



## City of Danville

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

# River District Design Commission

AUGUST 13, 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 677 Craghead Street to install new signage at the Danville Science Center.*
  2. *Request a Certificate of Appropriateness at 547 Main Street to reface the existing wall sign above the door, install a 40" x 40" window decals, a 68.5" x 8.5" banner along the bottom on each front window, a 20" x 14.4" door decal on the entrance door and paint the facility light gray. There is also a request to permanently remove a canopy that was previously removed due to safety concerns.*
  3. *Request a Certificate of Appropriateness at 214 N. Union Street to paint a mural onto the rear of the building.*
  4. *Request a Certificate of Appropriateness at 530 Main Street to install two 12" x 18" Parking by Permit Only signs.*
  5. *Request a Certificate of Appropriateness at 416 Main Street to install two 12" x 18" Parking by Permit Only signs.*
  6. *Request a Certificate of Appropriateness at 401 Craghead Street to install two 12" x 18" Parking by Permit Only signs.*
  7. *Request a Certificate of Appropriateness at 501 Craghead Street to install two 12" x 18" Parking by Permit Only signs.*
- IV. APPROVAL OF MINUTES FOR MAY 14, 2020
- V. OTHER BUSINESS
- VII. ADJOURNMENT



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## ***River District Design Commission***

**MEETING OF AUGUST 13, 2020**

### **SUBJECT**

*Request a Certificate of Appropriateness at 677 Craghead Street to install new signage at the Danville Science Center..*

### **EXCERPT FROM DESIGN GUIDELINES**

#### **7: Sign Guidelines**

##### **7.2 Commercial Signs**

###### **7.2.3. 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.
- New materials such as MDF (with edge banding) and architectural foam may also be appropriate, but hardwood or metal is preferred over these.
- Colors for signs should generally be limited to three and should harmonize with or compliment the colors of the building.
- Illumination for signs should be from shielded incandescent or LED lights. Halo-lit pin letters are allowed (photo below). Ground- mounted spotlights are allowed for illuminating monument or freestanding signs.
- Neon Signs are allowed with approval but care should be taken that the neon does not overwhelm the sign or the building. Neon signs inside windows are allowed.
- Vinyl and fabric awnings and sign banners are allowed, as are canvas and other fabrics that have been treated with water- proofing material.
- Vinyl banners for light poles are allowed.
- Wood signs may be constructed with attached raised lettering, painted or silk- screened lettering, or incised lettering through a process of sandblasting or routing the surface of the sign.
- Metal signs and plaques should be constructed of brushed bronze, antique bronze, aluminum, stainless steel or painted cast iron.

###### **7.2.4. Not Recommended**

- Plastic sign components (e.g. backlit sign panels, plastic letters, or prefabricated sandwich boards) are not recommended.
- Backlit awnings are not recommended.
- Plywood is not recommended as a material for signs.

- Backlit plastic panel signs are not recommended.
- Digital signs are not recommended in the River District.
- No sign or parts of signs may flash or move with the exception of restored historic signs that had these characteristics or new marquees with review and approval.
- Highly reflective metallic signs are not recommended.

### **STAFF RECOMMENDATION**

The Danville Science Center is rebranding with a new logo and has requested to install slightly smaller signage than what is currently present. Staff recommends that the RDDC grant a COA for this request.



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***River District Design Commission***

**CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

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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

Property Location: 677 Craghead St Danville, VA 24541

Name of Applicant: Danville Science Center - Adam Goebel

Applicant's Address: Same as above

Applicant's Phone Number: (434) 791.5160 x200 Email Address: agoebel@smv.org

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

Update existing exterior signage to align with  
new brand guide and logo.

Type of material(s) to be used: Information including sizes on  
accompanying documents.

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)

  
Signature of Applicant

**INFORMATION TO BE PROVIDED BY PLANNING DIVISION**

Application Number: \_\_\_\_\_ RDDC Date: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Received by: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_ Zoning District: \_\_\_\_\_

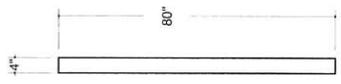
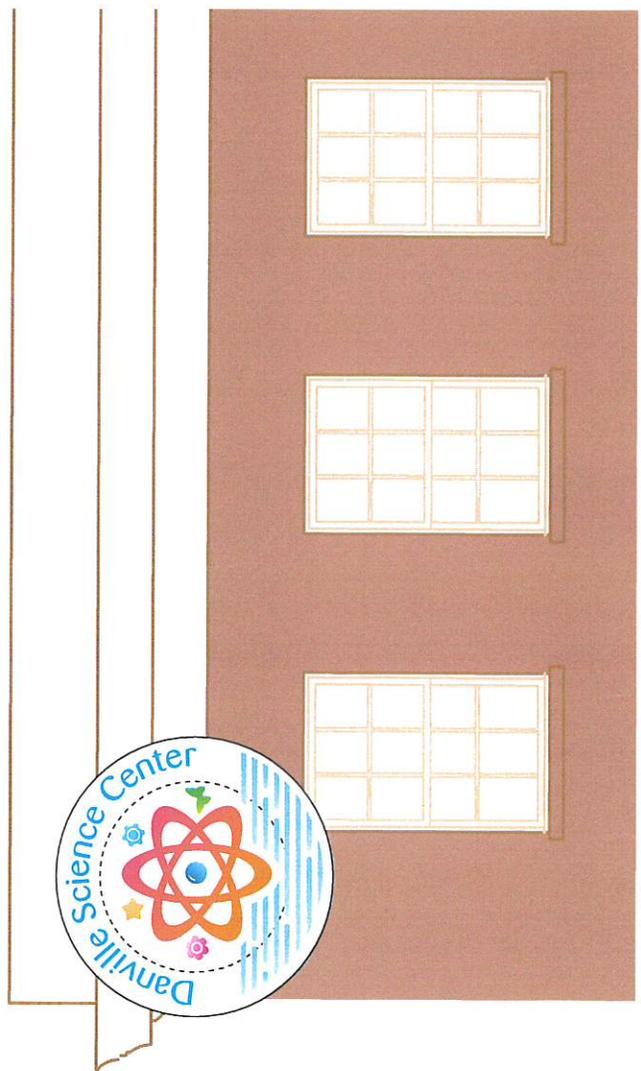
Additional Zoning Information: \_\_\_\_\_

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Article 3:R.C.6 Application Submission Requirements: In consideration of a complete application, the Planning Director and the Review Commission may require any or all of the following information and any other materials as may be deemed necessary for its review:

- A. Statement of proposed use and user.
- B. Statement of estimated construction time.
- C. Photographs and maps relating proposed use to the surrounding property and/or the corridor on which it is located. Site plan drawings, prepared to meet the City site development plan submission requirements for a Preliminary Site Plan or
- D. Preliminary Subdivision Plat, and other exhibits showing the location of the existing and proposed building and site improvements, including:
  - 1) Existing property boundaries, building placement and site configuration;
  - 2) Existing topography and proposed grading;
  - 3) Location of parking, pedestrian access, signage, exterior lighting, fencing and other site improvements;
  - 4) Relationship to adjacent land uses;
  - 5) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
  - 6) Proposed building color and materials;
  - 7) Relationship of building and site elements to existing and planned corridor development;
  - 8) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
  - 9) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

# E1 - Building Identification Dimensional Façade Sign - Circle Diameter 80"



## E1 - Building Identification Dimensional Sign Drawings

Remove all existing letters installed on the façade and replace existing circle with butterfly with new sign. Diameter of existing butterfly circle is 55" new sign has 80" diameter. Evaluate on site if structure can be re-used.

Circle to be made of .125" aluminum face laser cut with welded .63" aluminum return. Depth of return to be 4".

Quantity of signs to be 2: one for the north façade and one for the south.

THIS DRAWING REPRESENTS DESIGN INTENT ONLY

Date	Revisions	Scale
7.10.20		NTS

Client/Project  
 Danville Science Center  
 Signage and Wayfinding  
 © 2020 AB Design, Inc.

**E2 - Freestanding Building Identification Sign Drawings**

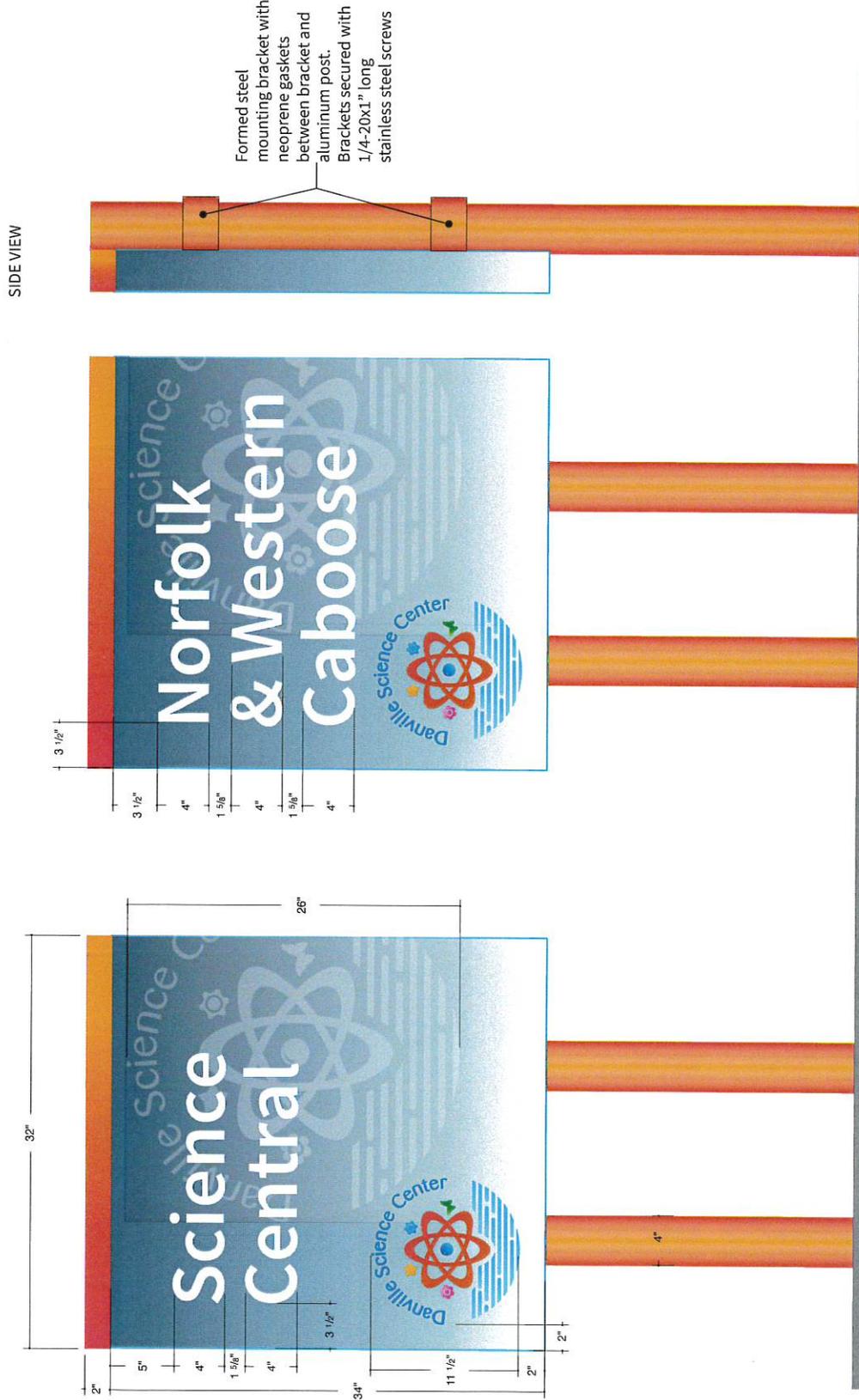
Non-illuminated custom designed sign to be retrofitted into existing 4" diameter x 60" high posts. Posts to be repainted to match Pantone orange 137. Sign fabricated of painted extruded .125 aluminum alloy with all joints welded and ground smooth. All mounting accessories and fasteners to be concealed.

Logos, background and graded aluminum (can be powder coated embedded graphics). Artwork to be provided by designer.

Letters to be reflective vinyl exterior quality 3M Scotchlite. All copy to be Source Sans Pro Semibold. Copy to be white. Kerning to be 0.

Sign should include UV coating and anti-graffiti protection.

**E2 - Freestanding Building Identification - 32" w x 38" h**



THIS DRAWING REPRESENTS DESIGN INTENT ONLY.

Date	Revisions	Scale
7.10.20		1 1/2" = 1'



## ***River District Design Commission***

**MEETING OF AUGUST 13, 2020**

### **SUBJECT**

*Request a Certificate of Appropriateness at 547 Main Street to reface the existing wall sign above the door, install a 40" x 40" window decals, a 68.5" x 8.5" banner along the bottom on each front window, a 20" x 14.4" door decal on the entrance door and paint the facility light gray. There is also a request to permanently remove a canopy that was previously removed due to safety concerns.*

### **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% or a door or double hung window.

###### **7.2.3. Design and Allowed Materials**

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- Vinyl banners for light poles are allowed.

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#### 7.2.4. Not Recommended

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### **STAFF RECOMMENDATION**

The guidelines permit 15% of window coverage. The windows are 36.20 sq. ft., which allows for 5.43 sq. ft. of coverage (15%), while the applicant has requested to install 12.73 sq. ft. of signage (35%). This is substantially over the allowable sq. ft. The window banner as proposed is 8.5" in height when 6" is the maximum per the guidelines.

After consultation with the applicant the window banner will be eliminated and 31" window decal could be installed (5.2 sq. ft.).

Staff recommends issuance of a COA for the door decal as it complies with guidelines.

Staff recommend issuance of a COA for the painting



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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

**Property Location:** 547 Main Street Danville VA

**Name of Applicant:** Nana Karen's on Main (Dustin Haberer and Katherine Inman)

**Applicant's Address:** 610 Craghead St. Apt 218 Danville, VA

**Applicant's Phone Number:** 434-250-6965 **Email Address:** nanakarens434@gmail.com

**Work Proposed (please circle one):** Alteration/addition/rehabilitation/new construction/sign + paint → description is attached

1. 32 x 112 teal metal sign with black and white lettering to replace the old Main Street Sign (same measurements as was already there - photo mock up is attached)
2. Window decals (45 x 46) + border in both windows (8 x 66) (teal circle with white lettering - photo mock up is attached)
3. Door decal (10 x 20) with Name, social media, and hours (photo mock up is attached)

4. We took down the awning that was previously there because we felt that it was structurally unsafe - what was underneath needs to be painted. We are requesting to paint the entire front of the the building of 547 Main Street light gray in order to showcase a more modern feel and stay on-brand with our business color schemes.

Type of material(s) to be used: metal for big sign, vinyl decals for windows, and paint for the front

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)? \_\_\_\_\_

Tommy D Lga  
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: \_\_\_\_\_

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**1st sign** - teal metal sign with black and white lettering to replace the old Main Street Sign (same measurements as was already there - photo mock up is attached)

Storefront sign size: 112w x 32h"

Material - Wrapped Metal

**2nd window decals** - Window decals (~~45 x 46~~) + border in both windows (8 x 66) (teal circle with white lettering - photo mock up is attached)

***Left Window*** - 68.5w x 76h"

Logo Circle size: 40w x 40h"

Bottom graphic: 68.5w x 8.5h"

Material - vinyl

***Right Window*** - 68w x 76.5h"

Logo Circle size: 40w x 40h"

Bottom graphic: 68w x 8.5h"

Material - vinyl

**3rd - door decal** - Door decal (~~46 x 20~~) with Name, social media, and hours (photo mock up is attached)

Door decals - 20w x 14.4h"

Material - vinyl

**4th - Paint** - We took down the awning that was previously there because we felt that it was structurally unsafe - what was underneath needs to be painted. We are requesting to paint the entire front of the the building of 547 Main Street light gray in order to showcase a more modern feel and stay on-brand with our business color schemes.

# Nana Karen's

ON MAIN

Nana Karen's  
ON MAIN

547

FROM STAFF  
ALWAYS GREAT

Local  
Cakes

Home  
Baked  
Treats

Good  
Food  
only

Salads  
The Original

Nana Karen's  
ON MAIN

HOME  
BAKED  
TREATS

Good  
Food  
only

Salads  
The Original

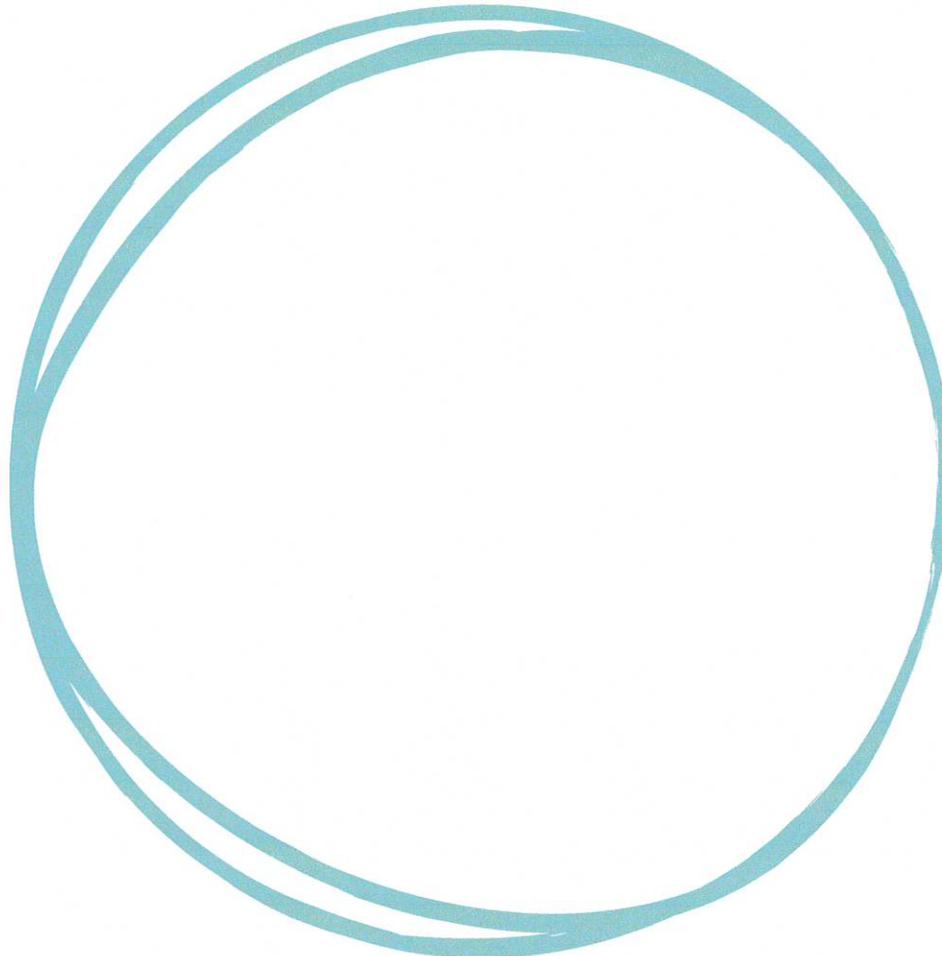
Nana Karen's  
ON MAIN

**Nana Karen's on Main**

*Left Window - 68.5w x 76h"*

Logo Circle Size: 40w x 40h"

Bottom graphic Size: 68.5w x 8.5h"



PROUD SMALL  
BUSINESS OWNER



Virginia  
is for Food Truck Lovers.



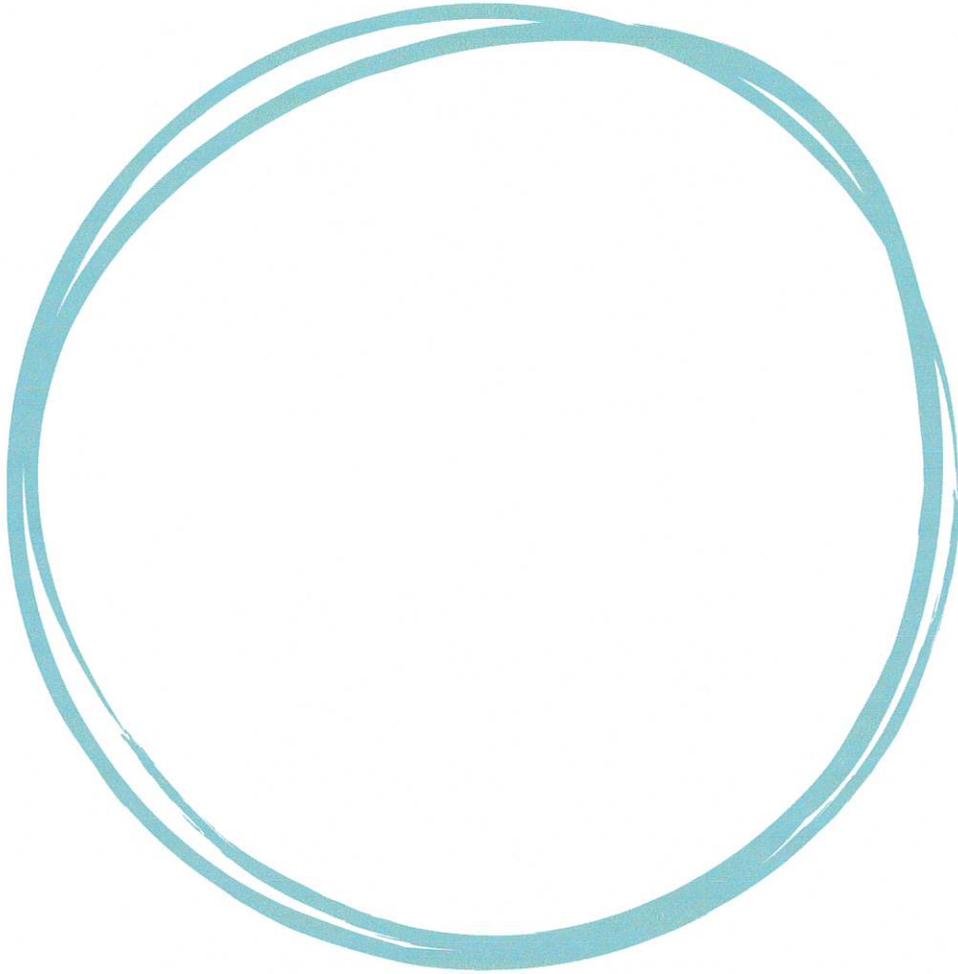
547

**Nana Karen's on Main**

*Right Window - 68w x 76.5h"*

Logo Circle Size: 40w x 40h"

Bottom graphic Size: 68w x 8.5h"

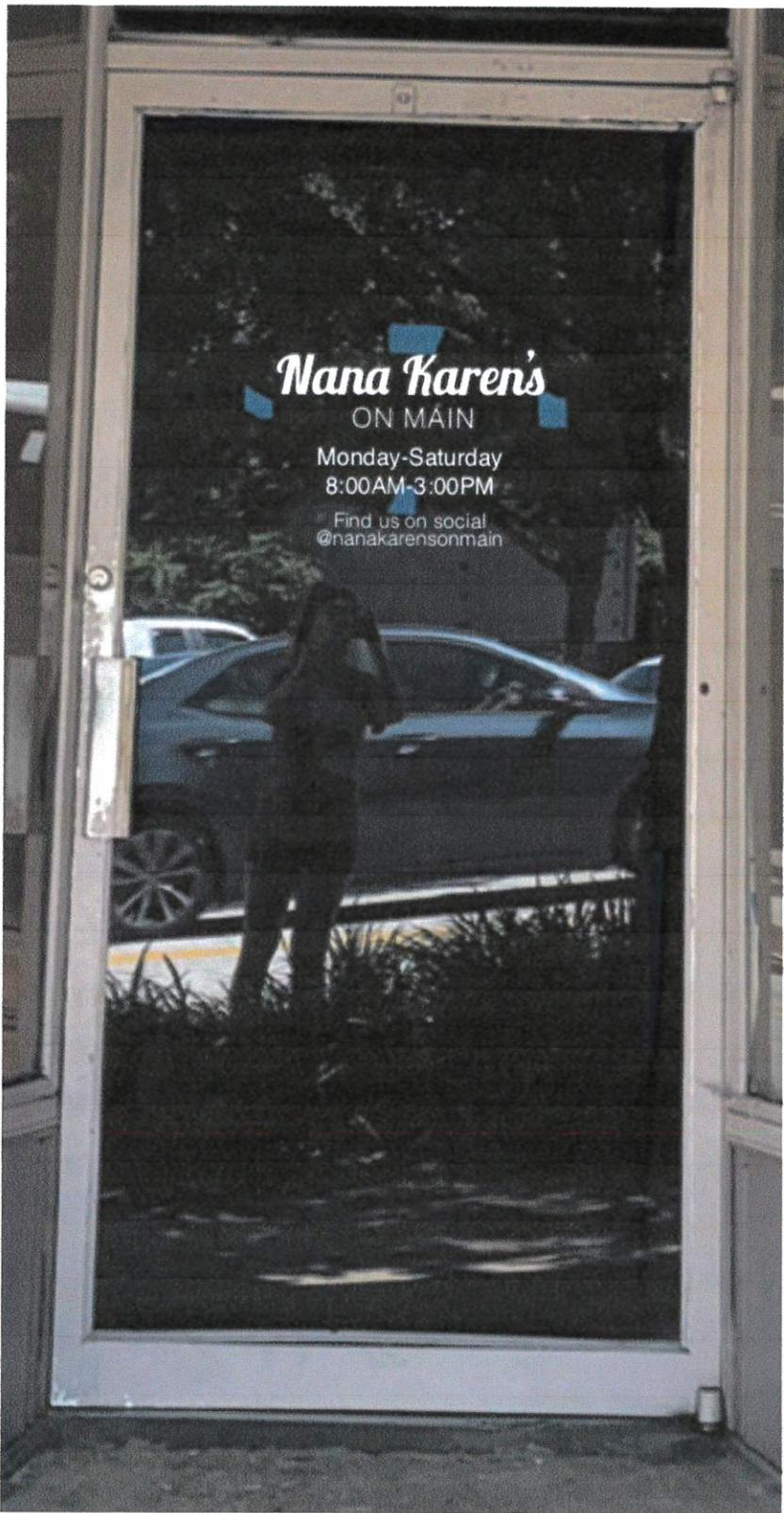


*Nana Karen's*

ON MAIN

Monday-Saturday  
8:00AM-3:00PM

Find us on social  
@nanakarensmain





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## ***River District Design Commission***

**MEETING OF AUGUST 13, 2020**

### **SUBJECT**

*Request a Certificate of Appropriateness at 214 N. Union Street to paint a mural onto the rear of the building.*

### **EXCERPT FROM DESIGN GUIDELINES**

#### **7: Sign Guidelines**

#### **7.2 Commercial Signs**

#### **7.2.2**

I. Murals and Murals Signs: There are two very attractive murals that have been created in the River District, and more of these are encouraged. South murals should be placed on a blank (or mostly blank) side or back walls of commercial or industrial buildings, not on primary facades. Size will depend on placement. If artistic murals are to be created by private entities, the design must be approved in advance by the DDA and the RDDC. Murals that advertise the business of the building are considered to be signs. They must meet the overall limits on sign square footage and applicable codes. See also the Ghost Sign Ordinance No. 2011-12.02. Care should be taken when renewing ghost signs to avoid gaudy colors, since part of the charm of such signs is their faded appearance. If the mural sign includes more than simply advertising copy, the RDDC may allow additional total square feet of signage on the primary façade of the building.

### **STAFF RECOMMENDATION**

Staff is highly supportive of the mural concept and location. Being located on the back wall of the facility complies with the guidelines.

Staff requests that an actual color rendering of the final mural design be provided. The schematic drawings provided at this point do not give sufficient detail for staff to recommend the Issuance of a Certificate of Appropriateness at this time.



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Property Location: 214 N. UNION STREET

Name of Applicant: BARRY M. KOPLIN

Applicant's Address: 214 N. Union Street

Applicant's Phone Number: 203-293-5088 Email Address: poetsry@yahoo.com

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

Joined by the NAACP, I propose that RDDC  
allow a mural concerning Danville's Civil Rights  
era movement. That mural will be  
PAINTED on the back of my building at  
214 N. Union Street.

Type of material(s) to be used: A MURAL TO BE PAINTED  
By Wes HARDIN, from mid September to  
mid November.

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

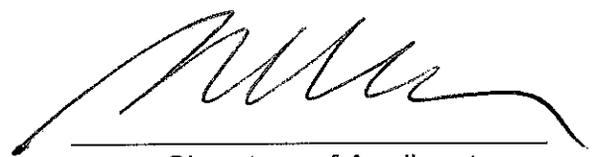
Are you aware of the federal/state tax credits for potential reimbursement/credit of money used during substantial rehabilitation projects? N/A

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

Which one(s)? N/A



Signature of Property Owner (if not applicant)



Signature of Applicant

**NOTE: PLEASE SEE ATTACHED STATEMENT REGARDING DESIGN.**

**INFORMATION TO BE PROVIDED BY PLANNING DIVISION**

Application Number: \_\_\_\_\_ RDDC Date: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Received by: \_\_\_\_\_

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  - 6) Proposed building color and materials;
  - 7) Relationship of building and site elements to existing and planned corridor development;
  - 8) Relationship of parking, pedestrian facilities, and vehicular access ways to existing and planned corridor development; and
  - 9) Other site plans and subdivision plats as may be required by Danville for development approval.
- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

*A mural story...* “It was the right thing to do,” my Dad had said when I’d asked him why he had decided to integrate his sales staff prior to the other downtown merchants. Although Rippe’s had done the same thing, no other merchants chose to integrate. They were embargoed by Danville’s black community.

Likewise, Danville’s Dr. Samuel Newman was the first, if not the only M. D., to integrate his waiting area. He was Danville’s first pediatrician. Dr. Newman was also Jewish, like my Dad and Mr. Rippe.

All three were at work during and after Danville’s infamous Bloody Monday. Although my Dad had offered to provide bail for those arrested during that protest, Dad was told by Duke Bennett that Duke had already taken care of that. Nonetheless, some of those who were arrested were not freed immediately. As one of them told me yesterday, Jesse Townes, Sr., “I was in jail for three months. Martin Luther King had told us to fill up the prison.”

Committed as they were, many of the marchers risked their lives and sacrificed their freedom to reform an unjust system. When I asked Jesse, a man I have known for decades, to give me names of others who were incarcerated following Bloody Monday, he told me he only recalled their nicknames.

Many of us are trying to retrieve a list of leaders and participants of that Civil Rights era. By doing that and by creating a mural to memorialize their efforts, we think that our city will be taking a positive step toward a more inclusive, racially equal future.

In conversations with Wes Hardin, a painter who has created other murals in Danville, I have found that he is excited about painting our mural. He is already preparing sketches. If the RDDC approves our design, work on the mural will begin in mid-September.

To that end, our mural will feature, in the upper right-hand corner, a view of High Street Baptist Church. On the mural, Dr. Martin Luther King, Jr. will be seen either walking to or from that church.

On the top left will be the Temple Beth Sholom to represent Danville’s Jewish support for integration. In the middle upper will be the Municipal Building. On its top steps, leaders of the Civil Rights movement will be pictured, standing. On the landing just below, participants, like Mr. Townes, who bravely fought for change will be drawn.

Our sponsor, History United/Virginia Humanities (<https://virginiahumanities.org/grants/>), will fund this mural.

Thanks to their help, as I’ve mentioned, we hope to begin the actual painting on the back of the Abe Koplén Clothing building in mid-September. As the owner of that building, I have offered that site for the location of that mural.

My hope is that we can be on the agenda for your August 19, 2020 meeting. If you need more information, please contact me at 203-293-5088.

Barry M. Koplen

To that end, our mural will feature, in the upper right corner, a view of High Street Baptist Church.





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Phone: (434) 799-5260

## ***River District Design Commission***

**MEETING OF AUGUST 13, 2020**

**SUBJECT**

*Request a Certificate of Appropriateness at 530 Main Street to install two 12" x 18" Parking by Permit Only signs.*

**EXCERPT FROM DESIGN GUIDELINES**

The Design Guidelines are mute when it comes to these types of signage. The Zoning Code has the following:

*Exempt Signs*

9. *Signs warning trespassers (Non-illuminated)*. Non-illuminated signs warning trespassers or announcing property as posted, without limitations on number or placement, limited in area to three square feet.

**STAFF RECOMMENDATION**

Since the Guidelines and the Zoning Code are mute on this type of signage, staff would recommend approval of a Certificate of Appropriateness after review by the Commission and any conditions deemed necessary.



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

## ***River District Design Commission***

### **CERTIFICATE OF APPROPRIATENESS APPLICATION**

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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

Property Location: 530 Main St

Name of Applicant: Charles Perkins

Applicant's Address: 154 Searcy St, Danville, VA 24541

Applicant's Phone Number: 434-251-1101 Email Address:  
perkins@watershedventuresllc.com

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

install new parking enforcement signs at the lower parking lot

entrance, and at alley entrance beside dumpster

\_\_\_\_\_

\_\_\_\_\_

Type of material(s) to be used: Metal

\_\_\_\_\_

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)



Signature of Applicant

**INFORMATION TO BE PROVIDED BY PLANNING DIVISION**

Application Number: \_\_\_\_\_ RDCC Date: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Received by: \_\_\_\_\_

Tax Map Number: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Additional Zoning Information: \_\_\_\_\_

\_\_\_\_\_

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  - 4) Relationship to adjacent land uses;
  - 5) Proposed site improvements, including location of parking, access, signage, exterior lighting, fencing, buildings and structures and other appurtenant elements;
  - 6) Proposed building color and materials;
  - 7) Relationship of building and site elements to existing and planned corridor development;
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- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
- G. Designs for exterior signing, lighting and graphics, to include description of materials, colors, placement and means of physical support, lettering style and message to be placed on signs.
- H. Graphic exhibits depicting compliance with other design elements.

# PERMIT PARKING ONLY

**FOR LEASING INFORMATION:**

**Please contact Charles Perkins**

**434-251-1101**

**perkins@watershedventuresllc.com**

**VIOLATORS WILL BE TOWED  
AT OWNER EXPENSE!**

# NO TRESPASSING.



**City of Danville**  
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## ***River District Design Commission***

**MEETING OF AUGUST 13, 2020**

**SUBJECT**

*Request a Certificate of Appropriateness at 416 Main Street to install two 12" x 18" Parking by Permit Only signs.*

**EXCERPT FROM DESIGN GUIDELINES**

The Design Guidelines are mute when it comes to these types of signage. The Zoning Code has the following:

*Exempt Signs*

9. *Signs warning trespassers (Non-illuminated)*. Non-illuminated signs warning trespassers or announcing property as posted, without limitations on number or placement, limited in area to three square feet.

**STAFF RECOMMENDATION**

Since the Guidelines and the Zoning Code are mute on this type of signage, staff would recommend approval of a Certificate of Appropriateness after review by the Commission and any conditions deemed necessary.



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***River District Design Commission***

**CERTIFICATE OF APPROPRIATENESS  
APPLICATION**

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**INFORMATION TO BE PROVIDED BY APPLICANT**  
*Important-Please read before completing application*

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- 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: 416 Main St

Name of Applicant: Charles Perkins

Applicant's Address: 154 Searcy St, Danville, VA 24541

Applicant's Phone Number: 434-251-1101 Email Address:  
perkins@watershedventuresllc.com

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

Replace existing signs on metal posts at parking lot entrances.

Existing posts will be reused. Only new signs. \_\_\_\_\_

Type of material(s) to be used: Metal

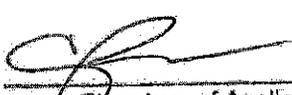
Have you read and understand the Design Guidelines for the River District of Danville, Virginia? yes

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)

  
\_\_\_\_\_  
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: \_\_\_\_\_

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  - 6) Proposed building color and materials;
  - 7) Relationship of building and site elements to existing and planned corridor development;
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- E. Architectural drawings showing plan view and elevations of new planned construction or renovations, including drawings of original building.
- F. A landscaping and buffer plan.
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- H. Graphic exhibits depicting compliance with other design elements.

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**Please contact Charles Perkins**

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# NO TRESPASSING.



## City of Danville

427 Patton Street, Suite 208

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# *River District Design Commission*

MEETING OF AUGUST 13, 2020

## SUBJECT

*Request a Certificate of Appropriateness at 401 Craghead to install two 12" x 18" Parking by Permit Only signs.*

## EXCERPT FROM DESIGN GUIDELINES

The Design Guidelines are mute when it comes to these types of signage. The Zoning Code has the following:

### *Exempt Signs*

9. *Signs warning trespassers (Non-illuminated)*. Non-illuminated signs warning trespassers or announcing property as posted, without limitations on number or placement, limited in area to three square feet.

## STAFF RECOMMENDATION

Since the Guidelines and the Zoning Code are mute on this type of signage, staff would recommend approval of a Certificate of Appropriateness after review by the Commission and any conditions deemed necessary.



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***River District Design Commission***

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**INFORMATION TO BE PROVIDED BY APPLICANT**

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- c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 401 Craghead St

Name of Applicant: Charles Perkins

Applicant's Address: 154 Searcy St, Danville, VA 24541

Applicant's Phone Number: 434-251-1101 Email Address:  
perkins@watershedventuresllc.com

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

Replace existing signs on brick walls at entrances to parking lot and

install one new sign at loading dock lot.

Type of material(s) to be used:  Metal

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)

  
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: \_\_\_\_\_

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# NO TRESPASSING.



## City of Danville

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# *River District Design Commission*

MEETING OF AUGUST 13, 2020

## SUBJECT

*Request a Certificate of Appropriateness at 501 Craghead to install two 12" x 18" Parking by Permit Only signs.*

## EXCERPT FROM DESIGN GUIDELINES

The Design Guidelines are mute when it comes to these types of signage. The Zoning Code has the following:

### *Exempt Signs*

9. *Signs warning trespassers (Non-illuminated)*. Non-illuminated signs warning trespassers or announcing property as posted, without limitations on number or placement, limited in area to three square feet.

## STAFF RECOMMENDATION

Since the Guidelines and the Zoning Code are mute on this type of signage, staff would recommend approval of a Certificate of Appropriateness after review by the Commission and any conditions deemed necessary.



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- c) A drawing, photo, plan or sketch of proposed project with dimensions

Property Location: 501 Craghead St

Name of Applicant: Charles Perkins

Applicant's Address: 154 Searcy St, Danville, VA 24541

Applicant's Phone Number: 434-251-1101 Email Address:  
perkins@watershedventuresllc.com

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

Install sign mounted on 4x4 pressure treated post at parking lot entrance

Type of material(s) to be used: Metal and wood

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)

  
Signature of Applicant

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Date submitted: \_\_\_\_\_ Received by: \_\_\_\_\_

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AT OWNER EXPENSE!**

# NO TRESPASSING.

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

May 14, 2020

Members Present

George Davis  
Andrew Hessler  
Peyton Keesee  
John Ranson  
Adam Jones

Members Absent

Courtney Nicholas  
R.J. Lackey

Staff

Ken Gillie  
Lisa Jones  
Ryan Dodson

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

**ITEMS FOR PUBLIC HEARING**

1. *Request a Certificate of Appropriateness to complete streetscape projects on Patton Street and South Union Streets.*

Mr. Davis opened the Public Hearing.

Mr. Gillie stated this was brought up at the last meeting and you had given the okay for the City to start because we had contractors lined up to start. All the work is done and it looks very good. This is just bringing a formal approval.

Mr. Davis stated are there any comments that were made?

Mr. Gillie stated we didn't receive any comments on any of these.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion that it meets guidelines as presented and to issue a Certificate of Appropriateness. Mr. Jones seconded the motion. The motion was approved by a 5-0 vote.**

2. *Request a Certificate of Appropriateness at 604 Wilson Street to replace glass storefront and one garage door with EIFS stucco, Install four 18" x 5' new windows of Bronze color Aluminum, replace one garage door with no glass panels, install metal awnings along front facade, one Bronze color aluminum entry door and new 3' x 15' metal signage.*

Mr. Davis opened the Public Hearing.

Mr. Gillie stated again we received no comments on the call-in line or written. In front of you is the packet of information. As we had emails going back and forth we

communicated that way to describe the project more. The building is a non-descript block building that was once a garage and a tire store for a while and it has been multiple things. Now it is being used for electric and they would like to remove some of the garage doors and finish off the space and improve the facility.

Mr. Ranson stated if this were a historic building, we wouldn't usually consider EIFS as general material is that correct?

Mr. Gillie stated that is correct we try to use materials that are appropriate to the time of construction. When that building was being constructed, EIFS was not an available material.

Mr. Ranson stated I don't have any problem with this case. I just want to make sure it doesn't apply to any other cases where it might be inappropriate.

Mr. Gillie stated we felt that because of the time of construction that they could either go back in with block or EIFS wasn't inappropriate material and that is why we recommended that it be approved. It is consistent with it and again that building is not historic in any means. It is basically concrete and some glass, so we think this would be an attractive addition.

Mr. Ranson stated I have been guilty of using that sometimes.

Mr. Davis stated they have already begun to do work on that building haven't they?

Mr. Gillie stated they were unaware that they were in the River District and once they were notified, they stopped work immediately. They knew that their building was not historic and the materials that they were using were compatible with the age of the structure. Once we advised them that they needed to get approval, they stopped and are waiting for this committee to give the okay.

Mr. Davis closed the Public Hearing.

Mr. Davis stated I know there are some businesses that are starting renovations before they come before our commission and present the changes and alterations that they would like to have made. Is the word just not out or getting out, or it has been so long that some of them are just forgetting that they need to do that.

Mr. Gillie stated I think it is a combination of both. The commission has been here for a number of years now and people are forgetting that they have it. Also, in this case, the building is not historic and they are making the assumption that we are not doing anything to a historic building, so I don't need approval. Again, once we notify them, they stop immediately. We can try to get the word out that this is The River District and this is the area and anything inside of that needs to come to us.

Mr. Ranson stated there is a red flag when they apply for a building permit correct?

Mr. Gillie stated some of the work doesn't require a building permit and since they don't apply for one, it doesn't trigger any flag.

**Mr. Ranson made a motion that it meets guidelines as presented and to issue a Certificate of Appropriateness. Mr. Hessler seconded the motion. The motion was approved by a 5-0 vote.**

3. *Request a Certificate of Appropriateness at 133 S. Ridge Street to construct a wooden or vinyl privacy fence enclosure and a stand-by emergency generator.*

Mr. Davis opened the Public Hearing.

Mr. Gillie stated Paths is requesting an emergency generator. They are planning on tucking it in the back corner of the building so it will be the least visible as possible. They are out doing work which you approved a couple of months ago. They would like to screen the generator and we are recommending that they use wood not vinyl, so it would be keeping in with what they have on the facility.

Mr. Keesee stated you told them that it had to be wood, correct?

Mr. Gillie stated it is up to you. They have asked for wood or vinyl. I had told them that we usually recommend wood, but it is up to the commission to decide.

Mr. Jones stated I recommend wood just because vinyl is so modern. I agree that the wood would be a better fit.

Mr. Hessler stated second or third for wood.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion made a motion that it meets guidelines as presented as long as it is wood and to issue a Certificate of Appropriateness. Mr. Keesee seconded the motion. The motion was approved by a 5-0- vote.**

4. Request a Certificate of Appropriateness at 214-216 N Union St. for façade improvements involving the following:
  - A. Remove five (5) awnings;
  - B. Repaint brick storefront to a new color (dawning slate with matching accent colors);
  - C. Install new trim to replicate a simple cornice;

Mr. Davis stated is this the old Abe Koplen building?

Mr. Gillie stated yes. It came before you approximately eighteen months ago for renovations and they decided not to do those. They are coming back, they need to update their Certificate of Appropriateness, and they are not doing as much work as they previously asked for. This time they are asking to remove the awnings and not replace anything back and repaint the storefront a new color. Install some new materials that were not there before.

Mr. Davis stated as far as the awnings I think they are already down?

Mr. Gillie stated they were coming down before, they might have finally come down.

Mr. Davis stated they are gone now and I just wanted to make sure that we are talking about the same building.

Mr. Gillie stated the wind could have taken them down, I'm not sure who did.

Mr. Hessler stated I know that they are closing or have closed. Are they renovating to sell the building or reopen?

Mr. Gillie stated there has not been any word on what will happen with the facility. They are looking at renovating it. The clothing store is shutting down, that is why there is no recommendation to put signage back up because we don't know who will be there. Right now, they are just kind of prepping the building to see what the next step will be. They are working with Diana Schwartz with the River District Association to try to do things with the building like apply for a façade grant, but I have nothing right now that I can talk to you about.

Mr. Davis stated did they give any ideas on what colors? I have some idea of dawning slate would be.

Mr. Gillie stated page 41 of your agenda should show those colors.

Mr. Keese stated I assume the awnings were cloth and they were torn or faded. Do you have any clue?

Mr. Gillie stated they were and yes.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion made a motion that it meets guidelines as presented and the small trim should be wood and to issue a Certificate of Appropriateness. Mr. Jones seconded the motion. The motion was approved by a 5-0- vote.**

## **APPROVAL OF MINUTES**

**The April 9, 2020 minutes were approved by a unanimous vote.**

## **OTHER BUSINESS**

Mr. Gillie stated we had a request that was filed late Friday, which was after the dead line. Staff would not have any problem if they were to remove the façade at 510 Spring Street. It is definitely a non historic façade and all they are asking for now is the permission to remove that façade so they can see what is underneath it, so hopefully they can apply to renovate it using historic tax credits or new façade grant through the Down Town River District Association. Staff would not have any problem with them removing the façade to see what is there and it is non-historic to that structure.

**Mr. Davis made a motion to add this to the agenda and everyone agreed to hear it.**

Mr. Davis opened the Public Hearing.

Mr. Davis stated that is basically everything that you have and they just want to remove the façade to see what is underneath?

Mr. Gillie stated yes, and they have plans to renovate the building and they want to know what is behind it so they will know what direction to go. Then, they will come back to you with development plans but today they are just asking to remove the façade to see what is behind it.

Mr. Ranson stated would they be required to waterproof after they tear it down and it comes back with leakage. Does the City require this?

Mr. Gillie stated yes, if they remove it and there is going to be some kind of danger, then we would require them to do something with it.

Mr. Ranson stated I hope they understand that they might find something that may require them to spend some money to fix.

Mr. Gillie stated I believe they are aware of it.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion made a motion that it meets guidelines as presented to remove façade only and should issue a Certificate of Appropriateness. Mr. Jones seconded the motion. The motion was approved by a 5-0- vote.**

With no further business, the meeting adjourned at 4:24 p.m.

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Approved By: