



# DANVILLE

## COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

JUNE 23, 2016

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, PLCAR2016000164, filed by DRHA to rehabilitate the exterior of 838 Green Street that will include the following:*
    - *Remove existing exterior lighting from the first and second floor façade*
    - *Install new half round gutters and round downspouts*
    - *Construct front porch handrails to mimic 1972 photo*
    - *Remove handrail from front steps*
  2. *Request for a Certificate of Appropriateness, PLCAR20160000172, filed by Iulian Bobe, to complete the following at 247 West Main Street:*
    - *Demolish rear concrete deck and stairs*
    - *Construct a new uncovered rear deck with wooden rails, square pickets and brown Trex flooring*
    - *Replace existing 15 light doors with full glass wooden French doors*
    - *Replace grid bay window with new solid glass wooden windows*
- IV. APPROVAL OF MINUTES FROM APRIL 28, 2016
- 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 June 23, 2016**

### SUBJECT

**838 Green Street  
VDHR # 108-0056-0030**

### APPLICANT'S REQUEST

The applicant, DRHA, is requesting a Certificate of Appropriateness to complete the following at 838 Green Street as part of an exterior rehabilitation project:

1. Remove the "brass" exterior lighting from the front façade. There are a total of four (4) lights present. Two (2) are on the lower level and two (2) on the upper level.
2. Install new, white half round gutters with round downspouts
3. Construct front porch railings to mimic 1972 photo. Photo was taken during the architectural survey for district listing.
4. Remove handrail for the front steps. These will not be replaced.

An exterior rehabilitation and stabilization project is planned to begin this summer for 838 Green Street by DRHA. The items listed above are to be completed as well as roof, siding and porch repair. A work write-up has been submitted with the application.

It is unclear when the exterior lights and porch additions were made. They are clearly not present in a dated 1998 photo, but present today. The gutters were also a later addition. They are conventional aluminum gutters, the addition of round gutters and downspouts are more accurate.

### STAFF EVALUATION

Section 3 **Historic Building Restoration/Renovation Guidelines**, Item B **General Guidelines** states: *Every reasonable effort should be made to preserve and enhance the historically significant elements of a building.* While the items presented above are not specifically addressed they are in line with the intent to preserve and enhance the historically significant elements of 838 Green Street. Therefore it is Staff's opinion that this request does meet the Guidelines.

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)-799-5260. 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? \_\_\_\_\_

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? \_\_\_\_\_

Would you like more information about these programs? \_\_\_\_\_

Which one(s)? \_\_\_\_\_

Property Location: 838 Green Street

Name of Applicant: DRHA, Gary Wasson, Executive Director

Applicant's Address: 135 Jones Crossing

Applicant's Phone Number: 792-5544

Email Address: gwasson@drhava.com

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

1. Remove "brass" exterior lighting from front facade 2. Install new half round gutters 4 round downspouts 3. Construct front porch handrails to mimic photo 4. Remove handrail from front steps

Type of material(s) to be used: \_\_\_\_\_

Gary M. Wasson  
Signature of Property Owner (if not applicant)

\_\_\_\_\_  
Signature of Applicant

838 Green Street  
Work Write Up  
Construction

Roof & Gutters

- Repair or replace in kind any deteriorated gutter board/soffit/fascia
- Repair and paint existing metal roof
- Install new half round gutters and round downspouts
- Replace missing corbels along roof line (2 different styles)
- Replace “button” architectural feature on front elevation
- Replace flashing around chimney(s)

Siding

- Repair or replace in kind any deteriorated wood siding
- Remove exterior lighting fixtures on front elevation. First and second story. Repair siding.

Front porch

- Restore the front porch.
- Repair or replace any compromised structural elements
- Repair or replace any damaged wood trim elements
- Replace the t&g decking
- Construct new railings to mimic photo
- Remove wooden hand rail from front steps

Secondary front porch

- Restore porch
- Repair or replace any compromised structural elements
- Repair or replace any damaged wood trim elements

Side deck

- Secure any warped or damaged floor decking

Rear deck

- Add railing where missing

Masonry

- Repair brick on northeast side of home

Windows & Doors

- Windows and sills are to be scraped and sanded, repaired, re-glazed, painted and rehung in the original frames (operable)
- Frames are to be repaired and repainted
- Doors are to be repaired, scraped and sanded and repainted; maintaining existing hardware (operable)
- Install new threshold at second story double doors on front elevation

838 Green Street  
Work Write up  
Paint

Porch

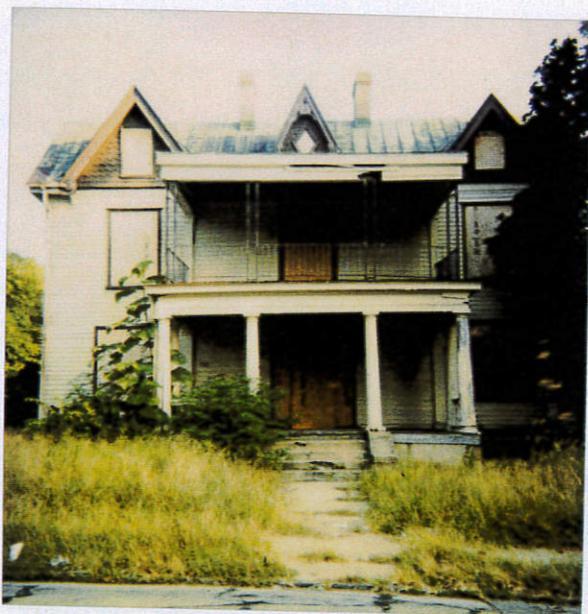
- Paint porch after repairs have been made including ceiling
- Windows and doors are to scraped, sanded and painted on all elevations
- Prep exterior surface for painting in accordance with paint manufacturer requirements. Apply one coat of primer and one coat S-W Best Exterior or an equivalent quality.
- Paint repaired metal roof
- Paint all wood members on the exterior of the house excluding the two open decks.

NOTE: New materials, repaired surfaces and existing surfaces shall be prepared and primed according to pain manufacturer's instruction. Paint applied shall be Sherwin-Williams brand or equivalent quality. Consult Community Development Staff for more details prior to painting.

Body: Downing Slate SW 2819  
Trim: Downing Straw SW 2813  
Accent: Rookwood Antique Gold SW 2814  
Accent 2: Rookwood Medium Brown SW 2807

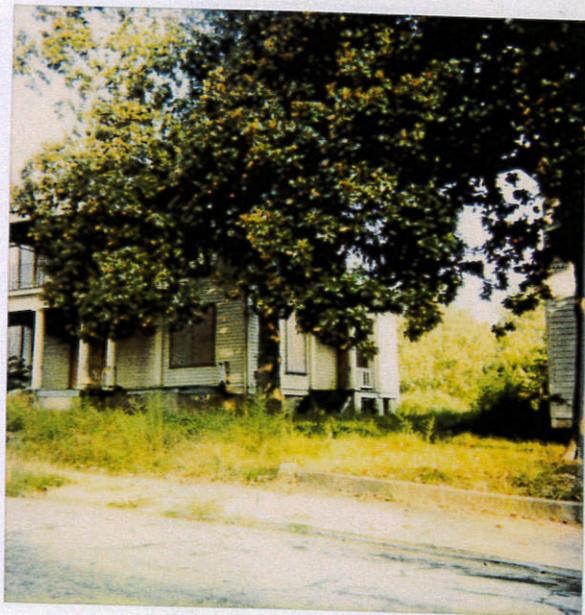


1998



838 GREEN ST.

9/13/95



838 GREEN ST.

9/13/95

J.L.R.

*Smead*  
UPC 24128  
No. ET2-1522L  
HASTINGS, MN







# DANVILLE

## COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5261

**Commission of Architectural Review  
Meeting of June 23, 2016**

### SUBJECT

**247 West Main Street  
VDHR # 108-0056-0248**

### APPLICANT'S REQUEST

The applicant, Iulian Bobe, is requesting a Certificate of Appropriateness to complete the following at 247 West Main Street:

- Demolish rear concrete deck and stairs
- Construct a new uncovered rear deck with wooden rails, square pickets and brown Trex flooring
- Replace existing 15 light doors with full glass wooden French doors
- Replace grid bay window with new solid glass wooden windows

The rear deck is to ~12' x 24'; this is an enlargement of the existing concrete deck. The deck will have a single handrail with square wooden pickets and will not encroach towards the greenhouse more than existing.

The size of the bay window and French doors will not change, but the design will be altered by the removal of the existing grid pattern. The replacements will be wooden.

### STAFF EVALUATION

Section 3 **Historic Building Restoration/Renovation Guidelines**, Item C **Guidelines for Residential Structures** Item 4 **Windows** states: *If window replacement is necessary then new windows should match the original windows in materials, operation and glazing style. Sashes with multiple panes shall be replaced with single-glazed sashes that are true divided light sashes to match the original pattern. If replacement windows must be used, original openings shall be maintained.*

Section 3 **Historic Building Restoration/Renovation Guidelines**, Item C **Guidelines for Residential Structures** Item 3 **Porches and Entries** states: *Porches and front entries are highly*

*individual and are an essential part of the architecture of the house. Porches can be constructed of wood, stone, brick and stucco, or cast iron and often have interesting details that complement and/or embellish the detail seen elsewhere in friezes and cornices. ...Substitute material will be considered on a case-by-case basis; if these are preferred, the overriding concern in approval would be authentic appearance and maintenance of historic details.*

It is Staff's opinion that the request to construct a new rear deck does meet the Guidelines. Similar style rear decks have been approved by this Commission previously.

However, it is Staff's opinion that the replacement of the existing French door and bay window do not meet the Guidelines. The proposed replacement does not match the existing grid pattern and therefore do not meet the Guidelines. The Commission must determine if the proposed changes will have an adverse effect on the structure or the District.

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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? N/A

Would you like more information about these programs? No

Which one(s)? N/A

Property Location: 247 West Main Street

Name of Applicant: Iulian Bobe

Applicant's Address: 247 West Main Street

Applicant's Phone Number: 203-524-7227 Email Address: bobe.iulian@gmail.com

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

Demolition of concrete steps in rear of home. Installation of new deck along the rear of the home.

Replace existing bay window and french doors with new window and doors. NEW

WINDOWS/DOOR WILL NOT HAVE GRIDS.

Type of material(s) to be used: Wood, glass, TREX (FLOOR OF DECK)

  
Signature of Property Owner (if not applicant)

  
Signature of Applicant

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.



VIEW FROM  
ROAD

EXISTING



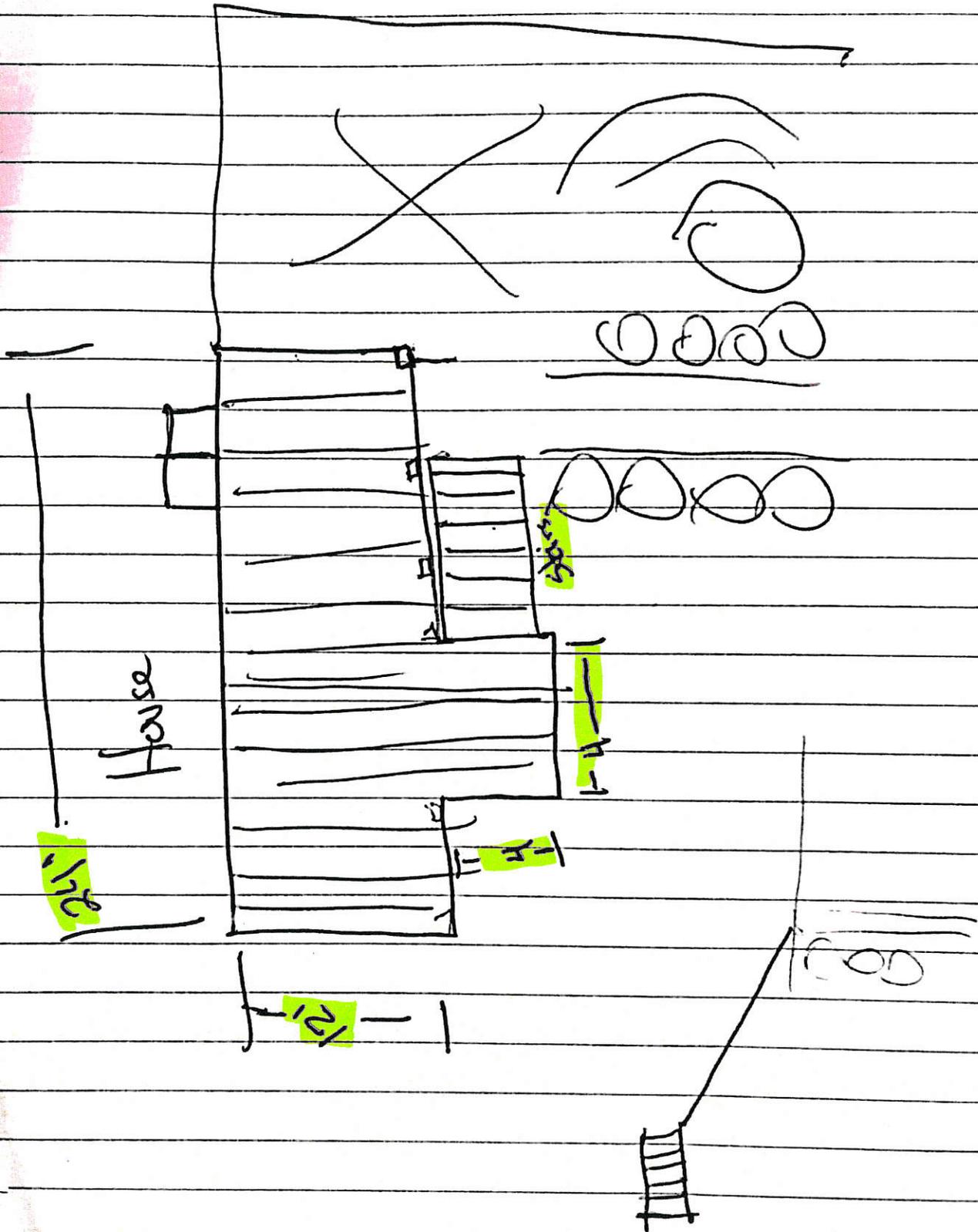
**NEW**



EXISTING



# NEW DECK



VIEW  
FROM  
STREET



EXISTING



NEW



EXISTING







deck\_railing\_wood\_standard.jpg (400x300)

# COMMISSION OF ARCHITECTURAL REVIEW

April 28, 2016

## Members Present

Susan Stilwell  
Jeffrey Bond  
Michael Nicholas  
Robin Crews  
Sean Davis  
Robert Stowe

## Members Absent

Robert Weir

## Staff Present

Renee Burton  
Clarke Whitfield  
Anna Levi

**The April minutes are not verbatim due to a malfunction with the recording system.**

Chairman Nicholas called the meeting to order at 3:30 p.m.

- 1. Request for a Certificate of Appropriateness, PLCAR2016000113, filed by DRHA to remove the metal awning on the front porch at 124 Chestnut Street.*

Mr. Nicholas opened the public hearing.

Staff was present for questions on behalf of the Danville Redevelopment and Housing Authority.

No questions or comments from the Commission or from the floor.

Mr. Nicholas closed the public hearing.

Mr. Bond entered at 3:33 p.m.

**Mrs. Stilwell made a motion that the request meets the guidelines to approve as submitted. Mrs. Crews seconded the motion. The motion was approved by a 5-0-1 vote. Mr. Bond abstained.**

- 2. Request for a Certificate of Appropriateness, PLCAR2016000114, filed by DRHA to replace the existing metal roof with a screw down metal roofing system at 240 Jefferson Avenue.*

Mr. Nicholas opened the public hearing.

Present on behalf of the Danville Redevelopment and Housing Authority was Linwood Terry and Starr Miner.

Mrs. Stilwell asked what the pricing difference was between nail down and other roofing.

A question was raised by Mr. Davis whether the roofing would be clip or flange system. Conversation ensued and it was agreed that clip systems are more appropriate for the Old West End.

Mr. Nicholas closed the public hearing.

**Mrs. Crews made a motion that the request meets the guidelines to approve with the condition that the clip system be used. Mrs. Stilwell seconded the motion. The motion was approved by a 5-0-1 vote. Mr. Bond abstained.**

*3. Request for a Certificate of Appropriateness, PLCAR2016000115, filed by William and Elizabeth Hagan to install a six (6) foot red cedar shadow box fence on the east side of the property at 826 Green Street.*

Mr. Nicholas opened the public hearing.

Mr. Hagan represented the request at 826 Green Street.

Mrs. Stilwell asked whether the proposed fence would be dog-ear style.

Mr. Hagan said yes it would be dog-ear style, made of cedar, and unpainted.

Ret. Col Lawrence Meder spoke in favor of the request.

Mr. Nicholas closed the public hearing

**Mrs. Stilwell made a motion that the request meets the guidelines to approve as submitted. Mr. Stowe seconded the motion. The motion was approved by a 6-0 vote.**

## **APPROVAL OF THE MINUTES**

**Mrs. Crews made a motion to approve the March 24, 2016 minutes. Mr. Davis seconded the motion. The motion was approved by a unanimous vote.**

## **OTHER BUSINESS**

Mrs. Burton updated the Commission on the status of ongoing OWE projects.

Mr. Liepe invited all to his home at 926 Main Street to a social gathering conducted to meet the City Council candidates.

Mr. Nicholas adjourned the meeting at 3:48.