City of Danville
427 Patton Street, Suite 208
Danville VA, 24541
Phone: (434) 799-5260

Commission of Architectural Review

October 27, 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, PLCAR2016000266, filed by Paul Liepe to complete the following at 820 Green Street:*
   a) *Rebuild and install upper porch railing*
   b) *Replace porch skirt with wood lattice*
2. *Request for a Certificate of Appropriateness, PLCAR2016000297, filed by David Stanton to remove the second story porch at the rear of 119 Broad Street. The first floor porch will remain, but lattice will be removed and square, wooden pickets and rails added. Gutters, lower level stairs in rear and damaged siding will be repaired in kind.*
3. *Request for a Certificate of Appropriateness, PLCAR2016000275, filed by Two Crows, LLC to complete the following at1009 Main Street:*
   a) *Construct addition to north elevation*
   b) *Construct canopy addition and outdoor dining area*
   c) *Construct dumpster enclosure*
   d) *Install new parking design*
4. *Request for a Certificate of Appropriateness, PLCAR2016000276, filed by Micah Robinson to construct a wooden, pressure treated exterior staircase in rear of building at 1021 Main Street. Railings will consist of beveled 2" x 4"s with square 1.5" pickets. Staircase will be stained.*

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Commission of Architectural Review

5. *Request for a Certificate of Appropriateness, PLCAR2016000277 filed by DRHA to complete the following at 814-816 Pine Street:*
   a) *Install new wood windows*
   b) *Install new siding*
   c) *Install new architectural shingle roof*
   d) *Demolish rear single story addition*
   e) *Construct pressure treated, wood 8x10 exits in rear with simple rail and pickets*
   f) *Remove chimneys from roof line*
   g) *New conventional gutter system*

6. *Request for a Certificate of Appropriateness, PLCAR2016000278 filed by DRHA to complete the following at 136 Chestnut Street:*
   a) *Remove existing skylights*
   b) *Repair roof over existing kitchen area with EPDM roofing material*
7. *Request for a Certificate of Appropriateness, PLCAR2016000279 filed by DRHA to complete the following at 221 Jefferson Avenue:*
   a) *Install new architectural shingle roof*
   b) *Remove second story shutters*

IV. APPROVAL OF MINUTES FROM SEPTEMBER 22, 2016

V. OTHER BUSINESS
- West Main Street survey
- 221 Jefferson Avenue update
- Five Forks update

VI. ADJOURNMENT

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

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

Commission of Architectural Review
Meeting of October 27, 2016

SUBJECT

820 Green Street
VDHR # 108-0056-0027

APPLICANT'S REQUEST

The applicant, Paul Liepe, is requesting a Certificate of Appropriateness to complete the following at 826 Green Street:

a) Rebuild and install upper porch railing
b) Replace porch skirt with wood lattice

The proposed upper railings were discovered in the house, stored in an upstairs bedroom. There is also evidence of the railings attachment on the porch roof (see photos). The previous owner is unsure when they were removed.

STAFF EVALUATION

Submitted with this application are several photos of the railings and remaining attachments on the porch roof. There are also photos of the deteriorated porch skirt. Staff has included a 1972 photo of the structure where the porch railings are not present. It is unclear when the railings were constructed or removed.

Section 3 of the Old West End Design Guidelines Item H **Recommended** states:
If replacement materials must be used, they should match the original materials and design. Use of modern materials will be reviewed on a case-by-case basis, with the exception of vinyl replacements windows, which are not allowed.

Based on the Design Guidelines excerpt above, photographs and the previous owners comments, Staff believes that this request does meet the Guidelines and a Certificate of Appropriateness should be issued to reconstruct the second story porch railings (item a). While the addition of a lattice porch skirt versus a solid skirt is a change it is not uncommon within the District and is supported by the

Design Guidelines. Staff believe that the request to replace the existing deteriorated wood skirt with a wood lattice does meet the Design Guidelines and a Certificate of Appropriateness should be issued.

OWNERSHIP RECORD

Present Owner NUMEROUS

Mailing Address —

Original Owner —

CLASSIFICATION

District ✓ Site ..... Building .....

ARCHITECT OR BUILDER .....

DATE OF CONSTRUCTION CA 880-1910

MAJOR ALTERATIONS NUMEROUS

PRESENT USE RESIDENTIAL

ORIGINAL USE RESIDENTIAL

ACCESSIBLE TO PUBLIC? —

ARCHITECTURAL STYLE

Vernacular ..... Italianate

Federal ..... American

Greek Revival ..... Neo-Classi

Gothic Revival ..... Twentieth

PHYSICAL DESCRIPTION

Facade Materials (Street Facade)

WOOD: Clapboards ✓ Shingle ✓

MASONRY: Brick ..... Stone .....

HEIGHT IN FULL STORIES 1 (2) 3 4 5

INTERIOR DETAILS OF SIGNIFICANCE

Woodwork: Mantels ..... Doors and

Wainscoting ..... Panelling ..... Other .....

Other Details: Murals ..... Wallpaper ..... Cornice

Details ..... Other .....

Significance of Total Interior .....

NATIONAL ..... STATE ..... LOCAL.....

HISTORIC NOTES AN UNSPOILED BLOCK

SIGNIFICANT OUTBUILDINGS, IF ANY

Type .....

Condition .....

PHYSICAL CONDITION Good

Structure ✓

Grounds ✓

Neighborhood ✓

ARCHITECTURAL SIGNIFICANCE (Including int

OUTSTANDING ..... NOTABLE

EXCELLENT ..... WORTHY C

PHOTO Roll No. ..... Negative ...

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

Article 3.R.C.1.

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

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: -266 CAR Date: 10-27-16

Date submitted: _____ Received by: _____

Tax Map Number: _____ Zoning Map Number: _____

Architectural Inventory Rating: _____ Zoning District: _____

Additional Zoning Information: _____

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

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of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5261. As of July 1, 2009 a $25.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

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

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

Would you like more information about these programs? No

Which one(s)? _____

Property Location: 820 Green Street

Name of Applicant: Paul C. Liepe

Applicant's Address: 926 Main Street, Danville 24541

Applicant's Phone Number: 434-793-4333 Email Address: paul@liepe.com

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

A. Rebuild and reinstall upper porch railing

B. Replace porch skirt with lattice

Type of material(s) to be used: Wood

Signature of Property Owner (if not applicant)

Paul C. Liepe

Signature of Applicant

A. Rebuild and reinstall upper porch railing

One of the surprises in this house was a set of railings stored in an upstairs bedroom (see first photo next page). The previous owner said that they were removed from the porch roof many years ago due to their deteriorated condition. The exact date is unknown, but old photographs show it was prior to 1974.

The original location of these railings is made obvious by a remaining attachment point on the porch roof (see second photo next page).

The applicant proposes to rebuild / recreate and reinstall these wood railings, presumably returning the porch to its 1874 appearance.

Former
attachment
point

B. Replace porch skirt with lattice

The area between the porch foundation columns is presently filled with some kind of asphalt-covered board. This material must be removed to make structural repairs and has exceeded its useful life. It is also historically inappropriate and very unattractive (see photo below).

The proposed replacement is wood lattice typical of houses in the district (shown below). This will be nicely framed and painted to match other trim colors on the house.

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

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

Commission of Architectural Review
Meeting of October 27, 2016

SUBJECT

119 Broad Street
VDHR # 108-0056-0211

APPLICANT'S REQUEST

The applicant, David Stanton, is requesting a Certificate of Appropriateness to remove the second story porch at the rear of 119 Broad Street. The first floor porch will remain, but lattice will be removed and square, wooden pickets and rails added. Gutters, lower level stairs in rear and damaged siding will be repaired in kind.

The proposed work is being done in part due to deteriorating conditions.

STAFF EVALUATION

Submitted with this application is a photo of the rear of the house located at 119 Broad Street. The structure has been cited for Maintenance Code Violations.

Section 3 of the Old West End Design Guidelines addresses Historic Building Restoration/Renovation Guidelines:

- *All additions and renovations to existing structures should as much as possible complement the original elements in terms of materials, size, shape, texture and color.*

Based on the Design Guidelines excerpt above and photographs, Staff believes that this request does meet the Guidelines and a Certificate of Appropriateness should be issued to reconstruct the rear porch as proposed at 119 Broad Street.

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COMMISSION OF ARCHITECTURAL REVIEW

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

Article 3.R.C.1.

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INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: — 267 CAR Date: 10·27-16

Date submitted: _____ Received by: _____

Tax Map Number: _____ Zoning Map Number: _____

Architectural Inventory Rating: _____ Zoning District: _____

Additional Zoning Information: _____

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

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

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

Would you like more information about these programs? No

Which one(s)? _____

Property Location: 119 Broad Street, Danville, VA

Name of Applicant: David Stanton

Applicant's Address: 128 Dale Drive, Silver Spring, MD 20910

Applicant's Phone Number: 202-258-3183 Email Address: david373us@yahoo.com

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

I would like to remove the 3rd level patio and roof over hang. I would like to remove the lattes used between the 2nd floor and 3rd floor decks and install a railing that meets design code. I would also like to remove the metal outside staircase leading to the 2nd floor deck.

Type of material(s) to be used: Wood Materials to meet similar design in historic area.

Signature of Property Owner (if not applicant)

Signature of Applicant

Commercial and Residential

heHandyManGuys.NET

We Do It All!....Your Handyman Specialist!

David Stanton

202-258-3183

Proposal for Property... 119 Broad St Danville VA

david373us@yahoo.com

-Below is a picture of back deck on the property. It shows what will be removed, left, and added. The top roof and second deck will be removed and the first deck will have added rails with replacement of steps. Gutters will be replaced and added where needed.

Close off upstairs door in upper deck area

Roof Gone

Post Gone

Rails Gone and

Deck gone

Lattice Gone all the way around deck

New Rail for existing lower deck

Gutters will be redone to fit the remaing toop roof. New gutter on bottom roof with leader

The steps are unsafe and should be replaced also

The siding missing from house after all the demo is completed will be replaced with siding off side of roof that is being taken down

***The total of above back deck removal and rebuild with labor and material is $5,675.00

-The entire house will be power washed, sanded where needed, caulked, rotted siding will be replaced and/or repaired as the need arises, all windows that need glazed will be re-glazed, all corner boards will be re-nailed and fixed properly. The house will be painted where existing paint is now applied with the same color as per customer's request. This includes decks, railings, brick, siding, trim etc. (all that is currently painted will be repainted).

All debris will be removed off of property and property will be left broom clean.
*****Please review next PDF for clear pictures of back deck*****

***The total of this proposal with labor and material is $15,895.00

Thank you for any questions please contact

Chuck King
www.thehandymanguys.net
Cell 434-843-7055

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

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

Commission of Architectural Review
Meeting of October 27, 2016

SUBJECT

1009 Main Street
VDHR # 108-0056-0163

APPLICANT'S REQUEST

The applicant, Two Crows, LLC, is requesting a Certificate of Appropriateness to complete the following at 1009 Main Street:

a) *Construct addition to north elevation*
b) *Construct canopy addition and outdoor dining area*
c) *Construct dumpster enclosure*
d) *Install new parking layout*

The applicant has provided drawings of the proposed items above. The proposed changes are to alter the existing gas station into a coffee shop/wine bar to be known as Crema and Vine. The addition to the north elevation will be 20' x 6' for interior restrooms and will have a HardieBoard exterior with a standing seam metal roof. The dumpster enclosure will be constructed of dog-eared fence material and will have an operable gate of the same material facing Holbrook Avenue. The outdoor dining area will have a 20' x 20' fabric canopy and will be enclosed with a wrought iron fence 3' – 3'6" tall. The parking layout is also being altered by closing to two existing entrances and providing parking spaces and landscape islands.

STAFF EVALUATION

Section 3 Item H (last bullet) states: *Additions to historic buildings are not required to match the original building exactly, but such additions should complement the original building in proportions, style and materials. If the additions(s) are visible, a complementary and harmonious style is even more important.*

Staff is pleased to see the adaptive reuse of this historic gas station. Staff believes that the applicants have taken great care in the design of the site and building alterations. One question that

Staff would propose for the Commission to review the profile of the proposed HardieBoard. The term HardieBoard can used to commonly describe many different applications. There is also concern that "traditional" Hardie Board application will give the addition a residential feel versus a commercial feel, therefore not creating a complementary and harmonious addition.

Based on the Design Guidelines excerpts above, Staff believes items b, c and d meet the Guidelines and a Certificate of Appropriateness should be issued. However, item a does not meet the guidelines and the Commission must determine if the proposed change(s) will have an adverse effect on the structure or the District.

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

Article 3.R.C.1.

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INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____ CAR Date: October 27, 2016

Date submitted: _____ Received by: _____

Tax Map Number: _____ Zoning Map Number: _____

Architectural Inventory Rating: _____ Zoning District: _____

Additional Zoning Information: _____

_____

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

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

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

Would you like more information about these programs? Yes

Which one(s)? _____

Property Location: 1009 Main Street

Name of Applicant: Two Crows, LLC

Applicant's Address: 554 Craghead St., Danville

Applicant's Phone Number: 615-626-8705 Email Address: steved@dine616.com

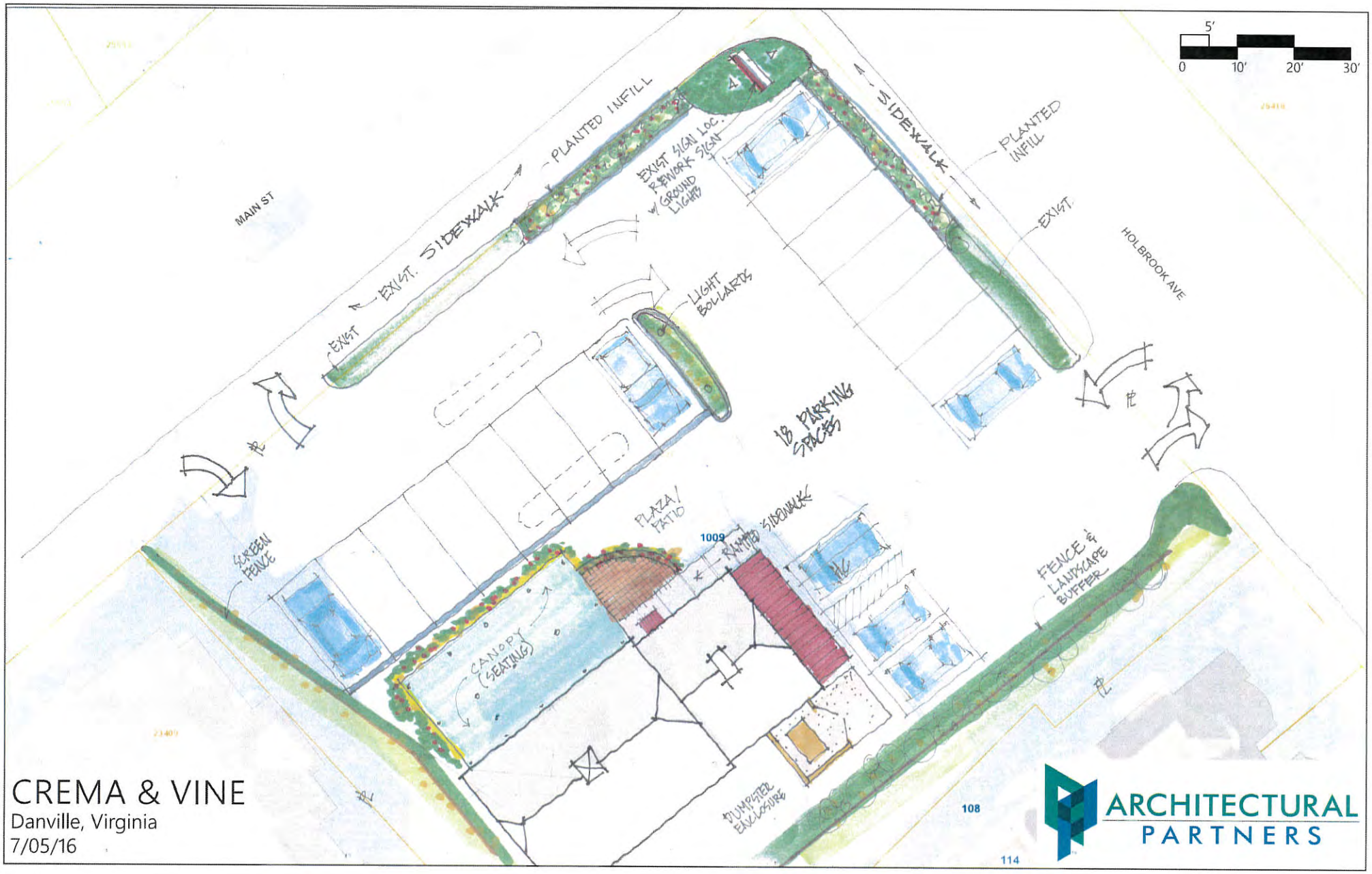
Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

Alteration of existing gas station to accomodate new coffee shop/wine bar cafe. Majority of changes include addition of new walls/ceiling to enclose bathrooms which are currently only accessible from outside. Our changes will allow patrons to enter bathrooms from inside. Other minor change is addition of door within the existing large bay garage style door.

Type of material(s) to be used: ~~Masonry~~ and EIFS / Dryvit (exterior finish) with a standing seam metal roof for the restroom enclosure; fabric awning
HardieBoard

_____ _____

Signature of Property Owner (if not applicant) Signature of Applicant

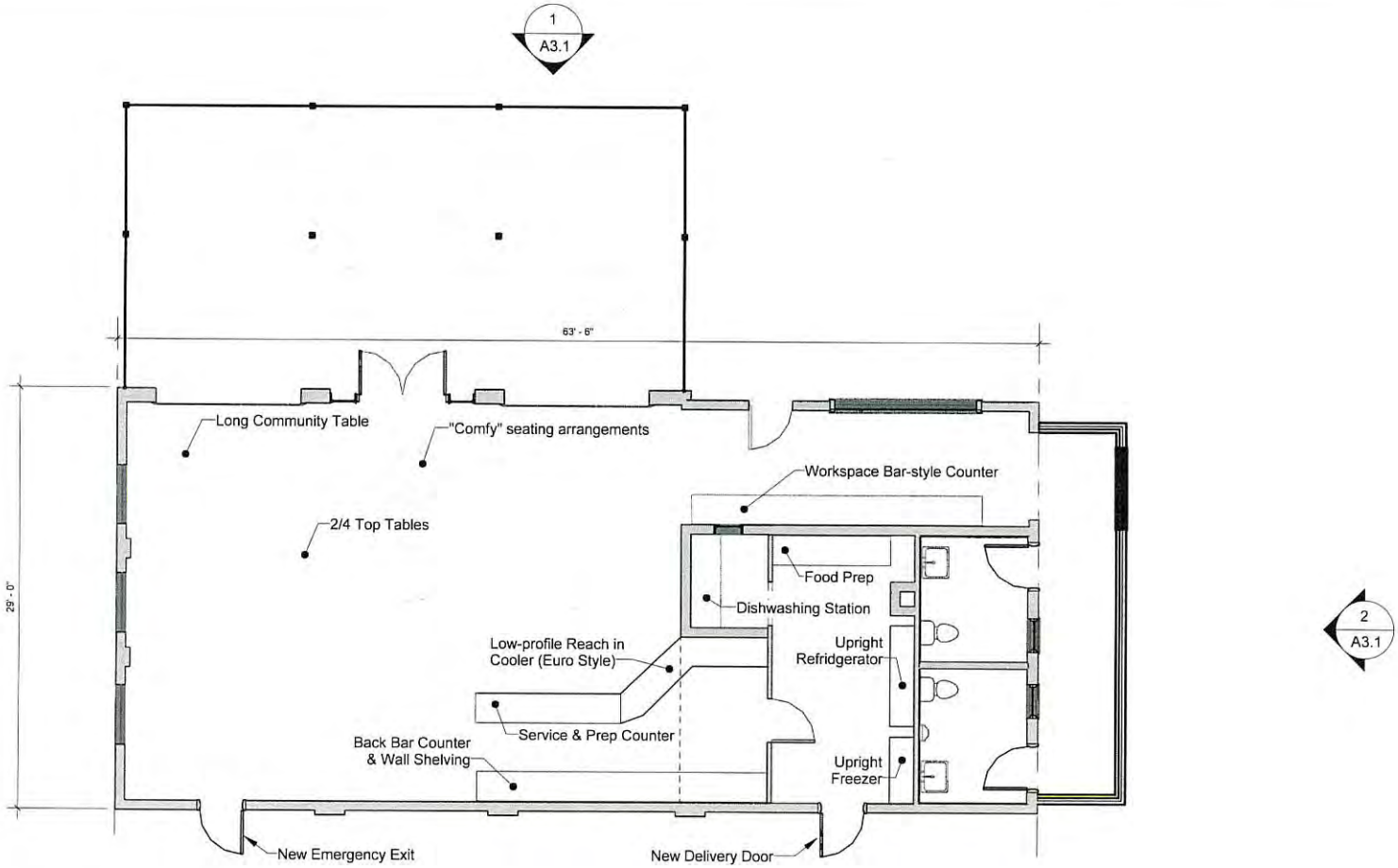


CREMA & VINE

Danville, Virginia

7/05/16

ARCHITECTURAL PARTNERS



TRUE NORTH

REF. NORTH

1 / A1.1 **1ST FLOOR**

1/8" = 1'-0"

CREMA AND VINE

1007 Main St, Danville, VA

06/16/16

ARCHITECTURAL PARTNERS

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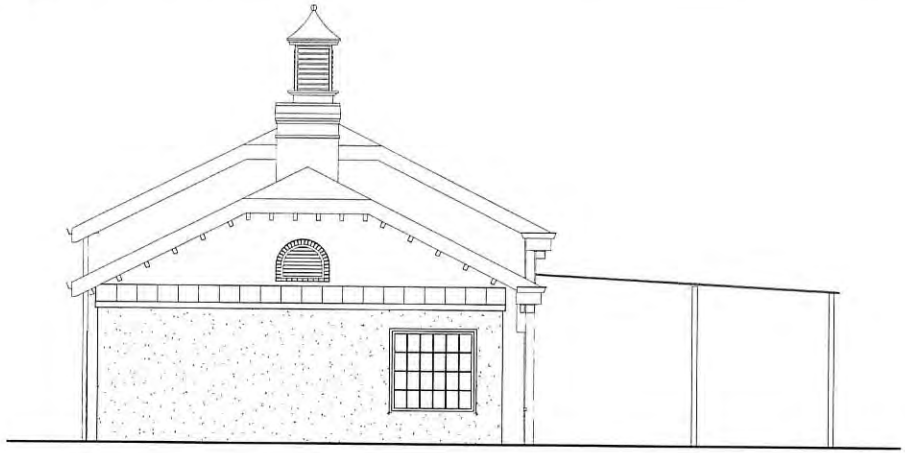
1 / A3.1 FRONT ELEVATION

1/8" = 1'-0"



2 / A3.1 SIDE ELEVATION

1/8" = 1'-0"

CREMA AND VINE

1007 Main St, Danville, VA

10/10/16

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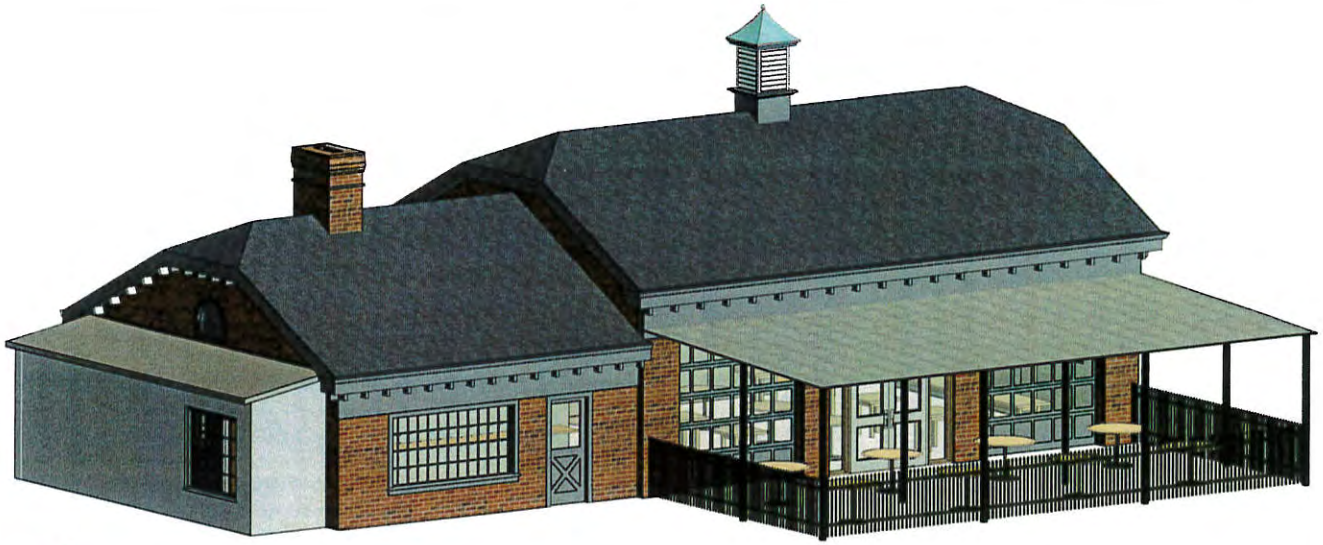

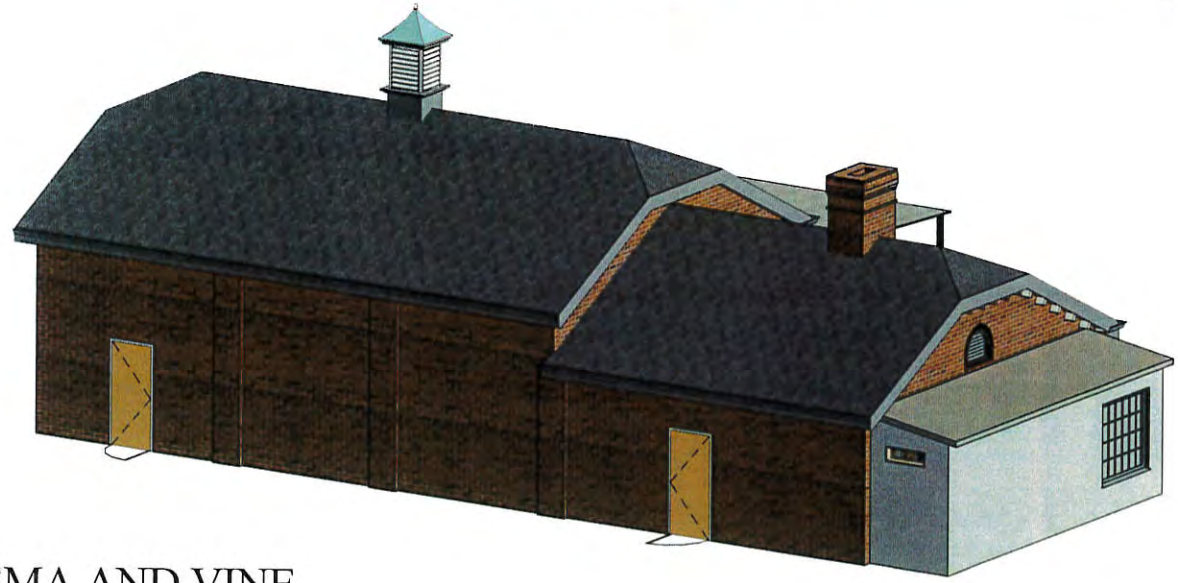

CREMA AND VINE

1007 Main St, Danville, VA

10/11/2016

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COMMISSION OF ARCHITECTURAL REVIEW

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

Commission of Architectural Review
Meeting of October 27, 2016

SUBJECT

1021 Main Street
VDHR # 108-0056-0166

APPLICANT'S REQUEST

The applicant, Micah Robinson, is requesting a Certificate of Appropriateness to construct a wooden, pressure treated exterior staircase in rear of the building at 1021 Main Street. Railings will consist of beveled 2" x 4"s with square 1.5" pickets. Staircase will be stained.

The proposed work is being done in part due to its necessity to meet Building Code requirements prior to occupancy.

STAFF EVALUATION

Submitted with this application is a rendering of the rear of the house and the location of the proposed staircase at 1021 Main Street.

Section 3 of the Old West End Design Guidelines addresses Historic Building Restoration/Renovation Guidelines:

- *All additions and renovations to existing structures should as much as possible complement the original elements in terms of materials, size, shape, texture and color.*

Based on the Design Guidelines excerpt above and photographs, Staff believes that this request does meet the Guidelines and a Certificate of Appropriateness should be issued to reconstruct the rear staircase at 1021 Main Street.

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CERTIFICATE OF APPROPRIATENESS APPLICATION

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

Article 3.R.C.1.

POST OFFICE BOX 3300 **DANVILLE, VIRGINIA** **(434) 799-5260**

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INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____ CAR Date: 10-27-16

Date submitted: _____ Received by: _____

Tax Map Number: _____ Zoning Map Number: _____

Architectural Inventory Rating: _____ Zoning District: _____

Additional Zoning Information: _____

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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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

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

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

Would you like more information about these programs? NO

Which one(s)? _____

Property Location: 1021 Main St.

Name of Applicant: Micah C. Robinson

Applicant's Address: 1021 Main St.

Applicant's Phone Number: 434-770-9455 Email Address: merob353@gmail.com

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

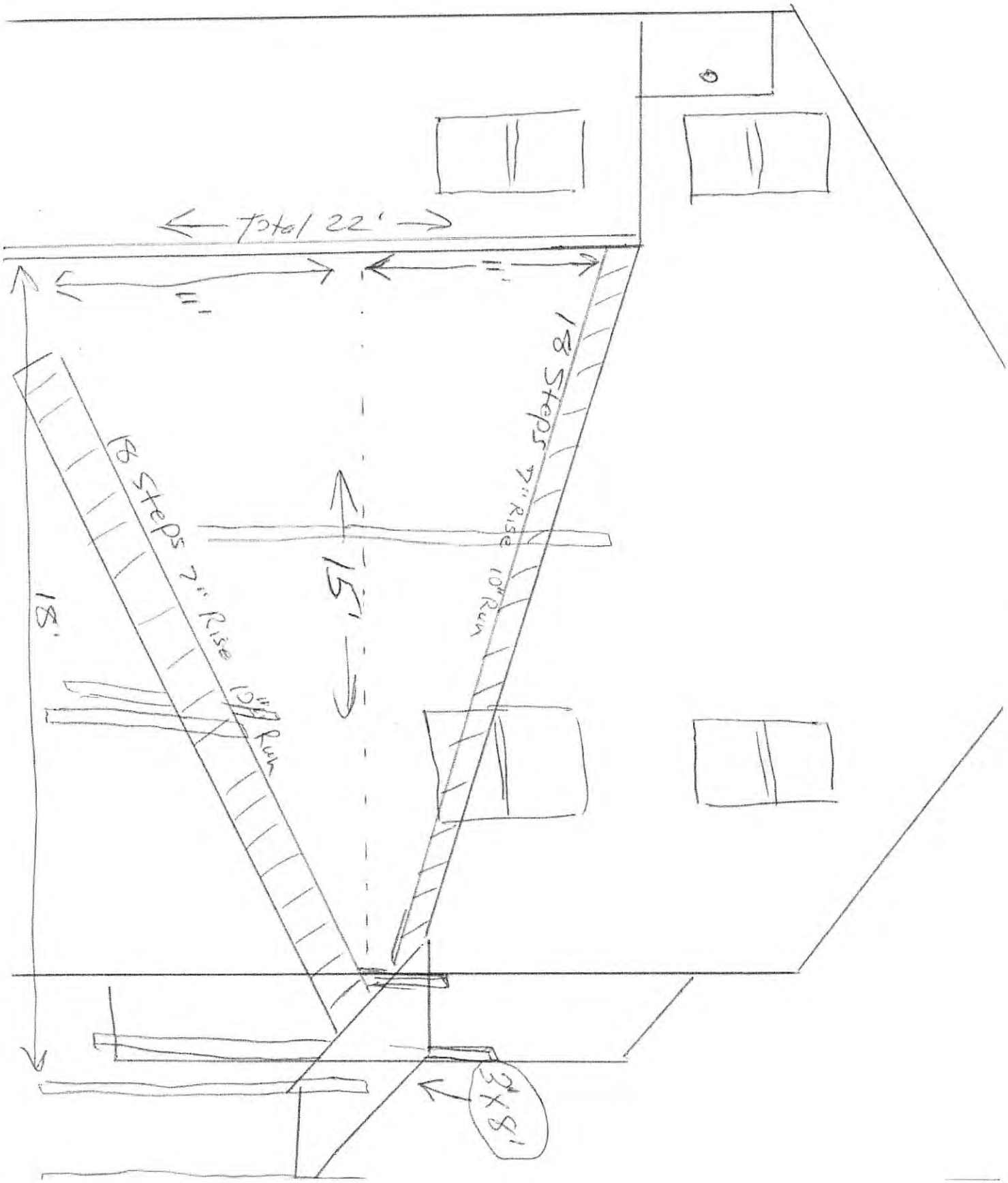
Build Exterior Stairway In Rear of Main house. Will use Pressure treated Lumber. Railings will ~~be~~ consist of beveled 2x4's, spindles will be Squre 1.5" x 1.5".

Type of material(s) to be used: Pressure treated lumber, Stained with appropriate color.

_____ 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:


Total 22'
11'
11'
18 Steps 7" Rise 10" Run
18 Steps 7" Rise 10" Run
15'
18'
32 x 8'

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

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

Commission of Architectural Review
Meeting of October 27, 2016

SUBJECT

814-816 Pine Street
VDHR # 108-0056-0181

APPLICANT'S REQUEST

The applicant, DRHA, is requesting a Certificate of Appropriateness to complete the following at 814-816 Pine Street:

a) *Install new wood windows*
b) *Install new siding*
c) *Install new architectural shingle roof*
d) *Demolish rear single story addition*
e) *Construct pressure treated, wood 8x10 exits in rear with simple rail and pickets*
f) *Remove chimneys from roof line*
g) *New conventional gutter system*

The proposed work is being as an exterior rehabilitation project. At this time there is no timeline for an interior rehabilitation. A work write-up is attached to provide more details about the proposed project.

STAFF EVALUATION

A great deal of exterior work is planned for 814-816 Pine Street. Most of the proposed work is outlined in the attached report from Rick Morris. However, there are a few differences. The report does not suggest the removal of the chimneys and the installation of a conventional gutter system. These two items presented will alter the roof line, but will also create a structure with less maintenance. The chimneys are currently inoperable and there is no plan to place them back in service. With the reconstruction of the roof, it creates an opportunity to install a more maintenance free gutter system.

The rear single story addition is in poor condition. A demolition with a rebuild has been suggested by our architect. However, at this time, a reconstruction is not proposed.

The siding of 814-816 Pine Street is deteriorated in several areas and has been patched numerous times with material of different profiles and widths. Section 3 page 7 states "[p]atching areas of deterioration with materials to match the existing materials is recommended rather than re-siding or replacing the entire wall surface unless the extent of deterioration requires that more than 50% of the siding be replaced. In these cases, non-vinyl replacement such as HardiePlank will be allowed if the profile of the siding matches the existing siding.". The applicant is requesting that HardieBoard be removed as a siding option for this structure. The profile will match the existing that is believed to be original.

The window pattern proposed will mimic a pattern that is represented currently, but there are multiple window patterns present. DRHA has chosen to install new windows due the existing deteriorated condition of the windows and their framing. Installing the one over one pattern throughout is the most efficient and easiest to mimic. The windows proposed are PlyGem Series 100 Double Hung Wood Windows.

Section 3 of the Old West End Design Guidelines addresses Historic Building Restoration/Renovation Guidelines and states "[e]xisting roof materials determined to be original or historically accurate should be repaired or replaced in-kind to match existing materials if possible". The existing roof is in poor condition and needs to be replaced. The applicant is requesting to replace the roof with architectural shingles.

Based on the Design Guidelines excerpts above, Staff believes items a, b and e meet the Guidelines and a Certificate of Appropriateness should be issued. However, items the remaining items do not meet the guidelines and the Commission must determine if the proposed change(s) will have an adverse effect on the structure or the District.

814-816 PINE STREET

Please provide a quote for each area as indicated.

Quote	
	1. Demolition
	Demolish rear one story addition including brick foundation
	2. Construct two (2) rear 8' x 10' uncovered decks
	treated lumber, flat rails and square pickets
	steps are to exit towards rear
	3. Brick
	repoint brick foundation
	4. Siding
	remove and install new siding on house to mimic existing
	4a Composite siding (HardiPlank or similar)
	4b Pine Siding
	4c Cedar Siding
	5. Roof
	Repair/replace all deteriorated gutter board/soffit/fascia
	Remove existing chimneys and replace roof, filling in hidden gutter
	5a standing seam metal to match existing
	5b 30 yr architectural shingles
	6. Gutters
	Install new white conventional gutters with downspouts
	7. Windows
	Install new windows
	Ply Gem Builders Series 100 Double Hung Windows
	primed exterior, natural interior with beige balance and 1 over 1 configuration
	8. Porch
	repair and rebuild front porch to match existing
	9. Paint
	paint all exterior wood surfaces excluding rear decks
	10.Misc
	Install new rear doors with storms (material allowance of $800.00 each)
	Install new front storm doors (material allowance of $250.00 each)

100 Double Hung Wood Window

Double Hung

‹ Ply Gem Windows (/wps/portal/home/brands/plygem-windows)

‹ Windows (/wps/portal/home/brands/plygem-windows/windows)

‹ New Construction (/wps/portal/home/brands/plygem-windows/windows/new-construction)

‹ Double Hung (/wps/portal/home/brands/plygem-windows/windows/new-construction/double-hung)

100 Double Hung Wood Window (/wps/portal/home/brands/plygem-windows/windows/new-construction/double-hung/100-double-hung-wood-window)

Colors
Features
Glass
Grilles
Hardware
Literature
Performance

BUILDER SERIES 100 double hung wood windows are available in singles, twins, combinations, 30° and 45° angle bays, side lites, stationaries and a wide selection of architectural shapes. They feature exterior components and brick mould treated with water-repellent preservative. Double hung units come with our standard tilting sash system.

Colors

2 Interior Colors Available

1 Exterior Color Available

Features

PRODUCT FEATURES

100 Double Hung

- Natural wood sash and interior ready for staining to match any interior decor – also available with primed interior for painting
- Exterior vacuum treated solid wood components resist damage from water and fungus – are primed and ready for acrylic latex paints – also available in natural wood exterior for staining
- Energy efficient Warm Edge insulating glass: standard; optional upgrades include Warm Edge+, Low E, HP or HP2+ glass package options
- Compression balance system for simple tilt-in cleaning of exterior glass
- 4 9/16" jambs eliminate need for drywall work; custom jamb extensions to 8 1/16"
- Standard white cam-action sash locks and matching white jambliner; optional bronzetone cam action sash locks and matching beige jambliner available
- Routed finger-lifts in bottom sash rail for easy operation
- Foam-filled weatherstripping on jamb for air-tight performance and smooth operation

Routed finger-lifts in bottom sash rail for easy operation

Cam-action sash locks and matching jambliner

Compression balance system for simple tilt-in cleaning of exterior glass

Glass

EXPLANATION OF GLASS PACKAGES

LOW-E GLASS PACKAGES

Our Low-E glass packages combine Low-E and Warm Edge spacer options, providing insulating glass options to meet your specific needs. Our Low-E glass packages provide better performance in regions with hot summers and cold winters. Our Low-E glass packages can be combined with capillary tubes to address performance needs in high elevation applications.

Low-E — One lite of Low-E

Glass Options

- Low-E
- HP
- Tinted
- Low-E/Tinted
- Obscure
- Tempered

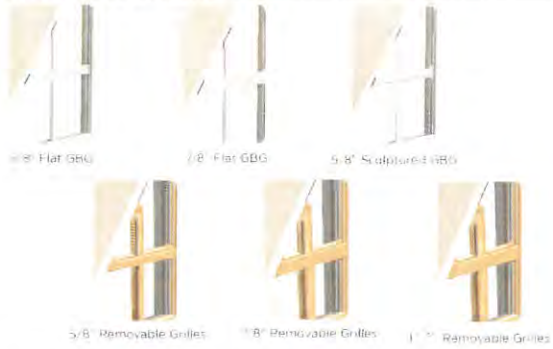
HP GLASS PACKAGES

Our HP glass packages combine Low-E with argon gas fill and Warm Edge spacer options, providing high performance insulating glass options to meet your specific needs. Argon is a safe, odorless, colorless gas, which is heavier or denser than air. When used in conjunction with Low-E glass, argon provides better insulation. That's because heat and cold do not pass through argon gas as easily as through air. Argon is nontoxic and presents no human health or environmental concerns. Our HP glass package is also available in a solar cooling (SC) glass package for regions with significant indoor cooling and glare reduction requirements.

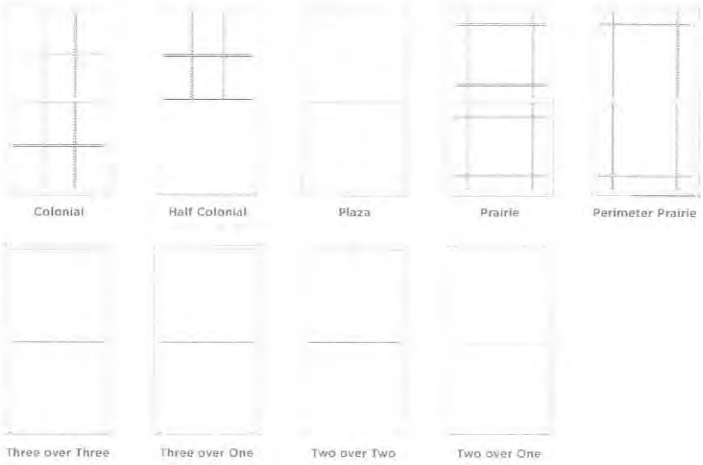
HP — One lite of Low-E and argon gas fill

Grilles

GRILLE STYLE OPTIONS



STANDARD GRILLE PATTERNS



Hardware

HARDWARE OPTIONS

Literature

DETAILS

- View Product Specsheet (http://quickr.plygem.com/servlet/QuickrSupportUtil?type=quickrdownload&key=/LotusQuickr/plygemwindowswebsitemedia/Main.nsf/0/F43954C $file/E-NCE-BS-WCP-100DH-SS_3751101101104.pdf)
- View East New Construction Builder Series Wood Brochure (http://quickr.plygem.com/LotusQuickr/plygemwindowswebsitemedia/Main.nsf/0/B5103A5E $file/302453_BuilderSeriesBro_Wood_r1_ccg.pdf)
- View East New Construction Snapshot Brochure (http://quickr.plygem.com/LotusQuickr/plygemwindowswebsitemedia/Main.nsf/0/101A86C9 $file/E-NCE-Snapshot.pdf)
- View East Builder Series 100 Window & Door Warranty (http://quickr.plygem.com/LotusQuickr/plygemwindowswebsitemedia/Main.nsf/0/339CE502 $file/E-NCE-BS-WCP-100-WNTY_3751101101147.pdf)

Performance

PRODUCT PERFORMANCE

Quick Links

About Us (/wps/portal/home/aboutus)

Careers (/wps/portal/home/aboutus/careers)

Investor Relations (/wps/portal/home/investor-relations)

Ply Gem Canada (http://canada.plygem.com)

Contact Us (/wps/portal/home/contact-us)

Privacy Policy (/wps/portal/home/aboutus/privacy-policy)

Pro Talk Blog (http://blog.plygem.com)

5020 Weston Parkway, Suite 400
Cary, NC 27513 (https://goo.gl/maps/dvEzr56ZBpP2)

888-975-9436

(http://www.facebook.com/PlyGem?(http://twitter.cref=ts)

100 Double Hung Wood

Double Hung

BUILDER
singles, tw
stationari
exterior c
preservati
system.

Barkwood

Copper Canyon

Mission Brown

Slate

Birchwood

Hickory

Shakewood

Weathered Wood

Charcoal

Hunter Green

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: 814-816 Pine Street

Name of Applicant: DRHA, Gary Wasson

Applicant's Address: 135 Jones Crossing

Applicant's Phone Number: _____ Email Address: gwasson@drhava.com

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

- install new windows - remove rear addition
- install new architectural shingle roof - remove chimneys
- new siding - construct 2 4'x4' rear exits

Type of material(s) to be used: _____

_____ Gary M Wasson

Signature of Property Owner (if not applicant) Signature of Applicant

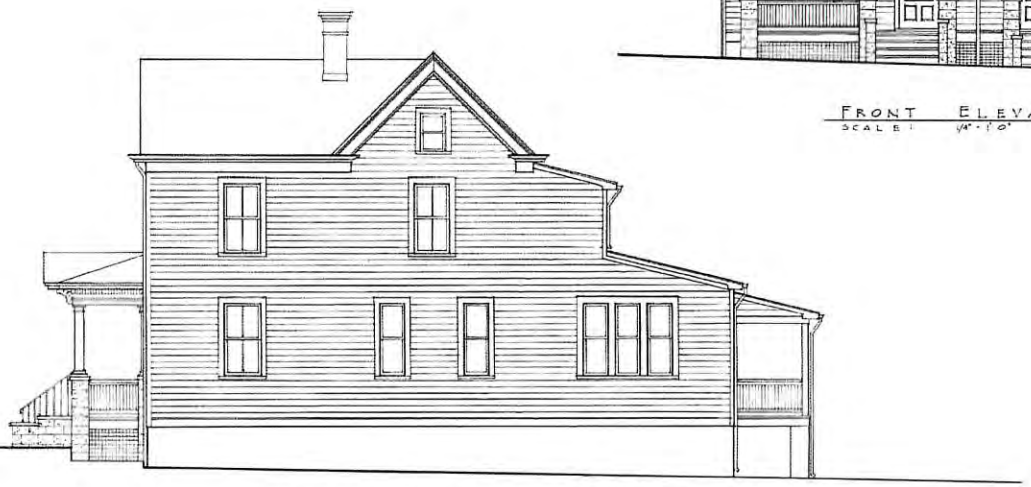
RICHARD MORRIS
ARCHITECTURE

Report and Analysis for: The Restoration of

814-816 Pine Street • Danville, Virginia

This report and estimate was
prepared by:
Richard Morris, Architect
15125 River Road
Sutherlin, VA 24594
www.rma-designs.com
(434) 209-0618

FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

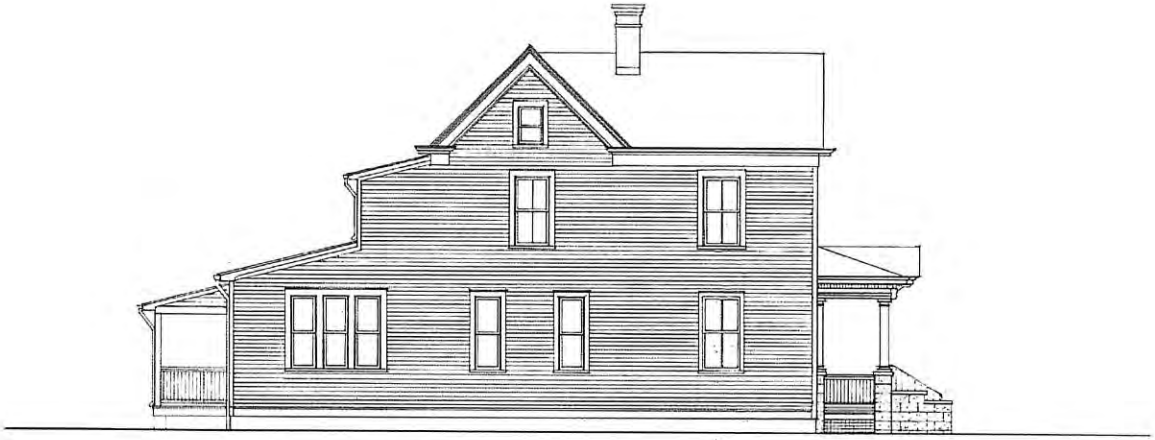
PROPOSAL FOR: CITY OF DANVILLE 814 - 816 PINE STREET
DEPT. OF COMMUNITY DEVELOPMENT

RICHARD MORRIS ARCHITECT 15125 RIVER RD. SUTHERLIN VA. 434-209-0618

Date	5-7-16
Scale	1/4" = 1'-0"
Drawn	RM
Job	
Sheet	1
Of	3 Sheets

REVISIONS	BY

COMMONWEALTH OF VIRGINIA
RICHARD MORRIS
Lic. No. 0401 014574
ARCHITECT



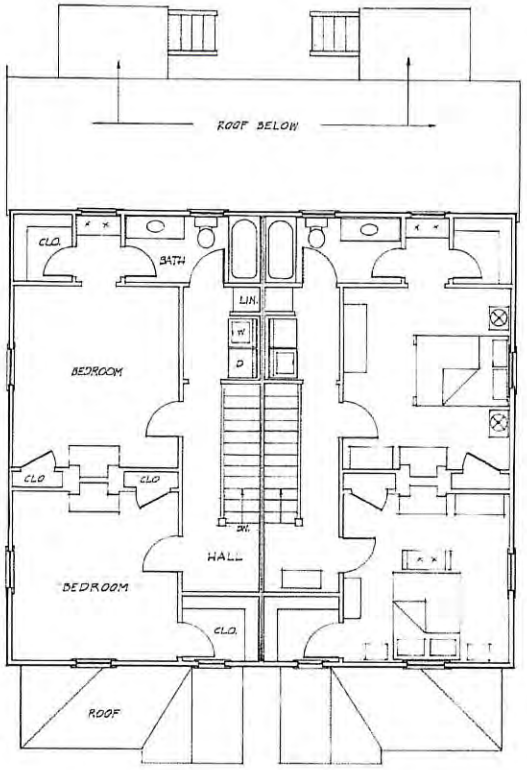
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

REAR ELEVATION
SCALE: 1/4" = 1'-0"

COMMONWEALTH OF MASSACHUSETTS
RICHARD MORRIS
Lic. No. 0401 014574
ARCHITECT

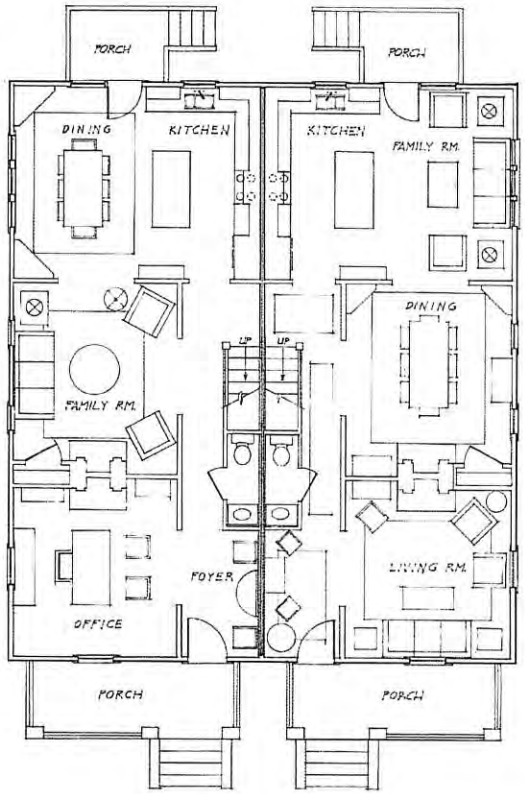
Date	3-7-15
Scale	1/4" = 1'-0"
Drawn	RM
Job	
Sheet	3
Of	3 Sheets

REVISIONS	BY



SECOND FLOOR
1/4" = 1'-0"

NOTE: EACH UNIT 1640 SF



FIRST FLOOR
1/4" = 1'-0"

REVISIONS	BY

Date 2-16-16
Scale 1/4" = 1'-0"
Drawn R.M.
Job
Sheet 2
Of 3 Sheets

ANALYSIS

Analysis of Project

The two story, clapboard double house anchors the lower section of Pine Street. Very unassuming in detail, the house was constructed in 1890 according to the Department of Historic Resources architectural survey. The porch appears to be of a later date, possibly when "Colonial Revival" was the rage. The "Belgium Block" porch, column supports and the smooth wooden columns with Doric capitals seem to imply this.

The railings and spindles appear to be of a later date.

The porch entry has a simple dental molding running along the soffit with corbels flanking the gable end section of the roof.

Both porches have bead board ceilings and half light doors with three raised panels on the lower section. The upper transom is now covered by a piece of plywood. The rear section has small entry porches to access the kitchen areas.

The windows are both two over two mullion configurations and one over one throughout both units.

The interior is relatively intact despite the condition. The rooms consist of a formal parlor, dining room, kitchen with pantry and small mud room, two bedrooms and a hall bath on the second floor in both units. Mantles are still present in the parlor, dining room and both upstairs bedrooms.

The downstairs public rooms' mantles have what appears to be slate that have been painted, but seem to be in very good condition. The woodwork looks very similar to the "Eastlake" style seen in Danville with the bull's eye corner blocks, milled casings and decorative plinths used at the door openings.

There are various areas that the hardwood flooring has been covered or painted, but would surmise with the age of the structure that it would be heart pine.

Interior doors are of a five raised panel configuration in the units.

The stairways begin with a fluted boxed newel topped by a turned finial on the first level with simple boxed newels on the second. Both the railings and the turned spindles are original to the house.

SCOPE

Scope of Work

The restoration of this home would encompass the following:

General:

This home has a familiar layout to many smaller, Victorian homes of the period with a series of dead end rooms with small entry doors connected by a small side hall. In fact, the home located at 826 Green Street was almost identical in layout to this double house, before our firm restored it. The two front rooms off the main hall are close in dimension and the rear section, which is approximately 15'-0" x 19'-0", would almost mirror the sizes of the Green Street house. If the current three rooms in the rear area were opened up, it would work well as an open kitchen with a small den/breakfast room. The Green Street house also had small door openings into the parlor and dining room and limited flow. Since this house has ten foot ceilings on the first level, our firm recommends taking the existing 2'-8" wide x 6'-8" height doorways out and expand them to 6'-0" wide by 8'-0" height entryways into the hall. This would help with flow and increase use of the rooms as it did in the Green Street house. A similar size opening from the middle room (dining) to the kitchen area would further increase circulation from room to room. Recycling the existing doors from these rooms would be used for proposed closets in the upstairs. It should be noted that these types of changes, even though more suitable for today's living habit, may not be acceptable to DHR if historic tax credits are being sought. In the 1800s, small doors and closed off rooms were appropriate to keep the rooms warmer during colder months where fireplaces were in use. Today this is a mute point and a more open plan is more livable as well as flexible. However, some compromises may be necessary if DHR approval is needed. Since the units do not have a first floor bath, a small powder room would be added under the stairway.

The upstairs encompasses two bedrooms with hardly any closet space, and a small bath at the end of the hall. Our firm recommends closing off a small area in the hall to create a closet for the front bedroom, expand the bath to include a laundry area over the kitchen area below, and add a door from the rear bedroom (in place of an existing window) to the bath. These small changes would make the house more appealing to a larger array of people.

Overall Restoration:

The structure of the main two story house (not including the one story section) is in relatively "sound" condition. The rear portion is termite infested and cost prohibitive to restore. This house has not been properly maintained in years with only periodic "band aids" applied when absolutely necessary. As a result of this lack of maintenance, it is notably in total disrepair. Almost nothing is salvageable. One of the only positive attributes to this house is the fireplace mantles which are intact and in good condition. The trim is intact, but it may be more cost effective to reproduce it rather than strip, repair and repaint since it is covered with multiple layers of lead based paint. The plasterwork, likewise, is in poor condition and should be removed and replaced with sheetrock. There are areas where the plaster could be saved and restored, but again it may be cost prohibitive. It is also less expensive for electrical, plumbing and HVAC "rough-in" installation with open walls.

Our firm has approached this project differently than other restoration projects in that we are giving two options on the main two story structure. The first is to restore and repair existing materials and to replace only where necessary on such items as windows, interior and exterior trim, siding, etc. The second option is to replicate the majority with new facsimiles. In the case of the one story rear section, we have advised to demolish and rebuild. That section of the house is badly damaged and partially collapsed on one end. The cost of trying to restore and rebuild the original would not be cost effective. Also, with the proposed expansion of the hall bath and new closet on the second floor, new construction would make this change much more feasible. A potential buyer will have an option with the cost estimates to determine which direction would be most beneficial depending on historic tax credits, sweat equity, etc. The one advantage to this property is that it is a two family and could therefore produce income to offset the restoration costs.

Demolition: Exterior

Rear one story kitchen area

Condition: Good to poor

Recommendation: Since the condition is questionable with the discovery of the termite damage in the rear support beam and the left sill beam, it would be best to remove the frame structure and retain the brick foundation for new construction.

Demolition: Interior

Electrical, Plumbing and Mechanical systems

Condition: Unknown

Recommendation: All wiring, plumbing pipes and any HVAC systems should be removed.

Miscellaneous

Condition: Poor

Recommendation: Both units have experienced the ceilings being lowered on the first level. These modifications are in poor condition, falling apart and should be removed to restore the ceilings to the original height.

Plaster

Condition: Good to poor

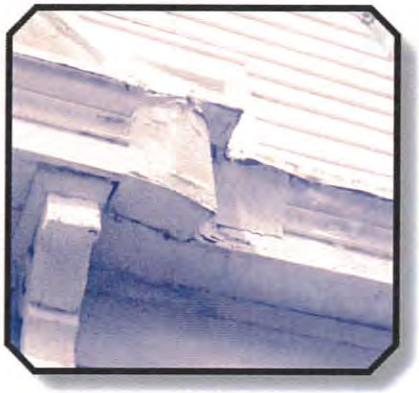
Recommendation: There are sections of plywood paneling that covers the original plaster and with the proposed floor plans; it would be advised to remove all plaster to the studs for both cost and ease of running new wiring, plumbing and mechanicals throughout the house.

Exterior:

Front porch

Condition: Stable to poor

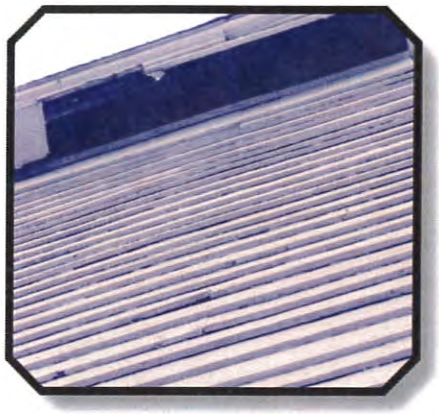
Recommendation: There are areas of rot with the column supports, soffits, decking, etc. The left block porch support is leaning and should be rebuilt with a footing. There are also layers of paint on the bead board ceiling. The most cost effective solution is to rebuild the areas that have been neglected and salvage the original fabric. The ceiling should be stripped and repainted, soffits repaired, columns replaced with identical composite ones, decking replaced with in kind materials. Areas where the soffits have rotted should be repaired with facsimiles of the original material.



Siding, soffits, fascia and trim

Condition: Good to poor

Recommendation: Issues have been observed with bulging siding and rot along the perimeter of the house where the siding meets the brick foundation. There are also areas of missing soffit material and peeling paint on siding that suggest water infiltration. It would be advised to remove a portion of the fascia, trim and siding materials and have these milled to copy the originals. This would expose any hidden defects in the framing skeleton that could be corrected for the future.



Windows

Condition: Poor

Recommendation: Most windows have had improper repairs and rotting. Window sills have been covered by metal, which indicates water infiltration and rot. The cost of restoring the existing windows may far exceed replicating new ones to match the originals. All windows should be removed for a full evaluation prior to restoration.

Brick foundation and chimneys

Condition: Stable to poor

Recommendation: Most of the brick foundation walls can be seen except the portion on the left side. Once this area is excavated a proper evaluation can be done. What can be observed needs mortar (lime base) re-pointing. The bricks appear to be in stable condition both on the exterior and what could be seen in the crawl space. The chimneys are in bad condition and may need to be rebuilt from the roof line up. A further evaluation by a professional brick mason would be advised.

Roof

Condition: Unknown, but assumed good to poor

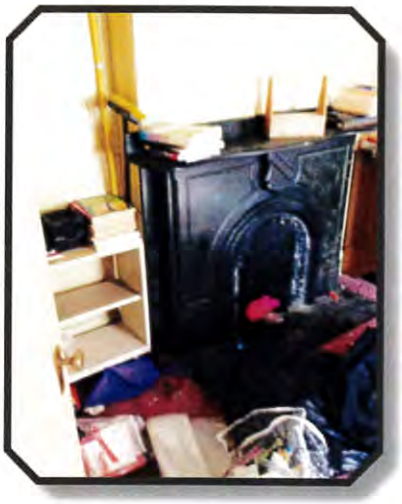
Recommendation: In the rear one story addition it is quite evident that the roof has been leaking for some time. The damage along the upper soffits further suggests that there are issues with the main roof. It would be advised to have a metal roofing professional doing a thorough evaluation of the main roof since our firm has suggested rebuilding the rear section. The roof could be replaced with either a new standing seam metal roof or a composite roof. The composite being the more cost effective, but may not qualify for historic tax credits. It is further advised that the front porches be redone with a standing seam metal roof regardless of what is done to the main structure.

Interior:

Woodwork including interior doors, casings, and baseboards

Condition: Good

Recommendation: The five panel doors are intact and in good condition with original hardware. These should be stripped, sanded and painted. All hardware should be restored and reused as indicated on the proposed floor plans. The remaining woodwork could be removed, stripped, sanded, reinstalled and painted or replicated in new material. The latter may be more cost effective than saving the original.



Mantles

Condition: Good

Recommendation: Strip paint and any repairs done. A stone conservationist should be consulted before any work is done to the (4) slate/marble mantles.

Wood flooring

Condition: Good to unknown

Recommendation: A thorough assessment can be conducted once the removal of all floor coverings is complete. If the floors are salvageable, repairs should be done as necessary, floors sanded and recoated.

This report and estimate was prepared by:

15125 River Road

Sutherlin, VA 24594

www.rma-designs.com

(434) 209-0618

RICHARD MORRIS

ARCHITECTURE

COST ESTIMATE

COST ESTIMATE

		Labor	Material	Other
	Permits			
1	Building			$1,181.36
2	Electrical			$223.07
3	Plumbing			$187.43
4	Mechanical			$76.30
	Totals for permits			**$1,668.16**
	Demolition- Rear section			
1	Demolish rear one story section	$3,000.00		
2	Disposal fee	$1,500.00		
	Totals for demolition	**$4,500.00**		
	Exterior:			
	Construction- Both units			
1	Roof: remove metal, replace with composite shingle with OSB underlayment @ $4 sq/ft (m&l) times 3,750 sq/ft; note: standing metal roof $9-$12 sq/ft (m&l)	$15,000.00		
2	Front porch roof: 280 sq/ft @ $10.50 standing seam metal (m&l)	$2,900.00		
3	@ 10.50 ft	$1,575.00		
4	Gutter: rear section, 96 l.f. @ $4.50 l.f.	$432.00		
5	Foundation: repair left rear section (m&l)	$700.00		
6	Foundation: re-point entire fdtn.	$1,500.00	$800.00	
7	(2) Chimneys: re-point/repair/rebuild (m&l)	$1,100.00		
8	Front porch: repair left front pier	$250.00		
9	Front porch: install new t&g decking and paint, 200 sq/ft @ $7.50 sq/ft (m&l)	$1,500.00		
10	(m&l)	$1,000.00		
11	(8)		$1,400.00	
12	Front porch: repair/replace/prepare/prime/paint soffits, ceilings, fascia, etc. (m&l)	$800.00	$400.00	
13	(2) Exterior front doors: repair and paint	$1,000.00		
14	Crawlspace: remove and replace termite damaged sill (m&l)	$900.00		
15	Crawlspace: clean, grade and provide vapor barrier	$1,000.00		
16	Fascia/Soffit: Repair/replace/prime/paint, 250 l.f. @ 3.50 l.f. (m&l)	$750.00		
	Totals for exterior construction	**$30,407.00**	**$2,600.00**	
	Option 1- Restoration of windows, trim and siding			
1	Windows: refurbish existing windows and sills (m&l)	$16,000.00		
2	Windows: paint $150 each x (16) (m&l)	$2,400.00		
3	Windows: new storm windows	$11,200.00		
4	Siding: repair/replace/prepare/prime/paint (m&l)	$12,000.00		
5	Trim: repair/replace/prepare/prime/paint (m&l)	$6,500.00		
	Totals for option 1	**$48,100.00**		
	Option 2- New windows, trim and siding			
1	(20) M&W all wood windows (no grills)		$5,500.00	
2	Installation of new windows	$5,000.00		
3	Exterior trim		$2,000.00	
4	Siding		$3,500.00	
5	Installation of trim and siding	$5,500.00		
6	Demolition of existing siding, trim, corner brds, windows, etc.	$1,100.00		
	Totals for option 2	**$10,500.00**	**$11,000.00**	

	Site			
1	Grading: provide positive drainage from building/sod/landscape	$3,000.00		
2	New concrete walkways, front and rear	$1,800.00		
	Totals for site	**$4,800.00**		
	Interior:			
	Construction- Both units			
1	Demolition of plaster; window, door and base trim	$6,000.00		
2	Disposal fee	$1,500.00		
3	Insulation, sound proofing, firewall (m/l)	$6,000.00		
4	Sheetrock (m/l), 2 hour rated on common wall	$14,700.00		
5	Door trim (remilled to match existing) including corner blocks and 10" plinths- (14) openings per unit		$7,980.00	
6	(3) Cased openings per unit		$1,866.00	
7	Window trim (remilled to match exisiting) including corner blocks- (8) per unit		$2,352.00	
8	Baseboard- 1x8 with base cap		$1,030.00	
9	Installation of interior trim	$11,000.00		
10	Misc. trim-windows skirts, stool, shoemolding, etc.		$1,000.00	
11	Paint: walls and ceilings (m&l)	$17,520.00		
12	Paint: trim (m&l)	$10,000.00		
13	Wood flooring: sand and finish	$9,000.00		
14	Bathroom: 1-1/2 baths, turn key per unit	$9,000.00		
15	Kitchen: Cabinets and countertops per unit	$25,000.00		
16	Appliances per unit	$6,000.00		
17	Electrical: panel, wiring, fixtures, lights per unit	$13,000.00		
18	HVAC: heat pump per unit	$9,000.00		
19	Plumbing: utility hook-up, supply, draining, vents per unit	$8,000.00		
20	Interiior doors: repair/prepare/strip/prime/paint	$4,500.00		
	Totals for interior construction	**$150,220.00**	**$14,228.00**	
	Construction- New rear section			
1	New kitchen area to replace one story section of original house. 440 square feet per unit @ $90.00 per sq/ft; materials and labor	$79,000.00		
2	(2) rear covered porches, 48 square feet per unit @ $50.00 per sq/ft: materials and labor	$4,800.00		
	Totals for new rear construction	**$83,800.00**		
	Total raw cost with Option 1	**$340,323.16**		
	Contractor's fee (15%)	$51,048.47		
	Architect's fee (10%)	$34,032.31		
	Total cost	**$425,403.94**		
	45% State & Federal Tax Credit	**-$191,431.77**		
	Total costs of improvement after tax credits	**$233,972.17**		
	Total raw cost with Option 2	**$313,723.16**		
	Contractor's fee (15%)	$47,058.47		
	Architect's fee (10%)	$31,372.32		
	Total cost	**$392,153.95**		
	45% State & Federal Tax Credit	**-$176,469.28**		
	Total costs of improvement after tax credits	**$215,684.67**		

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

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

Commission of Architectural Review
Meeting of October 27, 2016

SUBJECT

136 Chestnut Street
VDHR # 108-0056-0010

APPLICANT'S REQUEST

The applicant, DRHA, is requesting a Certificate of Appropriateness to complete the following at 136 Chestnut Street:

a) Remove existing skylights
b) Repair roof over existing kitchen area with EPDM roofing material

The proposed work is being done as Phase I of a full rehabilitation project. Phase II will consist of the interior and a potential change

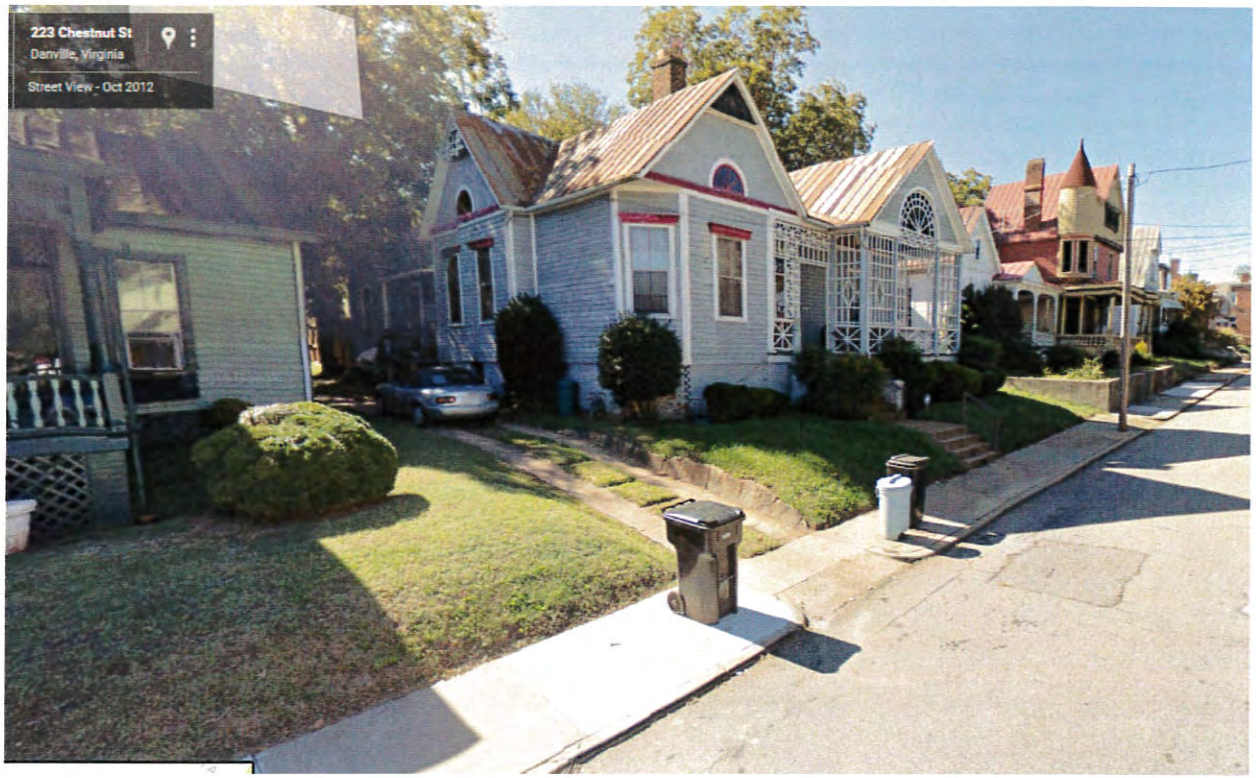
STAFF EVALUATION

The existing skylights, present in the kitchen and a full bath were not installed properly and have been leaking for some time, deteriorating the interior. This application proposes to remove them and repair with a solid roof. The skylights in the full bath are not visible from the r-o-w, but the roof will be repaired in-kind with metal. The skylights in the kitchen are on a nearly flat roof and are slightly visible. It has been recommended by our architect that this area be replaced with an EPDM roofing material.

Section 3 of the Old West End Design Guidelines addresses Historic Building Restoration/Renovation Guidelines and states "[e]xisting roof materials determined to be original or historically accurate should be repaired or replaced in-kind to match existing materials if possible" and that "...due to the nature of the material attachment techniques, flat roofs require that metal or membrane be used.".

Based on the Design Guidelines excerpt above, Staff believes that the request to remove the existing skylights does meet the Guidelines and a Certificate of Appropriateness should be issued. However,

the replacement of a portion of the metal roof with an EPDM roofing material is a change in material. Based on the excerpt above, it is an acceptable product, but is a change and therefore does not meet the guidelines. The Commission must determine if the proposed change will have an adverse effect on the structure or the District.


223 Chestnut St
Danville, Virginia
Street View - Oct 2012

City of Danville

Legend

- Parcels
- Street Names

Feet

0 10 20 30 40

1:500 / 1"=42 Feet

DISCLAIMER: Information contained on this map is to be used for reference purposes only and the City of Danville is not responsible for any inaccuracies herein contained. The City of Danville makes no representation of warranty as to this map's accuracy, and in particular, its accuracy in labeling, dimensions, contours, property boundaries, or placement or location of any map features thereon. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

Title:

Date: 10/21/2016

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: 136 Chestnut Street

Name of Applicant: DRHA, Gary Wasson

Applicant's Address: 135 Jones Crossing

Applicant's Phone Number: _____ Email Address: gwasson@drhava.com

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

remove skylights and repair roof

Type of material(s) to be used: metal and EPDM

_____ Gary M Wasson

Signature of Property Owner (if not applicant) Signature of Applicant

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

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

Commission of Architectural Review
Meeting of October 27, 2016

SUBJECT

221 Jefferson Avenue
VDHR # 108-0056-0102

APPLICANT'S REQUEST

The applicant, DRHA, is requesting a Certificate of Appropriateness to complete the following at 221 Jefferson Avenue:

a) Install new architectural shingle roof
b) Remove second story shutters

The proposed work is being done as Phase I of a full rehabilitation project. A CLG grant was received to assist in this rehabilitation. The proposed work does require a Section 106 review and this has been submitted for review. As of the date of this report, comments have not been received.

STAFF EVALUATION

Existing on the roof now is a dark gray three-tab shingle. The request is to replace this roof due to deterioration and install an architectural shingle. The replacement shingle will be a dark gray (slate or charcoal). The second story shutters on this structure have deteriorated and are inappropriate as noted in the Design Guidelines Section 3 page 7. These will be removed and not replaced.

Section 3 of the Old West End Design Guidelines addresses Historic Building Restoration/Renovation Guidelines and states "[e]xisting roof materials determined to be original or historically accurate should be repaired or replaced in-kind to match existing materials if possible".

Based on the Design Guidelines excerpt above, Staff believes that this request does meet the Guidelines and a Certificate of Appropriateness should be issued to replace the existing three-tab shingle roof with architectural shingles and to remove the second story shutters.

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: 221 Jefferson Avenue

Name of Applicant: DRHA, Gary Wasson

Applicant's Address: 136 Jones Crossing

Applicant's Phone Number: _____ Email Address: gwasson@drhava.com

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

- install architectural shingle roof: Slate gray or charcoal
- remove shutters

Type of material(s) to be used: architectural shingle

_____ Gary M. Wasson

Signature of Property Owner (if not applicant) Signature of Applicant

Barkwood

Copper Canyon

Mission Brown

Slate

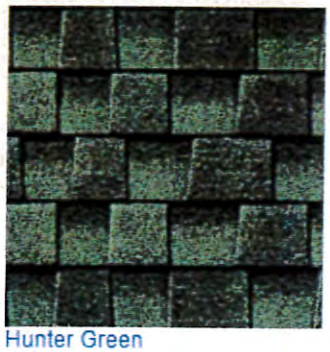
Birchwood

Hickory

Shakewood

Weathered Wood

Charcoal


Hunter Green

02/10/2012

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COMMISSION OF ARCHITECTURAL REVIEW

September 22, 2016

Members Present	**Members Absent**	**Staff**
Jeffrey Bond	Sean Davis	Renee Burton
Susan Stilwell	Robert Stowe	Anna Levi
Robert Weir		Tracie Lancaster
Michael Nicholas		Alan Spencer
Robin Crews		

Vice-Chairman Crews called the meeting to order at 3:30 p.m.

ITEMS FOR PUBLIC HEARING

1. *Request for a Certificate of Appropriateness, PLCAR2016000246, filed by William and Elizabeth Hagan to complete the following at 826 Green Street:*

    a) *Install wood storm door at front entrance*
    b) *Install pipe handrail on left side of front steps*

Mr. Nicholas opened the Public Hearing.

Present to speak on behalf of this request was Paul Liepe, here to answer any questions that you may have.

Mrs. Crews entered at 3:31PM.

Mr. Nicholas stated Staff has recommended approval of the application that is enough to get them in the door. Does the Commission have any questions for the applicant?

Mr. Nicholas closed the Public Hearing.

Mr. Bond made a motion to approve *PLCAR2016000246* as submitted. Mr. Weir seconded the motion. The motion was approved by a 5-0 vote.

APPROVAL OF THE MINTUES

Mrs. Stillwell made a motion to approve the August 25, 2016 minutes. The motion was approved by a unanimous vote.

OTHER BUSINESS

Mrs. Burton stated we had training in Lynchburg I wanted to thank Mrs. Crews and Mr. Weir for attending the ARB training. I thought it was a really nice presentation with a lot of conversation. So everything went really well. I just want to remind everybody that there is no meeting in November. We do have that joint meeting that will be early in December. So you can check your calendars on that. I don't know about an October meeting yet that depends on applications. But holidays are approaching so I wanted to remind you.

Mr. Nicholas stated do you have anything for October yet?

Mrs. Burton stated not as of yet.

Mr. Bond stated do you have a date for the early December meeting?

Mrs. Burton stated it should be somewhere right around the 10th. I think it is the 8th.

Mrs. Stillwell stated there is no November meeting?

Mrs. Burton stated right no meeting in November. It is the second Thursday.

Mr. Nicholas stated anything else from staff?

Mrs. Burton stated that's it.

Mr. Nicholas stated any members of the public have anything to bring before the Commission?

Mr. Lawrence Meder stated I have been working on this for about three months now. You probably notice every time I come down here I am in work clothes. That is because I am actually hopping out of one of these historic homes for this meeting then I'm going right back to continue working on it. I have attended quite a few meetings now. I have spoken with a lot of you either individually or here or maybe at your homes or downtown or whatever I have been told a number of times that you all are not the enforcement end of Danville for historic guidelines. That you do not create policy you don't sit here in the room after we leave and work on new policy. Last month you mentioned that the approval of one thing doesn't necessarily create a blank precedent for the next application. So I have read the guidelines they are good. They are not bad. But there are holes while you don't enforce or create policy I believe you have the responsibility to be the voice of the Old West End and take it forward to the City as the intermit between the people and the City Council. In this fashion you could provide suggestion to the City on how to adjust, tightening up, change; make recommendations to the policy that exist now. I would highly recommend that this occur before the next person comes in with something that they want that is not covered in the policy. I am going to give you three instances. The first one is solar. We are attempting in this country and in this world to

reduce the carbon footprint and solar is one big way to do that. Tesla just came out with a power pack for a house that cost 3500 dollars that can be mounted on the exterior of the house that could be solar and you could come completely off the grid.

Mrs. Stillwell stated how much for how much?

Mr. Meder stated 3500 for the power pack and then the solar system is extra that is right on top of your roof. So if someone was to come to this group and say hey I would like to put a solar system on my house. Immediately when we look at the regulations we are going to say it doesn't meet the guidelines. Then we are going to go to the next phase which is does it adversely impact? The answer is going to be yes. It is going to adversely affect the roof line of a historic home. If you have a house that can be seen in all four directions but you use the west facing wall to put the solar on it going to be seen. We are going to have to eventually move in that direction. I would ask that this committee take that issue up. As a committee you have the authority to request people to come in and speak to you about solar. The second one is before there is another issue I would really like this Commission to discuss among your self should there be a change to the sidewalk policy in Danville in the Historic district. Should there be a brick approved that is the only brick, should there be a pattern, should there be something. Put it into the guidelines so that we do not have more of the same. I'm telling you when they bust the sidewalk because they are redoing the gas they are going to come back and put concrete instead of brick. Maybe it wouldn't be in this herringbone pattern of concrete that we have in certain areas or they will need brick to put in and it will be a different brick. So if we had something in the guidelines that says this is exactly what you do, that would go a long way. It could also be used for when the sidewalk that they did install deteriorates and they have to come back then with brick. I'm sure there are probably three or four brick companies that would be happy to show you samples of brick. The third one is and this is the difficult one it has already been approached here in the committee five or six times and that is alternative building materials. The Commission has already been beat to death over the last twenty years that you have to have wooden windows. I'm cool with that because you can have a wooden window that has triple pane inside and you can take the original window and put triple pane inside of it. I'm not talking about vinyl siding I'm talking about things like Hardie Board or composite that Bill Hagan came in with last time. These houses are costing a tremendous amount of money to restore, maintain and keep up. My deck which I came and got permission to enlarge to a 8 by 16 I think I'm standing in Lowes and saying I told them treated lumber but why aren't I doing it with composite on top. So I would never have to paint it again. My answer is that I don't want to have to come back here with a request to put composite on top of my deck. I would rather not set precedent even though now I know Bill Hagan is going to do decking of his front porch with composite materials. Which I think is wonderful if we were to address these issues. I

just spent a week out in Seattle and Portland, OR and there are entire communities being built with this Hardie Board. The houses look just like these will look in the Old West End except for the material is the Hardie Board which is a cement based material. You have already approved it on a limited basis throughout the Historic District. If you don't want a blank coverage with Hardie Board you might want to say things like the rain edge or right below the rain edge could be Hardie Board. That is the part of the house that is getting hammered with moisture. I have looked at four different houses already with termite problems coming in through that area especially. Anybody that is replacing the material by the gutters they are replacing that every ten years now because the pine trees that we have are not the pine trees we had in 1890. So that pine desiderates within ten years and we have to replace it again. If they would put Hardie Board up there it would be one time and guaranteed for thirty years with the cost of 7.97 for that board versus 27 dollars for cedar. So not only is Hardie Board a better material it is economical. This is something else that we can request someone to come talk to you all about. As Bill said a lot of states now are moving toward the alternate building materials. What's out there that home owners can start using that will extend the life of the houses even further. The only reason why I am fixing these houses is because I want them to be here in another fifty years.

Mrs. Stillwell stated what's the situation with the solar panels? Are they in our guidelines?

Mrs. Burton stated yeah they are addressed as technology and it basically is connected to all technology so antennas, anything like that so solar panels are just approached as if they were to be screened from view and it is just suggested that they are placed on the roof in an area that is not visible. There are going to be times where we will just have to figure out ways to screen or the applicant will have to figure out a way to screen it.

Mr. Weir stated those houses have just high pitched roofs that you can't screen it.

Mr. Meder stated I will tell you on my house, my brick house I will be unable to screen it. So if I want solar I have two choices.

Mr. Nicholas stated is there a zoning issue with solar panels?

Mrs. Burton stated the only concern would be if it were to meet the maximum height specifications but I doubt that it would.

Mrs. Stillwell stated I have solar panels on my commercial building or course you can't see them in the rescue helicopter but that is about it.

Mr. Weir stated let's say we want to talk on these three things and we want to tweak our guidelines some to allow certain circumstances of this to happen. Do we go to City Council?

Mr. Nicholas stated we would approve something it then goes to Planning Commission then from there to City Council.

Mrs. Burton stated right the first thing we would do is discuss it in this meeting.

Mr. Weir stated so we make a recommendation to the Planning Commission?

Mr. Nicholas stated which then makes their own review and sends it to City Council because they are the only ones with the authority to change that.

Mrs. Stillwell stated I could see where solar panels might not meet the guidelines but I don't think solar panels would adversely affect the neighborhood.

Mrs. Burton stated right I remember we had those discussions when we were looking at the guidelines and creating them. We had this discussion and we wanted to make sure they were in there and there was a situation that it could happen not all solar panels are this huge massive rectangle that you put on your roof anymore. They make imitation slate now that looks just like slate shingles but they are solar panels. They are doing a great deal of advancement of technology.

Mr. Nicholas stated I guess I view this as the alternative materials suggested as well as the solar panels could all be approved under the present guidelines right now under the second process.

Mrs. Burton stated right.

Mr. Meder stated it could but does it prevent someone from actually coming to ask because it is not spelled out in the guidelines?

Mr. Nicholas stated no nothing prevents anybody from asking.

Mr. Meder stated it doesn't prevent them from spending 25 but when they read and it says it has to be shielded from view yeah I won't do solar.

Mr. Nicholas stated the whole point of the second process the first vote if it doesn't meet the guidelines. If an applicant was to come to us and say I want these solar panels and they are not going to be shielded from view that first vote one come down to that it don't meet the guidelines. The second question is okay you don't meet the guidelines so you want solar panels not shielded from view will that have an adverse effect on the property or the district. That might be yes and it might be no.

Mr. Meder stated it is left up to the board to decide. The solar panel length and width is based on the amount of electricity that you want to produce. So if I want to be an net producer of electricity I can cover two sides of my house with solar panels. I don't necessarily have to tell you that I am going to be a net producer which means that I am going to exceed the amount of electricity that I need in my house in any given 24 hour period. So then I have a solar panel going this way in the front and a solar panel going this way on the side. That will be detrimental to the historic look of my house.

Mr. Nicholas stated maybe it will, maybe it won't.

Mr. Meder stated it will be.

Mr. Weir stated if you have a light or dark roof like mine it is a dark shingle. Then you put on solar panels it would not show up but if you have a light grey or a light green it will show up like a sore thumb.

Mr. Nicholas stated I think that is the discretion of the second vote that we didn't have two years ago and we would just have to say no; whereas now we can say yes. The burden has always been on the applicant themselves to know the adverse effect.

Mr. Meder stated I think it's coming. I think solar is coming in a big way. I think this committee will be asked to look at it and approve it.

Mr. Nicholas stated with the exception of the startup cost solar power seems to be excellent.

Mr. Meder stated actually the startup cost are now they have actually been wrapped up when the tester comes to your house here is the power pack this is what it looks like. We will mount it on the left side of your house. Here is your solar panels that will go on your roof, sign here and your bill was 200 dollars a month to the electric company it will now be 165 and your solar panels will be guaranteed for 25 years and that is the only cost you have.

Mr. Nicholas stated for twenty years?

Mr. Meder stated for twenty years. So there is no cost to put them on your house.

Mr. Nicholas stated so that 39,600 dollars?

Mr. Meder stated well when you are pay 169 dollars you are just paying your electric bill.

Mr. Nicholas stated right I'm saying that's the cost in putting them up there.

Mr. Meder stated the point is this puts your electric before you get solar at 200 a month your electric bill is now 169 dollars and there are solar panels on your house and a Tesla power pack on your house. You didn't do anything but sign your name and your electric bill dropped 31 dollars a month guaranteed for the next twenty years.

Mrs. Stillwell stated your electric bill didn't drop if you didn't have solar it would continue to go up.

Mr. Meder stated with solar your bill will stay at that kilowatt per hour charge that you sign the contract for.

Mr. Nicholas stated and if you sale your house in 10 years does the new owner pick up the bill?

Mr. Meder stated I don't remember what happens but you're not hosed. It either goes to the new owner or they move it or it transfers to your new residence.

Mr. Nicholas stated I look forward to those applications.

Mrs. Stillwell stated I am just ecstatic about central pharmacy and the Old West Piano store. How much more do we have that we can do something?

Mrs. Burton stated at this point we are waiting on the structural engineer report. They were in last week so we hope to see that in October the first week or two of October. From there we can determine what is necessary that will be reported to VHDA and then determine whether or not the funding is available for the next phase. I am hoping about 200 hundred thousand.

Mr. Wilson stated with the regards to Hagan drug and the work that was done there. It was fascinating and the guy who done the work. They actually did the drugstore in two days where you all though it would take two weeks. They were done in three days. So my question is all approved last month to remove the permastone there was 25 thousand dollars allotted to remove the permastone turns out that work was done in two days. It seems to me that they might actually have some money left over. They did have to drive down from Roanoke but I think they done a wonderful job. I was just hoping that some of the money might be left over for some of the repair work.

Mrs. Burton stated we still have the report and like I said it has to be completed and a couple of other things that still have to be done under that total umbrella of the fifty thousand dollar grant.

Mr. Wilson stated the repair work is only 15 thousand the 25 is for the actual work.

Mrs. Burton stated but we don't yet know if some of that is left over in the 25 might be needed in the other 25 allotment for reports and that sort of thing. We have to consider

the entire project completed first and then we will see if there is anything left in the budget.

With no further business the meeting adjourned at 3:54 p.m.

_____

Approved