



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

River District Design Commission

JANUARY 9, 2020

4:00 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 401 Bridge Street to remove the cladding from the bridge spanning overtop Bridge Street and connecting 401 Bridge Street to 400 Bridge Street.*
 2. *Request a Certificate of Appropriateness at 629 Craghead Street to add artwork on the Community Garden shed at the Community Market.*
- IV. APPROVAL OF MINUTES FOR DECEMBER 12, 2019
- V. OTHER BUSINESS
- VII. ADJOURNMENT



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River District Design Commission

MEETING OF JANUARY 9, 2020

SUBJECT

Request a Certificate of Appropriateness at 401 Bridge Street to remove the cladding from the bridge spanning overtop Bridge Street and connecting 401 Bridge Street to 400 Bridge Street.

EXCERPT FROM DESIGN GUIDELINES

3: Historic Building Restoration/Renovation Guidelines

3.8. Not Recommended

- Additions to buildings that do not match the original building in style and materials.
- Replacement of original windows with vinyl windows or 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, display window design, 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 or for service entries, but preferably not on the primary facades of the building.)
- Changing the size of door and window openings.
- Filling in transoms or sidelights.

STAFF RECOMMENDATION

After the December meeting, the applicant has taken the Commissions concerns under consideration. They have brought back the attached proposal. The design removes the façade, and leaves the truss system.



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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: 401 Bridge Street

Name of Applicant: Bridge Street Lofts LLC

Applicant's Address: 3210 Chamberlayne Avenue, Richmond, VA 23227

Applicant's Phone Number: 804-925-0109 Email Address: ross.fick@gmail.com

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

Applicant proposes to retain the basic steel structure of the existing bridge to include all steel members, the roof, and the floor. Applicant proposes to protect the steel by painting it black. Applicant proposes to install a steel laser-cut sign in the image of Danville's River District logo as shown - size to be approximately 5-foot by 5-foot. Applicant will work with the appropriate parties from the City of Danville for this proposed use and installation of the Danville River District logo. Applicant proposes to install LED-rope lighting concealed within the steel structure of the bridge to softly illuminate and call attention to both the bridge and the sign. The resulting bridge, sign, and lighting will further establish and augment this assembly as an iconic fixture representing the vibrancy and rebirth of Danville's River District. Visually speaking, the bridge will be symmetrical and will mirror the attached visual appearance when viewed from either side.

It is the Applicant's understanding from speaking with those knowledgeable within the community that the bridge was originally installed in the "open-air" manner to which Applicant proposes the bridge be returned.

Type of material(s) to be used: _____

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)? NA

Signature of Property Owner (if not applicant)



Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

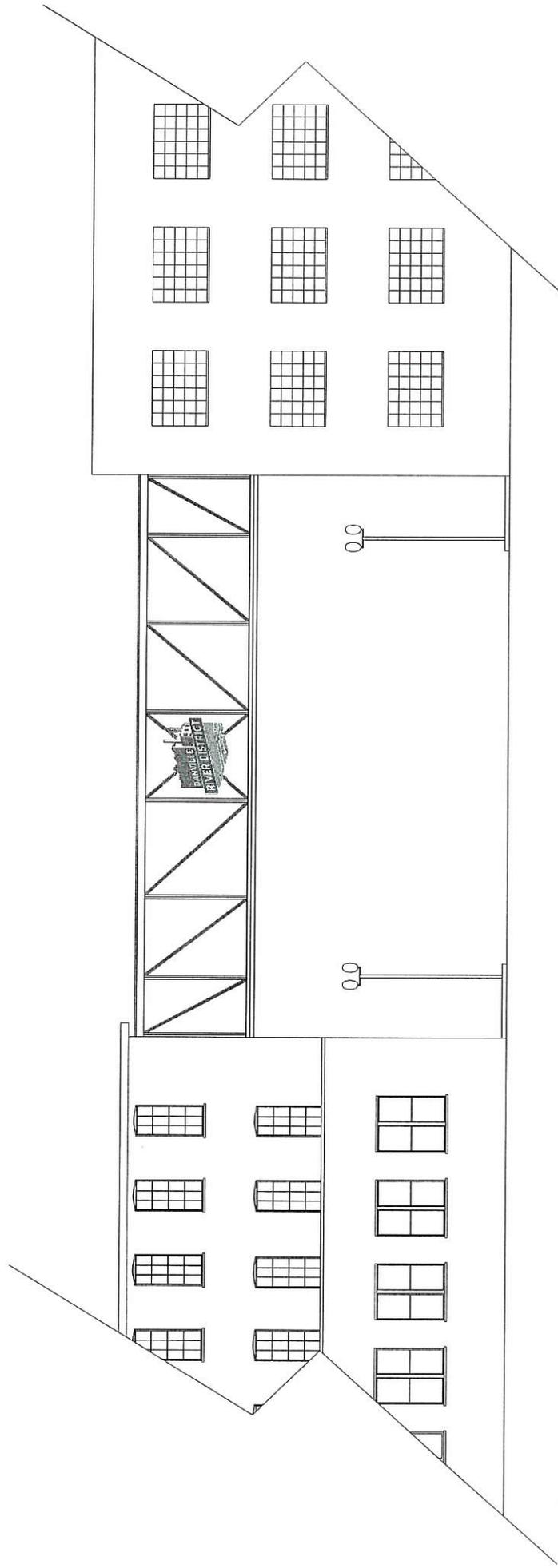
Application Number: _____ RDDC Date: _____

Date submitted: _____ Received by: _____

Tax Map Number: _____ Zoning District: _____

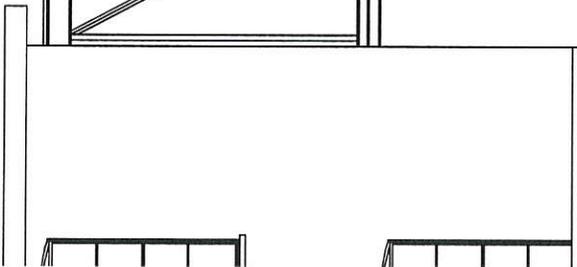
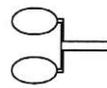
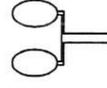
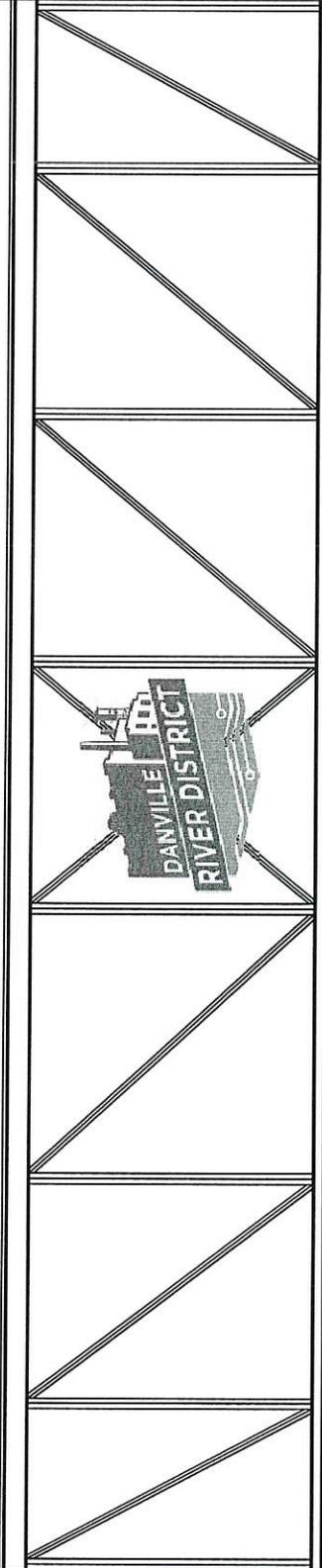
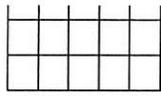
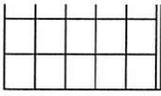
Additional Zoning Information: _____

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.



401 Bridge Street - West Elevation

400 Bridge Street - West Elevation





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River District Design Commission

MEETING OF JANUARY 9, 2020

SUBJECT

Request a Certificate of Appropriateness at 629 Craghead Street to add artwork on the Community Garden shed at the Community Market.

EXCERPT FROM DESIGN GUIDELINES

4: Guidelines for New Buildings in the River District

4.5. Architectural and Site Guidelines for Small Buildings

The architecture of new smaller structures within the River District should form a graceful transition from the historic downtown to the outlying areas. New construction should be “traditional” in character, while reflecting the time period of its creation. Consistency in the use of materials and details can help define a sense of place.

3. Articulation of Facades within the block. The visual strength and pedestrian comfort of traditional downtowns arises from the human-scale of buildings. In addition to the articulation of each facade, consideration should be given to the rhythm and symmetry of the entire block. Even if the entire block is taken up by one building, articulation into smaller elements provides a more human scale to the building. An excellent example of rhythm within a block can be seen in the photo of East Bay Street in Charleston, above. If the block consists of a group of small separate buildings, consideration should be given to the scale, mass and setback of existing buildings likely to remain in order to create a pleasing assemblage of buildings.

STAFF RECOMMENDATION

The Guidelines permit small, new buildings in the River District. The proposed building uses approved materials, matches the Community Market, and generally adheres to the Guidelines. The painting of new art would be an enhancement to existing public art being undertaken in the district.



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Property Location: Community Garden at The Crossing at the Dan

Name of Applicant: City of Danville Parks & Recreation

Applicant's Address: 125 North Floyd Street

Applicant's Phone Number: 799-5200 Email Address: SERINIA@DANVILLEVA.GOV

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

We propose to add artwork to the storage shed at the Community Garden. We have included a number of sample photos. We are asking the RDDC to approve the idea before we ask the artist to submit designs. Guidelines and suggestions for appropriateness are welcome. The

Current storage building is weathered and needs painting. We are seeking input as how to proceed forward. Photos of several ideas are enclosed.

Type of material(s) to be used: paint

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? N/A

Would you like more information about these programs? N/A

Which one(s)? _____

Signature of Property Owner (if not applicant)


Signature of Applicant

INFORMATION TO BE PROVIDED BY PLANNING DIVISION

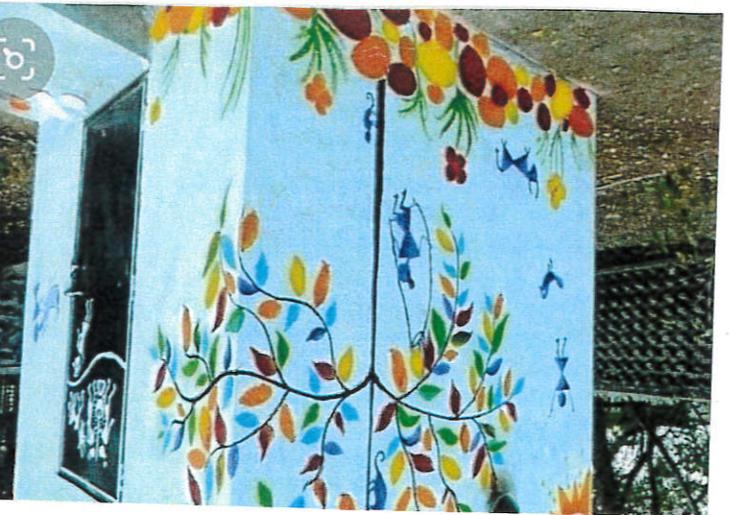
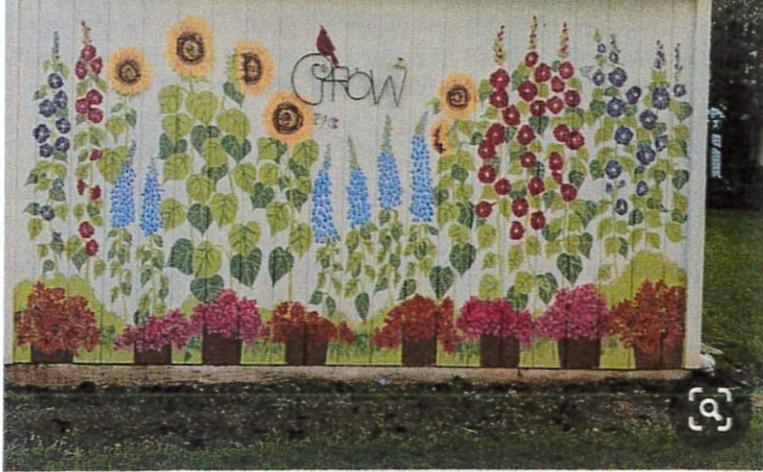
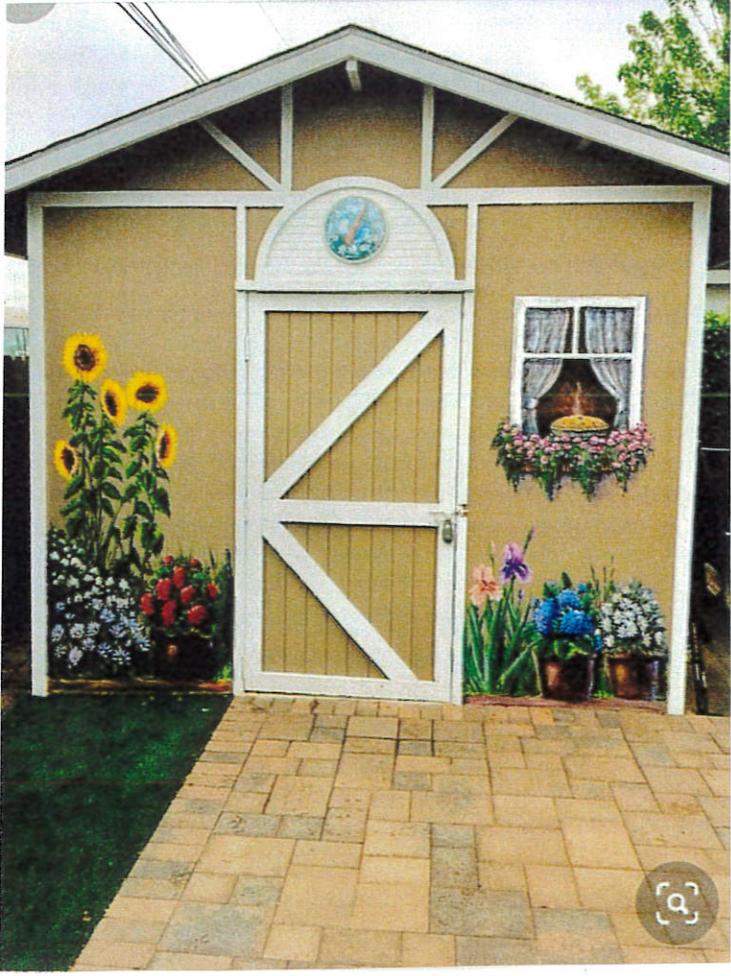
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Possible ideas



Possible Ideas

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

December 12, 2019

Members Present

Peyton Keesee
George Davis
Andrew Hessler
Adam Jones

Members Absent

Courtney Nicholas
John Ranson

Staff

Lisa Jones
Ken Gillie
Ryan Dodson
Stan Rush

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

ITEMS FOR PUBLIC HEARING

Mr. Davis opened the Public Hearing.

1. *Request a Certificate of Appropriateness at 508 Memorial Drive to allow for a 13' x 26' metal carport installed without RDDC approval at the basement level on the west side of the building.*

Present on behalf of this request was Ed Whitlow, owner of Danville Appliance. Mr. Whitlow stated I was not aware that I had to get approval and had it done then after the fact I found out we had to go through this process.

Mr. Davis joked well you should have immediately torn it down then and you should have come, got approval, and put it back up.

Mr. Whitlow stated I think you already have pictures showing what it looks like.

Mr. Jones stated how recent have you put it up?

Mr. Whitlow stated a month and a half.

Mr. Hessler stated I would say that I drive by there on the way to work almost every day and I never actually noticed the addition. It is somewhat in keeping with the flow of the existing building. It was not something that stood out to me.

Mr. Davis stated so you did not notice that it was there and if you had not known about it before driving by you probably would not have paid any attention to it.

Mr. Keesee stated were you ever given a packet or a letter from the City?

Mr. Whitlow stated not to my knowledge.

Mr. Davis closed the Public Hearing.

Mr. Keesee made a motion that this structure meets the guidelines as presented and to issue a Certificate of Appropriateness. Mr. Davis seconded the motion. The motion was approved by a 4-0-1 vote. (Mr. Lackey abstained)

2. *Request a Certificate of Appropriateness at 401 Bridge Street to approve the following:*

Install new exterior storefront doors as described in DHR Part II Application.

Install concrete landing at North (rear) elevation as shown on Plans.

Install new corrugated roof at North (rear) elevation overtop loading dock and new landing assembly.

Remove exterior fire escape stairs at West elevation.

Remove bridge spanning overtop Bridge Street and connecting 401 Bridge Street to 400 Bridge Street.

Install hand/guard-rail at North (rear) elevation stairs and loading dock as shown on plans and attached representative photos of proposed handrail design.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Ross Fickenscher and Gary Shifflett; we are the two project sponsors for 401 Bridge Street. Mr. Fickenscher stated the application has a number of items including yes the first item storefront doors are proposed to be installed upon the rear of the building at the Newton Landing parking lot. The Department of Historic Resources and National Park Service have approved the storefront doors and all of the items that we are requesting. We have a clean part two approval by both parties. The storefront doors are going to be black in color and somewhere the construction make up as you will see on many of our other projects including a number of lofts, the Continental, 600 Craghead and Inman.

Mr. Shifflett stated the storefront openings are going in existing openings. We are not opening up any new holes in the building.

Mr. Davis stated on this particular item the storefront doors they are going to be on the Worsham Street Bridge side and on the backside?

Mr. Fickenscher stated the doors will only be located on the rear of the building at the lowest level on the Worsham Bridge side that you mentioned. There will be a storefront assembly that will be two-fixed panel of pieces of glass in an existing opening. On the first floor of the Worsham Bridge, side will be the main entrance. The existing door is a wood door that does not operate at this stage and it is going to be replaced. Again, all of this is consistent with the work that we have done elsewhere.

Mr. Jones stated is the going to become the new main entrance to the building?

Mr. Fickenscher stated one of the main entrances yes.

Mr. Lackey stated what kind of doors are you putting in?

Mr. Fickenscher stated they are called storefront but that is a trade name for metal frame with singular piece of large glass that goes in it. It is similar from what you see storefront and that is where the trade in comes from.

Mr. Davis stated there already is a landing, just kind of dilapidated.

Mr. Shifflett stated someone moved part of the rear loading dock at some point. Which it leaves one of the bay doors extended with nothing below it. We want to create a structure there with stairs that will access the loading dock door, which is one of the storefront door that we are talking about. We are rebuilding part of the missing loading dock. It gets a little technical our desire to use a steel structure rather than a concrete and that the loading dock use to extend through the entire rear exterior. Half of it was removed and we have decided that we want to put some of it back. The Park Service particularly in a situation like this unless you are going to create 100% of the item and exactly to spec they would rather there be some diffraction in from what you are putting on and what was there originally. It is unique and somewhat different in some ways. This skill structure would be similar to the stair landing that you see in front of Ballard Brewing along 600 Craghead.

Mr. Davis stated it is just replacing the roof that is already there?

Mr. Fickenscher stated correct.

Mr. Shifflett stated I like the old rustic look and not the new shiny look on a building like this. We are going to try to keep the majority of that roof and there are some bad places. I think this was put in in case we had to change it all, but I'm trying to stay away from that. There will be pieces replaced but not everything.

Mr. Fickenscher stated the West elevation is the Worsham Street side of the building. There is an existing fire escape with landings located on that side of the building. The fire escape we proposed to remove is in disrepair and is unable to be used appropriately for the code. There is visual evidence that the fire escape was installed after the windows were weathered and the fire escape is not original to the building. The windowpanes are there within the brick, that determines that there were windows there originally. What we are proposing to do is simply refer back to the original building.

Mr. Davis stated next item to remove bridge on 401 Bridge Street.

Mr. Fickenscher stated this bridge was installed in 1974 and the building was built in 1910. The bridge has been by virtue of age determine to be not historic. The department of Historic Resources and National Park Services approved of our plan to remove the bridge. The bridge is in disrepair and requires some structural mitigation. The bridge covers four windows on two different levels of the building. The bridge currently has no use and it stands between two buildings that are owned by two different properties. There is not a joint use by connected properties as it was when it was installed. Our plans for multifamily use of Bridge Street does not include the bridge. The bridge is not compatible with that use. We plan to remove it.

Commissioners expressed concern about whether or not the bridge was iconic enough to save. This was tabled pending revised proposal by applicant.

Mr. Lackey made a motion to table the bridge portion of this request until the next meeting. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.

Mr. Hessler made a motion that the first item does not meet the approval of the guidelines but should be issued a Certificate of Appropriateness given that it is a minor deviation. Mr. Kessler seconded the motion. The motion was approved by a 5-0 vote.

Mr. Hessler made a motion all remaining items should be granted a Certificate of Appropriateness and that they meet the guidelines. Mr. Lackey seconded the motion. The motion was approved by a 5-0 vote.

Mr. Davis closed the Public Hearing.

APPROVAL OF MINUTES

The November 14, 2019 minutes were approved by a unanimous vote.

With no further business, the meeting adjourned at 5:35 p.m.

Approved By: