



ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

4TH FLOOR CONFERENCE ROOM

June 11, 2026

10:00 AM

A. CALL TO ORDER

B. ROLL CALL

C. NEW BUSINESS

1. Certificate of Appropriateness PZ25-00583, filed by Justin Williams, for the installation of a new roof at Parcel 20119 (507 Holbrook Avenue).
2. Certificate of Appropriateness PZ26-00327, filed by Garrett Shifflett, to approve the previously installed address sign at Parcel 21670 (553 Lynn Street).
3. Certificate of Appropriateness PZ26-00349, filed by Christian Simmons, to install a wall sign at Parcel 24279 (601 Craghead Street).
4. Certificate of Appropriateness PZ26-00352, filed by EC Holdings, LLC, to replace the windows and doors, install exterior lighting and security devices, repair exterior wood, and install mechanical units at Parcel 20531 (130 and 132 South Ridge Street).
5. Certificate of Appropriateness PZ26-00353, filed by Robin Denise Verdi, requesting retroactive approval of modifications made to a historic wall at Parcel 25876 (138 Sutherlin Avenue).
6. Certificate of Appropriateness request PZ26-00354, filed by Mark Willard, for the final design and material approval of the front facade restoration at Parcel 20310 (211 & 215 N. Union Street).
7. Certificate of Appropriateness PZ26-00362, filed by the City of Danville, to install a fence at Parcel 26488 (614 Spring Street).
8. Certificate of Appropriateness PZ26-00361, filed by the City of Danville, to install a fence at Parcel 26468 (511 Patton Street).

D. APPROVAL OF MINUTES

1. Approval of May 14, 2026, meeting minutes.

E. STAFF UPDATES

1. ARB Bylaws
2. Local Historical Marker Program

F. ADJOURN

STAFF REPORT

DATE: June 11, 2026
TO: Architectural Review Board
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness PZ25-00583, filed by Justin Williams, for the installation of a new roof at Parcel 20119 (507 Holbrook Avenue).

SUMMARY

Certificate of Appropriateness PZ25-00583, filed by Justin Williams, for the installation of a new roof at Parcel 20119 (507 Holbrook Avenue). Located on the corner of Holbrook Avenue, between Green and Colquhoun Streets, 507 Holbrook Avenue is known as the Dr. Harrison House in the Old West End. This residence was built around 1900 in the Colonial Revival style. Originating from Amelia County, Isaac Carrington Harrison was a doctor in Danville during the early 1900s and relocated to Danville in 1910. He went on to serve on the police commission and as chair of the school board. Following Dr. Harrison's death in 1949, the house remained in the Harrison family until the 1970s.

The application requests approval of installation of a new roof using 29-gauge painted steel in charcoal grey. As the thinnest roofing material available, this type of roofing is often reserved for sheds, agricultural buildings, and other accessory structures due to its lightweight and budget-friendly qualities. This roofing material works best in mild climates with little severe weather, as heavy storms can easily dent it. Planning staff has concerns about the quality of this material for a residential structure and its compatibility with the historic nature of the neighborhood. Contractors recommend 24-gauge metal for long-lasting residential roofs (40–50 years) because its superior rigidity provides better dent resistance and wind protection.

ARDG EXCERPTS

Chapter 2 — Standards for Existing Buildings and Structures

2.4: Roofs, Dormers, Drainage Systems, and Chimney/Flues

- The choice of roofing material is an important consideration when preserving the historic appearance of a building and the ARO.

2.10 Materials, Finishes, and Forms

- Roofing Recommended Materials: Metal (copper, sheet iron, tin-plate iron, bronze, terplate, zinc)

RECOMMENDATION

Planning staff recommends denial of Certificate of Appropriateness PZ25-00583, filed by Justin Williams, for the installation of a new roof at Parcel 20119 (507 Holbrook Avenue) due to the quality and compatibility of the proposed material. It is recommended the applicant resubmit his application with a 24-gauge or higher material.

ATTACHMENTS

1. Site Plan Narrative for Metal Roof Installation (507 Holbrook Ave)

Site Plan Narrative for Metal Roof Installation

Property Address: 507 Holbrook Ave, Danville, VA 24541

A. Statement of Proposed Use and User

The proposed project involves the installation of a new metal roof (29 Gauge Painted Steel) on an existing single-family residential dwelling. The user is the homeowner, and the property will continue to be used for residential purposes. No change in land use is proposed.

B. Statement of Estimated Construction Time

The estimated construction time for the metal roof installation is approximately 1–2 weeks, depending on weather conditions and contractor availability. Minor structural repairs, if needed, may extend the timeline by an additional 3–5 days.

C. Maps and Photographs

A GIS map from the City of Danville Web LoGISTics platform has been included to show parcel boundaries, building footprints, and surrounding streets. Photographs of the existing structure and surrounding corridor will be provided separately to illustrate the visual context.

Additionally, the uploaded map view has been included to provide further spatial context and detail relevant to the site plan narrative.

D. Preliminary Subdivision Plat, and Other Exhibits

(1.) Existing property boundaries, building placement and site configuration: The parcel is clearly defined on the GIS map, with the building footprint centrally located within the parcel.

(2.) Existing topography and proposed grading: The site is relatively flat with no significant grading changes proposed.

(3.) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements: Existing driveway and pedestrian access remain unchanged. No signage or fencing changes are proposed. Exterior lighting remains residential-grade.

(4.) Relationship to adjacent land uses: Surrounding parcels are primarily residential, consistent with the proposed use.

(4.) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements: The only improvement is the replacement of the existing roof with a new metal roof. No changes to parking, access, or fencing.

(5.) Proposed building color and materials: The new roof will be constructed of charcoal gray metal panels, consistent with residential aesthetics.

(6.) Relationship of building and site elements to existing and planned corridor development: The project maintains the residential character of Holbrook Avenue and does not alter the corridor's development pattern.

(7.) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development: No changes proposed; existing driveway and pedestrian access remain.

(8.) Other site plans and subdivision plats as may be required by Danville for development approval: None required for this project.

E. Architectural Drawings

Architectural drawings will include plan views and elevations of the existing structure and proposed roof. These will be prepared by a licensed contractor or architect.

F. Landscaping and Buffer Plan

No new landscaping or buffer installations are proposed. Existing vegetation will remain.

G. Exterior Signing, Lighting, and Graphics

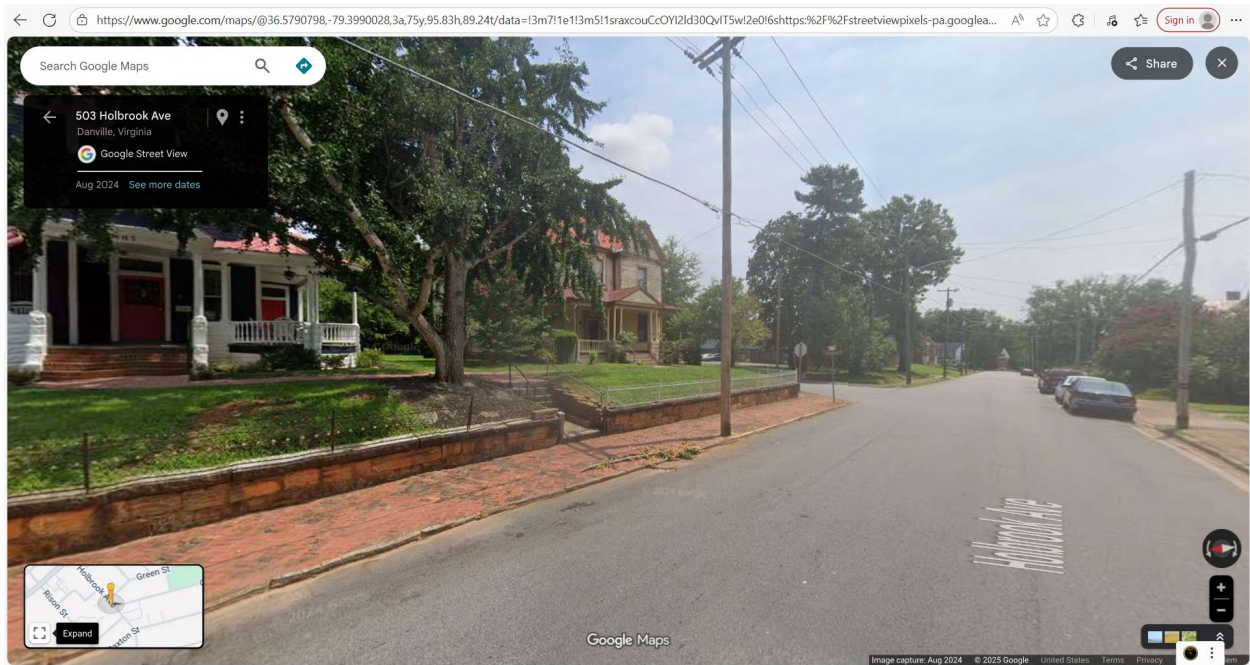
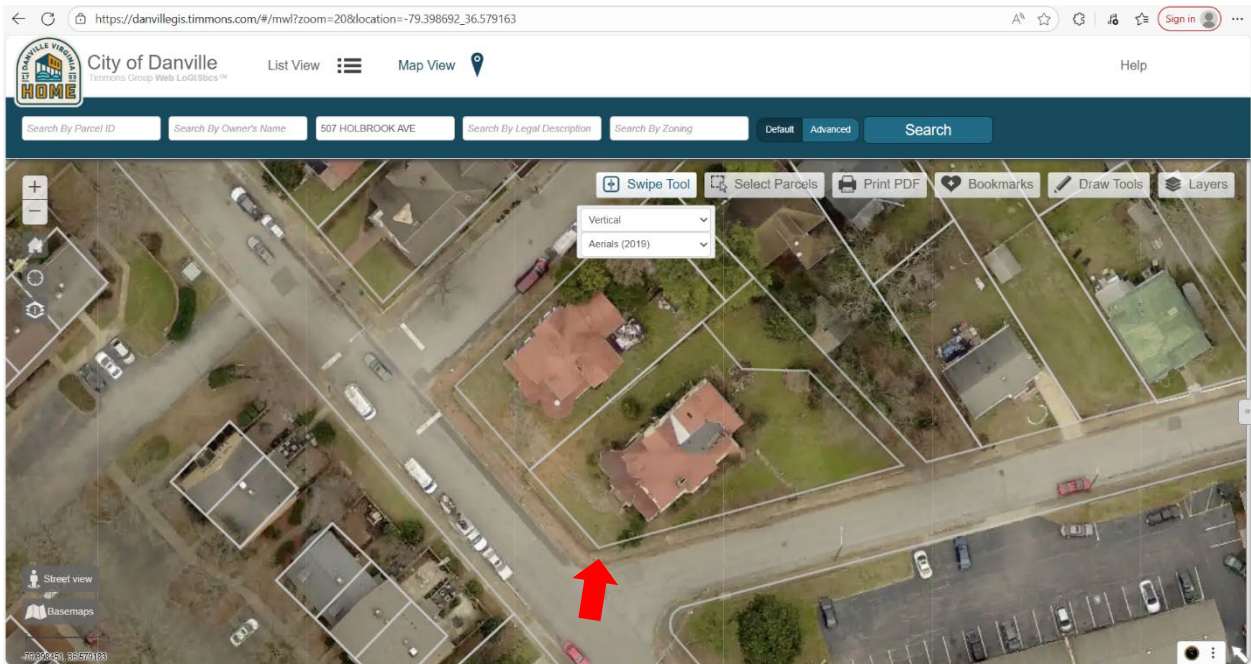
No signage is proposed. Existing residential lighting will remain. No graphics or lettering will be added.

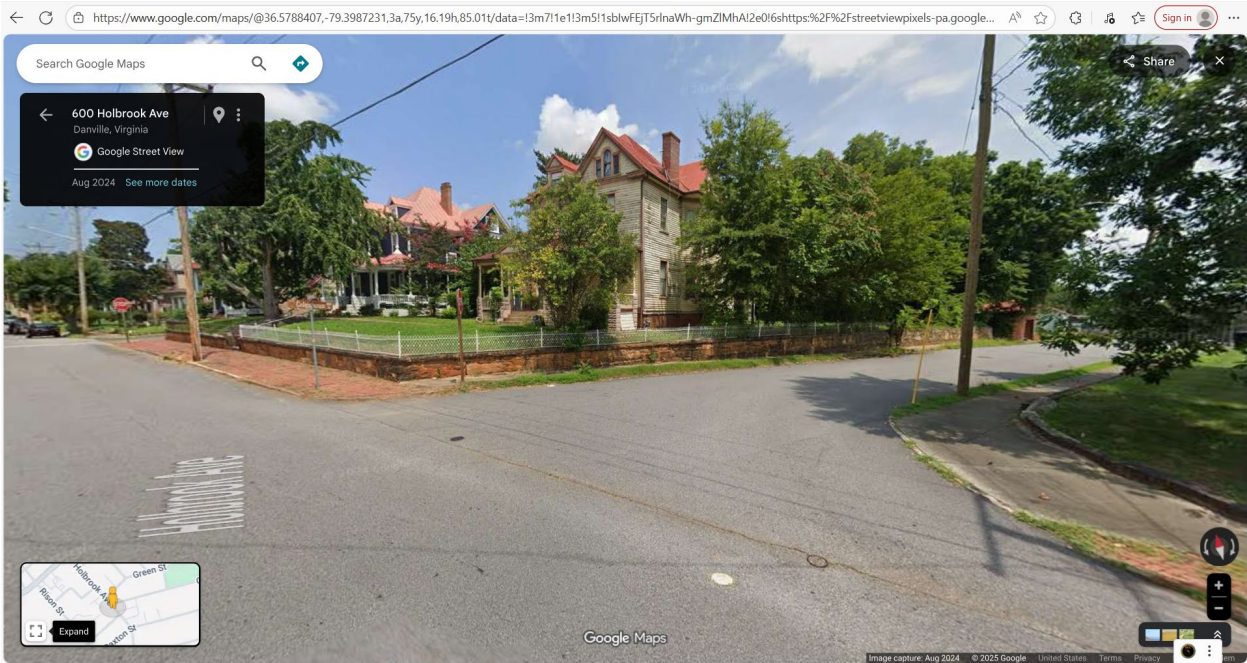
H. Compliance Exhibits

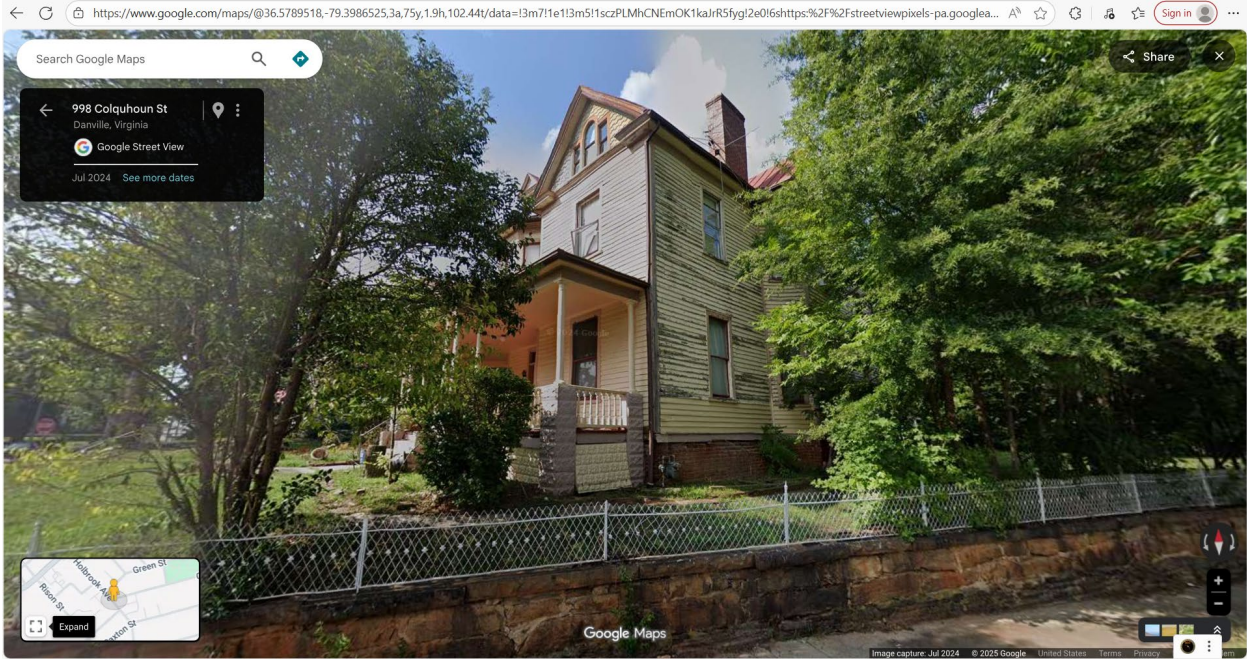
Graphic exhibits will demonstrate compliance with Danville's residential design standards. These include:

- GIS map showing parcel and surrounding context
- Photographs of existing structure and adjacent properties
- Architectural drawings of proposed roof
- Material samples and color swatches for roofing

This narrative is submitted in support of the Preliminary Site Plan application for roof renovation at 507 Holbrook Ave.







STAFF REPORT

DATE: June 11, 2026
TO: Architectural Review Board
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness PZ26-00327, filed by Garrett Shifflett, to approve the previously installed address sign at Parcel 21670 (553 Lynn Street).

SUMMARY

Certificate of Appropriateness PZ26-00327, filed by Garrett Shifflett, to approve the previously installed address sign at Parcel 21670 (553 Lynn Street). The subject parcel was a former Davis Storage building in the heart of the River District. The applicant received a Special Use Permit in January 2025 to allow a waiver of maximum density to allow the warehouse to be converted to a 21-unit apartment complex consisting of one and two bedroom units. In June 2024, the River District Design Commission approved a COA to paint the exterior of the building, repair the concrete and block exterior of the building and replace existing windows. At that time, the RDDC instructed the Planning Division to work with the applicant on choosing an appropriate window grid pattern. In December 2025, the applicant received a COA from the River District Design Commission for the installation of a rooftop patio. A temporary Certificate of Occupancy was issued by the City on May 20, 2026. A final Certificate of Occupancy is contingent upon the completion of roof construction.

The subject of this request is retroactive approval of a previously installed address sign on the building. The applicant was sent a Notice of Violation in May for installing the numbers without ARB approval or a sign permit. The two signs are pin-mounted numbers measuring 8' by 4' (32 square feet) each. No sign lighting has been installed or proposed. The current Unified Development Code allows for one wall-mounted sign per wall facing a public street with a maximum signage for the entire building of 32 square feet. The signage in place exceeds the maximum square footage allowed for the building. Further, the sign on the north-west side of the building does not face a public street.

The subject of this application does not conform with the Unified Development Code's definition of an address sign as it exceeds 30 square inches (Article 5, Section G.2: Exempt Signs).

In August 2025, the applicant was cited for similar violations at 411 and 501 Craghead Street in which oversized numbers were installed without RDDC approval or a sign permit.

ARDG EXCERPTS

Chapter 1 — Architectural Review Design Guidelines

1.3 Certificate of Appropriateness

- When COAs Are Required: Signage

Chapter 5 — Sign Guidelines

- Within the historic context of the ARO, the size, placement, and design of signs are important considerations and are subject to ARB approval and a COA.

5.2 General Design Principles: When installing a sign, the applicant must consider the sign area as defined by the UDC.

- Signs in the ARO may not exceed the size, height, or setback requirements as outlined in Article 5 of the UDC.
- Pin-mounted, individual letter signs must not be mounted directly to a building wall but must be mounted to a frieze board or sign band integrated into or affixed to the building wall.

5.7 Wall Signs

- More square footage and/or signs on more than one face of a building may be allowed per ARB review and approval.

RECOMMENDATION

Planning staff recommends denial of Certificate of Appropriateness PZ26-00327, filed by Garrett Shifflett, to approve the previously installed address sign at Parcel 21670 (553 Lynn Street). Planning staff recommends one of the following actions to bring the applicant into compliance:

- Remove the sign on the north-west side of the building;
- Remove both signs and replace with smaller signs within the 32 square foot allowance; or
- Allow a waiver of sign size or apply for a Variance to exceed the allowed sign square footage in this zoning classification.

ATTACHMENTS

1. 2026.05.13_553 Lynn ARB Application
2. Staff Photos_553 Lynn St.
3. First Notice of Violation_553 Lynn St_2026.05.07



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 #: PZ26-00327 ARB Meeting Date: 06/11/2026
Date Received: 05/13/2026 Received By: SSW
Parcel ID: 21670 Zoning District: PD
Additional Information: NOV sent 05/07 (PZ26-00322)
sign already installed

APPLICANT PROVIDED INFORMATION

Applicant: Garrett Shifflett
Applicant's Address: [REDACTED]
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#): 553 Lynn St, Parcel #21670

Proposed Improvement: Alteration Addition Rehabilitation New Construction Sign
 Improvement Description: Building street numbers on the corner of the building. One facing Lynn Street and the other facing the parking lot, visible as you travel Lynn Street. These are unlit, pin mounted numbers.

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 5/12/26 Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this 12th day of May, 2026 by Amy Willard Ramsey

[Signature]
Notary Public



Registration No.: 7962615 Expires: 5/31/2029

553

553

DOG WASTE STATION

PLEASE CLOSE UP
AFTER YOUR DOG

ISOLEX
ARCHITECTURE
COMMERCIAL - INDUSTRIAL
RESIDENTIAL
434 688 0767
www.IsolexArchitecture.com

FDC

Colquhoun
3650
ST

DA
ST



553

AVIS
Storage

07 3402





CITY OF DANVILLE
Community Development
Division of Planning and Zoning

NOTICE OF VIOLATION

May 7, 2026

Shelton Street LLC
541 Bridge St #2,
Danville, VA 24541

Riverfront Real Estate Group
Attn: Garrett Shifflett
1630 Pope Avenue
Richmond, VA 23227

RE: 553 Lynn Street, Danville, VA

Dear Property Owner:

The City of Danville’s Planning and Zoning Division has inspected the above-referenced property and found it to be in violation of the City’s UDC. The purpose of this letter is to inform you of the specific violation(s) discovered, which are as follows:

Installation of a sign without a permit, zoning clearance, or Architectural Review Board (ARB) review, pursuant to the following:

§ 41.5.A. Existing Signage Provisions to Stay in Effect.; River District (RD) RD, CB-C, and TW-C § 41.10.N.

Article 10.B. – Sign Permit Requirement. Except as provided hereinafter, no sign shall be erected, installed, used, altered, painted, relocated, replaced or reconstructed until a Sign Permit has been issued by the Director of Planning/Zoning Administrator and approved by the Commission of Architectural Review or the Tourism Corridor Review Board, if applicable.

Architectural Review Design Guidelines – Chapter 5: Sign Guidelines - Foremost, sign permits are required for the erection of any permanent or temporary sign within the City of Danville. Building and electrical permits may also be necessary. Article 5 of the UDC provides definitions of various sign forms and specific regulations for erection of a sign in the City.

5.1 ARB Review Levels – All new sign require ARB review.

DANVILLE, VA

YOU ARE HEREBY NOTIFIED THAT YOU HAVE 10 DAYS FROM THE DATE OF THIS LETTER TO COMPLY WITH THE ZONING ORDINANCE OR TO NOTIFY THE CITY OF YOUR INTENTIONS TO DO SO.

The following action(s) are required for you to bring your property into compliance with the Zoning Ordinance:

- Submit an ARB application for approval of a Certificate of Appropriateness for the sign installed at the subject parcel; or
- Remove the sign.

Failure to correct any zoning violation will result in the City of Danville taking action to abate such violation(s) in accordance with law. This may result in legal action against you, which could subject you to civil penalties ranging from \$200 to \$5,000. You have the right to appeal this decision to the Board of Zoning Appeals as provided in the City's Zoning Ordinance. A written request for such an appeal shall be made on forms provided by the Planning and Zoning Office and filed with this office within 30 calendar days from the date of this letter, or ten (10) days in the case of short-term recurring violations. At the time of filing, a fee of \$400.00 shall accompany the appeal request. Applications for appeal may be obtained in the Planning and Zoning Office located in the Municipal Building at 427 Patton Street, Monday through Friday, 8:00 AM until 5:00 PM.

Our department strives to fairly and justly enforce the provisions of the Zoning Ordinance of the City of Danville. However, this is not possible without your full cooperation. Therefore, if you wish to discuss this letter, please contact me by phone or email. Thank you for your cooperation in promptly eliminating the violation(s).

Sincerely,



Stefanie E. Jackson
Long Range and Neighborhood Planner
Jacksse@danvilleva.gov
434-799-5260 Ext. 3839





STAFF REPORT

DATE: June 11, 2026
TO: Architectural Review Board
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness PZ26-00349, filed by Christian Simmons, to install a wall sign at Parcel 24279 (601 Craghead Street).

SUMMARY

Certificate of Appropriateness PZ26-00349, filed by Christian Simmons, owner and operator of Grind Bike and Skate to be located at 601 Craghead Street. The applicant plans to open a retail shop for skateboarding, biking, and other related sports, as well as an indoor skate park. He has recently received a Special Use Permit to operate the latter.

The application requests the installation of a metal wall sign measuring 15' by 4' (60 square feet). The applicant was previously approved for a wall sign that was to be hand painted directly on the brick wall in the same style in April 2026. The proposed wall sign is consistent with the UDC regulations for the subject parcel's zoning classification.

ARDG EXCERPTS

Chapter 5 — Sign Guidelines

5.2 General Principles

- All new and replacement signs should be designed, fabricated, and installed by professionals.
- Signs should not detract from the architectural character-defining features of historic buildings or structures.
- Graphics and lettering should be in proportion to the sign and the building for visual clarity and overall balance. (No more than three typefaces)
- Colors should be harmonious with each other and with other elements on site, both when viewed in daylight and at night, whether the signs are externally or internally lit. (Colors should be limited to three)

5.7 Wall Signs

- Flat wall signs may be mounted to a sign band or frieze board or to a flat surface on the building wall above the first floor but below second-story windows or cornice.

RECOMMENDATION

Planning Staff recommends approval of Certificate of Appropriateness PZ26-00349, requested by Christian Simmons, to install a metal wall sign at Parcel 24279 (601 Craghead Street).

ATTACHMENTS

1. 601 Craghead St_ARB Application
2. 601 Craghead St_Exhibits



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 #: PZ20-00349 ARB Meeting Date: 06/18/2020
Date Received: 05/27/2020 Received By: SSW
Parcel ID: 24279 Zoning District: PD
Additional Information: _____

APPLICANT PROVIDED INFORMATION

Applicant: Christian Simmons
Applicant's Address: [REDACTED]
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#): 601 Craghead St. Danville VA

Proposed Improvement: Alteration Addition Rehabilitation New Construction Sign
 Improvement Description: Metal sign displaying our store logo on the outside of our building facing Craghead St. above the sidewalk bench.180" x 72"

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

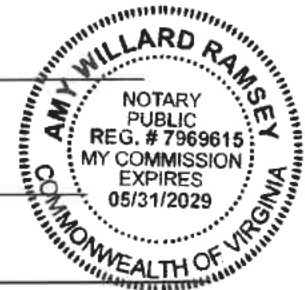
Would you like more information about these programs? Yes No

Chris Simon 5-27-26
 Applicant Signature Date

Commonwealth of Virginia
City of Danville

The foregoing instrument was acknowledged before me this 27th day of May, 2026 by Amy Willard Ramsey

Amy Willard Ramsey
 Notary Public



Registration No.: 7969615 Expires: 5/31/2029

[Handwritten Signature]

Owner's Signature
(if not applicant)

DANVILLE, VA

5/27/26

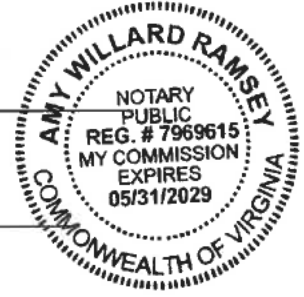
Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this *27th* day of *May*, 20*26*, by *Amy Willard Ramsey*

Amy Willard Ramsey
Notary Public



Registration No.: *7969615*

Expires: *5/31/2029*

GRIND

BIKE · SKATE · SKATEPARK

GRIND

BIKE · SKATE · SKATEPARK

STAFF REPORT

DATE: June 11, 2026
TO: Architectural Review Board
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness PZ26-00352, filed by EC Holdings, LLC, to replace the windows and doors, install exterior lighting and security devices, repair exterior wood, and install mechanical units at Parcel 20531 (130 and 132 South Ridge Street).

SUMMARY

Certificate of Appropriateness PZ26-00352, filed by EC Holdings, LLC, to replace the windows and doors, install exterior lighting and security devices, repair exterior wood, and install mechanical units at Parcel 20531 (130 and 132 South Ridge Street). Once home to the Odd Fellows Lodge, this building features a carved chain on its front facade bearing the letters "FLT"—an abbreviation of the organization's motto: **Friendship, Love, and Truth**. The Independent Order of Odd Fellows is a global, non-political, and non-sectarian fraternal organization that was founded in 1819. Its distinctive name traces back to 18th-century England, where working-class citizens first organized an "odd" network of social and financial support for one another. The local Danville Chapter was referred to as the Bethesda Lodge #57.

In 2022, the applicant received approval from the River District Design Commission to replace the gutters and soffits of the building, as well as paint the upper facade and window trim. At that time, the applicant planned to convert the upper level into three luxury apartments and the lower level into two commercial units. The COA approved in 2022 expired before any work could be completed.

The current application requests approval for several exterior elements:

Front Facade and Entryway

- Replacement of the front entryway with a 4' natural stone wall with 5' storefront windows directly above it.
- Replacement of the existing entrance door with a commercial-grade, historically accurate frame. *No further details were provided.*
- Reduction of the existing windows will be reduced from 9' to 4' to limit cost.
- Replacement of the upper windows with high-efficiency, energy-saving glass.
- Installation of matte-black scones and security devices. *Location, examples, and lumens were not included in this application.*

Side and Rear Elevations

- Replacement of the side and rear windows with high-efficiency, energy-saving glass.
- Reduction of the sides and rear windows with the addition of transom windows above each window. The applicant's contractor has suggested adjusting the window size by adding a transom window to the top of each frame as the current size would not withstand strong winds using one piece for the current size.
- Installation of HVAC units on the south-east side with low-profile protective covers. *No further details were provided.*
- Installation of ground HVAC units at the rear of the building.
- Installation of a patio at the rear of the structure. *Building materials, examples, or other details were not provided.*

Further, the applicant requests approval to clean, repair and repaint all exterior wood in the same color it is currently.

ARDG EXCERPTS

Chapter 2 — Standards for Existing Buildings and Structures

2.3 Walls, Foundations, Architectural Features, and Trim

- *Retain and repair original exterior wall cladding, foundation materials, architectural features, and trim.*
- *Replace, with in-kind materials, deteriorated or damaged historical features only when repair is not an option.*

2.5 Porches, Entries, Storefronts, and Awnings

- Retain existing porches and storefronts as well as any character-defining features.
- Restore or reproduce porch or storefront structural elements rather than alter the style of the porch/storefront.
- Ground-floor storefronts should have a minimum of 60% or more glazed area.
- Replace original doors only if they are deteriorated beyond repair.
- Aluminum storefront doors must be wide-stile; narrow or medium-stile aluminum doors are not appropriate.

2.6 Windows and Shutters

- Priority should be given to the retention of original windows on the front façade
- Do not enlarge or decrease a window opening.
- New and replacement windows should be appropriate to the historic period of the architectural style of the building.
- Replacement windows must have true-divided lights (TDL), meaning that they must be divided by real muntins. Replacement windows with “snap-on” muntins (or vinyl muntins placed in between two (2) sheets of undivided glass) do not have the same appearance or dimensions as windows with individually divided lights and are thereby prohibited.

2.7 Decks, Accessory Structures, and Accessibility Structures

- Open decks should generally be constructed at the rear of a property, where it is not visible from the street or its visibility from the street is limited.
- Unpainted or unstained pressure-treated woods are strongly discouraged.

2.9 Equipment, Hardware, and Communications Technology

- The power of the light (i.e., lumens), the color, and the form of light emitted from exterior light fixtures should not overwhelm or “wash out” the architectural features of a façade and should be appropriate to the age and style of the building.
- The style of the light fixture should be sympathetic to the age and style of the building.

- HVAC equipment should be minimally visible, ground-mounted condenser units located in side and rear yards.
- If an HVAC unit is visible, screening is required.
- Vinyl is not an appropriate material for fence screening.
- The color of the screening should match the surroundings.
- Security devices should be as small as possible while meeting necessary safety requirements.
- Security alarms and sirens should not be located on the façade of a building, but should be located on less prominent areas of a building, such as a side elevation near the cornice line.

RECOMMENDATION

Planning staff recommends careful consideration of Certificate of Appropriateness PZ26-00352, filed by EC Holdings, LLC, to replace the windows and doors, install exterior lighting and security devices, repair exterior wood, and install mechanical units at Parcel 20531 (130 and 132 South Ridge Street), with specific attention to the following items:

- Style, size and material of the replacement windows, especially those on the front facade of the building;
- Style, size and material of the replacement entryway door;
- Style and material of the HVAC screening; and
- Materials, style and color of the rear patio.

ATTACHMENTS

1. 130 S. Ridge_ARB Application_Redacted
2. 130 S. Ridge_ARB Application Exhibits



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 #: PZ26-00352 ARB Meeting Date: 06/11/2026
Date Received: 05/28/2026 Received By: SEJ
Parcel ID: 20531 Zoning District: RD
Additional Information: _____

APPLICANT PROVIDED INFORMATION

Applicant: EC Holdings LLC
Applicant's Address: _____
Applicant's Phone Number: _____
Applicant's E-mail: _____

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#): 130/132 S Ridge St

Proposed Improvement: Alteration Addition Rehabilitation New Construction Sign
Improvement Description: See attached document

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

Erik Ode 5-27-26
Applicant Signature Date

Commonwealth of Virginia
City of Danville

The foregoing instrument was acknowledged before me this 27 day of MAY, 2026 by Erik O. Chambers

Nastassia Nicole Jackson
Notary Public

Registration No.: 00285155 Expires: 10-31-30



427 Patton St. | Danville, Virginia 24541 | 434.799.5260 | DanvilleVA.gov

DANVILLE, VA

EWA
Owner's Signature
(if not applicant)

5-27-26
Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this 27 day of May, 2026 by ERIK D. CHAMBERS

Nastassia Nicole Jackson
Notary Public

Registration No.: 00285155 Expires: 10-31-30



Architectural Description for ARB Review

Property Address: 130–132 South Ridge St., Danville, VA (River District)

Project Type: Exterior Rehabilitation & Adaptive Reuse

1. Front Facade & Main Entryway

- **Storefront Bulkhead & Glazing:** The existing lower-level storefront will be updated with a historically appropriate **4-foot natural stone wall (bulkhead)**. Mounted directly atop this stone wall will be **5-foot-tall, storefront glass panels**, optimizing natural light while respecting the commercial character of the River District.
- Reduce store front windows from 9 feet to 4 feet to reduce cost. Store front windows double in cost since original quote.
- **Door:** The lower-level main entrance door will feature a commercial-grade, historically sensitive frame matching the storefront.
- **Mailboxes:** To maintain clean lines on the historic facade, **flush-mount mailboxes** will be integrated into the front exterior wall near the entryway, finished to match the trim.

2. Windows & Openings

- **Replacement Windows:** All upper side, rear and lower side -level windows slated for replacement will feature **high-efficiency, energy-saving glass**. To satisfy historic guidelines, the new units will replicate the original units' profile, dimensions, muntin pattern, and color.
- According to the manufacturer, the windows are too tall to be a single piece while remaining structurally sound against wind loads. Consequently, a transom has been added to the top of each window.
- If feasible upper front windows will be replaced with wooden windows. Manufacturers cannot create structurally sound wood windows to withstand the wind load at that large of a size. Other options will have to be explored to meet requirements. The windows are 7 feet 6 inches tall.

3. Lighting, Security, & Utilities

- **Exterior Lighting:** Accent and safety lighting will consist of **mat-black exterior sconces** placed strategically to illuminate entryways and pathways without creating excessive light pollution.
- **Security Infrastructure:** Compact, **black exterior security cameras** will be discretely surface-mounted to the facade to maximize security while minimizing visual impact on the historic brickwork.

4. Mechanical & Rear Amenities

- **Left-Side HVAC Units:** Exterior HVAC units mounted to the left elevation will be fitted with custom, low-profile **protective covers** finished to blend seamlessly with the

building's exterior palette.

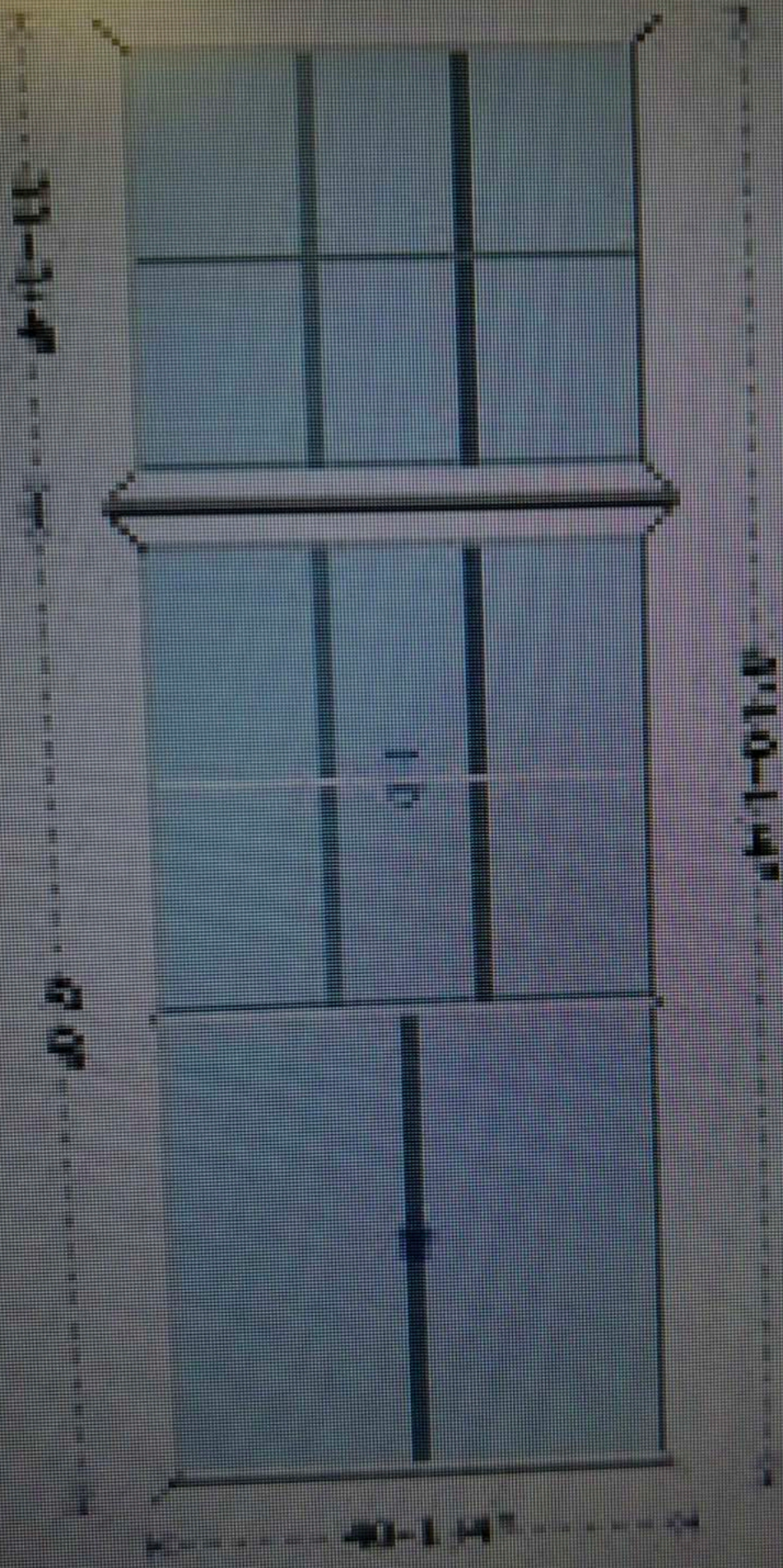
- **Rear HVAC Screening:** Ground-level HVAC units located at the rear of the property will be entirely screened from public view by a **historically compliant privacy fence** (materials and height to match ARB guidelines).
- **Rear Patio & Porch:** A new **patio porch structure** will be constructed at the rear of the building, providing a dedicated, secure, and aesthetically pleasing main entrance for the upper-level residential apartments.

5. Exterior Wood Finishes

- All existing exterior wood will be cleaned, repaired, and painted as part of the exterior rehabilitation scope.
- Wood will be repainted the same color to keep the approval process simple.

Note: Changes to the project budget must be made due to the continuous rapid increase in materials and labor costs. If adjustments and changes are addressed are not made quickly and decisively the project could fail and the building would be left uncompleted.





STAFF REPORT

DATE: June 11, 2026
TO: Architectural Review Board
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness PZ26-00353, filed by Robin Denise Verdi, requesting retroactive approval of modifications made to a historic wall at Parcel 25876 (138 Sutherlin Avenue).

SUMMARY

Certificate of Appropriateness PZ26-00353, filed by Robin Denise Verdi, requesting retroactive approval of modifications made to a historic wall at Parcel 25876 (138 Sutherlin Avenue). Built in the mid 1890s by a local developer of the time, Pwhattan Fitzhugh Conway. Known as the Hamlin House in the Old West End, the name is derived from the first family to occupy the home — James Turner Hamlin and Mary Newell Brown.

The applicant seeks retroactive approval for completed modifications to the front stone wall. Specifically, the applicant added retaining wall blocks to the top of the existing wall. The addition stone and caps added approximately 10" of height to the wall with a total height of approximately 2'. Cement glue was used to adhere the new material to the existing wall. The Architectural Review Design Guidelines defer to the City of Danville Unified Development Code regarding fence and wall height. The UDC allows for fences and walls up to 4' tall in front yards. No building permits are required for a wall of this height.

ARDG EXCERPTS

Chapter 2 — Standards for Existing Buildings and Structures

2.10 Materials, Finishes, and Forms

- Recommended Materials - Brick, stone

Chapter 4 — Site Design

4.3 Minor Landscaping, Screening, and Boundary Structures

- Repair or restore historic fences and retaining walls with in-kind materials.
- Low masonry walls are appropriate for front yards, not to exceed four (4) feet in height.

RECOMMENDATION

Planning staff recommends approval of Certificate of Appropriateness PZ26-00353, filed by Robin Denise Verdi, requesting retroactive approval of modifications made to a historic retaining wall at Parcel 25876 (138 Sutherlin Avenue).

ATTACHMENTS

1. 138 Sutherlin_ARB Application

2. 138 Sutherlin_Exhibits



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 #: PZ26-00353 ARB Meeting Date: 06/11/20
Date Received: 05/28/20 Received By: SEJ
Parcel ID: 25876 Zoning District: UR
Additional Information: _____

APPLICANT PROVIDED INFORMATION

Applicant: Rekim Denise Verdi
Applicant's Address: _____
Applicant's Phone Number: _____
Applicant's E-mail: _____

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#): 138 Sutherland Ave

Proposed Improvement: Alteration Addition Rehabilitation New Construction Sign

Improvement Description: retaining wall blocks and caps added to small wall by sidewalk to level out the flowerbed

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

Robin Denise Vendi 5/27/26
 Applicant Signature Date

Commonwealth of Virginia
 City of Danville

The foregoing instrument was acknowledged before me this 28 day of May, 2026 by Robin Denise Vendi

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


 Notary Public

Registration No.: 8102312 Expires: 04/30/2028











STAFF REPORT

DATE: June 11, 2026
TO: Architectural Review Board
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness request PZ26-00354, filed by Mark Willard, for the final design and material approval of the front facade restoration at Parcel 20310 (211 & 215 N. Union Street).

SUMMARY

Certificate of Appropriateness request PZ26-00354, filed by Mark Willard, for the final design and material approval of the front facade restoration at Parcel 20310 (211 & 215 N. Union Street). In May 2026, the applicant received a COA for restoration of the second floor contingent upon material and design approval by the ARB.

The subject parcel opened on February 5, 1917, owner William A. "Don" Levy as the Hippodrome Theater. The first theater of its kind in the City, built expressly for African American patrons, the Hippodrome offered live, vaudeville-style performances, as well as movies. Some reports indicate that 211 North Union Street was operated as the Hippodrome Barber Shop in the 1920s. On April 4, 1930, Don completed suicide at the age of 38 years old in the theater's office. Financial worries were the widely suspected cause of death, a theory bolstered by reports that the theater's power had been shut off. In October 1931, the theater was reopened under the name of the Lincoln Theater, but ultimately closed in either late 1934 or early 1935. Further reports indicate the space was later utilized as a furniture store, a wholesale grocery store, jewelry store, G.M. Sales, a barber shop, and as a janitorial office.

While operating as R & H Produce Co. and Danny Lea's Jewelry Shop, a fire broke out at the site in June 1962. The fire began in a metal trash can and swept through the structure due to piles of wooden crates. At the time, the rear of the building was used as storage for Cole's Furniture Store. The damage was significant enough to require the removal of the second story facade. Reports at the time of the fire indicate the structure was originally two and a half stories with 12–15 feet extending above the side-walls as a decorative feature.

The applicant proposes two design concepts for the replication of the original front facade with stucco and brick veneer. The existing two entrance doors will be replaced with one door at the center of the facade and symmetrical windows will be installed. Storefront windows adorn the window and second level. Design option A features upper story windows more aligned with the original building. A large sign above the front entrance completes the rendering.

Planning staff appreciates the applicant's adaptability to the concerns voiced in response to

the previous application. Updates to the design include removal of the awning, building moniker, prohibited materials, and historically incorrect window style. Staff's concerns remain in place regarding the proposed signage and encourage the Board to ensure it is attached to the building and not an inlay of the building in comparable material. Staff also recommends the applicant provide more details regarding the windows and entrance door materials, as well as the arch of windows above the entrance door.

ARDG EXCERPTS

Chapter 3: Standards for New Construction

An addition to an historic building should be clearly distinguishable from the original building while a new building should embody the era in which it is built, not simulate the past.

As a general rule, new buildings and additions to existing buildings shall not by their style, size, location, or other characteristics, detract from, overwhelm, or otherwise intrude upon historic buildings which are found on the same street.

3.5 Windows and Entrances

Commercial, office, and residential buildings have guidelines for the percentage of transparency on the ground floor as well as upper floors:

- For commercial buildings, at least 60% transparency is required on the ground floor (i.e., storefronts should be 60% or more glazed) and 25% on upper levels.
- For office or residential buildings, 25% transparency is required on every level, but welcoming entries and lobbies with a larger percentage of transparency is recommended.
- For additions, use windows of a similar size, rhythm, and alignment found on the main building.

Doors and Entrances

- Pedestrian doors in new residences should be appropriate to their use in style and scale.
- Per aluminum storefront doors, only the "wide stile" is appropriate.

3.58 Materials

Construction Materials and Exterior Cladding

Recommended Materials: Brick Veneer

RECOMMENDATION

Planning staff recommends approval of Certificate of Appropriateness PZ26-00354, filed by Mark Willard, for the design "Option A" only at Parcel 20310 (211 & 215 North Union Street) with the requirement for further detail of the following items before final approval:

- Door style and material;
- Window style and material;
- Window transparency;
- Arch of windows above the main entrance door; and
- Assurance the sign is removable and not inlaid in building materials.

ATTACHMENTS

1. 211-215 N. Union St_June ARB Application
2. 211-215 N. Union St_Exhibits



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 #: PZ20-00354 ARB Meeting Date: 02/11/2020
Date Received: 05/28/2020 Received By: SEJ
Parcel ID: 20310 Zoning District: PD
Additional Information: _____

APPLICANT PROVIDED INFORMATION

Applicant: Mark Willard
Applicant's Address: _____
Applicant's Phone Number: _____
Applicant's E-mail: _____

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#): 211 - 215 N. Union St. 20310
~~120 S. Market St. ID# 23285~~

Proposed Improvement: Alteration Addition Rehabilitation New Construction Sign
Improvement Description: Review facade finish/materials;
window placement

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. Gould
Applicant Signature 5/27/26
Date

Commonwealth of Virginia owner

City of Danville

The foregoing instrument was acknowledged before me this 27th day of May, 2026 by Megan E. Gould

Melissa L. Herke
Notary Public

Registration No.: 7890973 Expires: 6/30/2028



DANVILLE, VA

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

5/28/26
Date

Commonwealth of Virginia
City of Danville

The foregoing instrument was acknowledged before me this 28 day of May, 2026 by Mark Willard

Karen S. Nixon
Notary Public

Registration No.: 7734962

Expires: July 31, 2029

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



RICHARD MORRIS ARCHITECTURE
 10 NINTH ST.
 LYNCHBURG, VA 24504
 434-209-0618
 www.rma-designs.com

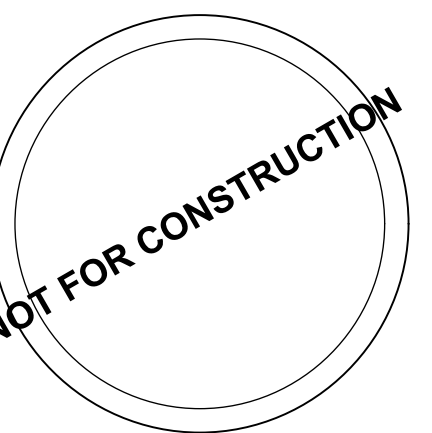
STUDIO MØRE

STUDIO MØRE DESIGNS, LLC
 800 OLD TRENTS FERRY ROAD
 LYNCHBURG VA 24503
 434.363.2401
 www.studiomoredesigns.com

DRAWN BY: Michele Fredericks

ISSUANCE:

REVIEW



PLDR LAW DANVILLE
 RENOVATION & ADDITION

211 & 215 N. UNION STREET
 DANVILLE VA 24541

DATE: 05.28.26

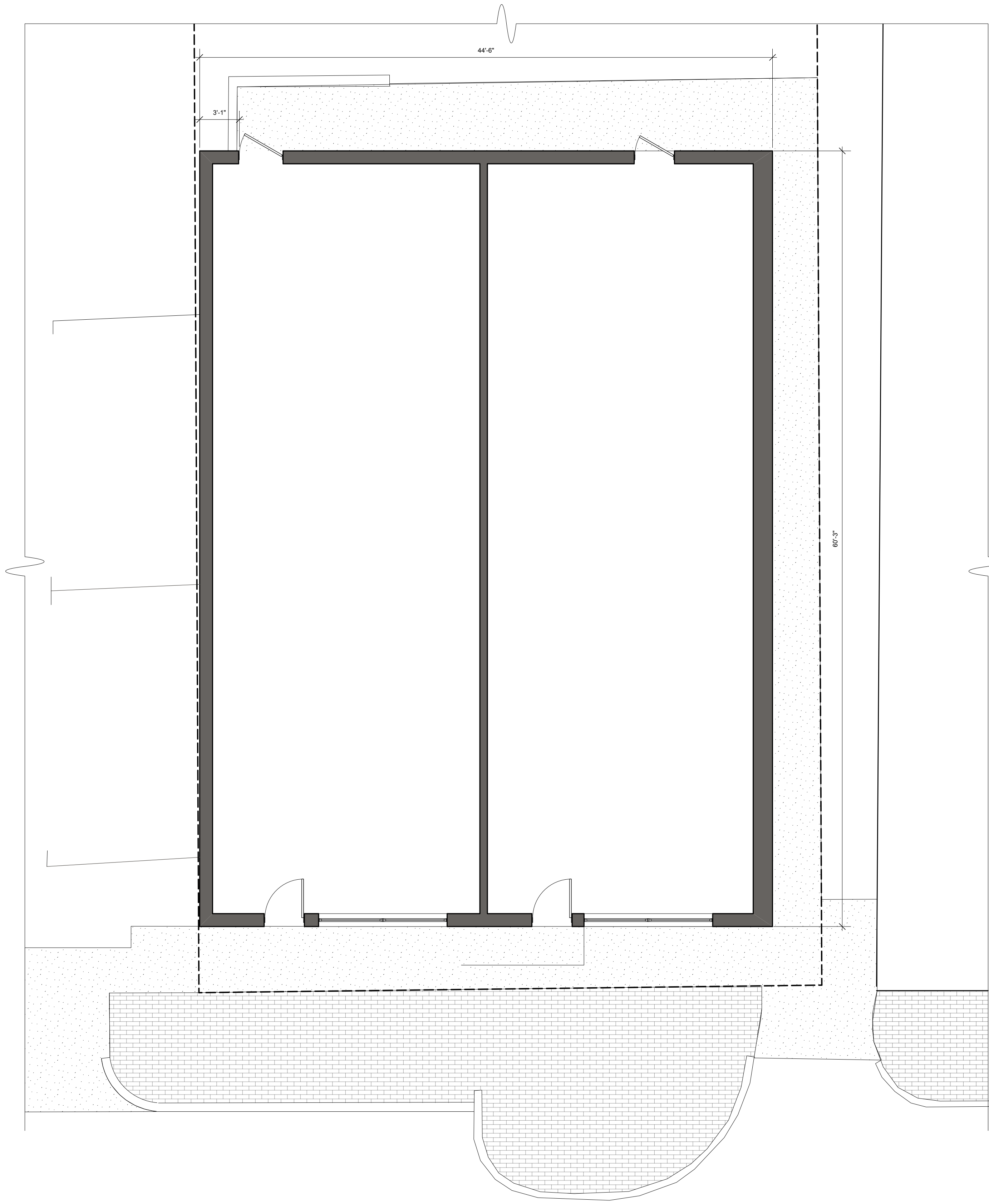
REVISIONS:

NOTES:

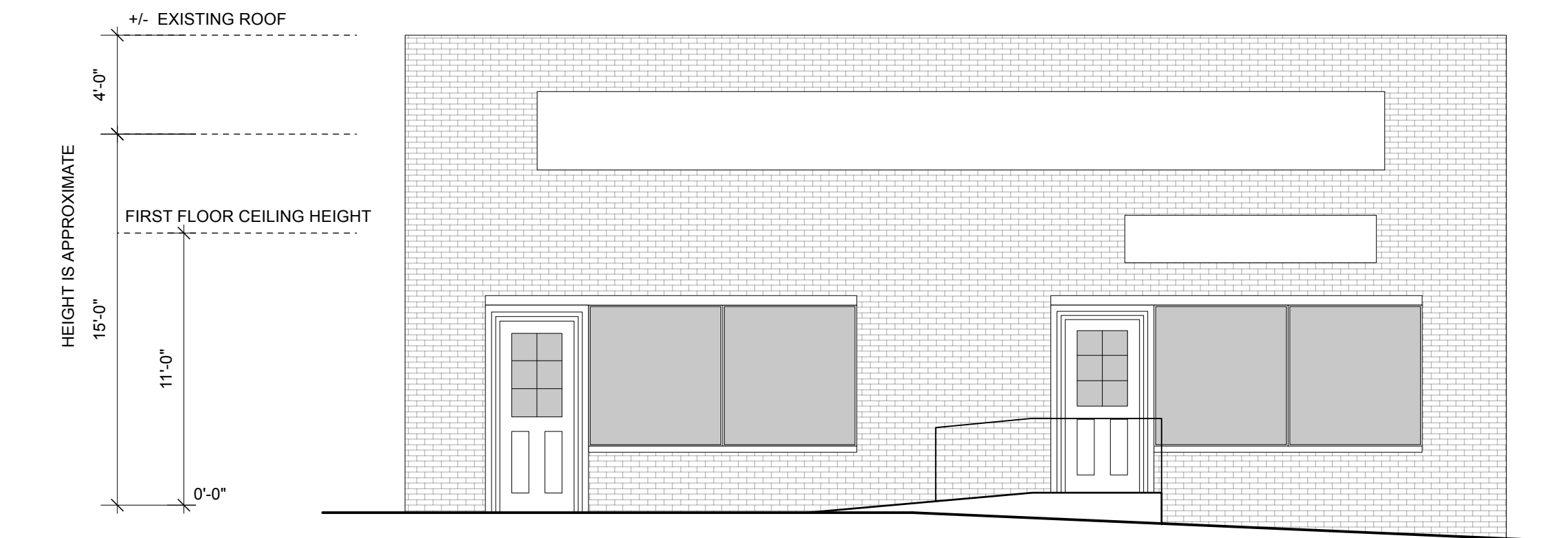
SCALE: AS NOTED
 © Michele Fredericks 2026

EXISTING PLAN
 & FRONT ELEVATION

RD1.1



EXISTING FIRST FLOOR PLAN



EXISTING FRONT ELEVATION



ORIGINAL FACADE VIEW 1



ORIGINAL FACADE VIEW 2



ORIGINAL FACADE VIEW 3



RICHARD MORRIS ARCHITECTURE
10 NINTH ST.
LYNCHBURG, VA 24504
434-209-0618
www.rma-designs.com

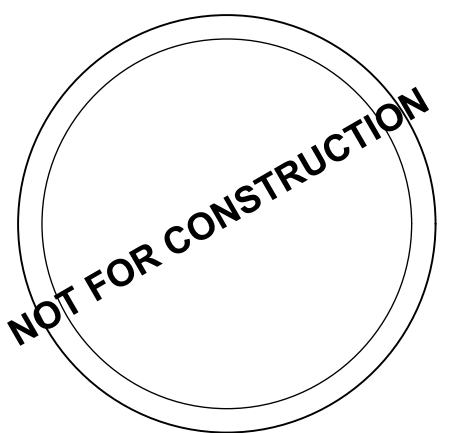
STUDIO MØRE

STUDIO MØRE DESIGNS, LLC
800 OLD TRENTS FERRY ROAD
LYNCHBURG VA 24503
434.363.2401
www.studiomoredesigns.com

DRAWN BY: Michele Fredericks

ISSUANCE:

REVIEW



PLDR LAW DANVILLE
RENOVATION & ADDITION

211 & 215 N. UNION STREET
DANVILLE VA 24541

DATE: 05.28.26

REVISIONS:

NOTES:

SCALE: AS NOTED
© Michele Fredericks 2026

HISTORIC PHOTOS

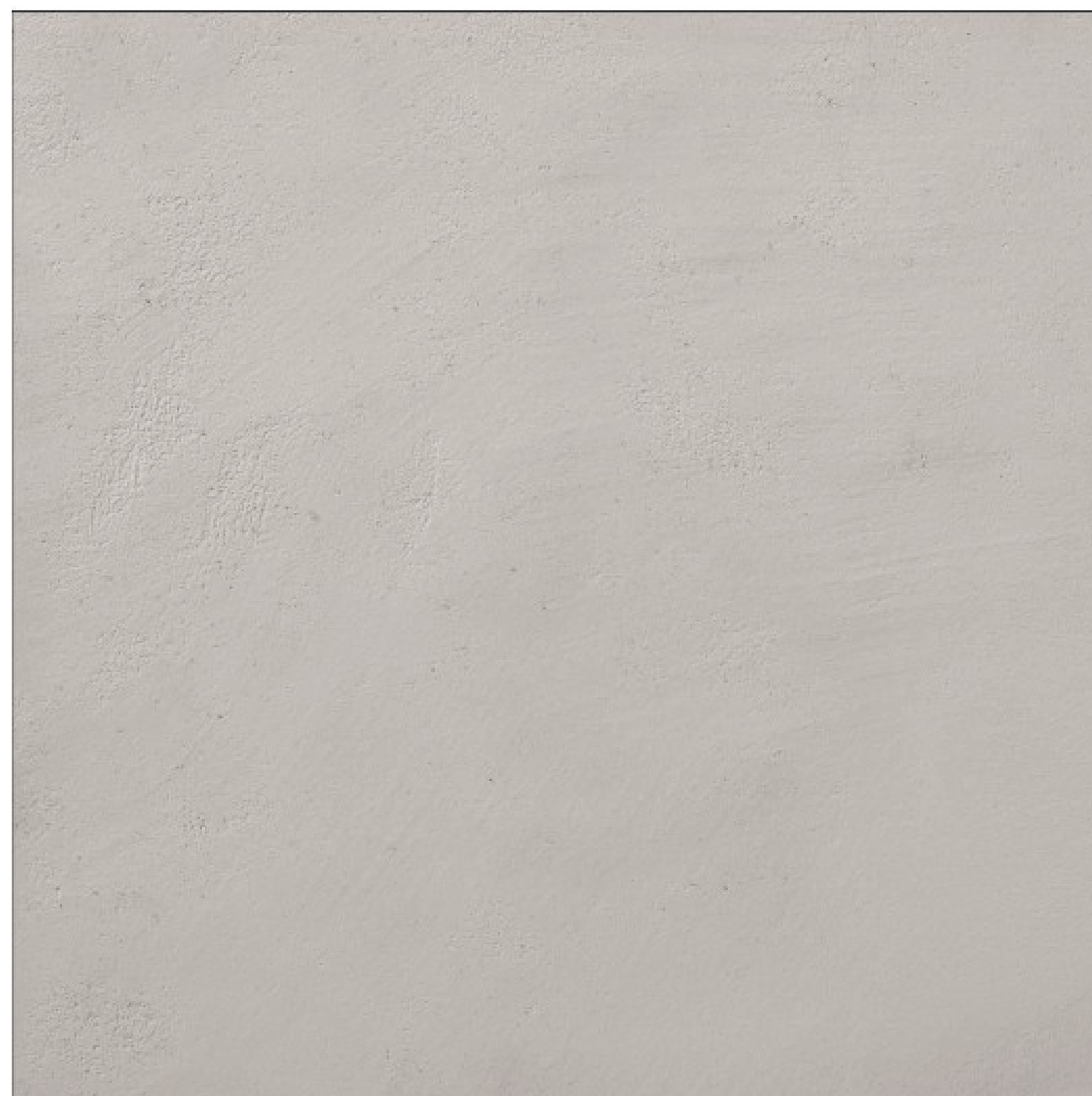
RD1.2



BRICK & STUCCO BUILDING EXAMPLES



VENEER BRICK DETAIL



STUCCO TEXTURE DETAIL



PROPOSED STUCCO COLOR
BENJAMIN MOORE SWISS COFFEE



RICHARD MORRIS ARCHITECTURE
10 NINTH ST.
LYNCHBURG, VA 24504
434-209-0618
www.rma-designs.com

STUDIO MØRE

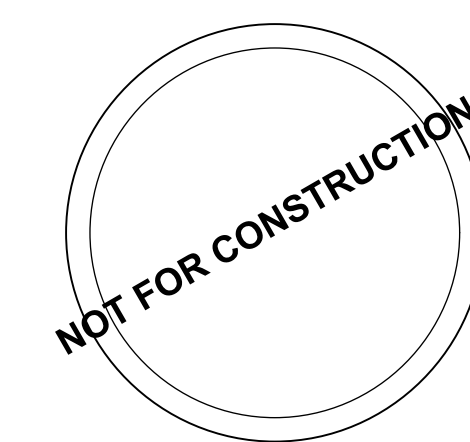
STUDIO MØRE DESIGNS, LLC
800 OLD TRENTS FERRY ROAD
LYNCHBURG VA 24503
434.363.2401

www.studiomoredesigns.com

DRAWN BY: Michele Fredericks

ISSUANCE:

REVIEW



PLDR LAW DANVILLE
RENOVATION & ADDITION

211 & 215 N. UNION STREET
DANVILLE VA 24541

DATE: 05.28.26

REVISIONS:

NOTES:

SCALE: AS NOTED

© Michele Fredericks 2026

FACADE EXAMPLES

A0.0



RICHARD MORRIS ARCHITECTURE
 10 NINTH ST.
 LYNCHBURG, VA 24504
 434-209-0618
 www.rma-designs.com

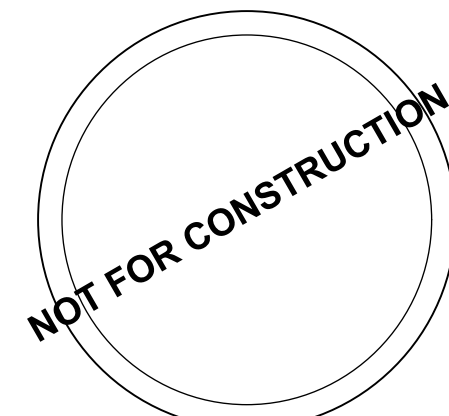
STUDIO MØRE

STUDIO MØRE DESIGNS, LLC
 800 OLD TRENTS FERRY ROAD
 LYNCHBURG VA 24503
 434.363.2401
 www.studiomoredesigns.com

DRAWN BY: Michele Fredericks

ISSUANCE:

REVIEW



PLDR LAW DANVILLE
 RENOVATION & ADDITION

211 & 215 N. UNION STREET
 DANVILLE VA 24541

DATE: 05.28.26

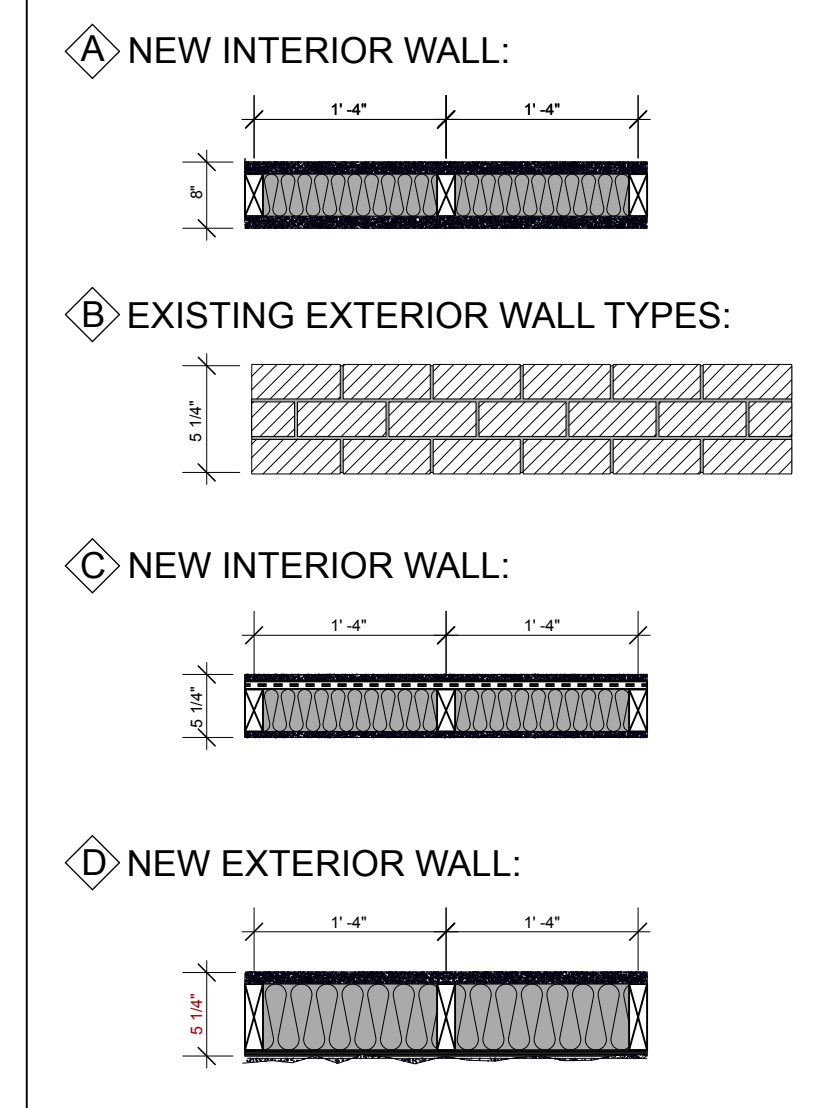
REVISIONS:

NOTES:

SCALE: AS NOTED
 © Michele Fredericks 2026

PROPOSED PLANS

A1.1

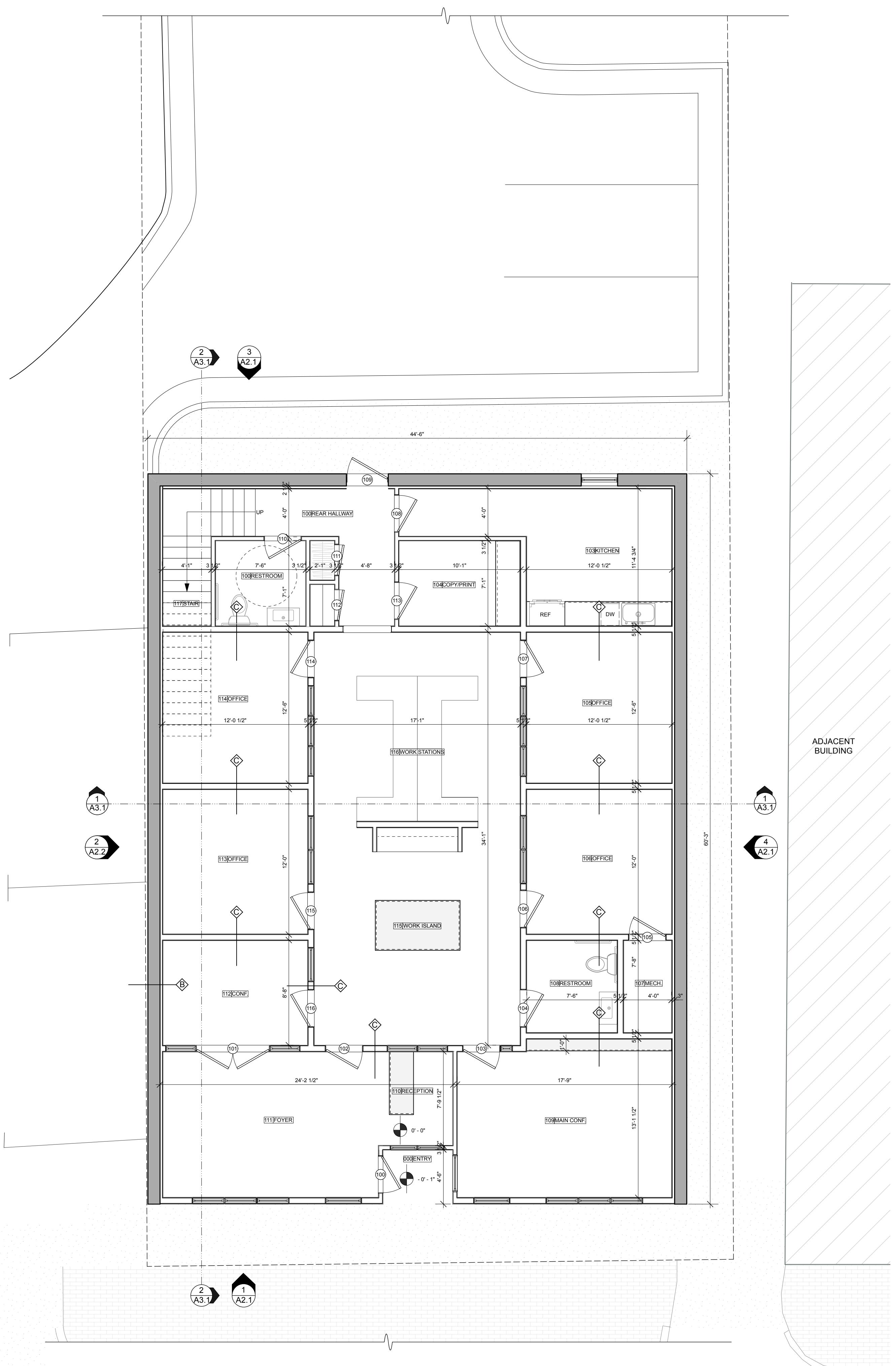


- LEGEND:**
- EXISTING WALLS
 - NEW WALLS
 - NEW INTERIOR WALL - UL U301, 2 HOUR, 42 STC
 - EXISTING FIRE WALL - 1 HOUR +
 - NEW INTERIOR WALL - UL U305, 1 HOUR, 48 STC
 -

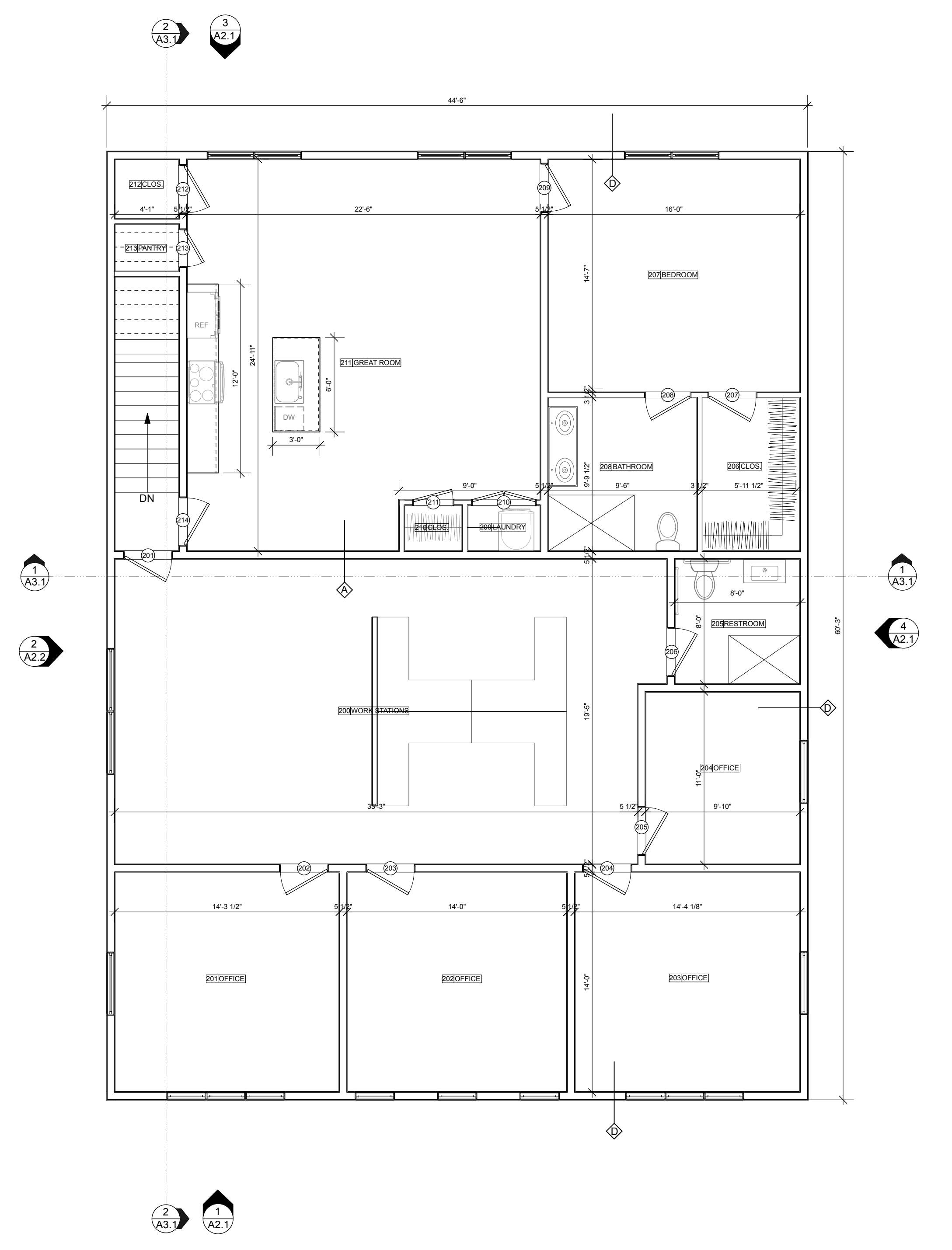
- NEW WALL NOTES:**
1. CONTINUOUS SEALANT AT BASE OF ALL DRYWALL
 2. SEAL TOPS OF WALLS WITH CONTINUOUS ACOUSTIC SEALANT
 3. WALLS CONTINUE TO EXISTING ROOF DECK

HEADER SCHEDULE	
Max Rough Opening	Header Size
UP TO 4'0"	(2) 2x6 or 6x6
4'-1" TO 6'-0"	(2) 2x8 or 4x10
6'-1" TO 8'-0"	(2) 2x12 or 4x12
8'-1" TO 10'-0"	SEE PLANS
OVER 10'-0"	SEE PLANS

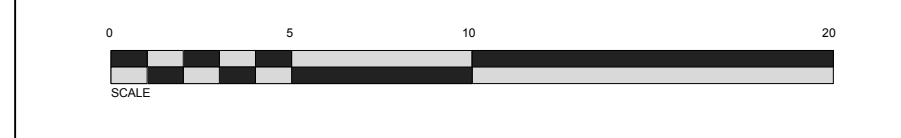
INSULATION SCHEDULE	
Location	R-Value
Roof	R-60 MIN
Exterior Walls	R-21 MIN
Floor Concrete Slab	R-10 MIN
Floor Framed	R-19 MIN
Interior Walls	SEE PLANS



1 FIRST FLOOR PLAN
 A1.1 Scale: 3/16" = 1'-0"



2 SECOND FLOOR PLAN
 A1.1 Scale: 3/16" = 1'-0"



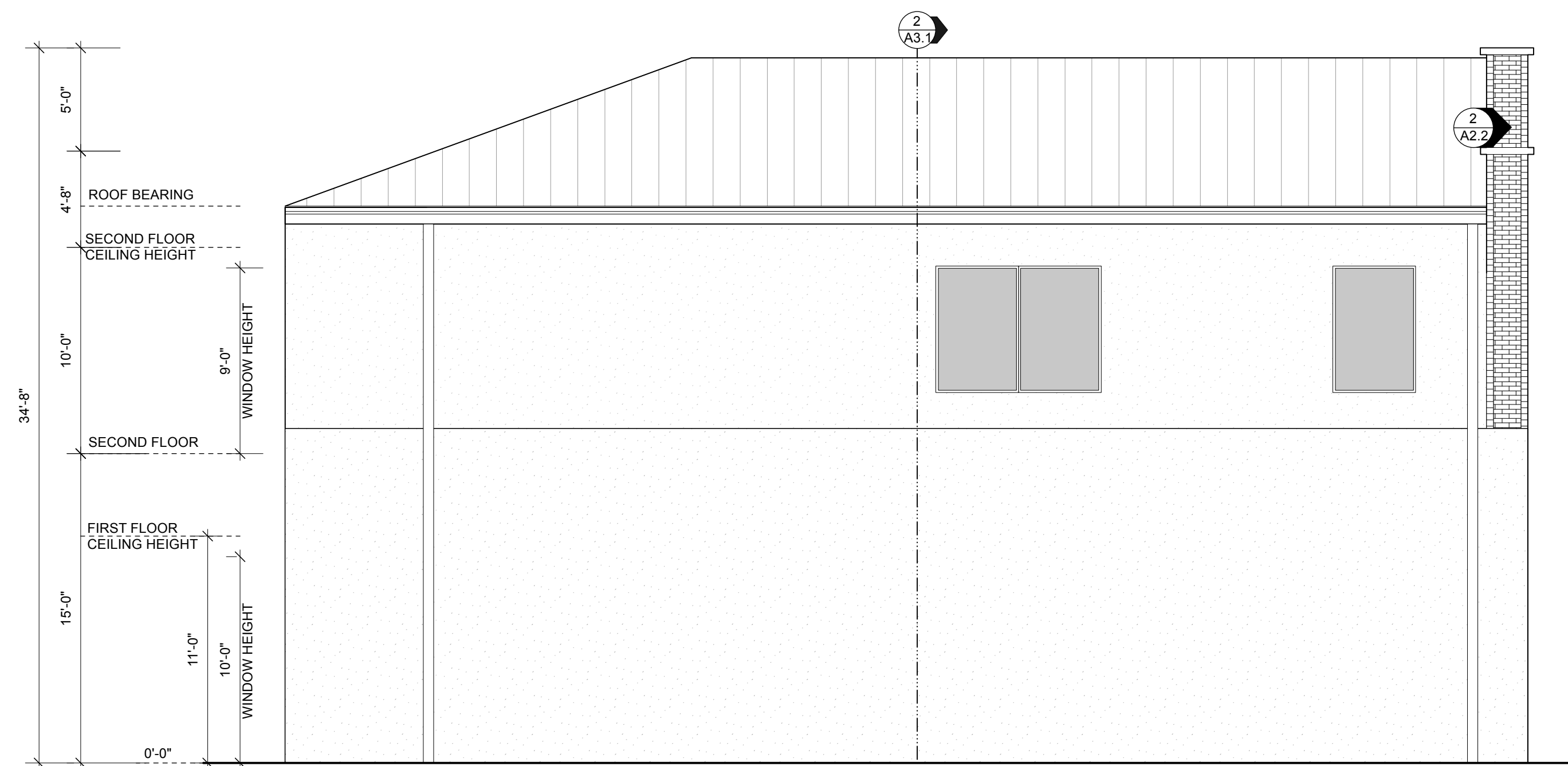


OPTION A

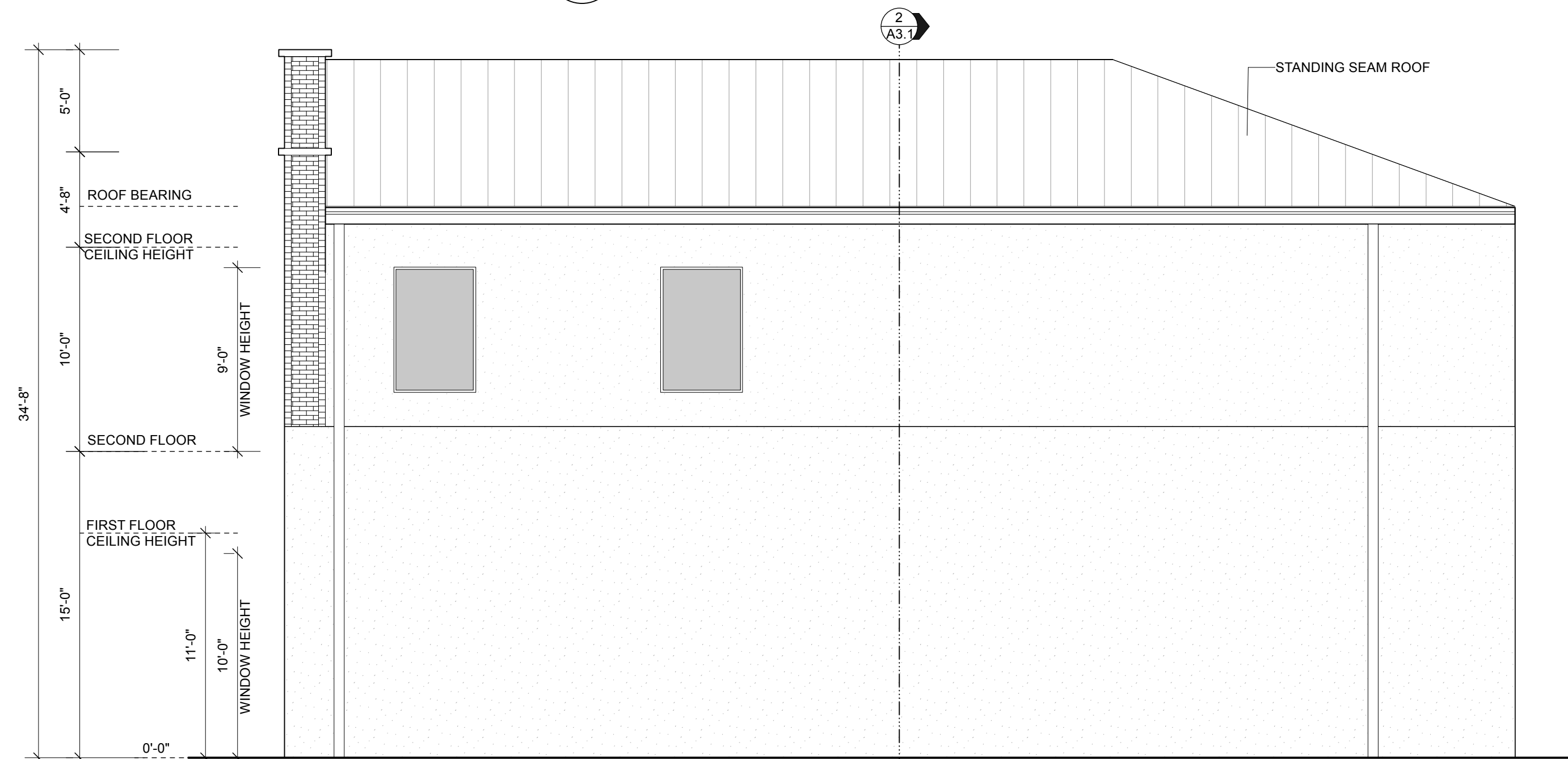


OPTION B

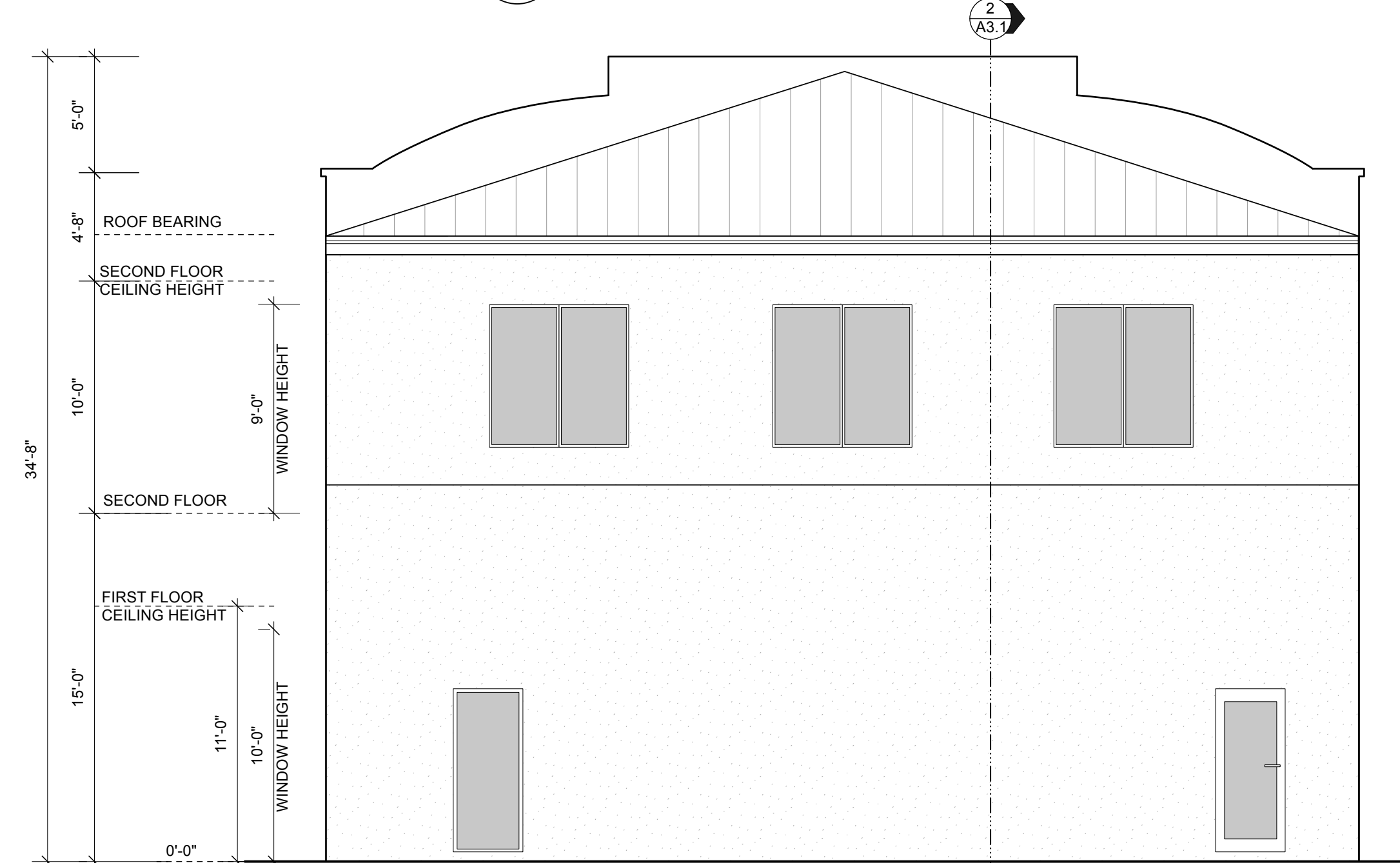
1 NORTH ELEVATION
Scale: 3/16" = 1'-0"



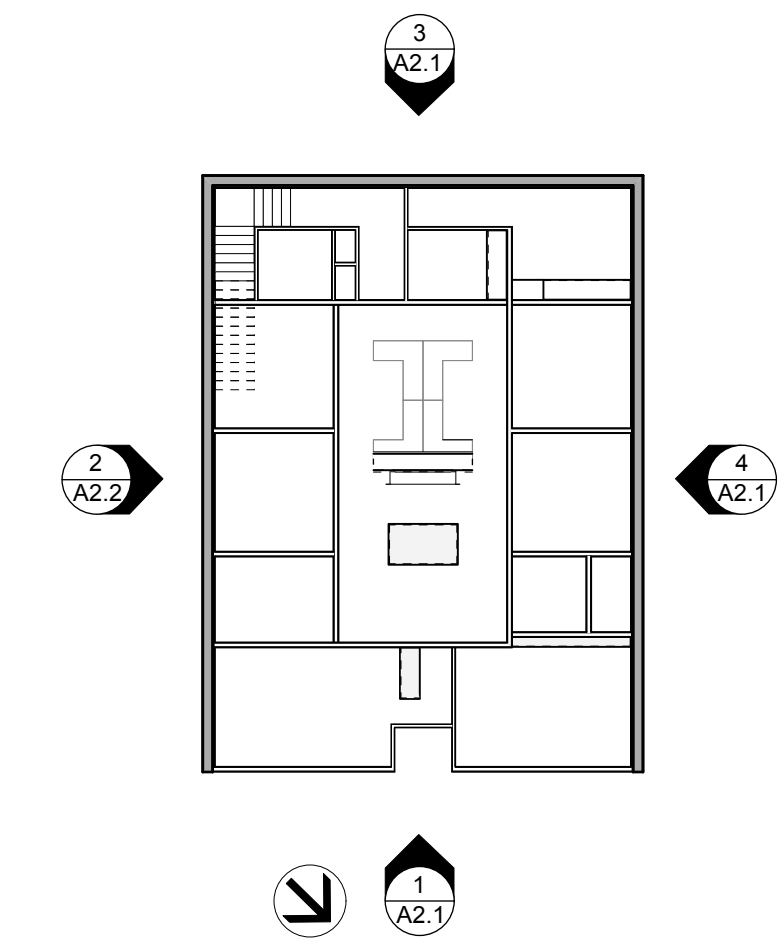
2 WEST ELEVATION
Scale: 3/16" = 1'-0"



3 EAST ELEVATION
Scale: 3/16" = 1'-0"



4 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



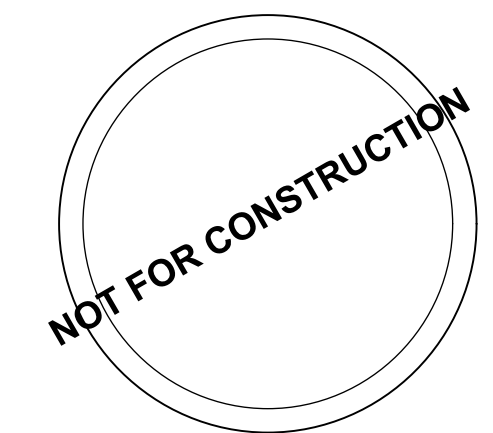
RICHARD MORRIS ARCHITECTURE
10 NINTH ST.
LYNCHBURG, VA 24504
434-209-0618
www.rma-designs.com

STUDIO MØRE

STUDIO MØRE DESIGNS, LLC
800 OLD TRENTS FERRY ROAD
LYNCHBURG VA 24503
434.363.2401
www.studiomoredesigns.com

DRAWN BY: Michele Fredericks

ISSUANCE:
REVIEW



PLDR LAW DANVILLE
RENOVATION & ADDITION
211 & 215 N. UNION STREET
DANVILLE VA 24541

DATE: 05.28.26

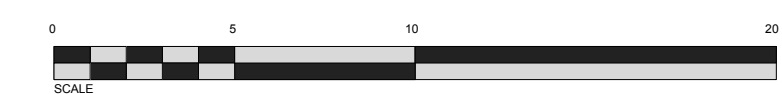
REVISIONS:

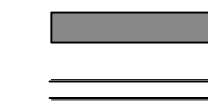
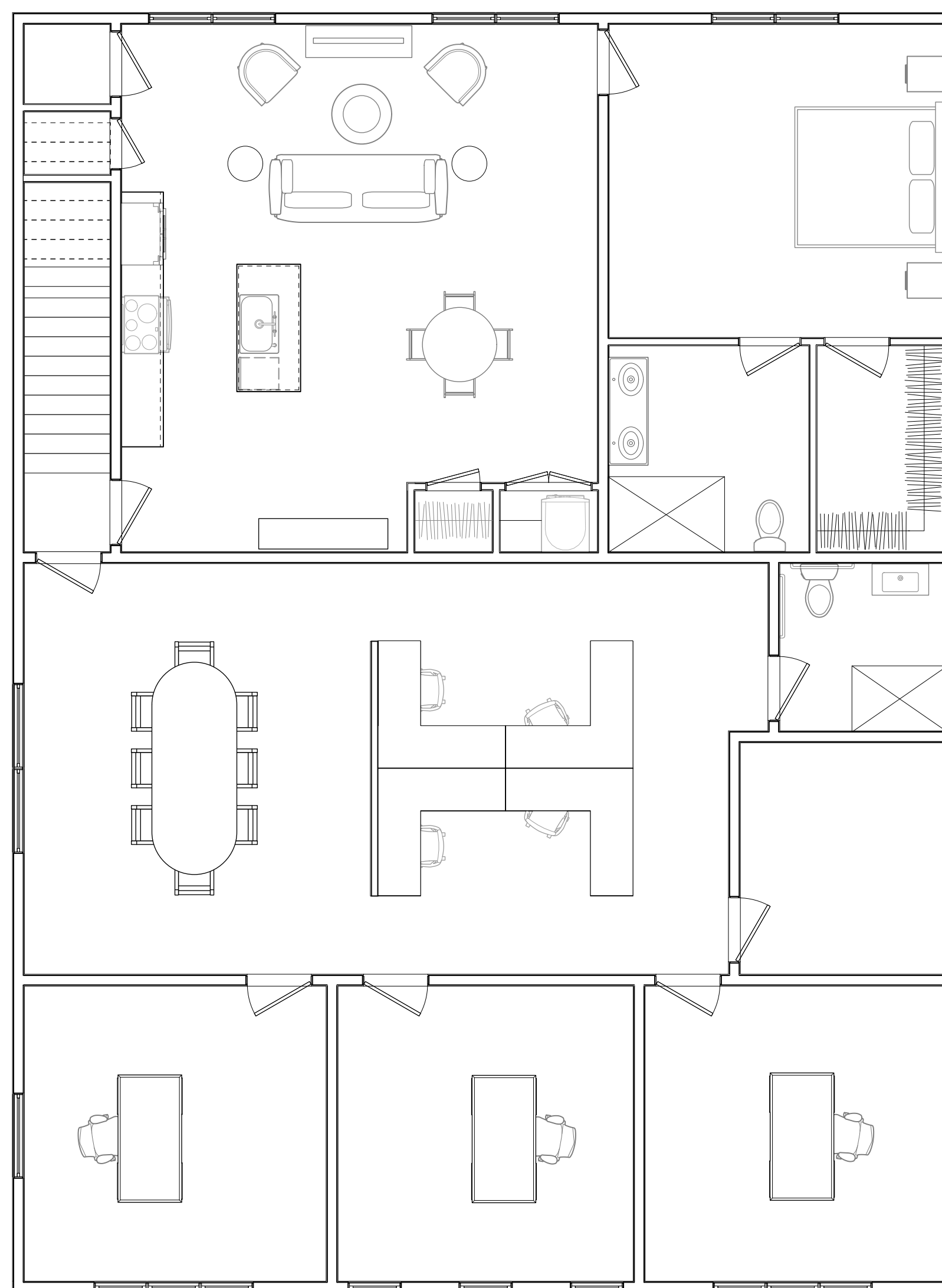
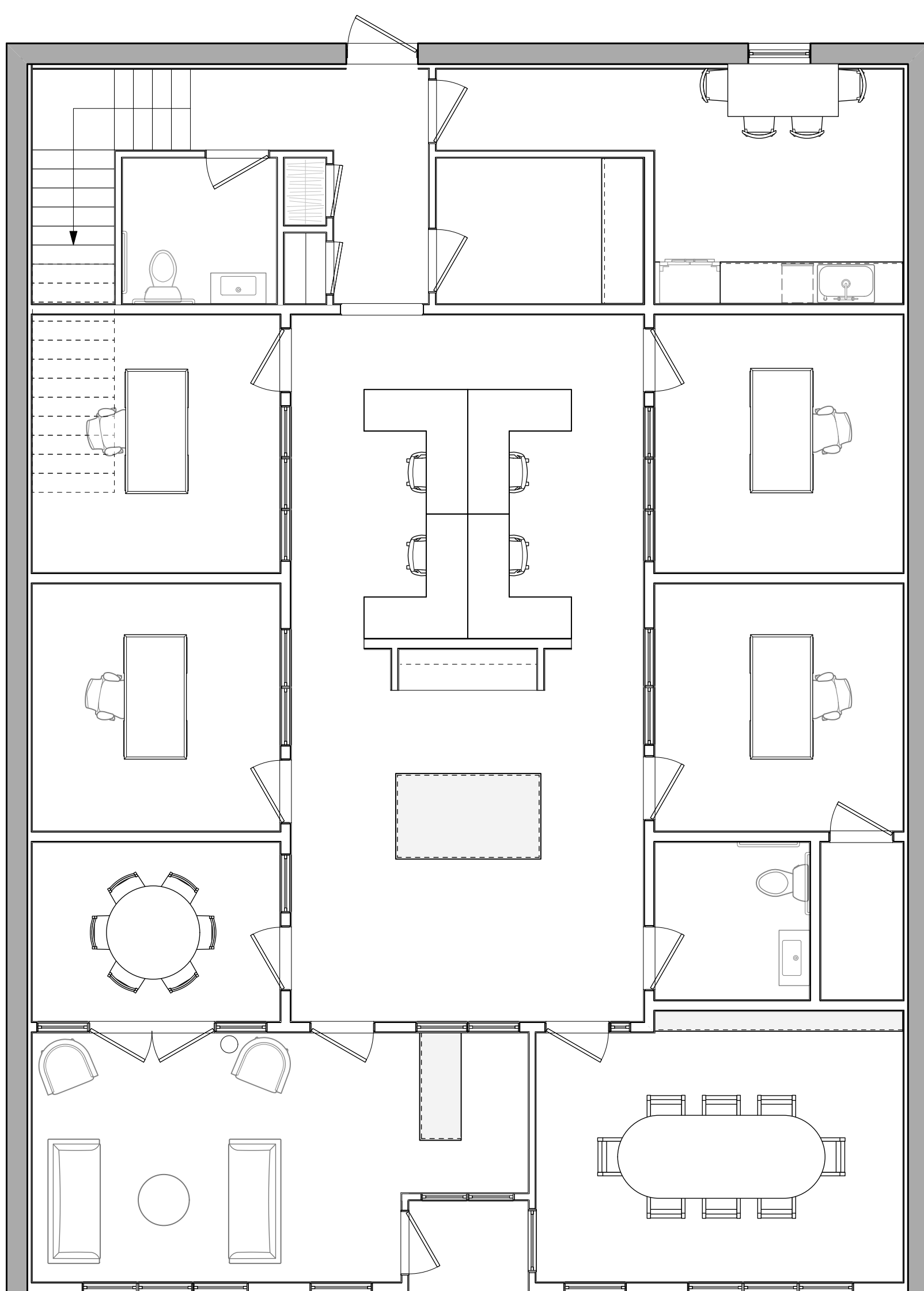
NOTES:

SCALE: AS NOTED
© Michele Fredericks 2026

FRONT ELEVATION

A2.1





RICHARD MORRIS ARCHITECTURE
 10 NINTH ST.
 LYNCHBURG, VA 24504
 434-209-0618
 www.rma-designs.com

STUDIO MØRE

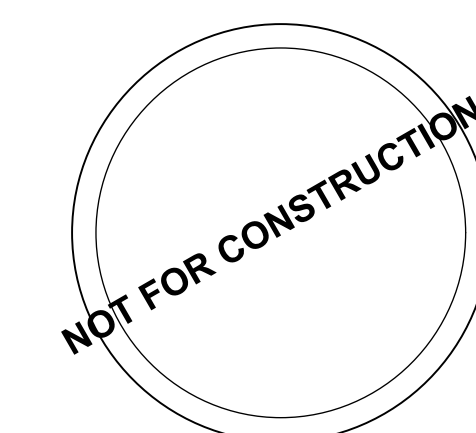
STUDIO MØRE DESIGNS, LLC
 800 OLD TRENTS FERRY ROAD
 LYNCHBURG VA 24503
 434.363.2401

www.studiomoredesigns.com

DRAWN BY: Michele Fredericks

ISSUANCE:

REVIEW



PLDR LAW DANVILLE
 RENOVATION & ADDITION

211 & 215 N. UNION STREET
 DANVILLE VA 24541

DATE: 05.28.26

REVISIONS:

NOTES:

SCALE: AS NOTED

© Michele Fredericks 2026

**PROPOSED FURNITURE
 PLANS & SCHEDULE**

FFE1.1



STAFF REPORT

DATE: June 11, 2026
TO: Architectural Review Board
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness PZ26-00362, filed by the City of Danville, to install a fence at Parcel 26488 (614 Spring Street).

SUMMARY

Certificate of Appropriateness PZ26-00362, filed by the City of Danville, to install a fence at Parcel 26488 (614 Spring Street). Located on the corner of Floyd and Spring Streets, the subject of this application currently operates as the City of Danville Parks and Recreation department's maintenance shop. The shop supports citywide park operations, facility upkeep, and equipment storage. Prior to its use by the City, the building served as the Curb Market.

The application requests approval of the installation of 635 linear feet of black, vinyl-coated chain link security fencing with three gates of varying sizes. While the application requests a height of 8', the parcel's River District zoning classification only allows for a maximum height of 4' at front parcel lines and 6' at interior/side and rear parcel lines (UDC pg. 109-110).

ARDG EXCERPTS

Chapter 4 — Site Design

4.3 Minor Landscaping, Screening, and Boundary Structures

- Fencing height should adhere to the UDC.
- Solid fencing taller than four (4) feet is not permitted in front yards but may be considered in side yards behind the façade of the main building.

4.7 Materials

Fences: Prohibited Materials - chain link

RECOMMENDATION

Planning staff recommends careful consideration of Certificate of Appropriateness PZ26-00362, filed by the City of Danville, to install a fence at Parcel 26488 (614 Spring Street) given the proposed materials and height.

ATTACHMENTS

1. 614 Spring St_ARB Application



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 #: PZ 26-00362 ARB Meeting Date: 06/11/2026
Date Received: 05/19/2026 Received By: RB
Parcel ID: 26488 Zoning District: RD
Additional Information: _____

APPLICANT PROVIDED INFORMATION

Applicant: City of Danville [REDACTED]
Applicant's Address: [REDACTED]
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#): 614 Spring Street, Parcel 26488

Proposed Improvement: Alteration Addition Rehabilitation New Construction Sign

Improvement Description: Installation of approximately 635 linear feet of 8' black vinyl-coated chain link security fencing with matching gates to secure Park Maintenance vehicles and equipment at 614 Spring Street. Work includes one 20' cantilever gate, one 12' cantilever gate, and one 48" pedestrian gate. Design uses a low-visibility black finish consistent with district guidelines for appropriate site improvements.

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

Andrew Hall

Digitally signed by Andrew Hall
Date: 2026.04.22 08:30:40 -04'00'

Applicant Signature

Date

Commonwealth of Virginia

City of Danville

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____

Notary Public

Registration No.: _____ Expires: _____



CITY OF DANVILLE

Parks and Recreation

Architectural Review Board (ARB) Submission Packet

Curb Market Maintenance Fencing

Project Address: 614 Spring Street, Danville, VA

Applicant/Owner: City of Danville Parks and Recreation

Date: April 22, 2026

Project Narrative

The proposed project consists of installing a new security fence around the maintenance and operations area at the former Curb Market building. Although historically used as a public market, the facility has not served in that role for many years and now functions as the primary Parks and Recreation Maintenance Shop, supporting citywide park operations, facility upkeep, and equipment storage. The new fence will create a defined and secure perimeter around the active maintenance yard, safeguarding City vehicles, tools, materials, and operational equipment.

Purpose and Need: The maintenance shop hosts daily staff activity, work vehicles, trailers, materials, irrigation supplies, and small equipment. Without controlled access, these items are vulnerable to theft, trespassing, and after-hours intrusion. Establishing a secure fenced perimeter will protect municipal assets, improve safety for staff, and clearly separate restricted operational areas from any public-accessible portions of the site.

Site Context and Architectural Review Overlay Requirements: The property lies within the Architectural Review Overlay (ARO), which requires Architectural Review Board (ARB) approval for exterior site improvements such as fencing. The ARO framework ensures that exterior elements are evaluated for design appropriateness, material quality, and compatibility with the surrounding built environment.

Design & Material Selection: The fencing system will use a black-coated metal fence material chosen for its durability, low maintenance needs, and visual compatibility with adjacent structures. The dark finish is consistent with River District recommendations for unobtrusive, high-quality site materials and aligns with the design intent of surrounding civic and public-realm improvements.

Alignment with River District Redevelopment Goals: The River District Redevelopment Plan emphasizes functional, visually coherent site improvements that contribute positively to public-facing areas. The proposed fencing enhances operational efficiency for the Maintenance

DANVILLE, VA

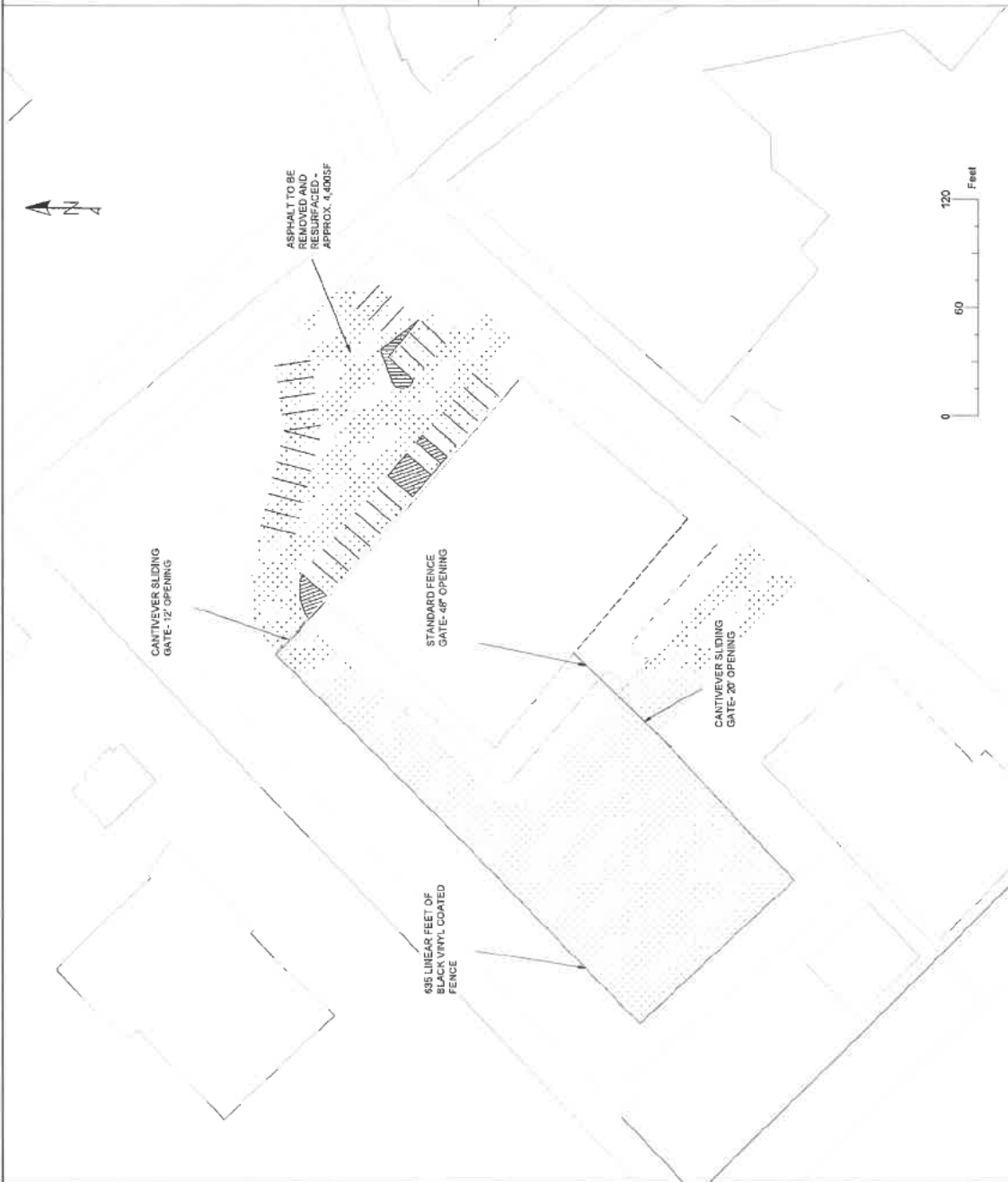
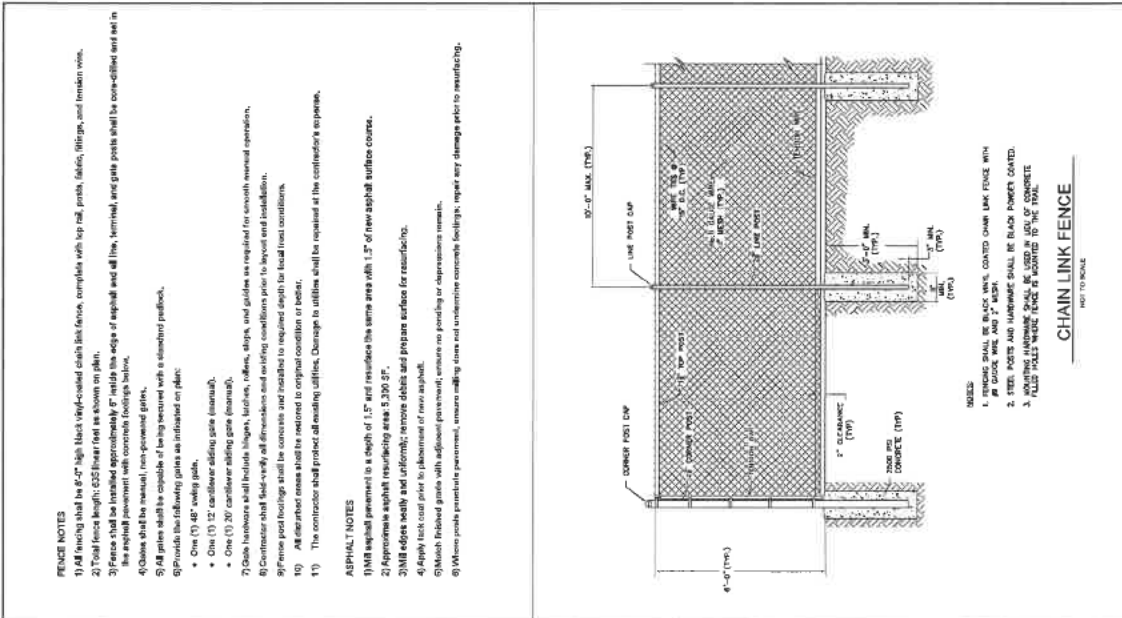
Shop, protects city assets, and keeps utilitarian functions visually contained and orderly, fully supporting these goals.

Visibility & Mitigation: The fencing is concentrated around the maintenance yard and has limited visibility from the public right-of-way. Its dark finish helps the fence visually recede.

Conclusion: The proposed fencing at the Curb Market Maintenance Shop is a functional, visually appropriate, and context-sensitive improvement that aligns with the intent of the ARO, the River District Design Guidelines, and the River District Redevelopment Plan.

Attachments

- A. COA Application (separate form)
- B. Plans (separate)



- FENCE NOTES**
- 1) All fencing shall be 42" high black vinyl coated chain link fence, complete with top rail, posts, fabric, slings, and tension wire.
 - 2) Total fence length, 635 linear feet as shown on plan.
 - 3) All gates shall be cantiever sliding gates with 12' opening and all other gates shall be standard gates with 48' opening.
 - 4) Gates shall be manual non-powered gates.
 - 5) All gates shall be capable of being secured with a standard padlock.
 - 6) Posts shall be installed on plan:
 - One (1) 4" x 4" utility gate.
 - One (1) 30" cantiever sliding gate (manual).
 - 7) Gate hardware shall include hinges, rollers, cables, and guides as required for smooth manual operation.
 - 8) Contractor shall field verify all dimensions and existing conditions prior to layout and installation.
 - 9) Fence post footings shall be concrete and installed to required depth for local frost conditions.
 - 10) All disturbed areas shall be restored to original condition or better.
 - 11) The contractor shall protect all existing utilities. Changes to utilities shall be reported at the contractor's expense.

- ASPHALT NOTES**
- 1) Mill asphalt pavement to a depth of 1.5" and resurface the same area with 1.5" of new asphalt surface course.
 - 2) Approximate asphalt resurfacing area: 5,300 SF.
 - 3) Mill edges neatly and uniformly; remove debris and prepare surface for resurfacing.
 - 4) Apply tack coat prior to placement of new asphalt.
 - 5) Black finished joints with adjacent pavement; ensure no ponding or depressions remain.
 - 6) Where possible, provide permanent, uncurved curb and concrete concrete footings; repair any damage prior to resurfacing.

- NOTES**
1. FENCE SHALL BE BLACK VINYL COATED CHAIN LINK FENCE WITH 1/2" DIA. POSTS AND 1/2" DIA. TOP CAP.
 2. STEEL POSTS AND HARDWARE SHALL BE BLACK POWDER COATED.
 3. ALL GATES SHALL BE MANUAL NON-POWERED GATES.

CHAIN LINK FENCE
NOT TO SCALE

NO. SET	DATE	BY	DATE	NO. SET	DATE	BY	DATE
CITY OF DANVILLE, VIRGINIA PARKS AND RECREATION				CURB MARKET PARKING LOT			
Paving and Fencing				SCALE 1" = 30'			
				SHEET 1 OF 1 SHEETS			

STAFF REPORT

DATE: June 11, 2026
TO: Architectural Review Board
FROM: Renee Burton, Division Director of Planning
RE: Certificate of Appropriateness PZ26-00361, filed by the City of Danville, to install a fence at Parcel 26468 (511 Patton Street).

SUMMARY

Certificate of Appropriateness PZ26-00361, filed by the City of Danville, to install a fence at Parcel 26468 (511 Patton Street). Home to the City's public library, 511 Patton Street is named in honor of Ruby B. Archie—an educator, City Council member, and former mayor. She was a member of the NAACP and was instrumental in the Holbrook-Ross neighborhood's recognition and listing on the National Register of Historic Places.

The application proposes the installation of a 3.5' tall, powder-coated, black aluminum fence near the Patton Street entrance to the library. The fence would extend from the existing concrete barrier to the front facade of the building. The fence is necessary to control access and separate operational areas from the public walkway. The proposed material consists of evenly spaced pickets with ornamental quad finials.

The parcel's River District zoning classification only allows for a maximum height of 4' at front parcel lines and 6' at interior/side and rear parcel lines (UDC pg. 109-110). The Unified Development Code (UDC) defines this parcel as a corner parcel as it is located on the inside corner of two or more roadways (UDC, pg. 281). As such, the yards on Patton and Court Streets are considered front yards (UDC, pg. 301). The proposed fence would only be allowed to be a maximum of 4' on those parcel lines.

ARDG EXCERPTS

Chapter 4 — Site Design

4.3 Minor Landscaping, Screening, and Boundary Structures

- Fencing height should adhere to the UDC.
- Solid fencing taller than four (4) feet is not permitted in front yards but may be considered in side yards behind the façade of the main building.

4.7 Materials

Fences: Materials Requiring Review - Aluminum picket

RECOMMENDATION

Planning staff recommends approval of Certificate of Appropriateness PZ26-00361, filed by the City of Danville, to install a fence at Parcel 26468 (511 Patton Street).

ATTACHMENTS

1. 511 Patton St_ARB Application_Redacted



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 #: P226-00361 ARB Meeting Date: 06/11/2026
Date Received: 05/19/26 Received By: RB
Parcel ID: 26468 Zoning District: BD
Additional Information: _____

APPLICANT PROVIDED INFORMATION

Applicant: City of Danville [REDACTED]
Applicant's Address: [REDACTED]
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#): 511 Patton Street

Proposed Improvement: Alteration Addition Rehabilitation New Construction Sign

Improvement Description: Installation of a black aluminum Series V fence with Quad Finial top on the lower concourse of the Danville Public Library. The fence will run from the existing concrete barrier to the adjacent wall and will include one standard pedestrian gate located near the wall. Fence style and placement are chosen to provide controlled access and safety while remaining compatible with River District/ARO design expectations for appropriate exterior site improvements.

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

Andrew Hall Digitally signed by Andrew Hall
 Date: 2026.04.22 08:29:27 -04'00'

Applicant Signature _____ Date _____

Commonwealth of Virginia
City of Danville

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____

Notary Public

Registration No.: _____ Expires: _____



CITY OF DANVILLE

Parks and Recreation

Architectural Review Board (ARB) Submission Packet

Danville Public Library – Lower Concourse Perimeter Fence

Project Address: 511 Patton Street, Danville, VA

Applicant/Owner: City of Danville – Parks & Recreation / Danville Public Library

Date: March 3, 2026

Project Narrative

The proposed improvement consists of installing a black aluminum ornamental fence, Series V with a Quad Finial top, along the lower concourse of the Danville Public Library at 511 Patton Street. The fence will extend from the existing concrete barrier to the adjacent wall and will include one standard pedestrian gate located near the wall. The improvement provides controlled access and separation of operational areas from public walkways while maintaining a refined appearance suitable for a civic facility within the River District.

Purpose and Need: The lower concourse supports daily library operations and occasional activities. A discreet perimeter fence creates a safe, clearly defined boundary for patrons and staff, reduces unauthorized access, and protects equipment and property after hours. Exterior site features within the Architectural Review Overlay (ARO) require ARB approval; this submission seeks a Certificate of Appropriateness accordingly.

Site Context: The Library sits within the River District, where adopted guidelines emphasize quality materials, compatibility with the historic urban context, and coherent site improvements. Siting the fence on the lower concourse, secondary to primary facades and the Patton Street pedestrian realm, minimizes visual impact while supporting operations.

Design & Materials: The selected Series V aluminum fence with Quad Finial provides a traditional profile in a durable, low-maintenance, black powder-coated finish. The open picket design preserves visibility and safety while visually receding against adjacent masonry and landscaping. The specification avoids heavy industrial character and aligns with River District expectations for appropriate exterior site improvements.

Operations & Safety: A single pedestrian gate consolidates controlled access for staff and service needs. The fence run is purposefully limited, from barrier to wall, to avoid unnecessary visual clutter and maintain an orderly site edge.

Compliance & Submittals: This packet includes a COA application, narrative, site photo/location

DANVILLE, VA

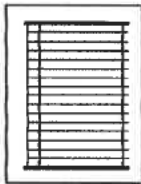
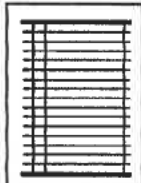
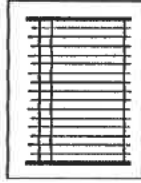
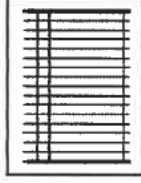
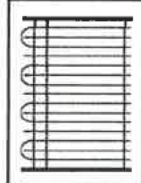
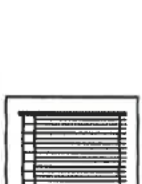
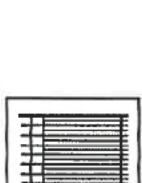
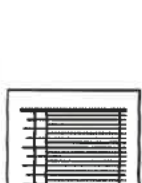
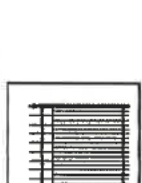
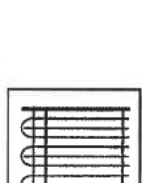
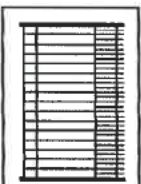
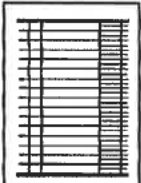
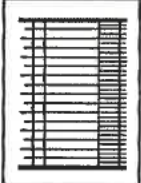
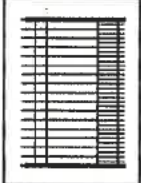
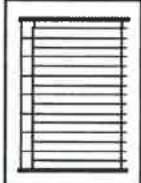
diagram, and product cuts for the Series V fence with Quad Finial. The project follows the ARO/ARB process and demonstrates consistency with River District design objectives for external site elements.

Attachments

- A. COA Application (separate form)
- B. Site Photo / Gate Location Diagram
- C. Product Cut Sheets – Aluminum Fence Supply (Series V with Quad Finial)








STYLES


				
Series A	Series B	Series H	Series V	Series N1*
				
Series A Double-Picket	Series B Double-Picket	Series H Double-Picket	Series V Double-Picket	Series N2*
				
Series C Puppy-Picket	Series B Puppy-Picket	Series H Puppy-Picket	Series V Puppy-Picket	Series F

*Series N1 and N2 are available in Residential Grade only.








GRADES: CHANNELS & PICKETS

				
Residential	Commercial	Concealed Fastener	Municipal	Imperial

POST SIZES

	3" x 3" x .125"
	4" x 4" x .125"
	2" x 2" x .062"
	2" x 2" x .093"
	2" x 2" x .125"
	2 1/2" x 2 1/2" x .075"
	2 1/2" x 2 1/2" x .125"
	6" x 6" x .125"
	6" x 6" x .250"

COLORS

		
Black	White	Grey
		
Light Bronze	Dark Bronze	Green
		
	Beige	

HARDWARE

Featuring Strong and Durable Boerboel® Hardware
Multiple options are available for all gates
in addition to the selection shown below

				
BOERBOEL® Gate Solutions	Gravity Latch	Butterfly Hinge	Center Mount Hinge	Drop Rod

ADORNMENTS

								
Standard Post Cap	Ball Post Cap	Pressed Spear	Tri-Ad Fitial	Quad Fitial	Flair-De-Lis	Rings	Butterfly Scroll	Estate Scroll

Your Local Stephens Pipe & Steel Dealer:



ARCHITECTURAL REVIEW BOARD

MAY 14, 2026

Members Present

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

Members Absent

Staff

Cynthia Lester
Shanika Williams
Stefanie Jackson
Ryan Dodson
Mohamed A. Khan

Mr. Dodson stated. Once the meeting has started, we cannot add new items that have not been advertised.

ITEMS FOR PUBLIC HEARING

OLD BUSINESS

1. *Certificate of Appropriateness request PZ26-00259, requested by Adrienne Oakes, to install a new wall sign at Parcel 23887 (575 Patton Street).*

Mr. Jones opened the Public Hearing.

Ms. Oakes stated. We were told we could have only three colors – black, brown and yellow.

Mr. Jones stated. Is the sign going on the building, or the side mounts that are free standing?

Ms. Oakes stated. On the building – there is one there already.

Mr. Jones closed the Public Hearing.

Mr. Stowe made a motion to issue a Certificate of Appropriateness for PZ26-00259. Mr. Weller 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 two mobile container units at Parcel 21565 (733 Loyal Street).*

Mr. Jones opened the Public Hearing.

Mr. Moore stated. Here are some photos of what the containers look like, we painted them the same colors to match the building. There will be a gate behind to keep out trespassers.



SKM_C551i
S26051911160.pdf

Mr. Jones stated. I want to comment on the awning, the trimming around the roof looks really good. As the picture shows it brought the building to life.

Mr. Moore stated. The container on the right is shed roof; it is going to be 15 feet out, the shed roof will be connecting the containers with dry storage under that side. Where the two ends of the containers are going to be the same color solvent we used on the building. Sixteen feet between spaces.

Mr. Jones stated. One of the questions is that it is visible from both sides?

Mr. Moore stated. If you're looking through those gates you won't be able to see the street.

Ms. Williams stated. The issue outside the ARB, the zoning issue is the shed roof would not be allowed to go all the way to the property line you still have that side setback there, so even as an addition you would not be allowed to go where the proposed storage unit is which is that fence.

Mr. Moore stated. I am confused about what you are saying.

Ms. Williams stated. I thought you said it was going to extend.

Mr. Moore stated. Right there on the edge of the drip line the roof that is where the container is going to move out too with a covered edge.

Ms. Jackson stated. I think what she is trying to indicate is like the last time we met there were zoning concerns outside of this board's purview that have not been addressed. Being it is a through parcel there is no rear yard, and these are accessory structures.

Mr. Jones stated. That is where I was going, we are here trying to get a yes. Everything looks great, the drawing and rendering looks good. The question mentioned in the staff report is the approval of Special Use Permit, don't know where you are on that.

Mr. Moore stated. I haven't done anything with that; I have to get this approved first hand to do one without the other.

Mr. Jones stated. I'm under the impression that the Special Use Permit and the zoning have to be approved before we can move forward with this board.

Ms. Williams stated. In this case the ARB approval is not based on placement, but I just want to be clear with Mr. Moore – what we were looking at would not be allowed, not understanding that is not what his intention would be.

Mr. Moore stated. I am building a removable structure so it won't be tied in so it does meet the zoning and building requirements for right there.

Mr. Jones stated. Speaking of that, roughly, I know I'm reaching here, are the containers...is this a one year, two year? Just a hey, I need to get the inside done and store stuff here and then we'll get them out of here?

Mr. Moore stated. We will use them to work out of. I need them for a specific purpose.

Ms. Jackson stated. There hasn't been a conversation with zoning about placement of these containers which would allow us to advise you if a Special Use Permit should be pursued or if there is a better location, as we discussed in the last meeting.

Mr. Jones stated. What I was trying not to do was not skip B and C and go to D. Making sure it is done properly and once the standard is set moving forward, we stay consistent within the board.

Mr. Moore stated. Look at what it looked like when I bought it to what it looks like now and what the possibilities are to encourage other people to do different things. I don't know why there is such detriment to what I am trying to do.

Mr. Jones stated. I don't think it is a detriment at all, I think it is an asset, it's just a matter of going by the proper protocol to get it done, that is all. According to the summary and guidelines and what this board is designed to do, if there are permits involved and have not been applied for or zoning issues. I would hate for you to move things twice I would rather measure twice and cut once.

Mr. Moore stated. Do I get temporary approval from this board? So, then I talk to someone in planning and see and then come back in another month? Please let me know what I need to do next to make this happen with this board, who I need to see to get this done.

Jones closed the Public Hearing.

Mr. Betts stated. I know his work is top notch, but we can approve what we can.

Mr. Jones stated. He does good work it probably one of the nicest buildings around, the awning covering the doors and windows looks good, garage door installed it is painted and looking good, installed two mini splits they still need to be covered, last thing the containers.

Mr. Weller made a motion to issue a Certificate of Appropriateness for PZ26-00236 contingent upon compliance with all other zoning requirements. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.

NEW BUSINESS

1. *Certificate of Appropriateness request PZ26-00300, filed by Mark Willard for the restoration of the façade and construction of a roof deck at Parcel 23285 (120 South Market Street).*

Mr. Jones opened the Public Hearing.

Mr. Willard stated. We're working with a local developer, and this building is in really bad shape and what we want to do is a preliminary review. We need to remove the sign off the front, which is plywood, to look at the condition of the brick under because inside all the second-floor joists are pulling down. The building has moisture, infiltration over the years, we will be doing material demolition for our structural engineer. The second part of this is the client wants to add a roof deck to the back of the building. There is a courtyard behind this building that connects to the other building. He loves roof decks and he wants to add a roof deck to this particular property. So, I would like to get some information from the board if it fits the district.

Mr. Jones stated. Is the building going to be used for commercial and residential?

Mr. Willard stated. Yes.

Mr. Jones stated. This is to remove the Religious Book signage to find out what's behind it and also add the rooftop deck.

Mr. Willard. He's partial too this all glass one but it is very expensive and an engineer's nightmare.



SKM_C551i
S26052016000.pdf

The other change is the door enters the stairway off Market Street he wants to reopen that door to access to the second floor, we are going to do as much as we can to clean the brick without damaging it. The deck will be to the rear of the property.

Mr. Weller stated. The access is a solid structure?

Mr. Willard stated. Yes, it is a solid structure, but we are turning it glass basically almost like an atrium to filter light into the unit itself.

Ms. Cahill stated. It will be glass above the window?

Mr. Willard stated. Yes.

Mr. Jones stated. Rough time frame starting the project?

Mr. Willard stated. He wants to start in the fall.

Jones closed the Public Hearing.

Mr. Weller stated. What are the guidelines for reopening the door?

Ms. Jackson stated. I don't think it is specific about reopening the door, they advise not to change the size of existing doors. I could not find historical pictures of this building to give us a reference point. I assume it looks similar to the one next door.

Mr. Weller stated. The windows extend to the door?

Ms. Cahill stated. The windows are not original.

Mr. Jones stated. I don't have a problem with the roof deck, the issue would be what type of railing will be approved, keep it uniform and not to modernize.

Ms. Jackson stated. This railing is more similar to what The Bee currently has. They have white metal. If you approve one in particular and they change their mind, they will have to come back.

Mr. Weller made a motion to approve Certificate of Appropriateness for PZ25-00300; Mr. Betts second the motion. The motion was approved by a 6-0 vote.

Mr. Weller made a motion to revise Certificate of Appropriateness for PZ25-00300 contingent on it being one of the two designs for the deck railing. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.



Railing Examples
(1).pdf

- 2. Certificate of Appropriateness request PZ26-00305 filed by Mark Willard and Richard Morris Architecture for the restoration of the historic second story and front façade at Parcel 20310 (211 & 215 North Union Street).*

Mr. Jones opened the Public Hearing.

Ms. Fredrick stated. We have a large project here and we are starting on design. They have purchased 211 North Union Street, which is the old historic theatre, and they want to add a second story for their law firm to expand and also rebuild a historical facade. What they would really like to do is rebuild the original historic façade, that is really their dream for the building to bring it back to recognize its importance in the community and have it looked like it used to. We are proposing to replicate the façade in new material, and we are still trying to figure out what material we can use, if we could get away with using some kind of wood and steel frame for the front. We are trying to make their dream come true on this one.

Mr. Jones stated. Is this building the janitorial building right beside it, is it affiliated with the building they are trying to renovate?

Ms. Fredrick stated. No. It has two addresses because it was right in the middle.

Mr. Jones stated. Thank you for the brick details. Does the client have a preference for brick design?

Ms. Fredrick stated. This particular brick is a larger cost saving.

Mr. Jones stated. When I think about how close you are to the new parking garage being built – remind me of brick detail number two?

Ms. Cahill stated. Is your choice to do the easy brick or the masonry?

Ms. Frederick stated. I am here as a representative to my client, and it is not my job to spend their money. In an ideal world, I would go with the brick, but this is a brick accent in a mostly stucco building. If this was a full brick façade I would have a different

opinion. It is an accent, which is a border that surrounds the stucco look and either way you are going to have the stucco look. The brick that exists on the building has a coat of stucco on it and as of right now we do not intend to remove that as it could be more of a problem removing and damaging to the brick. It looks to be in good condition. The structural engineers haven't said we need to remove it. We will do our best to make sure we are not creating moisture issues on the inside. In the case as an accent if it stays \$100,000, I think it could be ok, full façade maybe we will go with brick.

Mr. Jones stated. Right now, we are in design concepts looking at options exploring different directions to go. I think it's fantastic whichever way you go.

Ms. Fredrick stated. There was a fire in this building. The structural engineer said the front wall was not savaged. It was in very poor condition. A huge amount of cracking and settling in the front. The front wall has to be taken down.

Mr. Willard stated. Especially on the right side. It has taken on a huge amount of moisture and is collapsing so we will have to rebuild it. There is a concrete trough on the right side of the building that's keeping all the moisture up against the edge.

Mr. Jones stated. So, I am clear we are not talking about the janitorial building, are we?

Ms. Fredrick stated. No, they are close together.

Mr. Jones stated. This white building here had a second floor at one point?

Mr. Willard stated. Yes.

Ms. Williams stated. Staff has a few concerns before this is considered. The first one is because we are not certain of a material we don't recommend voting on materials and having the applicant return for that particular part. Another is the massing by adding that second store back. Because it is historical, the rest of Union Street would be affected by that and EIFS is not an approved material according to the guidelines. The awning that is proposed is going to cover the historic arch and that is a concern of staff, the proposed window and door is not a historical storefront as we have seen in the district. The other thing is the PLDR sign is basically naming the building, and we are concerned about the historical significance of that. We want to put a name on the issues because we have a significant number of issues in this case.

Mr. Jones stated. I didn't see any staff recommendation based on what staff just mentioned.

Ms. Williams stated. We recommend careful consideration because of the magnitude of the project.

Mr. Jones closed the Public Hearing.

Mr. Jones stated. I am in favor of what they have brought and how we get there in the future with a little more detail of that second level what the height would be and what material presented when they talk to their client. I am in favor of brick based on what's around there.

Ms. Cahill stated. I agree brick is my preferred but that is not my business, but I am concerned about the windows not being historical or replicating historical style.

Mr. Stowe stated. I don't have an issue with the second story, the awning blocking the arch.

Mr. Jones opened the Public Hearing.

Mr. Jones stated. Can you shed some light on some issues, the type of windows, type of store front, and the type of material that will be used?

Ms. Fredrick stated. The store front is a small concern. It would be on the second-floor level in the front there would be three offices and windows where they align with the three offices up front. Currently where the arch window was the new roof system lives so it would not be possible without completely tearing off those trusses which are in good condition and we will be reusing and building upon that. The plan is to put glass back there which could be an field arch that looks like that arch window without tearing off the system they intend to use which would be a large cost implication for the project.

Ms. Williams stated. Staff concern was the arch itself not necessarily the window.

Ms. Fredrick stated. That's fine. The awning was to get out of the rain.

Mr. Jones stated. As of today, the concept you proposed if things went in your favor, what is the next step for you?

Ms. Fredrick stated. The next step is if we were able to do a similar concept then we need to understand the structure and material of that wall, then we will get the structural engineer involved to continue with the project. Not whether brick or a stucco or a full masonry verse light frame mix. If we could not put the second story on that may completely change the project because they need that space for growth.

Mr. Jones closed the Public Hearing

Mr. Stowe stated. Could we approve the second floor and ask them to come back with additional proposal design changes and materials?

Mr. Dodson stated. You could do non-binding votes to see where the commissions are, breaking down issue by issue whether there is unanimous support for something before you actually, formally commit it to a resolution.

Mr. Weller stated. With it being two addresses, does it stay that way?

Ms. Williams stated. They can be addressed. Ideally, yes, they would stay. They proposed residential so it is better to stay separate addresses.

Mr. Jones stated. It is a big project and what was proposed is the concept of replicating the second floor and if there was a green light for that they would go back and come back for materials. What is going to be cost effective and what's not, will address that as well.

Mr. Jones closed the Public Hearing.

Mr. Stowe made a motion to approve Application PZ26-00305, approving construction of the second story contingent upon further approval of material. Mr. Weller seconded the motion. The motion was approved by a 6-0 vote.

E. APPROVAL OF MINUTES FROM APRIL 9, 2026

April 9, 2026, minutes were approved by a unanimous vote with correction.

F. STAFF UPDATES

With no further business, the meeting adjourned at 11:20 a.m.

Approved By: _____