



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

Commission of Architectural Review

MARCH 28, 2019

3:30 P.M.

FOURTH FLOOR CONFERENCE ROOM

AGENDA

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. NEW BUSINESS
 1. *Request a Certificate of Appropriateness at 862 Green Street to:*
 - A. *Install AZEK tongue and groove flooring on front porch; and*
 - B. *Align steps with right front entry door.*
 2. *Request a Certificate of Appropriateness at 126 Chestnut Street to apply 40 year architectural shingles in patriot red to match conical tower on front elevation.*
 3. *Request a Certificate of Appropriateness at 614 Holbrook Ave. for exterior changes to left, right, and rear elevations involving the following:*
 - A. *Replace an existing window and opening with new wooden casement window of a smaller size on left elevation (facing Gray St.) (Item 1 on application);*
 - B. *Install new wooden casement windows on left elevation to create a sunroom on the second floor (Item 2 on application);*
 - C. *Replace existing door on right elevation (facing 608 Holbrook Ave.) with a one-over-one wooden window, matching existing window and trim (Item 3 on application);*
 - D. *Remove existing staircase on right elevation (facing Holbrook Ave.) which no longer leads to an accessory apartment (Item 4 on application);*
 - E. *Install new wooden casement windows into original openings on the second floor of right elevation (facing 608 Holbrook Ave.), and first floor rear elevation (facing away from Holbrook Ave.) (Items 5 and 6 on application);*
 - F. *Install two (2) new full glass wooden doors to provide access to rear of the first floor (facing away from Holbrook Ave.) (Items 7 and 9 on application);*
 - G. *Install a new 13 x 12 ft. (156 sq. ft.) wooden deck, including treated deck flooring and square pickets, on the right rear elevation (facing away from Holbrook Ave.) (Item 8 on application);*
 - H. *Install new wooden casement windows on the first and second floors of the rear elevation (facing away from Holbrook Ave.), matching the style of the other proposed windows (Item 10 on application); and*
 - I. *Remove rear access (facing away from Holbrook Ave.) to the basement level (Item 11 on application).*
- IV. APPROVAL OF MINUTES FROM JANUARY 24, 2019
- VII. ADJOURNMENT



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

Commission of Architectural Review

MEETING OF MARCH 28, 2019

SUBJECT

Request a Certificate of Appropriateness at 862 Green Street to:

A. Install AZEK tongue and groove flooring on front porch; and

B. Align steps with right front entry door.

EXCERPT FROM DESIGN GUIDELINES

3.0: Historic Building Restoration/Renovation Guidelines

B. General Guidelines

- All additions and renovations to existing structures should as much as possible complement the original elements in terms of material, size, shape, texture and color.
- New construction (e.g. additions) must be appropriate to the period and style or character of the building and the district as a whole.
- Repairs should match as much as possible in terms of materials, size, shape, texture and color

C. Guidelines for Residential Structures

3. Porches and Entries

Porches and front entries are highly individual and are an essential part of the architecture of the house. Porches can be constructed of wood, stone, brick and stucco, or cast iron and often have interesting details that complement and/or embellish the detail seen elsewhere in friezes and cornices. They vary from very plain porches and entries to elaborate porticos. Because these porches are essential to the overall character of the structure, every effort should be made to restore or reproduce porch and entry features rather than simplifying, changing, or modifying them. If the original porch is missing, study of similar homes or historical records can assist with reproduction of the original details. Modern vinyl or clad wood doors are discouraged. Substitute materials will be considered on a case-by-case basis; if these are preferred, the overriding concern in approval should be authentic appearance and maintenance of historic details.

STAFF RECOMMENDATION

Item A (the installation of the AZEK tongue and groove flooring on the front porch) does not meet the criteria of the guidelines. However, the guidelines do allow for consideration of substitute materials on a case-by-case basis. Substituting AZEK tongue and groove flooring, which is made of cellular PVC, for wood flooring, should not detract from the authentic appearance or maintenance of historic details of this home. Staff recommends the Commission of Architectural Review issue a Certificate of Appropriateness at 862 Green Street for installation of AZEK tongue and groove flooring on the front porch.

Item B (the alignment of the existing steps with the right front entry door) meets the criteria of the guidelines. Staff recommends the Commission of Architectural Review issue a Certificate of Appropriateness at 862 Green Street for alignment of the existing steps with the right front entry door.

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

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: PLCAR 20190000121

CAR Date: March 28, 2019

Date submitted: 3/19/19

Received by: Holley Preston

Tax Map Number: Parcel: 25170

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: OT-R, Old Town Residential

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

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, 2018 a \$26.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

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

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

Would you like more information about these programs? no

Which one(s)? —

Property Location: 862 Coreen Street

Name of Applicant: DRHA, Gary Wasson

Applicant's Address: 135 Jones Crossing

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

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

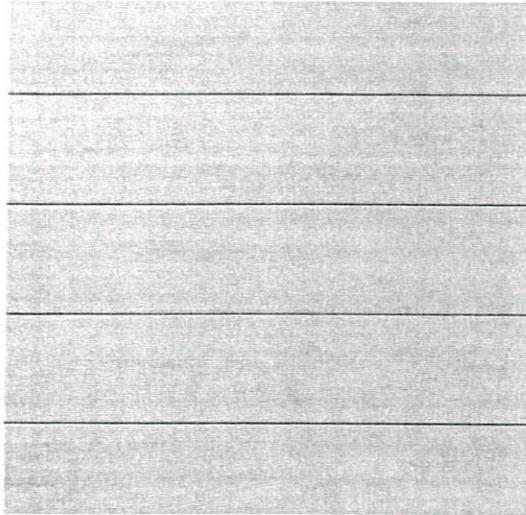
① Install AZEK t&g flooring on front porch

② Align steps with right front entry door

Type of material(s) to be used: _____

Gary M. Wasson
Signature of Property Owner (if not applicant)

Signature of Applicant



PORCH

Porch Collection

Amp up your curb appeal – you deserve it. TimberTech's high-performance, capped-polymer porch boards are designed with a tongue-and-groove system so that there's minimal gapping between boards. Give your porch a beautiful, stylish floor, with the added benefits of composite decking.

Available in standard width. Coastline, Mahogany, Weathered Teak, and Dark Hickory also available in wide width.

WEATHERED TEAK



● 4-in. Sample FREE

2-ft. Sample \$5.00

Parcel ID: 25170
Address: 862 GREEN ST, -866

Owner: DANVILLE REDEVELOPMENT
AND HOUSING AUTHORITY
PO BOX 1476
DANVILLE, VA 24543

Mail-To: DANVILLE REDEVELOPMENT
AND HOUSING AUTHORITY
PO BOX 1476
DANVILLE, VA 24543



Value Information	
Land / Use:	\$3,200
Improvement:	\$10,100
Total:	\$13,300.00

Building Information	
Year Built:	1920
Total Rooms:	3
Bedrooms:	0
Full Bathrooms:	3
Half Bathrooms:	0
Finished Square Feet:	4,502

Additional Information			
State Code:	7134 MultFam 4+units Exmpt Loc	Approx Acres:	0.36
Land Use:	Exempt	Legal Description:	56 FT LOT B GREEN ST
Tax Map:	1720-006-000006.000	Zone:	OTR Old Town Residential
Notes: Avg Lot: 56.0 X 277.0DB 16-866: Pty sold & trf'd to exempt.DB 16-865: Deed did not note the interest of owners so, tenants in common. (Map 72-7-12)			

Building

Building Information - 1

Property Class:	Residential	Finished Square Feet:	4,502
Style:	<i>No Data</i>	Basement Square Feet:	0
Year Built:	1920	Total Rooms:	3
Condition:	<i>No Data</i>	<i>* Bathrooms are not included in total room count.</i>	
Story Height:	Two Story		
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	3		
Half Bath:	0		
Features:		Size:	
Raised Slab Porch with Roof		25 SF	
Foundation - Cinder Block		0	
Raised Slab Porch with Roof		70 SF	
Radiators, Steam		100 %	
Raised Slab Porch with Roof		424 SF	
Raised Slab Porch with Roof		72 SF	
Metal, Formed Seams		100 %	
Frame, Siding, Wood		100 %	

Improvements

There are no improvements.

Land

Land Code:	R06 Res FF (50)	Rate:	\$50
Acres:	0.36	Adj. Rate:	\$58
Sq. Ft.:	15,512	Base Value:	\$3,220
Front:	56	Adj. Amount:	-\$20
Effective Front:	56	Value:	\$3,200
Depth:	277		

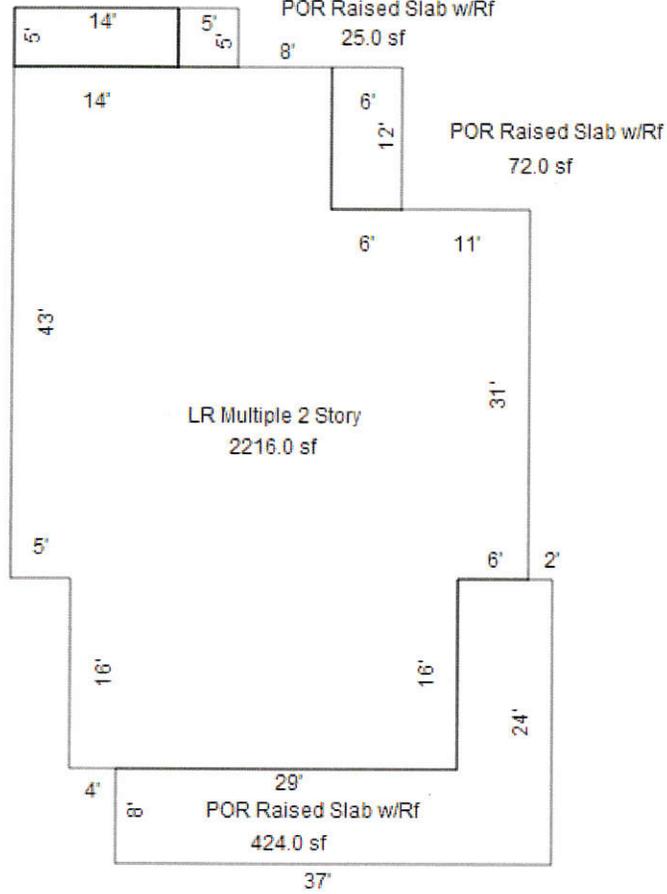
Transfers

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 16	866	\$15,000	3/15/2016	MEDER FREDERICK L JR & LAURA D	DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY
D 16	865	\$0	3/15/2016	LAND GRAB INC	MEDER FREDERICK L JR & LAURA D
D 05	4466	\$0	9/6/2005	MEDER LAURA	LAND GRAB INC
D 01	4368	\$18,500	8/21/2001	SHADRICK MYRTLE C	MEDER LAURA
D 764	191	\$5,000	9/21/1987	<i>No Data</i>	SHADRICK MYRTLE C

Assessments

Year	Land	Use	Improvements	Total
2018	\$3,200	\$0	\$10,100	\$13,300
2017	\$3,200	\$0	\$10,300	\$13,500
2016	\$3,200	\$0	\$10,300	\$13,500
2015	\$3,200	\$0	\$10,200	\$13,400
2014	\$3,200	\$0	\$10,200	\$13,400
2013	\$3,200	\$0	\$11,300	\$14,500
2012	\$3,200	\$0	\$11,300	\$14,500
2011	\$3,200	\$0	\$11,400	\$14,600
2010	\$3,200	\$0	\$11,400	\$14,600
2009	\$3,200	\$0	\$14,900	\$18,100
2008	\$3,200	\$0	\$14,900	\$18,100
2007	\$3,200	\$0	\$15,800	\$19,000
2006	\$3,200	\$0	\$15,800	\$19,000
2005	\$3,200	\$0	\$15,900	\$19,100
2004	\$3,200	\$0	\$15,900	\$19,100
2003	\$3,200	\$0	\$15,800	\$19,000
2002	\$3,200	\$0	\$15,800	\$19,000
2001	\$3,200	\$0	\$15,300	\$18,500
2000	\$3,200	\$0	\$15,300	\$18,500

POR Raised Slab w/Rf
LR Multiple 1 Story
70.0 sf



Sketch by Apex Medina™



- Parcels
- Street Names
- House Numbers

Parcel ID: 25170



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

Date: 3/19/2019



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Commission of Architectural Review

MEETING OF MARCH 28, 2019

SUBJECT

Request a Certificate of Appropriateness at 126 Chestnut Street to apply 40 year architectural shingles in patriot red to match conical tower on front elevation.

EXCERPT FROM DESIGN GUIDELINES

3. Historic Building Restoration/Renovation Guidelines

C. Guidelines for Residential Structures

1. 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.
- There may be specific cases where alterations to existing roof form are appropriate, such as when additions are planned or when problems with the integrity of the roof must be addressed through a change in form. These situations will be reviewed on a case-by-case basis.

STAFF RECOMMENDATION

The application of 40 year architectural shingles in patriot red to match the conical tower on the front elevation meets the criteria for the guidelines. The renovation project for this property is underway. When the previous flat metal roofing was removed, a portion of the roof collapsed. Upon the roof's rebuild, it was determined that a slope could be established and should prevent water from standing, as it did on the prior flat surface. For this reason, as well as for attractiveness, a shingled roof is preferred. Staff recommends the Commission of Architectural Review issue a Certificate of Appropriateness at 126 Chestnut Street to apply 40 year architectural shingles in patriot red to match conical tower on front elevation.

DANVILLE

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POST OFFICE BOX 3300

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CERTIFICATE OF APPROPRIATENESS APPLICATION

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INFORMATION TO BE PROVIDED BY PLANNING DIVISION

Application Number: PLCAR 20190000122

CAR Date: March 28, 2019

Date submitted: 3/19/19

Received by: Holley Preston

Tax Map Number: Parcel: 20634

Zoning Map Number: _____

Architectural Inventory Rating: _____

Zoning District: OT-R, Old Town Residential

Additional Zoning Information: _____

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INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

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

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

Would you like more information about these programs? no

Which one(s)? _____

Property Location: 126 Chestnut Street

Name of Applicant: DRHA, Gary Wasson

Applicant's Address: 135 Jones Crossing

Applicant's Phone Number: _____

Email Address: gwasson@drhava.com

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

① Apply 40 year architectural shingles in patriot red to match conical tower on front elevation

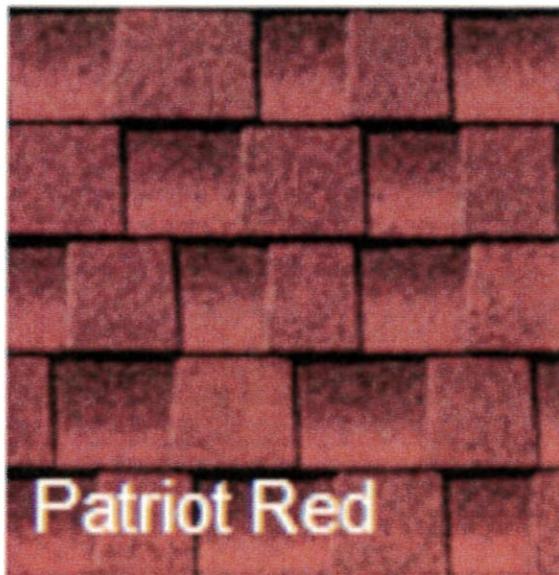
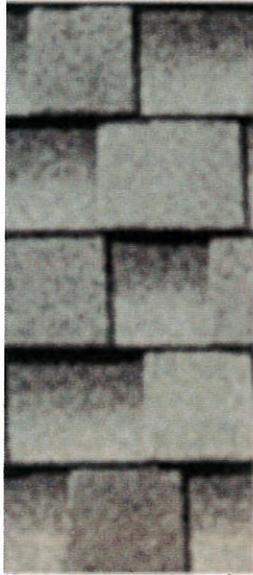
Type of material(s) to be used: _____

Gary M. Wasson
Signature of Property Owner (if not applicant)

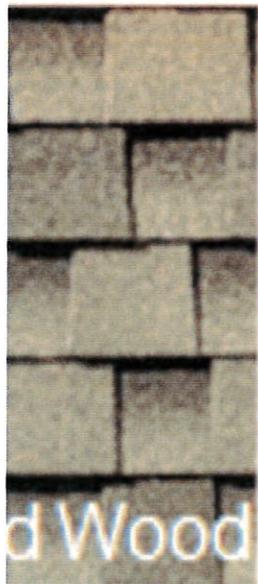
Signature of Applicant

deep red shingles

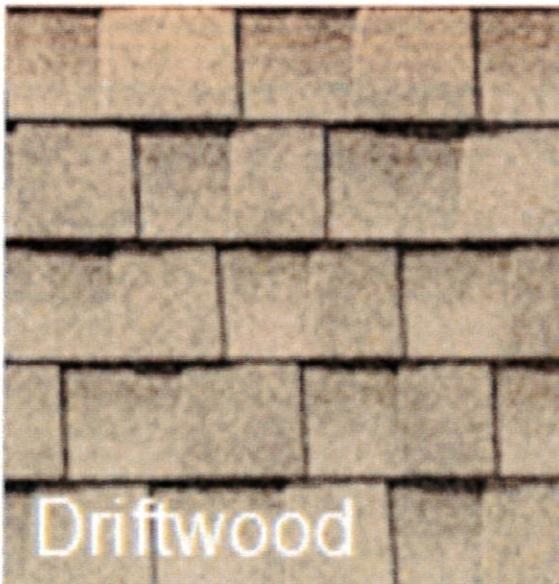
Shingles



Patriot Red



Wood



Driftwood



Parcel ID: 20634
Address: 126 CHESTNUT ST

Owner: DANVILLE REDEVELOPMENT
AND HOUSING AUTHORITY
PO BOX 1476
DANVILLE, VA 24543

Mail-To: DANVILLE REDEVELOPMENT
AND HOUSING AUTHORITY
PO BOX 1476
DANVILLE, VA 24543



Value Information	
Land / Use:	\$3,500
Improvement:	\$2,900
Total:	\$6,400.00

Building Information	
Year Built:	1920
Total Rooms:	3
Bedrooms:	0
Full Bathrooms:	3
Half Bathrooms:	0
Finished Square Feet:	2,310

Additional Information			
State Code:	7104 Single Fam Res Exmpt Loc	Approx Acres:	0.14
Land Use:	Exempt	Legal Description:	50 FT NO 29 & REAR PT NO 19 CHESTNUT ST
Tax Map:	1720-007-000003.000	Zone:	OTR Old Town Residential
Notes:	Avg Lot: 50.0 X 125.0DB 17-1469: Deed of Gift & pty trf'd to exempt. (Map 74-8-33)		

Building

Building Information - 1

Property Class:	Residential	Finished Square Feet:	2,310
Style:	<i>No Data</i>	Basement Square Feet:	0
Year Built:	1920	Total Rooms:	3
Condition:	<i>No Data</i>	<i>* Bathrooms are not included in total room count.</i>	
Story Height:	Two Story		
Bedrooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Living Rooms:	0		
Full Bath:	3		
Half Bath:	0		
Features:		Size:	
Metal, Formed Seams		100 %	
Raised Slab Porch with Roof		24 SF	
Raised Slab Porch with Roof		408 SF	
Double 2-Story Fireplace		1 Unit	
Radiators, Steam		100 %	
Frame, Siding, Wood		100 %	
Foundation - Cinder Block		0	

Improvements

There are no improvements.

Land

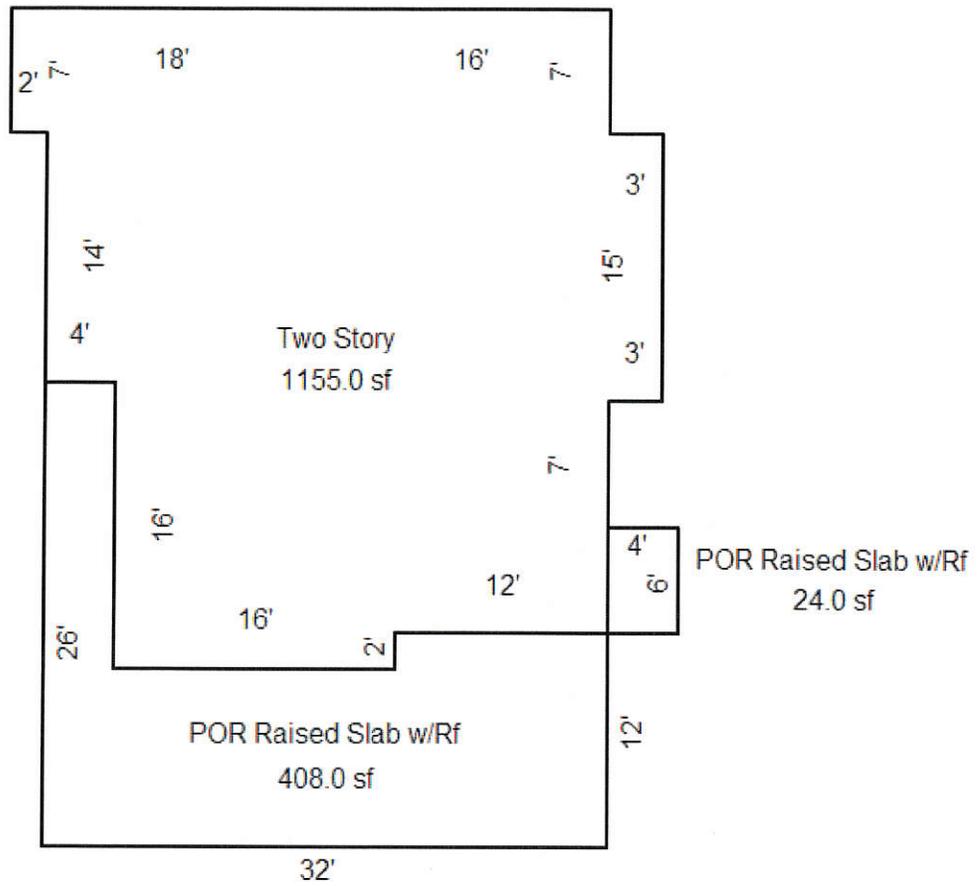
Land Code:	R10 Res FF (75)	Rate:	\$75
Acres:	0.14	Adj. Rate:	\$69
Sq. Ft.:	6,250	Base Value:	\$3,450
Front:	50	Adj. Amount:	\$50
Effective Front:	50	Value:	\$3,500
Depth:	125		

Transfers

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 17	1469	\$0	4/13/2017	NORTON CARL T	DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY
D 11	417	\$7,500	2/15/2011	CRIHFIELD PAMELA J	NORTON CARL T
D 00	3864	\$16,900	8/16/2000	PRIBBLE GARY LEE	CRIHFIELD PAMELA J
D 97	1526	\$12,000	4/15/1997	<i>No Data</i>	PRIBBLE GARY LEE & CAROL B

Assessments

Year	Land	Use	Improvements	Total
2018	\$3,500	\$0	\$2,900	\$6,400
2017	\$3,500	\$0	\$3,600	\$7,100
2016	\$3,500	\$0	\$3,600	\$7,100
2015	\$3,500	\$0	\$5,300	\$8,800
2014	\$3,500	\$0	\$5,300	\$8,800
2013	\$3,500	\$0	\$6,000	\$9,500
2012	\$3,500	\$0	\$6,000	\$9,500
2011	\$3,500	\$0	\$7,400	\$10,900
2010	\$3,500	\$0	\$7,400	\$10,900
2009	\$3,500	\$0	\$8,700	\$12,200
2008	\$3,500	\$0	\$8,700	\$12,200
2007	\$3,500	\$0	\$9,500	\$13,000
2006	\$3,500	\$0	\$9,500	\$13,000
2005	\$3,500	\$0	\$11,600	\$15,100
2004	\$3,500	\$0	\$12,600	\$16,100
2003	\$3,500	\$0	\$13,200	\$16,700
2002	\$3,500	\$0	\$13,200	\$16,700
2001	\$3,500	\$0	\$13,500	\$17,000
2000	\$3,500	\$0	\$13,500	\$17,000



Sketch by Apex Medina™

Parcel ID: 20634



- Parcels
- Street Names
- House Numbers



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Date: 3/19/2019



Commission of Architectural Review

MEETING OF MARCH 28, 2019

SUBJECT

Request a Certificate of Appropriateness at 614 Holbrook Ave. for exterior changes to left, right, and rear elevations involving the following:

- A. Replace an existing window and opening with new wooden casement window of a smaller size on left elevation (facing Gray St.) (Item 1 on application);*
- B. Install new wooden casement windows on left elevation to create a sunroom on the second floor (Item 2 on application);*
- C. Replace existing door on right elevation (facing 608 Holbrook Ave.) with a one-over-one wooden window, matching existing window and trim (Item 3 on application);*
- D. Remove existing staircase on right elevation (facing Holbrook Ave.) which no longer leads to an accessory apartment (Item 4 on application);*
- E. Install new wooden casement windows into original openings on the second floor of right elevation (facing 608 Holbrook Ave.), and first floor rear elevation (facing away from Holbrook Ave.) (Items 5 and 6 on application);*
- F. Install two (2) new full glass wooden doors to provide access to rear of the first floor (facing away from Holbrook Ave.) (Items 7 and 9 on application);*
- G. Install a new 13 x 12 ft. (156 sq. ft.) wooden deck, including treated deck flooring and square pickets, on the right rear elevation (facing away from Holbrook Ave.) (Item 8 on application);*
- H. Install new wooden casement windows on the first and second floors of the rear elevation (facing away from Holbrook Ave.), matching the style of the other proposed windows (Item 10 on application); and*
- I. Remove rear access (facing away from Holbrook Ave.) to the basement level (Item 11 on application).*

EXCERPT FROM DESIGN GUIDELINES

Chapter 3: Historic Building Restoration/Renovation Guidelines

C. Guidelines for Residential Structures

3. Porches and Entries

Porches and front entries are highly individual and are an essential part of the architecture of the house. Porches can be constructed of wood, stone, brick and stucco, or cast iron and often have interesting details that complement and/or embellish the detail seen elsewhere in friezes and cornices. They vary from very plain porches and entries to elaborate porticos. Because these porches are essential to the overall character of the

structure, every effort should be made to restore or reproduce porch and entry features rather than simplifying, changing, or modifying them. If the original porch is missing, study of similar homes or historical records can assist with reproduction of the original details. Modern vinyl or clad wood doors are discouraged. Substitute materials will be considered on a case-by-case basis; if these are preferred, the overriding concern in approval should be authentic appearance and maintenance of historic details.

4. Windows

As with roof form and material, window types change with the architectural styles of the period. The pane sizes in window sashes vary widely from smaller panes of glass set in muntins to single large pane of glass. Many variations of sash sizes and divisions were used in the Victorian era for decorative effect, including leaded and stained glass windows.

In each of the building periods included in these guidelines, the typical operation of window units was either double or single-hung. These types of windows had two glazed sashes, one hung above the other. In the single-hung type, only the lower sash is operable, whereas both sashes are operable in a double-hung window.

Some windows in the OWE are also metal-framed. If these are present they should be preserved rather than replaced. Metal casing was often used for stained glass and leaded glass windows OWE houses for sidelights, fan lights, and transoms. If these have been removed, a facsimile of the original window (if known) is preferable, but clear glass in harmony with the remaining historic windows is allowed.

Existing windows should be repaired if possible. Often, deteriorated sash can be repaired using epoxy consolidants and/or putties. Adding screens and storm windows to historic windows will make them more usable. For improved thermal resistance storm windows can be installed on the exterior or energy panels can be placed on the interior of the single-glazed (e.g. not Thermopane) sashes. Storm windows placed over original windows must not have divisions that conflict with the original window division pattern or sashes wider than the sashes of the original windows.

If window replacement is necessary then new windows should match the original windows in materials, operation and glazing style. Sashes with multiple panes shall be replaced with single-glazed sashes that are true divided light sashes to match the original pattern. If replacement windows must be used, original openings shall be maintained.

H. Recommended

- Repair/restore historic materials whenever possible rather than replacing them.
- If replacement materials must be used, they should match the original materials and design. Use of modern materials will be reviewed on a case-by-case basis, with the exception of vinyl replacements windows, which are not allowed.
- Use photographs and other historic data to guide building restoration/renovation.
- Where historic photos or illustrations of the original design of an historic building are not available, consultation with a preservation architect or other historic preservation professional is advised.

- Historic buildings should be preserved and restored whenever possible, but if a historic building is deemed to have been severely compromised and demolition is considered, the criteria listed in Subsection 3.3 of this chapter should guide the decision-making process.
- Additions to historic buildings are not required to match the original building exactly, but such additions should complement the original building in proportions, style and materials. If the addition(s) are visible, a complementary and harmonious style is even more important. See Figure 3.42 for an example of an attractive addition/conversion to an historic house.

I. Not Recommended

- Additions in a style or with materials, proportions and/or design not in harmony with the existing building. (The Secretary of the Interior’s Standard suggest that an addition should be “compatible but differentiated”.)
- Replacement of original windows with windows with internal or snap-on muntins, or window divisions or sizes that differ from the original in design or size.
- Removal of original building details (cornice, frieze), or covering with sheet aluminum to avoid maintenance.
- Adding materials that were not present in the original buildings, such as stucco, tinted glass, different style window, or roof/cornice details.
- Painting of masonry that has not previously been painted. (Exception: if repairs to the masonry, despite best efforts, do not match the original).
- Replacement of any visible exterior door with a flat or other incompatible modern style door. (Exception: metal security or fire doors are permitted in the back of buildings, but not on the primary facades of the building.)
- Changing the size of door and window openings.
- Filling in transoms or sidelights.

STAFF RECOMMENDATION

Item A (replace existing window and opening) requests to replace a window with a smaller window of similar style to fit above a kitchen sink. However, the Design Guidelines generally recommend against replacing original windows with windows of a different size. Staff recommends the Commission recognize that the request does not meet the guidelines (first of two votes for this item).

Although the window is smaller in size, the overall style will remain consistent while better fitting the continued indoor use of the residence. Therefore, staff recommends that the Commission vote the discrepancy as minor, therefore permitting the issuance of a Certificate of Appropriateness at 614 Holbrook Ave to replace an existing window and opening with new wooden casement windows of a smaller size on left elevation (facing Gray St.) (second of two votes for this item).

Item B (install new wooden casement windows for a sunroom) requests to install new windows which match the other windows of the residence, in terms of size and material, as permitted by the guidelines. Staff recommends the Commission issue a Certificate of Appropriateness at 614 Holbrook Ave to install new wooden casement windows on left elevation to create a sunroom on the second floor

Item C (replace existing door with a window) requests to remove a door which will no longer be needed for entrance to the second floor. The Design Guidelines generally recommend against removing original building details. However, the door is not an original features, as it was added when the home was converted to a multi-family dwelling. The applicant is restoring the original use of the structure as a single-family dwelling. Additionally, the addition of a window occupies the new wall space. Staff recommends the Commission issue a Certificate of Appropriateness at 614 Holbrook Ave to replace an existing door on right elevation (facing 608 Holbrook Ave.) with a one-over-one wooden window, matching existing window and trim.

Item D (remove existing staircase) requests to remove an outdoor staircase which is no longer required for access to the second floor. The stairs were used for access to an upstairs apartment after the structure was converted to a multi-family dwelling. As stated with Item C (above), this request is part of the applicant's effort to restore the building to its original use as a single-family dwelling. Staff recommends the Commission the issue a Certificate of Appropriateness at 614 Holbrook Ave to remove existing staircase on right elevation (facing Holbrook Ave.) which no longer leads to an accessory apartment.

Item E (install new full glass wooden doors) requests to install two (2) new full glass doors allowing access from the proposed deck (Item F) to the inside of the building. Additions such as this are permitted by the Design Guidelines, and staff can find no indication that the door includes materials discouraged by the Guidelines. Therefore, staff recommends the Commission issue a Certificate of Appropriateness at 614 Holbrook Ave to install two (2) new full glass wooden doors to provide access to rear of the first floor.

Item F (install new wooden deck) requests to add a new wooden deck to the rear of the building, visible from Gray St. Additions are permitted, and porches (similar to decks) are generally considered an essential aspect of homes in this district. Staff recommends the Commission issue a Certificate of Appropriateness at 614 Holbrook Ave to install a new 13 x 12 ft. (156 sq. ft.) wooden deck, including treated deck flooring and square pickets, on the right rear elevation (facing away from Holbrook Ave.).

Item G (install new wooden casement windows) requests to install new windows which match the other windows of the residence, in terms of size and material, as permitted by the guidelines. Staff recommends the Commission issue a Certificate of Appropriateness at 614 Holbrook Ave to install new wooden casement windows on the first and second floors of the rear elevation, matching the style of the other proposed windows.

Item H (remove rear access to the basement level) requests to remove an existing entrance, which will be replaced with a new wooden deck (Item F). The Design Guidelines generally recommend against removing original building details. Staff recommends the Commission recognize that the request does not meet the guidelines (first of two votes for this item).

However, staff do not find the rear access to be an essential aspect of the home. Additionally, the existing access, if it were to remain, will be hidden by a deck (Item G), which would add to the architectural character of the home. Staff recommends that the Commission vote the discrepancy as minor, thereby permitting the issuance of a Certificate of Appropriateness at 614 Holbrook Ave to remove rear access to the basement level.

DANVILLE

COMMISSION OF ARCHITECTURAL REVIEW

POST OFFICE BOX 3300

DANVILLE, VIRGINIA

(434) 799-5260

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: PLCAR 20190000107 CAR Date: March 28, 2019
Date submitted: March 11, 2019 Received by: Byzce Johnson
Tax Map Number: ID# 20025 Zoning Map Number: OT-R, Old Town Residential
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

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, 2018 a \$26.00 fee will be required for each application submitted for review.

INFORMATION TO BE PROVIDED BY APPLICANT

Important-Please read before completing application

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

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

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

Would you like more information about these programs? no

Which one(s)? _____

Property Location: 614 Holbrook Avenue

Name of Applicant: DRHA, Gary Wasson

Applicant's Address: 135 Jones Crossing

Applicant's Phone Number: 434-792-5544 Email Address: gwasson@drhava.com

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

Exterior changes to left, right and rear elevations.
See attached sheet

Type of material(s) to be used: Wood

Gary M. Wasson
Signature of Property Owner (if not applicant)

Signature of Applicant

**614 Holbrook Avenue
Rehabilitation job
CAR Application**

614 Holbrook Avenue, once a single family dwelling, was converted to a four (4) unit apartment complex. DRHA acquired the property with the intent to revert the property to an owner occupied single family dwelling. The proposed construction will create a 3 bedroom, 2.5 bath home. Below are the proposed exterior changes for the Commission's review.

Left Elevation

Item 1. Remove existing window on left elevation (facing Gray Street) and replace with a wooden casement window. The window will be smaller in size and the gap will be covered with siding to match existing. The smaller size is necessary to allow the window to fit above the kitchen sink.

Item 2. Install new wooden casement windows on the left elevation. This will allow for the creation of a sunroom on the second floor. Currently this space is a staircase to allow access to all three (3) levels of living space.

Right Elevation

Item 3. Remove existing door on right elevation (facing 608 Holbrook Avenue) and replace with a one-over-one wooden window. The new window and trim will match existing. The existing door allowed access to an upstairs apartment that will be removed.

Item 4. Remove existing staircase on right elevation. This staircase was the exterior access to the second story apartment. This is no longer necessary.

Item 5. Install new wooden casement windows in the original openings on second story of the right elevation. The casement new casement window installation will provide continuity with the windows on the lower elevation and rear of the structure.

Rear Elevation

Item 6. Install new wooden casement windows in original openings.

Item 7. Install new full glass wooden door to allow access to the rear of the first floor. This will allow access off the proposed deck and into the new kitchen.

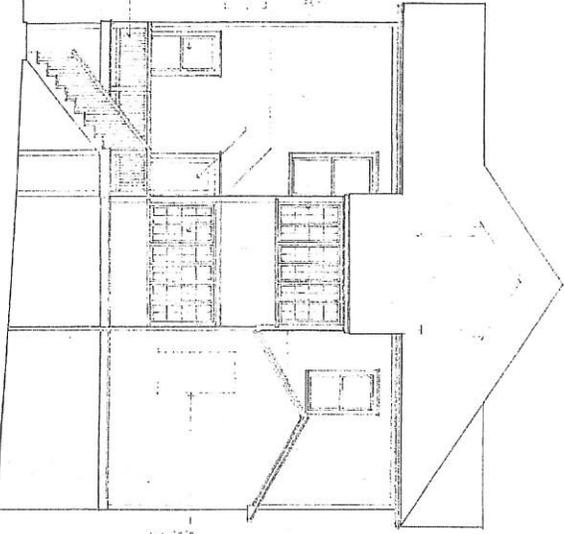
Item 8. Install a new wooden deck on the right rear elevation. The deck will allow access from the driveway at the rear of the property into the proposed kitchen or living area. The deck will be simple in design with treated deck flooring and square pickets.

Item 9. Install a new full glass wooden door on the rear elevation to allow access from the deck into the living area. The door will match that proposed on the right elevation.

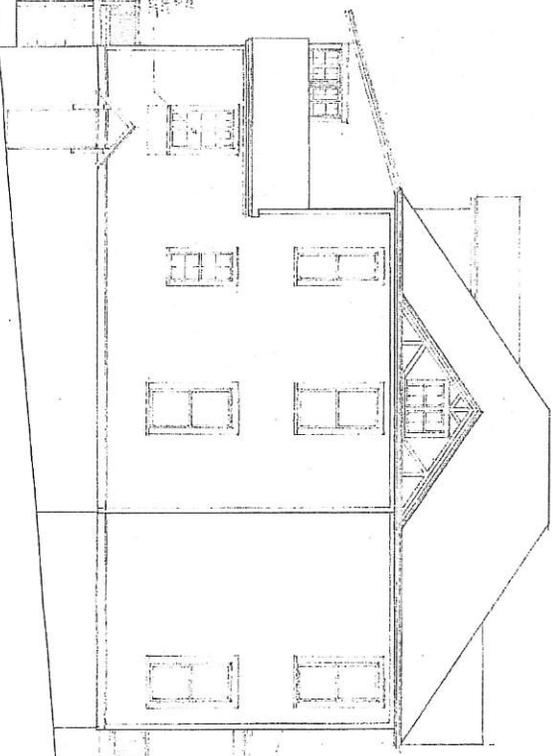
Item 10. Install new wooden casement windows on the first and second floor of the rear elevation. The proposed windows will match the windows proposed for the right and left second story elevations.

Item 11. Remove rear access to the basement level. The deck will be constructed in this area.

REAR ELEVATION

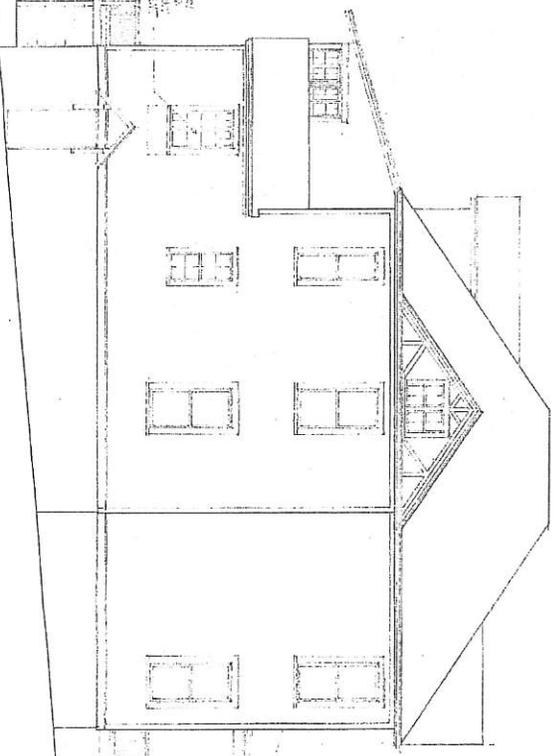


LEFT SIDE ELEVATION



NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES TO BE DETERMINED BY THE CLIENT.
3. SEE ARCHITECT'S SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
4. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

SECTION THROUGH PORCH



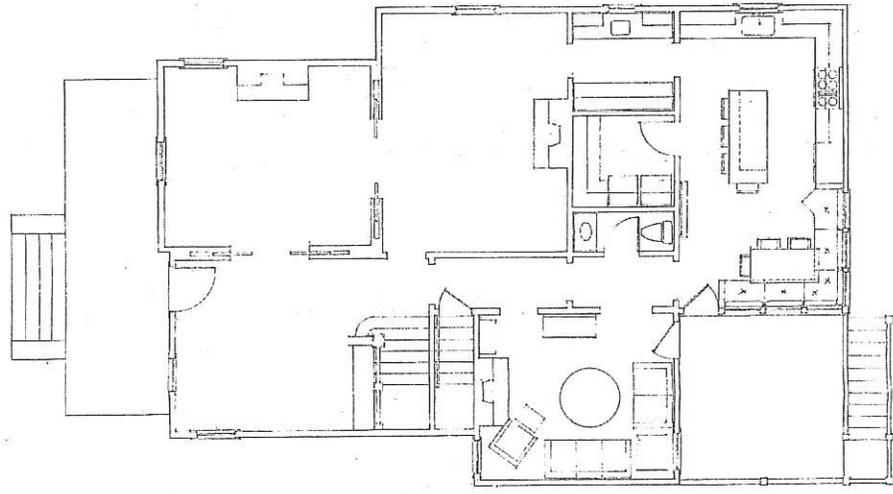
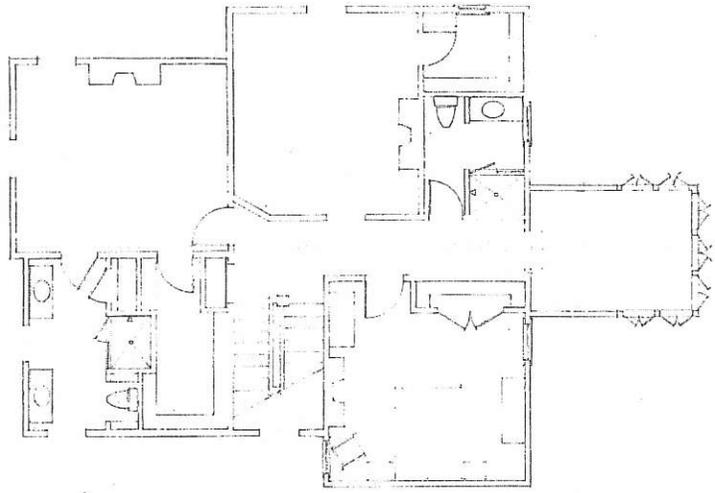
TITLE	
SCALE	
DATE	
NO.	
DATE	

614 HOLBROOK WAY, DANVILLE, VA

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TITLE

SCALE

DATE	REVISIONS

JOB #

DRAWING

COMMISSION OF ARCHITECTURAL REVIEW

January 24, 2019

Members Present

Jeffrey Bond
Robert Stowe
Robert Weir
Sean Davis
Robin Crews

Members Absent

Susan Stilwell
Michael Nicholas

Staff

Ken Gillie
Lisa Jones
Bryce Johnson
Holley Preston
Clarke Whitfield

Mrs. Stowe called the meeting to order at 3:30 p.m.

ELECTIONS OF OFFICERS

Mrs. Stowe turned the meeting over to Mr. Whitfield for the Election of Officers.

Mr. Whitfield called for nominations for Chairman.

Mr. Weir nominated Mr. Nicholas for Chairman. The nominations were approved by a 5-0 vote.

Mr. Whitfield called for nominations for Vice-Chairman.

Mr. Stowe nominated Mrs. Crews for Vice-Chairman. The nominations were approved by a 5-0 vote.

Mr. Whitfield called for nominations for Secretary.

Mrs. Crews nominated Mr. Weir for Secretary. The nominations were approved by a 5-0 vote.

ITEMS FOR PUBLIC HEARING

- 1. Request a Certificate of Appropriateness at 842 Main Street to (1) widen the front porch to the limits of the existing porch floor, (2) change the accent paint color to black, (3) install two chimney caps, and (4) install a generator behind the A/C units along the right side of the house.*

Mrs. Crews opened the Public Hearing.

Present to speak on behalf of this request was Mrs. Mary Kent, owner of 842 Main Street. Mrs. Kent stated most of you already know extending it is actually turning it back to the original design. We are adding an overhang to make it more functional. As far as

the accent color goes, right now its yellow and it has a light blue gray accent shutters. The black or dark gray is primarily for the shutters the lattice work in the front is going to be white and the railing is going to be white. There will be black accent with numbers and a mail box we are going to design black. The front door screen may be black honestly we are so busy with the inside right now we are not actually living in the house but we will be in a couple of months. We are just trying to plan ahead and I just wanted to clarify that not everything that is blue will become black.

Mr. Gary Grant stated I live at 907 Grove Street. Mr. Grant stated my only question for the applicant is I thought about this when I saw your item was on the agenda today. Do you still have the house the plans that have been passed down with the house?

Mrs. Kent stated I do.

Mr. Grant stated I guess that I understand that those are the original plans that show the porch as you are hoping to replicate what Mr. Heard had there.

Mrs. Kent stated we are going to replicate what he has, especially with the porch railing. It will have the same kind of design in it that it originally had, but what we are adding, the original one had the railing but nothing over the path.

Mr. Grant stated I am actually in support of a replication I would judge, for maintenance is a impractical design and I watched it rot.

Mrs. Kent stated as far as function and being able to utilize it and it's just not.

Mr. Grant stated I actually remember when it was torn off. It has not been there for several years due to deterioration and there being nothing to protect it. Another question as I rode by there on the way here, the porch that remains and has decorative rafter ends is that I'm not looking at your application so I don't know what is in it.

Mrs. Kent stated Jeff do you want to address that?

Mr. Grant stated so from what I am seeing here from Mr. Bond the decoration on the columns, the decorative rafter ends on the very ends here will match these. If it is executed this way this is lovely and very appropriate.

Mrs. Crews closed the Public Hearing.

Mr. Weir stated the pictures that we have here the first one shows the air conditioning unit. Now, the next one over is that showing that the air conditioning unit is hidden.

Mr. Bond stated that is the picture in front of the house looking back in that same direction.

Mr. Davis stated so do we need to approve the generators since it is hidden?

Mr. Gillie stated it will still be seen from the street.

Mr. Weir made a motion to approve that it meets the guidelines as submitted. Mr. Davis seconded the motion. The motion was approved by a 4-0-1 vote. (Mr. Bond abstained)

APPROVAL OF THE MINTUES

Mr. Stowe made a motion to approve the September 27, 2018 minutes. The motion was approved by a unanimous vote.

OTHER BUSINESS

With no further business the meeting adjourned at 3:42 p.m.

Approved