

RIVER DISTRICT DESIGN COMMISSION

MEETING OF

June 29, 2017

Members Present

Peyton Keesee
George Davis
John Ranson
Sheri Chaney
Jonathan Hackworth

Members Absent

Courtney Nicholas
R.J. Lackey

Staff

Anna Levi
Tracie Lancaster
Alan Spencer
Renee Burton

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

I. ITEMS TABLED FROM MAY 11 MEETING

1. *A request has been filed for a Certificate of Appropriateness at Main Street Plaza to install a bike station as a part of the Danville Rides bike share program.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Emily Ragsdale with Public Works. Mrs. Ragsdale stated since our last meeting Anna, Bill and I met down at the plaza. On the screen is where we originally proposed for the station to be installed. However, we actually switched locations and are now proposing that it be between Auburn Salon and the street there. We have spoken with Jerry and he is fine with it. We feel that this is an area with high visibility but it's not right on the corner of Main and taking away from any store fronts, which were concerns of yours last time. We looked at some other options but we felt that this was the easiest for people to be able to get bikes in and out of the rack. Also to make sure it is visible to the public to make sure they actually use it.

Mr. Keesee stated I went down there today and I have a spot that is better than that. I don't know how to discuss this except for I know what you're bringing before us but I like this location better. Actually, Mr. Davis and I rode down there around lunch. Can I show it to you?

Mrs. Ragsdale stated sure.

Mr. Keesee stated I have a picture. Here is the bathroom and I'm talking about this location here.

Mrs. Ragsdale stated our main concern with this area is this takes away from our ability to use that area for anything. Right now we hold Music on Main in that area. The stage goes in the parking lot and this area is full of people. If we put the rack here that is going

to greatly reduce shaded sitting for that event. The visibility is also not very high from Main Street and other streets. Then you also have that curb there so you would actually have to pick the bikes up to put them back in the rack or get them off. So those were our concerns.

Mr. Keesee stated well I don't know but you said you have an event where people sit there and watch something in the parking lot?

Mrs. Ragsdale stated yes Music on Main. You had one of those recently didn't you?

Mr. Ranson stated I have been to several of those and it's a large crowd that would be prime space for that.

Mrs. Ragsdale stated it is really the only shaded area in that location. So most people flock to that area.

Mr. Keesee stated so basically we don't have anything to choose other than the two you have presented.

Mrs. Ragsdale stated we didn't feel like we did. We felt like those were the two best locations that we could find given all of these other factors.

Mr. Keesee stated being what you just said I would probably pick the original proposal. Because if you come and park to go to Me's with this one you are going to run right into that. That's what I would say I don't know about everyone else.

Mrs. Ragsdale stated we had two. We can either do this put it between the trees or you can actually push it back and over. Which would be right there (pointing to the screen where the picture is).

Mr. Ranson stated if you put it in the location where you are proposing today would you move that trash can?

Mrs. Ragsdale yes so we would slide it all the way back to the landscaping. I think that would be an excellent place for it. It is something that you want to have high visibility and feel safe using it. I think in a way it sort is a cool thing and you want to make a big deal out of it. I can't wait.

Mrs. Chaney stated I like the location down by the salon better because it isn't blocking anyone's store front or windows. If someone likes to window shop and they are hanging out in the park and they want to go to Lou's and if you put that right under the awning, you have blocked that window. Even if you step it out you are still going to have to go around to get to it. I don't want to impede any business for him or Jerry.

Mrs. Ragsdale stated we actually prefer this location at the salon.

Mrs. Chaney stated I like this location better as well.

Mr. Davis closed the Public Hearing.

Mr. Davis stated did we ever make a motion or did we just make a motion to table it?

Mrs. Burton stated it was tabled so you would need to make a motion to approve or deny.

Mr. Ranson stated we have to make a motion that it complies with the guidelines. Is that right?

Mr. Davis stated I'm with you.

Mr. Ranson made a motion that the number three location meets the guidelines and should be issued a COA. Mrs. Chaney seconded the motion. The motion was approved by a 5-0 vote.

II. ITEMS FOR PUBLIC HEARING

- 1. A request has been filed for a Certificate of Appropriateness at 301 Lynn Street, to construct a wall to shield a future parking lot. The proposed parking lot is to be enclosed by a wall constructed out of reclaimed brick and granite from the demolition of the existing building.*

Mr. Davis opened the Public Hearing.

Present to speak on behalf of this request was Mr. Steven Staats. I own 301 Lynn Street and I am the developer on that project. It's not actually constructing a wall. There were a couple of drafts that went through prior to getting the final drawing. DHR didn't want me to take the building down until the building had been condemned by the City and has requested that I demolish it. I have two structural reports from two different contractors and they said this building should be demolished as soon as possible. The roof is caving in. So that is the reason I want to demolish it. Also, the building behind it is the original building which was built in 1886 By John Lee Hughes who also built the Smith Seeds building. I own the Smith Seeds building as well and it was used as a tobacco prizery. This building was constructed in the 30's and attached to the building in the back. DHR wanted me to leave the front façade intact but after we did the structural investigation and put a wall on the side of the building we found there is really nothing holding that brick. What is holding that façade up is the same as the other conditions of the building. So if I take the other parts of the building down that façade is going to fall. So massive beams would have to be constructed in front of it and behind it; which would take away from the historical nature of the building. So I had suggested to them that I just take a four-foot height and because of the topography it will be symmetrical all the way around the building. So it will start out with four feet and will end up around the corner on Loyal at about 7'9. Then it will drop down to four feet about the time we get to the 1886 building about 8 foot. When you look at the wall it will be symmetrical on top even this will be 8 foot and this will be four foot. The other reason that I like that idea is that behind the cladding of the building there is the original green granite that is very indicative to a lot of the buildings here in Danville. If you look at the old Belk Leggett building on Main Street, that has the green granite this is similar to that. We are going to keep that but because of the way they installed the granite in the 30's they started out here and because of the topography the granite is over here and then it just goes down this way. I am going to use the reclaimed brick from the top of the building and build that

up using the same bricks so that everybody knows that there was a building here. DHR's main concern is taking away an entire historical building and then 20, 30 or 40 years from now that people will drive past and not realize there was a building in this location. That all they would see is a parking lot. So I suggested using that brick and maintain a whole footprint of that building so people would see that there was an actual building there. In lieu of putting a fence up, this wall would block the parking lot and when people drove past they would see a nice wall of green granite and blond brick. So that is basically what I plan on doing.

Mr. Davis stated it sounds very nice. How many spaces do you think this will have? This seems like a lot of work to me for what would be a very small parking lot.

Mr. Staats stated it will be 12 apartments so it will be 12 spaces. Even if there wasn't going to be a parking lot at this location the building would have to come down. That is the problem. If there was a way to refurbish the building I would definitely do it. This will be my eighth historic project. This is my third one in Danville and I did five in Richmond. I have only demolished one other building which had to come down. Which wasn't historic but I had to demolish it. This will be the second time I have ever demolish a building because I like to rehab and keep them. But I just can't. It's not cost effective to fix this building.

Mr. Ranson stated the green granite is that on that wall now?

Mr. Staats stated it's on that wall now.

Mr. Hackworth stated when you tear this down will it affect the structural integrity that opening?

Mr. Staats stated what opening? This one here?

Mr. Hackworth stated yes. The one between the Smith Seeds building.

Mr. Staats stated no. There is a loading dock there. When the Smith Seeds was built and the other building was built they then put the loading dock in using both walls. But the roof on the loading dock that is pitch pocketed into the wall of 301 I have to maintain that wall.

Mr. Ranson stated are you getting tax credits on this project?

Mr. Staats stated yes sir.

Mr. Ranson stated so DHR has approved this.

Mr. Staats stated absolutely I have of part 1 and part 2 approved.

Mr. Davis closed the Public Hearing.

Mrs. Chaney made a motion that the request meets the guidelines and should be issued a COA. Mr. Keesee seconded the motion. The motion was approved by a 5-0 vote.

2. *A request has been filed for a Certificate of Appropriateness at 401 Wilson Street to repair and cover the wood along the roofline with aluminum.*

Mr. Davis opened the Public Hearing.

Present on behalf of this request was Peyton Keese. Mr. Keese stated if you have any question I will be glad to answer them.

Mr. Ranson stated you show the existing condition but you don't show what you're going to do.

Mr. Keese stated we are going to take the corbels down and then we are going to repair the wood. But you can't buy this kind of wood that is across there anymore. So we are going to coat it with aluminum and then we are going to repair the corbels and reinstall them.

Mr. Davis stated doesn't part of the building or the building adjoining to it already have some aluminum around it?

Mr. Keese stated yes the building to the left has aluminum all the way across the front. If you go downtown a lot of the buildings have aluminum on the sides and front.

Mr. Davis closed the Public Hearing.

Mr. Ranson stated the problem is I don't know if it meets the guidelines or not.

Mr. Davis stated well according to the information packet it doesn't. But it is also subject to interpretation and according to the guidelines we are not assigned to maintain the historic significance of the building. We are not assigned to make a museum out of it. We are assigned to do what we think is best in order to have the integrity of the building maintained. To make it as close as possible to the other buildings that are surrounding it. But there seems to be some apprehension here and maybe it's because Peyton is one of the Commissioners.

Mr. Keese stated the only thing I can say to that.

Mr. Spencer stated I think you abstained from the debate too.

Mr. Keese stated I was just going to answer his question.

Mrs. Burton stated not unless it's the Public Hearing.

Mr. Spencer stated I think it's still open.

Mrs. Burton stated no he closed it.

Mr. Davis stated so is he not able to answer any questions?

Mrs. Burton stated he can respond to a direct question.

Mr. Spencer stated if someone asks him a question I supposed he should answer it.

Mr. Keesee stated all I was going to say is it isn't going to be a shoddy looking job or anything. We are going to make it look nice or nicer than it did before. We are just going to take the corbels down and repair them. When you chose aluminum versus vinyl I think it will look nicer. But if you go down there and look at it now when we bought the building it was really bad.

Mr. Ranson stated apparently it's really bad the city thought so.

Mr. Keesee stated they have got a new guy running around downtown and if he sees a hole here or there. His name is Jay Thornton. George has had situations and I'm not saying it didn't need to be done but we have spent a lot of money on the building putting a roof on. In all fairness we could go up there and patch and it wouldn't look as good as what we are going to do. That's up to you. You could paint it but I don't know if you would ever get the paint to absorb because it is so old. It was never taken care of before we got it.

Mr. Ranson stated you're saying that we can make a motion to say that it complies with the guidelines, which means we are saying this is what the guidelines say? I don't understand.

Mrs. Burton stated you have a two-vote process. First, you vote is to whether or not it meets the guidelines. If you believe it meets the guidelines, then a certificate of appropriateness is granted. If you do not believe that it meets the guidelines, then you have an option for a second vote where you can say whether or not you believe if it is a minor or major discrepancy. A minor discrepancy can grant a certificate of appropriateness. A major discrepancy can deny a certificate of appropriateness.

Mr. Ranson made a motion that this request doesn't meet the guidelines. Mr. Hackworth seconded the motion. The motion was approved by a 4-0-1 vote. (Mr. Keesee abstained from the vote due to a conflict of interest).

Mr. Davis stated whether we believe it is a major or minor discrepancy is subject to interpretation.

Mrs. Burton stated that is correct.

Mr. Ranson made a motion that the request causes a minor discrepancy and it should be approved and issued a COA. Mr. Davis seconded the motion. The motion was approved by a 4-0 vote. (Mr. Keesee abstained from the vote due to a conflict of interest).

- 3. A request has been filed for a Certificate of Appropriateness at 705 Patton Street to replace the existing canopy with a sloped canopy with a metal roof.*

Mr. Davis opened the Public Hearing.

Present to speak on behalf of this request was Mr. Bob Newnam. Mr. Newnam stated House of Hope which is right up the street. They asked me to come before you and discuss this. The canopy that exists currently as you see in the picture is about 30 feet

long and sticks out about 3 feet. The flat part is tar and gravel on top. I could have done the same thing back but I just think that tar and gravel for it would be a lot simpler to put a little bit of a pitch on it and put a metal roof. You probably wouldn't see it walking over there. That was what we proposed. House of Hope just wants to get it repaired to where it is reasonable and not leaking.

Mrs. Chaney stated so you are talking about leaving the awning straight like it is and putting a slight pitch roof just above the top of it to guide the water off.

Mr. Newnam stated that's right. What has happening now over the years with the tar and gravel being flat eventually it will find a little hole. That is what it has done. All of that wood framing that is under there has deteriorated beyond repair so we are going have to re-anchor to the building and put a slope on it so the water will run off. I could have done it without the pitch and I wouldn't be here because it wouldn't have been a change. But I just felt like it was better to come before you all and get the pitch so the water can run off. The adjacent building has a lot of pitch on that roof. We just want to make it look better and repair it because it is very deteriorated. Also, with those two doors, it's a little bit of an offset so it goes back further even though the awning comes straight across, it does go back further right there.

Mr. Ranson stated how will it be different from what is there now?

Mr. Newnam stated it will look pretty much the same because if you are walking around there you won't be able to see the pitch.

Mr. Ranson stated so are you just going to slope it up against the front of the building.

Mr. Newnam stated that's right.

Mr. Ranson stated so at the back point it will be 3 or 4 inches tall?

Mr. Newnam stated we haven't really calculated it but it might be 6 or 8 inches tall. I would rather have it 2/12 or 1/12 simply because you would have the same problem.

Mr. Ranson stated you're going to put a metal roof?

Mr. Newnam stated yeah we are going to put metal roofing.

Mrs. Chaney stated where does the water disburse to now?

Mr. Newnam stated there was a gutter over there but the whole thing is pretty much collapsed and the portion right there where those doors are fell down.

Mrs. Chaney stated was the gutter on the right side of the building?

Mr. Newnam stated I can't really tell. That way we are going to do it we are talking about not putting a gutter across the front. House of Hope doesn't care as long as it works well. The problem then is if there is no gutter on the other one you get more water running on you. But it is only three feet. I would suggest we do it at 3 ½ to 4 feet or something like that. It would still come out to the same distance. House of Hope isn't really pushing one way or the other they just want it repaired. From a structural standpoint what I want to do is reduce the load off that tar and gravel.

Mr. Keesee stated you don't have any pictures or anything do you? I know what you're describing.

Mr. Newnam stated we just have plans because we are just repairing. Max Kendell has all different kinds of colors. I don't think they really care about the color.

Mr. Keesee stated are you going to rip the tar and gravel and put new there?

Mr. Newnam stated yes take it all off because the under support is just not safe.

Mr. Keesee stated when you come off with the metal are you going to turn it down?

Mr. Newnam stated it will come out straight like it is right there back a couple inches so the water will run off.

Mr. Keesee stated so it will be boxed out it will be a finished looking project.

Mr. Newnam stated yeah that's right but the roof will actually cover over onto the canopy.

Mr. Davis stated but you will be able to see it from the other side of the street. What improvements will you make?

Mr. Newnam stated I'm not certain that you will that picture looks like it was taken on a grade. Did someone get up above and take that picture?

Ms. Levi stated that picture is from google maps.

Mr. Newnam stated oh okay. See that is up high if you see the focus of the camera it was over top of those cars shooting back down. So when you get over there and you're walking you won't be able to see it anyway.

Mr. Davis stated I am just concerned you were talking about colors and if you were to paint it purple people would be walking by and saying what the heck did they approve that for?

Mr. Newnam stated do you want me to let you all pick the color? It would be easier on me if you pick it because then there wouldn't be any more questions.

Mr. Keesee stated well we really can't see what color it is now. I think that is black and white the best I can tell.

Mr. Davis stated that's what I want to be sure of what improvement he does is not going to be able to be seen.

Mr. Newnam stated what is up there now is white or was originally white.

Mr. Keesee stated I was referring to your new color unless you are going to make it white. How are we going to have a clue what it matches?

Mr. Newnam stated we can just match it white.

Mr. Ranson stated there is a dirty white that matches.

Mr. Newnam stated keep the same thing that is on the walls now that seems to be fine.

Mr. Keesee stated upper left?

Mr. Ranson stated yeah.

Mr. Davis stated Mrs. Burton I'm assuming we can include that in the motion that we make?

Mrs. Burton stated you certainly may. You can make that a condition of your motion.

Mr. Newnam stated we would like for you to do that most owners probably don't want you to do that. But this a homeless shelter and whatever works best right there and white is what's there now.

Mr. Davis closed the Public Hearing.

Mr. Keesee stated can I ask him one more question even though we have closed the public hearing?

Mr. Davis stated I think we can as far as he is concerned.

Mr. Keesee stated I think what you are talking about is a lean-to roof am I saying that right? So my only question is if I'm looking at it from the front the right-hand side or either side where it leans are you going to put something right there? On the side where you said the gutter was.

Mr. Newnam stated yeah you won't be able to see it on the left side because it's so close.

Mr. Keesee stated I understand that I'm talking about the other side.

Mr. Newnam stated yeah it will be the same color.

Mrs. Chaney stated are you going to box it in and close it out with a metal roof?

Mr. Newnam stated yes and underneath will be the same thing that is existing.

Mr. Keesee made a motion to approve the request as presented with the white color as it meets the guidelines and should be issued a COA. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.

4. *A request has been filed for a Certificate of Appropriateness at 600 Craghead Street to install a 2ft x 5ft wooden hanging sign under the Colquhoun Street entrance awning for Ballad Brewing.*

Mr. Spencer stated is this the one that you are going to step aside as Chairman.

Mr. Davis stated yes but in my opinion and you correct me if I'm wrong but since I am just a minor affiliation with it I was going to read this and abstain from the vote. But you tell me if you need me to do otherwise.

Mr. Spencer stated I think whatever you feel comfortable doing. I'm not sure what you mean by minor affiliation.

Mr. Davis turned the meeting over to the Vice-Chairman, Mr. Keesee to run this part of the meeting.

Mr. Keesee opened the Public Hearing.

Present to speak on behalf of this request was Tim Myers. Mr. Myers stated I work for Ballad Brewing basically what we are looking to do is hang an arrow-shaped sign a 2x5 from underneath where our awning hangs. It will be in the shape of an arrow to point to where our front entrance is. As of right now we only have sticker decals on the glass doors that lead into our space. I hope this will be visible from Lynn and Craghead Street. Our entrance space is on Colquhoun Street and there is an awning over top of our main entrance so we like to hang the arrow from underneath that awning pointing into the front doors.

Mr. Ranson stated but you would still have to look down?

Mr. Myers stated that's correct it wouldn't be on the Craghead side. We hope this will help.

Mr. Ranson stated I guess eventually everyone will know where it is.

Mr. Davis stated that is what he hopes.

Mr. Ranson stated what is the sign made of?

Mr. Myers stated we want to make it out of wood and then have it hand painted.

Mr. Ranson stated this would be a representation of what the colors will be?

Mr. Myers stated I believe the background color would be more of a natural wood color with black paint on top.

Mr. Ranson stated so if it's black what color are the letters going to be?

Mr. Myers stated the background would be wood and then the letters would be black.

Mr. Keesee closed the Public Hearing.

Mrs. Chaney made a motion to approve the sign as they meet the guidelines as presented and should be issued a COA. Mr. Ranson seconded the motion. The motion was approved by a 4-0-1 vote. (Mr. Davis abstained from the vote due to a conflict of interest).

III. APPROVAL OF MINUTES

The May 11, 2017, minutes were approved by a unanimous vote.

IV. OTHER BUSINESS

Mr. Davis stated any other business?

Mr. Bond stated I am an architect at Solex Architecture you all had an application before you at the July 13th meeting but I would like to see if you would consider it early.

Mr. Davis stated so this has not been presented before?

Mrs. Burton stated it has not so you will first need to vote as to whether or not you will hear the application. Then you can proceed from there.

The vote to hear this application was approved by unanimous vote.

Mrs. Burton stated Mr. Bond just so you know they don't have any information.

Mr. Bond stated okay. So the subject property is at 534 Bridge Street at the corner of Bridge Street and Colquhoun. I have a couple of pictures to pass around. Do you all need any?

Mrs. Burton stated we just need one for the record.

Mr. Bond stated is everyone familiar with the building? This building has had some various uses over the years. Without going into too much detail it will be a small mercantile area, storage area, and light production space. What we are bringing before you today to get approval for is removing the vinyl and replace it with an aluminum storefront. There will be two mounted signs on Bridge Street and two gooseneck lights. Also, there will be an awning over the storefront. On the left are the elevations of the

existing building and the top two are what we are looking at. Here is the vinyl siding that we are looking to remove and replace with an aluminum storefront and over those will be awnings. Over the storefront will be the sign and on the other street, there will also be a sign.

Mr. Hackworth stated so nothing with the garage door?

Mr. Bond stated no, the garage door will stay.

Mr. Keesee stated the signs that you are talking about is this just one sign in two locations?

Mr. Bond stated yes one on each street. It's going to be one tenant the same business.

Mr. Davis stated we don't have any information about the signs the size of them or anything?

Mr. Bond stated they are currently 4x8 which meets the guidelines. Actually, they are a lot less than what is allowed. They will be metal signs.

Mr. Davis stated before the aluminum siding was there, there was some green siding underneath that. I am trying to go back in my brain and remember what was there before that.

Mr. Hackworth stated they were just display cases; it was Aaron's Auto.

Mr. Davis stated I remember what it was but I'm trying to remember if there was glass there.

Mr. Hackworth stated there was glass.

Mrs. Chaney stated there were glass windows there prior to the siding being put up above it was just an opening.

Mr. Bond stated that's right looking at it from the back side you can see the frame of the storefront where the siding was attached to.

Mr. Davis closed the Public Hearing.

Mr. Keesee made a motion to approve the request as presented as they meet the guidelines as presented and should be issued a COA. Mr. Hackworth seconded the motion. The motion was approved by a 5-0 vote.

With no further business the meeting adjourned at 4:46 p.m.

Approved By: