

DANVILLE RIVER DISTRICT DESIGN COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260



OCTOBER 13, 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 for the 500 block of Craghead Street to repaint the buildings.*
 2. *A request has been filed for a Certificate of Appropriateness at 554 Craghead Street to install identical metal 3.5 x 10.5 ft wall signs. One sign reading "BB&T Scott & Stringfellow" is to be located on each side elevation. No new signage will be installed on the front elevation.*
 3. *A request has been filed for a Certificate of Appropriateness at 548 Craghead St. to install a temporary wall with vinyl informational and real estate signage inside the courtyard area.*
 4. *A request has been filed for a Certificate of Appropriateness at 210 N Union Street to install vinyl window signage for the Danville Civil Rights Museum.*
- IV. APPROVAL OF MINUTES FROM SEPTEMBER 8, 2016
- V. OTHER BUSINESS
- VI. ADJOURNMENT

DANVILLE RIVER DISTRICT DESIGN COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260



MEETING OF OCTOBER 13, 2016

SUBJECT

518-550 Craghead Street

A request has been filed for a Certificate of Appropriateness for the 500 block of Craghead Street to repaint the buildings.

The front elevation of each building has been previously painted or covered in concrete, as is the case for 518 Craghead. Some of the buildings have unpainted brick on their sides and rear elevations. The applicant has indicated that no unpainted brick is to be painted.

At this time, there is no request for any work other than paint color for any building on the 500 block except what was already approved at the September meeting for the Hughes and Venable buildings. The color selections for the Hughes and Venable building (528-536 Craghead) is included in this application but is unchanged from the September meeting and has already been approved by the Commission.

EXCERPT FROM DESIGN GUIDELINES

3.0 Guidelines for Historic Buildings in the River District

3.2.4 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.

3.2.6 Paint Colors

Color is highly subjective, and these guidelines do not dictate color choices, but consideration should be given to adjacent properties and historic precedents when choosing colors.

STAFF RECOMMENDATION

The request meets the Guidelines; therefore Staff recommends approval of the request for a Certificate of Appropriateness to repaint the painted brick on the 500 block of Craghead St as submitted.

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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: 500 BLOCK CRAQHEAD STREET

Name of Applicant: BUCKBARKER PROPERTIES

Applicant's Address: 554 CRAQHEAD STREET

Applicant's Phone Number: 434-799-1999

Email Address: BUCK@SRTPACKAGING.COM

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

ATTACHED

Type of material(s) to be used: 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? YES

Would you like more information about these programs? NO THANK YOU

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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500 Block Exterior Color Selections

Rick Barker Properties has acquired eight contiguous buildings in the 500 Block of Craghead Street. These historic tax credit projects, already underway, will be completed over the next few years. Attached you will find the exterior color selections for each building, 518-550. You have previously reviewed and approved 528-536.

The design concept is to create eight individual, standalone designs, that highlights the architecture of each building. Then, because this work will be completed in a relatively short period of time, each building design will complement the others to create a comprehensive streetscape design.

Attached is a photograph of our design board with color swatches. Below are the details of colors for each building. The color pallet is rather subtle with the occasional pop of a limited accent color.

518:

- Façade- French Gray
- Trim- SW7674 Peppercorn
- Trim Accent Colors- SW 6391 Gallant Gold and SW 7620 Seaworthy

528-532:

- Façade-BM CSP/95 Sea Salt (or SW 6106 Kelim Beige)
- Trim- SW 7048 Urbane Bronze

534-536:

- Facade- red brick
- Trim- BM2124-10 Wrought Iron
- Trim/Accent Color-SW French Gray and BM CSP 925 Spice Market

542-544:

- Façade- BM 2134-30 Iron Mountain Matte
- Trim- BM 2134-30 Iron Mountain Semi-gloss

546:

- Façade- BM PM-12 Atrium White
- Trim- SW7048 Urbane Bronze

548:

- Façade- BM CSP-15 Artic Seal
- Transom- BM 2124-10 Wrought Iron

550:

- Façade- red brick with current orange/white faded paint
- Trim- BM 2124-10 Wrought Iron
- Garage Door- BM 2121-10 Gray

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MEETING OF OCTOBER 13, 2016

SUBJECT

554 Craghead St

A request has been filed for a Certificate of Appropriateness at 554 Craghead Street to install identical metal 3.5 x 10.5 ft wall signs. One sign reading "BB&T Scott & Stringfellow" is to be located on each side elevation. No new signage will be installed on the front elevation.

EXCERPT FROM DESIGN GUIDELINES

7.0 Sign Guidelines

7.2.2.d Building Mounted Flat Signs

Building signs for commercial/retail buildings are to be mounted flat to the building or painted on the building and limited to 32 square feet per business (i.e. Two businesses on a longer storefront would each have a sign). New flat or painted signs on industrial buildings should be evaluated on a case by case basis. Greater square footage and/or signs on more than one face of the buildings may be allowed depending on the buildings size. This can be mounted to the sign frieze, to a flat surface of the building above the first floor and below any second floor windows or cornice, or to a covered transom (although this is discouraged).

7.2.3 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.
- Metal signs and plaques should be constructed of brushed bronze, antique bronze, aluminum, stainless steel or painted cast iron.
- Colors for signs should generally be limited to three and should harmonize with or compliment the colors of the building.

Article 10, Section O, Item 2 of the Zoning Code. *Building Mounted Signs.*

- a. *Wall signs.* One wall sign shall be permitted for each wall of the building facing a public street on the premises.
- b. *Projecting signs.* Four (4) projecting signs (including projecting banners) shall be permitted for each establishment on the premises with a maximum of fifty (50) square feet per projecting sign or banner, no more than two (2) projecting signs or banners per wall frontage per street or internal parking area, and a maximum total of one hundred (100) square feet per wall frontage may be used for projecting wall or banner signs. The minimum height of a projecting wall of a projecting wall or banner type signage shall be ten (10) feet over any area accessible to a pedestrian or automobile.
- c. *Awning, canopy or marquee signs.* One awning, canopy or marquee sign shall be permitted for each establishment on the premises.

The combined sign area of wall, canopy, awning, and marquee signs shall not exceed the sum of the following:

- Two (2) square feet of sign per linear foot of primary wall frontage of the first two hundred (200) linear feet; and
- One (1) square foot per each linear foot beyond two hundred (200) total linear feet; and
- Two (2) square feet per one (1) vertical foot for every foot over twenty (20) feet in building height.

STAFF RECOMMENDATION

The requested signage exceeds the amount of signage recommended by the River District Guidelines. The Guidelines recommends 32 sq ft per business and the request is for two signs each at 36.75 sq ft.

Staff recommends approval of a Certificate of Appropriateness at 554 Craghead St. to install an identical metal sign reading "BB&T Scott & Stringfellow" on the left and right side elevations with the condition that each individual sign be a maximum of 32 sq ft. Staff believes that signage on each side elevation is appropriate to ensure visibility, however, staff recommends a maximum of 32 sq ft per sign so that each sign is in compliance with the River District Guidelines. The proposed signage is in compliance with the Zoning Code so could also be approved as submitted.

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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: 554 CRAQHEAD STREET

Name of Applicant: RTCK BARKER PROPERTIES

Applicant's Address: 554 CRAQHEAD STREET

Applicant's Phone Number: 434-799-1999

Email Address: RTCK@SETPACKAGING.COM

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

ATTACHED

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? YES

Would you like more information about these programs? NO, THANK YOU

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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BB&T Scott & Stringfellow Signage

Rick Barker Properties is making this application on behalf of its new tenant, BB&T Scott & Stringfellow. The attached rendering shows the shape, color and size of the proposed signage. Scott & Stringfellow will occupy the second floor at 554 Craghead and will have a private entrance on Colquhoun Street. Our tenant will move into their new space on December 1, 2016.



One (1) 4" deep fabricated aluminum pan painted BB&T burgundy with first surface white vinyl graphics applied

One (1) 2" deep fabricated aluminum pan painted black with first surface white vinyl graphics applied

Pans mount together on wall with burgundy pan on top of black pan



4" deep fabricated BB&T burgundy aluminum pan with White Vinyl Graphics

2" deep fabricated black aluminum pan with White Vinyl Graphics

SignArt

6225 Old Courtland Road
 Charlotte, NC 28213
 P 704.597.9801
 F 704.597.9808
 www.signartsign.com

DATE 11/9/16

CUSTOMER BB&T Scott & Stringfellow

LOCATION 554 Orangead St
 Danville, VA

SALESPERSON FF

ISSUE DATE 03/03/2016

REVISIONS

- 1 JB 01/29/2016
- 2 HC 08/04/16
- 3 JB 09/29/16
- 4
- 5
- 6

DESIGNER JB

FILE #/N BB&T Danville Scott & Stringfellow 11/9/16

APPROVED FOR PRODUCTION
 Approved By: [Signature]
 Reviewed By: [Signature]

Date _____

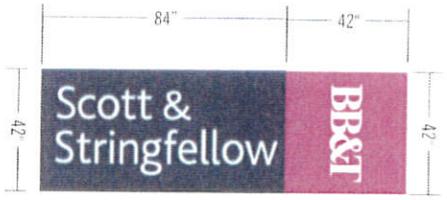
Client _____

Sales _____

PM _____

NOTICE
 ALL SIGNS MANUFACTURED FOR 120V ELECTRICAL SERVICE UNLESS OTHERWISE NOTED

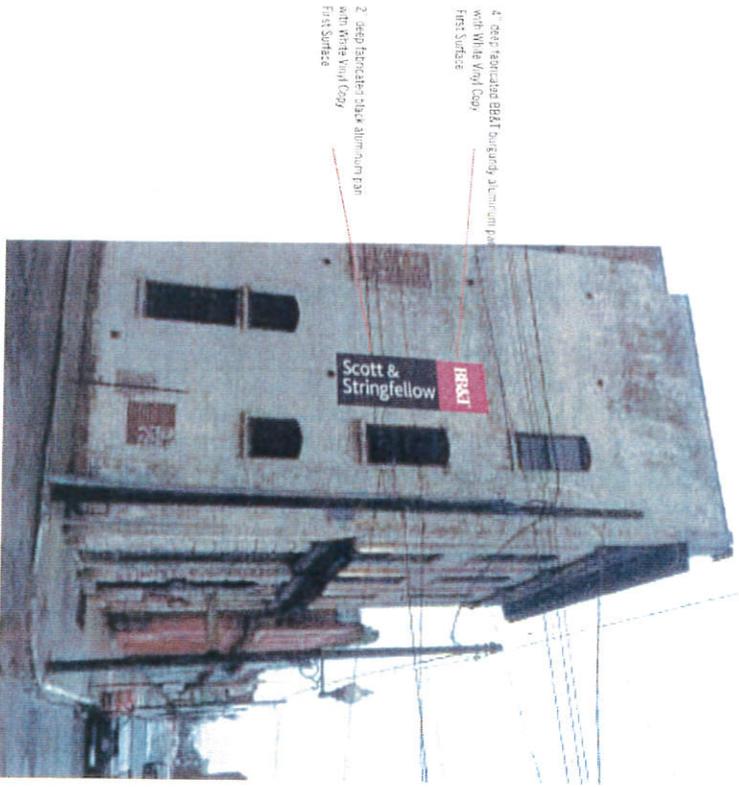
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One (1) 4" deep fabricated aluminum pan painted BB77 burgundy with first surface white vinyl graphics applied

One (1) 2" deep fabricated aluminum pan painted black with first surface white vinyl graphics applied

Pans mount together on wall with burgundy pan on top of black pan



4" deep fabricated BB&T burgundy aluminum pan with white vinyl copy first surface

2" deep fabricated black aluminum pan with white vinyl copy first surface

Signart

6225 Old Concord Road
 Charlotte, NC 28213
 P 704.597.9801
 F 704.597.9808
 www.signartdesign.com

OUR ID
113916

CUSTOMER
BB&T Scott & Stringfellow

LOCATION
554 Cepheid St.
Danville, VA

QUANTITY
6

EST. DATE
05/03/2016

REVISIONS

- 1 JB 07/29/2016
- 2 HB 08/04/16
- 3 JB 09/29/16
- 4
- 5
- 6

REVISIONS

FILE PATH

APPROVED FOR PRODUCTION

Approved As Shown
 Approved As Noted
 Revised As Requested

Date: _____
 Client: _____
 Sales: _____
 P/O: _____

NOTICE

ALL SIGNS MANUFACTURED FOR 120V ELECTRICAL SERVICE UNLESS OTHERWISE NOTED.

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MEETING OF OCTOBER 13, 2016

SUBJECT

548 Craghead St

A request has been filed for a Certificate of Appropriateness at 548 Craghead Street to install a temporary wall with vinyl informational and real estate signage inside the courtyard area.

The temporary wall is to be an 8'x18' wall with a shed roof and a doorway leading to the inner courtyard. The wall is to be set back 6 ft from the building façade/sidewalk. An 8' x 15' display area is proposed for the temporary wall featuring vinyl banners of the plan for the 500 block of Craghead, the new parking lot design, and real estate information. The applicant has proposed to leave the wall/signage for a period of one year. The applicant has also indicated that they would like updated signage as the project progresses.

EXCERPT FROM DESIGN GUIDELINES

7.0 Sign Guidelines

7.2.2.q Banner Signs on Buildings:

In some cases banner signs may be an appropriate addition to or replacements of building signs. They may also be used for special events or to identify the building or separate tenants within a larger building. When using banner signs, such signs must be affixed at both top and bottom, and should be designed to deal with reasonable wind conditions, or be removed in such conditions. It should also be kept in mind that fabric banners will require more frequent replacement than traditional signs or other types of banners, such as vinyl. If the use of banner signs and/or special event signs is anticipated in advance (such as a semi-permanent business banner or an annual event), their use can be approved initially by the RDDC and can be subsequently changed without the need for further approval.

7.2.3 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.
- Metal signs and plaques should be constructed of brushed bronze, antique bronze, aluminum, stainless steel or painted cast iron.
- Colors for signs should generally be limited to three and should harmonize with or compliment the colors of the building.

STAFF RECOMMENDATION

Staff recommends approval of a Certificate of Appropriateness at 548 Craghead St. to install a temporary wall with informational signage inside the courtyard area for a period of one year. The wall will serve as a safety feature to keep the public out of the courtyard until the surrounding walls are safely shored up. Since the wall/signage is to be set back 6 ft. from the right-of-way, signage will not be legible from the street; however Staff recommends that individual signs be limited to a maximum of 32 sq ft.

If the Commission sees fit, they may also approve banner changes as the project progresses since changed signage is anticipated at this time.

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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: 548 CRAQHEAD STREET

Name of Applicant: RECK BARKER PROPERTIES

Applicant's Address: 554 CRAQHEAD STREET

Applicant's Phone Number: 434-799-1999

Email Address: RECK@SRIPACKAGING.COM

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

ATTACHED

Type of material(s) to be used: WOOD, WTM/L

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, THANK YOU

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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500 Block Promotion Signage

Rick Barker Properties would like create a temporary sign inside the footprint of 548 Craghead Street. We will construct a wall approximately 8 feet tall by 18 feet wide, made of plywood, with a shed roof. The sign will be set back from the façade/sidewalk 6 feet. The sign will have a hinged door, painted black, to access the rear of this courtyard space. Hanging on the plywood will be colored vinyl signs depicting the rendering of the 500 Block, the new parking lot design, and leasing information. The display space will be approximately 8' x 15', plus the doorway.



Leasing Options...



DANVILLE RIVER DISTRICT DESIGN COMMISSION

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MEETING OF OCTOBER 13, 2016

SUBJECT

210 N Union St

A request has been filed for a Certificate of Appropriateness at 210 N Union Street to install vinyl window signage for the Danville Civil Rights Museum. Identical 13.5 sq ft widow signs reading “The 1963 Danville Civil Rights Movement: *The Protests, the People, the Stories*” are to be installed on the storefront windows to the left and right of the entrance. Historic photographs and portraits are to be installed in the small windows above the entrance.

EXCERPT FROM DESIGN GUIDELINES

7.0 Sign Guidelines

7.2.2.j. Window Signs

Lettering applied to the windows of commercial or industrial buildings should be either at or slightly above eye level, or near the bottom of display windows (this may be more effective for stores with permanent awnings or canopies). Lettering can also be applied to the doors of shops, and to upper floor windows. Store window lettering should be no more than 6” tall, and should probably be no more than 4” on doors and upper floor windows, and may cover no more than 15% of the total area of a display window, and 20% of a door or double hung window.

7.2.3 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.
- Metal signs and plaques should be constructed of brushed bronze, antique bronze, aluminum, stainless steel or painted cast iron.
- Colors for signs should generally be limited to three and should harmonize with or compliment the colors of the building.

STAFF RECOMMENDATION

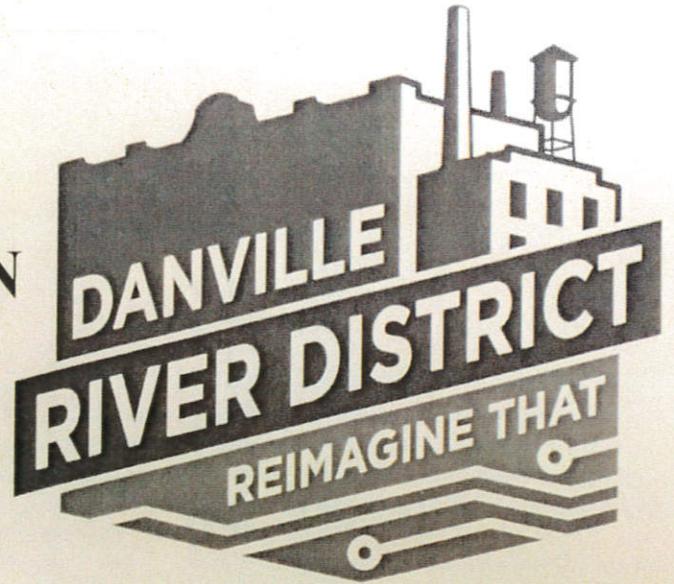
The proposed window lettering meets the RDDC guidelines; therefore Staff recommends approval of a Certificate of Appropriateness at 210 N Union St. to install vinyl window signage for the Danville Civil Rights Museum.

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INFORMATION TO BE PROVIDED BY APPLICANT

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Property Location: 210 N Union St

Name of Applicant: Tom Powers

Applicant's Address: 807 Industrial Ave

Applicant's Phone Number: 434-793-6351 Email Address: Tr@powerssigns.com

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

Vinyl letters & Prints For art exhibit

Type of material(s) to be used: Vinyl Film

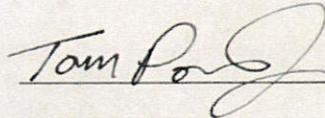
Have you read and understand the Design Guidelines for the River District of Danville, Virginia? YES

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: _____

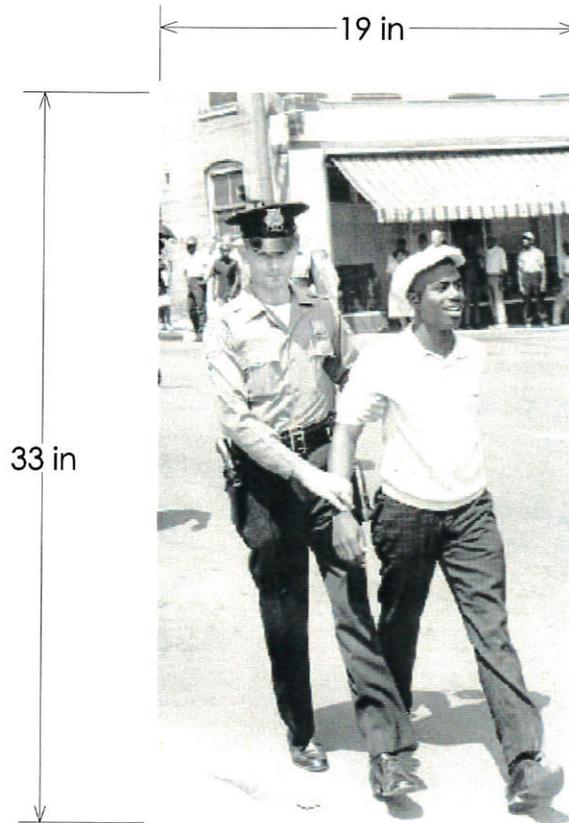
Received by: _____

Tax Map Number: _____

Zoning District: _____

Additional Zoning Information: _____

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Qty: 10

65.1 in

The 1963 Danville Civil Rights Movement:

The Protests, the People, the Stories

Qty: 2

24.5 in

DANVILLIAN GALLERY



The 1963 Danville
Civil Rights Movement:
The Protests, the People, the Stories



The 1963 Danville
Civil Rights Movement:
The Protests, the People, the Stories



RIVER DISTRICT DESIGN COMMISSION

MEETING OF

September 8, 2016

Members Present

R.J. Lackey
George Davis
Sheri Chaney
Peyton Keesee
Courtney Nicholas
John Ranson

Members Absent

Justin Ferrell

Staff

Anna Levi
Tracie Lancaster
Ken Gillie
Clarke Whitfield

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

ITEMS FOR PUBLIC HEARING

- 1. A request has been filed for the commission to reconsider the issuance of a Certificate of Appropriateness at 729 Loyal St to paint the Danville River District logo. At the meeting of August 18, 2016 the Commission granted a COA to paint the logo with the condition that the phrase "Reimagine That" be omitted.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Laura Ashworth, with Economic Development. I am here if you have any questions. I control the brands for the City, the River District Logo and the City Logo.

Mr. Ranson stated can you say that again slower.

Mrs. Ashworth stated I work for Economic Development. I do the marketing and I also control the City logo and the River District logo to make sure it stays within our brand standard such as the colors, quality and what we can and cannot do with it.

Mr. Whitfield stated you might want to explain why you came back with regard to those words because they may not know that.

Mrs. Ashworth stated our River District logo has the Reimagine that on it. That is our slogan, our tagline that is what makes the logo. Now for certain events we can alter it for example the bottom half is the only market that can be altered. So we can have reimagine running for an event. We can have reimagine festival. We can have reimagine living once it has been approved within our standards. So this is our overall

logo. So for it to be painted I think it would be appropriate for it to have reimagine that on it just like our water tower has for example.

Mrs. Nicholas stated so I know at the time we were concerned that reimagine that is only supposed to be the tagline for a certain amount of years.

Mrs. Ashworth stated I am not sure of that. I have not heard that as far as I know it is going to be on going. So that is not what I have been told maybe there was confusion with the events.

Mr. Whitfield stated that was me I was told it would be about ten years and then we might go to something else.

Mrs. Nicholas stated that was our concern because this is being painted on the building it's permanent.

Mrs. Ashworth stated I can understand that but I haven't heard that. Again, I think an example would be our water tower we have reimagine that on it. We don't plan on taking that down in ten years and changing it. So there might have been some misconfusion. But as far as I know there is not going to be any changes and I follow the brand and control it. I spoke to Corrie and Ken and I have not heard of any changes in the next ten years.

Mr. Whitfield stated what I heard was not correct then.

Mr. Davis stated is there a possibility that down the road if the reimagine that is changed and we do not or whoever the Commission is doesn't particularly like the new logo then it could be painted over?

Mrs. Ashworth stated absolutely I don't see a problem with that. Again I think it would be interesting to see if it were to change in ten, twenty, thirty years if it would change completely or just the bottom part. So I think that all in all it would have to be reviewed if it needed to completely repainted or just the bottom.

Mr. Lackey stated so if you can have reimagine running which means that whole part is not permanent why can't you have it blank?

Mrs. Ashworth stated that is our tagline and our slogan.

Mr. Lackey stated reimagine that. But you just said earlier you can have it as reimagine running so reimagine that is not that important.

Mrs. Ashworth stated well I think for certain events it promotes the reimagining of the River District. So reimagine that reimagine running, reimagine walking down the streets of the River District. So that is the starting slogan that is the mother logo of all of the

other logos that tie off of it. The reimagine running only comes out for one event. Reimagine living. Hampton at Wilkins is using that to promote living in the River District. But I think over all the reimagine that is what it needs to be.

Mr. Lackey stated is there a legal requirement that requires it to stay on the logo or is this preferred from the City's perspective.

Mrs. Ashworth stated as of right now it is the preferred as what the City wants within the standards. I guess that's a discussion for Ken.

Mr. Davis closed the Public Hearing.

Mrs. Chaney stated seeing the proposed with River District that big I don't like it. That is my personal opinion but I don't like it. I think it distracts from the Coca Cola sign. I started thinking about it after we left. If you do it too small you not going to be able to make it out. It is just going to look like a big blob. I have been to two or three other places where they have done the Coke signs and I have seen Historic Mebane or Historic whatever City over the last two or three weekends. It's just my personal opinion.

Mr. Keesee stated how big do you want it Sheri?

Mrs. Chaney stated I don't like it at all.

Mr. Keesee stated oh you don't want it on their period.

Mr. Davis stated she wants it like this.

Mr. Ranson made a motion to approve as submitted. Mr. Keesee seconded the motion. The motion was approved by a 4-2 vote.

- 2. A request has been filed for the Commission to review the appropriateness of an outdoor carwash at 234 N Union Street and the adjacent parking lot. Abdulla Nesmith is seeking a Special Use Permit to operate an outdoor carwash. The request will be presented to the City Planning Commission on Monday, September 12, 2016.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Abdulla Nesmith, the applicant. I am the present owner of Denim Stax clothing store at 234 North Union Street. We would be opening it behind that store. If anyone has any questions I am here to answer them.

Mr. Lackey stated that is in the First State Bank parking lot?

Mr. Nesmith stated on the other side of the street in the corner.

Mr. Gillie stated the building at the end across from the ABC store.

Mr. Lackey stated oh okay I was at the wrong end of the block.

Mr. Ranson stated what is going to be the nature of this business?

Mr. Nesmith stated it will be car detailing and things like that.

Mr. Ranson stated will you have to construct or build a sign or anything?

Mr. Nesmith stated no sign it might be a sign in the window on that side.

Mr. Ranson stated so the sign would be in the window?

Mr. Nesmith stated not too far off of the side of the building I can have a sign right there.

Mr. Ranson stated you would have to have approval for the sign.

Ms. Levi stated you would have to come back to this commission for the sign approval.

Mr. Nesmith stated approval for the sign?

Ms. Levi stated yes.

Mr. Keesee stated is there a car wash there now?

Mr. Nesmith stated no.

Mr. Ranson stated so it's just a paved lot?

Mr. Nesmith stated yeah actually its cemented.

Mr. Ranson stated so it's really just the use is going to change from a parking to somewhere where you wash cars.

Mr. Nesmith stated yeah and it doesn't have to be a sign.

Mrs. Chaney stated the parking lot or driveway to the left that is gravel is that your property or is that City property?

Mr. Nesmith stated the gravel is our property and the concrete behind the building is also our property.

Mrs. Chaney stated that is where you are going to do the car wash?

Mr. Nesmith stated yes behind the property.

Mr. Davis stated when you say you are going to do it behind the property you mean in the area that is adjacent to Memorial Drive?

Mrs. Chaney stated directly behind his building.

Mr. Nesmith stated yeah.

Mr. Davis stated the only problem I have with it is that when you are coming down Memorial Drive and you are going to that fork right there that is part of the entrance into downtown. To have a car wash there which is very similar to what they have two blocks up on High Street. I just have a problem with people coming into our City and that's what they see. You know a bunch of guys out there washing cars. I feel like it would be better if it was some sort of structure there but I don't know if that is what you are even contemplating. That's the only problem I have with it is what it looks like when you are coming into our downtown area.

Mrs. Nicholas stated I am concerned about the environmental impact. Can you explain how you would handle waste water, the suds from washing the car, Etc.?

Mr. Nesmith stated I will buy an oil containment mat and the car will pull on top of that. That will collect all the water and then we will buy something like a vacuum but it has a pump on it and hook a hose to it and run it back into the inside of my building into the toilet.

Mrs. Nicholas stated do you have facilities inside of your building that will be able to take that volume of water?

Mr. Nesmith stated yes. I will probably only be able to do one car every thirty minutes. We will set it up by appointments or something like that so I don't think it will be that much water.

Mr. Keesee stated you have the hours 7-7 is that Monday thru Friday?

Mr. Nesmith stated no it is 8:30-5:30.

Mr. Keesee stated Monday thru Friday?

Mr. Nesmith stated Monday thru Saturday.

Mr. Keesee stated it didn't say here that why I was asking.

Ms. Levi stated those are conditions that we put on it not that he has.

Mr. Gillie stated now if you think it should be more restrictive and he goes with that and you agree then we can modify that in front of Planning Commission.

Mr. Lackey stated you are asking for our recommendation to Planning Commission we are not the approval body on it?

Mr. Gillie stated correct.

Mr. Lackey stated so regardless of which way we decide Planning Commission can say yay or nay independent of us.

Mr. Gillie stated correct. But in the past they have deferred these back to you because they feel that this is your area of purview so they do take that into account.

Mr. Davis closed the Public Hearing.

Mr. Lackey stated someone correct me if I am wrong. Von Wellington when he came we were very concerned with an outdoor facility we only approved when we found out it was going to be indoor.

Mrs. Nicholas stated I think after that we approved the one on High Street and it's outdoor.

Mr. Lackey stated I wasn't here.

Mr. Davis stated I thought High Street was already there.

Ms. Levi stated High Street was already there.

Mrs. Nicholas stated didn't they come to us for something as part of that?

Mr. Davis stated we voted on the building across the street where the façade was. That is still going to fall down on someone's head. Yeah High Street was already there. The reason I liked the one that was mentioned on Ridge Street was because it was inside. I have expressed my concerns on it.

Mr. Lackey stated I have the same concerns.

Mr. Keesee stated so do I.

Mrs. Nicholas stated I wouldn't be opposed to it if it was indoor in that space.

Mr. Davis stated I don't think he has the facility to go indoors.

Mr. Lackey stated is this recommending of a vote whether we recommend or deny?

Mr. Gillie stated yes. The reason being is that you have to approve it as well as Planning Commission. In fact, if Planning Commission gives the okay for the Special Use Permit other things are still going to have to come back here. So we can forward that on to them and then if they make that decision and it goes to City Council and they approve it, it kind of sets precedent for it. I need something to track it along so I feel that

you do need to make some sort of recommendation to them and have a vote on it that can be presented to them.

Mr. Lackey stated I hate when someone is trying to make a living to get in the way. I just thought it was the Planning Commissions job to make that decision but if it is our job then we have to make it.

Mr. Whitfield stated all you are doing is making a recommendation that they deny the Special Use Permit.

Mr. Gillie stated it's the same when City Council makes their decision; Planning Commission is just making a recommendation to Council.

Mrs. Chaney made a motion for Planning Commission to not allow the outdoor car wash at that facility. Mr. Lackey seconded the motion. The motion was approved by a 5-1 vote.

3. *A request has been filed for a Certificate of Appropriateness at 528-536 Craghead Street to restore the Hughes Building and the Venable Building. Four (4) commercial storefronts are to be installed and residential apartments are to be installed on the second floors of both buildings and in the rear of the Hughes Building.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Rick Barker, the applicant. I am available if you have any questions. I would like to thank Anna for her help in getting the materials received and distributed as quickly as possible. I would maybe add that both of the buildings are historic tax credit projects. So part 1 and Part 2 have been filed with the Department of Historic Resources and the Park Service. So everything in your package has already been approved on a State and Federal level.

Mrs. Chaney stated so part 2 has been approved?

Mr. Barker stated yes.

Mrs. Chaney stated according to this it hasn't.

Mr. Barker stated it has been since we applied.

Mr. Davis stated what are you going to do with the little triangular building?

Mr. Barker stated it is not a part of this. Are you speaking of the courtyard?

Mr. Davis stated yeah.

Mr. Barker stated that is 548.

Mr. Davis stated oh that is not part of this? I'm sorry.

Mr. Barker stated I would be happy to answer that though. That building was originally Eldridge Drug Store. It looks as though the courtyard was originally built as a triangular shape at one time but the roof has collapsed. We think that is going to make for some dramatic before and after pictures because we acquired that a couple of years ago and it actually had trees growing above the roof line. We have got that cleaned out now. We think that will be a nice courtyard space to attach with 550 if that were to become a restaurant. Then the courtyard area could be outdoor sitting.

Mr. Davis stated you have already done great work down there and I commend you for taking on this size project. I'm sure it is going to be wonderful.

Mr. Barker stated I don't know if you all have driven by recently but I didn't include any current photos. But we have completed the demolition phase and taken out all the materials in the buildings that won't appropriate. So you can see the bones of the building.

Mrs. Nicholas stated am I correct in saying this is where Happy's was?

Mr. Barker stated yes.

Mrs. Nicholas stated okay.

Mr. Barker stated yes we have researched these buildings to understand who the original developer or tenant was for those buildings. The ones that are not branded we intent to brand them with family members of the historic town. Actually the Hughes building has there last name on the top of that building already.

Mr. Davis stated by your drawing three of these buildings are going to look pretty much the same as far as the façade of the building or are they each going to have different characteristics?

Mr. Barker stated actually the Hughes building that façade has been modified recently. Interestingly if you look at the four different store fronts there are some original elements that we have identified an original topper, panel bottom and we are going to go back and recreate what was there originally. So they will all match.

Mrs. Nicholas stated I'm looking and I see that you have two different pictures here of this one. Are there going to be awnings and are they going to match? This has been an issue recently.

Mr. Barker stated yes actually there is one photo. The one that is gold right now will become this beige color and this black swatch is a black canvas swatch that will become an awning color. So they will be solid.

Mrs. Chaney stated that is just on that building?

Mr. Barker stated yeah.

Mrs. Chaney stated the red brick building will not have awnings?

Mr. Barker stated yes ma'am the brick building has awnings today. But they are covering up some fabulous modern detail of the windows. So we plan to remove the awnings to expose that wood work.

Mrs. Nicholas stated I'm just trying to get a sense of it looking at the drawings again there are 7 doors maybe eight doors. Is that because of access to the upstairs what is the purpose?

Mr. Barker stated on the Hughes building there are currently three doors and we are adding a door which is a staircase leading to the upstairs there is a code requirement for a secondary entrance. The primary entrance to the apartment will be a staircase that added to the exterior of the side of the Hughes building. So you would go up the exterior staircase or the primary.

Mrs. Nicholas stated will there be rear access to these buildings?

Mr. Barker stated yes. There is to be a new parking lot constructed behind these that is a City project. We have met with the designer for the parking lot yesterday and I think we are actually going to hire the same time to manage the integration from the City's private parking lot down a grade to service these buildings. We have estimated about three feet will have to be filled in to get back to the original grade.

Mr. Davis closed the Public Hearing.

Mrs. Chaney made a motion to approve as submitted. Mr. Keese seconded the motion. The motion was approved by a 6-0 vote.

APPROVAL OF MINUTES

The August 18, 2016 minutes were approved by a unanimous vote.

OTHER BUSINESS

With no further business the meeting adjourned at 4:27 p.m.

Approved By: