

2025 - 2265

Application for CPOD Design Review

APPLICANT INFORMATION

Name of Applicant: Danville CRE, LLC
Mailing Address: 5517 Broadway St. Indianapolis, IN 46220
Phone: 317-514-8473 Email: thescottling@gmail.com
Property Owner(s) Scott Lingle
Mailing Address: 1100 Stonehenge Circle
Phone: 317-514-8473 Email: thescottling@gmail.com
Project Engineer/Architect: Blackline Studio - Scott Perkins
Address: 1043 Virginia Avenue, Suite 208, Indianapolis, IN 46203
Phone: 317-371-8666 Email: perkins@blacklinestudio.net

PROJECT INFORMATION

Location of Project: 20 West Main, Danville, IN 46122
Existing Use of Property: restaurant Current Zoning: _____
Proposed Use of Property: restaurant/office Acreage: _____
Type of Activity: New Construction _____ Exterior Renovation X Sign _____
Est. Project Cost: \$650,001 Est. Start Date: 10/15/25

Documents to be included with application (1 original and 1 electronic):

- ☒ Building elevations of all elevations new and/or altered
- ☒ Color samples
- ☒ Photos of adjacent structures
- ☒ Signage and/or lighting
- ☒ List of work to be completed in numerical order
- ☒ Letter of Intent describing in detail the scope of work to be performed

* approval to
add window

Signature of Applicant: Scott Lingle Date: 10/10/25

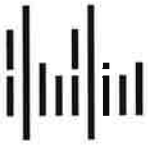
APPLICATION FEES

Residential	\$50
Residential accessory >150 sq ft	\$25
Commercial	\$150
Commercial accessory	\$100
Sign	\$50

Fee paid: \$150 Received by: Lesa Tennet Date: 10-10-25

PETITIONER MUST BE PRESENT FOR DRC & PC MEETINGS

20 West Main Renovation
Town of Danville – Design Review
November 5, 2025
Owner: Scott Lingle



Package contains:

- Photos of Existing Building and Adjacent Structures
- Proposed Exterior Scope of Work Description
- West elevation showing existing mural with proposed new door and window openings.
- Construction drawing sheets A300 and A401 showing exterior work.
- Note: Branding and logo development for the proposed restaurant is still in process. Once that is determined, the final proposed signage and exterior paint color scheme will be brought in for review. The blade sign elevation and details shown on A401 is a placeholder and not the proposed final design.

Construction Project Scope Description

20 West Main, Danville, IN

Prepared for: Scott Lingle

Prepared by: Scott B. Perkins, Principal Architect, Blackline

GENERAL EXTERIOR:

1. Remove old sealants and provide new sealants at all windows, door and storefront openings, wall penetrations, etc.
2. Remove any unused wires, connectors, conduits, pipes, etc.
3. Prep and paint previously painted surfaces, including but not limited to doors, frames, trim, conduits, panels, etc.
4. Tuck point and repair brick. Match existing/historic mortar in color and composition. Clean brick with appropriate masonry cleaner – DO NOT PRESSURE WASH OR SANDBLAST.
5. For any existing doors to remain: inspect, adjust operation, provide new weatherstripping and keying.

SOUTH FAÇADE

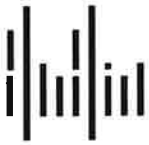
1. Prep and paint wood storefront and the white vertical strip adjacent to the mural.
2. Prep and paint second floor windows and trim.
3. Main entry to the restaurant will be via the west door. Check door operation, repair as needed, clean and provide new exterior pull and keying.
4. Re-establish the building's center door for access to the second floor. Reuse existing door leaf or provide a new wood full-lite door with insulated glass and new hardware.
5. East door is a required exit from the dining room. Check door operation, repair as needed, clean and provide new exterior pull and keying.
6. Patch concrete stoops and provide sealants at pavement joints.
7. Prep for future signage. Provide electrical circuit for lighting for signage – TBD.

WEST FAÇADE

1. Repair/patch parge coated surfaces as noted in the inspection report.
2. Remove and replace damaged/cracked precast concrete lintel with a new steel angle lintel with brick soldier.
3. Mural status – TBD
4. Verify hood exhaust fan and intake/make-up fan.
5. Prep and paint handrails, PVC pipes, galvanized flues, electrical conduits, etc.

NORTH FAÇADE

1. Prep and paint handrails, PVC pipes, galvanized flues, electrical conduits, etc.
2. Provide new downspout to ensure proper roof drainage.
3. Modify or infill door openings per the plan layout.
4. Infill first floor arched window opening with fiber cement panel siding and fiber cement trim. Prep and paint doors, frames, siding, and trim.
5. Provide new rectangular window units in second floor masonry openings. Provide treated blocking as required for window anchorage and fiber cement trim. Prep and paint trim.



NEW STOREFRONT WINDOW
AT CONFERENCE ROOM

NEW BLADE SIGNAGE

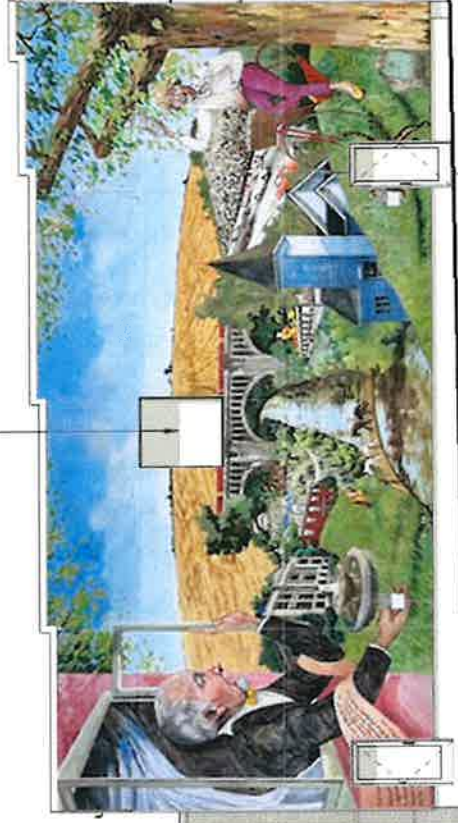
NEW STOREFRONT DOORS TO ACCESS FUTURE PATIO

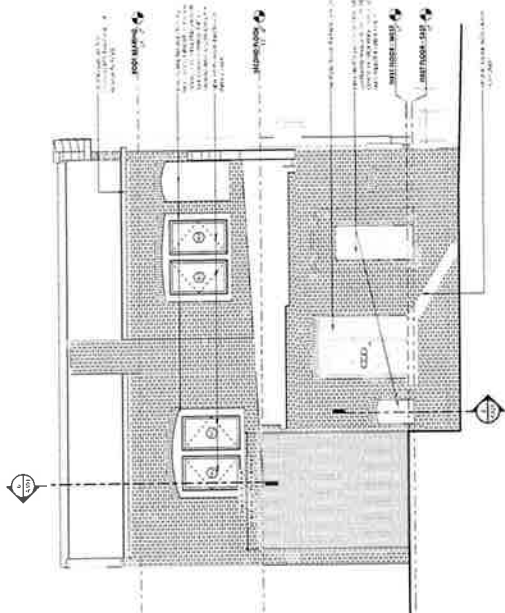
20 W MAIN

MURAL - WEST ELEVATION - CONCEPTUAL DESIGN

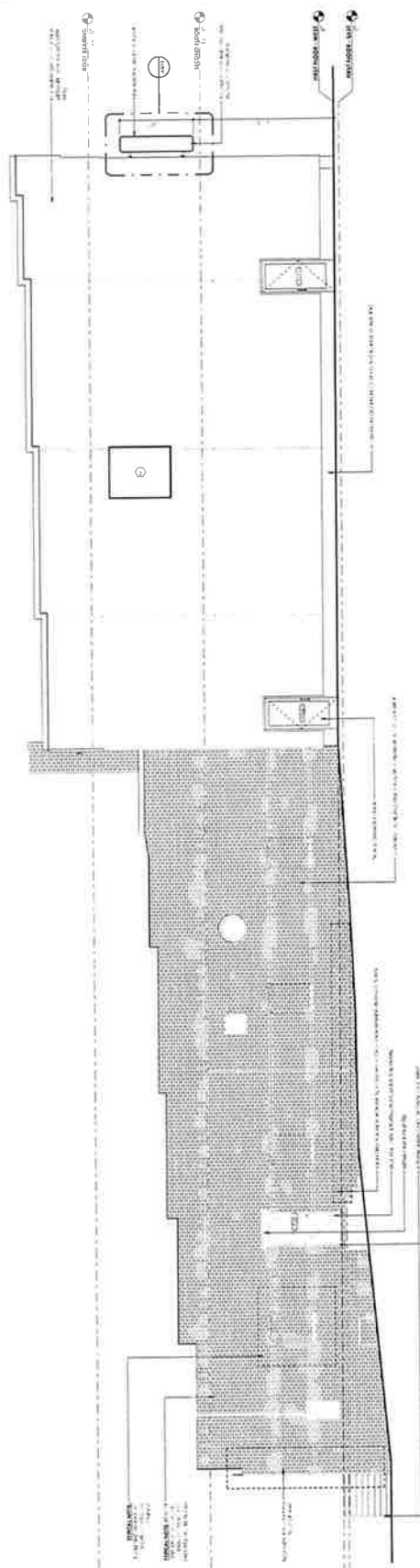
10/22/2025

BLACKLINE



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2. HEIGHT EVALUATION: ALEUT

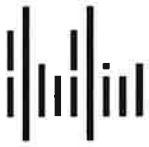


WEST ILLINOIS

EXTERIOR ELEVATIONS

20 WEST MAIN
SCOTTSDALE
20 WEST MAIN
SCOTTSDALE

A300



EXISTING FRONT/SOUTH ELEVATION



EXISTING FRONT/SOUTH ELEVATION W/ADJACENT BUILDINGS TO EAST



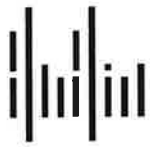
EXISTING SIDE/WEST ELEVATION



ALLEY & PARKING LOT



ADJACENT BUILDING TO WEST, ACROSS ALLEY



EXISTING SIDE/WEST ELEVATION (FROM THE NORTHWEST)



EXISTING REAR/NORTH ELEVATION IN PEDESTRIAN ALLEY

20 West Main

Danville CRE, LLC (Scott Lingle)



Overview

