

COMMISSION OF ARCHITECTURAL REVIEW
June 27, 2013

Members Present

Richard Morris
Susan Stilwell
Michael Nicholas
Sarah Latham
Robert Weir
Robin Crews

Members Absent

Cynthia Castle

Staff

Renee Burton
Christy Taylor
Scott Holtry
Alan Spencer

Chairman, Susan Stilwell called the meeting to order at 3:30 p.m.

I. ITEMS FOR PUBLIC HEARING

Item 1. Certificate of Appropriateness PLCAR20130000209, to complete a water proofing project at the Danville Museum of Fine Arts and History, 975 Main Street. This project will include replacement and new window wells, new sidewalks, and landscaping.

Open the Public Hearing.

Present on behalf of the request was Mr. John Ranson. Mr. Ranson stated I am an architect in Danville and I designed a waterproofing project for the Danville Museum. When I first moved to Danville 30 years ago, I did a study of the Danville Museum waterproofing. I have since done a couple more studies. They finally decided to spend the money to do it. In order to waterproof the building we will have to dig the grade away from the basement. There are some window wells there and they will have to be destroyed. We are going to rebuild them like they are now. The only thing that we are going to do differently is add some window wells because there are some places where the grade slopes towards the building. We are going to build the grade up and build a couple new window wells. Right now, the window wells have this plastic cover on them. They sit on top of the window well and they are sort of caulked around the windows. It is not very attractive or effective. We are going to get some prefabricated window well covers. They don't even have a frame. They are all clear plastic. In addition to that, we are putting drains in all of the window wells. As part of this project we are doing some storm water management. Right now, some of the down spouts are piped away, some of them just dump on the ground. We are going to pipe all of the down spouts and take it away from the building. We are changing the grade to make the water slope away from the building. We are not only putting the waterproofing material on the basement, we are going to be doing all the other things we need to do to make sure the system works. It actually has a 30 year guarantee if you do all of that stuff. I can show you drawings and you can look at all of the pipes if you want.

Mrs. Stilwell stated the only thing in our purview is the replacement and the new window wells.

Mr. Ranson stated the window wells that are there now are made out of concrete block with brick on top. Ours are going to be made out of concrete block with brick on top and we will have the cap.

Close the Public Hearing.

Mrs. Latham stated I have a question about my involvement. Over a year ago, I was associated with the museum and was among the people consulted at the museum about this project by members of City staff. I no longer have any association with the museum. That said, am I required to recuse myself?

Mr. Spencer responded I wouldn't say so.

Mrs. Burton stated no. You no longer have any association.

Mr. Weir made a motion to approve the request as submitted. Mrs. Crews seconded the motion. The motion was approved by a 6-0 vote.

Item 2. Certificate of Appropriateness PLCAR2013000210, to erect a banner at the Danville Museum of Fine Arts and History, 975 Main Street, to advertise their annual Margaritaville event.

Open the Public Hearing.

No one was present on behalf of the request.

Close the Public Hearing.

Mr. Weir stated the museum has two or three major fundraisers a year. Why do they have to go through this same paperwork every year for three different fundraisers? It seems like we should be able to pass restrictions for what it should be and let them do it.

Mrs. Burton stated we have discussed that in the past. Currently our Sign Code requires that they have CAR approval and a sign permit issued prior to the erection of the banner. We have discussed in the past doing an administrative approval. I think we are going to try and work that in when we do our new guidelines.

Mr. Weir stated it just seems foolish, because we know it is going to get approved.

Mr. Nicholas made a motion to approve the request as submitted. Mr. Weir seconded the motion. The motion was approved by a 6-0 vote.

Item 3. Request for a Certificate of Appropriateness, PLCAR20130000211, to install wrought iron railings on the brick handicap ramp that is to be constructed at 848 Green Street.

Open the Public Hearing.

No one was present on behalf of the request.

Close the Public Hearing.

Mr. Nicholas asked do we know why the applicant or anyone isn't here?

Mrs. Burton responded she lives in Maryland. There is a resident at 848. This is the home that was recently approved for a duplex. Prior to that we did have approval to add a door, replace a window, and to do the brick handicap ramp. Unfortunately, at that time railings were not submitted.

Mr. Nicholas asked was this the divided vote that got over ruled by City Council?

Mrs. Burton responded yes, for the parking waiver. Now you have the railing design in front of you. Railings are required due of the elevation of the ramp to meet Building Code.

Mr. Weir asked and the ramp has been approved, right?

Mrs. Burton responded yes.

There was discussion about the approval of the ramp.

Mr. Nicholas made a motion to approve the request as submitted. Mrs. Latham seconded the motion. The motion was approved by a 6-0 vote.

Item 4. Request for a Certificate of Appropriateness, PLCAR20130000212, to waive the parking requirements for a multi-family dwelling at 1033 Main Street. The applicant has applied to construct an accessory apartment within a residential dwelling and Code requires off street parking to be provided.

Open the Public Hearing.

No one was present on behalf of the request.

Close the Public Hearing.

Mrs. Stilwell stated it seems to me with what happened at 848 Green, precedence has already been set to waive off-street parking.

Mrs. Burton stated that is going to be up to the Board to decide.

Mr. Nicholas asked is there anything that requires City Council's approval on this project? Last time, Planning Commission approved a Special Use Permit and City Council gave it's rendition that it was going to approve the Special Use Permit. Regardless of what we did, they were going to approve the parking exception.

Mrs. Stilwell stated if we deny it, the same thing is probably going to happen.

Mrs. Burton stated there is the option that if it is denied today, they can appeal your decision to City Council. The timing as it is, it would go before Council the exact same time as their Special Use Permit.

Mr. Weir stated there is no parking at that location anyway.

Mrs. Burton stated there is some parking in the rear, well there is land in the rear. They do share the drive entrance with the Moore's on the other side. They don't have regulation access nor would they have enough in the back to have a regulation parking area. There is some gravel area that could likely be used without any problem with them to be able to go in and out of, but it would not be regulation, paved, curb and gutter.

Mr. Weir stated he is not asking for on-street parking. He is asking for a waiver to what he has got in the back.

Mrs. Burton stated to use what he has now without having to improve it. He plans on probably doing some concrete in the future, but this would give him a waiver so that he does not have to do curb and gutter, the striping, and meet the minimum requirements of five to six spaces.

Mr. Weir stated that makes sense.

Mrs. Stilwell stated this wouldn't be big enough to park two cars per Code.

Mrs. Burton stated it is not wide enough.

Mr. Nicholas asked is this controversial?

Mrs. Burton responded for this particular property, I am not aware of anything that is going to make it controversial. They want to reside in the first two floors and the apartment will be strictly on the basement level.

Mrs. Latham asked wasn't that TO-C?

Mrs. Burton responded yes it is TO-C and TO-C allows for one accessory apartment with a residential dwelling with a Special Use Permit.

Mrs. Latham asked so basically it is just yard space sufficient for two cars?

Mrs. Burton responded yes.

Mrs. Stilwell stated this house has been vacant since I have lived in Danville.

Mrs. Burton stated 2002.

Mrs. Latham stated I am delighted that it has finally been purchased and is being fixed up.

Mrs. Crews stated the staff recommendation seems to be contradictory.

Mrs. Crews read staff's recommendation.

Mrs. Crews stated the reason I am thinking it is contradictory is if you say he might or might not put concrete back there later.

Mrs. Burton stated correct.

Mrs. Crews asked does that not seem like it is contradictory?

Mrs. Burton responded except for the fact that Code would require it to be paved, curb and gutter, striped, 9'x18' spaces, 24' drive aisles.

Mrs. Crews stated and that is what staff finds disadvantageous.

Mrs. Burton stated yes.

Mrs. Latham made a motion to approve the request as submitted. Mr. Weir seconded the motion. The motion was approved by a 6-0 vote.

II. APPROVAL OF MINUTES

Mrs. Crews made a motion to approve the minutes from the May 23, 2013 meeting. Mr. Weir seconded the motion. The minutes were approved by a unanimous vote.

III. OTHER BUSINESS

There was discussion about the CLG Status notification letter that was received.

Mrs. Burton introduced Mr. Scott Holtry, Associate Planner.

With no further business, the meeting adjourned at 3:45 p.m.

APPROVED