

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

March 14, 2019

Members Present

Peyton Keesee  
Jonathan Hackworth  
John Ranson  
George Davis  
Courtney Nicholas

Members Absent

R.J. Lackey  
Sheri Chaney

Staff

Lisa Jones  
Bryce Johnson  
Holley Preston  
Clarke Whitfield

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

**ITEMS FOR PUBLIC HEARING**

1. Request a Certificate of Appropriateness at 629 Craghead St. to add a permanent metal roof structure, measuring approximately 56 x 44 ft. (2464 sq. ft.) and containing colors matching the existing structure, over the existing deck on the east side of the Community Market.

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 Danville Parks and Recreation Department. On the East side of the Community Market there is a large deck, if you have been there and most of you probably have, and are familiar with the entrance side of the facility. The deck is used for events and for bands setting up and other types of functions. Parks and Recreation Department wishes to add a permanent steel structure over top of the deck with metal roofing to match the roof. It is straightforward design keeping in context with the metal that is out there and the apartment building.

Mr. Davis stated the stairway leading up into the main part of the deck, has that always been there or was it just recently added?

Mr. Bond stated Bill Sgrinia, Director of Parks and Recreation is in the audience and he might can answer the question better than I. It is a recent temporary wood stair. The railing is removable and that section of the railing is sitting on the deck it's not permanently fixed to the deck from what I understand.

Mr. Sgrinia stated it is temporary and it was made for an event it's about to be taken down and it was never intended to be a permanent structure.

Mr. Davis stated the shed that is going over the top will it cover the whole deck?

Mr. Bond stated yes sir. The stairs to the right and the ramp stairs to the left will not be covered.

Mr. Davis stated it will pretty much match what is there now?

Mr. Bond stated the roof material and the color will match the existing roof.

Mr. Davis closed the Public Hearing.

**Mrs. Nicholas made a motion that it meets the guidelines as presented and therefore should be issued a Certificate of Appropriateness. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.**

2. Request a Certificate of Appropriateness at 523-525 Lynn St to perform the following alterations:
  - A. Install a four (4) ft. metal industrial pipe and picket fence to rear patio (northern side of properties);
  - B. Remove existing fire escape of the building (northern side of property);  
and
  - C. Install five (5) aluminum clad casement windows measuring three by five (3 x 5) feet to the upper CMU portion of the center building on the side facing Lynn St. (southern side of property).

Mr. Davis open the Public Hearing.

Present on behalf of this request was Garrett Shifflett, one of the developers of the Knitting Mill. Mr. Shifflett stated we are here to discuss a request to install a metal industrial fence to the back patio area. It is similar to the other fences or guardrail to be put up at our other properties, which I have pictures of in the packet. It's a basic one and a half top and bottom rail with ½ inch pickets. All of these we have gone through our part one, part two with the National Park Services and the NDHR are meeting their guidelines, and that is what we are presenting today.

Mr. Ranson stated are you getting tax credits?

Mr. Shifflett stated yes sir.

Mr. Davis stated is it the one circled on this page that says it's a fence to fit every need? Is that the one that you are planning on using?

Mr. Shifflett stated that is to show the style of fence. I would like to use a custom made fence that I normally use. It is a much nicer quality fence. I didn't have drawing specs so that's why I put this in.

Mr. Davis stated it would be very similar to what you have here.

Mr. Shifflett stated yes. So, the next item is removing the fire escape from the building. It is an outdated feature; the building is fully sprinkled. It has all the required exits per code and it is just not a used feature. What we intend to do is remove the stairs to the fire escape and actually

keep and modify the existing platforms that the door opens on to and we intend to keep those and rebuild the railings to meet code and to add a small feature to the unit and all a balcony.

Mrs. Nicholas stated that will affect two units?

Mr. Shifflett stated yes.

Mr. Davis stated do you know the approximate size?

Mr. Shifflett stated maybe 4 by 5.

Mr. Ranson stated is your intention to just keep the railings that are there?

Mr. Shifflett stated no we will modify those to meet code because currently they do not meet code.

Mr. Ranson stated it is hard to tell by the picture.

Mr. Shifflett stated it has a top and bottom railing but no middle railing and someone could fall through that quite easily. The last item is to install five aluminum-clad casement windows on the CMU portion of the center building that is a room and at some point was added between the buildings. It is all cinder block that is apartment 309 and to get light into that unit we need windows in the side of that. The other side has the walkway that connects the two buildings and you cannot really cut windows in that side it is basically blocked off. We cut windows in the side of that to add light into the unit. Again, DHR and National Parks Services have passed all of these and they are okay with it.

Mr. Ranson stated so the windows are aluminum?

Mr. Shifflett stated they are aluminum clad wood.

Mr. Ranson stated and what are the existing windows?

Mr. Shifflett stated there are no existing windows in that unit.

Mr. Ranson stated but there are some that are near there.

Mrs. Nicholas stated the one says something about existing fire escape door platform to be removed and a new steel platform window to match the adjacent windows installed.

Mr. Shifflett there were two fire escapes. The fire escapes that I referred to in item 2 were the back and the front, had just a platform with pull down ladder. They took an existing window, cut the metal window out and added a door and had a platform put in and a pull down ladder. That one is going away completely because you can't get out to it so we are going to pull that out and restore the window to what it was before they cut it out.

Mrs. Nicholas stated so where are the aluminum windows going?

Mr. Shifflett stated so A211, they are right of that.

Mr. Ranson stated so will the windows be similar?

Mr. Shifflett stated no sir, they will be just like this single white casement windows because DHR required us to put single light in there and they do not match the existing windows.

Mr. Davis stated that section that you are talking about putting windows that is concrete block?

Mr. Shifflett stated right.

Mr. Davis closed the Public Hearing.

**Mrs. Nicholas made a motion that item A meets the guidelines as presented and therefore should be issued a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.**

**Mrs. Nicholas made a motion that items B and C do not meets the guidelines as presented. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.**

**Mrs. Nicholas made a motion that items B and C have minor descrapancies and per the guidelines should still be issued a Certificate of Appropriateness. Mr. Keesee second the motion. The motion was approved by a 5-0 vote.**

3. Request a Certificate of Appropriateness at 214-216 N Union St. for façade improvements involving the following:
  - A. Replace five (5) awnings with two (2) larger awnings of similar style and material;
  - B. Repaint brick storefront to a new color (dawning slate with matching accent colors);
  - C. Install new trim to replicate a simple cornice;
  - D. Install five (5) window signs;
  - E. Install one (1) door sign;
  - F. Install one (1) projecting sign with a metal frame.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was James Cousins, I am representing Abe Koplen's. Mr. Cousins stated we would like to upgrade the building that we currently have. The painting is the same paintings way before I came here and due to the new landscaping on Union Street, we would like to update our building to match what has already been done by the City. This was the original with the two large awnings. What we wanted to do is go back to the five awnings that we have up front, the same color but just not the two big awnings. Before we had the canvas awnings and they were round these would be the same rectangular awnings but they would be five individuals instead of two.

Mr. Ranson stated so it's not going to be like what is showing on here?

Mr. Cousins stated right they would be split one on each window.

Mr. Davis stated rectangular like its showing but just over each window.

Mrs. Nicholas stated I'm confused from what I see the request is to replace five awnings with two.

Mr. Whitfield stated so we can say replace the five with five of like material but they may be a different color.

Mr. Cousins stated everything that is on this would be the same but instead of having these two awnings it would be five of the same color and material. The next item B we just wanted to go with something subdued since it is a men's store. We thought that gray would look nice with the white trim at the top. We just want to brighten it up a little bit and have it look decent. We want to change the front and back of the building to that color.

Mr. Davis stated I'm assuming that it is a dull gray.

Mr. Cousins stated yes sir. It's not silver. We would like to install new trim to replicate a simple cornice. The trim is all worn from years of storms and everything else, especially tropical storm Michael. This would help us to get the building looking current and decent.

Mr. Ranson stated do you know what it is going to be made out of?

Mr. Cousins stated that is a good question. I do not.

Mrs. Nicholas stated it says here that the suggestion is that the trim be wood.

Mr. Davis stated it says in the staff notes that they have not received any information on how big the signs would be. We would have to put stipulations according to that. Item E do you have anything for that?

Mr. Cousins stated we would like it to be a decent size but we don't want it to be to large just something for people to see.

Mr. Hackworth stated are you planning on that being of metal material or are you going to go with old style like to where it would be painted.

Mr. Cousins stated yes I think it would be more like painted.

Mr. Davis stated and lastly install one projecting sign with a metal frame.

Mr. cousins stated yes.

Mr. Davis stated do you have a size for that?

Mr. Cousins stated I don't but we are willing to take suggestions.

Mr. Keese stated he just needs to see the guidelines before he puts it in.

Mrs. Nicholas stated it needs to be made of wood or aluminum and lighted from the outside and not from within.

Mr. Davis closed the Public Hearing.

**Mrs. Nicholas made a motion that Item A where five existing awnings will be replaced with also five awnings of the same material but new color and a slightly new shade, and Item B as presented meets the guidelines and therefore should be issued a Certificate of Appropriateness. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.**

**Mrs. Nicholas made a motion that items C,D,E and F all meets the guidelines as presented and therefore should be issued a Certificate of Appropriateness with the stipulations that on Item C the trim be made of wood, Item D the window signs will occupy less than 15 percent of any single window and the total aggregate on area for a wall sign not exceed more than 32 feet, Item E the door sign will occupy less than 20 percent of the door window and total aggregate of the sign area will not exceed 32 square feet., and Item F the sign will be made out of wood or aluminum the sign will not project further than 4 ½ feet from the building and the total aggregate sign area for the wall sign will not exceed 32 square feet. Mr. Ranson seconded the motion. The motion was approved by a 5-0 vote.**

4. Request a Certificate of Appropriateness at 212 N Union St. for façade improvements involving the following:
  - A. Install a new awning made with block/taupe fancy colored fabric;
  - B. Repaint brick storefront to a new color (armadillo and matching accent colors);
  - C. Replace window shades and wainscoting with window film;
  - D. Install two (2) window signs;
  - E. Install one (1) door sign; and
  - F. Install one (1) thirty by thirty-four (30 x 34) in. projecting wood or aluminum sign with a metal frame.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Diana Schwartz, Executive Director of the River District Association. Mrs. Schwartz stated I am representing Barry Koplen and he is the building owner. Mrs. Schwartz stated we would like to remove Item A to install a new awning made with block/taupe fancy colored fabric. Mr. Koplen has decided that he would rather stick without the awning as it is currently and move forward with the other request. Item B we would like to

repaint the brick storefront to a new brown color. Item C replace window shades and wainscoting with window film. On the inside of the window currently it's not an outside feature there is wainscoting that covers the bottom up to the middle part of the window it's really an interior feature that is visible from the outside and there are window shades that come down when needed and it usually blocks all sun light and visibility. Instead he would like to remove those and put up a window film that would help with heating and cooling and somewhat protect the interior from the UV Rays of the sun.

Mr. Ranson stated would you still be able to see through it?

Mrs. Schwartz stated yes sir.

Mr. Ranson stated would it be bronze or gray.

Mrs. Schwartz stated as it appears here a white on the bottom and gray on the top. You can see through it to see the wainscoting but quite honestly it's not the most attractive from the street.

Mr. Ranson stated what are those little words on there?

Mrs. Schwartz stated they are window signs and currently it says gentleman of tomorrow that is located at the top but that would no longer be there.

Mrs. Nicholas stated so the sign would be incorporated into the window film?

Mrs. Schwartz stated that's my understanding. He may elect not to put any signage there, but if he did, it would follow the guidelines.

Mr. Davis stated Item D install two window signs is this another one where we don't have dimensions or do we have them.

Mrs. Schwartz stated the next three items D, E, and F they are much like the previous request they have not been selected at this time however, they would follow the River District guidelines in those designs.

Mr. Davis stated does anybody have any questions about D, E, or F since they don't have any guidelines or what size they are going to be putting in.

Mr. Ranson stated so what you are proposing basically what is on the sheet A3 sheet 3 of 5 to be specific and this only covers 212 North Union and we have not moved forward on any new design with 210 North Union Street. This would only be 212 North Union.

Mr. Davis closed the Public Hearing.

**Mrs. Nicholas made a motion that items B, C, and F meets the guidelines as presented and therefore should be issued a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.**

**Mrs. Nicholas made a motion that items D and E meets the guidelines as presented and therefore should be issued a Certificate of Appropriateness with the provisions that Item**

**D the window signs will occupy less than 15 percent of any single window and will not exceed 32 square feet and Item E will occupy less than 20 percent of the door window and total aggregate will not exceed 32 square feet. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.**

5. Request a Certificate of Appropriateness at 311 Court St. for façade improvements involving the following
  - A. Install two (2) new bronze-top metal awnings, one above entryway and one to right of entryway above window;
  - B. Either paint (fiery brown) or remove frame panel associated with an exterior light;
  - C. Replace wood door with a wood door including smaller glass six (6) pane windows, and new paint color (fiery brown);
  - D. Repaint window trims and overhead door (fiery brown);
  - E. Paint outdoor metal panels to better blend with the building (fiery brown);
  - F. Install interior sign panels of varying colors (blue, lime green, and dark pink)
  - G. Install one (1) wall sign measuring 29.3 sq. ft. and made of aluminum with wrapped vinyl; and
  - H. Install one (1) door sign measuring 1.5 sq. ft.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Brandon and Kristen Gusler, owners of KG Graphics. Mr. Gusler stated we are in the warehouse district and there is no facade currently on this building and we want to give it a facade. We have been at this location for the past six years and really want to start improving the outside. We have a lot of people that come in and out and what we are trying to do is to make people feel comfortable.

Mrs. Gusler stated I have a picture with the bronze on there and you can pass it around.

Mr. Ranson stated how come you changed from the blue?

Mrs. Gusler stated we were worried about trying to find one in blue since we want metal only and still have the industrial look of a warehouse building. We had trouble finding an awning to even fit the window spaces.

Mr. Ranson stated so the awnings are metal?

Mrs. Gusler stated yes.



Mr. Davis stated lets go to Item B either paint (fiery brown) or remove frame panel associated with an exterior light. Did I see where you are going to do something different?

Mr. Gusler stated currently the way that they build the stands there is a frame around a light that is there and we would like to keep a light there. We would like to either remove that frame all together or if not paint it the brown fiery color that we have talked about several times throughout. To kind of tone it into the building our plans are to put the street numbers on the actual sign itself we don't want multiple street numbers.

Mr. Davis stated what do you prefer to do?

Mr. Gusler stated we would like to remove it. That being said on how hard it is to remove and it depends on what is behind it.

Mrs. Nicholas stated maybe I'm missing something can you show me where that is on the drawing.

Mr. Gusler stated this drawing is the original and it is right here and it actually shows it right here. The image that you have right there in front of you actually just shows it without it.

Mrs. Nicholas stated so you would keep the placard behind it and keep the light fixture?

Mr. Gusler stated we would keep the light fixture itself and just move the placard.

Mr. Davis stated so you are basically waiting on our recommendation? If we allow you to go ahead and take it down you would rather take it down?

Mr. Gusler stated yes but if we get into it and see it's not feasible to take it down then we would just paint it.

Mr. Whitfield stated that would save them from coming back and getting another Certificate of Appropriateness in the middle of doing the work.

Mr. Davis stated C replace wood door with a wood door including smaller glass six (6) pane windows, and new paint color (fiery brown);

Mr. Gusler stated the door that is there now is made of plywood and it is not appropriate at all in fact the plies are peeling apart now and to make people feel more comfortable and nobody wants to walk through that door and we don't want any of our customers feeling that way. We figure the best way to do it is to replace the door with glass so you can see what is on the other side and we have examples of doors that we would like to replace.

Mrs. Gusler stated there are two different ones because we have had to hunt for a door as well because of the odd size.

Mrs. Nicholas stated and where is this door located?

Mr. Gusler stated right here.

Mr. Gusler stated in the color picture it actually shows a full glass door and that is not what we want.

Mr. Ranson stated is there a reason why you wouldn't want a full glass?

Mr. Gusler stated yes for safety. The problem is the size of the door it is actually 7 foot tall and 30 inches wide.

Mr. Ranson stated the door seems residential to me.

Mr. Gusler stated we have been having a hard time finding a door that size that doesn't require replacing the full casing we just want to replace the door itself. Our plans are to paint the door. It would be an improvement of what it is.

Mrs. Nicholas stated what color will you be painting the door?

Mr. Gusler stated the fiery brown.

Mr. Ranson stated does the door meet with the guidelines.

Mr. Johnson stated its one of those things where it is more or less matches the style but I will leave that kind of decision up to you guys. It's at that point in terms of how the door is a little specific but we understand what you are saying.

Mr. Davis stated Item D, repaint window trims and overhead door (fiery brown).

Mr. Gusler stated what we are trying to do there is a concrete ledge above the windows that we want to paint and all the metal stripping that is on the windows as well as the garage door. The main door that we want to replace. There is concrete in the picture of the original where the sidewalk meets the building we would like to paint that trim as well.

Mrs. Nicholas stated what color would the garage door be painted?

Mr. Gusler stated the garage door itself the main part of the garage door would be fiery brown and then we want to paint the interior 8 panels different colors that are in the picture. Those colors would match our current logo.

Mr. Davis stated Item E, paint outdoor metal panels to better blend with the building (fiery brown); I think we have pretty much discussed that.

Mr. Gusler stated yes that is the metal panels at the top of the two windows.

Mr. Davis stated Item F, install interior sign panels of varying colors (blue, lime green, and dark pink) We have talked about that on the garage door.

Mr. Gusler stated that is actually on each window that goes down the street.

Mr. Ranson stated is that painted those colors?

Mrs. Gusler stated no it will be signs so it will be hung from the interior. You will be seeing it from the outside.

Mr. Ranson stated what will it be made of?

Mrs. Gusler stated like a plastic yard sign.

Mr. Davis stated Item G. install one (1) wall sign measuring 29.3 sq. ft. and made of aluminum with wrapped vinyl. Will be similar to the one that you have up there now?

Mr. Gusler stated the one that we currently have up there now is a hanging sign. We want to do away with that style and put a flat sign up against the building and it wraps the corner slightly. It can be seen from both directions because people still miss us. When you drive down Loyal street and look up and the something if you are coming from Wilson Street.

Mr. Davis stated next item install one (1) door sign measuring 1.5 sq. ft.

Mr. Gusler stated the door sign is pretty simple itself and it is mainly to put their hours.

Mrs. Nicholas stated the picture as presented has a variety of colors, however, the recommendation is that no more than three colors be used. So do we just want to stick to three colors?

Mr. Davis stated according to my understanding the guidelines are simply something for us to go by. We can make them anything we want if we think six colors is fine we can make that recommendation.

Mr. Keese stated the colors are his design colors.

Mrs. Nicholas stated how rainbow do we want this to be.

Mr. Ranson stated a lot of this is just paint. It is removable.

Mr. Davis stated are you planning on just using three different colors?

Mr. Gusler stated if 3 colors is the limit then I am good. We can make three colors work. I would prefer not to use pink and use orange instead.

Mrs. Nicholas stated blue, lime and orange?

Mrs. Gusler stated yes.

Mr. Davis closed the Public Hearing.

**Mrs. Nicholas made a motion that items A, C, D, E, F, G and H meets the guidelines as presented with the addition in Item F the colors to be used are blue, lime green and the shade of orange and therefore should be issued a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.**

**Mrs. Nicholas made a motion that items B meets the guidelines that they may remove the sign or if not paint it to fiery brown and therefore should be issued a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 5-1 vote.**

**The Commissioners voted unanimously to hear Item 6.**

6. New Business Item –

Request a Certificate of Appropriateness at 534 Bridge Street to install a full (variable) height iron gate-type cover on the outside of a sliding loading dock door with an attaching black mesh screen that faces Colquhoun Street.

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Fred Shanks. Mr. Shanks stated I am representing the Dry Fork Distillery who are operating now at 534 Bridge Street. They have not started manufacturing the product at this time and that is why we are here in front of you today. The system that will go into Dry Fork Distillery manufactures moonshine. There are two low-pressure vessels inside that have to be heated up and it's basically, four burners that heat up the vessel. They are low pressure but it requires some exchange of air that we need to get through the building and in result to that we need to have an opening on the Colquhoun Street side of the building. In your packets, there are two pictures one door and one of a window. The picture of the door is the door that we need to open about two feet to allow the intake of outside air to be circulated throughout the room. So, in order to open that door about two feet we need to figure out some way to make it look decent. We propose to use what is similar to what is on the window that is in your packet with a cast iron grill cover that will look like the window next door to it. We are here today to ask that we are able to cover that door of our building in a manner to the window treatment next door and inside to further eliminate the possibility of bugs or animals we need to put a wire mesh that will be inside the building and only seen when the door is open. We are here to request that change.

Mr. Ranson stated how does that work, the door verses the opening screen is on the back and bars is front?

Mr. Shanks stated I'm sorry it's a sliding door.

Mr. Davis stated the bars they won't be able to swing open or anything are they going to be stationary?

Mr. Shanks stated there is another door a little further towards Ridge Street that will still be available for a fire escape.

Mr. Ranson stated so you're not here for the sign today?

Mr. Shanks stated I think that is a temporary banner.

Mrs. Nicholas stated we approved that temporary banner.

Mr. Davis stated yes we did.

Mr. Shanks stated this is needed for them to proceed to manufacture their product.

Mr. Davis closed the Public Hearing.

**Mr. Ranson made a motion that it meets the guidelines as presented and therefore should be issued a Certificate of Appropriateness. Mr. Hackworth seconded the motion. The motion was approved by a 4-0-1 vote. (Mr. Keesee Abstained)**

**The Commissioners voted unanimously to hear Item 7.**

7. Mark Johnson with LE &D Professionals. I have an item that's not asking for action it's just to present information to you guys early in the design phase for the remodel of Biscuitville.

Mr. Davis stated so you just want to present information?

Mr. Johnson stated that is correct.

Mark Johnson with LE&D Professionals spoke on behalf of Biscuitville. What I am passing around is a set of preliminary elevations that show what they are proposing, photos of the biscuitville on Riverside Drive and biscuitville on Patton Street. They want to bring them both up to their current brand. The purpose here today mainly to see if any preliminary feedback that you may have any design elements issues that we need to be considering for when we go into full design. We will have to come back for the Certificate of Appropriateness.

Commissioners made discussion with Mr. Johnson on what would be allowed by River District Design Guidelines.

## **APPROVAL OF MINUTES**

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

With no further business the meeting adjourned at 5:20 p.m.

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Approved By: