DANVILLE
RIVER DISTRICT DESIGN COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

AUGUST 11, 2016
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 at 521 Loyal St to alter the existing storefront. The particle board façade and artificial windows will be replaced with a block and brick storefront.*

2. *A request has been filed for a Certificate of Appropriateness at 523 Loyal St to replace a broken plate glass window in an old metal frame with a new tempered glass window and new metal frame. The proposed replacement would match what currently exists at the front door.*

3. *A request has been filed for a Certificate of Appropriateness at 729 Loyal St to restore an existing historic Coca-Cola ghost sign. The applicant would like to paint the brick wall surrounding the sign a brick-red color to minimize the appearance of other ghost signs. Additionally, a slogan such as "Welcome to Historic Danville" or "Historic River District" may be included.*

4. *A request has been filed for a Certificate of Appropriateness at 762 Loyal St to install a new garage door, replace broken windows with hardie board siding, repair and paint metal soffit, and replace the entrance door.*

5. *A request has been filed for a Certificate of Appropriateness at 133 S Ridge Street to install a metal cap over the chimney at the Free Clinic. This replaces a temporary tarp to address water leakage into the chimney and eventually into the facility.*

6. *A request has been filed for the Commission to reconsider the issuance of a Certificate of Appropriateness at 125 N Union St. to install an awning. At the meeting of July 14, 2016 the Commission granted a COA to install an awning subject to it being a solid color to match the existing awnings in a tan or beige. The color of the new awning initially proposed was to be Balance Tidepool from Sunbrella. The new awning is to replace an existing awning that sustained damage in a storm.*

IV. APPROVAL OF MINUTES FROM JULY 14, 2016

V. OTHER BUSINESS

VI. ADJOURNMENT

DANVILLE
RIVER DISTRICT DESIGN
COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

MEETING OF AUGUST 11, 2016

SUBJECT

521 Loyal St

A request has been filed for a Certificate of Appropriateness at 521 Loyal St to alter the existing storefront. The particle board façade and artificial windows will be replaced with a block and brick storefront.

EXCERPT FROM DESIGN GUIDELINES

3.0 Guidelines for Historic Buildings in the River District

3.2.4 Exterior Wall Materials and Trim

New materials shall match original materials when repairing or repointing historic masonry buildings. Brick installed in openings created by inappropriate modifications or damaged material shall be toothed into the original brick pattern to minimize the appearance of the repair. Special care must be used in the selection of new brick used to rebuild facades. Simply selecting salvaged brick or patterns termed "historic" often produces results in the wrong color or texture for the building.

In general, masonry buildings should not be painted if they are not currently painted. Exceptions would be for buildings which must be repaired where it is not possible to match the existing brick. Buildings that are currently painted should probably remain so because of issues with paint removal, but these will be evaluated on an individual basis.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Certificate of Appropriateness at 521 Loyal St to alter the existing storefront by removing the particle board façade with artificial windows and installing a brick and block storefront. Whereas the faux façade was made out of materials that did not match the original materials, staff believes that the proposed alteration will match the original materials and will be in compliance with the guidelines. The existing brick is painted blue so painting the new brick will comply with the guidelines.

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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

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: 521 Loyal St. Danville

Name of Applicant: Steven Decker / Diversified Services

Applicant's Address: 1715 Walnut Creek Rd Danville VA 24540

Applicant's Phone Number: 434-548-8819 Email Address: sedecker@verizon.net

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

Upgrading store front.

Type of material(s) to be used: Block + 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)? N/A

Signature of Property Owner (if not applicant)

Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

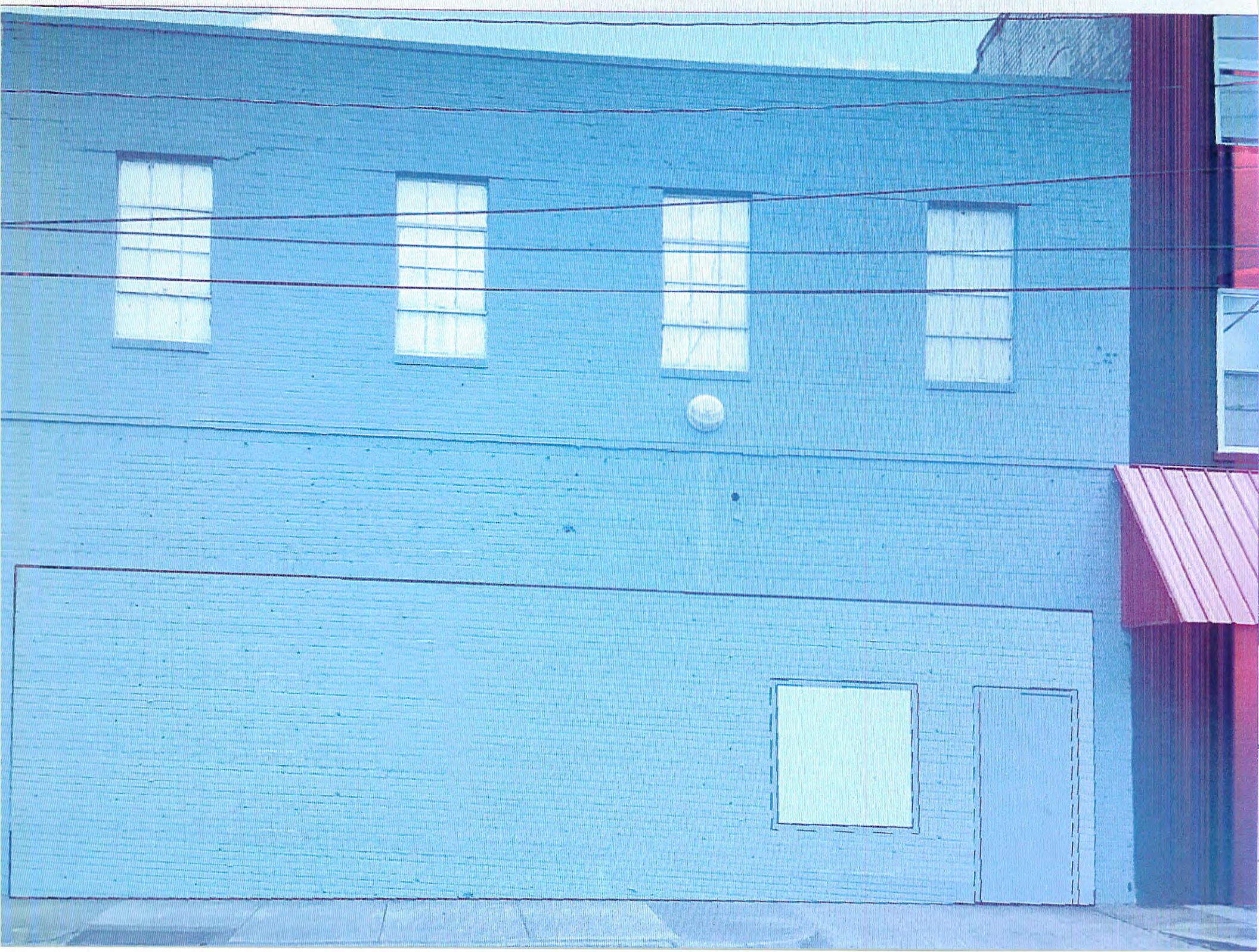
Application Number: _____ RDDC Date: _____

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 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)-799-5260.



DANVILLE
RIVER DISTRICT DESIGN COMMISSION

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DANVILLE, VIRGINIA

(434) 799-5260

MEETING OF JULY 14, 2016

SUBJECT

523 Loyal St

A request has been filed for a Certificate of Appropriateness at 523 Loyal St to replace a broken plate glass window in an old metal frame with a new tempered glass window and new metal frame. The proposed replacement would match what currently exists at the front door.

EXCERPT FROM DESIGN GUIDELINES

3.0 Guidelines for Historic Buildings in the River District

3.2.3 Windows

Existing windows should be repaired if possible. Adding screens and storm windows to historic windows will make them more usable. For improved thermal resistance storm windows can be installed on the exterior or energy panels can be placed on the interior of the single-glazed (e.g. not Thermopane) sashes. Storm windows placed over original windows must not have divisions that conflict with the original window division pattern or sashes wider than the sashes of the original windows.

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 truly divided to match the original pattern. If replacement windows must be used, original openings shall be maintained. Wood or metal window units in upper floors of commercial buildings and in residential structures should be replaced with like materials. Wood may be clad if not to be painted a color.

Exceptions to these requirements may be made for rear facades of buildings or facades not visible from the street. These will be considered on a case by case basis.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Certificate of Appropriateness at 523 Loyal St to replace a broken plate glass window in an old metal frame with a new tempered glass window and new metal frame. The original door and window at the entrance has already been replaced with tempered glass and new metal framing so the proposed replacement would be consistent with what is already in place.

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CERTIFICATE OF APPROPRIATENESS APPLICATION

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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: 523 loyal Street, Danville, VA 24541

Name of Applicant: Southern Office Machines Co., Inc.

Applicant's Address: 523 Loyal Street, Danville, VA 24541

Applicant's Phone Number: 434-792-7422 Email Address: somco2@comcast.net

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

To replace broken plate glass window in old metal frame with new metal store front with tempered glass to match existing at front door.

Type of material(s) to be used: metal store front frame and tempered glass

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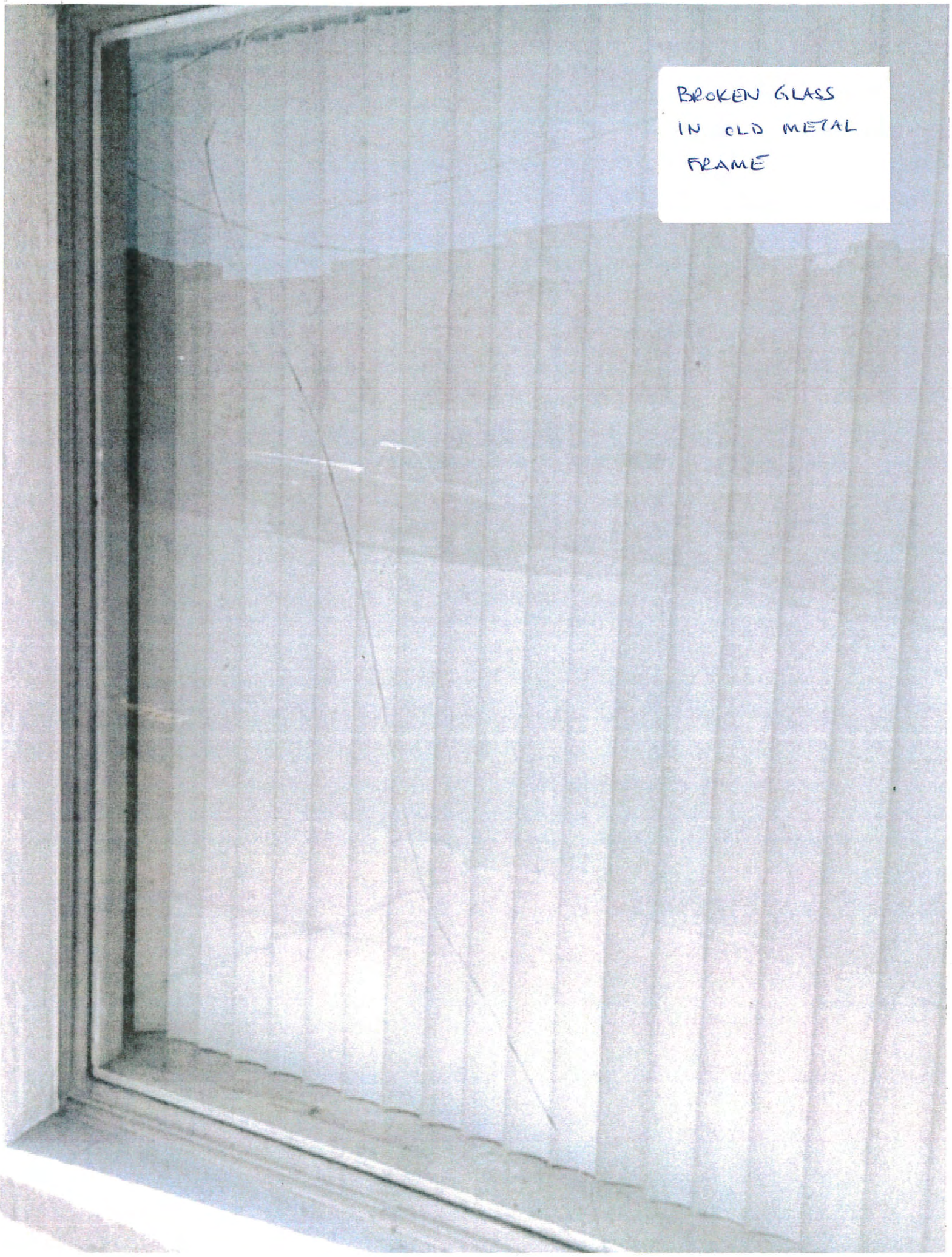
Article 3:R.C.6 Application Submission Requirements: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

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.


BROKEN GLASS
IN OLD METAL
FRAME

CLOSE UP OF
OLD METAL
FRAME

EXISTING
STORE FRONT

DANVILLE
RIVER DISTRICT DESIGN COMMISSION

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DANVILLE, VIRGINIA

(434) 799-5260

MEETING OF AUGUST 11, 2016

SUBJECT

729 Loyal St

A request has been filed for a Certificate of Appropriateness at 729 Loyal St to restore an existing historic Coca-Cola ghost sign. The applicant would like to paint the brick wall surrounding the sign a brick-red color to minimize the appearance of other ghost signs. Additionally, a slogan such as "Welcome to Historic Danville" or "Historic River District" may be included.

EXCERPT FROM DESIGN GUIDELINES

3.0 Guidelines for Historic Buildings in the River District

3.2.3 Exterior Wall Materials and Trim

In general, masonry buildings should not be painted if they are not currently painted. Exceptions would be for buildings which must be repaired where it is not possible to match the existing brick. Buildings that are currently painted should probably remain so because of issues with paint removal, but these will be evaluated on an individual basis.

7.0 Sign Guidelines

7.2.2.l Murals and Mural Signs

Murals and Mural Signs: There are two very attractive murals that have been created in the River District, and more of these are encouraged. Such murals should be placed on a blank (or mostly blank) side or back walls of commercial or industrial buildings, not on primary facades. Size will depend on placement. If artistic murals are to be created by private entities, the design must be approved in advance by the DDA and the RDDC. Murals that advertise the business of the building are considered to be signs. They must meet the overall limits on sign square footage and applicable codes. See also the Ghost Sign Ordinance No. 2011-12.02. Care should be taken when renewing ghost signs to avoid gaudy colors, since part of the charm of such signs is their faded appearance.

If the mural sign includes more than simply advertising copy, the RDDC may allow additional total square feet of signage on the primary facade of the building.

7.3 Design and Allowed Materials

- Signs should be produced by a skilled sign professional to ensure legibility and attractive design.
- Traditional materials are appropriate for signs in the River District, including wood, glass, metal, gold leaf, raised dimensional letters, and painted designs. Window signs should be decal-type lettering or etching.
- Colors for signs should generally be limited to three and should harmonize with or compliment the colors of the building.

Ghost Sign Ordinance No. 2011-12.02

A sign as defined by the following: (1) a sign painted on an exterior wall or walls of a building or structure that have become faded due to natural weathering. (2) Such sign(s) must be at least 50 years old. (3) No sign that has been painted over to make it no longer visible from a public right-of-way, or has been painted over with a subsequent commercial message shall be considered a ghost sign, however if a sign is revealed through the removal of paint, this provision shall not apply. A ghost sign shall be deemed a lawful sign, and may remain, subject to the following:

1. A Ghost sign must be visible from a public right-of-way, place or facility.

2. A Ghost sign may not be enlarged, extended, or modified. A Ghost sign shall not be repainted or refaced when such action alters or changes the wording, composition, or color of the sign.

3. No Ghost sign shall be moved on the same lot or building or to another lot or building.

4. A Ghost sign may not be repainted and must be removed if the structure building or use to which it is accessory is destroyed, or demolished to an extent exceeding fifty percent (50%) of the appraised value of the principal structure, building or use.

5. Application for a Ghost sign permit must be made by the owner of the building, lot or parcel on which the sign is to be repainted.

6. Applications for Ghost sign permit shall be made to the Director of Planning/Zoning Administrator. If such a permit is denied by the Director of Planning/Zoning Administrator, an appeal of the determination of the Director of Planning/Zoning Administrator may be made to the City Council within thirty (30) days of the Director of Planning/Zoning Administrator's decision.

STAFF RECOMMENDATION

Repainting the ghost sign is considered routine maintenance and so does not need RDDC approval. Staff brought this to the attention of the RDDC at the June 2016 meeting. The applicant has since provided staff with a sign permit application requesting to paint the entire wall and possible add a slogan. The specific request being brought to the River District Commission is a request to paint the surrounding wall a brick red color and add a slogan.

Staff recommends approval of the request for a Certificate of Appropriateness at 729 Loyal St to repaint the wall surrounding the Coca-Cola ghost sign a red brick color and add a slogan with the condition that the wording of the slogan be determined at the August hearing.

Much of the brick on the south facing wall of the structure has been painted over the years. Some of the painted brick appears to be solid color paint and other parts of the brick are other ghost signs. Staff believes that by painting the wall a solid brick color, the wall would gain a harmonious aesthetic. Staff also believes that the addition of the a slogan such as "Welcome to Danville" or "Historic River District" could also serve to beautify the area and invite people to the River District.

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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: 729 Loyal ~~Drive~~ Street, Danville VA

Name of Applicant: Emilie Nicholls

Applicant's Address: 4100 Coca-Cola Plaza Charlotte NC 28211

Applicant's Phone Number: (704) 796-6557 Email Address: Emilie.Nicholls@cabcc.com

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

Option #1: Restoration of historic Coca-Cola mural + painting of surrounding wall (photos included)

Option #2: include 'Welcome to historic Danville' or 'Historic River District' (example attached)

Type of material(s) to be used: outdoor paint

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)? _____

K J Moore

Signature of Property Owner (if not applicant)

E J Nicholls

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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Electric feeds goes through the sign
It would be better to move these up.
This building had many secondary signs on it besides The Coke Sign.
In this state, I would recommend painting the surrounding area a brick or other color of your choice. Short of having any historic photos for reference, below is what the sign looked like independent of the buildings other signs. Silhouette Gld Logo Was active from 1939-1949. In the ideal, this power line would be nice to move, but can paint through, just won't be as nice.
Building is Approx. 88 Ft Wide X 21 Ft Tall
Sign is 9 Ft 3 In X 33 Ft 6 In.
Danville, Va. RESTORATION

DRINK Coca-Cola
9 Feet 3 In.
33 ½ Feet
Building is Approx. 88 Ft Wide X 21 Ft Tall
Danville, Va. RESTORATION

DRINK Coca-Cola
9 Feet 3 In.
33 ½ Feet
Building is Approx. 88 Ft Wide X 21 Ft Tall
Danville, Va. RESTORATION

ISTORIC
HINTON
ST VIRGINIA
Delicious! Refreshing!!
DRINK
Coca-Cola
RELIEVES FATIGUE SOLD EVERYWHE

DANVILLE
RIVER DISTRICT DESIGN
COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

MEETING OF AUGUST 11, 2016

SUBJECT

762 Loyal St

A request has been filed for a Certificate of Appropriateness at 762 Loyal St to install a new garage door, replace broken windows with hardie board siding, repair and paint metal soffit, and replace the entrance door.

EXCERPT FROM DESIGN GUIDELINES

3.0 Guidelines for Historic Buildings in the River District

3.2.4 Exterior Wall Materials and Trim

New materials shall match original materials when repairing or repointing historic masonry buildings. Brick installed in openings created by inappropriate modifications or damaged material shall be toothed into the original brick pattern to minimize the appearance of the repair. Special care must be used in the selection of new brick used to rebuild facades. Simply selecting salvaged brick or patterns termed "historic" often produces results in the wrong color or texture for the building.

In general, masonry buildings should not be painted if they are not currently painted. Exceptions would be for buildings which must be repaired where it is not possible to match the existing brick. Buildings that are currently painted should probably remain so because of issues with paint removal, but these will be evaluated on an individual basis.

3.2.3 Windows

Existing windows should be repaired if possible. Adding screens and storm windows to historic windows will make them more usable. For improved thermal resistance storm windows can be installed on the exterior or energy panels can be placed on the interior of the single-glazed (e.g. not Thermopane) sashes. Storm windows placed over original windows must not have divisions that conflict with the original window division pattern or sashes wider than the sashes of the original windows.

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 truly divided to match the original pattern. If replacement windows must be used, original openings shall be maintained. Wood or metal window units in upper floors of commercial buildings and in residential structures should be replaced with like materials. Wood may be clad if not to be painted a color.

Exceptions to these requirements may be made for rear facades of buildings or facades not visible from the street. These will be considered on a case by case basis.

STAFF RECOMMENDATION

Staff recommends approval of the request for a Certificate of Appropriateness at 762 Loyal Street to install a new garage door, repair and paint the metal soffit, and to replace the entrance door.

Staff does not recommend removal of any of the stained glass because staff believes the stained glass windows contribute to the historic character of the building. The River District Guidelines do not specifically recommend or prohibit hardie plank, however it is a specifically recommended material in the Old West End Guidelines.

If the River District Commission believes that hardie plank is an acceptable material, Staff recommends approval of the request for Certificate of Appropriateness to replace non-stained glass broken windows with harkie plank. Staff recommends approval with the condition that the hardie plank be painted a brick red color so that it matches the rest of the brick building. Staff recommends limiting the time that the hardie plank may be in place to a period of one (1) year.

Submission deadline: July 28th
meeting: August 11th 4:00pm

DANVILLE RIVER DISTRICT DESIGN COMMISSION

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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: 762 Loyal Street

Name of Applicant: BRIAN BLAIR

Applicant's Address: 253 JEFFERSON AVE

Applicant's Phone Number: Brian 434-250-5152 Fred 336-207-0436

Email Address: blair70@comcast.net FREDERICK.MEDER@gmail.com

contractor

FREDERICK MEDER JR,
918 GREEN ST.

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

INSTALL A NEW GARAGE DOOR, REMOVE BROKE WINDOWS & REPLACE W/ HARDIBOARD SIDING AS @ FLORIST ACROSS THE ST. REPLACE ENTRANCE DOOR, REPAIR & PAINT METAL SOFFIT.

Type of material(s) to be used: METAL, HARDIBOARD, SILICON PAINT 50 YR WARR.

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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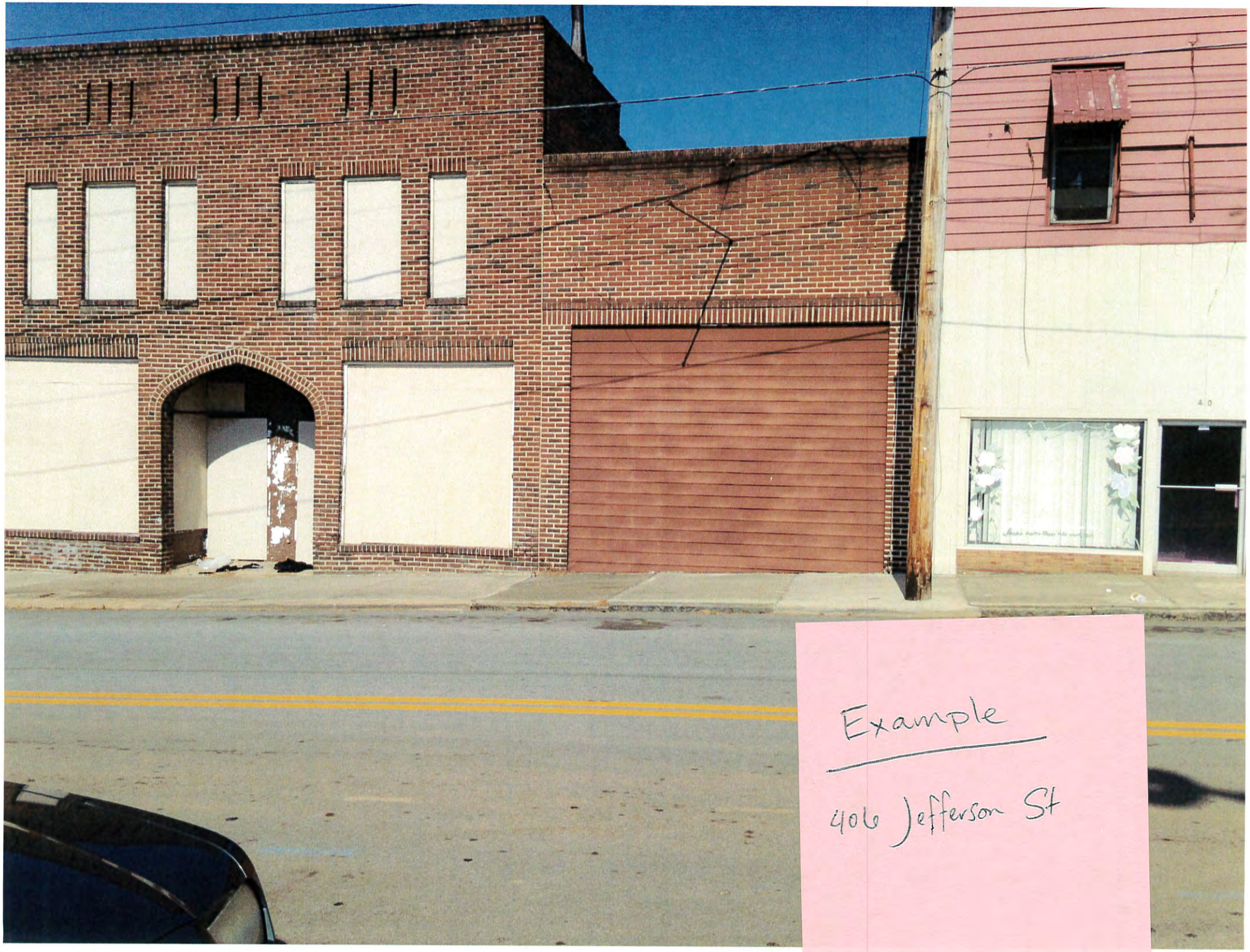
762
NO PARKING


Example
406 Jefferson St

DANVILLE
RIVER DISTRICT DESIGN COMMISSION

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DANVILLE, VIRGINIA

(434) 799-5260

MEETING OF AUGUST 11, 2016

SUBJECT

133 S Ridge St.

A request has been filed for a Certificate of Appropriateness at 133 S Ridge Street to install a metal cap over the chimney at the Free Clinic. This replaces a temporary tarp to address water leakage into the chimney and eventually into the facility.

EXCERPT FROM DESIGN GUIDELINES

3.7. Recommended

- Repair/restore historic materials whenever possible rather than replacing them.
- If replacement materials must be used, they should match the original materials and design. (Exception: flat roofs not visible from the street may be synthetic material.)

STAFF RECOMMENDATION

Staff recommends approval of the installation of the metal cap over the chimney. The cap is not sufficiently noticeable and will prevent further damage to the structure. The building does have metal trim (painted) along both the rood and chimney. This metal has not been painted.

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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: 133 S. Ridge Street

Name of Applicant: Free Clinic of Danville

Applicant's Address: 133 S. Ridge Street

Applicant's Phone Number: 434-799-1223 Email Address: _____

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

Install metal cap over chimney to stop water intrusion. Cap replaced temporary tarp.

Type of material(s) to be used: metal

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: 8-11-16

Date submitted:

Received by: KCG

Tax Map Number:

Zoning District: CBC

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)-799-5260.

DANVILLE
RIVER DISTRICT DESIGN COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

MEETING OF AUGUST 11, 2016

SUBJECT

125 N Union St

A request has been filed for the Commission to reconsider the issuance of a Certificate of Appropriateness at 125 N Union St. to install an awning. At the meeting of July 14, 2016 the Commission granted a COA to install an awning subject to it being a solid color to match the existing awnings in a tan or beige. The color of the new awning initially proposed was to be Balance Tidepool from Sunbrella. The new awning is to replace an existing awning that sustained damage in a storm.

EXCERPT FROM DESIGN GUIDELINES

7.0 Sign Guidelines

7.4 Awnings and Canopies

Awnings and canopies are often seen on historic residential, commercial, and industrial buildings. They not only provide shade and cover from the weather, but they can also add character and color to an urban area.

While acknowledging that awnings and canopies can be an important part of a building, it is also worth considering that it should not be assumed they are essential. In many cases along Main Street, large canopies and awnings hinder appreciation of the rich architecture on the street.

7.2 Awnings and Canopies for Historic Commercial Buildings

- Fabric awnings are appropriate. These may be vinyl coated or otherwise treated to extend the life of the fabric. Keep in mind that darker colors tend to fade more quickly than medium and light tones.
- Metal canopies may be appropriate, however, see comment above about obstruction of views to the upper portion of the facade. If existing canopies are to remain, the materials and craftsmanship of the visible ("ceiling") portions of the canopy should be evaluated, and if need

be, improved. If metal canopies were not integral to the original design of the building, consider removing them.
- Vinyl awnings will be allowed with review and approval.

7.3 Allowed Materials

- Canvas or "Sunbrella" fabric awnings. Sunbrella is preferred over canvas because of longer life, resistance to mold, and resistance to fading.
- Vinyl awnings are allowed, but must be carefully reviewed by the RDDC. The preference for use of vinyl is that the awning appear "traditional" in form, printing, and color.

STAFF RECOMMENDATION

Due to extenuating circumstances, the staff only recommends that the Commission allow for reconsideration of the request.

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

July 21, 2016

Members Present	Members Absent	Staff
Justin Ferrell		Ken Gillie
George Davis		Anna Levi
Sheri Chaney		Tracie Lancaster
John Ranson		Clarke Whitfield
R.J. Lackey		
Peyton Keesee		
Courtney Nicholas		

Chairman Davis called the meeting to order at 4:00 p.m.

ITEMS FOR PUBLIC HEARING

1. *A request has been filed for a Certificate of Appropriateness at 125 N Union St. to install an awning. The color of the new awning will be Balance Tidepool from Sunbrella. The new awning is to replace an existing awning that sustained damage in a storm.*

Mr. Davis opened the Public Hearing.

Ms. Levi stated I'm not sure Corrie Teague was supposed to speak on behalf of this. But if you have any questions I can do my best to answer them.

Mr. Ranson stated so this was damaged during a storm?

Ms. Levi stated yeah a couple of weeks ago during one of the storms the existing awing was ripped. The support structure for it is still there.

Mr. Keesee stated so why is this coming before us?

Mr. Ranson stated yeah isn't this just a repair?

Ms. Levi stated they are changing the color slightly I believe. It is a minimal change.

Mr. Whitfield stated it is enough of a change to come before you. It is a slight change but it is enough.

Mr. Ranson stated so what color is that really?

Ms. Levi stated it's up on top so it's kind of like a tan with greenish small stripes up in the top.

Mrs. Chaney stated it's just smaller stripes than what was there before. So I'm assuming the fabric that was there before is discontinued and no longer available. So this is the closest thing they could find.

Ms. Levi stated maybe I'm not sure.

Mr. Ranson stated are they replacing all three or just one?

Ms. Levi stated just that one as far as I know.

Mrs. Nicholas stated there are two pictures.

Ms. Levi stated yeah the other ones are still there. The ones on both sides are still there.

Mr. Ranson stated the one in the middle is still there?

Ms. Levi stated the one in the middle is the one to be replaced. It is not there.

Mr. Ranson stated so the two on the sides are still there it's the one in the middle they are replacing.

Mr. Davis stated that will look kind of interesting.

Mrs. Nicholas stated will the stripes be running horizontal now instead of vertically?

Ms. Levi stated I believe they will still be vertical.

Mrs. Nicholas stated okay, I would only have an issue if they were running horizontal.

Mr. Davis stated to me and I'm no home decorator but it seems like to me that a solid awing in between two stripes would look ten times better.

Mr. Lackey stated I believe that is a good point.

Mr. Ranson stated a dark blue or something that matches the colors in the other awing.

Mr. Davis stated one that has a similar color to the other two. It looks like to me if you put a different color and a different stripe in between it's going to clash.

Mr. Ranson stated I was going to say they would be back next month wanting to change the other two.

Mrs. Chaney stated are each of those independently owned?

Ms. Levi stated those are owned by the IDA.

Mr. Whitfield stated those are all owner by the IDA. I was going to suggest that we table this and then we can bring it back next month to determine whether they want to replace all three or tell them that it is the Commission's preference that it be replaced with a solid awing that would match the colors of the other two rather than having a new striped one. I can communicate that message to them.

Mr. Davis closed the Public Hearing.

Mr. Lackey made a motion to table this item to the next meeting. Mr. Keesee seconded the motion. The motion was approved by a 7-0 vote.

2. *A request has been filed for a Certificate of Appropriateness at 641 Main St. to install seven (7) 3'4" x 4'8" anodized aluminum storefront windows and new black fabric awnings on the Main St and Ridge St elevations. Also requested is new metal wall signage that will replace existing blank signage. The proposed signage will be 2'2" x 6'0" and will consist of a white and orange logo on a black background.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Jeff Bond. Mr. Bond stated I am here on behalf of Skyfall Holdings LLC. Most of you are familiar with the property. It is located at the corner or Ridge and Main Street, the former Mark Holland's law office. Currently the building does not have any windows. What we are proposing to do is add seven windows to match the existing store front doors. There is an awning on the front of the building on Main Street we are proposing to change the fabric with a black canvas and adding matching ones on the side entrance on Main Street. This is the same thing you guys have in your packet.

Mrs. Chaney the wall signage where is that actually going to go on the building?

Mr. Bond stated there are two blank signs there now they are solid black they are going back in the same location; one on the right corner of Main and one on the left corner of Ridge.

Mrs. Chaney stated so basically the same size that is already there even a little bit smaller to be able to fit those windows in.

Mr. Bond stated that's right.

Mr. Davis closed the Public Hearing.

Mr. Lackey made a motion to approve the request. Mr. Keesee seconded the motion. The motion was approved by a 7-0 vote.

3. *A request has been filed for a Certificate of Appropriateness to replace the grass strip fronting Craghead Street with brick pavers. The alteration will serve as an extension of the sidewalk for the Craghead Streetscape Project.*

Mr. Davis opened the Public Hearing.

Mrs. Chaney stated don't we need to vote for it to be added to the agenda?

Mr. Davis stated it looks like it has already been added to the agenda.

Mr. Gillie stated we figured since we didn't have a meeting last week it was okay to go ahead and add it to the agenda.

Mr. Whitfield stated if you all say that it is on there than it is on there.

Present on behalf of this request was Brian Dunevant from the Public Works Engineering Division. Mr. Dunevant stated we are making the request along with Mr. Gentry to eliminate the grass strip and what this will do is because we don't have a lot of room for benches on Craghead Street. We do have a couple of benches proposed in the next couple of blocks. In this particular block we really didn't have anywhere for benches. We feel like extending the sidewalk out some it will give us a little bit more room there to put some amenities in and make it more attractive.

Mr. Davis stated so the City is paying for this not Mr. Gentry?

Mr. Dunevant stated well it is going to be a split cost as long as the brick installation itself. But the City would take an easement on it for maintenance and if we put some benches there we will maintain those as well. The easement would be for maintenance of the brick pavers and the benches.

Mr. Ferrell stated so you said if you put some benches in.

Mr. Dunevant stated well it is all preliminary. I'm sure we can get some benches in there. I will have to look at our budget of course. We didn't have that budgeted but we are looking at other things too. We should be able to get something in there. As I stand here today we haven't talked to the contractor about this and we haven't added it to the contract, but I don't foresee there being any issue until it's done I don't say it's done.

Mr. Ferrell stated why are we making a request for something that we don't know about yet.

Mrs. Nicholas stated they are not they are requesting the brick pavers.

Mr. Dunevant stated yeah we are just requesting the brick pavers right now.

Mr. Ferrell stated I'm trying to figure out the only reason that you stated was for the benches.

Mr. Dunevant stated yeah right to create some space on that area of the block and by creating that space we will have room to add some benches in. I can always come back with a more detail drawing then this; this was put together very quickly. Actually, we thought we were coming to the meeting last week and it got moved to this week. But we didn't go back in and try to update anything. We would be placing the benches. We would make sure they are in the right place and everything we just haven't had a chance to look at all of that. But we can certainly come back if you want to with the placing of the benches. That's not a problem.

Mrs. Chaney stated if I am correct the block to the left you are doing brick sidewalks in front?

Mr. Dunevant stated yes.

Mrs. Chaney stated if you go the right on Main Street is that brick around on that side as well? From Main Street around in front of the Antique shop?

Mr. Dunevant stated there is on the antique side but not on the other side and that's beyond the scope of our project.

Mr. Ferrell stated I would like to see something more concrete.

Mrs. Chaney stated more specific drawings?

Mr. Keesee stated they showed us a picture of the brick pavers and what they will look like correct?

Mr. Dunevant stated correct.

Mr. Keesee stated it's exactly what is front of the old Link Watson Building?

Mr. Dunevant stated correct exactly what they are doing down there. The benches would be the benches that we are using at the plaza. The ones on Main Street are different because of the slope of the street. They were just easier as far as installation on a slope. We would use the same ones like the ones at the plaza.

Mrs. Nicholas stated are there trees that are going to be put in as well?

Mr. Dunevant stated there are not any plans for planting right now but that is something else we are going to look at. By doing this it allows us to look at other amenities in that block. Honestly, it is a little bit bare in that block right now so we feel like by doing this not only could we add the amenities of the benches but we may also be able to put in a

small planter or something like that. So we are definitely going to look at that as well. But we didn't want to spend a whole lot of time and get to far into this if it was to be denied. We have staff that has plenty of other things to be doing.

Mr. Ferrell stated I guess part of my question is that I did see that picture and I do like what is going on Main Street. But it seems like that sidewalk would be a little bare with just that brick being laid and without trees. I can't visually see it.

Mr. Dunevant stated you can't visually see it?

Mr. Ferrell stated I can see the bricks there. I don't see how you can put the bricks there and come back and put trees.

Mrs. Nicholas stated brick is easy to take up.

Mrs. Chaney stated yeah brick is easy to take up.

Mr. Dunevant stated we would do this in conjunction with what is happening now. This wouldn't be an after the fact thing. This would be done while we are doing it. We are moving into this area now and by no means are they ready to put anything back together yet. We are still running utilities and things like that. So once we get the underground stuff done then they will come in and start pouring concrete and things like that. We are probably at least a week or two out at the earliest so we have some time to adjust some of these things.

Mr. Davis stated Justin it looks like to me that it will add a certain continuity to the area because they are basically going to both ends of Craghead.

Mr. Ferrell stated I agree I just remember how we voted about those wooden stairs and how that was and I just want to see something more specific.

Mr. Dunevant stated how about we just leave it as is and don't talk about benches. So we are just making a request to widening out the sidewalk and let's leave the benches out of it and if we want them we can come back at the next meeting.

Mrs. Chaney stated a bench can be added at any time.

Mr. Dunevant stated the benches would actually be the last thing going in on the whole project. So to drop the benches out of the discussion now is no issue for me.

Mr. Davis closed the Public Hearing.

Mrs. Chaney made a motion to approve as presented. Mr. Ferrell seconded the motion. The motion was approved by a 6-0-1 vote (Mr. Lackey abstained from the vote).

Mr. Lackey made a motion to remove item 1 from the table and reconsider. Mrs. Chaney seconded the motion. The motion was unanimous vote.

Mr. Whitfield stated the item was tabled because they thought that an awning that is a different pattern and stripe with the other two would look different. So they were suggesting one of two things; one that it is a solid color that it matches the other two awnings and not be a striped one or to replace all three.

Mr. Keesee stated so what do you think Corrie?

Mr. Davis I have to open the public hearing back up.

Mr. Whitfield stated yeah I think we have other people that want to speak as well.

Mr. Davis opened the Public Hearing.

Mr. Bond stated I just had one questions is it one parcel or three parcels?

Ms. Teague stated it is two parcels. It is two store fronts in each parcel.

Mr. Keesee stated I thought it was just one canopy that you wanted to replace?

Ms. Teague stated are we talking about building parcels?

Mr. Bond stated yeah group of buildings.

Ms. Teague stated it is a group of buildings with two parcels with two units in each. I think all of them had different awnings stripes or there were two and two. So they never really matched to begin with. If you were suggesting either a solid color or going back replacing all three. I think we would come back to you because this building there is a plan for eventually demolition. So I think its minimal expenses.

Mrs. Nicholas stated so are you replacing it in front of the Hats and Boutique and the Barbershop?

Ms. Teague stated just the Hats and Boutique. There was a pretty significant wind storm a month or two ago and it damaged the awning it didn't damage the frame. So they asking that we replace it because the sun is beaming in on her hats that she has on display.

Mr. Davis stated but you said there are different patterns on each? They look similar.

Ms. Teague stated they look similar that's why the one selected kind of falls in. That's the closest one that we could find available. They have been there for a number of years. We tried to get something that was at least similar to what had to come down.

But if you look at in person with the three that were there and the two that are remaining they are not the same pattern.

Mrs. Chaney stated how wide is the stripe on the new?

Ms. Teague stated it is this big total.

Mrs. Chaney stated where the others are about three or four inches.

Ms. Teague stated it's just a small change we tried to use colors that tied into the original palate.

Mrs. Chaney stated the base color is basically the same it's just the stripe that has changed.

Mr. Davis stated it still looks like to me that a solid would be better.

Mrs. Nicholas stated is it possible to just go with a solid color instead?

Ms. Teague stated we can go back and reorder it in a solid color. We can go back and change it it's no problem.

Mr. Davis closed the Public Hearing.

Mrs. Chaney made a motion to approve with only a solid color to match existing awnings (Basically a tan or beige solid color). Mr. Keesee seconded the motion. The motion was approved by a 7-0 vote.

APPROVAL OF MINUTES

The June 9, 2016 minutes were approved by a unanimous vote.

OTHER BUSINESS

Mr. Gillie stated we have the design for the charging station the plaque they sent us a mock up. I just wanted to let you see what it would look like. I'm sorry we forgot to grab it to bring up here. What your motion was and the size and everything else with what they proposed complies we think it looks nice. We just wanted to show you how the design was going to go before it was installed. I will just try to email it out to everybody so that you know what the final version looks like.

With no further business the meeting adjourned at 4:24 p.m.

_____

Approved By: