

DANVILLE RIVER DISTRICT DESIGN COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5261



MAY 14, 2015

4:00 P.M.

CITY COUNCIL CONFERENCE ROOM AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEMS FOR PUBLIC HEARING
 1. *A request has been filed for a Certificate of Appropriateness to complete upfit to current to accommodate 14 apartments and 3 retail spaces at 326 Main Street. Work includes new walls, windows, skylights and floors, as well as exterior removal of non-historic facade.*
 2. *A request has been filed for a Certificate of Appropriateness to demolish portions and expand 202 Boatwright Ave. The work includes renovations to the parking lot on site, as well as brick additions to the existing structure.*
 3. *A request has been filed for a Certificate of Appropriateness to construct a parking lot across from the facility at 202 Boatwright Ave on Patton Street. This parking is to be constructed on parcel ID#s 20688, 25414, 20439, & 25287 on Patton Street.*
 4. *A request has been filed for a Certificate of Appropriateness to install new wall signage at 312 Main Street. The signage will be for Bobby Carlsen Photography, Inc.*
 5. *A request has been filed for a Certificate of Appropriateness to demolish a portion of 549 High Street to secure the building from further structural failure.*
 6. *A request has been filed for a Certificate of Appropriateness to install banners along Main and Craghead Streets using the new River District Logo and color scheme.*

7. *A request has been filed for a Certificate of Appropriateness to install a concrete patio to the side of 610 Craghead Street.*

IV. APPROVAL OF MINUTES FROM APRIL 9, 2015

V. OTHER BUSINESS

VI. ADJOURNMENT

DANVILLE RIVER DISTRICT DESIGN COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5261



MEETING OF MAY 14, 2015

SUBJECT

326 Main Street

A request has been filed for a Certificate of Appropriateness to complete upfit to current to accommodate 14 apartments and 3 retail spaces at 326 Main Street. Work includes new walls, windows, skylights and floors, as well as exterior removal of non-historic facade.

EXCERPT FROM DESIGN GUIDELINES

Section 3.2 provides General Guidelines for Historic Structures:

Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.

- Architectural restoration, rather than renovation, is the preferred option when feasible.
- Qualities such as massing and scale, verticality or horizontality of architectural lines and rhythm of the fenestration are all critical to overall design. These qualities should be studied and retained when possible.
- Before replacing historic elements of a building, preservation and consolidation should be considered.
- All additions and renovations to existing structures should complement the original elements in terms of material, size, shape and color.
- New construction (e.g. additions) must be appropriate to the period and style or character of the building and the district as a whole.
- To avoid deterioration and possible loss, all elements, especially the historically significant elements must be carefully maintained.
- Repairs should match in terms of materials, size, shape and color.
- Façade details such as cornice ornamentation should never be covered or removed to avoid the need for maintenance, painting or refinishing.

STAFF RECOMMENDATION

Staff recommends approval of a Certificate of Appropriateness to complete upfit to current to accommodate 14 apartments and 3 retail spaces at 326 Main Street. Work includes new walls, windows, skylights and floors, as well as exterior removal of non-historic façade. The proposed wood work is maintenance and does not require a COA, while the painting is in keeping with the theme of the River District.

DANVILLE RIVER DISTRICT DESIGN COMMISSION

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CERTIFICATE OF APPROPRIATENESS APPLICATION

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This Commission will review any changes to buildings or sites within the District and issue a Certificate of Appropriateness (COA) if the changes meet the guidelines. Work on buildings and sites within the District cannot commence until a COA has been issued and other required permits and approvals have been obtained (see Section 1.2 for information on the Commission and Section 1.5 for more information on the process).

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- a) All questions on this application must be fully answered
- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 326 Main Street

Name of Applicant: Blair Construction

Applicant's Address: 23020US HWY 29S Gretna, VA 24557

Applicant's Phone Number: 434-656-6243

Email Address: bnichols@blair-construction.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

Complete upfit to the current building to accommodate 14 apartments and 3 retail spaces

Type of material(s) to be used: New walls will be either metal stud framing or wood framing, gypsum wallboard on new walls, intend to re-use as much of the existing architectural features as possible/feasible, i.e. windows, skylights, existing plaster and floors

Have you read and understand the Design Guidelines for the River District of Danville, Virginia? YES

Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? YES and we are using tax credits

Would you like more information about these programs? _____

Which one(s)? _____

Signature of Property Owner (if not applicant)

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____

RDDC Date: _____

Date submitted: _____

Received by: _____

Tax Map Number: _____

Zoning District: _____

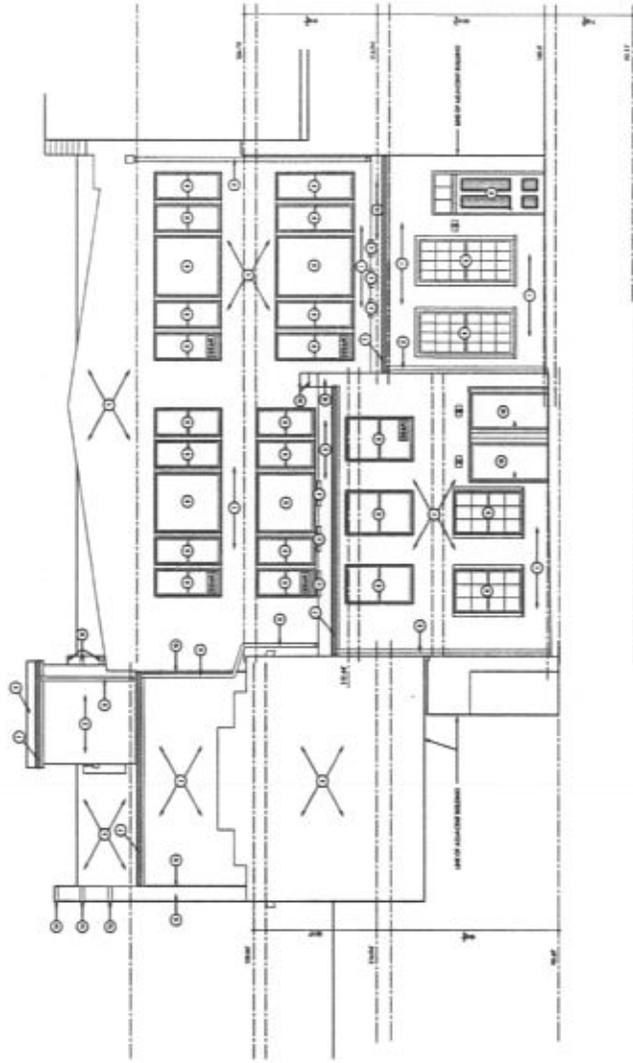
Additional Zoning Information: _____

All buildings, structures or improvements located in the River District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the River District



PROJECT NO.	2018-001
DATE	08/15/18
PROJECT NAME	Summit Studio
PROJECT ADDRESS	1000 N. 10th St., Suite 100, Fort Worth, TX 76102

BACK (NORTH) ELEVATION



NOTES:
 1. SEE GENERAL NOTES AND SPECIFICATIONS.
 2. ALL MATERIALS AND FINISHES TO BE AS SHOWN ON THE DRAWINGS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
 5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 6. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION.
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.
 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES.
 9. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
 10. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION.

DANVILLE RIVER DISTRICT DESIGN COMMISSION

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MEETING OF MAY 14, 2015

SUBJECT

202 Boatwright Avenue

A request has been filed for a Certificate of Appropriateness to demolish portions and expand 202 Boatwright Ave. The work includes renovations to the parking lot on site, as well as brick additions to the existing structure.

EXCERPT FROM DESIGN GUIDELINES

Section 3.2 provides General Guidelines for Historic Structures:

Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.

- Architectural restoration, rather than renovation, is the preferred option when feasible.
- Qualities such as massing and scale, verticality or horizontality of architectural lines and rhythm of the fenestration are all critical to overall design. These qualities should be studied and retained when possible.
- Before replacing historic elements of a building, preservation and consolidation should be considered.
- All additions and renovations to existing structures should complement the original elements in terms of material, size, shape and color.
- New construction (e.g. additions) must be appropriate to the period and style or character of the building and the district as a whole.
- To avoid deterioration and possible loss, all elements, especially the historically significant elements must be carefully maintained.
- Repairs should match in terms of materials, size, shape and color.
- Façade details such as cornice ornamentation should never be covered or removed to avoid the need for maintenance, painting or refinishing.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Certificate of Appropriateness to demolish portions and expand 202 Boatwright Ave. The work includes renovations to the parking lot on site, as well as brick additions to the existing structure.

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CERTIFICATE OF APPROPRIATENESS APPLICATION

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 202 BOATWRIGHT AVENUE, DANVILLE, VA 24541

Name of Applicant: ERIK JORGENSEN

Applicant's Address: 8010 STATE LINE RD, SUITE 150, LEAWOOD, KS 66208

Applicant's Phone Number: 913-341-2356

Email Address: eljorgensen@adgiaia.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

THE EXISTING BIOMAT USA PLASMA CENTER WILL BE REMODELLED AND EXPANDED TO PROVIDE A BETTER FUNCTIONING SPACE THAT CAN SERVE MORE CLIENTS.

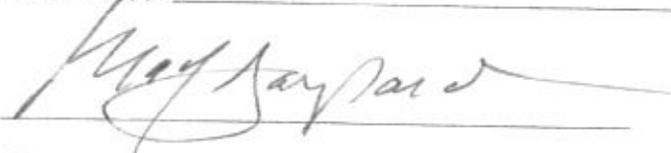
Type of material(s) to be used: BRICK TO MATCH EXISTING

Have you read and understand the Design Guidelines for the River District of Danville, Virginia? YES

Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? NO

Would you like more information about these programs? NO

Which one(s)? _____



Signature of Property Owner (if not applicant)



Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____

RDDC Date: _____

Date submitted: _____

Received by: _____

Tax Map Number: _____

Zoning District: _____

Additional Zoning Information: _____

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MEETING OF MAY 14, 2015

SUBJECT

Patton Street

A request has been filed for a Certificate of Appropriateness to construct a parking lot across from the facility at 202 Boatwright Ave on Patton Street. This parking is to be constructed on parcel ID#s 20688, 25414, 20439, & 25287 on Patton Street.

EXCERPT FROM DESIGN GUIDELINES

Section 5.2. Site Guidelines

3. Off-street parking. Parking must meet all applicable City standards, and the following also applies within the historic retail areas of the River District. Parking should be located to the rear of buildings, or by exception on the side. Access to parking should be from the rear or from side streets. Parking should be shared by several or all the businesses on the block whenever possible. Parking must be screened from the street and sidewalks with a 30-36" hedge or masonry wall, or with a taller fence of masonry and metal pickets (see picture above and on next page). Only by exception should parking be screened with solid materials taller than 36" because of the need for security and surveillance. Parking must meet all applicable City standards, and be set back a minimum of 5' from all property lines. Parking should only be allowed in front of buildings if it already exists and when appropriately screened. Existing or new parking to the side of buildings should only be allowed by exception, and only if appropriately

STAFF RECOMMENDATION

Staff recommends approval of the request for a Certificate of Appropriateness to construct a parking lot across from the facility at 202 Boatwright Ave on Patton Street. This parking is to be constructed on parcel ID#s 20688, 25414, 20439, & 25287 on Patton Street.

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MEETING OF MAY 14, 2015

SUBJECT

312 Main Street

A request has been filed for a Certificate of Appropriateness to install new wall signage at 312 Main Street. The signage will be for Bobby Carlsen Photography, Inc.

EXCERPT FROM DESIGN GUIDELINES

Section 3.2 provides General Guidelines for Historic Structures:

Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.

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- Repairs should match in terms of materials, size, shape and color.
- Façade details such as cornice ornamentation should never be covered or removed to avoid the need for maintenance, painting or refinishing.

STAFF RECOMMENDATION

Staff recommends approval of a Certificate of Appropriateness to install new wall signage at 312 Main Street. The signage will be for Bobby Carlsen Photography, Inc.

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- c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 312 Main Street

Name of Applicant: Bobby Carlsen (Bobby Carlsen Photography, Inc)

Applicant's Address: 527 Bridge Street, Danville VA 24541

Applicant's Phone Number: 434 836-6042 Email Address: bobby@bobbycarlsen.com

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

installation of signage on storefront per photo diagram

Type of material(s) to be used: moulded & laser cut plastic

Have you read and understand the Design Guidelines for the River District of Danville, Virginia? yes

Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? no

Would you like more information about these programs?

Which one(s)?

Robert M. Carter III

Signature of Property Owner (if not applicant)

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____

RDDC Date: _____

Date submitted: _____

Received by: _____

Tax Map Number: _____

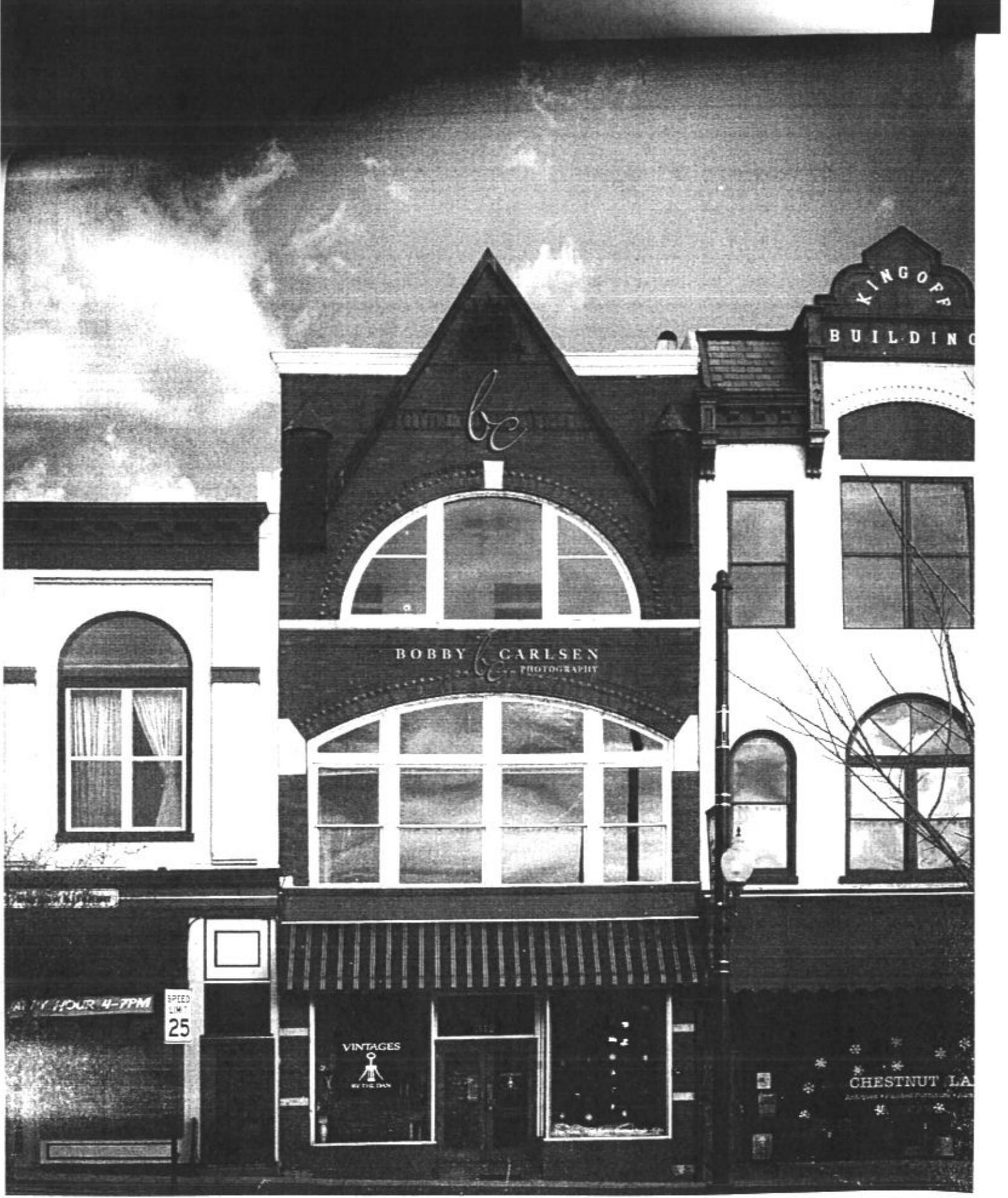
Zoning District: _____

Additional Zoning Information: _____

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Article 3:R.C.6 Application Submission Requirements: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
 - 1) Existing property boundaries, building placement and site configuration;
 - 2) Existing topography and proposed grading;
 - 3) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
 - 4) Relationship to adjacent land uses;
 - 5) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
 - 6) Proposed building color and materials;
 - 7) Relationship of building and site elements to existing and planned corridor development;
 - 8) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
 - 9) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.



KING OF

BUILDINGS

bc

BOBBY CARLSEN
PHOTOGRAPHY

ANY HOUR 4-7PM

SPEED
LIMIT
25

VINTAGES
WE TALK SHOP

CHESTNUT LA
Antiques • Furniture • Pottery • More



54" x 39.6"

14.85 ft²

BOBBY



CARLSEN

PHOTOGRAPHY

10' x 2.385'

23.85 ft²

total 38.7 ft²

signage

DANVILLE

RIVER DISTRICT DESIGN

COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5261



MEETING OF MAY 14, 2015

SUBJECT

549 High St.

A request has been filed for a Certificate of Appropriateness to demolish a portion of 549 High Street to secure the building from further structural failure.

EXCERPT FROM DESIGN GUIDELINES

3.3. Criteria for Restoration/Renovation vs. Demolition

Before discussing subcategories of buildings, a discussion of the criteria for saving or demolishing buildings may be valuable. This is always a controversial and emotional subject. There are those who think it is essential to save every building, and there are those who think vacant and deteriorating buildings should be demolished. Neither position is particularly useful or productive. There are strong arguments for saving as many historic buildings as possible: It would be financially implausible if not impossible to replace almost any historic building with a comparable new building;

Historic buildings embody the history of the City and its people;

Historic buildings and historic districts are a powerful draw for tourism, population growth, and business recruitment, not only for the district itself, but for the entire community, that not all can be saved, so criteria must be established to allow the City and the Design Review Committee to make informed decisions. Many of the criteria are the same ones that are used to evaluate whether a building is worthy of individual listing on the Historic Register, and others have to do with the urban design form of the area in which the building is located.

With the abundance of square footage available in historic buildings in the River District, some decisions will have to be made about how best to preserve buildings. It is unfortunately fairly certain

A list of possible criteria are listed below:

- What is the architectural merit of the building?
- What is the historic significance of the building? What is the condition of the building, and if it is seriously deteriorated, how financially feasible is it to restore/renovate (i.e. is the cost of rehabilitation likely to be much higher than the probable sale value of the building, even with tax credits and other incentives)?
- How does the building relate to other buildings around it? For instance, a less significant building that forms part of an otherwise intact block or urban corridor (e.g. on Craghead or Main Streets) is more valuable than one standing alone on an otherwise vacant block.

- Are there any restraints on reuse imposed by limitations of the building itself? How might these be overcome, and will the cost of overcoming these limitations make a project financially implausible? Examples might be difficult interior layout or a building with serious environmental issues.
- Is there a new use planned (e.g. in an adjacent building) that requires the land on which a less significant, deteriorated, or otherwise endangered building is located? If the new use is economically significant to the City, then these questions should at least be asked.

STAFF RECOMMENDATION

Staff recommends approval of the request to demolish a portion of 549 High Street to secure the building from further structural failure.

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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- c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 549 High Street

Name of Applicant: City of Danville/Danville Redevelopment and Housing Authority: Jerry Rigney

Applicant's Address: P O Box 3300, Danville Virginia 24543

Applicant's Phone Number: 434 799 5263 X222 Email Address: rignejd@danvilleva.gov

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

Contractor will be demolishing the two top floors of left side of 549 High St (Collapsed section) leaving part of the exterior with a drive in area for vehicle parking. The building located on the right side will be renovated for up-scale apartments by contractor for new owners.

Type of material(s) to be used: Existing Brick

Have you read and understand the Design Guidelines for the River District of Danville, Virginia? Yes

Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? Yes

Would you like more information about these programs? No

Which one(s)? _____

Signature of Property Owner (if not applicant)

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____

RDDC Date: _____

Date submitted: _____

Received by: _____

Tax Map Number: _____

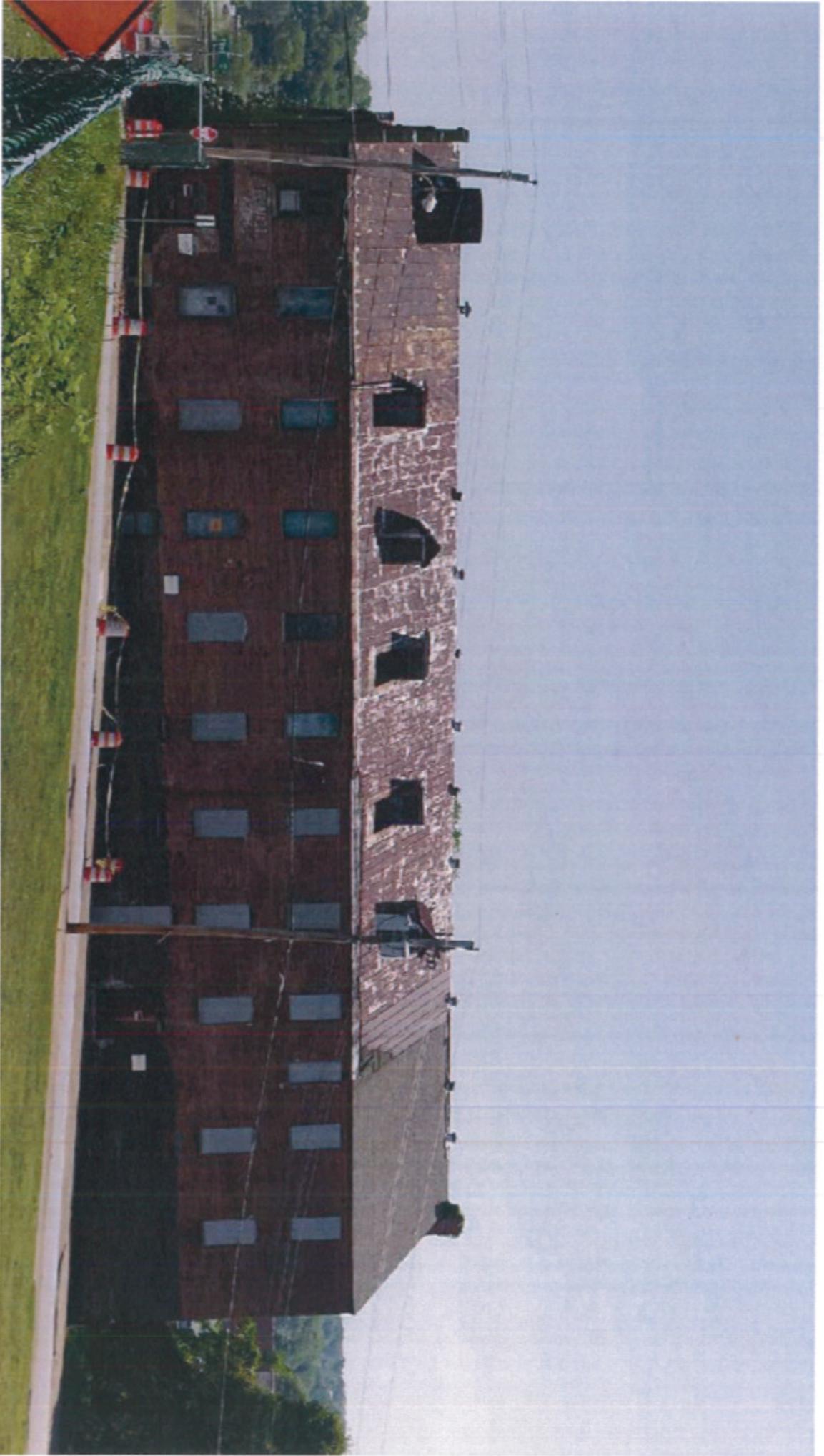
Zoning District: _____

Additional Zoning Information: _____

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Red - Proposed New wall height
White - Realistic New wall height



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MEETING OF MAY 14, 2015

SUBJECT

Main Street and Craghead Street sign posts

A request has been filed for a Certificate of Appropriateness to install banners along Main and Craghead Streets using the new River District Logo and color scheme.

EXCERPT FROM DESIGN GUIDELINES

Section 7.0 of the River District Design Guidelines regulates signage. Below are relevant excerpts.

Section 7.5 **Banners** Items 1-5 **Purpose, Banner Types, Placement, Size, Appropriate Banner Content, Allowed Materials/Design, and Materials/Design Not Recommended** states:

1. Purpose

Light pole banners are a welcome added area of color for the River District, and can also be used to provide information and differentiate subdistricts within the River District. Most banner programs have a set of banners that convey a more general message, such as "Shop Downtown" or "Celebrate Historic Danville." Some overall banners might advertise a particular city-wide or district-wide event, such as the River Festival. Still others might be area specific and publicize a more focused event, such as the Farmers' Market or an Averett homecoming or graduation. The challenge with publicizing events or individual businesses is setting rules and ensuring that the banners do not become a distraction.

2. Banner Types, Placement, and Size

Banner Types

There are basically three types of banners:

- Banners mounted on pedestrian lights and/ or street lights (on banner arms in any one of several fixed sizes);
- Banner signs on buildings (see photo on page 43), and
- Banners on buildings to announce a special event.

This section will deal with Banners on pedestrian and street lights only. See **Section 7.2.1(q)** in this chapter for more on building-mounted banners and banner signs. Different rules apply to building mounted signs.

Banners must be secured at both top and bottom, although a ring instead of a banner arm is allowable on the bottom. They must be designed to withstand reasonable wind loads, and/or be removed when high wind loads are expected. In addition, new banner arms are recommended to be of the "breakaway" type to help prevent excessive wind loads on light poles during extreme weather.

Banner size will be determined by the available banner arms. Since new light fixtures are being planned, there is no single fixed size that applies to the entire River District. The City will work with any outside organizations wishing to place banners to provide sizes and specifications for banners.

Banner Placement

For some events banners may be concentrated near the area where the event will occur, or for City-wide and River-District wide events, these events may be concentrated on the high traffic areas or scattered throughout the District (e.g. at intersections, every other banner, or near the 100% corner). These decisions regarding placement may change over time as streets and available light poles with banner arms change, but the City will have the most up-to-date information on these options.

3. Appropriate Banner Content

Banners will, in most cases, be produced and placed by the City. Such banners will include overall City or District marketing banners, and may also include subdistrict banners or banners for special events.

Examples might be "default" banners for the River District, or color variations on the same design to highlight different areas within the River District, such as the Downtown or Tobacco Warehouse District, or for smaller areas of interest such as the Farmer's Market, the Crossing at the Dan, or a festival. Some cities keep some of the banners the same, and change every other banner to publicize events or subdistricts, while others change all the banners seasonally or for large events.

In addition to the City, non-profit and institutional entities may also apply for special event banners such as important conferences and Averett homecoming. Private and for-profit businesses may not have banners on public streetlights and pedestrian lights. The exceptions to this would include City events that are partially sponsored by area businesses.

Examples would include festivals or other events, and might also include overall District or marketing banners with a sponsor acknowledgement.

In these cases, individual businesses may sponsor a banner or a group of banners and have their name and/or logo on the bottom or top of a set of otherwise single-design banners. These logos and/or company names may occupy **no more than 15%** of the banner area, at the bottom or top of the banner only.

4. Allowed Materials/Design

Allowed materials for banners include:

- **Fabric**, preferably Sunbrella or similar fabric to lengthen the life of the fabric and prevent rapid fading of colors in bright sunlight. Though recommended, Sunbrella-type fabric is not required, but banners must be removed when faded or torn. Nylon is also a possibility, although it is generally lighter weight than Sunbrella fabric.

- **Vinyl**. Vinyl is less expensive to produce than fabric, and allows more intricate patterns and designs. Because it is not woven, it may be more subject to ripping in windy conditions. Banners must be professionally designed and executed to ensure quality. The design for banners submitted by entities other than the City must be approved in advance of production by the department or agency authorized to issue banner permits.

5. Materials/Design Not Recommended

Not recommended are any banners that include materials that might prove a distraction for drivers, e.g. excessive streamers, metallic colors that reflect light excessively, and other elements as determined by the agency or department authorized to issue permits.

STAFF RECOMMENDATION

Staff recommends approval of the proposed banners.

DANVILLE RIVER DISTRICT DESIGN COMMISSION

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(434) 799-5261



CERTIFICATE OF APPROPRIATENESS APPLICATION

The guidelines will be administered through the River District Design Commission (RDDC) appointed by City Council.

This Commission will review any changes to buildings or sites within the District and issue a Certificate of Appropriateness (COA) if the changes meet the guidelines. Work on buildings and sites within the District cannot commence until a COA has been issued and other required permits and approvals have been obtained (see Section 1.2 for information on the Commission and Section 1.5 for more information on the process).

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- All questions on this application must be fully answered
- The application must be signed by the property owners or representative with written authorization by the owner
- A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: MAIN STREET AND CRAGHEAD STREET LIGHT POLES

Name of Applicant: CORRIE TEAGUE

Applicant's Address: 427 PATTON STREET

Applicant's Phone Number: 793-1753

Email Address: CTEAGUE@DISCOVER
DANVILLE.COM

Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

INSTALLATION OF BANNERS ALONG MAIN STREET AND
CRAGHEAD STREET USING THE NEW RIVER DISTRICT
LOGO AND COLOR SCHEME.

Type of material(s) to be used: VINYL (1/8" OR BLACK CUT VINYL w/ UV PROTECTIVE COAT)

Have you read and understand the Design Guidelines for the River District of Danville, Virginia? YES

Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? N/A

Would you like more information about these programs? NO.

Which one(s)? N/A

Signature of Property Owner (if not applicant)

Coni M League

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____

RDDC Date: _____

Date submitted: _____

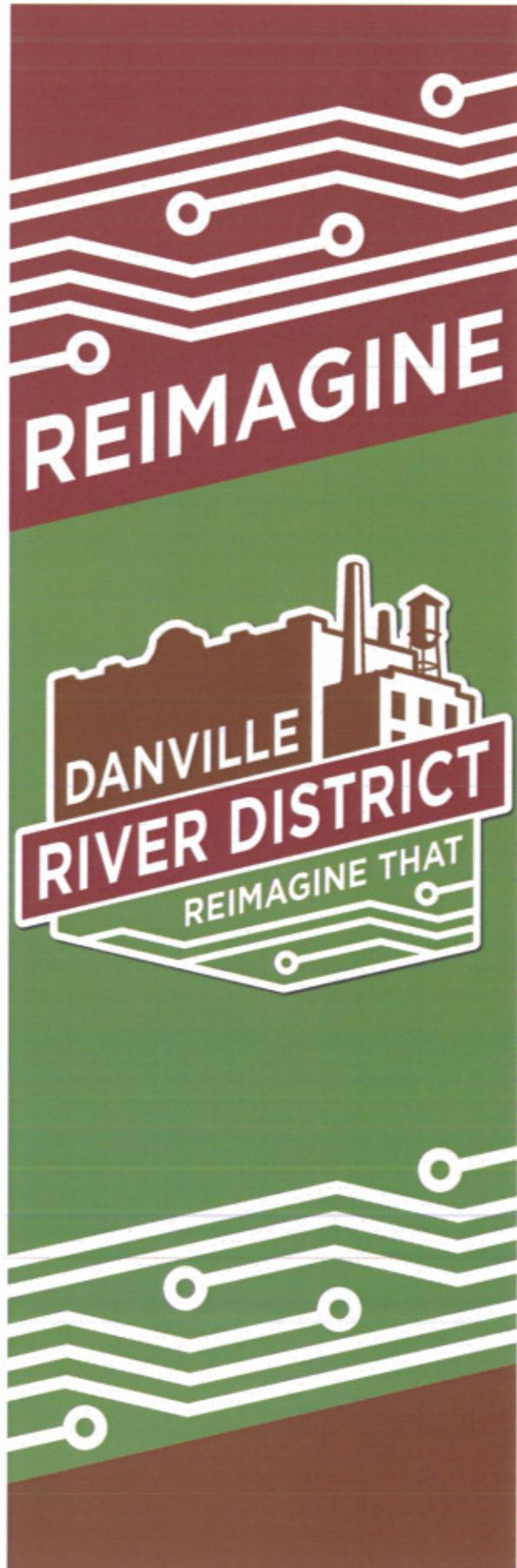
Received by: _____

Tax Map Number: _____

Zoning District: _____

Additional Zoning Information: _____

All buildings, structures or improvements located in the River District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the River District Design Commission. The Commission meets once a month on the second Thursday of the month at 4:00P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5261.



DANVILLE RIVER DISTRICT DESIGN COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5261



MEETING OF MAY 14, 2015

SUBJECT

610 Craghead Street

A request has been filed for a Certificate of Appropriateness to install a concrete patio to the side of 610 Craghead Street.

EXCERPT FROM DESIGN GUIDELINES

Section 3.2 provides General Guidelines for Historic Structures:

Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.

- Architectural restoration, rather than renovation, is the preferred option when feasible.
- Qualities such as massing and scale, verticality or horizontality of architectural lines and rhythm of the fenestration are all critical to overall design. These qualities should be studied and retained when possible.
- Before replacing historic elements of a building, preservation and consolidation should be considered.
- All additions and renovations to existing structures should complement the original elements in terms of material, size, shape and color.
- New construction (e.g. additions) must be appropriate to the period and style or character of the building and the district as a whole.
- To avoid deterioration and possible loss, all elements, especially the historically significant elements must be carefully maintained.
- Repairs should match in terms of materials, size, shape and color.
- Façade details such as cornice ornamentation should never be covered or removed to avoid the need for maintenance, painting or refinishing.

STAFF RECOMMENDATION

Staff recommends approval of a Certificate of Appropriateness to install a concrete patio to the side of 610 Craghead Street.

DANVILLE RIVER DISTRICT DESIGN COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

- a) All questions on this application must be fully answered
- b) The application must be signed by the property owners or representative with written authorization by the owner
- c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 610 Craghead Street, Danville, VA

Name of Applicant: Ross Fickenscher, 610 Craghead LLC

Applicant's Address: 3211 Seminary Avenue, Richmond, VA 23227

Applicant's Phone Number: 804-925-0109 Email Address: ross.fick@gmail.com

Work Proposed (please circle one): addition

Installation of a concrete patio at the side of the building at 610 Craghead Street for use by the restaurant commercial space.

Type of material(s) to be used: concrete, steel

Have you read and understand the Design Guidelines for the River District of Danville, Virginia? Yes

Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? Yes

Would you like more information about these programs? No

Which one(s)? NA

Signature of Property Owner (if not applicant)



Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____

RDDC Date: _____

Date submitted: _____

Received by: _____

Tax Map Number: _____

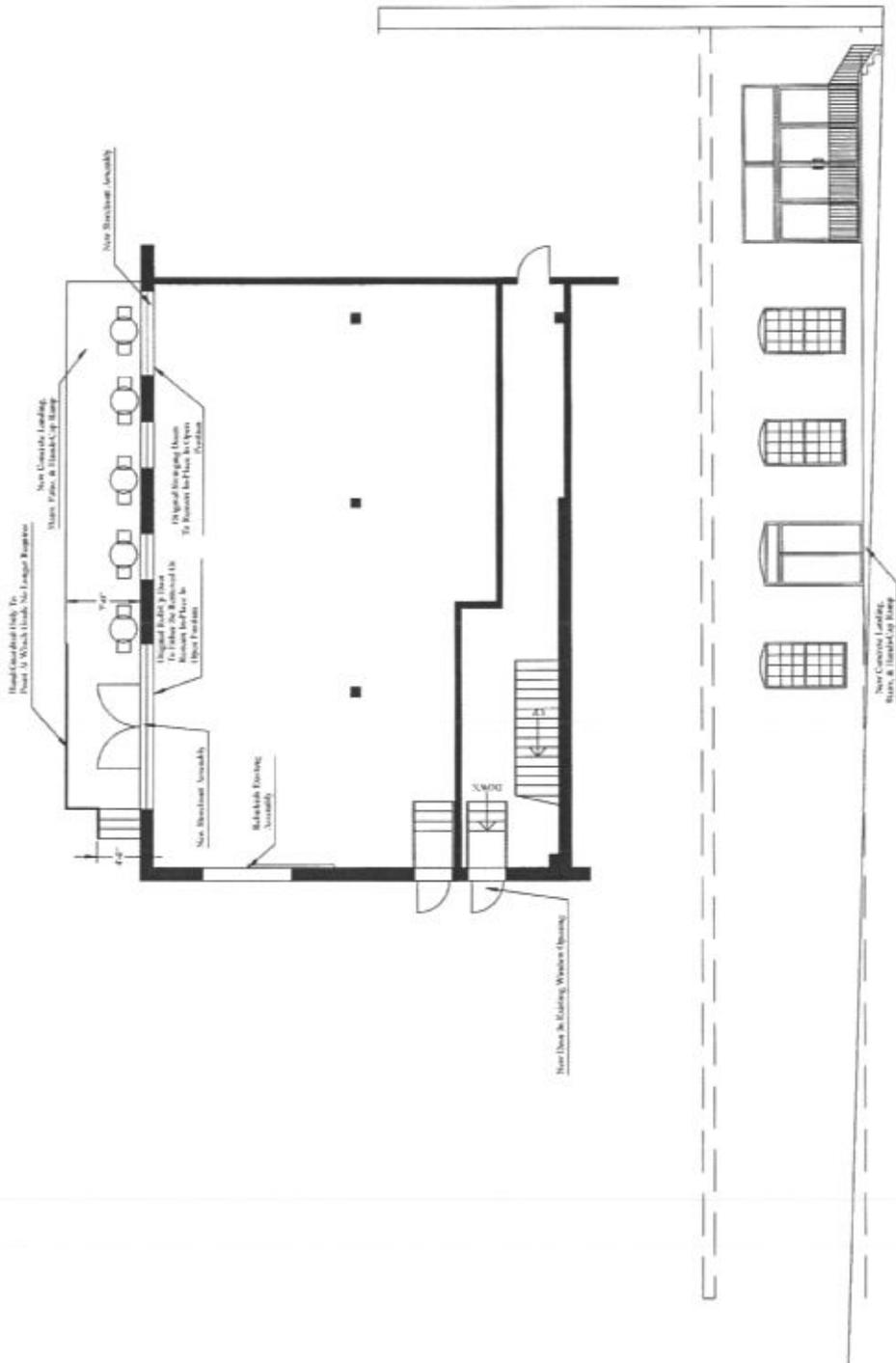
Zoning District: _____

Additional Zoning Information: _____

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SOLEX
ARCHITECTURE



RIVER DISTRICT DESIGN COMMISSION

MEETING OF

April 9, 2015

Members Present

Peyton Keesee
George Davis
Sheri Chaney
John Ranson

Members Absent

Courtney Nicholas
R.J. Lackey
Justin Ferrell

Staff

Ken Gillie
Renee Burton
Scott Holtry
Clarke Whitfield

Chairman Davis called the meeting to order at 4:02 p.m.

ITEMS FOR PUBLIC HEARING

1. *A request has been filed for a Certificate of Appropriateness to replace wood around exterior windows and cornice and paint area black to match the existing awning at 410 Main Street.*

Chairman Davis opened the Public Hearing.

Mr. Linwood Wright from the City's Economic Development Department was present to speak on behalf of the request.

Mr. Davis asked Mr. Wright, any words of wisdom?

Mr. Wright stated that's the old Francis Kahn building and it does need some repair work.

Mr. Davis stated I can tell by these pictures that it does.

Mr. Keesee asked basically what you're going to do is replace that with wood there?

Mr. Gillie stated correct. The wood replacement doesn't require a Certificate of Appropriateness because that's material for material like in kind, but the painting does require it because they're changing the color supposedly. I'm not really good with colors folks, but that's what I've been told. It's blue now but they're going black, or it's black and going blue.

Mr. Wright stated it's blue-green now and going black but it was so dark originally that it looked almost black.

Mr. Gillie stated colorblind staff is not good with that stuff. If someone tells me they're changing it, I'm bringing it to you guys.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion to approve the request as submitted. Mrs. Keesee seconded the motion. The motion was approved by a 4-0 vote.

2. *A request has been filed for a Certificate of Appropriateness to replace the chain length fence with black talon style aluminum fencing of 7' in height at the City substation at 305 Bridge Street.*

Mr. Davis opened the Public Hearing.

Mr. Linwood Wright from the City's Economic Development Department was present on behalf of the request.

Mr. Wright stated I'm Linwood Wright serving as the consultant for the Office of Economic Development. I think you will notice that that material will provide a less institutional look or industrial look and a more finished look for what we hope will be a very attractive project in the old Dan River research building. I think incidentally it might be appropriate to say at this time that that project is beginning to proceed.

Mr. Keesee stated just don't try to climb over it.

Mr. Wright stated it might hurt.

Present on behalf of the request was Mr. Ken Larking, the Deputy City Manager.

Mr. Larking stated the City Manager also pointed out that this fence will be surrounding the substation that will be uplit from underneath with a project that we've got to make it more visually attractive if you could do that first.

Mr. Gillie stated you'll notice the guidelines say it should be wood or masonry. Because of it being substation there's concerns with the use of wood and also the masonry materials that's why they chose the aluminum the way they did. So while the guidelines say one thing, staff's recommending otherwise because of concerns with it being a high voltage station.

Mr. Keesee asked is it going to be black?

Mr. Gillie stated yes.

Mr. Keesee stated good.

Mr. Davis closed the Public Hearing.

Mrs. Chaney made a motion to approve the request as submitted. Mrs. Keesee seconded the motion. The motion was approved by a 4-0 vote.

3. *A request has been filed for a Certificate of Appropriateness to paint the metal wrap, concrete wall, and awning at 231 Main Street.*

Mr. Davis opened the Public Hearing.

Mr. Linwood Wright from the City's Economic Development Department was present on behalf of the request.

Mr. Wright stated I think if you have looked at that building lately, you will see that it desperately needs a paint job. It's not a beautiful structure; repainting it won't make it beautiful, but it will look clean and certainly more appropriate for how we want the River District to look. Probably the biggest, most important change of all will be to paint the side wall and that end. Hopefully you've got the same pictures as I do. The photo shot a relatively lighter brown or heavy, darker band in brown tone on the metal rack. I think it'll certainly look better and we did hire a decorator to pick the colors.

Mr. Davis closed the Public Hearing.

Mr. Keesee made a motion to approve the request as submitted. Mrs. Chaney seconded the motion. The motion was approved by a 4-0 vote.

4. *A request has been filed for a Certificate of Appropriateness to install a new ground identification sign at the intersection of Riverside Drive and the MLK Bridge to serve as the north gateway entrance to the River District.*

Mr. Davis opened the Public Hearing.

Present on behalf of the request was Mr. Ken Larking, the Deputy City Manager.

Mr. Larking stated I'm Ken Larking, the Deputy City Manager and the application was submitted by me. This is one of the signs that are part of our River District way finding and branding effort. We wanted to get this sign in first so it could be up and ready for May 1st to kick off for our branding which you're all invited to attend. It will be at Community Market in the evening on May 1st which is a Friday. There will be lots of stuff going on including evening fireworks. This sign is one of many that will be displayed throughout the River District. This won't be the gateway sign, it will be four or five more at different parts of the City. I think you've got the report on that.

Mr. Davis stated we looked at it I think last month.

Mr. Keesee asked you just putting on sign up for now?

Mr. Larking stated just the one sign for now. Yep.

Mr. Ranson asked the green is aluminum?

Mr. Larking stated yes.

Mr. Ranson stated and the beige color is stone?

Mrs. Chaney stated it's not going to be real stone, it's just like a tile.

Mr. Larking stated kind of like a tile. It's the exact same stuff that they put on the fountain.

Mr. Davis asked will it be lit?

Mr. Larking stated yes.

Mr. Ranson asked is this the same stuff?

Mr. Larking stated it is the same. We want to carry that rock element throughout the River District that is on the benches on Main Street.

Mr. Davis stated thank you very much.

Mr. Davis closed the Public Hearing.

Mr. Keesee made a motion to approve the request as submitted. Mr. Ranson seconded the motion. The motion was approved by a 4-0 vote.

APPROVAL OF MINUTES

The March 12, 2015 minutes were approved by a unanimous vote.

OTHER BUSINESS

Three agenda items were added to the Other Business.

5. *A request has been filed for a Certificate of Appropriateness to remove existing nonfunctioning sprinkler pump house to facilitate the installation of a new electrical transformer.*

Mrs. Chaney asked so they're going to remove the valves as well I'm assuming? I see spikes coming out of the side of it.

Mr. Davis stated this water down in the pit, we used to climb down in it to check the valves and now it's full of water up to ground level.

Mrs. Chaney asked they're going to put a transformer over that?

Mr. Davis stated no I really think they're going to put the transformer closer to the building. They're not going to put it directly over the pit.

Mrs. Chaney asked so they're just clearing it out and making way for the transformer to come in?

Mr. Gillie stated yes.

Mr. Keesee made a motion to hear the request. Mr. Ranson seconded the motion. The request was approved to be heard by unanimous vote.

Mrs. Chaney made a motion to approve the request as submitted. Mr. Keesee seconded the motion. The motion was approved by a 4-0 vote.

6. *A Request has been filed for a Certificate of Appropriateness to construct a 20' x 25' extension of existing patio/deck for Golden Leaf Bistro with an additional exit stair from the deck.*

Mr. Ranson made a motion to hear the request. Mrs. Chaney seconded the motion. The request was approved to be heard by unanimous vote.

Present on behalf of the request was Tammy Harris with the Danville Tobacco District.

Mrs. Harris stated I'm Tammy Harris with the Danville Tobacco District and we filed the Certificate of Appropriateness I think yesterday morning. It is for the extension of the twenty by twenty-five decking at the Golden Leaf Bistro. It'll pretty much mirror what's there now and it'll have a staircase for access to that as well.

Mr. Ranson asked do you have any drawings?

Mrs. Harris stated I do not have any drawings.

Mr. Keesee asked how far is it going to come out there?

Mrs. Harris stated I guess it'll just come out where the dumpster is I think.

Mr. Keesee asked where the old dumpster is?

Mrs. Harris stated yes.

Mr. Ranson asked so if you're looking at the restaurant, it'll be extended to the left?

Mrs. Harris stated yes on your left. It'll just go out. If you're sitting on the patio looking out towards the street, it'll just go out that way.

Mrs. Chaney asked it's going to pretty much take what parking was back there and cover up completely and the stairs will be encompassed in that same amount of space?

Mrs. Harris stated yes.

Mr. Wright stated for what it's worth, from my understanding it will be a view. Part of the deck now serves the kitchen.

Mrs. Harris stated I think there's a patio area at the bar. I think it's either eight by thirty or ten by thirty right there and then the wood part goes out. I think it will actually hold about seven or eight tables.

Mr. Ranson stated the air conditioning unit is sitting right there.

Mrs. Harris stated I guess they're going to go around that.

Mr. Gillie stated I that's where the U part is where they're working around the air system. Basically they're just kind of filling in the spot where the dumpsters were because you approved for the dumpsters to be moved across the street last time. So they're going to take where the dumpsters are and deck over that, but leave the system out.

Mr. Keesee made a motion to approve the request as submitted. Mrs. Chaney seconded the motion. The motion was approved by a 4-0 vote.

7. *A request has been filed for a Certificate of Appropriateness to remove existing bus stop and replace it with an iron bench and rock wall.*

Mr. Gillie stated if you're familiar with the picture before and how the bus shelter down at the bottom of Craghead Street used to look- the bus shelter was dismantled; it is in storage so if the Commission denies this we can put it back. They put a trashcan and bench and stonewall which is the same stuff that they did on the other side by the fountain so everything was matched. The Transportation Department with the City did this- not Public Works or us- so that's where the miscommunication came in and they thought we had taken care of them getting approval. I didn't know that they were doing it so it kind of fell between the cracks of City Government. All I can do is apologize on that. Everything matches the guidelines and it matches the other stuff that we approved for both streetscapes, we just didn't get approval before we did it. So I'm here to apologize and ask for permission to remove the bus shelter and keep the stuff that we already put in place.

Mr. Keesee stated we want that crooked trashcan put back in.

Mr. Gillie stated we have saved the trashcan so we can bring it back if you wish.

Mr. Ranson made a motion to hear the request. Mrs. Chaney seconded the motion. The request was approved to be heard by unanimous vote.

Mr. Ranson stated I have a question. Those poor people are going to get wet. I thought this was shelter for the people waiting on the bus.

Mr. Gillie stated it is. We have the bench, we have the trees, and the shelter has not necessarily been used for the most inviting things so the bench just seemed to be a better use.

Mr. Ranson stated I don't disagree that the shelter is not attractive, but it's functional so if you're waiting for a bus you can stay dry.

Mr. Davis asked could we ask them to put a shelter over it?

Mr. Keesee stated I don't think we need to.

Mr. Gillie stated you could. They've installed shelters on Memorial Drive, they installed a shelter up on Nor Dan Drive, and there's one on Westover Drive. Based on the study, this shelter wasn't really needed anymore. The bench is for that and the amount of time that the buses come around is quick enough. We didn't think it was necessary.

Mrs. Chaney stated I was going to say how much use does this one get compared to some of the other stations.

Mr. Gillie stated the other places get used a lot because of the bus hub being right across just a couple blocks away. A bus comes through here so often that the shelter wasn't used a whole lot. Not for the purpose it was designed for.

Mrs. Chaney stated sleeping purposes probably.

Mr. Gillie stated skateboarding and sleeping.

Mrs. Chaney made a motion to approve the request as submitted. Mr. Ranson seconded the motion. The motion was approved by a 4-0 vote.

8. *A request has been filed for a Certificate of Appropriateness to put a sign on the old water tower at 618 Craghead Street.*

Mr. Ranson made a motion to hear the request. Mrs. Chaney seconded the motion. The motion was approved by a 3-0-1 vote. Mr. Davis read a statement abstaining from voting on adding the request to the agenda due to a conflict of interest.

Present on behalf of the request was Mr. Ken Larking, Deputy City Manager for the City of Danville.

Mr. Larking stated my name is Ken Larking, Deputy City Manager and I'm submitting this request on behalf of the City. This was a recommendation of our branding and way

finding effort to take the logo that was there through a lengthy process for River District and have that sign permitted to go onto the water tank that is located on Craghead. What you see before you is the tank with the logo on it. Right now since we have not released a logo from consumption, I ask that you keep those to yourself. It's not a guarded secret, but again we have not really released it publicly. We do understand that we need to get approval from this group to install signage on this tank. Do you have any questions? I think I've covered everything I need to.

Mr. Ranson stated you told us last time what it was made out of.

Mr. Larking stated the material will be metal. It will be welded to the tank and there will be lights projecting from the tank.

Mr. Ranson stated it says that it would be illuminated from behind.

Mr. Larking stated that was their recommendation from the proposal. We have the option of lighting it from behind. That will be basically where the circuitry is on there; you can have that so it will pop out a little bit.

Mrs. Chaney asked so the sign is going to be flush mount to the tank?

Mr. Larking stated if you look at the other picture that's from above, you can kind of see there will be space between the tank and the sign. The sign will curve around. It will only be on one side. We're not going to do two; we're just going to do one. It's expensive so we're only doing one.

Mr. Keese asked but this sign is the one you're going to use?

Mr. Larking stated yes.

Mr. Ranson stated so I imagine if I'm standing in the parking lot behind the Community Market, that's the side it will be on?

Mr. Larking stated yes. It'll be facing the Craghead/Community Market area.

Mr. Larking stated I will say that the Danville Regional Foundation is paying for it.

Mr. Ranson asked and it's going to be temporary right?

Mr. Larking stated it's not temporary. It's going to be permanently welded to the tank. We were given the option of doing a plastic sign. We thought this was more in line with keeping an industrial type of look.

Mrs. Chaney made a motion to approve the request as submitted. Mr. Ranson seconded the motion. The motion was approved by a 3-0-1. Mr. Davis read a statement abstaining from voting on the request due to a conflict of interest.

The Commission discussed whether or not they are comfortable receiving last minute additions to the agenda. It was determined that this would continue in the future as long as it is not a request that needs to be seen before voting.

Mr. Gillie informed the Commission that the After Hours Rotary Club wants to put flags on the lampposts on the MLK Bridge.

With no further business the meeting adjourned at 4:33 p.m.

Approved By: