



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

## ***Commission of Architectural Review***

JUNE 28, 2018  
3:30 P.M.  
FOURTH FLOOR CONFERENCE ROOM

### **AGENDA**

- I. WELCOME AND CALL TO ORDER
- II. ROLL CALL
- III. ITEMS FOR PUBLIC HEARING

#### NEW BUSINESS

*Request a Certificate of Appropriateness to demolish 845 Pine Street. The vacant lot will be offered to the adjacent property owners to increase the size of their properties.*

- IV. APPROVAL OF MINUTES FROM MAY 24, 2018
- V. OTHER BUSINESS
- VI. ADJOURNMENT



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## ***Commission of Architectural Review***

**COMMISSION OF ARCHITECTURAL REVIEW  
MEETING OF JUNE 28, 2018  
845 PINE STREET**

### **REQUEST:**

The applicant, Gary Wasson on behalf of Danville Redevelopment Housing Authority (DRHA), has submitted an application for a Certificate of Appropriateness to demolish 845 Pine Street. The vacant lot will be offered to the adjacent property owners to increase the size of their properties.

### **STAFF RECOMMENDATIONS:**

According to Article 3:R. Section C, #13 of the City Zoning Code, the following must be followed prior to obtaining a COA for demolition

13. Provisions for Demolition and Razing: In addition to the right of appeal herein set forth, the owner of a site, object, building or structure within the HP-O District, the razing of which is subject to the provisions of this district shall, as a matter of right be entitled to raze or demolish such site, object, building or structure provided that:
  - A. The owner has applied to the Commission of Architectural Review for such right.
  - B. The owner has for the period of time set forth in the time schedule hereinafter contained and at a price reasonably related to its fair market value, made a bona fide offer to sell such site, object, building or structure and the land pertaining thereto to whomever gives reasonable assurance that it is willing to preserve and restore the landmark, building, or structure and the land pertaining thereto.
  - C. That no bona fide contract, binding upon all parties thereto, shall have been executed for the sale of any such landmark, building or structure and the land pertaining thereto, prior to the expiration of the applicable time period set forth in the time schedule hereinafter contained. Any appeal which may be taken to court from the decision of the governing body, whether instituted by the owner or by any other proper party, notwithstanding the provision heretofore stated relating to a stay of the decision appealed from, shall not affect the right of the owner to make the bona fide offer to sell referred to above.
  - D. No offer to sell shall be made more than one year after a final decision by the governing body, but thereafter the owner may renew his request to the governing body to approve the razing or demolition of the historic landmark, building or structure. The time schedule for offers to sell shall be as follows:



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- (1) Three (3) months when the offering price is less than twenty-five thousand dollars;
  - (2) Four (4) months when the offering price is twenty-five thousand dollars or more but less than forty thousand dollars;
  - (3) Five (5) months when the offering price is forty thousand dollars or more but less than fifty-five thousand dollars or more but less than seventy-five thousand dollars;
  - (4) Six (6) months when the offering price is fifty-five thousand dollars or more but less than seventy-five thousand dollars;
  - (5) Seven (7) months when the offering price is seventy-five thousand dollars or more but less than ninety thousand dollars; and
  - (6) Twelve (12) months when the offering price is ninety thousand dollars or more.
- E. During the timeframe for the offer to sell, the Review Commission may take steps as deemed necessary to preserve, acquire or relocate the buildings, structures or appurtenant elements in accord with the purposes of this article, including, but not limited to, coordination with public agencies, civic groups and citizens.

of Architectural Review. The Commission meets once a month on the fourth Thursday of the month at 3:30 P.M. in the fourth floor City Council Conference Room located in the Municipal Building. All questions or applications should be submitted to the Planning Division, located on the second floor of the Municipal Building, 427 Patton Street, Room 207, Danville, VA 24541; (434)-799-5260. As of July 1, 2009 a \$25.00 fee will be required for each application submitted for review.

**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

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

Are you aware of the federal/state tax credits and Real Estate Abatement program available for potential reimbursement/credit of money used during substantial rehabilitation projects? yes

Would you like more information about these programs? no

Which one(s)? \_\_\_\_\_

Property Location: 845 Pine Street

Name of Applicant: DRHA, Gary Wasson

Applicant's Address: 135 Jones Crossing

Applicant's Phone Number: 792-5544 Email Address: gwasson@drhava.com

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

demolish 845 Pine Street

- the vacant lot will be offered to the adjacent property owners to increase the size of their property

Type of material(s) to be used: \_\_\_\_\_

Signature of Property Owner (if not applicant)

Gary M. Wasson  
Signature of Applicant



**Parcel ID:** 24693  
**Address:** 845 PINE ST

**Owner:** DANVILLE REDEVELOPMENT  
AND HOUSING AUTHORITY  
PO BOX 1476  
DANVILLE, VA 24543

**Mail-To:** DANVILLE REDEVELOPMENT  
AND HOUSING AUTHORITY  
PO BOX 1476  
DANVILLE, VA 24543



### Value Information

<b>Land / Use:</b>	\$2,200
<b>Improvement:</b>	\$4,200
<b>Total:</b>	\$6,400.00

### Building Information

<b>Year Built:</b>	1920
<b>Total Rooms:</b>	4
<b>Bedrooms:</b>	0
<b>Full Bathrooms:</b>	4
<b>Half Bathrooms:</b>	0
<b>Finished Square Feet:</b>	1,554

### Additional Information

<b>State Code:</b>	7134 MultFam 4+units Exmpt Loc	<b>Approx Acres:</b>	0.15
<b>Land Use:</b>	Exempt	<b>Legal Description:</b>	43 FT PINE ST
<b>Tax Map:</b>	1720-006-000025.000	<b>Zone:</b>	OTR Old Town Residential
<b>Notes:</b>	Avg Lot: 43.0 X 154.0DB 15-1336: Pty sold & trf'd to exempt & 6 lists. (Map 72-7-35)		

### Building

**Building Information - 1**

<b>Property Class:</b>	Residential	<b>Finished Square Feet:</b>	1,554
<b>Style:</b>	<i>No Data</i>	<b>Finished Basement:</b>	760
<b>Year Built:</b>	1920	<b>Basement Square Feet:</b>	1,554
<b>Condition:</b>	<i>No Data</i>	<b>Total Rooms:</b>	4
<b>Story Height:</b>	One Story	<i>* Bathrooms are not included in total room count.</i>	
<b>Bedrooms:</b>	0		
<b>Dining Rooms:</b>	0		
<b>Family Rooms:</b>	0		
<b>Living Rooms:</b>	0		
<b>Full Bath:</b>	4		
<b>Half Bath:</b>	0		
<b>Features:</b>		<b>Size:</b>	
Frame, Siding, Wood		100 %	
Wood Deck		702 SF	
Floor Furnace		100 %	
Foundation - Cinder Block		0	
Raised Slab Porch with Roof		78 SF	
Metal, Formed Seams		100 %	

**Improvements**

*There are no improvements.*

**Land**

<b>Land Code:</b>	R06 Res FF (50)	<b>Rate:</b>	\$50
<b>Acres:</b>	0.15	<b>Adj. Rate:</b>	\$51
<b>Sq. Ft.:</b>	6,622	<b>Base Value:</b>	\$2,170
<b>Front:</b>	43	<b>Adj. Amount:</b>	\$30
<b>Effective Front:</b>	43	<b>Value:</b>	\$2,200
<b>Depth:</b>	154		

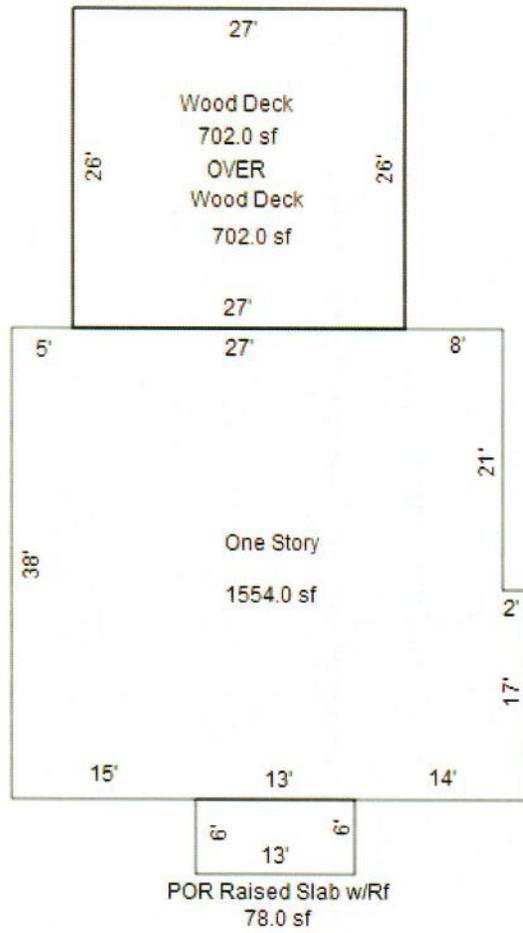
**Transfers**

Deed	Page	Sale Price	Sale Date	Previous Owner	Owner
D 15	1336	\$122,500	4/24/2015	GARRETT JOSEPH MARSHALL	DANVILLE REDEVELOPMENT AND HOUSING AUTHORITY
D 828	385	\$0	3/30/1990	<i>No Data</i>	<i>No Data</i>

## Assessments

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<b>Year</b>	<b>Land</b>	<b>Use</b>	<b>Improvements</b>	<b>Total</b>
2017	\$2,200	\$0	\$4,200	\$6,400
2016	\$2,200	\$0	\$4,200	\$6,400
2015	\$2,200	\$0	\$5,200	\$7,400
2014	\$2,200	\$0	\$5,200	\$7,400
2013	\$2,200	\$0	\$5,200	\$7,400
2012	\$2,200	\$0	\$5,200	\$7,400
2011	\$2,200	\$0	\$5,900	\$8,100
2010	\$2,200	\$0	\$5,900	\$8,100
2009	\$2,200	\$0	\$8,100	\$10,300
2008	\$2,200	\$0	\$8,100	\$10,300
2007	\$2,200	\$0	\$10,800	\$13,000
2006	\$2,200	\$0	\$10,800	\$13,000
2005	\$2,200	\$0	\$12,200	\$14,400
2004	\$2,200	\$0	\$12,200	\$14,400
2003	\$2,200	\$0	\$12,500	\$14,700
2002	\$2,200	\$0	\$12,500	\$14,700
2001	\$2,200	\$0	\$10,700	\$12,900
2000	\$2,200	\$0	\$10,700	\$12,900



Sketch by Apex Medina™



## COMMISSION OF ARCHITECTURAL REVIEW

May 24, 2018

### **Members Present**

Robin Crews  
Robert Stowe  
Robert Weir  
Sean Davis  
Jeffrey Bond  
Susan Stilwell

### **Members Absent**

Michael Nicholas

### **Staff**

Ken Gillie  
Lisa Jones  
Clarke Whitfield

## **ITEMS FOR PUBLIC HEARING**

*Request a Certificate of Appropriateness at 225 Jefferson Avenue to remove metal awning from left front porch and remove side porch addition from right side of the structure. Items being removed in preparation of exterior rehab.*

Mrs. Stowe opened the Public Hearing.

Present to speak on behalf of this request was Mrs. Renee Burton, Project Manager. Mrs. Burton stated I brought the application before you, which you can see there is only an awning on the left hand side, there was one on the right porch as well, but it has fallen off at some point. I am not sure when exactly but I can give you date on the side porch. I know in 1951, it was not present but it appears present in 1977, somewhere in between that time it was constructed. We want to remove both items in preparation for exterior rehab for this project.

Mrs. Stowe closed the Public Hearing.

**Mrs. Stilwell made a motion to approve that it meets the guidelines as submitted. Mr. Weir seconded the motion. The motion was approved by a 5-0 vote. Mr. Bond abstained**

## **APPROVAL OF THE MINUTES**

**Mr. Weir made a motion to approve the March 22, 2018, minutes. The motion was approved by a unanimous vote.**

## **OTHER BUSINESS**

Mr. Gillie stated that we received a phone call for the property of 231 West Main Street next to Townes Funeral Home. They have a tenant that has recently suffered a serious

medical emergency and in order to accommodate their use of the property, they would like to install a handrail onto the front porch. They were looking for guidance from the committee on what kind of handrail they can install quickly and then bring the whole scale project back to the commission in time.

Mr. Davis stated if it is a temporary structure then they could pretty much use anything.

Mr. Gillie stated they would hate to build something twice is what they would like. Does the Commission have something that they would like to see.

Mrs. Stilwell stated they need a handrail.

Mr. Gillie stated yes they need a handrail.

Mrs. Stilwell stated mostly in the Old West End, they would use a metal pole.

Mr. Davis stated black metal pole.

Mrs. Stilwell stated securely fashioned and attached to the sidewalk and the porch.

Mr. Davis stated it usually is four ninties; two of them up top and two at the bottom, vertical one at the top and one at the bottom.

Mrs. Stilwell stated the wood exposed to the environment is going to be a maintenance issue, whereas black iron pipe you can paint it.

Mrs. Stowe stated I would like to ask advisement how do we proceed with something that is informally submitted.

Mr. Gillie stated I was just looking for guidance and I tell them this is your options and they will more likely go with the black iron pipe. That was one of the things that they discussed could we put something up like that. I can't give you the okay, and you have missed the deadline to be on the next meeting, but the person will get out of care rather quickly and they need to accommodate them. They will still have to come back for the review. They didn't want to spend the money to put something in and then tear it out. In other words they were trying to do the right thing and they didn't have the time to get it all accomplished.

Mrs. Stilwell stated under the emergency situation, they can do something as long as they know the favor and flavor of CAR.

Mr. Gillie stated yes.

Mr. Whitfield stated you are not bound for what you say today. You can come right back and tell them to put gold in there. You are informally consenting to it.

The staff were okay with that.

Mrs. Stilwell stated October 18 and 19, 2018, happening in Danville, Virginia, is Preservation Virginia is bringing their State Wide Conference and we expect at least one hundred and fifty people or more people to come from all over the State from Planning Departments, CAR'S, Developers and Architects.

With no further business the meeting adjourned at 3:40 p.m.

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Approved