

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

November 14, 2019

Members Present

Peyton Keesee
George Davis
John Ranson
Adams Jones

Members Absent

Courtney Nicholas
R.J. Lackey
Andrew Hessler

Staff

Lisa Jones
Ken Gillie
Ryan Dodson

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

ITEMS FOR PUBLIC HEARING

Mr. Davis opened the Public Hearing.

(Tabled in July) Request a Certificate of Appropriateness at Certificate of Appropriateness at 705 Main Street to:

a. *expand the parking lot;*

Present on behalf of this request was Tony Pratt, MCCO at Paths. Mr. Pratt stated we are submitting the request to expand the parking lot at 705 Main Street. The plan that you have before you is an amendment for what was presented a couple of months ago. We are trying to minimize the impact on the actual expansion into the green space. It has affected the trees that we will have to take out. I would be happy to answer any questions that you may have.

Mr. Davis stated could you explain to us exactly what the changes were that you did away with?

Mr. Pratt stated originally we had looked at it from the perspective that having the parking two sections deep with a passageway behind, which would have put us just to the property line and would have required us to have to put in a retaining wall. With a change, having to just add a single row of parking, we are avoiding the necessity of the retaining wall. We also had looked at the possibility of having a second access point onto Main Street to improve the traffic flow and at this point, we have dropped that aspect of it.

Mr. Gillie stated if you remember the original design required the driveway and the relocation of one of the City's River District signs. That sign can stay in place now.

Mr. Pratt stated one additional aspect when we originally presented it we were looking at possibly putting a drive thru into the building for the pharmacy but since then we have obtained another building and are looking to move the pharmacy.

Mr. Davis stated so everything that you are doing is very basic and you are just adding another area of parking.

Mr. Pratt stated yes.

Mr. Ranson stated but you are removing the trees that are there?

Mr. Pratt stated yes.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that this project meets the guidelines as presented with a stipulation that the owner plants trees in compliance with requirements of the City Zoning Ordinance and to issue a Certificate of Appropriateness. Mr. Keesee seconded the motion. The motion was approved by a 4-0 vote.

- 1. Request a Certificate of Appropriateness at 532 Bridge Street to infill large garage door with brick and single black aluminum storefront door installed. Three openings (not facing street) are also to be infilled with brick. Brick to match adjacent and to be recessed 1 inch so that outline of garage door still visible.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Jeff Bond, owner of Solex Architecture. Mr. Bond stated I am representing the owner. We are here seeking approval for the 16 feet wide and 14 feet high garage door with matching brick as well as a 4-foot by 7-foot aluminum front door. As you have mentioned the brick will be recessed 1 inch so that the outline of the previous garage door will be still apparent.

Mr. Ranson stated staff recommendation says a wooden facade can be recreated. I know there is not wood there now but at some time was there wood?

Mr. Bond stated not to my knowledge it has always been a brick building with wood structure. The exterior is only brick.

Mr. Davis stated it has been that way since I was in my early twenties.

Mr. Gillie stated the guidelines don't recommend new aluminum store front doors they say to use wooden materials. Staff is just pointing out the aluminum door is not necessary keeping with what is there now. It is up to the Commission to make that decision we are just pointing out what the guidelines say.

Mr. Bond stated what we are proposing to put in is identical to other projects downtown.

Mr. Davis stated I think it is going to be pretty much in character in with the other buildings around there as far as the aluminum door is concerned.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that based on the recommendation that this request does not meet the guidelines as presented. Mr. Davis seconded the motion. The motion was denied by a 4-0 vote.

Mr. Ranson made a motion that the request is minor deviation and a Certificate of Appropriateness should be issued. Mr. Keesee seconded the motion. The motion was approved by a 4-0 vote.

2. *Request a Certificate of Appropriateness at 530 Craghead Street Suite 200 to approve an already installed without RDDC approval ventilation fan and smokestack to a smoker at The Garage Restaurant. The vent is aluminum, with the smokestack galvanized steel and both penetrate the roof on the east side.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Butch Dalton, who stated he was a project manager for Ricker Barker Properties and Ann Dickerson here on behalf of Perry Restaurant Group. First, of all we would like to apologize for appearing before you for a third time for the same issue. When the smoker was installed, we were simply not aware that the smokestack and ventilation fan were having to be attached. I'm assuming you all have seen the item if not the picture is in front of you so we are here to answer questions. We do want to point out however, that staff recommendation contains some inaccuracy that the ventilation fan extends to the roof and it does not. The smoker is designed to be free standing and the roof is over the smoker.

Mrs. Dickerson stated if you look at your picture that was included in your packet this picture and, it is not the tall yellow smokestack that is falling down, it is the small tiny smokestack next to the exhaust fan.

Mr. Ranson stated it is an industrial area and I think a smokestack is an industrial thing in an industrial area.

Mr. Davis stated if you go up to and look at it, you are going to see the equipment on top of Mucho anyway. Just like you said, it is an industrial area. I think it is fine.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion to approve the request that it meets the guidelines and should issue a Certificate of Appropriateness. Mr. Davis seconded the motion. The motion was approved by a 3-0 vote. (Mr. Keesee abstained)

Mr. Davis opened the Public Hearing.

3. *Request a Certificate of Appropriateness at 133 S Ridge St to remove the exit door onto drive-thru lane (near middle of building) to be replaced by a drive-thru window. Removal of existing drive-thru canopy and construction of a new canopy to align with the new drive-thru window. Canopy will be*

built to replicate existing canopy as closely as possible, existing columns may be reused if structurally sound.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Tony Pratt, on behalf of MCCO at Paths. Mr. Pratt stated the free clinic was donated to Paths as part of their closure and our determination of the best use of the facility would be to expand our pharmacy services to move the pharmacy into the building. Due to the nature of the interior construction of the building, it is impossible for us to utilize the bank drive thru window. So, in order to accommodate the need of our customers but also the structure of the building. There is an entrance-exit door that is midline of the Ridge Street facade, that we are looking to remove to put a drive thru window access there and then to transition the canopy down so that it balances to the same nature that of the original structure.

Mr. Ranson stated we are just approving the outside so if there appears to be code violation created on the inside it is not our business if there are?

Mr. Gillie stated correct. We are going to work with them and the only issue that we have found so far is distance to an exit. We are working on trying to find the distance to the exit if we have to install another door and that will come back to this Commission at a later time.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion to approve the request that it meets the guidelines and should issue a Certificate of Appropriateness. Mr. Keese seconded the motion. The motion was approved by a 4-0 vote.

4. *Request a Certificate of Appropriateness at 629 Craghead St to locate a storage building previously approved by the RDDC to another spot on the same property. This building must be placed in a separate location due to the presence of a 36" water main being located under the previous site.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Walter Lucas, on behalf of the City of Danville. Mr. Lucas stated back in August I was here with the original building design and placement of it where it would be back of the parking lot near the community garden. Unfortunately, a 36-inch water main runs right thru the middle of where we were going to place the building. Therefore, now we are looking at relocating the building to the backside or the end of the community market at the grassy area where the walking trail starts. Everything else about the building from the previous visit here is remaining the same. All we need to do is just relocate it and all the electrical will still be underground to the building.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that this request meets the guidelines with the addition of an approximately 7 foot wide driveway from the front of the building to the curb as

presented and they should issue a Certificate of Appropriateness as presented. Mr. Jones seconded the motion. The motion was approved by a 4-0 vote.

5. Request a Certificate of Appropriateness at 434-440 Main St to do the following:

440 Main St. Remove decorative glass panels, existing sign and the fabric awning. Expose and clean original brick. Remove Stucco underneath storefront

434 Main St. Remove existing sign. Remove non-original vinyl siding to fully expose transoms. Expose and clean original brick.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Steven Staats, developer of 434 & 440 Main Street. Mr. Staats stated I have some pictures to show you and DHR has approved this project. He explained the elevation drawings.

Mr. Davis closed the Public Hearing.

Mr. Jones made a motion that request meets the guidelines as presented with repairs and restoration be done back to historic standards and they should issue a Certificate of Appropriateness as presented. Mr. Keesee seconded the motion. The motion was approved by a 4-0 vote.

6. Request a Certificate of Appropriateness at 126 S. Market Street to install two wall signs at 126 S. Market Street. One sign will be 4' x 4' the other will be 1.5' x 2' and made o opened the Public Hearing.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Mr. Anthony Monioudis, one of two tenants at 126 S. Market Street. Mr. Monioudis stated we each have our respective law firms. Mr. Lackey is the one that prepared the application and he did not provide any pictures. I brought pictures of the two signs. The sign entrance simply identifies both of the law firms. Both signs have been submitted to the Virginia State Bar to make sure that they comply with their requirements and approval has been received.

Mr. Davis closed the Public Hearing.

Mr. Ranson made a motion that this request meets the guidelines as presented and they should issue a Certificate of Appropriateness as presented. Mr. Jones seconded the motion. The motion was approved by a 4-0 vote.

7. Request a Certificate of Appropriateness at 511 Patton Street to approve two mini split HVAC systems already installed without RDDC approval at the basement level of the Library, Court Street parking area.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Mr. Mike Burton, with the City of Danville Public Works. Mr. Burton stated I apologize for not applying for an application for this installation. The installation is for an area in the library that was not occupied, and is now an office. The existing HVAC was not accurate enough to maintain proper temperature.

Mr. Davis stated I drove by them the other day and you can't see them because the police park right in front of them.

Mr. Keesee closed the Public Hearing.

Mr. Jones made a motion that this request meets the guidelines as presented and issue a Certificate of Appropriateness. Mr. Ranson seconded the motion. The motion was approved by a 4-0 vote.

Items for Discussion:

If a sign is, being moved from window on the inside to another building you do not have to go before RDDC for approval.

Diana Schwartz, Executive Director spoke on behalf of River District Association and Emily Ragsdale, P&R Facilities & Services Planner for Parks and Recreation. They spoke briefly on future plans, with River District Design Committee involving streetscape improvement including painting of crosswalks with artistic colors.

APPROVAL OF MINUTES

The October 10, 2019 minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 5:00 p.m.

Approved By: