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

River District Design Commission

JANUARY 12, 2017
4:00 P.M.
CITY COUNCIL CONFERENCE ROOM
AGENDA

I. WELCOME AND CALL TO ORDER

II. ROLL CALL

III. ELECTION OF OFFICERS

IV. ITEMS FOR PUBLIC HEARING

1. *A request has been filed for a Certificate of Appropriateness at 417 Bridge Street to install a power generator on the roof and a natural gas pipe running along the east rear corner of the building facing Newton St.*

2. *A request has been filed for a Certificate of Appropriateness at 121 N Union Street for a time extension for the historic "Home" sign so that it may remain in place for one additional year.*

3. *A request has been filed for a Certificate of Appropriateness at 121 N Union Street to install a 6 sq. ft. flat, wall mounted informational sign describing the history of the historic "Home" sign.*

V. APPROVAL OF MINUTES FROM DECEMBER 8, 2016

VI. OTHER BUSINESS

VII. ADJOURNMENT

City of Danville
427 Patton Street, Suite 208
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River District Design Commission

MEETING OF JANUARY 12, 2017

SUBJECT

417 Bridge Street

A request has been filed for a Certificate of Appropriateness at 417 Bridge Street to install a power generator on the roof and a natural gas pipe running along the east rear corner of the building facing Newton St.

EXCERPT FROM DESIGN GUIDELINES

4.0 New Buildings Design Guidelines

4.5.6 Equipment and Technology

Mechanical equipment should be located on the roof or at the rear of buildings if ground-mounted equipment is used. Careful selection of rooftop equipment locations will allow the roof parapet, roof, or roof forms to serve as an effective screen.

STAFF RECOMMENDATION

Staff recommends approval of a Certificate of Appropriateness at 417 Bridge Street to install a power generator on the roof and a natural gas pipe running along the east rear corner of the building facing Newton St.

Staff recommends approval with the condition that the natural gas pipe be painted to blend in with the building.

The generator adheres to the guidelines in its rooftop placement. It is to be located in the center of the roof so should be largely screened, though it may be slightly visible from some areas lying uphill.

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River District Design Commission

CERTIFICATE OF APPROPRIATENESS APPLICATION

The guidelines will be administered through the River District Design Commission (RDDC) appointed by City Council. This Commission will review any changes to buildings or sites within the District and issue a Certificate of Appropriateness (COA) if the changes meet the guidelines. Work on buildings and sites within the District cannot commence until a COA has been issued and other required permits and approvals have been obtained (see Section 1.2 for information on the Commission and Section 1.5 for more information on the process).

INFORMATION TO BE PROVIDED BY APPLICANT
Important-Please read before completing application

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

Property Location: 417 BRIDGE STREET, DANVILLE, VA 24541

Name of Applicant: ZEE PROPERTIES, LLC (DAVID R. ZOOK)

Applicant's Address: P.O. BOX 417, DANVILLE, VA 24543

Applicant's Phone Number: 434-857-3210 Email Address: ZOOK@NORIZONTECH.COM

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

INSTALLATION OF KOHLER POWER SYSTEM NATURAL GAS GENERATOR ON ROOFTOP OF PROPERTY TO PROVIDE CRITICAL POWER REDUNDANCY FOR OPERATING COMPANY (HORIZONTECH) CUSTOMER ACCESS TO COMPUTERS AND DATA.

Type of material(s) to be used: GENERATOR (METAL) AND METAL GAS PIPING

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

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] Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: 01-17-01 RDDC Date: 1-12-17

Date submitted: _____ Received by: [signature]

Tax Map Number: _____ Zoning District: TWC

Additional Zoning Information: _____

All buildings, structures or improvements located in the River District and visible from a public right-of-way shall not be located, constructed, reconstructed, altered, or repaired unless a Certificate of Appropriateness has been issued by the River District Design Commission. The Commission meets once a month on the second Thursday of the month at 4:00P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260.

Front View-Corner of Bridge St. and Newton St.

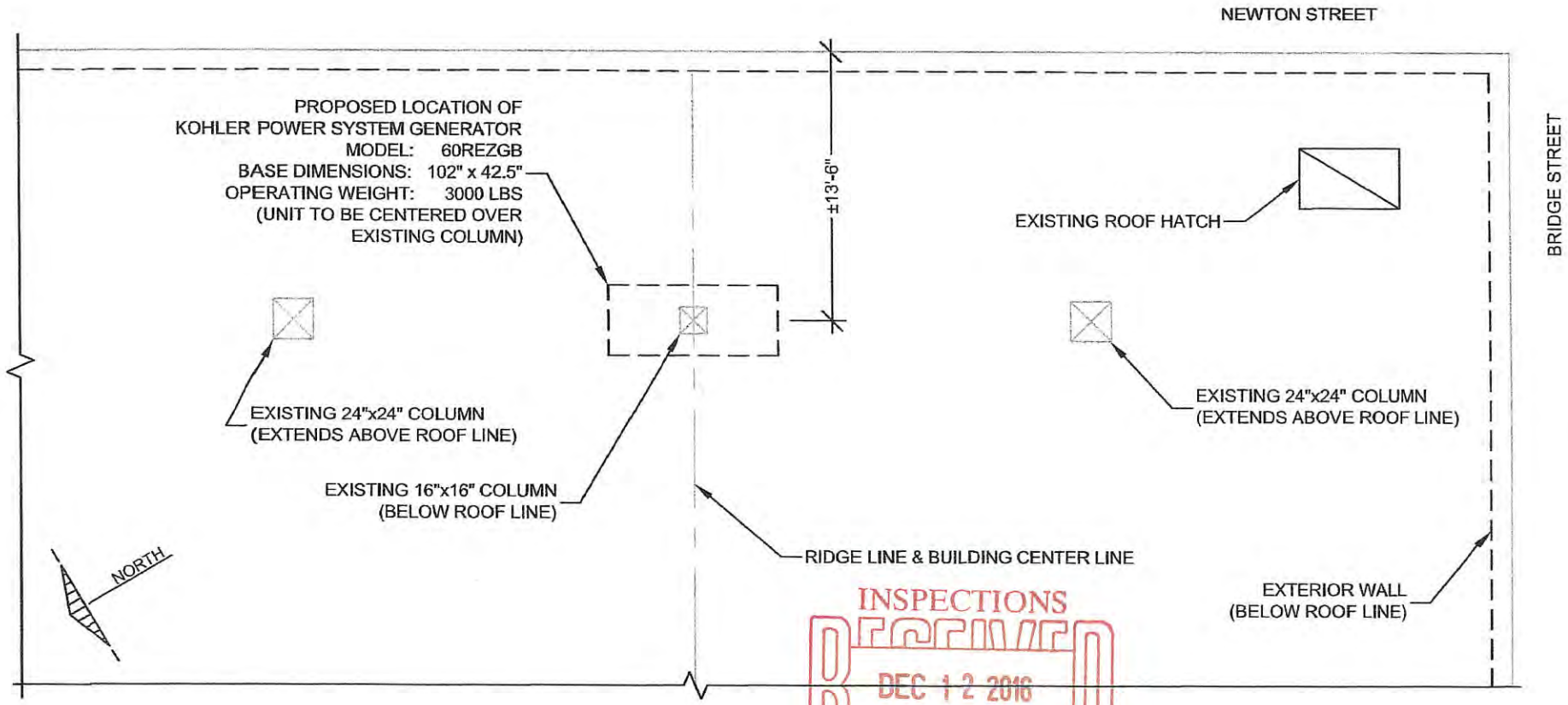
Front View-Corner of Bridge St. and Newton St.

Side View-Newton Street

Top View from Craghead St. and Newton St.

Natural Gas Piping Placement – Proposed Location

EXTRA Copy



INSPECTIONS
RECEIVED
DEC 12 2016
Answered

OWNER: ZEE PROPERTIES, LLC	
LOCATION: 417 BRIDGE ST. DANVILLE, VA 24541	
PROPOSED GENERATOR LOCATION PLAN	
DATE: 11/14/16	SCALE: 1/8"=1'-0

PREPARED BY:

B & B Consultants, Inc.
Engineers • Surveyors • Planners • Lab Analysis
706 Hamilton Boulevard, South Boston, VA 24592
Phone: (434) 572-3251 Fax: (434) 572-1751
Other Offices: South Hill • Chase City

GENERAL NOTES:

- EXISTING BUILDING HAS BEEN DEEMED STRUCTURALLY ADEQUATE TO SUPPORT ANTICIPATED 3,000 LB GENERATOR COLLATERAL LOAD POSITIONED AS SHOWN ON THIS PLAN
- ENGINEERING APPROVAL IS LIMITED EXCLUSIVELY TO THE GENERATOR MODEL AND WEIGHT SHOWN
- CONTRACTOR IS RESPONSIBLE FOR SETTING AND SECURING UNIT IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY STANDARDS

COMMONWEALTH OF VIRGINIA
JAMES S. EPPS
Lic. No. 43098
11/15/16
PROFESSIONAL ENGINEER

FIDELITY POWER SYSTEMS SINCE 1945

A FIDELITY ENGINEERING COMPANY

Bid Date: 9-21-16
Project: Horizon Tech - Enclosure

KOHLER POWER SYSTEM

Model:	60REZGB	**kW:**	60	**Voltage:**	120/208	**Phase:**	3	**Wire:**	4	**Hertz:**	60
Fuel:	Nat Gas			**Cooling:**	Radiator	**Configuration:**	Outdoor - Sound				

- UL 2200 Listed
- DEC-3000 Digital Generator Set Controller with digital display of voltage, amperes, frequency, accumulated run time, oil pressure and water pressure, rotary/push button selection, integral voltage regulation with +/-0.5% regulation, integral field breaker for generator protection, Modbus communication
- **Kohler Weather Protective Sound Enclosure - 150 mph wind rating**
- **Muffler located inside the enclosure**
- Engine block heater
- Electronic isochronous governor
- Certified Test Report
- Flexible fuel connections
- **(1) Main Circuit breaker - 225 amp**
- **Remote Annunicator**
- Kohler battery charger
- Steel skid base with end caps and lube oil drain extension
- Lube oil and antifreeze
- Operations and Maintenance manual on CD-ROM
- **(1) Kohler Automatic Transfer Switch, Model KCS-DCTA-0225**
  Amps: 225, **Voltage:** 120/208, **Pole:** 3, **Wire:** 4, **Enclosure:** NEMA 1
- Job site delivery - offloading by others
- Initial start-up and customer demonstration
- Jobsite load test with portable resistive load bank - assuming reasonable access
- Kohler Five Year warranty
- 102" L x 42.5" W x 59.6" H
- 3000 LBS

NOTES: No fuel, No anchor bolts, No mechanical or electrical installation. No infra-red testing. The ATS are specified as 3 pole ATS and located in different buildings. This is usually done with 4 pole ATS so that the neutral is not shared across the different buildings.

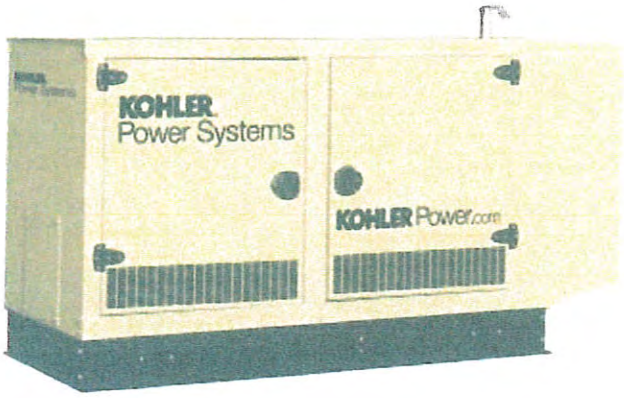
Pricing Policy: The equipment and services listed in this quotation constitute the only items being offered and are our interpretation of the specifications and application requirements. No other items or accessories are included or implied. Fidelity Engineering is quoting this project as a material supplier only and is therefore exempt from provisions in the contract documents, if any, pertaining to subcontractor performance and retainage.

Note: This quotation expires in 60 days unless extended by Fidelity Engineering.

Sales Tax: This quotation does not include any applicable sales or use taxes.

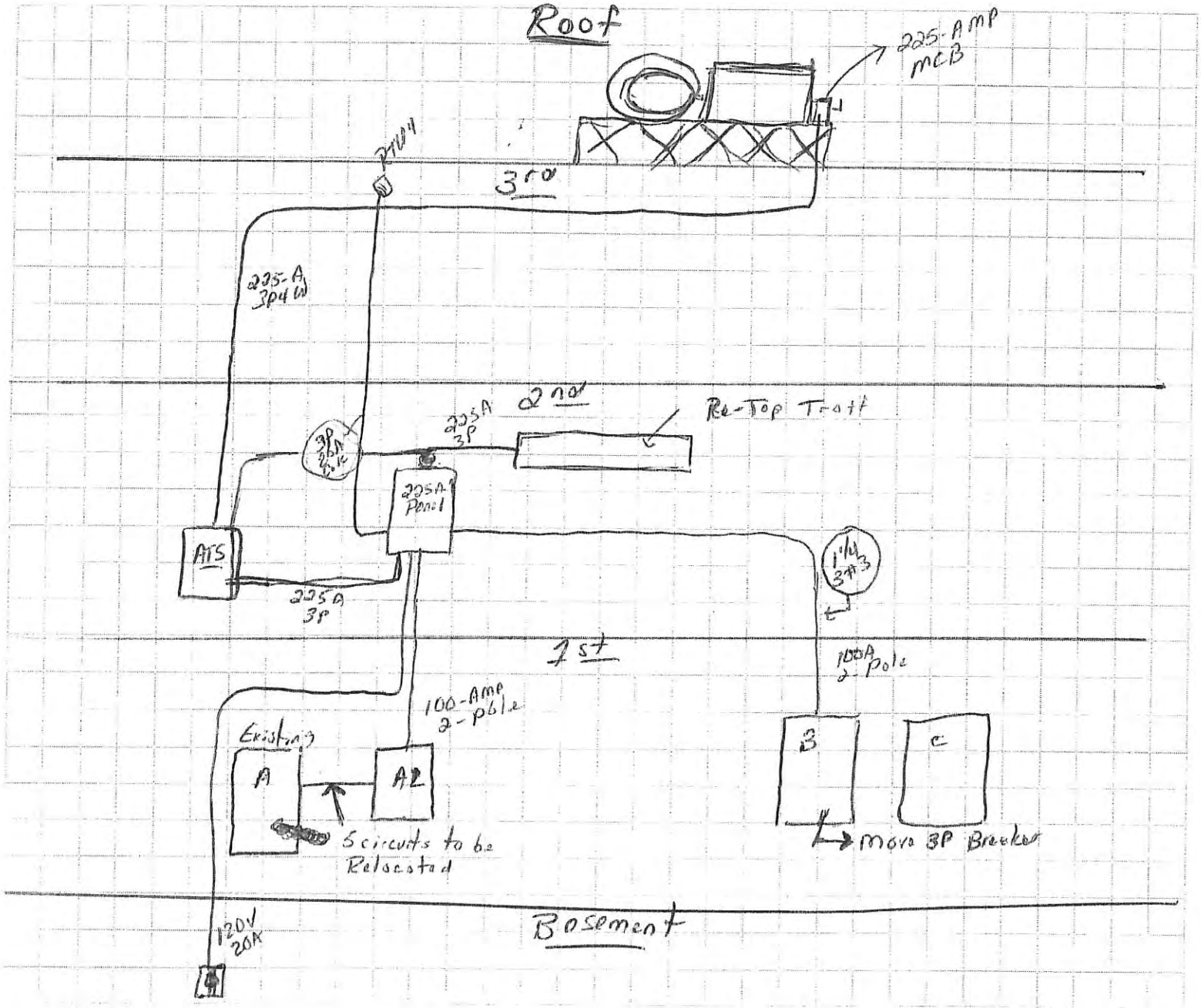
Thank you for the opportunity to provide this quotation - Jim Porter
Please feel free to contact me with any further inquiries 540-519-5343

CREDIT TERMS: Net 30. Acceptable methods of payment: Check, ACH, Visa, MasterCard, American Express
Credit card payments subject to a convenience fee equal to 3% of the total purchase price.


KOHLER
Power Systems
KOHLER Power.com

Elliott Electric Inc.

P.O. Box 233 • 205 Webster Street • South Boston, Virginia 24592
434-572-2349 • Fax 434-572-8077



225A - 2½c - (4) 4/0 + 4G
100A - 1¼c - (3) #3 + 6G
20A 3P - 12/4 mc Cable
20A 1P - 12/2 mc Cable

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River District Design Commission

MEETING OF JANUARY 12, 2017

SUBJECT

121 N Union Street

A request has been filed for a Certificate of Appropriateness at 121 N Union Street for a time extension for the historic "Home" sign so that it may remain in place for one additional year.

The Commission approved the installation of the "Home" sign in November of 2015 for a period of six (6) months. The Industrial Development Authority is now seeking approval for the sign to remain for an additional period of one (1) year.

EXCERPT FROM DESIGN GUIDELINES

8.0 Streetscape and Open Space Guidelines

8.5.1 General Design Considerations

Consider how art might fit into parks in the River District. Develop a policy that facilitates placement of sculpture and other elements that enhance the life of the District.

Article 10, Section G of the Zoning Code. *Exempt Signs*

18. *Artwork and statuary*. Works of art that do not contain any commercial messages or references.

STAFF RECOMMENDATION

Staff believes that the sign has had a positive impact on Main St and the River District since its original installation; therefore Staff recommends approval of a Certificate of Appropriateness at 121 N Union Street for a one year extension for the historic "Home" sign.

Staff considers the sign to be public art which does not necessitate an additional zoning permit for the extension.

DANVILLE
RIVER DISTRICT DESIGN
COMMISSION

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5261

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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Property Location: 121 NORTH UNION STREET

Name of Applicant: INDUSTRIAL DEVELOPMENT AUTHORITY OF DANVILLE

Applicant's Address: 427 PATTON ST

Applicant's Phone Number: 793-1753 Email Address: CTOALLE@DISCOVERDANVILLE.COM

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

EXTEND THE PERIOD IN WHICH THE HISTORIC "HOME" SIGN IS DISPLAYED ON THE SIDE OF 121 NORTH UNION STREET BY ONE YEAR

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

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? N/A

Would you like more information about these programs? N/A

Which one(s)? _____

_____ Signature of Property Owner (if not applicant)

Carol S Bobe
Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: 01-17-02

RDDC Date: 1-12-17

Date submitted: _____

Received by: [signature]

Tax Map Number: _____

Zoning District: CBC

Additional Zoning Information: _____

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River District Design Commission

MEETING OF JANUARY 12, 2017

SUBJECT

121 N Union Street

A request has been filed for a Certificate of Appropriateness at 121 N Union Street to install a 6 sq. ft. flat, wall mounted informational sign describing the history of the historic "Home" sign.

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). See example of flat sign lighting on page 44.

Article 10, Section D of the Zoning Code. *Sign Definitions*

24. *Informational Sign*. A sign of a public or quasi-public nature which identifies or locates a hospital, public building, college, university, public parking area, historic area, major tourist attraction, public recreation area or similar public or quasi-public activity, which shall be approved on a case-by-case basis by the Director of Planning/Zoning Administrator.

STAFF RECOMMENDATION

Staff recommends approval of a Certificate of Appropriateness at 121 N Union Street to install a 6 sq. ft. flat, wall mounted informational sign describing the history of the historic "Home" sign. Staff recommends approval with the condition that if at any time the "Home" sign be removed, the informational sign be removed concurrently.

DANVILLE RIVER DISTRICT DESIGN COMMISSION

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

CERTIFICATE OF APPROPRIATENESS APPLICATION

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INFORMATION TO BE PROVIDED BY APPLICANT

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

Property Location: **121 N Union St**

Name of Applicant: **Danville Historical Society and History United**

Applicant's Address: **P.O. Box 6 Danville, VA 24543**

Applicant's Phone Number: **434-770-1209**

Email Address: **singram@preservationvirginia.org**

Work Proposed (please circle one): Alteration/addition/rehabtion/new construction/sign 24 inch x 36

The installation of a flat, wall mounted interpretive sign (size 36 inch by 24 inches) to be installed on the south elevation next to the HOME sign of the brick building located at 121 N Union Street. The sign will interpret the HOME sign installed earlier this year. See below for image of sign.

Type of material(s) to be used: Sign: **High pressure laminate, Hangers: 2 inch Z-barn aluminum**

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) Connie J Bobe

Signature of Applicant Sonja Ingram

Date: **Nov 7, 2016**

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: 01-17-03

RDDC Date: 1/12/17

Date submitted: _____

Received by: [illegible]

Tax Map Number: _____

Zoning District: CBC

Additional Zoning Information: _____

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

A. Statement of proposed use and user.

This application is for the installation of a 24 x 36 inch, rectangular interpretive sign that will be installed on the southern wall of 121 N Union Street, to the right of the HOME sign. The sign is intended to accompany and interpret the HOME sign, especially for out-of-town visitors who may not know the history of the *Home of Dan River Fabrics* sign.

The text for the sign was created collaboratively by local historians, members of the Historical Society and History United.

The sign will be made by Fossil Graphics, the same company that creates signage for the Danville Parks and Rec Department so that it will complement other interpretive signs in town (Riverwalk signage). The colors are muted and harmonize with the colors of the nearby structures. A professional sign installer, Tom Powers, will install the sign.

For zoning regulations, the linear feet of the building is approximately 80 feet and the square footage of the sign is 6 feet which is under the permitted square footage for signs.

From Zoning
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. Sign area shall be limited to one-half square foot (0.5 sf.) of sign per linear foot of building frontage. Under no circumstances shall any single sign exceed thirty-two (32) square feet in area.

B. Statement of estimated construction time.
Installed January- March 2017

C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
See attached

D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including: 1) Existing property boundaries, building placement and site configuration; 2) Existing topography and proposed grading; 3) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements; 4) Relationship to adjacent land uses; 5) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements; 6) Proposed building color and materials; 7) Relationship of building and site elements to existing and planned corridor development; 8) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and 9) Other site plans and subdivision plats as may be required by Danville for development approval.

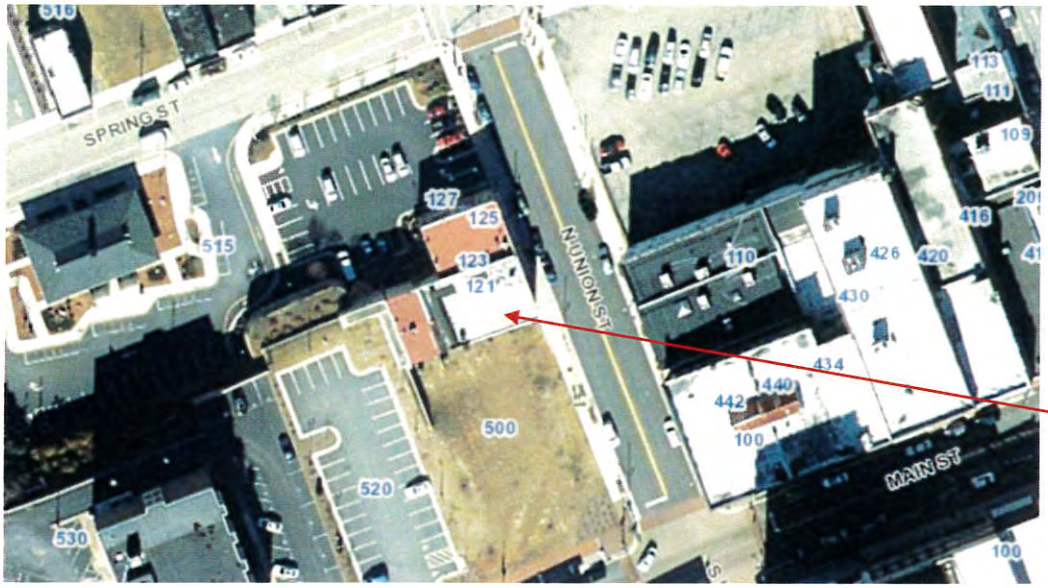
E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.

F. A landscaping and buffer plan.

G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
See attached

H. Graphic exhibits depicting compliance with other design elements.
See attached

Proposed Location of Sign



121 N Union Street. The HOME sign is on the southern elevation of the building.

General area of the interpretive sign mounting in accordance with Danville Zoning regulations.

Home of Dan River Fabrics

The "HOME" sign is part of the iconic, red neon "Home of Dan River Fabrics" sign that was located on top of Danville's historic White Mill from 1948 to 2007. The White (No. 8) Mill is the only surviving building of the Riverside Division of Dan River Inc. – Danville's textile company that employed thousands of local people over a span of 125 years.

A second "Home of Dan River Fabrics" sign also formerly sat on top of a building in the Schoolfield Mills Division, west of downtown.

The Danville Historical Society purchased and stored the White Mill's sign until 2015, when several of the letters were taken out of storage, repaired and displayed. For nearly 60 years the sign remained a welcoming beacon to visitors and to residents returning home to Danville. Now, thanks to a creative local initiative, these four letters are welcoming people home once again.

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

December 8, 2016

Members Present	Members Absent	Staff
R.J. Lackey	Sheri Chaney	Anna Levi
George Davis		Renee Burton
Jonathan Hackworth		Ken Gillie
Peyton Keesee		Clarke Whitfield
Courtney Nicholas		
John Ranson		

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

ITEMS FOR PUBLIC HEARING

1. *A request has been filed for a Certificate of Appropriateness at 319-321 Craghead Street to update the glass storefront with new windows made from 1" insulated glass, double doors, wooden framing, and wooden and brick bulkheads to mimic what was present in the original storefront.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Telly Tucker. Good afternoon my name is Telly Tucker and I am the Director for Economic Development and I was asked to be here in place of my colleague, Corrie Teague Bobe today. She is unable to be here. So what we're bringing back before this group based on the feedback that we got from the last revision or the last meeting are two concepts here. Please forgive the mistake upon rendering number two. The elevation for two here should show the two windows on the upper level. They will remain the same. Its just a computer mistake there. I think the request last time was to look at possibly doing wood on the façade here. So elevation number 3 shows wood here. Both still show the double doors for handicap access. Elevation number 2 shows a bulkhead made of metal I believe but elevation 3 shows a bulkhead made of wood. So what we did was we went back at the request of the commission who asked for pricing difference based on materials, elevation 3 added wood with a one year materials guarantee adds about 8,500 dollars cost. Ideally if we would do something like this, because we wanted to ensure for longer than one year, to get a manufacturers warrantee on a prefabricated wooden storefront it would add about $21,500 to the total cost of the project. Please let me know what other questions you have. I didn't have the privilege of attending the last meeting but I understand that there were comments about restoring to the original materials as opposed to what was

previously submitted and approved by planning staff. So with that I will pause and take any questions.

Mr. Ranson stated so is the one on the left the one that we saw last time or is that a revision.

Mr. Tucker stated no this is a revision from the last meeting. One of the requests was the size of the windows from the original meeting.

Mrs. Ranson stated oh I see what you're saying they're much smaller

Mr. Tucker stated the windows are much smaller and so the recommendation was to go back to the original window size which was what we show here in elevation two and three. The only difference between these two are the wooden material in the bulkhead and on both the left and right side of the double door entrance.

Mr. Ranson stated so when you're saying the bulkhead, the members of the strorefront itself are wooden.

Mr. Tucker stated yes

Mrs. Nicholas stated one thing we had talked about was with the double doors and as presented before they would not have met ADA compliance because they were a bit too small and has that been revised to make those double doors bigger?

Mr. Tucker stated my understanding is they will meet ADA compliance.

Mr. Lackey stated Telly, the picture on the left, is that brick down by the double doors and on the right its aluminum or wood?

Mr. Tucker stated this is wood. This is brick. This is wood.

Mr. Lackey stated and you are proposing to do the one on the right?

Mr. Tucker stated I think the request for the commission was to go back with wood which is the one on the right but we wanted to make sure that we communicated the cost difference between going back with wood, a pre-manufactured product that has a warranty as opposed to the one guaranteed for materials that would be provided by the contractor to do the standard wood.

Mr. Ranson stated I think it is interesting the discussion at the last meeting led me to believe that the original structure, both of them had been wood but when you looked at the picture we saw that one was wood and one was brick. I guess it was because they were painted the same color so it registered as the same material.

Mr. Keesee stated well the original was brick. It looks like brick to me.

Mr. Ranson stated well one of them was but I think one of them was wood.

Mrs. Nicholas stated the one in the center was wood. The bulkhead at the bottom. The other is brick. But in between the windows, wasn't that wood on both?

Mr. Keesee stated is 319 going to be on the thing somewhere, Telly?

Mr. Tucker stated the preference would be for the tenant to use the 319 on the interior of the building. That is the thin glass and of course it is susceptible to breaking and so we would prefer to use the thick glass. If we need to adhere the 319, I think there is a process that we could adhere the previous glass to the inside of the new glass so that you still get the 319 if that is the desire of the commission. Otherwise we just ask for the flexibility for the new tentant to use the 319 somewhere on the interior of the space to preserve that.

Mr. Keesee stated I think that was the only thing we wanted you to preserve as opposed to all the signage that was on the building. We wouldn't want that on somebody else's business. I think that's what we said.

Mr. Tucker stated yeah my understanding was that this might communicate confusion to the new tenant if they are describing a previous business.

Mr. Davis stated RJ, last month Jonathan made the comment as to what type of uses as far as the base of the windows and we were considering trying to find old brick or brick that would match not only that façade but the façade of the other buildings around it. Am I saying that correctly Jonathan? That is when we had several members of the public who came forward and who requested that we put it back to its original form for the historical significance.

Mr. Lackey stated and the original form is the one on the right?

Mr. Davis stated that is the one on the right with the brick.

Mrs. Nicholas stated is this the closest that you could do while still widening the door? We also said to allow for 1inch thick glass.

Mr. Davis stated Telly, you said that having the wooden storefront that that would increase the cost by 21 thousand dollars?

Mr. Tucker stated $21,561 dollars is the cost estimate for the wood framed. It is basically a pre-manufactured wood product that they would give a guarantee on. If we went back with just a framed wood storefront, most of the contractors would only guarantee that for one year and that adds about $8,500 if we just went with stick frame wooden front. We would prefer, if we are being required to do the wood, we think it

makes sense to do the pre-manufactured product with the guarantee because obviously beyond we would not have to replace that again if something were to happen.

Mr. Lackey stated and that is versus the brick Telly?

Mr. Tucker stated correct.

Mr. Davis stated the brick and the aluminum between the windows.

Mr. Tucker stated yes.

Mr. Lackey stated and this building is under an option?

Mr. Tucker stated correct.

Mr. Lackey stated so the City is not likely to recoup it money.

Mr. Tucker stated we were faced with the option of leaving a vacant blighted structure on Craghead St for the next 8 to 10 years until at which time the property can be sold. That option can be taken. The reason behind that is because we received an industrial revitalization grant from the Virginia Department of Housing and Community Development for this entire structure which requires it to remain under public control for 6 to 8 years and it has to be free parking for the public before it can change hands. And so we're faced with the decision of not spending the money because there's a private group that has an option on it. Spending the money and trying to gain more activity and rehab a blighted building for the next 8 years with all the other activity on Craghead St, we thought it was more responsible to be proactive and go ahead and renovate the space.

Mr. Lackey stated I don't disagree with you but when you sell it, if they exercise their option, you can recoup the purchase price?

Mr. Tucker stated that's correct. The option price has already been agreed upon.

Mr. Davis stated I guess my question is, is it worth the additional cost to have the wood framed front and the wood frame around the windows? That's what I've been thinking about for the last 4 weeks ever since we discussed it last month. What are we trying to do here? Are we trying to preserve the historical look and the historical significance of the storefront or are we trying to do just the best we can to have a storefront that will last a long time and will also work with the adjacent with the little one there, the old Palmer's Meat Market that we redid and then the one down the street, 301, Susan Stillwell's building that basically is the same way. It has the wooden base and aluminum frames around the windows.

Mr. Ranson stated but those buildings did last a long time. I understand the idea of getting a year of guarantee but they didn't just go away after a year, they lasted.

Mr. Keesee stated I agree with that.

Mr. Davis closed the public hearing.

Mr. Lackey stated Mr. Chair I have a question. Does anybody know if this is the original? I've only been in Danville for 25 years. Is that the original front of this building or do we even know?

Ms. Levi stated our office spent several hours trying to make that determination. We pulled what files we had and we don't have any original building plans so we cant say determinately that this is the original storefront.

Mr. Ranson stated but the storefront that was torn out of it was wooden?

Mr. Davis stated yes.

Ms. Levi stated it was definitely old but we can say 100% that it was original.

Mr. Hackswork stated RJ originally when the building was built in the 1800's as Acree's that corner was a bell tower and so when the streets were widened they took out a portion of that building and erected a retail storefront and that was Acree's way of recouping their cost. Most likely it was a wooden storefront all the way across. That most likely probably dates to the 40's. Like I said, I don't have any photos. The earliest sketch I have is actually of Acree's warehouse in the 1800's and there was a bell tower there. More than likely the 1930's construction which is on that corner was probably originally all wooden.

Mr. Lackey stated it was not original to the building but was original to the extra building?

Mr. Hackworth stated correct.

Mr. Lackey stated I'm just trying insist that if there are records of the original building it shall be restored no ifs or mays but we don't know what the original appearance and in all likelihood this was not the original appearance. It is a subsequent appearance.

Mr. Ranson stated these sketches have done a lot to bring it to the original appearance so the question in my mind is the material.

Mr. Lackey stated yeah if it were the original storefront we would not have discretion but if it is not the original we do.

Mrs. Nicholas stated am I misunderstanding that there was presented two possible wood options. One that had the lengthy guarantee and one that did not?

Mr. Keesee stated what was the difference in the money Telly?

Mr. Tucker stated Correct. 13 thousand dollars. Without the guarantee is $8,500 and with the guarantee is $21,500.

Mr. Keesee stated that's a joke. I'm with John. What was special about it umpteen years ago? It will withstand whatever. It's under something so it won't rain right on it. It's got an eave on it I think.

Mr. Whitfield stated is it real wood or is it a composite?

Mr. Tucker stated its real wood.

Mr. Davis stated Ken, what are Staff's thoughts.

Mr. Gillie stated we were ok with it last time so we are going to leave it up to you.

Mr. Davis stated so either we are going to go with what is being presented now as far as the wood is concerned or we throw out another idea.

Mr. Lackey stated I think everybody is wrestling with the difference in cost but that really is not our decision. It is his office's decision which one they choose.

Mr. Keesee stated I think if we make a motion it is whichever one we choose.

Mr. Lackey stated I make a motion that we approve the wood frame, whatever the cost is. They choose whether they want the super fantastic guarantee one or the one year guarantee and as otherwise presented because im not going to tell them how to spend their money.

Mrs. Nicholas stated so that is elevation 3, the one on the right?

Mr. Keesee stated yes.

Mr. Davis stated with the double doors and everything and you seconded Jonathan?

Mr. Keesee stated I think the 319 needs to be up there somewhere.

Mr. Tucker stated would the preference would be on the exterior or interior? Will the Commission accept it on the interior of the building?

Mrs. Nicholas stated somewhere other than inside the window itself.

Mr. Ranson stated are you painting the wood to match what is original there?

Mr. Tucker stated where are you referring to?

Mr. Ranson stated the wood siding at the bottom. The brick at the bottom in the photograph we saw recently were both painted the same color that the one on the left is now and again I think that was an issue with some of the people who spoke last time.

Mr. Tucker stated they wanted it to be the same?

Mr. Keesee stated so you are saying that the upper windows as well as that need to be the same color?

Mr. Ranson stated I was just talking about the lower part.

Mr. Hackworth stated the framing and the bulkheads were all beige.

Mr. Tucker stated can I ask a question. In my experience with the Department of Historic Resources, when we are doing historic preservation, generally when we are replacing, they want you to differentiate between what was original and what is now being replaced so that it doesn't appear to be the same. Is that what we are asking? Do we want it to appear historically the same as then or do we want it to appear different?

Mrs. Nicholas stated I think we are stuck now at the fact that it should not have been torn out in the first place. A mistake was made and obviously it cannot go back up as it was because you have the glass but you do not have the wood. So I would not push to make it look exactly the same as it did before. Provide some degree of differentiation between how it was originally and how it is now.

Mr. Lackey stated I want to withdraw my motion.

Mrs. Nicholas stated what are you envisioning if we approve elevation 3 in terms on how it would look from there, color-wise etcetera?

Mr. Tucker stated I wasn't given a color. I don't know if one has been selected. It would probably be in the beige family. It would be a neutral color.

Mr. Ranson stated for instance, if you went with the aluminum storefront but went with the same color, the tan color, then it would sort of look very much the same but if you looked at it carefully it would be aluminum. I guess im not really sold on the wood storefront. I think aluminum painted tan, in that design because I think the big thing is the size of the windows. If you're driving by there, you're not going to know if it is wood or aluminum. Some people check because they walk by.

Mr. Gillie stated on your tablets you have a link to the Design Guidelines. If you go to section 3 page 13 of those it talks about paint colors. There is a section dealing with that. Im not very versed in it because being color-blind I don't really pay that much

attention but it talks about it historical paint colors varying with changes in taste and period and style for commercial buildings that were later painted restore front levels. Color changes with the times. It talks about the different schemes and the last paragraph says color is highly subjective and these guidelines don't dictate color choices but consideration should be given to adjacent properties and historic precedence when choosing color. So you are not, according to the guidelines, stuck picking colors just because that was there. They have changed throughout the time. Which it was beige at one time it may not have been beige originally. I'm just pointing out that that is what the Guidelines say.

Mr. Davis stated ok is there an idea that we can come to some sort of resolution on as far as making a motion?

Mr. Keesee stated we're at the color situation now right? Is that what we're trying to come up with?

Mrs. Nicholas stated are we settled on materials?

Mr. Lackey stated no.

Mr. Keesee stated if you do aluminum it has to have wood underneath it.

Mrs. Nicholas stated or do we want to go with brick to differentiate that this is not the original? Elevation 2 since it is no longer the original storefront.

Mr. Keesee stated you mean brick all the way across the bottom? I think the big deal would be that the windows are pretty much what they were and the door is what it is right?

Mrs. Nicholas stated and just go with that double door, yes.

Mr. Keesee stated I don't see that it's that big of a deal either way, personally.

Mr. Davis stated are we trying to preserve the historical significance of the building? Or are we trying to make it look good and make it blend in with the other buildings that are already there?

Mr. Lackey stated I think our task is 2, not 1.

Mr. Davis stated at least it is according to the paragraph that I sent each of you out of the guidelines.

Mr. Ranson stated well I apologize for injecting color into the conversation. I just thought again that with the people who were here last time, the color seemed important to them.

Mrs. Nicholas made a motion to approve elevation three as submitted. Mr. Keesee seconded the motion. The motion was approved by a 6-0 vote.

2. *A request has been filed for a Certificate of Appropriateness at parcel IDs 22443, 22442, 23104, 26811, 21396, 22078, and 25816 to create a 96 space parking area to the south of the 500 block of Craghead Street.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Telly Tucker. This proposed parking structure that's Lynn, Newton, and Craghead Streets is being presented and will be constructed; pending your approval, by the Industrial Development Authority to accommodate the 500 and 600 block developments. There are a number of developments happening in the 500 and 600 block that require additional parking for financing. The number of spaces proposed is 96 spaces. Let me pause for a second. I forgot to introduce Gretchen Clark with Clark-Reynolds who prepared these drawings for us and she may interject or answer some questions for you as well. I apologize for not recognizing you at the beginning. As we were, there is a one way entrance from Craghead. The pattern is for the brick pavers where the entrance is a herringbone pattern and you'll be interested to know that the curbing along that entrance does reuse some of the granite that was removed from the street and actually Public Works has given us permission to use some of the cobblestones as well. Not the ones from Bridge St but some of the others so they will be recycled within this project on some of the curbing and the street. You will have another one way entrance from Newton St. We will have two-way traffic entering and exiting from Lynn St. We took very great care to meet with the developers within this block to make sure that the design of the parking complements the character in which they are going to redevelop those blocks including things like the lighting. The historic lighting will be consistent with that that is in the lanterns in the district. There will be a truck entrance here off of Craghead for deliveries and such. They will pull or back in and right back out. There is also a pedestrian walkway which I will show you momentarily the entrance, the gateway into that pedestrian walkway as well. We have included staircases to access both this property here. And there's another to get down to this lower parking here.

Mrs. Nicholas stated and these are permanent staircases?

Mr. Tucker stated these are permanent staircases.

Mr. Ranson stated excuse me. Is that parking is that directly street access off of Craghead? Is that already there?

Mr. Tucker stated currently it is a paved lot but it's pretty bad. There are no lines or anything designated for parking currently.

Mr. Ranson stated is that included in the 96?

Mr. Tucker stated yes they are included. There is one change that is going to happen. At the request of the Planning Department, the handicap spaces will be moved from here to about midway down to here. They advised us that we didn't need to show that for today but that was their request. Other materials. This is over a million dollar parking project. On average it is about $10,000 dollars per space and the reason that the cost is rather exorbitant for this project is because of the elevation change. There are quite a few retaining walls that will be required. This is the herringbone pattern for the brick pavers. There will be park benches placed within this parking area for pedestrians to use if they so desire. This will be the entrance from Craghead for the pedestrian sidewalk to enter in and there will also be permanent signage that shows a P for parking so that those customers who are using this parking will have a designated direction of signage so they know where to enter.

Mrs. Nicholas stated will all the parking be public or will some of it be encumbered by certain businesses?

Mr. Tucker stated we do have to provide a certain amount. Probably half of the spaces will need to be encumbered for the developments. Our preference is that they not be signed as devoted to that and the developers have agreed to make them available during the day for free public parking. They really need them to be there in the evenings for the residents obviously but our desire is not to have an empty parking area during the day that no one can actually use so about half of the parking spaces will be free public parking all day and the other half will be free public parking during the day hours and then they will be used by residents in the evenings.

Mrs. Nicholas stated how will you differentiate that they're specific to residents in the evenings?

Mr. Tucker stated we actually haven't planned to differentiate them at all. At Newton's Landing we did the same practice. Because there were more than enough parking spaces, we tried not to denote which ones were reserved and just allowed them to use the parking. As long as we haven't exceeded capacity it shouldn't be an issue. If we get complaints we will go back and do something.

Mr. Davis stated I guarantee that the residents are going to park anywhere on the street that they can because that is what they're doing there.

Mrs. Nicholas stated just because the drawing I have has so much on it at one time, is all of the parking, especially seeing the retaining walls, will all the parking be connected so that you can drive through the entire lot?

Mr. Tucker stated so you wouldn't be able to, I guess you could make a right but it is not designed for you to be able to take a right. These parking spaces here would be designed for those who come off of Newton St which is why they are angled in that direction.

Mrs. Nicholas stated Ok. And the lot at the top left, is that connected because I see concrete retaining wall there in between?

Mr. Tucker stated Gretchen correct me if I'm wrong but I believe that is accessed from Craghead.

Ms. Clark stated right there is no vehicular connection from there to the temporary lot. The way you get out is you go south.

Mrs. Nicholas stated ok so it is not one contiguous lot?

Mr. Tucker stated no

Ms. Clark stated there are 2 one way entrances and one two way entrance. The reason we had to do that is the geometry of what we were working with there and trying to get the most spots we could.

Mr. Ranson stated are you tearing down any structures?

Mr. Tucker stated no.

Mr. Whitfield stated removing existing paving materials.

Mr. Davis closed the public hearing

Mr. Ranson made a motion to approve as submitted. Mr. Hackworth seconded the motion. The motion was approved by a 6-0 vote.

3. *A request has been filed for a Certificate of Appropriateness at 121 N Union Street to install a 6 ft. wooden privacy fence to prevent rooftop trespassing and potential injuries.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Mike Burton. Good afternoon my name is Mike Burton and I'm the Division Director for Buildings with Public Works. I gave you some pictures of before and after of the area we were trying to protect and then the fence after it was constructed. We received an email from the City Manager who personally caught some teenagers on the roof hanging their feet over the Home sign. We wanted some immediate attention for that. Two days later after the email from the City Manager,

we had the fence constructed. I believe that in an email from Kenny, who copied the Commissioners for temporary approval.

Mr. Davis stated that's correct. I haven't been up there is that what it looks like now?

Mr. Burton stated yes

Mr. Lackey stated does anyone believe that a 6 ft fence is going to keep a kid from climbing over? I could get over that and I'm 50.

Mr. Whitfield stated yeah but it keeps them from sitting on it and swinging their feet over it.

Mr. Lackey stated but this is the back of the building and they're hanging their legs over the side. In fact, to me it gives them better protection from being viewed.

Mr. Keesee stated the fence is already built.

Mr. Lackey stated yeah I know that. I would put some slats or something on it. At 18 I could have gotten over a 6 ft. fence without even thinking about it. I'm just curious as to whether we really think that's going to do anything.

Mrs. Nicholas stated is this discouraging an attractive nuisance?

Mr. Lackey stated because now you can go behind there and smoke cigarettes and drink beer and sit on the roof and no one can see you. I really was serious about that question. Do you really think that's going to do anything?

Mr. Gillie stated for those who don't know it will do something because you'll see it and you'll think I don't know what's on the other side of that and they're not going to dig around. As you said, you can't protect people always from themselves. The way it was before, it was quite easy and visible. Oh hey that's an easy jump. At least this now, when someone looks at it they don't know what's there. So we feel that that will be a benefit.

Mrs. Nicholas stated they have to work for it now. I actually think it looks better with the fence anyway.

Mr. Davis stated yeah it does.

Mr. Ranson stated it seems like a very severe intervention in that area. Its stark.

Mrs. Nicholas stated well we have the option of painting it or staining it to make it a little less harsh.

Mr. Lackey stated are there alternative fencing materials that would be more attractive and solve the problem?

Mr. Davis stated and not cost an arm and a leg?

Mr. Gillie stated if you go with wrought iron with openings you're still going to be able to see that and as you said, it could make it easier. It wouldn't be that effective and the cost would be substantial. Chain length, while its hard to climb chain length, the guildlines specifically say don't have chain length fence. You could go with the newer white plastic type but again, a plastic material that's not any taller is not going to provide the inability for people to go. This was an easy solution, a relatively inexpensive solution. We feel it's been pretty effective so far because we haven't noted since the installation of that people on top of any of those buildings. If anyone has please let us know.

Mr. Lackey stated look tonight about 7:00 I'll be there.

Mr. Gillie stated well please let us know if somebody's hopped it and is on the roof of that building, but since its installation, we feel that its been relatively effective.

Mr. Davis closed the Public Hearing.

Mrs. Nicholas made a motion to approve with the condition that the fence be stained a dark color. Mr. Davis seconded the motion. The motion was approved by a 4-2 vote.

4. *A request has been filed for a Certificate of Appropriateness at 308 Craghead St to install a 20 ft. x 30 ft. mural commemorating Danville's tobacco heritage. The mural is to be painted on the blank side wall of the building that faces Loyal Street.*

Mr. Davis opened the Public Hearing

Present on behalf of this request was Ernecia Coles. Good afternoon everyone. I'm Ernecia Coles, Executive Director of the River District Association and I'm very pleased to be standing in front of you to seek approval of the mural at 308 Craghead. This project has been 9 years in the making. The Association worked with the City of Danville beginning in 2005 to establish the murals program here in downtown Danville for the River District. So far we've completed 2 murals and this is the third mural commemorating the tobacco history here in Danville. In 2007, that's when plans began for the mural, the organization raised money to cover the cost of the mural. Unfortunately they weren't able to meet fundraising goals this time. However a couple of years ago the board has worked to revive the program and to move forward with exploring the possibility of bringing this mural to pass. The Historic Murals and Design Committee was worked very hard over the past several months to see if additional funds were needed to make it happen. We ended up issuing an RFP and we received a few proposals from local artists as well as Wes Harden, the artist who painted the first two murals, the Old 97 mural at Main and Craghead as well as the Transportation mural on Spring St facing Union. He was selected and he has been commissioned to paint this mural. He has provided a sketch that you have in front of you. If shows a barn in the

top right corner. We thought it was important to include a river scene in the mural as well so it shows a bateau going down the mural with hogsheads of tobacco on it, as well as the tobacco auction scene selling loose leaf tobacco being sold at a warehouse. In the two corners you see the tobacco blooms and three leaves in the bottom corner which will range in color from bright green to dark. Now please note that the sketch is under revision right now. Its seeking approval from our Murals Committee and Board based on some feedback regarding the tobacco barn and how common that style of barn was in the Pittsylvania County/Danville region. The artist is making some adjustments to that to basically depict a flue-curing barn which produced the bright leaf tobacco that this area is known for.

Mrs. Nicholas stated is the auction that's shown there the Danville method of auctioning?

Mrs. Coles stated yes. So if you have any other questions I'll be happy to answer them.

Mr. Davis stated Ernecia, who owns this building?

Ms. Coles stated it's in the name of Piedmont Lands of Virginia LLC. The owner is William Gentry and he approves it.

Mr. Hackworth stated did you say how big it's going to be?

Ms. Coles stated 20 x 30. So pretty large.

Mrs. Nicholas stated and there's no windows.

Ms. Coles stated no it does not include any windows.

Mr. Davis closed the public hearing.

Mr. Ranson made a motion to approve as submitted. Mr. Keesee seconded the motion. The motion was approved by a 5-0-1 vote.

5. *A request has been filed for a Certificate of Appropriateness to install eight art sculptures throughout the River District as part of the Danville Art Trail.*

Mr. Davis opened the public hearing

Present on behalf of this request was Emily Ragsdale. I'm Emily Ragsdale. I'm the Facilities Planner with Parks and Recreation. The first phase of the Danville Art Trail, which lasted 18 months, ended in October so we have selected the next sculptures that will be included in the next phase. They are planned to be installed between January 20th and January 27th of 2017. You have in front of you the places that the Committee selected for each piece to be located. All of them are new except for "An Autumn's

Path" which we are moving from the library to the trailhead located at Main St Plaza, that will be a new piece; and "sharing a story" which is currently at the fountain will stay at the fountain.

Mr. Ranson stated so the little wooden man is going to go away?

Mr. Whitfield stated he's gone.

Mrs. Ragsdale stated yes he's gone. He's already been picked up.

Mrs. Nicholas stated so all of the locations will be the same locations that there currently is artwork?

Mrs. Ragsdale stated we are adding three new locations. We are adding one in front of the Charles Harris Financial Building which will be in that grass area. We are adding one at the Main St Plaza Trail head and then we are adding one on the north side of the pedestrian bridge on the river walk trial where you come off the bridge and the sidewalk wraps around. There will be one in that grassy area right there.

Mrs. Nicholas stated is "Mixed Emotions" going to be replaced on Sutherland?

Mrs. Ragsdale stated yes they just approved that one. You don't have that one in front of you.

Mrs. Nicholas stated no it's not in our purview.

Mrs. Ragsdale stated yes its "Crimson Ring" which I have a picture of if anyone would like to see it just for your knowledge.

Mr. Davis closed the public hearing.

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

6. *A request has been filed for a Certificate of Appropriateness at 522 Spring Street to install a 1000 gallon liquid propane tank in the parking lot. The tank would be screened from view with a wooden fence. A visible propane dispenser and electrical panel would be located on the eastern side of the parking lot.*

Mr. Davis opened the public hearing

Present on behalf of this request was Marc Adelman. Thank you my name is Marc Adelman, the Transportation Services Director with the City of Danville. This is a very unique request for the transit industry in that what we are trying to accomplish is establishing a satellite propane facility to be used while the vehicles are actually in fixed

route service. A little explanation is necessary so that you can better understand the scope of the project and our intentions. This fiscal year, Danville Transit actually in April we began using propane buses in a fleet. Typically propane busses are used for reservation based services. They're used typically for small bodied chassis vehicles where there's a great deal of flexibility to schedule time to refuel. Propane is far less fuel efficient compared to diesel. It's 50% less fuel efficient. For example, our small shuttle buses that use. We have one in the fleet. It averages 4.5 miles to the gallon. Diesel, same size vehicle, same gross vehicle weight, grade, and chassis will get 9 miles to the gallon. So it's 50%. Likewise, the fixed route buses in our fleet that are diesel have a mpg of 6.5. What we learned in putting the fixed route bus that was propane that was purchased and placed in service at the end of September was that it only got 3.2 miles to the gallon. The significance of that is that it can barely get through the day riding now on our shortest bus ride. So consequently we know that in the summer and in placing another propane fixed route bus in service it will not be able to get through a 12 hour service day. So what we are hoping is that the Commission will approve a satellite facility so that towards the end of the day, fixed route bus drivers will drop off their passengers at 515 Spring St where the transfer center is presently located and then during that break which is 15 to 20 minutes, we have one scheduled at 2:40 and when they get back to the hub at 3:15 they have around 25 minutes. They will actually put in 15 to 20 gallons to ensure that the can finish their service. If that is not available we will not be able to use propane busses in fixed route service. That is the significance of this request. Now, from a financial perspective, the propane buses fuel cost per mile is half of diesel because the City of Danville is presently receiving a federal rebate at 50 cents per gallon for every gallon that we pump. It costs 87 cents a gallon right now for propane compared to diesel which is about 1.57 per gallon. So the financial savings are significant. Likewise on the vehicle maintenance side it's significant in that diesel buses across the United States are challenged due to emissions systems where the particulates are trapped and clogged and propane bus of course has a clean fuel, clean engine system arrangements which we hope will help us to avoid the vehicle downtime circumstances that we face right now. Plus, the emissions are much cleaner so there are significant advantages to using propane as much as we possibly can presently. So Chris Franks of Public Works Engineering office assisted with the development of a cost estimate and designed completed design services for this project. Those exhibits are provided for you review. What we're looking at doing is establishing a privacy fence and installing bollards in the area of 522 Spring St in the corner of the lot so that buses can pull over safely and refuel while the passengers are not on board and then come back across Spring St and reposition and depart at the scheduled departure time. That is the background for the project.

Mr. Lackey stated maybe I missed something but if you get half the mileage and half the fuel cost, isn't that a wash and the only cost savings you have are repair costs?

Mr. Adelman stated no because of the rebate. Without the rebate yeah probably it would be a wash. We don't have enough vehicle history in place to asses whether the down time will be significantly less. But right now the fuel cost per mile is half because of the rebate that we're receiving from the federal government.

Mr. Lackey stated that's what I heard, that the fuel cost per mile is half but you're getting half the mileage. So if it's a dollar, if propane can go one mile for 50 cents and the diesel bus can go 2 miles for a dollar, isn't it the same thing? What am I missing?

Mr. Adelman stated let me start at the beginning. Without the rebate the cost per mile is about 10% more per mile. With the rebate, the cost per mile is 50% less.

Mr. Lackey stated I do understand that.

Mr. Whitfield stated before you go there, what is the cost right now Marc of the Diesel?

Mr. Adelman stated the cost for diesel is about 1.57.

Mr. Whitfield stated and so the normal cost of the propane is?

Mr. Adelman stated the normal cost of the propane is 87 cents without the rebate.

Mr. Whitfield stated and so it's costing us 37 cents a gallon.

Mr. Lackey stated I heard that after the rebate it was half the cost. Its half the cost and then you get the rebate.

Mr. Whitfield stated right. Its 50 cents off the 87 cents for 30 cents per gallon. So it ends up being about one fourth of the cost.

Mr. Davis stated what we heard was when you take 50 cents off, it took it down to 87 cents.

Mrs. Nicholas stated for how long do we expect to have the rebate?

Mr. Adelman stated don't know. It's year to year. We don't know.

Mrs. Nicholas stated so if we lost the rebate would we continue to use the propane vehicle?

Mr. Adelman stated yes because of the maintenance. The downtime of a diesel bus is just crazy. It's much greater than using a gas bus because those particulates get trapped and clog the emissions system and there's no place in Danville that can make the necessary repairs. So we have to send our vehicles out an hour away and then it takes 2 to 4 weeks for those repairs to be made.

Mrs. Nicholas stated I have two questions. Is the propane market as potentially volatile as the diesel market? They're equally volatile?

Mr. Davis stated I know for a fact it's a yes.

Mr. Adelman stated for example, right now it's going to be more volatile in the winter time for propane than it is going to be for gas or diesel but the city, through public works purchased a propane tank and that tank does not need to be refilled till the spring so we're going to avoid that spike.

Mrs. Nicholas stated and my second question is I know diesel sometimes struggle to start in the coldest parts of winter. Do we have that same issue with the propane?

Mr. Adelman stated yeah but we don't have any problems with the diesel right now. We've had some cold days already in the fall and we haven't had any problems with the propane. But it's a possibility.

Mr. Lackey stated I have another question. Is there nowhere else in the city that this will work?

Mr. Adelman stated no because there is not enough time. This is the only place. You need some place very very close to the transport center. When we have a break right now we could travel to where the existing tank is but there is not enough time to get there and get back and keep on providing bus service.

Mr. Gillie stated there are only two propane filling stations in the city. One is at Public Works and the other is the private station that is way out 58 west almost to the City limits. So between here and there its 4 or 5 minute transit time. So you're looking at 10 minutes out of the route and every time the bus would have to go out there. We're like a minute on demand on the system.

Mr. Lackey stated couldn't you go over to Industrial where Public Works is? My concern is that we are trying to improve the River District and I don't know that a bus refueling station improves the River District.

Mr. Gillie stated we have the busses already there parked so all this is allowing to do is to refuel while they are parked at that location. We're not adding busses that aren't already there. The buses are there. We could send them over to Monument St but again, it's another 3 or 4 minutes out so you're adding 6 minutes if they're going to the Public Works complex. So you're adding 10 minutes to the total and we're really quick on demand. The buses are already there. We're not bringing additional busses that aren't there.

Mr. Lackey my last question. Can this be seen from the project from High St where the condos are? I know it can't be seen from Union St because its uphill but from High St where these investors are spending a lot of money to redo this building that looks to me to be about 60 or 70 ft. from this. Can it be seen?

Mr. Gillie stated probably yes but so can a dumpster or anything else. And they're going to have their own dumpsters and things so we don't feel that this is going to look any worse than anything else that could potentially be. That's why it is fully screened.

Mr. Adelman stated we have discussed the possibility of putting it under ground and there are disadvantages and advantages to putting the tank underground. One being safety and monitoring requirements. The advantages of it being underground is that it's going to be at a warmer temperature and won't be as prone to being exposed to the freezing cold temperatures. David Eagle, the fire chief, and I had this discussion and there are advantages safety-wise of it being above ground but it could be put underground if need be.

Mr. Davis closed the public hearing.

Mr. Lackey stated Mr. Chair, I'll just say in the attempt to beautify our city, this concerns me. Even though there's fences and everything else, I don't think that stockade picket fences look particularly good. I know they look better than dumpsters that have to be there but I have concerns about it.

Mr. Gillie stated your google photo shows a bus coming. There's already buses parked in there. So we're not bringing busses that aren't already there. That's a diesel bus but they look identical right? Propane busses look the same. Just to show you that that is the place where buses park now.

Mr. Lackey stated yeah I know. I was concerned about busses being stacked up and coming from other parts of the City which you explained that that's not what is happening. They're going to be here anyway. I'm less concerned with that. And I initially thought that back in that corner was fine, then I realized that High St project and I'm concerned for them. When I went to the bigger photo and looked at it.

Mrs. Nicholas stated but wouldn't the tree line there obscure it anyway?

Mr. Lackey stated you know, I wish I had gone out and looked. It might. It may very well.

Mr. Davis stated it looks like it should.

Mr. Keesee stated is there nowhere down at the new fire station in the parking lot. Because that is close by this. I'm concerned about the safety thing personally. Of

course I know what propane will do if something happens. You know what it will do. Maybe not everyone knows what it will do but I know.

Mr. Adelman stated we have to fuel 5 buses and each bus is going to take about 3, 4, 5 minutes. Every single bus will have to be refueled so this is the only place that we have.

Mrs. Nicholas stated the yellow striping. Is there a reason you wanted to go with yellow striping instead of white.

Mr. Meadows stated just to provide visibility and to keep people from parking there. It can be any color.

Mr. Gillie stated Staff has recommended white because all the other places are already white.

Mr. Ranson made a motion to approve with the condition that all striping be white and the wooden fence be stained a dark color. Mr. Hackworth seconded the motion. The motion was approved by a 5-1 vote.

APPROVAL OF MINUTES

The November 10, 2016 minutes were approved by a unanimous vote.

OTHER BUSINESS

Mr. Lackey stated I have something Mr. Chair. This may be directed towards Mr. Gillie but can we rectify what I consider a mistake? Now that the building no longer has Bobby Carlsen, can we get the BC off the top of it? Is that within our purview?

Mr. Whitfield stated no but I can assure you that as soon as he is no longer a tenant in that building, that the IDA will probably rectify that very quickly and they are probably not going to consult you whether or not to take it off.

Mr. Gillie stated it has been recommended. I will say that. We have one from the floor that would like to present something if the board will accept it.

Mr. Whitfield stated what is it?

Mr. Gillie stated you have it in front of you right?

Ms. Levi stated yes there's a printout in front of you. If you flip to the other side. These are two side buildings to the new fire station down on Lynn St. that are going to be redone.

Mr. Lackey made a motion to amend the agenda to allow a request from the floor. Mr. Keesee seconded the motion. The request was approved by a unanimous voice vote.

7. *A request has been filed for a Certificate of Appropriateness at 600 Lynn St to replace windows, roofing, and paint on the two small buildings on the west side of the parcel.*

Mr. Davis opened the public hearing.

Present on behalf of this request was Chief Eagle. Thank you ladies and gentleman for indulging me at this late hour of a very jam packed meeting. In front of you there is a picture of two old, some would say historic buildings, that are located adjacent to the brand new fire station that is located at 600 Lynn St. We just want to paint those and put a new roof on it that would match the exact roof that is there and then rehang the window, or like-windows, that were removed. If you remember, those were condemned buildings and part of our agreement with the historic society was to maintain those buildings and keep them from deteriorating any further. If you look that the picture in front of you there is a small red building. It is approximately 15' x 15' with boards over all the windows. Those windows were rotted out and deteriorated and gone so we are going to have, what we hope to have is custom wood clad gridded windows that replicate the exact look of what it used to look like and hang those back in there and take the plywood off of the big gaping holes that's there. On top you'll see a rusted out standing-seam metal roof and we want to put a new standing-seam metal roof and paint it to match the existing building that are on the site. Then behind it you'll see a yellowish colored building that's about 24' x 90' which is what was called the kiln building. It's a block building with a concrete floor and a flat roof and a sliding door. We want to put a new roof on that. Its not visible by the parking lot or the street. We want to put a rubber roof on that and paint and repair any of the deteriorated soffits that's on those two buildings. And that's it. We did not think that changing any colors, just putting it back. We weren't sure but we wanted to come before you to make sure that you were ok with this proposal.

Mr. Keesee stated I don't think you had to come before us. You're just making repairs and putting it back like it was.

Chief Eagle stated the biggest thing are the windows because they are completely gone. We could leave it as plywood but we want to bring it back and put wooden clad windows in it.

Mr. Keesee stated what are you going to do with the buildings?

Chief Eagle stated the concrete building we use for storage. The other building will not be used for anything. We just have to keep it from deteriorating.

Mr. Ranson stated but it could be used for something though.

Chief Eagle stated maybe. There's no power to it. It's got some lead paint issues and we're not proposing to abate anything we're just going to keep it from deteriorating.

Mr. Davis stated does anyone have a picture of what the windows used to look like?

Chief Eagle stated we couldn't find any. It's been covered up since long before we purchased the property.

Mr. Gillie stated we don't have any. I was just checking with our staff historian back there and she's shaking her head.

Chief Eagle stated we could find any pictures but I do know that the yellow building has one window and we're just going to paint the window that's in there and its just a standard grid, wooden-type, single hung window.

Mr. Lackey stated Chief the red building, you said you were going to paint it. Are you going to paint the building or just the roof?

Chief Eagle stated we are going to paint the brick. If you look at it now it's painted red. It's currently painted red but it looks terrible so we were going to paint it the same color. If it's of your ok, we would like to paint the yellow a neutral color. I think the term you used before was a neutral color that would match the area on the wood and the gates and everything else. If not, we'll just leave it yellow. We can leave it the beautiful shade of yellow that it is if you prefer. I don't think that there's any historic significance to the colors that are on this building.

Mr. Ranson stated did you say you were going to replace the door?

Chief Eagle stated the door is there. We will uncover it and paint the door. And there's another door that really will face a brick wall. The only difference in it now is they took existing brick from the site and bricked up the side because to the left of the red building was another building that had been condemned that they did mill work in and that building caught on fire a couple times and was condemned and they took that building down and it was just a standing wall with a hole in it that ran from the red building into that so they used existing brick from the site and bricked up the side of it. So that side will continue to be the old brick look. There will be no paint or anything to that. There's a door inside where the hole is that they're just going to rehang and it'll be a door to nothing. It'll just go into the brick wall. There's a thought that we may put an old cart from the site and an old saw blade that we found and just put it in there so that if you're

walking down the sidewalk you can see it. We're not required, nor do we choose to do anything to the inside of the building.

Mr. Davis closed the public hearing

Mr. Lackey made a motion to approve the request as submitted. Mr. Keesee seconded the motion. The request was approved by a 6-0 vote.

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

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Approved By: