# DANVILLE

# COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300 DANVILLE, VIRGINIA (434) 799-5261

AUGUST 27, 2015
3:30 P.M.
FOURTH FLOOR CONFERENCE ROOM

**AGENDA**

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. ITEMS FOR PUBLIC HEARING

1. Request for a Certificate of Appropriateness to complete the following at 165 Holbrook Avenue:
   a) Install a double hung window where a door was once located on the right side of the bay. This was previously approved to be replaced with a decorative stationary unit. A violation letter was issued for this installation.
   b) Remove concrete front steps and construct wood steps on the front porch. The concrete steps have been removed and the wood steps constructed. A violation letter was issued for this construction.
   c) Replace 3 inch flat boards attached to handrails with 1x1 wood pickets on rear porch. Add additional 4x4 posts where needed.
   d) Replace rear second floor door with window.
   e) Replace double hung window at kitchen in rear of house with a decorative stationary unit. This unit was previously proposed to be installed in the front bay.
   f) Add two (2) ceiling fans to front porch.
   g) Demolish metal shed in rear yard
   h) Replace existing front door with a French door.
   i) Replace bathroom window
   j) Erect stand-alone plastic mailbox
2. Request for a Certificate of Appropriateness to complete the following at 815 Pine Street:
   a) Remove non-contributing single-story addition and repair lean-to
   b) Replace modern door with period wood door and numbered transom

IV. APPROVAL OF MINUTES FROM JULY 30, 2015

V. OTHER BUSINESS

VI. ADJOURNMENT

# DANVILLE

# COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300 DANVILLE, VIRGINIA (434) 799-5261


**Commission of Architectural Review**
**Meeting of August 27, 2015**

## SUBJECT

**165 Holbrook Avenue**
**VDHR # 108-0056-0076**

## APPLICANT'S REQUEST

The applicants, Mike Spangler and Marcy Keigler, are requesting a Certificate of Appropriateness to complete the following at 165 Holbrook Avenue

a) Install a double hung window where a door was once located on the right side of the bay. This was previously approved to be replaced with a decorative stationary unit. A violation letter was issued for this installation.
b) Remove concrete front steps and construct wood steps on the front porch. The concrete steps have been removed and the wood steps constructed. A violation letter was issued for this construction.
c) Replace 3 inch flat boards attached to handrails with 1x1 wood pickets on rear porch. Add additional 4x4 posts where needed.
d) Replace rear second floor door with window.
e) Replace double hung window at kitchen in rear of house with a decorative stationary unit. This unit was previously proposed to be installed in the front bay.
f) Add two (2) ceiling fans to front porch.
g) Demolish metal shed in rear yard
h) Replace existing front door with a French door.
i) Replace bathroom window
j) Erect stand-alone plastic mailbox. A violation notice was sent on this installation.

The applicant has asked to postpone this request until the September 24, 2015 meeting.

## STAFF EVALUATION

This application lacks adequate information to review each submitted request.

Staff recommends that the Commission postpone action as requested by the applicant.

**Burton, Renee**

**From:** Marcella Kaigler [redacted]
**Sent:** Tuesday, August 04, 2015 10:26 AM
**To:** Burton, Renee
**Subject:** Re: CAR Request

August 4-2015

To: Commission of Architectural Review

I would like to request an extension of my "Hearing" from August to September 24th

This request is made to the fact of new employment and the changes in progress on house

Thank you for your time,
Marcella L. Kaigler
165 Holbrook Ave

**Best Regards,**
**Marcella Kaigler**
[redacted]

On Tue, Aug 4, 2015 at 10:24 AM, Burton, Renee <burtotr@danvilleva.gov> wrote:

☺ You have to send me an email or letter that specifically asks for the Commission to postpone your request until the September 24th meeting. I will then forward it to the Commission.

**From:** Marcella Kaigler [mailto:marcellakaigler@gmail.com]
**Sent:** Tuesday, August 04, 2015 10:08 AM
**To:** Burton, Renee
**Subject:** Re: CAR Request

# DANVILLE

# COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300 DANVILLE, VIRGINIA (434) 799-5261

## CERTIFICATE OF APPROPRIATENESS APPLICATION

*Article 3.R.C.1.*

*No zoning, site plan, subdivision plat, or building permit shall be issued for the erection, reconstruction, exterior alteration, restoration, rehabilitation, razing, relocation or demolition of any building, structure, signs, fences, walls, light fixtures, accessory buildings, pavements, grading, site improvements, significant landscaping features or other appurtenant element in an HP-O District unless and until such building or site element has been approved by the issuance of a Certificate of Appropriateness by the Commission of Architectural Review for the City.*

**INFORMATION TO BE PROVIDED BY PLANNING DIVISION**

Application Number: _____ CAR Date: July 23- 2015

Date submitted: 6-25-2015 Received by: _____

Tax Map Number: _____ Zoning Map Number: _____

Architectural Inventory Rating: _____ Zoning District: _____

Additional Zoning Information: _____

_____

All buildings, structures or improvements located in the Old Westend Historic 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 Commission of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.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. As of July 1, 2009 a $25.00 fee will be required for each application submitted for review.

## 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

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

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? yes

Would you like more information about these programs? no

Which one(s)? —

Property Location: 165 Holbrook Ave

Name of Applicant: Marcella L. Kazglen

Applicant's Address: 144 Southside Ave

Applicant's Phone Number: 727-251-8166 Email Address:

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

Porch / Front steps To Be wood structure
Deck to window. Dbl Hung
Rear Porch 1st Floor stairs & siding To Be Removed

Type of material(s) to be used: Deck To Be changed 2nd story porch Floor To Be Extended where steps Are Taken Out Kitchen Single window To Be Taken Out And Replaced

M Kazglen
Signature of Property Owner (if not applicant)

M Kazglen
Signature of Applicant

**Burton, Renee**

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**From:** marcella kaigler [redacted]
**Sent:** Wednesday, June 24, 2015 1:04 PM
**To:** Burton, Renee
**Subject:** Hi Hope you are having a great day

**Renee,**

**I have tendinitis in my right hand so my handwriting is terrible.**

**Regarding my CAR application:**

**1-) Door was replaced with double hung window should be like for like**

**2-) Front steps are wood, should be original like for like.**

**3-) Rear porch area, rotted wood to be replaced, spindles that were 3 inch flat boards to be replaced with 1 x 1 posts new handrails for upstairs porch area, new posts 12 ft high 4 inch square will be added and or replaced as necessary, the stairs on the lower section will be taken out along with the wood frame work side of house in back area, we will have a larger deck area on the ground floor and a porch area on the second floor, where the steps come out we will re floor to add porch floor area.**

**4-) The door in the rear second floor on right will eventually be replaced with a window as I am going to use that room for a master bath, I will keep the second floor door on the left.**

**5-) Back of house double hung window in kitchen will be coming out and replaced with the decorative stationary window we were going to use on the front, because the existing window height will not accommodate the new kitchen cabinets...**

**6-) Front porch adding two ceiling fans, one on each side and the original light will be in the center**

**7-)Mailbox was a huge hit with the post office lol Dave and Ann appreciate the extended driveway as well...**

**8-) Eventual tear down of existing metal shed in back yard...**

**Hope all is well with you!**

**Marcy**

**Best Regards,**
**Marcella Kaigler**
[redacted]

**Burton, Renee**

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**From:** marcella kaigler [redacted]
**Sent:** Wednesday, June 24, 2015 4:08 PM
**To:** Burton, Renee
**Subject:** CAR Application

Also, front door changeout to french door with glass panes

**Best Regards,**
**Marcella Kaigler**
[redacted]

**Burton, Renee**

---

**From:** marcella kaigler [redacted]
**Sent:** Wednesday, July 15, 2015 3:30 PM
**To:** Burton, Renee
**Subject:** New addition for CAR August

Mike had to replace a window on the side of the house, he actually did a great job.

The original 24 x 24 bathroom window had a rotted sill that fell out so he found a replacement at the Habitat the is exact to the second floor bathroom window.

Please add to the long list

Thanks
Marcy K

**Best Regards,**
**Marcella Kaigler**
**([redacted]**

# DANVILLE

# COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300 DANVILLE, VIRGINIA (434) 799-5261


**Commission of Architectural Review**
**Meeting of August 27, 2015**

## SUBJECT

**815 Pine Street**
**VDHR # 108-0056-0182**

## APPLICANT'S REQUEST

The applicants, Paul Liepe and Steve Wilson have submitted a request for a Certificate of Appropriateness to complete the following at 815 Pine Street:

a) Remove non-contributing single-story addition and repair lean-to
b) Replace modern door with period wood door and numbered transom

815 Pine Street is currently owned by the Danville Redevelopment Housing Authority (DRHA). The applicants and DRHA have entered into an agreement to own and rehabilitate the structure.

## STAFF EVALUATION

Section 3 of the Old West End Design Guidelines addresses Historic Builidng Restoration/Renovation Guidelines. Below are a few appropriate excerpts:

- *Architectural restoration, rather than renovation, is the preferred option when feasible.*
- *Repairs should match as much as possible in terms of materials, size, shape, texture and color.*

Staff believes that the abovementioned requests made by the applicant meet the OWE Design Guidelines.

# DANVILLE

# COMMISSION OF ARCHITECTURAL REVIEW

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## CERTIFICATE OF APPROPRIATENESS APPLICATION

*Article 3.R.C.1.*

*No zoning, site plan, subdivision plat, or building permit shall be issued for the erection, reconstruction, exterior alteration, restoration, rehabilitation, razing, relocation or demolition of any building, structure, signs, fences, walls, light fixtures, accessory buildings, pavements, grading, site improvements, significant landscaping features or other appurtenant element in an HP-O District unless and until such building or site element has been approved by the issuance of a Certificate of Appropriateness by the Commission of Architectural Review for the City.*

**INFORMATION TO BE PROVIDED BY PLANNING DIVISION**

Application Number: _____ CAR Date: _____

Date submitted: _____ Received by: RB #2087

Tax Map Number: _____ Zoning Map Number: _____

Architectural Inventory Rating: _____ Zoning District: _____

Additional Zoning Information: _____

_____

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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

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

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? Yes

Would you like more information about these programs? No

Which one(s)? _____

Property Location: 815 Pine Street

Name of Applicant: OWE Restorations LLC

Applicant's Address: 918 Main Street, Danville, VA 24541

Applicant's Phone Number: 832-277-0270 or 434-793-4333

Email Address: info@owerestorations.com

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

1. Remove non-contributing single-story addition and repair lean-to
2. Replace modern door with period wood door and numbered transom
3. Confirm that addition proposed work does not require CAR approval

Type of material(s) to be used: See attached

Signature of Property Owner (if not applicant)
for Danville Rehabilitation and Housing Authority

Signature of Applicant
for OWE Restorations LLC

Article 3RC6 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.
D. 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:
(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 accessways 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.

## Certificate of Appropriateness Application – 815 Pine Street

### Background

OWE Restorations LLC was formed for the purpose of saving 815 Pine Street. At present, the members of this limited liability corporation are Stephen G. Wilson and Paul C. Liepe.

This corporation was not formed with a profit motive, though ultimate recovery of the cost of restoration may be possible. Rather, we believe that the exterior restoration of just this one house may spur further activity in the immediate area. There's nothing quite like a dumpster and crews working on a house to make the area seem more appealing to other possible occupants and restorers. Someone has to go first.

The plan for 815 Pine is to stabilize, secure, and repair the exterior of the dwelling and to enhance its curb appeal in a historically-accurate way. In short, we plan to make the exterior appealing to a prospective owner-occupant. The hope is that, with further revitalization of Pine Street and this portion of the Old West End generally, that a future owner-occupant will complete the interior renovations.

This dwelling was included in the Appendix of the May 2014 Hill Studio report. That information is attached to this application. It was also the subject of an inspection by an engineering firm in March 2015, which recommended its demolition. The cover letter of this report is also attached for your reference.

As the Commission may recall, this building was originally included in a May 2015 request by Danville Rehabilitation and Housing Authority (DRHA) for the demolition work at Five Forks, but was withdrawn so that its condition could be studied further by the applicants.

While it may well be impractical for the City or DRHA to restore this house, we believe it can be done cost effectively by private owners.

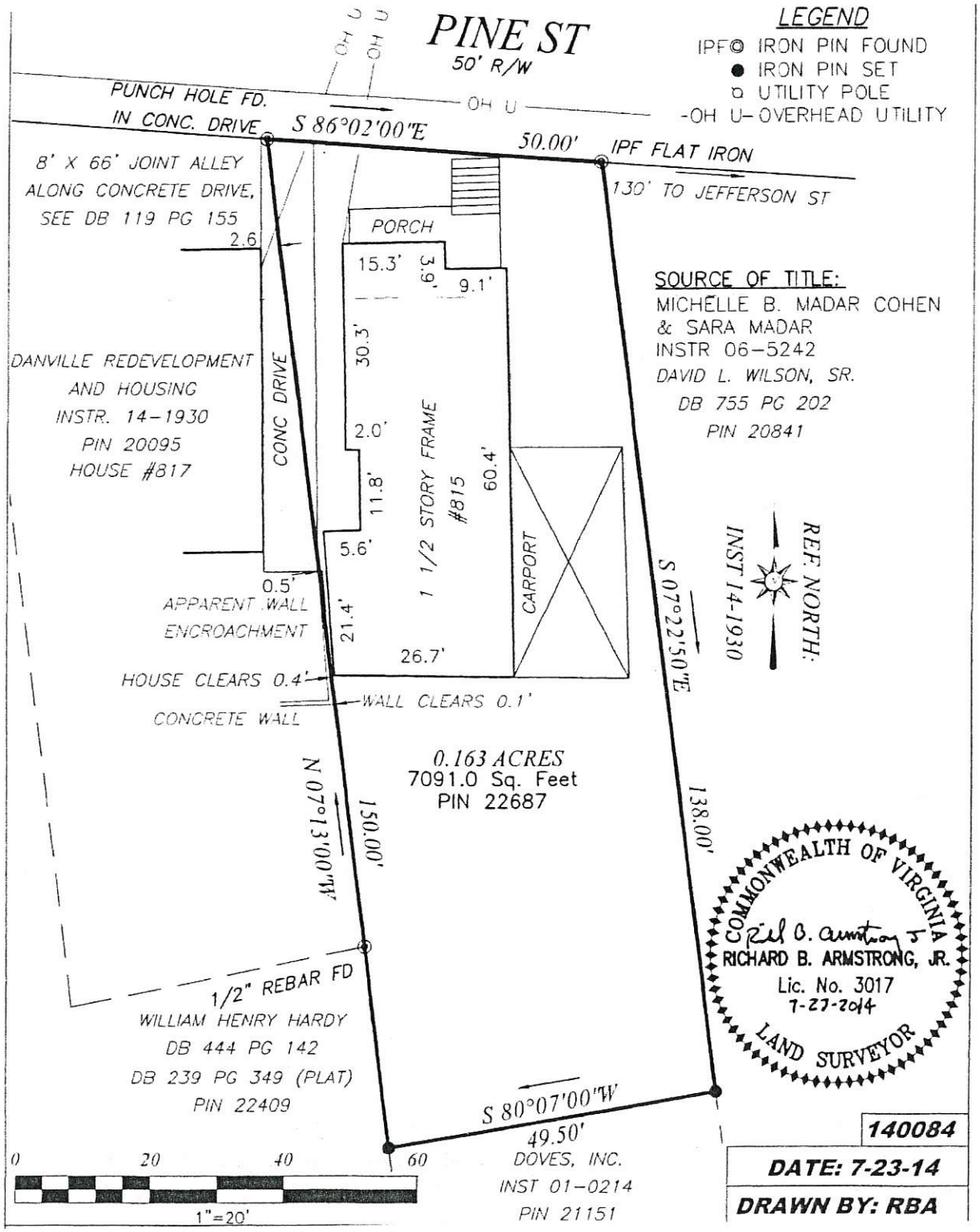
OWE Restorations LLC has committed to the City and DRHA to complete the exterior restoration during 2015. Therefore, timely Commission approval of this restoration plan is critical to the overall project.

## Location

As shown below, 815 Pine (ca. 1888) is very near to the Five Forks intersection and across Pine Street from the demolition recently approved by the Commission. It is two doors from old Greenberg Meat Market at 807 Pine (ca. 1927).

Immediately to the east is a rental duplex (809/811) ca. 1892 owned by David L. Wilson Sr. Immediately to the west (817) is another DRHA property ca. 1917 included in the City's Old West End revitalization plan. A survey is shown on the next page followed by a streetscape.

**Survey**


PINE ST
50' R/W
LEGEND
IPF IRON PIN FOUND
IRON PIN SET
UTILITY POLE
-OH U- OVERHEAD UTILITY
PUNCH HOLE FD.
IN CONC. DRIVE
S 86°02'00"E
50.00'
IPF FLAT IRON
130' TO JEFFERSON ST
8' X 66' JOINT ALLEY
ALONG CONCRETE DRIVE,
SEE DB 119 PG 155
2.6
PORCH
15.3'
3.9'
9.1'
SOURCE OF TITLE:
MICHELLE B. MADAR COHEN
& SARA MADAR
INSTR 06-5242
DAVID L. WILSON, SR.
DB 755 PG 202
PIN 20841
DANVILLE REDEVELOPMENT
AND HOUSING
INSTR. 14-1930
PIN 20095
HOUSE #817
CONC DRIVE
30.3'
2.0'
11.8'
5.6'
1 1/2 STORY FRAME
#815
60.4'
CARPORT
0.5'
APPARENT WALL
ENCROACHMENT
21.4'
26.7'
S 07°22'50"E
REF. NORTH:
INST 14-1930
HOUSE CLEARS 0.4'
WALL CLEARS 0.1'
CONCRETE WALL
0.163 ACRES
7091.0 Sq. Feet
PIN 22687
N 07°13'00"W
150.00'
138.00'
COMMONWEALTH OF VIRGINIA
RICHARD B. ARMSTRONG, JR.
Lic. No. 3017
7-27-2014
LAND SURVEYOR
1/2" REBAR FD
WILLIAM HENRY HARDY
DB 444 PG 142
DB 239 PG 349 (PLAT)
PIN 22409
S 80°07'00"W
49.50'
DOVES, INC.
INST 01-0214
PIN 21151
0
20
40
60
1"=20'
140084
DATE: 7-23-14
DRAWN BY: RBA

**Streetscape**

Five Forks to the far left

| | | | |
|---|---|---|---|
| 807<br>"Meat Market" | 809/811<br>Duplex | 815 Pine | 817 Pine |

**Condition**

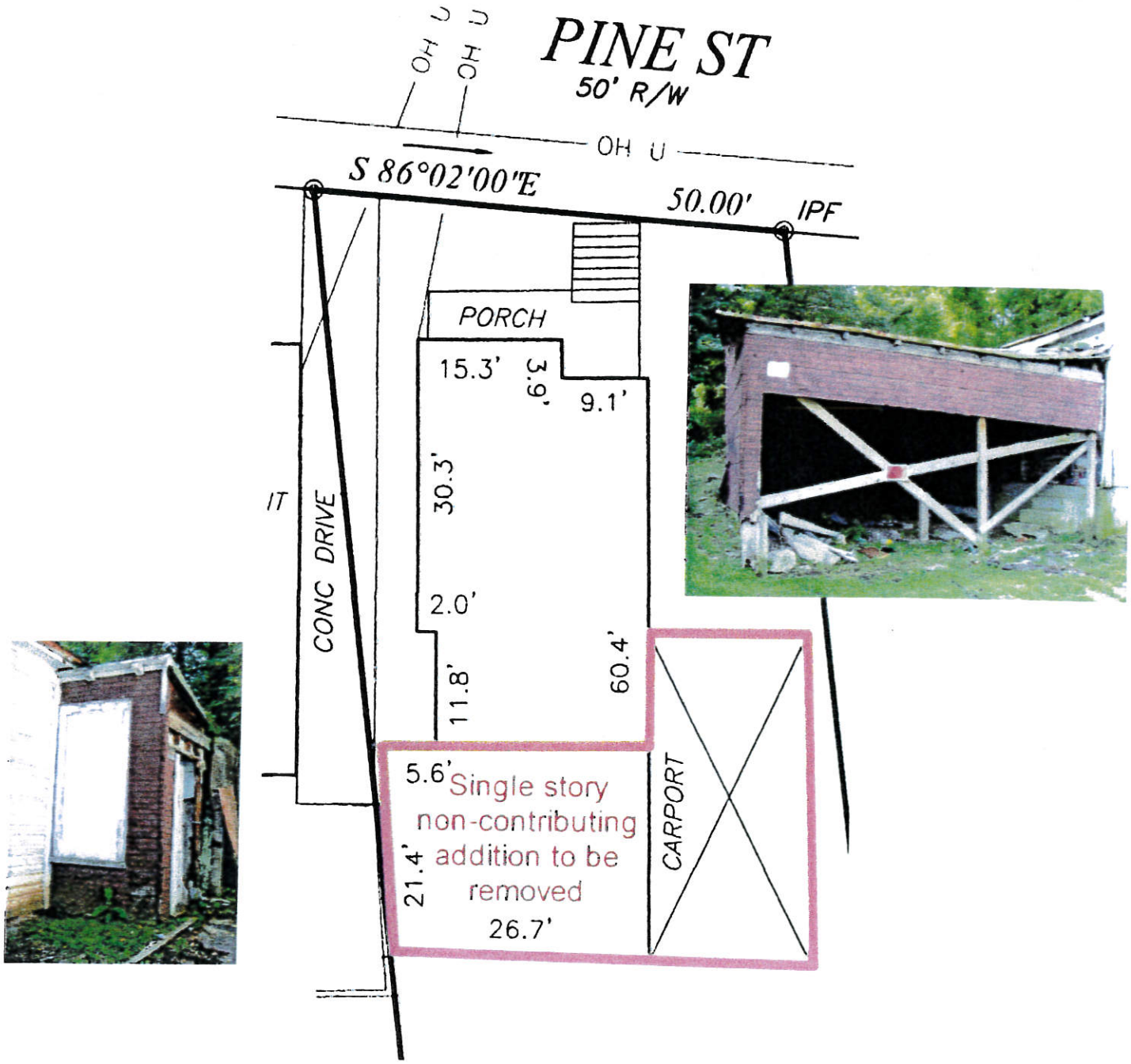
This frame residence, first mentioned in a City Directory in 1888, is an example of the Folk Victorian style. This two-story two-bedroom home is nearly identical to the highly-desirable row houses on Chestnut Place. And it may someday be near the heart of a revitalized Five Forks neighborhood commercial area.

The house retains many of its historic exterior features, including German siding, a standing-seam metal roof, and decorative wood shingles in the gable ends. However, some portions of the house have extensive water damage including the collapsed front porch and the lean-to side entrance on the east. There are also areas of previous termite infestation.

The house has also endured an inappropriate rear and east side addition to provide a carport and two windowless bedrooms. This area has also suffered water and termite damage, and at least the carport is unsafe.

**Application Item #1 – Remove non-contributing single-story addition and repair lean-to**

The addition is comprised of a carport and two poorly-constructed, windowless bedrooms on slab on grade and is covered in asphalt siding.



**Application Item #1 – Continued**

Removal of the failing carport (at left below) will expose a single-story lean-to on the east side. This lean-to is inset about two feet from the main body of the house (at right below) and may be partially visible from Pine Street. This area is sheathed in the same German siding as the main house suggesting it is original. This area will be repaired as needed. A period-appropriate window and a door similar to the present rear door (bottom) will replace the present plywood.

Failing carport

Lean-to exposed by carport removal

Present rear door

**Application Item #2 – Replace front door with period wood door and numbered transom**

The photo at left below shows the present modern metal door. The photo at right is a wooden exterior door recently acquired from Architectural Salvage of Greensboro. It is very similar to the doors at 14 and 16 Chestnut Place with a glazed upper panel and three wooden lower panels. The metallic house number sample in the transom is included above the right photo here to simulate the overall effect.

Present metal front door

Recently-acquired period wood door

**Application Item #3 – Confirm that additional proposed work does not require CAR approval**

- Replace second-floor bathroom shed roof, now metal with possible EPDM covering, with EPDM.
- Replace first floor kitchen roof, now rusted metal, with EPDM or asphalt shingles.
- Replace first floor lean-to shed roof, now failed, with EPDM
  None of these roof surfaces are visible from any street (see photo below).

- Restore the front porch area including tongue and groove flooring, columns, steps, and metal roof.
- Make window repairs as immediately necessary in wood.
- Scrape, prepare, prime, and paint second-story metal roof.
- Scrape, prepare, prime, and paint the exterior in most recent colors – pale yellow body, green gable ends.

1109 Brookdale Street, Suite B
Martinsville, Virginia 24112
www.edenandassociates.com

EDEN & ASSOCIATES

Phone: 276-632-6231
Fax: 276-632-3645
jamie@edenandassociates.com

June 19, 2015

City of Danville
Inspections Division Director
Mr. Jerry D. Rigney
P.O. Box 3300
Danville, Virginia 24542-3300

Re: Building at 815 Pine St. – Danville, VA

Dear Mr. Rigney:

This letter report details results of our work related to the above referenced property in Danville, VA.

SCOPE:
Our scope of work was to inspect the property for structural deficiencies and to report our findings.

ACTIVITIES:
Eden & Associates inspected the building on March 9, 2015. Pictures were taken of areas of the building where deficiencies were observed. We walked the interior and exterior of the building to the extent safety permitted.

OBSERVATIONS:
The first building we inspected was the house at 815 Pine Street. Large cracks were visible in the concrete block retaining wall in the rear of the building. The entire front porch is completely dilapidated. We had to enter through the crawlspace on the side of the house. Significant portions of the floors were deteriorated. There was extensive water damage throughout. Portions of the ceilings were sagging and/or missing. There was visible evidence of termite damage. Exposed roof beams looked to be rotting from water damage. The house is open to the elements, as well as entry from the public.

CONCLUSIONS:
It is evident the building remain unstable due to age, exposure to the elements, and water damage. The building remains structurally unsafe in many areas. Unsafe conditions include the following:

1. Roof failure and deteriorated rafters, joists, and beams
2. Structural movement
3. Masonry deterioration
4. Ceiling failures

5. Failing floors
6. Termite damage to wood framing

The extent of hazardous areas is so extensive that construction workers making repairs would be in danger from trying to do so.

RECOMMENDATIONS:
In my opinion, it is evident the building is an unsafe structure not fit for human occupancy. In its present condition, repairs would be costly and dangerous. The building clearly needs to be demolished in the interest of safety to the public. Trespassers or homeless persons are at risk for injury. Persons exploring or attempting to repair the building could would be at risk of injury or death from unexpected falling ceilings, roof damage, floor failures, or other debris from failure of the building structure.

Yours truly,

EDEN & ASSOCIATES, P.C.

Jamie E. Peck

Jamie Eden Peck, P.E.
President

COMMONWEALTH OF VIRGINIA
Jamie E. Peck
JAMIE EDEN PECK
Lic. No. 045740
6/19/15
PROFESSIONAL ENGINEER

Attachments: Inspection photos (3 pages)