall sign, repaint the trim and replace the awning at Parcel 20503 (406 Main Street).

**Mr. Jones opened the Public Hearing.**

Mr. Walton stated. I am the co-owner of Jus Be and we wanting to change the color of the trim and get approve for the signage.

Mr. Jones stated. What will be the color of the trim?

Mr. Walton stated. Satin black.

Mr. Jones stated. What kind of business is Jus Be?

Mr. Walton stated. Jus Be is a brand it a boutique focusing on fashion and beauty. We are putting together young entrepreneur woman.

Ms. Burton stated. So, it is a retail operation, not services.

Mr. Walton stated. Yes, focusing on beauty and fashion.

Mr. Stowe stated. The awning is minimum to keep the integrity of downtown historic district.

**Mr. Jones closed the Public Hearing.**

**Mr. Stowe made a motion to issue a Certificate of Appropriateness for PZ25-00260. Ms. Smith seconded the motion. The motion was approved by a 6-0 vote.**

8. Certificate of Appropriateness request PZ26-00239, requested by River City Florals, for the exterior painting, removal of an awning and installation of window signage at Parcel 26777 (308 Craghead Street, Suite 104).

**Mr. Jones opened the Public Hearing.**

Ms. Isom stated. I am the owner of River City Florals. I can tell you what we have already done and what we are planning to do. We have decided to paint the exterior of the building teal and remove the not so appealing awning. The application is for the signage of 2 sticker decal on the window.

Mr. Jones stated. It is only 2 decals, no exterior or metal sign or anything like that.

Ms. Isom stated. No, just decals.

**Mr. Jones closed the Public Hearing.**

Ms. Jackson stated. I do have the size of the decal, it was not included at the time the agenda was published, 2 square feet for the logo on the door and 15 square feet for the window sign.

**Mr. Weller made a motion to issue a Certificate of Appropriateness for PZ26-00239. Mr. Betts seconded the motion. The motion was approved by a 6-0 vote.**

Ms. Burton stated. North Main Street, the large yellow lodge building there was a ribbon cutting that was approved prior to the creation of the ARB and the ARO, the work you see there is not within the guidelines. The Capital Lodge is going to be redeveloped residential on the top floor and commercial on the lower level.

Ms. McMahon presented.



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Ms. Burton stated. One thing we are looking at with this board is that you are not a board that just meets when an applicant submits something we would like for it to be more involved, more proactive in the district as a whole. One of those items would be this local marker program, we have had several opportunities for this we do have a program it is statewide historic highway markers you see the very large ones on sidewalks and along the roads. There are significant events within Danville that don't rise to the level of state significance that has the opportunity to also be recognized. We do not have a program for that so this is something I think will be important that we could talk about and walk thru. Heather will work on the documentation for us. If this is something and how we would implement this within the City of Danville, the review and opportunities and applications would come before this committee. We will visit more in our next meeting.

**With no further business, the meeting adjourned at 12:50 p.m.**

Approved By: \_\_\_\_\_



# **Penn-Wyatt House**

**862 Main Street  
Built Circa 1876**

