



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

River District Design Commission

**FEBRUARY 14, 2019
4:00 P.M.
FOURTH FLOOR CONFERENCE ROOM**

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. NEW BUSINESS
Request for Certificate of Appropriateness at 404 Lynn St. for a new 3.3 sq. ft. vinyl sign on an 18 sq. ft. door.
- IV. APPROVAL OF MINUTES FROM JANUARY 10, 2019
- VII. ADJOURNMENT



River District Design Commission

MEETING OF FEBRUARY 14, 2019

SUBJECT

Request for Certificate of Appropriateness at 404 Lynn St. for a new 3.3 sq. ft. vinyl sign on an 18 sq. ft. door.

EXCERPT FROM DESIGN GUIDELINES

7. Sign Guidelines

7.2 Commercial Signs

7.2.2.j. Window Signs

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

7.3 Design and Allowed Materials

- Signs should be produced by a skilled sign professional to ensure legibility and attractive design.
- Traditional materials are appropriate for signs in the River District, including wood, glass, metal, gold leaf, raised dimensional letters, and painted designs. Window signs should be decal-type lettering or etching.

STAFF RECOMMENDATION

The proposed sign will occupy less than twenty (20) percent of the door area, and will be made of materials appropriate for the River District. Staff recommends the River District Design Commission issue a Certificate of Appropriateness at 404 Lynn St. for a new 3.3 sq. ft. vinyl sign on an 18 sq. ft. door.



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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: 404 Lynn St Danville, VA

Name of Applicant: Jean M. Williams

Applicant's Address: 3229 Cedar Rd. Ringgold, VA 24586

Applicant's Phone Number: 434-250-5974 Email Address: bmw4jmw@yahoo.com

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

3.3 sq. signage/lettering on 18 sq. ft. door

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

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)

Jean Williams
Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: _____ RDDC Date: _____

Date submitted: _____ Received by: _____

Tax Map Number: _____ Zoning District: _____

Additional Zoning Information: _____

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.

RIVERWALK

EVENT RENTALS & DECOR

MON & TUES BY APPOINTMENT

WED-FRI 10:00 - 3:00

SAT 9:00 - 12:00

434-250-5974

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

January 10, 2019

Members Present

George Davis
Sheri Chaney
Peyton Keesee
John Ranson

Members Absent

Jonathan Hackworth
Courtney Nicholas
R.J. Lackey

Staff

Ken Gillie
Ryan Dodson
Lisa Jones
Bryce Johnson
Holley Preston

Mr. Dodson called the meeting to order at 4:05 p.m.

ELECTION OF OFFICERS

Mr. Dodson called for nominations for Chairman.

Mr. Keesee nominated Mr. Davis as Chairman. The nomination was approved by a 4-0 vote.

Mr. Dodson called for nominations for Vice Chairman.

Mr. Davis nominated Mr. Keesee as Vice Chairman. The nomination was approved by a 4-0 vote.

Mr. Dodson called for nominations for Secretary.

Mrs. Chaney nominated Mr. Hackworth for Secretary. The nomination was approved by a 4-0 vote.

ITEMS FOR PUBLIC HEARING

1. *A request has been filed for a Certificate of Appropriateness at 523 Lynn St. for a temporary thirty-two (32) sq. ft. construction sign made with aluminum.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was John Wales, with Carter Bank and Trust. Mr. Wales stated I serve as Vice President and Commercial Loan Officer. We have the opportunity to participate in a number of financing opportunities in the River District and our most recent venture is with the owners of Lynn Street LLC who are converting the former Durham Hosiery Mills buildings at 523 and 525 Lynn Street into 40 market rate apartments on the top two floors and office space on the first floor. We have submitted

an application for a certificate of appropriateness for the opportunity to put a financed by Carter Bank & Trust sign on the exterior of the building and we are seeking for the opportunity to put the sign facing Lynn Street near the intersection of Newton Street. We have worked with Power Sign Company and staff of the City, to ensure that the sign is in accordance with what dictates there are with the River District Design Commission and as Mr. Davis has mentioned it would be a thirty-two square foot aluminum sign. I'm here to answer any questions that the staff or members of the commission might have.

Mr. Keesee stated how long would you put the sign up for?

Mr. Wales stated it would be a construction sign during the construction period. The owners of Lynn Street began the construction on October 31 and they anticipate the construction to be fully complete by the end of 2019. It could stretch a bit into 2020. I doubt it because part of their financing comes from tax credits so the tax credits need to be in place by the end of 2019.

Mr. Ranson stated I thought there was a window on how long a temporary sign could be up?

Mr. Gillie stated a temporary sign has a limit and a construction sign can be up during the period of construction.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion to approve as requested. Mrs. Chaney seconded the motion. The motion was approved by a 4-0 vote.

2. *A request has been filed for a Certificate of Appropriateness at 523 Lynn St. for a temporary thirty-two (32) sq. ft. construction sign made with metal on a white background.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Kevin Worsham, he is a designer with Solex Architecture. Mr. Worsham stated we are requesting a sign which is thirty-two square foot aluminum with a white back ground. It will be placed on the Craghead Street facing the side and it is actually on the parking lot side. If you have any other questions, I would be happy to answer any.

Mr. Davis closed the Public Hearing.

Mrs. Chaney made a motion that the temporary sign meets guidelines as presented and to issue a Certificate of Appropriateness with the staff

recommendations. Mr. Keesee seconded the motion. The motion was approved by a 4-0- vote

- 3.. *A request has been filed for a Certificate of Appropriateness at 522 Spring St. to add a canopy and second propane fuel dispenser for the Danville Transit System's bus station.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Marc Adelman, the Transportation Services Director with the City of Danville. Mr. Adelman stated, this past fall the transit system installed a 2000 gallon below ground tank at 522 Springs Street. We established permanent fencing around the side there are images attached to the application that show the location of where the underground tank and the fuel dispenser is located. Since the installation has been completed we have received positive feedback from a couple of different angles. One, the fuel price that we received to fill the tank match exactly with the eighteen thousand gallon tank that public works purchased a few years ago. Therefore, that stimulated interest to install the second dispenser. We spoke with the general contractor who installed the dispenser and the tank and received a quote recognizing it was necessary to come to this commission to seek your approval to do so since it is a modification to what was approved and drivers expressed interest in installing a canopy at the fueling isle location. Their information has been attached. I spoke with a shelter company about installing a canopy at the site and images are included with the attachment of what we are looking at trying to accomplish. This steel structure is anticipated; according to the company they can't make the roof any wider than fourteen feet. The approximately fourteen feet height clearance and the canopy would be projected to be sixty feet in length. Therefore, two buses could come up to the dispenser and fuel at the same time. Another big issue is that this spring we will take delivery of four additional large buses that would be propane powered. Presently, we have one large bus on the fleet that is propane power; when the other four come in and we are looking at potentially dispensing up to two hundred gallons a day and needing to refuel the tank once a week so we will significantly increase users of propane once these vehicle arrive. We do have other small buses in the fleet that are propane powered so we will be about forty to forty-five percent by the end of this fiscal year will be propane powered. Those are the reasons for this request and the canopy is intended to keep the drivers dry when it rains.

Mr. Ranson stated did you say that the two large buses can be fueled at the same time?

Mr. Adelman stated right if you have two dispensers the challenge or the need for a longer roof is because there is only one drive lane so the buses have to come behind each other. Inside of having one bus park parallel the two dispensers will be separated forty feet along that drive way. That is what is causing the need for the longer canopy.

Mr. Davis closed the Public Hearing.

Mrs. Chaney made a motion that it meets guidelines as presented and to issue a Certificate of Appropriateness with the staff recommendations. Mr. Ranson seconded the motion. The motion was approved by a 4-0- vote.

The commissioners voted to hear another request.

4. *Request a Certificate of Appropriateness at 400 Cabell St. #3 to replace an existing slider entry door with a steel roll-up door, and construct a temporary wood entry ramp.*

Mr. Davis opened the Public Hearing.

Present to speak on behalf of this is Gus Dyer, with the Danville Historic Society. What the situation here is the Danville Historic Society has recently bought this bay on Cabell Street and we are going to relocate our archives space in this building. In order to do that we have to create a climate controlled space inside so it's going to require some construction in the interior. There is a picture of the top of one of the existing door in the bay that we have purchased. As you can see, the look of the door is on one side about a foot and the other side about eighteen inches above the ground. Therefore, what we need to do is create a wooden ramp to go into that space during the construction period. At some point, we will come back to you with a request for permission to create an actual handicap entrance into the building. We have fund issues that we are dealing with. So at this point, we are not prepared to do that. We are asking permission to put in a temporary ramp for approximately thirty to forty-five days while we do construction till we get our archives moved into the space. We anticipate this will probably be somewhere around the first of March perhaps at the latest middle April. The other request if you will look at your pictures again the existing door the best of my knowledge is original to the construction of the building. It's two steel doors that are actually on sliders that you pull apart and being that it is 109 years old it's not the easiest structure to get into. What we would like to do is replace that door with easier to use steel roll up door. The bottom photograph in your package is actually of an adjacent bay where one of those types of doors have been installed. The only difference is the door would be black.

Mr. Davis stated the upper picture that you want the ramp put up to is that on the inside alley way?

Mr. Dyer stated no that faces Cabell Street.

Mrs. Chaney stated is there a reason that you want to do a black door?

Mr. Dyer stated we have adopted black and gold as our colors. Two of the doors in our building are white and one is green.

Mr. Ranson stated the doors don't come in a color that closely matches the openings that are there?

Mr. Dyer stated they do. We are having to put electricity in the building and so there is going to be a meter box on the face of the building and we have decided to paint that black to maintain consistency.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that it meets guidelines as presented and to issue a Certificate of Appropriateness with the staff recommendations. Mrs. Chaney seconded the motion. The motion was approved by a 4-0- vote.

Mr. Davis closed the Public Hearing.

Mrs. Chaney made a motion to issue a Certificate of Appropriateness for a roll up door with black color as requested and it meets guidelines as presented. Mr. Keesee seconded the motion. The motion was approved by a 4-0 vote.

APPROVAL OF MINUTES

The December 13, 2018 minutes were approved by a unanimous vote .

With no further business the meeting adjourned at 4:30 p.m.

Approved By: