

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

JUNE 9, 2022

Members Present

George Davis  
Andrew Hessler  
John Ranson  
R. J. Lackey

Members Absent

Adam Jones  
Peyton Keesee  
Courtney Nicholas

Staff

Lisa Jones  
Ken Gillie  
Ryan Dodson

Mr. Davis called the meeting to order at 4:10 p.m.

**ITEMS FOR PUBLIC HEARING**

1. *Certificate of Appropriateness request PZ22-110 for a wall sign at 510 Spring Street.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Justin Ferrell, part owner of Culture Restaurant and Grill who stated if you have any questions, I would be glad to answer them.

Mr. Davis stated I guess my first one would be the size is it adequate for it?

Mr. Gillie stated yes, the size is acceptable.

Mr. Ferrell stated we have power signs, and we want to go with someone that understand the procedures and policies of the downtown area.

Mr. Ranson stated it's not lighted?

Mr. Ferrell stated no, but we have another year to get lightning.

Mr. Gillie stated the size is 4 x 6 which is 24 square feet, and they are allowed 32.

Mr. Davis stated okay. Is this the building that Ron Ford fixed up?

Mr. Ferrell stated yes sir.

Mr. Davis stated it is a really nice building on the inside.

Mr. Ferrell stated what was really great is that we all got to give our input of some of the design features.

Mr. Davis stated when you go into the building the wall on the right-hand side towards the back that has the 2 by 8 mighty pine up on the wall that is out of Davis Storage.

Mr. Ferrell stated I can't wait to tell people that.

Mr. Dodson stated go autograph it for him.

Mr. Davis stated I will. It is a really neat building on the inside.

Mr. Ranson stated is it going to be like the flat metal sign with the painting on it?

Mr. Ferrell stated yes, it will have black background paint and then the Culture with smooth gloss. It is not flat on the wall.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion to issue a Certificate of Appropriateness for PZ22-110 at 510 Spring Street, that it meets the guidelines as submitted. Mr. Lackey seconded the motion. The motion was approved by 4-0 vote.**

2. *Certificate of Appropriateness request PZ22-118 for façade improvements at 747 Loyal Street.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Sebastian Steele, who stated if you have any questions, I would be glad to answer them. You can tell from my drawing that it was really quick. We started doing this and found out about this meeting. The glass doors are just going to be normal full glass retail doors. Right now, I think the one door is a trailer door and I think that would be a big improvement. I need both of those doors because it is two spaces a cosmetology school will be on the right-hand side then on the left-hand side is the cosmetic art school which is only opened to licensed people. Also, people without a license will not be allowed to come in which is why the separation of doors.

Mr. Ranson stated there is going to be an awning?

Mr. Steele stated it will look much like the Lavender Group that I sent with the pictures of, and it will be bigger because it will literally come out of the entire concrete walkway in the front, and it will be the length of the building.

Mr. Ranson stated are there columns there now?

Mr. Steele stated yes, there will be column at the front that will come down to support it at the front, but it comes down a lot further out than there's does.

Mr. Ranson stated is it going to be made out of canvas?

Mr. Steele stated it is black tin just like that.

Mr. Ranson stated all black tin and you're going to have the columns and the columns are going to be a square post?

Mr. Steele stated they are going to be large square post and I believe he said 6 by 6 or 4 by 6.

Mr. Hessler stated black or timber like wood?

Mr. Steele stated I haven't made my mind up, but I would be opened to either one. It is really needed because the water comes off the building and if it really rains you can't get in the building without taking a shower. The other thing the sun is there, and I wanted to make the building look newer and fresher for the area.

Mr. Ranson stated the sign up above that?

Mr. Steele stated it has already been approved and is up.

Mr. Ranson stated okay.

Mr. Davis stated excuse my ignorance which building are we actually?

Mr. Steele stated it's on the corner the very last building of the River District. It's on the corner of Jefferson and Loyal.

Mr. Hessler stated at five forks, it is right across from King Motors.

Mr. Steele stated it used to be granite and counter tops all over the yard.

Mr. Davis stated that's what I wanted to hear. I wasn't sure because I went riding by there the other day and there are very few addresses. I wasn't sure if it was that building or the old restaurant.

Mr. Steele stated I blew up 300 lbs. of rock dust to get it ready to move in.

Mr. Hessler stated I didn't know if it was at the very extent of the bounds, but you might be opened to façade grants or help with the design process too with the RDA?

Mr. Steele stated yes, I will be working with the RDA and the façade grant is going to help me with this stuff.

Mr. Hessler stated you can utilize an Architect firm to do like a final rendering.

Mr. Steele stated I have all the contractors, and everything already laid out and I am already opened for business. I am trying to make it look nice because hairdressers don't necessarily want to go to a building that looks like a manufacturing building. Which it does right now and that is why I am trying to get this done so quick. I have all the contractors in place, and they are all permitted contractors that have worked in Danville.

Mr. Will Mackaman, who stated I work for IDA. I am working with Mr. Steele on the façade grant. I am just trying to help facilitate the process, support him, and the effort in his project. We are here for support and hoping for approval of the project as possible within the guidelines.

Mr. Ranson stated is he going to have to get a building permit for this?

Mr. Gillie stated for the façade work, yes, the sign he already has a permit for.

Mr. Ranson stated it is just hard to tell if it will even stand up if it is self-support.

Mr. Gillie stated the awning with the posts should require a building permit, yes.

Mr. Steele stated the contractor said that the post would not be on the concrete because he would have to show the footers that went down a certain depth and everything. He defiantly knows all of that.

Mr. Ranson stated as long as the city is satisfied that it won't fall down.

Mr. David Stone, who stated I am one of the owners of the building. I believe that it will make it look a lot more attractive and I am confident that he will do the right thing with the building and choosing the right contractors.

Mr. Davis stated thank you and I appreciate you coming.

Mr. Hessler stated the lights on the side will they be similar to Elliott's building are they going to be blue at night?

Mr. Steele stated honestly those are being postpone a little bit because this came in \$13,000 which I was not expecting. The lights will be later, and they would have been clear.

Mr. Lackey stated Ken I didn't see staff recommendations did I miss it or is staff not making a recommendation. Do I read nothing into that?

Mr. Gillie stated no, we recommend approval, but I believe at the bottom of the page it has the wrong address listed. Yes, we are recommending approval.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion to issue a Certificate of Appropriateness for PZ22-118 at 747 Loyal Street, that it meets the guidelines as submitted. Mr. Hessler seconded the motion. The motion was approved by 4-0 vote.**

3. *Certificate of Appropriateness request PZ22-119 for window replacements and signs at 750 Loyal Street.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Jo Ann Pyles, who stated I am co-owner of the Beauty Wellness Center at 750 Main Street. We propose to get signage and, we originally were going to go with windows, but we changed it and we wanted to go with painting the façade. The lighter color is for the outside and the darker color is what we are going to paint the windows with.

Mr. Ranson stated is that picture that says PRA Group is that just an example of the sign?

Ms. Pyles stated yes.

Mr. Ranson stated you are showing two pictures one is red or maroon background and one doesn't.

Ms. Pyles stated we are going with the letters that go up against that lighter gray so it will kind of stand out.

Mr. Ranson stated you are going to paint that brick wall gray?

Ms. Pyles stated yes, we want to pain the whole building the lighter gray.

Mr. Ranson stated oh okay.

Mr. Lackey stated the sign size?

Ms. Pyles stated we are also going with power signs, and I spoke with him briefly and he said that it was in compliance with the rules and regulation with the River District.

Mr. Davis stated Ken I was thinking that we wouldn't allow a complete painting of a brick building unless there was damage to the building. Is that not, correct? I do think it would look 10 times better.

Mr. Hessler stated if we were to pass it, we would have to first acknowledge that it is outside the guidelines and then vote on a secondary.

Mr. Gillie stated I will look that one up.

Mr. Davis stated I was thinking when Peyton brought his request for his building where Angela's is where VC Restaurant used to be. That he had to come before the commission and show that there was actual damaged to the building in order to paint over the brick that was there.

Mr. Ranson stated while they are talking about that are you going to paint the stone parts as well on the brick?

Ms. Pyles stated the actual stone part where you see the pultruding window out, we were going to go with the darker gray on the window so it would kind of give it a little contrast and the whole building itself would be the lighter gray.

Mr. Ranson stated so you are going to paint the dark spots as well, like those windows on the side, they are going to be replaced by windows that are similar to that.

Ms. Pyles stated we originally wanted to replace the window but when we went up into it the windows are connected to the building, and we didn't want to run into further structural issues. So, rather than going through that and when we asked Piedmont Glass to come out, he told us that they could put the windows in, but they would have to be made with the same type of trim. The windows when you enter the building is trimmed with a chocolate and he said that he would go back with that same leu type window, but we decided not to do that because we would have to get someone else to come out and disconnect that frame from the building and we didn't want to get to heavy into any type of structure.

Mr. Ranson stated so you're not replacing the windows?

Ms. Pyles stated no we are not replacing the windows.

Mr. Ranson stated your going to paint them?

Ms. Pyles stated that darker gray.

Mr. Gillie stated a Certificate of Appropriateness is required for the painting of any previous unpainted masonry building and it is not recommended to paint over. So, you would have to say that it doesn't meet the guidelines and the reason why you are recommending approval of it.

Mr. Davis stated the square in the middle there is that a protrusion away from the way or is that just where that was stuck up against there?

Ms. Pyles stated if you remember that brick wall stood out from the rest of the building because it had the letter YWCA across it. That is a stand-alone brick wall that we would use to put our sign on.

Mr. Ranson stated it just seems to me that is going to be a lot of dark gray.

Ms. Pyles stated the only spots that are going to be dark gray are that brick wall where the sign is going to go. We are going to put a lighter gray up against it.

Mr. Ranson stated okay, I misunderstood you just where that sign is going to be is going to be dark?

Ms. Pyles stated the whole building is going to be light and the only darker spots are going to be that brick wall and the window bayes. There are eight window bayes. There are three in the front, one on this side, and two on this side.

Mr. Ranson stated the window bayes will be darker so you will have some variation color.

Ms. Pyles stated correct, which is really the front because the front window is bricked, and the sides are actually glass windows.

Mr. Ranson stated okay.

Ms. Pyles stated so you will only see a pop of dark gray on here and here to give it some contrast.

Mr. Ranson stated excellent.

Mr. Lackey stated I think it is going to look great even if it is not in the guidelines.

Ms. Pyles stated the gray is consistent with what we have on the inside.

Mr. Davis stated I just love brick. I really think it is going to look beautiful but painting over all the brick.

Mr. Ranson stated are you going to use that whole building?

Ms. Pyles stated yes.

Mr. Gillie read from the guidelines: 3.8 not recommended "Painting of masonry that has not previously been painted". (Exception: if repairs to the masonry, despite best efforts, do not match the original). 3.10 Certificate of Appropriateness required "Painting of any previously unpainted masonry building". You will have to do the deviation because it is not recommended if you are going to allow.

Mr. Ranson stated we have to reject it to approve it.

Mr. Hessler stated or at least acknowledge it.

Mr. Will Mackaman, who stated I just want to voice my support for this project as well.

Mr. Davis stated what do you think about the painting?

Mr. Mackaman stated I think it will look nice and better. The red on the brick if I owned the building, I would say that paint would look good but then the red brick looks good as well.

Mr. Davis closed the Public Hearing.

**Mr. Hessler made a motion that Request PZ22-119 for 750 Main Street does not meet the guidelines as submitted. Mr. Lackey seconded the motion. The motion was approved by a 4-0 vote.**

**Mr. Hessler made a motion that a Certificate of Appropriateness be granted for Request PZ22-119 for 750 Main Street to paint the majority of the brick building the lighter white metal color and have the sections of the windows and sign area be painted the magnetic gray color. Mr. Lackey seconded the motion. The motion was approved by a 3-1 vote.**

#### **APPROVAL OF MINUTES**

**The May 16, 2022, minutes were approved by a unanimous vote.**

With no further business, the meeting adjourned at 4:38 p.m.

Approved by:

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