



City of Danville

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

Commission of Architectural Review

MAY 25, 2017
3:30 P.M.

FOURTH FLOOR CONFERENCE ROOM

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEM FOR PUBLIC HEARING
 1. *Request for a Certificate of Appropriateness, PLCAR20170000118, filed by Frank and Denise Van Valkenburg to replace existing rubber roofing on the front porch and the existing shingle roofing on the detached garage with standing seam metal roofing at 154 Holbrook Avenue.*
- IV. APPROVAL OF MINUTES FROM MARCH 23, 2017
- V. OTHER BUSINESS
- VI. ADJOURNMENT



City of Danville

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

Commission of Architectural Review

**Commission of Architectural Review
Meeting of May 25, 2017**

SUBJECT

**154 Holbrook Avenue
VDHR # 108-0056-0073**

APPLICANT'S REQUEST

The applicants, Frank and Denise Van Valkenburg, are requesting a Certificate of Appropriateness at 154 Holbrook Avenue to replace the existing rubber roofing on the front porch and the existing shingle roofing on the detached garage with standing seam metal roofing. The proposed standing seam roofing is to be the color Burnished Slate

STAFF EVALUATION

Section 3 of the Old West End Design Guidelines addresses roofing. Section C Item 1 states:

Roofs, Gutters, and Downspouts

Roofing material, historic or modern, has a finite life span and is one of the few things that may need to be replaced on almost any building over the course of its lifetime. As roofs are replaced the original material installed is often changed to a more modern replacement material. Historic roofing materials included wood shingles, slate, terra-cotta tiles, asbestos, metal and asphaltic membrane. Modern replacement materials include metal, asphalt shingles, cement tiles and rubber, asphalt or man-made membrane roofing. Selection of original roof materials was based availability on materials and on the form of the roof and the architectural style of the building. On historic and modern pitched roofs, shingles, slate or metal may be installed, but due to the nature of the materials and attachment techniques, flat roofs require that metal or membrane be used.

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 rubber roofing on the front porch and the existing shingle roofing on the detached garage with standing seam metal roofing.

The request would require the issuance of a building permit.

3069

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: _____

CAR Date: May 25, 2017

Date submitted: _____

Received by: [Signature]

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
"A World Class Organization"

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)? N/A

Property Location: 154 Holbrook Avenue, Danville, VA 24541

Name of Applicant: Frank and Denise Van Valkenburg

Applicant's Address: 154 Holbrook Avenue, Danville, VA 24541

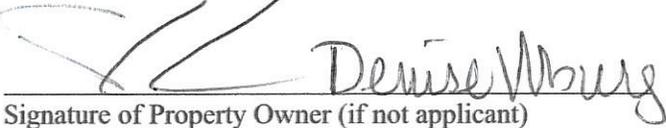
Applicant's Phone Number: 434-728-1822 Email Address: denise.vanvalkenburg@gmail.com

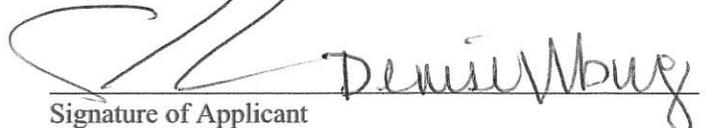
Work Proposed (please circle one): Alteration/addition/rehabilitation/new construction/sign

(1.) Replace durragum rubber on roof above front porch facing Holbrook Avenue.

(2.) Replace shingle roof on detached garage facing West Green Street.

Type of material(s) to be used: Standing Seam Metal - Non-Screw Down - Burnished Slate (color)


Signature of Property Owner (if not applicant)


Signature of Applicant



Front of house showing roof above porch from street view.



View from top of roof on front porch showing durragum material to be replaced with standing seam metal, non-screw down, in burnished Slate color.



Detached Garage

Replace shingle roof with standing seam metal, non-screw down material.



Example of standing seam metal, non-screw down material. We will use burnished slate color. This material has been approved by CAR in the past.

COMMISSION OF ARCHITECTURAL REVIEW

March 23, 2017

Members Present

Sean Davis
Robert Stowe
Robert Weir
Michael Nicholas
Robin Crews

Members Absent

Susan Stilwell
Jeffrey Bond

Staff

Renee Burton
Anna Levi
Tracie Lancaster
Alan Spencer

The meeting was called to order at 3:30 p.m.

Mr. Nicholas stated we have a request to add an item to the agenda that is this packet. Mr. Weir made a motion to add the item to the agenda. Mrs. Crews seconded the motion. The motion was approved by unanimous vote.

ITEMS FOR PUBLIC HEARING

- 1. Request for a Certificate of Appropriateness, PLCAR2017000042, filed by Liz Russell to remove the storm doors from the four (4) first floor doors at 132-138 Holbrook Avenue.*

Mr. Nicholas opened the Public Hearing.

Present to speak on behalf of this request was Liz Russell. Ms. Russell stated we have four doors in the bottom. They have these metal glass storm doors on them and then upstairs there are two doors that have different screen doors on them. We would like to remove the metal screen glass doors on the bottom four front doors.

Mr. Nicholas stated do you plan to replace them with anything?

Ms. Russell stated not right now. We have a lot of screen doors in our basement but I would probably have to come back and ask for that.

Mr. Weir stated you are just removing them?

Ms. Russell stated yes the metal glass doors.

Mr. Nicholas closed the Public Hearing.

Mr. Weir made a motion to approve the application as submitted as it does meet the guidelines. Mr. Davis seconded the motion. The motion was approved by a 5-0 vote.

2. *Request has been filed by DRHA to replace the retaining wall with a stucco finish at 120 Chestnut Street.*

Present to speak on behalf of this request was Anna Levi. Ms. Levi stated the existing retaining wall collapsed; some work was being done to the dirt behind it. The wall collapsed and not enough brick was able to be salvaged.

Mrs. Crews stated so the current status is the demolition?

Mrs. Burton stated yes that's the current status.

Mr. Davis stated I saw that wall when it collapsed.

Mr. Nicholas stated so what is your request?

Ms. Levi stated to go back in and put up a new retaining wall that is either block or concrete that is coated with the stucco finish. The last page of your packet is the architectural review that was done for this specific property and the architect recommended that concrete with stucco in any case that the brick was not able to be salvaged if it were to collapse.

Mr. Nicholas stated you are saying it is not enough brick.

Ms. Levi stated right, to go back as it were.

Mrs. Crews stated is it not salvageable with the brick that is already there. It is aesthetically pleasing to have brick because it does match the house. Is that not possible?

Ms. Levi stated it is not possible to do with the brick that was there.

Mrs. Crews stated do we not have salvageable brick that could be used for this purpose?

Ms. Levi stated I would have to check on that.

Mrs. Crews stated it is very continuity of the house. It is very nice in the before picture.

Mrs. Burton stated the contractors were unable to locate brick that matches what was there previously. That particular side of the house had a garage at one time and it was removed. So there were four different types of brick on that side of the house as it is. So then you have to determine which one do you match it to? So the decision was made to put a stucco finish to match the front wall.

Mr. Nicholas stated is it this brick right here that we are talking about?

Ms. Levi stated yes correct.

Mr. Davis stated there are a lot of bricks on that side. The first close up photo the one that says 120 Chestnut were the bricks had fallen there are three different types of brick. You can see where the original garage was there. I think it would be nice to have bricks that contain one but there is a mixture of 1930's, 40's and 50's brick that are there. Since the front already has a block wall the continuity to the wall system would work because the stairs are bricks so you have a mixture of cement and bricks.

Mr. Nicholas stated do you have any idea what it would look like after this wall is replaced?

Ms. Levi stated not at this time.

Mr. Davis stated I think it would be similar to the front.

Mr. Nicholas stated let's ask. Would it be a continuance of this?

Ms. Levi stated yes it would match that.

Mr. Davis stated the question I have and this would fall under the City not necessarily the CAR but the reason why that collapsed and fell was because the drainage for the gutter system runs right along that wall. Is the City going to address that issue?

Mrs. Burton stated yes this project is in the middle of a rehab that has started on the exterior. But it will get a full interior rehab on this project. So that will be part of it as well.

Mr. Davis stated so they will make sure that isn't going to push the wall out again?

Mrs. Burton stated that is the intent.

Mr. Nicholas opened the Public Hearing.

Mr. Nicholas closed the Public Hearing.

Mr. Nicholas stated I am leaning in favor because it seems like the original wall collapsed and this isn't a design choice. I like the fact that there was at least an attempt to use salvageable brick and they were unable to find other bricks that actually match. But for me personally if you have the front wall here and it will match I think that is the most we can ask of the property owner.

Mrs. Crews made a motion to approve the application as submitted as it does meet the guidelines. Mr. Stowe seconded the motion. The motion was approved by a 5-0 vote.

APPROVAL OF THE MINTUES

Mr. Weir made a motion to approve the January 26, 2017 minutes. The motion was approved by a unanimous vote.

OTHER BUSINESS

Mr. Davis stated I do have something. Mr. Davis stated the quad-plex that is being built at the upper corner of Green Street Park. We had someone come in and wanted to build a brick seat on their house. He was told because it was going to be below 36 inches that he would have to build an additional 36 inch railing because someone could stand up on the seat and topple over. The railing that is up there aren't 36 inches tall so would they have him add something on top of that? I know we approved the blueprints for the house but those walls aren't 36 inches.

Mr. Nicholas stated sounds like a Zoning issue.

Mrs. Burton stated it has been approved it would be a building code issue and I would have to look at the architect's elevations drawings to tell you for certain. I have that in my office if you want to look at it.

Mr. Weir stated usually it is 42 inches.

Mr. Davis stated maybe it was 42.

With no further business the meeting adjourned at 3:41 p.m.

Approved