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

Commission of Architectural Review

JULY 27, 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, PLCAR20170000192, filed by Davis Potts to install an 18" x 24" reclaimed wood hanging sign at 117 Broad Street.*

IV. APPROVAL OF MINUTES FROM MAY 25, 2017

V. OTHER BUSINESS

VI. ADJOURNMENT

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427 Patton Street, Suite 208
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Commission of Architectural Review

Commission of Architectural Review
Meeting of July 27, 2017

SUBJECT

117 Broad Street
VDHR # 108-0056-0210

APPLICANT'S REQUEST

The applicant, Davis Potts, is requesting a Certificate of Appropriateness at 117 Broad Street to install an 18" x 24" hanging sign for the Langhorne House made of reclaimed wood. The applicant is proposing to hang the sign from the porch rafter on the right side of the staircase (see option 1).

STAFF EVALUATION

Section 7
Section B Sign Types

1g Hanging Signs. *Hanging signs are different from projecting signs in that they are mounted under an awning or canopy where a projecting sign mounted higher would be obscured by the awning or canopy. These must be mounted high enough to ensure headroom beneath the sign.*

2 Design and Allowed Materials

- *Traditional materials are appropriate for signs in the OWE, including wood, glass, metal, gold leaf, raised dimensional letters, and painted designs. Window signs should be decal-type lettering or etching.*
- *Wood signs may be constructed with attached raised lettering, painted or silk-screened lettering, or incised lettering through a process of sandblasting or routing the surface of the sign.*

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 install an 18" x 24" hanging sign made from reclaimed wood at the Langhorne House.

The request would require the issuance of a sign permit.

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: 117 Broad St.

Name of Applicant: Davis S. Potts

Applicant's Address: 155 Westhampton Ave.

Applicant's Phone Number: (434) 489-6712 Email Address: 19dpotts@mail.dps.k12.va.us

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

Install hanging sign, 18x24 inches, reclaimed wood.
To identify Langhorne House

Type of material(s) to be used: Reclaimed Wood

William Smith
Signature of Property Owner (if not applicant)
Board Member

Davis Potts
Signature of Applicant

115 Broad St

CHOICE # 1

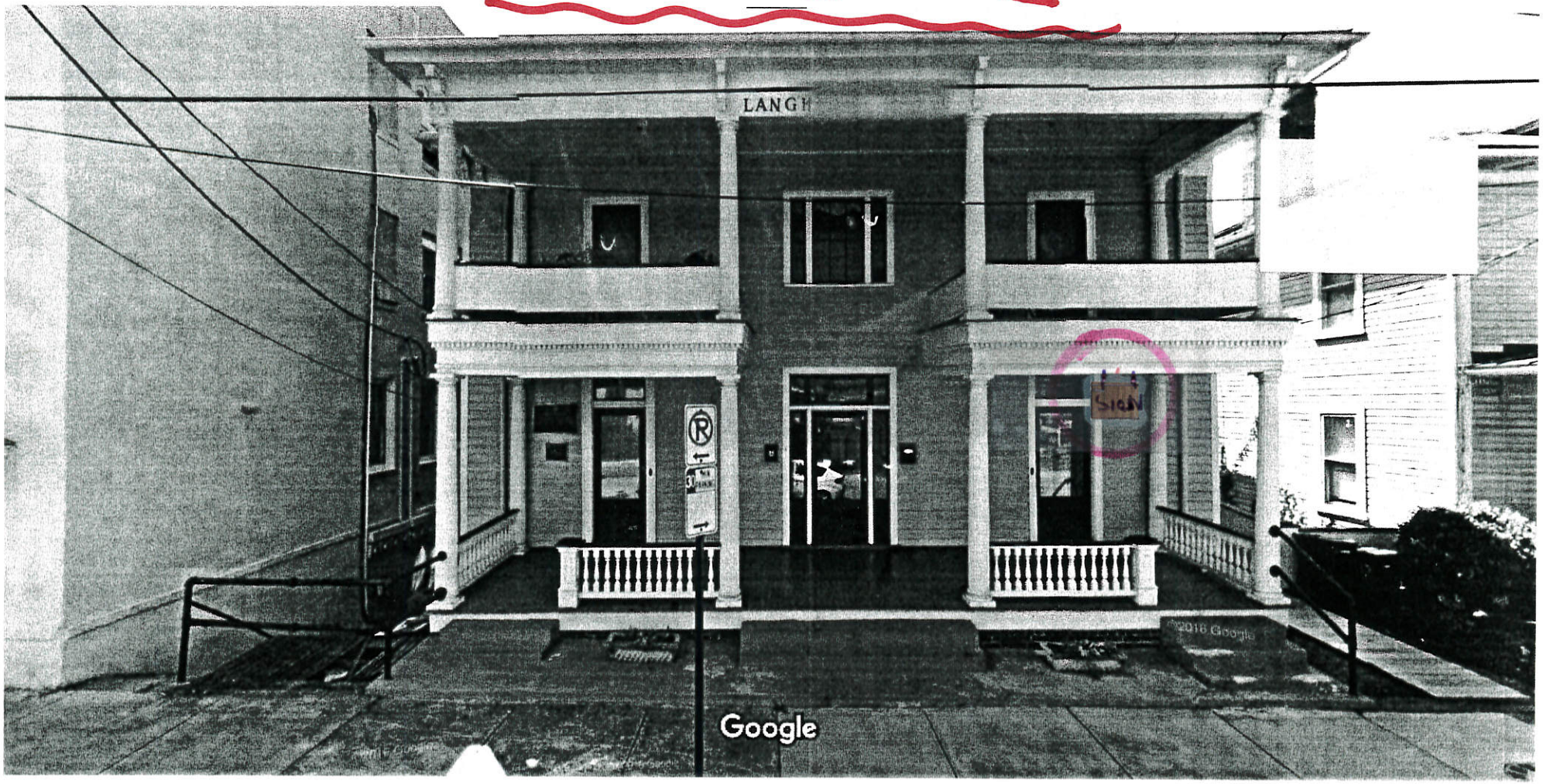

Image capture: Sep 2016 © 2017 Google United States

Danville, Virginia

Street View - Sep 2016

1.) Hang Sign from Porch Rack (Center)
2.) Head Room to Bottom of Sign 7'-0" (top of porch Floor to Bottom of Sign)

CHOICE # 2

115 Broad St

Image capture: Sep 2016 © 2017 Google United States

Danville, Virginia

Street View - Sep 2016

1. Sign in center of Rail -
2. Bolted to Conc. Walk below -
3. Framework to hold Sign would be made of pipes & fittings just Like Rail to Right (painted black)

115 Broad St

CHOICE # 3

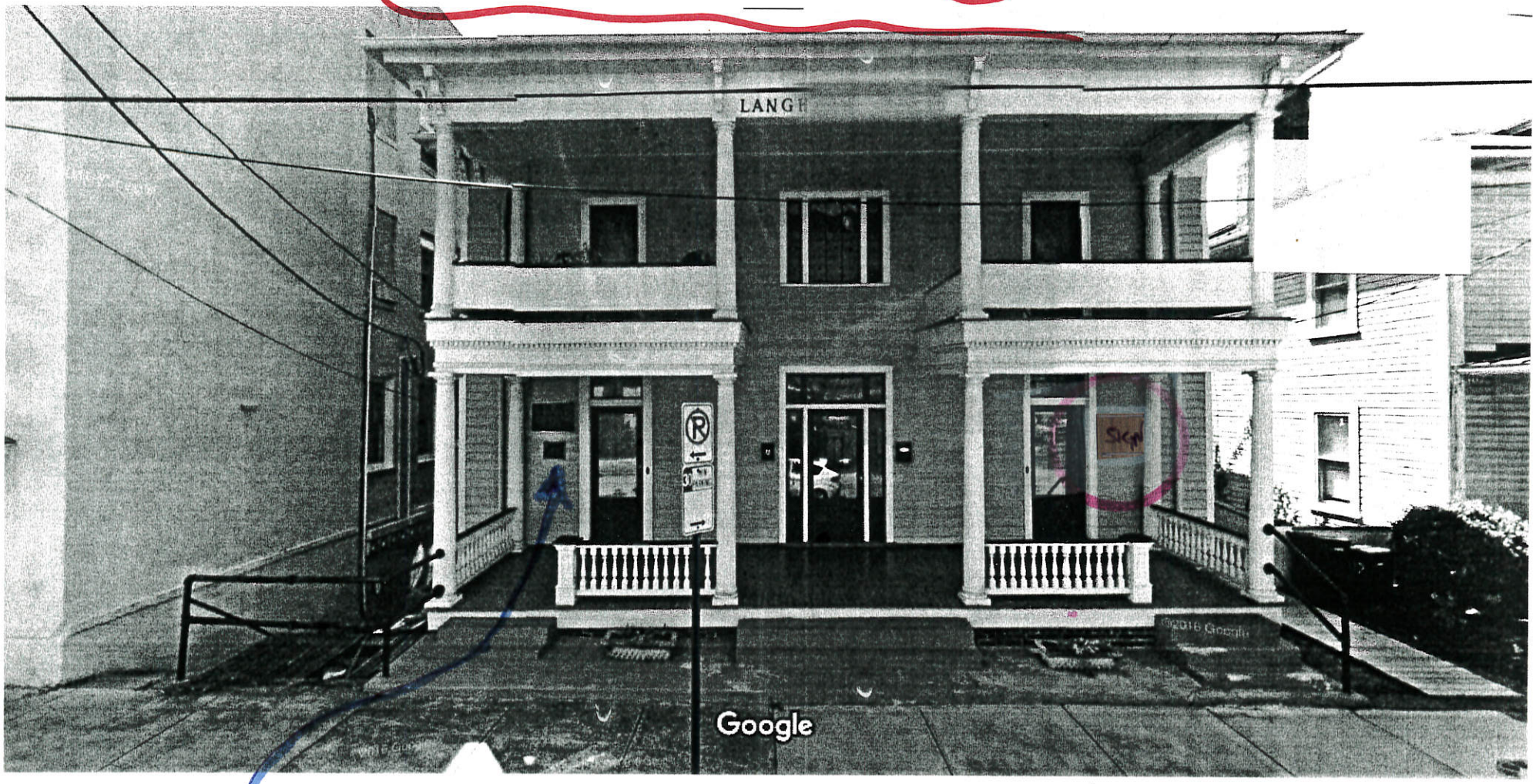

Image capture: Sep 2016 © 2017 Google United States

Danville, Virginia

Street View - Sep 2016

1. Mount Sign on Right side of DOOR
2. On Left side of BLDG. is an Historical Marker (2ea)
3. That would give Front of BLDG "Balance"

115 Broad St

CHOICE # 4

Image capture: Sep 2016 © 2017 Google United States

Danville, Virginia

Street View - Sep 2016

1. Mount Sign to BLDG. Wall to Left of DOOR – This DOOR is main entrance to the Museum. (This would help the public finding the RIGHT DOOR!)
2. Below the Sign they hang an open or closed sign

COMMISSION OF ARCHITECTURAL REVIEW

May 25, 2017

Members Present	**Members Absent**	**Staff**
Sean Davis	Michael Nicholas	Anna Levi
Robert Stowe	Robin Crews	Tracie Lancaster
Robert Weir		Clarke Whitfield
Susan Stilwell		
Jeffrey Bond		

ITEMS 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.*

Mr. Weir opened the Public Hearing.

Present to speak on behalf of this request was Denise Valkenburg. Mrs. Valkenburg stated my husband and I would like to replace the roof on our detached garage which faces West Green Street. It currently has a shingle roof on it. We also want to replace the roof above our front porch which has a rubber cement style roof. Both are the same type material which is a standing stem metal non-screw down that is a burnish slate color roof. This is the front porch of our house. I believe this type of material has been approved in the past our neighbor has it on his entire roof. The rest of our roof is slate we are during this type of roof as a cost saving measure. But the roof is very handsome in nature which would fit with the style and desire of our house. That is the top of our roof above the front porch as you can see it's not very pretty.

Mr. Weir stated on the picture here the green standing roof that is what you are going to put in there?

Mrs. Valkenburg stated yes but it would be a slate color to match the slate color on my roof. I have a very very small sample of the color. This is our detached garage that faces West Green Street. It currently has a regular shingle roof on it.

Mr. Weir closed the Public Hearing.

Mrs. Stowe 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.

Mr. Steve Delgiorno made the request that the Commissioners hear his application.

Mr. Whitfield stated I think the way we do that is he has to tell you what the request is then we have to have a motion to hear the request. It has to receive a majority of the votes.

Mr. Weir stated we have a request to hear Mr. Delgiorno application concerning Two Crows, LLC at 1009 Main Street.

Mrs. Stillwell made a motion that we hear the request since this is such a brief meeting. Mr. Stowe seconded the request. The motion was approved by unanimous vote.

Mr. Delgiorno stated I appreciate you all taking the time to hear what we have. I do have printed documents for everybody. My partner and I Ric Barker we are doing the gas station conversion at 1009 Main Street. Which, will soon be Crema and Vine and we are deep into construction. We visited with you all probably about 6 months ago with the initial layout. As I go through the construction phase there are a few changes and modifications and I thought it would be best to get in front of you guys right away. So I apologize for missing the application deadline. We are giving you all this information with not much time for you all to review it. There are essentially three things that I want to discuss. One is we want to do fencing on the side that comes off of Main Street in front of the house that faces Main Street. Then also on the house that is one Holbrook Ave as well. This is a six-foot high fence and we are using the standard eight-foot fence blocks that you buy from Home Depot. On the second slide of the presentation, you can see where we are going to start and end the fencing.

Mrs. Stillwell stated so it is actually to the side, to the west and the behind.

Mr. Delgiorno stated it's not going to meet at a point in the back it's going to finish behind. Our main objective is we want to have a clear nice attractive site not only for our customers but for the residents that live on each side of our business. So for the house on Holbrook, we don't want them to have to see the dumpsters even though it is going to be enclosed in the parking lot. But also because of the condition of that house and the amount of traffic they get I want to protect my customers from that view. The house that faces Main Street we are sympathy to where he a handicap entrance on that side so I am going to straight my fence right at the edge of where his handicap entrance is. It kind of has an unofficial reasoning for a parking lot. With good neighbors we are happy

to start the fence there it is just less complicated for everyone. Do I move to the second item?

Mrs. Stillwell stated I think we should do them separately. What do you think?

Mr. Delgiorno stated the application has them one, two and three.

Mr. Davis stated this is probably something that we need to do individually.

Mr. Whitfield stated then he needs to ask if there is anyone else that has any comments and close the Public Hearing.

Mr. Weir stated on the first page?

Mr. Delgiorno stated there are three items all together.

Mr. Whitfield stated so we will have three separate Public Hearings so that they can deal with them all at one time. Is that what you all are looking to do?

Mr. Davis stated yes.

Mr. Weir stated anyone else from the public want to speak for or against this request?

Mr. Weir closed the Public Hearing.

Mr. Bond stated what do the guidelines say about fencing? Do we have the ability to pull it up on this?

Ms. Levi stated yes you do. They should be downloaded on the desktop of each of the iPad's. But this type of fencing has been approved in the past. It is various locations in that area.

Mrs. Stillwell stated is there going to be an entrance off of Main Street or just Holbrook Avenue?

Mr. Delgiorno stated do you mean into the parking lot? We will have entrances at both Holbrook and Main Street. There are four entrance and exit points we are going to close off two of those. The one at Holbrook closest to point where the sign is at the stop light. Then opposite on Main Street where the stop light is we are going to block those off with some type of landscaping.

Ms. Levi stated have you guys found it? So section 6 page 2 on fencing, wooden fences are an approved material for the guidelines. The front yard fencing shouldn't be higher than 48 inches which are also in the Zoning Code so you wouldn't have purview to approve higher than that. So the six-foot fence would be fine for the side yard and the rear but not if it extends into the front it would need to gradually go down into a 4 foot.

Mr. Weir stated you are doing the front or the sides?

Mr. Delgiorno stated these are sides.

Mr. Weir stated you are doing the back and that little bit of side near what used to be Oak Hollow.

Mr. Delgiorno stated that is correct.

Mr. Bond stated which section?

Ms. Levi stated section 6 page 2 at the bottom of the page.

Mr. Bond stated does staff have a recommendation?

Ms. Levi stated we would recommend that it does meet the guidelines.

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

Mr. Weir opened the Public Hearing.

Present to speak on behalf of this request was Mr. Steve Delgiorno. Mr. Delgiorno stated the next slide you will see is the sign. I think everyone is familiar with the Exxon sign. Based on the fact that the size that is there today is grandfathered in our design for the new sign is we are going to use that existing brick foundation in the photograph. Then we are going to remove the old blue Exxon signage and the aluminum framing and create a new sign within the same dimensions. If you go to the next slide you can see the idea of materials that we want to use for this sign. What we are going to do is take our Crema and Vine Logo, each letter will be cut out individually in aluminum and then mounted not flush but extruding from the background. It will be backlit. For the surface, we have three options that we are looking at stone, brick or subway tile. So that is the style.

Mr. Bond stated it will be backlit. The backlit signs are referenced in the guidelines in section 7.2.

Mrs. Stillwell stated will the sign include the cup and wine glass?

Mr. Delgiorno stated yes. It will either be on the top or to the left. Then there will be a tag line under it. Maybe something like coffee and wine bar of café.

Mrs. Stillwell stated and the size is grandfathered correct?

Ms. Levi stated is it a reface or is it going to be a new sign body?

Mr. Delgiorno stated well it is framed, I am going to build inside of that frame.

Ms. Levi stated the frame is going to remain. So then yes.

Mr. Whitfield stated it is not grandfathered though it is a legal non-conforming use.

Ms. Levi stated correct.

Mr. Bond stated you said you are going to fill this with stone, slate or brick?

Mr. Delgiorno stated tile, we are thinking subway tile, stone or brick and then the letters would be mounted four inches off of the back so that we get more drawing with the lighting for the letters and the shadow.

Mr. Davis stated since he doesn't know which one he is going to use and we approve this will he have to come back?

Mr. Whitfield stated it depends on how you do it. If you approve the use of any of those materials, then he doesn't have to come back. But if you approve only one of two of those materials and he wants to use the other than he would have to come back.

Mrs. Stillwell stated I don't like the wood just because wood doesn't weather too well.

Mr. Delgiorno stated we feel the same way.

Mrs. Stillwell stated I think tile or either stone would require less maintenance. If twenty years from now if someone else wants to change it all they would have to do is change out lettering. They have something to work with.

Mr. Delgiorno stated that was the least of our preferred choice.

Mr. Bond stated I think it is accepted under the guidelines.

Mrs. Stillwell stated I'm sure it is. But we all know how a wood sign warps because there is no real wood anymore.

Mr. Weir closed the Public Hearing.

Mr. Bond made a motion to approve the sign using stone, tile or wood within the existing frame size with a backlit sign as it does meet the guidelines.

Mr. Davis stated don't you mean brick, not wood.

Mr. Bond stated wood is allowed.

Mr. Davis stated but he said he was looking to use stone or brick.

Mr. Delgiorno stated I just wanted that option. We are leaning towards stone or tile. I agree with Susan, wood is not our favorite choice. It is not as durable but it has some drama to it.

Mr. Stowe seconded the motion. The motion was approved by a 5-0 vote.

Mr. Weir opened the Public Hearing.

Mr. Delgiorno stated on the last page this is a copy of the picture that we presented here last fall. That is an aerial view of our parking lot. In the middle where my arrow is that is where those white lights use to hang over the gas tanks. In order the remove the gas tanks we had to remove those lights and we have realized since then that we can get a better parking lot layout without those lights. Plus, save on the expense of putting those lights back in that don't provide any value. We just don't see that it is worth the expense or not having those lights would contract from the image of this.

Mr. Weir stated does that even need to come before us?

Mr. Delgiorno stated Renee saw that the old lights were sitting there and she asked if I was going to put the lights back up? I said no and she said I had to come back before you all because it was in the original drawing.

Mr. Weir stated okay.

Mrs. Stillwell stated I wasn't a fan of the lights, to begin with. It looked too much like a gas station.

Mr. Bond stated where were they?

Mr. Delgiorno stated they were right there.

Mr. Bond stated where are you proposing to put them back?

Mr. Delgiorno stated I am putting them in the back of the building.

Mr. Whitfield stated I think he is asking to change his original plan of installing them to not installing them.

Mrs. Stillwell stated we are giving him permission to not reinstall them.

Mr. Whitfield stated I don't know if that is an issue that meets or doesn't meet the guidelines.

Ms. Levi stated since the guidelines don't speak directly to a situation like that they are not original to that building.

Mr. Whitfield stated you can give him the permission to amend his plan by omitting the installation of the lights. I think that is how you would make that motion.

Mr. Weir closed the Public Hearing.

Mrs. Stillwell made a motion to allow the applicant to amend his plan to not reinstall those lights that were on site in the original plan. Mr. Stowe seconded the motion. The motion was approved by a 5-0 vote.

APPROVAL OF THE MINUTES

Mr. Stowe made a motion to approve the March 23, 2017, minutes. The motion was approved by a unanimous vote.

OTHER BUSINESS

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

_____

Approved