



**TOWN OF DAVIDSON  
DESIGN REVIEW BOARD  
Town Hall Board Room at 216 S Main St, Davidson, NC 28036**

**November 15, 2017**

- 
- I. CALL TO ORDER**
  - II. SILENT ROLL CALL**
  - III. CHANGES TO THE AGENDA**
  - IV. REVIEW/APPROVAL OF THE MINUTES**
    - (a) Minutes 2017 October 18
  - V. CONSENT ITEMS**
  - VI. OLD BUSINESS**
    - (a) DCPC Sign
  - VII. NEW BUSINESS**
    - (a) Cotton Mill
    - (b) Town Hall FYI
  - VIII. ADJOURN**



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**Agenda Title:** Minutes 2017October18

**Summary:**

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**ATTACHMENTS:**

Description	Upload Date	Type
☐ Minutes	11/7/2017	Exhibit

# Meeting Minutes

## Design Review Board

Town of Davidson, NC  
October 18, 2017

A meeting of the Town of Davidson *Design Review Board* was held in the Town Hall, Administrative Conference Room, 216 S. Main St.

**Call to Order:** 7:00 p.m.

### Silent Roll Call and Determination of Quorum:

Members Present signified by ☒:

☒ Bob Lauer, Chair

☒ Bruce Barteldt

☐ Brian Bumann

☒ John Burgess

☒ Tom Goodwin

☒ Mike Kessler

☒ Bob Sipp

Town Staff Present: Chad Hall (Senior Planner)

**Changes to the Agenda:** Change in the order of new business items, for medical reasons of an applicant. Motion made (MK) and seconded (TG) and approved unanimously.

### Review/Approval of the Minutes

A motion was made (MK) to approve meeting minutes of August 16, 2017 as written. It was seconded (TG) and the motion was approved unanimously.

### Consent Item:

#### 1. Abersham Picnic Shelter

Located at 18559 Abersham Drive

Proposed prefabricated picnic shelter

Chad Hall stated that this has been placed on Consent Agenda due to the fact that this was a typical prefabricated stone and wood shelter commonly used by Mecklenburg County Parks and Rec. No changes, other than color of roof, can be made.

A motion was made (MK) to approve the consent agenda was seconded (BS). The motion was approved unanimously.

### New Business:

#### 1. Tree Removal on Main

Located at 107 North Main Street (LHD)

Proposed tree removal (two crepe myrtles)

Represented by Sandy Carnegie

Chad Hall introduced the project, stating that the applicant desires to remove the trees for a variety of reasons, most recently being that the trees have developed a fungus and is dropping a residue that is slippery on the steps and porch at the business.

Sandy Carnegie (applicant) added a few additional words, explaining that the trees were not original to the site and the roots have caused some building concerns.

A motion was made (JB) to approve the tree removal request as submitted and was seconded (BBarteldt). The motion was approved unanimously.

## **2. Gallery Wall Sign**

Located at 108 South Main Street (LHD)

Proposed wall sign

Represented by Kimberly Walcott

Chad Hall gave a brief overview of the project, listing materials and size of the signage.

Questions/Comments from the Board:

- Are the letters applied to the wall?
  - *KW: Not sure.*
  - *Board expressed desire for them to not be affixed to the wall with an adhesive.*

A motion was made (MK) to approve the lettering as submitted with a condition that they be attached by pins with a minimum ½” and maximum 1” separation from the wall. Motion was seconded (TG). The motion was approved unanimously.

## **3. Davidson College Presbyterian Church – Monument Sign**

Located at 100 North Main Street (LHD)

Proposed monument sign

Represented by Brad Jones (DCPC)

Chad Hall gave a brief overview of the project, stating location, materials and size.

There was much discussion regarding the existing sign, which has been in place for decades. The Board, with a focus on preservation, asked if the sign could be repurposed elsewhere on the property, either externally or internally.

A motion was made (BS) to approve as submitted, with no lighting. Without a second, the motion failed.

A second motion was made (JB) to continue the case until November, giving time for the applicant and staff to work together to find an alternative location for the existing sign. The motion was seconded (BBarteldt) and was approved unanimously.

## **4. Awnings at Bexley**

Located at 455 Davidson Gateway Drive

Proposed awnings on front facade

No one was in attendance to represent this request.

Chad Hall introduced the project, stating the location of the proposed awnings between columns on the front façade of the leasing office. As illustrated, they are green fabric.



The Board discussed the architecture of the building and the neighborhood and concluded that the awnings would be out of character with both. It was also expressed that the “floating” awning between two columns without a back wall seemed to be an inappropriate application.

A motion was made (MK) to deny the request for awnings. It was seconded (TG) and the project was denied unanimously.

**5. Mail Kiosk at Davidson Bay**

Located at 930 Naples Drive

Proposed covered mail kiosk station

Represented by Syd Howell

Chad Hall presented the project, explaining it was an open air, hipped roof shelter with a freestanding kiosk in the center.

The Board discussed the brackets in great length, wondering why they were just shown on one elevation.

A motion was made (BBarteldt) to approve with the conditions that brackets be placed on each exterior side of each column (8 total) and that any internal lighting be recessed can lighting. The motion was seconded (JB) and further discussion regarding the brackets and gutter downspouts continued. After discussion, the motion was retracted (BBarteldt).

A new motion was made (BBarteldt) to require brackets on the exterior side of all columns, minus the rear two (6 total). The downspouts are to be placed on the rear columns. Can lighting required; any visible lighting will need to come back to DRB. The motion was seconded (JB) and approved unanimously.

**6. Accessory Structure (over 650 square feet)**

Located at 105 College Drive

Proposed accessory structure expansion

No one was in attendance to represent this request.

Chad Hall introduced the project, explaining that an existing accessory structure (already over 650 square feet) had a tree fall onto it. As part of the repairs, the home owners wish to add a living area over the garage. Access would be from a set of internal stairs, added to the rear of the structure. Any lighting is to be consistent on the structure and match that of the house, if possible.

A motion was made to approve as submitted (JB) with the condition that a column be added to the front right elevation, under the cantilevered roof section; said column is to match the one illustrated on the rear left. It was seconded (BBarteldt) and approved unanimously.

**7. Accessory Structure (over 650 square feet)**

Located at 517 Lorimer Road  
Proposed accessory structure  
Represented by Hailey Brown

Chad Hall presented the project, which is an accessory structure over 650 square feet. The structure is proposed as part of remodeling the home and other additions.

In presenting the project, it was pointed out that the dormer heights on each elevation seem to change.

After reviewing the plans and elevations, it was determined that the elevations seemed flawed compared to the plans.

A motion was made (BBarteldt) to approve the proposal with conditions:

- The dormer height shall be the same, as measured from finished floor; and
- All lighting shall match the home.

The motion was seconded (TG) and was approved unanimously.

**8. Davidson Elementary School - FYI**

Located at 635 South Street  
Proposed two-story addition (three story as seen from rear)  
Represented by Mike Higgins (CMS), Mark Van Sickle and Tom Balke

Before reviewing this case, a motion was made (MK) and seconded (JB) to recuse Bruce Barteldt from the Board. The motion was approved.

Chad Hall gave a brief overview of the project, stating that the addition is two-story as seen from South Street, but three-story as seen from the rear of the property. Entrance is on the second level. Materials include various brick colors and metal panels.

The Board had much discussion with the applicant. There was internal debate on the new elevations, with certain board members liking it and others not as thrilled. Questions/concerns included proportion of windows and color choices between floors, which seemed to make the area between the first and second floor appear heavy.

Overall, the Board seemed pleased with massing, but suggested certain detailing.

After reviewing this case, a motion was made (MK) and seconded (TG) to have Bruce Barteldt rejoin the Board. The motion was approved.

**9. The Cotton Mill - FYI**

Located at 209 Delburg Street  
Proposed multiple changes (elevator and deck; covered parking; awnings)  
Represented by John Mang

Chad Hall gave a brief overview of the project, providing a glance at the various projects:

- Elevator addition and deck
- Covered parking area
- Awning (to match existing)

The board discussed the first two items at length, but did not talk about the awning.

For the elevator addition with deck, it was suggested that the roof peak resolve itself. Also, under the roof, the elevator cap should be peaked and complete to avoid bird nests.

For the covered parking area, it was mentioned that the transoms seemed out of place; the designer was asked to reconsider this design.

There was also discussion of the brick choices.

The project will come back for a decision in November.

**Old Business:** None.

**Adjourn:** A motion was made to adjourn (BBarteldt), seconded (TG), and approved unanimously. The meeting was adjourned at 9:27 pm.

**Approval of Minutes:**

Date: \_\_\_\_\_ By: \_\_\_\_\_

**Please note: This is a summary of the meeting and not to be considered a complete transcript.**



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**Agenda Title:** DCPC Sign

**Summary:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
▣ Staff Analysis	11/7/2017	Presentation
▣ Sign Application and Exhibit (October)	11/7/2017	Exhibit

**Town of Davidson, NC  
Design Review Board: Staff Analysis  
Project Manager: Chad Hall  
November 15, 2017**

**Project:** Monument Sign  
**Location:** 100 North Main Street  
**Applicant:** Davidson College Presbyterian Church  
**Designer:** Rapid Signs  
**Planning Area:** College Campus within Local Historic District

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The applicant proposes a monument sign at the northeast corner of North Main Street and Concord Road; this will replace an existing monument sign located at the same corner. The sign will be located on the back side of the sidewalks and is to be shaped in an arc, with “wings.” Materials for the monument structure are brick with a concrete cap. The sign area is proposed with raised aluminum plate lettering on an aluminum sign panel. Centered on the panel in the upper portion is the church logo and website. The sign panel also includes a raised 1.5” outside border. The sign area is 16 square feet and the monument is to be four feet tall.

Landscaping will be provided in front of the sign. Low wattage lighting will illuminate the sign; lighting not presently shown.

At the October 18 Historic Preservation Commission meeting, the HPC continued the project in order to explore preservation of the existing sign to be relocated elsewhere on the property. Staff explained that the campus/church was already at a maximum allotment for signs. At the direction of the HPC, staff has encouraged the applicant to explore siting the sign either internal to the church building, further preserving the dilapidated sign, or locating it internal to the campus at/near the entrance to the church from on the north side. At the time of this analysis, a final location had not been determined.

**DAVIDSON PLANNING ORDINANCE:**

***Section 11.2.2.B Required Permits***

*All signs proposed to be affixed to a structure in the Local Historic Overlay District must be approved by the Design & Historic Review Board to determine that the signage meets the provisions of this section and any additional historic district requirements.*

***Section 11.5.4 Monument Signs for Religious Institutions and Schools***

- A. *Description: A freestanding sign having the entire bottom of the sign affixed to the ground and used for the purpose of identifying a Civic or Educational/Institutional use only, as defined in Section 2.*
- B. *Permitted Location: One institutional ground sign is allowed along the primary frontage of a permitted Civic or Educational/Institutional use.*

- C. *Maximum Area: 24 square feet*
- D. *Maximum Height: Four feet*
- E. *Number: One ground sign is permitted per Civic or Educational/Institutional development if no Freestanding Signs are used per Section 11.3.4.*
- F. *The sign may contain an area for changeable typeface to display messages throughout the year.*

#### **HISTORIC DISTRICT DESIGN GUIDELINES:**

##### ***Signs***

- 1. *Retain and preserve historic signs that contribute to the overall character of the historic district.*
- 4. *Replace damaged, deteriorated, or missing signs with new signage that is compatible in design, material, scale, finish, and detail with the historic character of the building and district.*
- 5. *Introduce new signs, if needed, in traditional locations where they do not diminish or compromise the overall historic character of the building, site, or district. Design new signs to be compatible in location, configuration, orientation, height, material, scale, and detail with the historic character of the building, site, and district.*
- 7. *Construct new signs in traditional materials, such as wood, stone, or metal, or apply lettering and graphics on display windows or awning fabric. It is not appropriate to introduce signage in contemporary materials such as plastics or to introduce internally lighted signage that is incompatible with the overall historic character of the district.*



# Certificate of Appropriateness

DCPL SIGN

(Name of Project)


## Application Requirements

### Date Received

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

- ☐ Application Fee per Town of Davidson Fee Schedule
- ☒ Contact Information
- ☒ Project Description  
(including General Statement of Intent)
- ☐ Statement of Compliance with Section 9 and Section 22
- ☐ Master Plan or Conditional Planning Area  
(including all documents, plans, maps, and conditions of approval)
- ☐ Environmental Inventory in accordance with Section 8.2  
(including adjacent properties and buildings)
- ☐ Color Photos  
(including existing and adjacent sites and building(s) taken from the perspective of the public streets adjacent to the site)
- ☐ Site Schematic Design in accordance with Section 8.8
- ☐ Building Schematic Design in accordance with Section 8.4
- ☐ Landscape Schematic Design in accordance with Section 8.6
- ☐ Building Perspective in accordance with Section 8.4 D
- ☐ Building Materials/Colors
- ☐ 4-Sided Building Elevations and Color Front Elevations

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.

 BRAD JONES  
Applicant's Signature

10/5/2017  
Date





## Certificate of Appropriateness

DCPC SIGN

(Name of Project)

### Contact Information

#### Applicant's Information

Name:

DAVIDSON COLLEGE PRESBYTERIAN CHURCH

E-Mail:

brad.jones@bam1.com (BRAD JONES)

Mailing Address:

100 N. Main St

DAVIDSON NC 28035

Business Phone:

704-506-5942

Mobile Phone:

704-506-5942

#### Property Owner's Information

(If Different from Applicant)

Name:

E-Mail:

SAME AS ABOVE

Mailing Address:

Business Phone:

Mobile Phone:

#### Architect's Information

Name of Firm:

N/A

Architect's Name:

E-Mail:

Mailing Address:

Business Phone:

Mobile Phone:





## Certificate of Appropriateness

ALPC SIGN

(Name of Project)

### Project Description

Application Date:

10/5/2017

Project Location:

100 N. MAIN ST DAVIDSON NC

(Indicate street frontage, nearest intersection, and address, if assigned)

Tax Parcel(s):

007-012-12

Planning Area:

Master or Conditional Plan:

(Include any conditions of approval)

General Statement of Intent:

Replacing existing church sign  
with new one

#### Project Details:

Project Type:

☐

new structure

☐

addition

☐

exterior alteration

☒

sign

☐

vendor cart

☐

demolition

Building Type:

Building Materials:

Brick + mortar sign

Colors:

See attached

Architectural Features:

CONCRETE capstone that matches  
existing feature at church

Existing Site Conditions:

(include significant physical, environmental, and cultural features;  
significant and heritage trees, existing structures; and infrastructure  
and street layout)

See attached for details



## CERTIFICATE OF APPROPRIATENESS

The Design Review Board hereby certifies that the application

DAVIDSON COLLEGE PRESBYTERIAN CHURCH

Name of Applicant

DCPC SIGN

Name of Project

100 N. MAIN ST DAVIDSON NC 28035

Address

is approved for:

☐ new structure ☐ addition or expansion ☐ exterior alteration or reconstruction ☐ relocation  
☐ demolition ☐ sign(s) ☐ vendor cart ☐ exterior lighting ☐ exterior paint color(s)  
☐ other

The following conditions are attached to this approval:

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This certificate is not a permit. This certificate does not relieve any party of the responsibility of filing for and obtaining all required permits or of following all other applicable codes, ordinances, and regulations. This certificate does not negate any protective covenants or deed restrictions on the property. Any change in the applicant's plans requires the filing of a revised application with the Town of Davidson, NC.

\_\_\_\_\_  
Chair, Historic Preservation Commission

\_\_\_\_\_  
Date





option 1 - masonry wall with curved, fabricated metal background overall size: 48in tall x 8ft with 24in 'wings'



Existing Campus Sign



Church Building



Current Sign at Church

Rapid Signs, LLC  
 Rapid Signs, LLC  
 415 West Meeting St.  
 Lancaster SC 29720  
 United States  
 Phone: 803-286-7446  
 Fax : 803-285-0086  
 rapidsigns@comporium.net  
 www.rapidsignsllc.com



## Quote 1607 - ID Signage

Expiration Date : 09/16/2017

<b>Quote for</b>	<b>Contact</b>	<b>Shipping/Install</b>
Davidson College Presbyterian Church 100 N. Main St. Davidson NC 28036 United States	Brad Jones Phone : (704) 892-5641 Email : brad.jones@baml.com Address : 100 N. Main St. Davidson NC 28036 United States	

<b>Quote #</b>	<b>Quote Date</b>	<b>Sales Rep</b>	<b>Payment Terms</b>	<b>PO</b>	<b>PO Date</b>
1607	11/30/2015	Mark Baker mhbaker@comporium.net	50/50		

### Items

#	Item	Qty	Unit Price	Total	Tax
1	<b>Option (1) curved aluminum panel</b> 24"x96"x1/4" single sided, curved aluminum plate sign panel with raised aluminum plate lettering and border (per approved drawing). Background panel to be rolled from .250" aluminum plate and to fit curved brick wall (radius to be determined). Lettering and border to be CNC router cut from .250" aluminum plate. Includes coordinating with brick mason and providing a CNC cut template.	1	\$5,825.00	\$5,825.00	\$466.00
2	<b>Installation for the above</b> transport and installation to Davidson, NC	1	\$540.00	\$540.00	\$0.00

### Total

<b>Sub Total</b>	<b>Total Tax(%)</b>	<b>Final Price</b>
<b>\$6,365.00</b>	<b>\$466.00 (8.0%)</b>	<b>\$6,831.00</b>

Downpayment (50.0 %) \$3,415.50

**Notes** : Does not include permit cost or staff time to obtain permit at \$95.00 per hr.

for Davidson College Presbyterian Church

Signature

Date

We agree to your terms and conditions. Please proceed with the order.



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**Agenda Title:** Cotton Mill

**Summary:**

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**ATTACHMENTS:**

Description	Upload Date	Type
☐ Staff Analysis	11/7/2017	Presentation
☐ Plans and Elevations	11/7/2017	Exhibit

**Town of Davidson, NC  
Design Review Board: Staff Analysis  
Project Manager: Chad Hall  
November 15, 2016**

**Project:** Cotton Mill  
**Location:** 209 Delburg Street  
**Applicant:** John Mang for property owned by Davidson Cotton Mill, LLC  
**Designer:** Intec Group, Inc.  
**Planning Area:** Village Edge

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The applicant proposes renovations to an existing building at 209 Delburg Street, located on the south side of Delburg Street between the railroad tracks and Watson Street. This is an existing former cotton mill which now houses a restaurant and multiple office spaces. The proposed improvements can be categorized into three projects:

- Exterior elevator addition, including an upper level deck
- Covered parking area
- Canopies/Awnings

Elevator

The exterior elevator project is located at the approximate midpoint of the parking lot façade. This scope of work will project twelve feet southward, toward the parking lot, in order to create the space for the elevator and stair wrap. At the second level, a deck (approximately 30' in length) will extend to the east. Elevator is to be under roof with the elevator overrun projecting atop. Materials include brick, which is to closely match the existing building. Stairs are to be metal pan and guardrails will match existing ones on the building. Trim will be white, matching existing conditions. Roof is proposed as standing metal seam and is illustrated as green.

Parking Canopy

Four parking spaces are proposed to be covered by a canopy. The canopy is proposed at twelve feet tall, including six support posts. The posts are eight foot tall steel posts, wrapped in plywood. It does not appear that car doors will be in conflict with the posts; turning movements should not be compromised. The roof over the parking spaces is low profile hip roof which is to be standing metal seam, shown in green. Trim is shown as painted white.

Awning

A fabric awning is proposed on the north side of the building along Delburg Street (no images provided). The canopy will cover an entrance at the top of an ADA ramp. Color is to match the existing green awnings on site.

## **DAVIDSON PLANNING ORDINANCE:**

### **Section 4.4.1.E.1,3&4a – General Building Design Standards - Materials**

*Materials shall be selected for suitability to the type of building and design for which they are used. All sides of the building should use material consistent with those on the front if visible from public streets or neighboring properties, and should be carefully designed with similar detailing, comparable quality and comparable materials. Building materials and colors shall be complimentary to the material already being used.*

### **Section 4.5.7.E&F – Specific Building Type Requirements – Workplace Building**

*Main entrances shall be distinguished architecturally from the remainder of the building. Major building entrances that provide access to the primary use of the building shall be distinguished from the entrances used for secondary uses.*

### **Section 4.5.8.B.2 – Accessory Structure Size**

*Any accessory structure over 650 square feet of first floor area and all accessory structure ancillary to non-residential building types shall be reviewed by the Design Review Board, in accordance with the procedures in Section 14.*

### **Section 4.5.8.C.1 – Accessory Structure Location**

*A minimum of ten feet shall be maintained between the proposed accessory structure and the following: 1) The principal structure; and, 2), any other accessory structure(s).*

### **Section 4.7 – Renovation of Existing Structures**

*Changing or rebuilding less than 50 percent of any façade of a building requires only that façade to comply.*

### **Section 8.4.1.I Parking Lot Design Standards**

*Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way, sidewalks or strike against or damage any wall, vegetation, utility, or other structure.*



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Monday, October 30, 2017 | 4:53pm | C:\Users\jlschubert\local\temp\acPublish\149861256.dwg - G001\_Cover\_Sheet.dwg

# THE MCINTOSH LAW FIRM

CORPORATE HEADQUARTERS RENOVATION  
209 DELBURG STREET, DAVIDSON, NC 28036

NOT FOR CONSTRUCTION

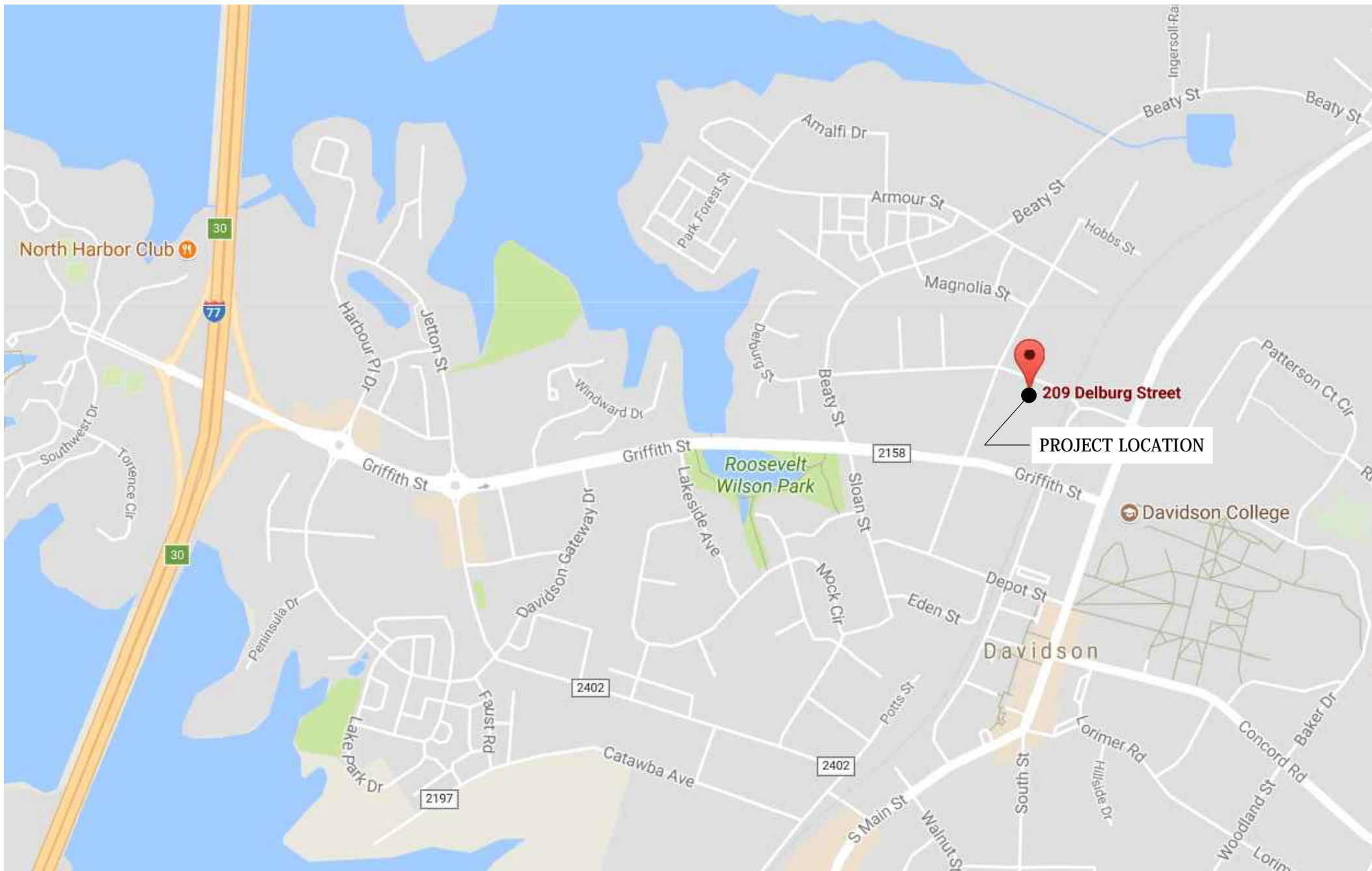
## ARCHITECT

INTEC GROUP, INC.  
214 W. TREMONT AVE.  
SUITE 301  
CHARLOTTE, NC 28203  
(704) 372-7910

## OWNER/AGENT

THE MCINTOSH LAW FIRM  
209 DELBURG ST., SUITE 203  
DAVIDSON, NC 28036

LOCATION MAP



EXISTING SITE - SCOPE OF WORK



DRAWING INDEX

PAGE	SHEET NAME
G001	COVER SHEET
A101	PICTURES & SITE PLAN
A102	PLANS AND ELEVATIONS

INTEC

INTEC Group, Inc.  
214 W. TREMONT AVENUE  
SUITE 301  
CHARLOTTE, NC 28203  
P: 704.372.7910  
www.intecgroup.net

PROJECT

THE MCINTOSH LAW FIRM  
CORP. HEADQUARTERS RENOVATION  
209 DELBURG STREET, DAVIDSON, NC  
CANOPY ADDITIONS

STAMP

DRAWING LOG

SHEET INFORMATION

DATE OF DRAWING: 10/30/2017  
DRAWN BY: JK  
JOB NUMBER: 1232.01

COVER SHEET

G001



Monday, October 30, 2017 | 4:50pm | C:\Users\black\AppData\Local\Temp\Acpublish\_14996\232-01\_A101\_Site.dwg | THIS DRAWING AND THE DESIGN SHOWN IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED, COPIED OR USED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2014, INTEC GROUP, INC.



FIG. 1: EXISTING BRICK COLUMN INTEGRATED WITH WHITE PLYWOOD AND GREEN-PAINTED METAL.



FIG. 2: EXISTING BUILT FORM CONTAINING METAL-PAN STAIRS AND SECOND-FLOOR PLATFORM.



FIG. 3: EXISTING GUARDRAIL MOTIF TO BE MAINTAINED IN NEW WORK.



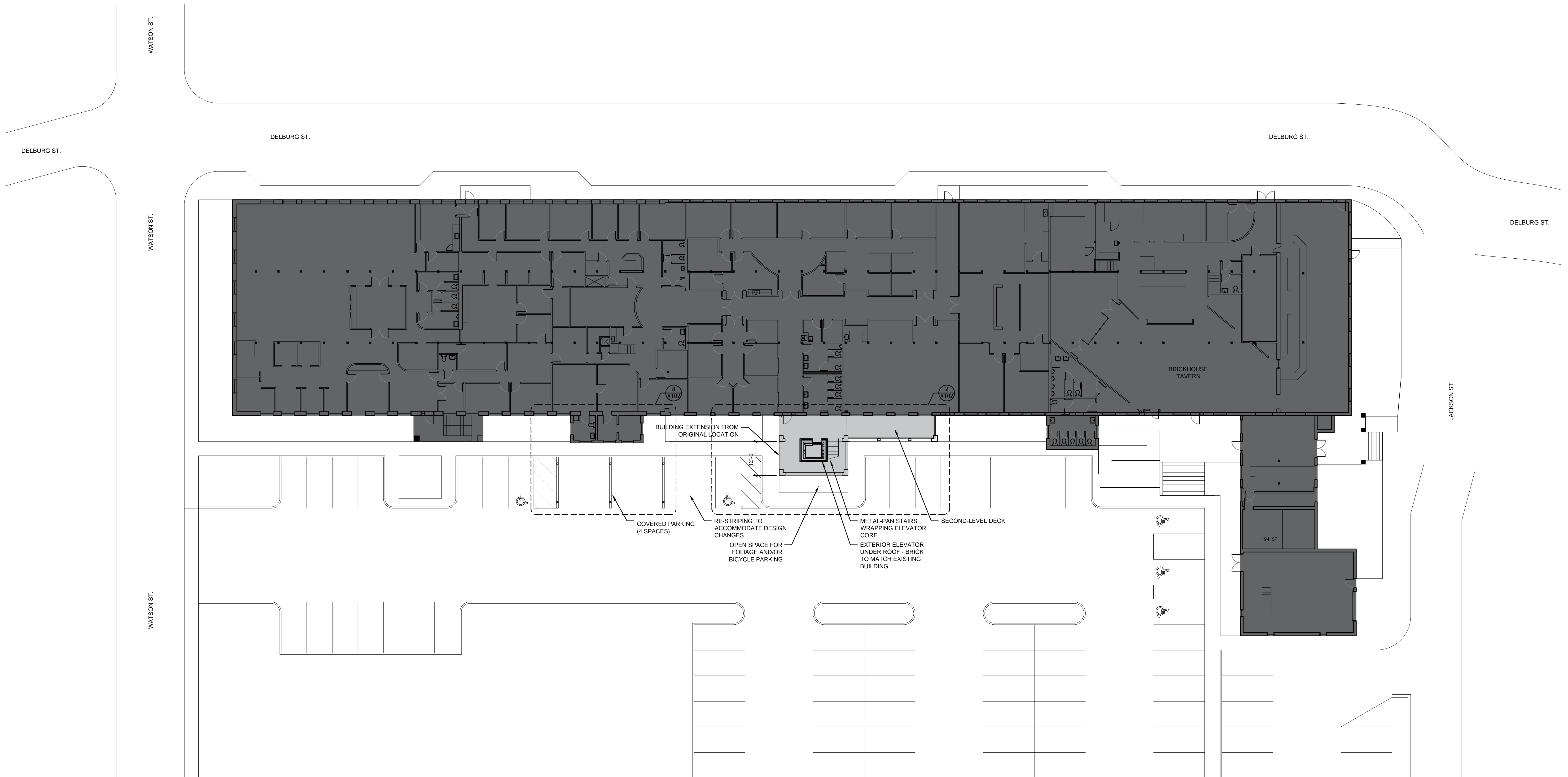
FIG. 4: EXISTING WOOD ROOF. NEW WORK TO REPLICATE ROOF STRUCTURE.



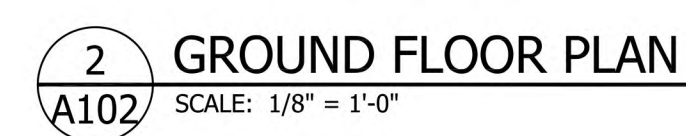
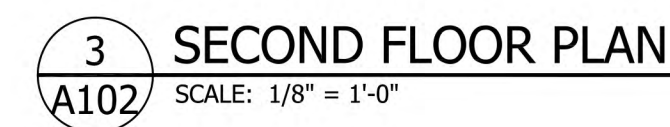
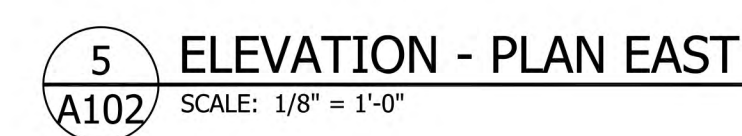
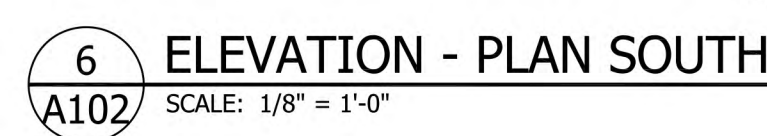
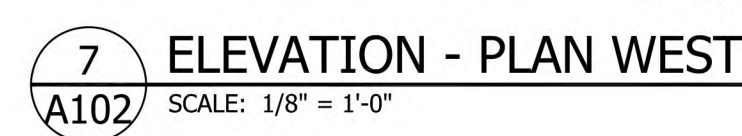
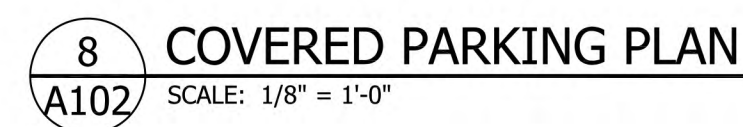
FIG. 5: EXISTING SIDEWALK IS VERY STEEP AND NARROW. NEW SIDEWALK WILL WIDEN THE WALK AND ALLOW THE SLOPE TO BECOME MORE SHALLOW.



FIG. 6: EXISTING ELEVATION AT THE POINT OF ELEVATOR ADDITION TO BE MAINTAINED.







INTEC Group, Inc.  
214 W. TREMONT AVENUE  
S U I T E 3 0 1  
CHARLOTTE, NC 28203  
P: 704.372.7910  
[www.intecgroup.net](http://www.intecgroup.net)

PROJECT

THE MCINTOSH LAW FIRM  
CORP. HEADQUARTERS RENOVATION  
209 DELBURG STREET, DAVIDSON, NC  
CANOPY ADDITIONS

STAMP

DRAWING LOG

**SHEET INFORMATION**

---

DATE OF DRAWING: 10/30/2017  
DRAWN BY: JK  
JOB NUMBER: 1232.01

PLANS AND ELEVATIONS

A102





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**Agenda Title:** Town Hall FYI

**Summary:**

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
<input type="checkbox"/> Application	11/7/2017	Exhibit
<input type="checkbox"/> Context	11/7/2017	Exhibit
<input type="checkbox"/> Compliance	11/7/2017	Exhibit
<input type="checkbox"/> Floor Plans, Elevations and Perspectives	11/7/2017	Exhibit
<input type="checkbox"/> Site Plans	11/7/2017	Exhibit



# Design Review

Town of Davidson New Town Hall

(Name of Project)

## Development Process

Date Completed	Outline of Steps & Checklist
<u>10/20/17</u>	<input checked="" type="checkbox"/> 1. Initial Meeting
<u>10/27/17</u>	<input checked="" type="checkbox"/> 2. Application and Fee
<u>                    </u>	<input type="checkbox"/> 3. Design Review Board Preliminary Review (Informational)
<u>                    </u>	<input type="checkbox"/> 4. Planning Director Site Schematic Design Review
<u>                    </u>	<input type="checkbox"/> 5. Design Review Board Approval
<u>                    </u>	<input type="checkbox"/> 6. Building Construction Documents
<u>                    </u>	<input type="checkbox"/> 7. Site and Landscape Construction Documents
<u>                    </u>	<input type="checkbox"/> 8. Architect's Letter of Verification (Construction Documents)
<u>                    </u>	<input type="checkbox"/> 9. Building Permit Approval
<u>                    </u>	<input type="checkbox"/> 10. CD Submittal with PDF of All Approved Documents <i>Required within 45 Days of Approval</i>
<u>                    </u>	<input type="checkbox"/> 11. Architect's Letter of Verification (Construction/As-Built)
<u>                    </u>	<input type="checkbox"/> 12. Certificate of Occupancy

*\* For further information see Davidson Planning Ordinance Sections 14.11 Individual Building - 14.12 Design Review. Note that the Town of Davidson encourages all paper submittals to be on 30% or greater recycled paper.*



# Design Review

Town of Davidson New Town Hall  
(Name of Project)

## Application Requirements

### Date Received

10/27/17

10/27/17

10/27/17

10/27/17

N/A

10/27/17

10/27/17

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

- ☒ Application Fee per Town of Davidson Fee Schedule
- ☒ Contact Information
- ☒ General Statement of Intent  
(Use, building type, approx. square footage, height, design features)
- ☒ Statement of Compliance with Section 2
- ☐ Master Plan or Conditional Planning Area  
(Including all documents, plans, maps, and conditions of approval)
- ☒ Environmental Inventory in accordance with Section 14.15.1  
(Including adjacent properties and buildings)
- ☒ General Description  
(Including a description and color photographs to existing / adjacent site)
- ☐ Site Schematic Design in accordance with Section 14.15.7
- ☐ Building Schematic Design in accordance with Section 14.15.3  
(Including rendered elevations of each façade per 14.15.3 C)
- ☐ Landscape Schematic Design in accordance with Section 14.15.5
- ☐ Building Perspective
- ☐ Building Materials/Colors  
(Roofing, siding, doors, windows, etc.)

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date



# Design Review

Town of Davidson New Town Hall

(Name of Project)

## Contact Information

### Applicant's Information

Name: Town of Davidson (Dawn Blobaum)

E-Mail: dblobaum@townofdavidson.org

Mailing Address: 216 S. Main St. /P.O. Box 579

Davidson, NC 28036

Business Phone: 704-892-7591 Mobile Phone: \_\_\_\_\_

### Property Owner's Information

*(If Different from Applicant)*

Name: \_\_\_\_\_

E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Business Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_

### Architect's Information

Name of Firm: Creech & Associates, PLLC

Architect's Name: Michael Supino, AIA

E-Mail: msupino@creech-design.com

Mailing Address: 1000 W. Morehead St. Suite 120

Charlotte, NC 28208

Business Phone: 704-376-6000 Mobile Phone: 704-615-4104



# Design Review

Town of Davidson New Town Hall  
(Name of Project)

## Project Description

Application Date: October 27, 2017

Project Location: 216 S. Main St. Davidson, NC 28036

Tax Parcel(s): 00325803

Planning Area: Village Center

Overlay District: LH-O, RF-O, VP-O

Master or Cond. Plan  
(Attach Conditions of Approval)

Gen. Statement of Intent: Design a new Town Hall building  
for the Town of Davidson.

### Project Details:

• Project Type: ☒ Individual Bldg. ☐ Master Plan ☐ Conditional Planning Area  
☐ Sign

• Building Type: ☐ Detached House ☐ Townhouse ☐ Attached House (Tri- or Quadplex)  
☒ Institutional ☐ Live/Work ☐ Multi-family (Apts., Condos, Flats)  
☐ Workplace ☐ Storefront ☐ Accessory Structure

• Use(s): Business

• Height & Stories: 56' @ 3 stories

• Square Footage: 22,350 SF

• Building Materials: Steel Frame, Brick veneer w/ Cast Stone

Architectural Features: Traditional Brick Details, Arcade,  
Massing reduction at upper levels, Seg.  
Arches

Existing Site Conditions: Existing parking and landscaped area

*See 14.12.2.D*





## General Description

Town of Davidson New Town Hall

DRB Application

The Town of Davidson New Town Hall will be built on the site of the existing parking lot in front of the current Town Hall. It will front Main Street and be located between the Sloan House and Mooney's Corner building. The Town of Davidson owns the New Town Hall site, as well as the Sloan House site adjacent to it and the existing Town Hall site behind it. Mooney's Corner is 4 stories and currently used as an insurance building. The existing Town Hall is 1 story fronting Main Street (2 fronting Jackson) and the Sloan House is a 2-story house currently used as an extension of the Town Hall. The site sits across from the 3-story Stowe's Corner building, which has a restaurant on the ground floor. Both Mooney's Corner and Stowe's Corner are built up at the right-of-way for Main Street. The Sloan House and existing Town Hall are pushed back further on their sites.



*Proposed Site showing existing parking lot and current Town Hall*





*Street View of Proposed Site looking down Main Street*



*Proposed Site showing existing parking lot and Mooney's Corner building*





*Sloan House with Proposed Site beyond*



*Street View of proposed site between the Sloan House and Mooney's Corner building*





*Stowe's Corner building, located across the street from the Proposed Site, looking towards the Proposed Site in the back.*

Planning Ordinance Statement of Compliance  
Town of Davidson New Town Hall  
DRB Application

The Town of Davison New Town Hall meets the town's planning ordinance. Below is a summary highlighting its compliance.

## Section 2: Planning Areas

- The proposed Davidson New Town Hall meets the requirements for the Village Center Planning Area. It includes places for gathering and events and holds space for public art. Its architecture goes along with the traditional brick architecture along the town's main street and is 3 stories.
- It is a permitted use with additional requirements. The additional requirements state the property cannot exceed 1 acre, of which this building is under.
- Its building type is institutional, which is an allowed use for the planning area.
- Its height of 3 stories is also permitted. It is placed at the front of the site, right at the right-of-way, meeting the setback requirements for the front of the site being a 0 lot line. The side setbacks of approximately 40' (towards the closest corner of Mooney's Corner) and 14' (towards the closest part of the Sloan House) exceed the side setback minimum requirement of 0 feet. There is no maximum side setback or any requirements for rear setback.
- There is no open space or density criteria.
- It is a part of the Village Parking Overlay District.
- It is a part of the Historic Overlay District.
- It is a part of the Retail Frontage Overlay District. This currently requires the building to provide retail in its front 35' on the ground floor. The front 45' of the New Town Hall are dedicated to community space and art gallery, minus the stairwell. While this is not strict retail space, it is still space that will encourage activity along the street and is space for the general public.<sup>1</sup>

## Section 4: Design Standards

- The building primarily fronts Main Street. The primary entry is right on this street. There is an additional public entrance on the side facing the proposed plaza. The parking areas for this building are located behind it, accessed from Jackson Street, minus a few street parking spots located along Main Street. The mechanical equipment will be located on the roof, screened by a brick wall. Urban open space will be provided by creating a plaza to the northeast side of the building reaching from the existing town hall to Main Street and over as far as Mooney's Corner. Landscaping will help buffer it from

<sup>1</sup> The Town of Davidson is working on changing this ordinance to allow a certain percentage of the ground floor to be used for community space in institutional buildings. This percentage will be exceeded.

the street. This space could also be used by the farmer's market and continue in niches provided along the back of the building.

- The large tree next to Mooney's Corner will be preserved in building the New Town Hall and will feature in the proposed plaza. Repetitive bays and building massing with step-backs are created to help minimize its scale along Main Street.
- The building is an allowable 3 stories and uses traditional brick details found in the traditional architecture along Main Street. The building has a recognizable stone base, thicker and opposed to the brick used on the body of the building. It also has a recognizable top with a brick parapet wall sitting atop a brick cornice. Repetitive bays and balconies help break up the massing of the building. The sides of the building are consistent with the front in materials and details, as they are visible from the street. The brick and stone masonry material will be complimentary to other brick buildings along Main Street. Windows are vertical and align between stories. The main entry is emphasized with a classical cast stone surround and recessed door.
- This being an institutional building, it has a sense of prominence on the site, both in terms of scale and detailing. There are 4 brick pilasters at the front of the building.
- This is not an existing industrial campus or renovation of an existing structure.

#### Section 8: Parking & Driveways

- To be submitted at a later date

#### Section 9: Tree Preservation, Landscaping, & Screening

- To be submitted at a later date

#### Section 10: Lighting

- To be submitted at a later date

#### Section 22: Local Historic District Guidelines

- To be submitted at a later date



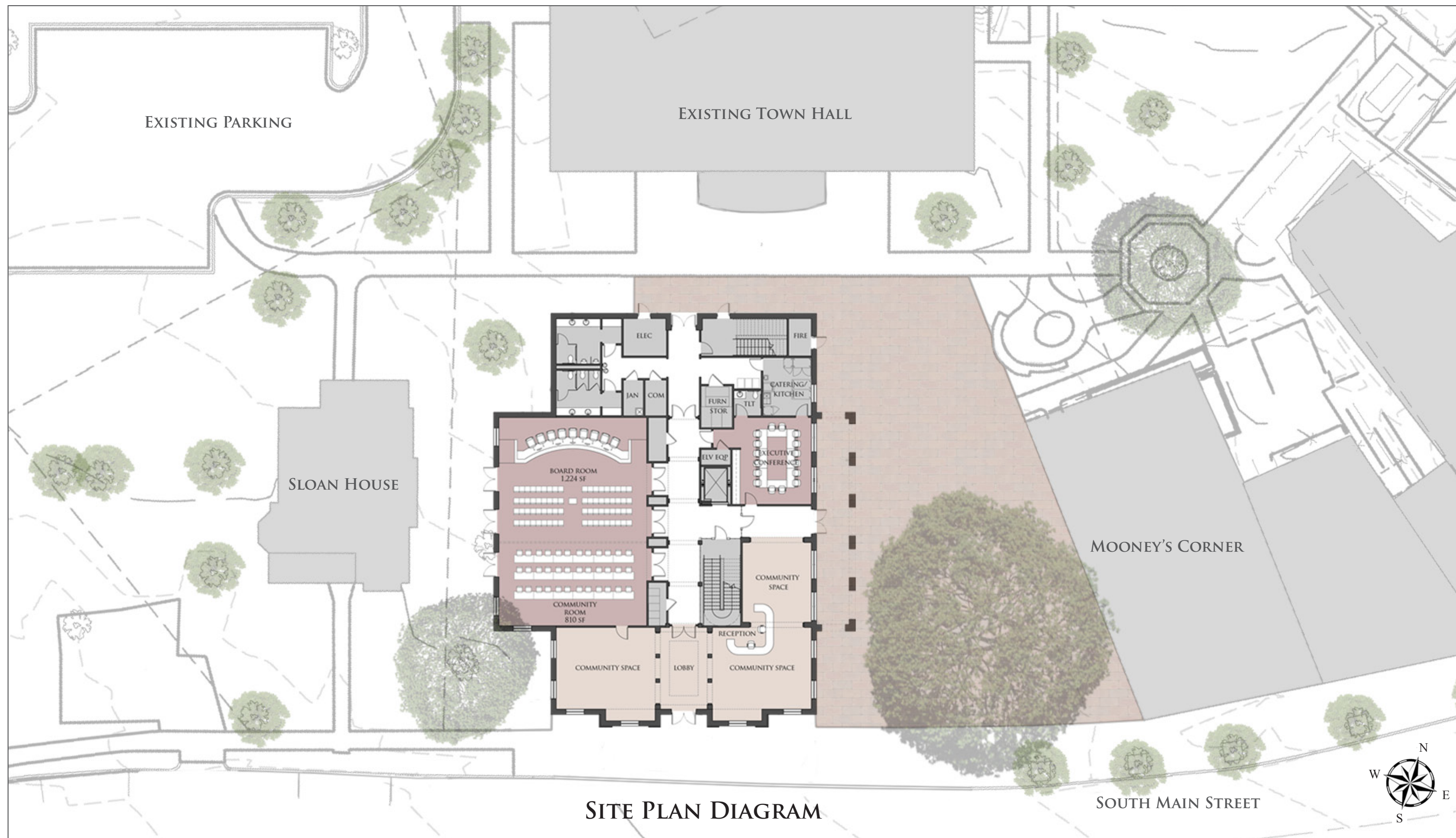


# DAVIDSON PUBLIC FACILITIES: NEW TOWN HALL DESIGN REVIEW BOARD SUBMITTAL

NOVEMBER 3, 2017

CREECH & ASSOCIATES

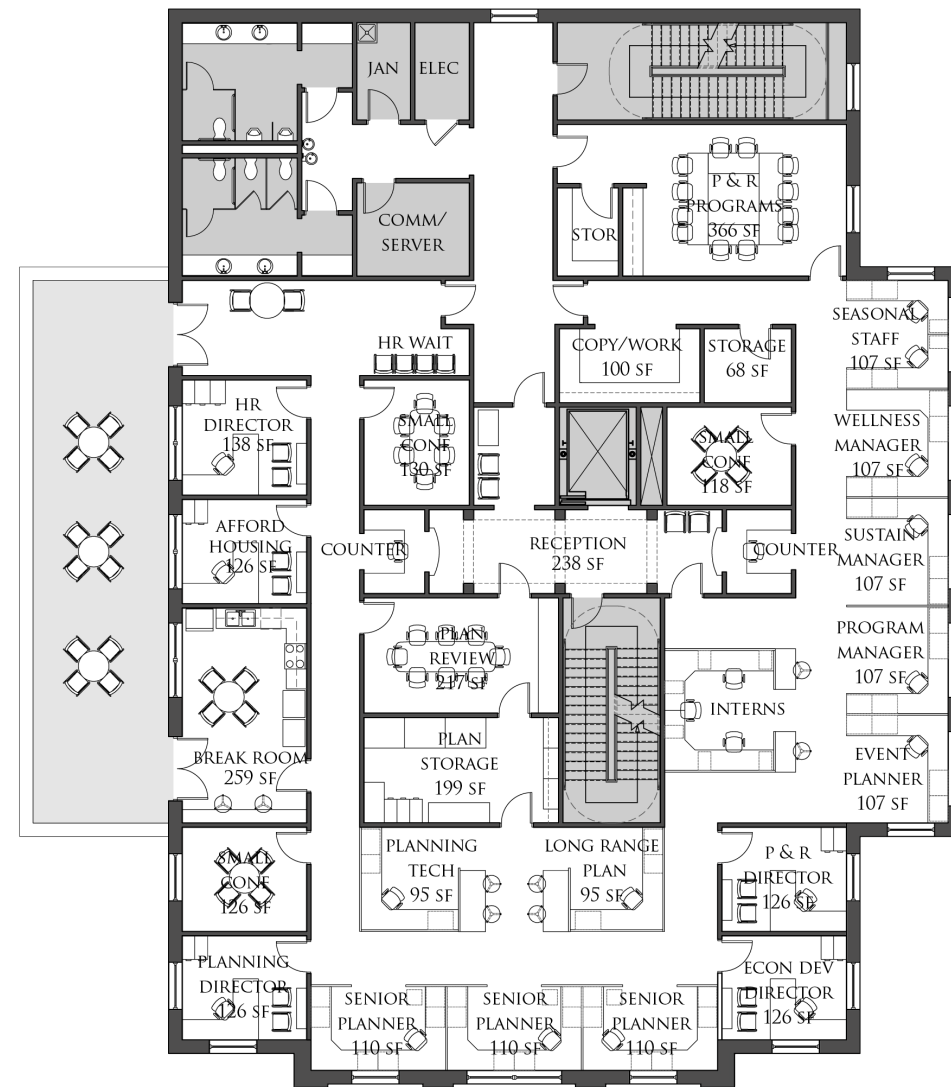




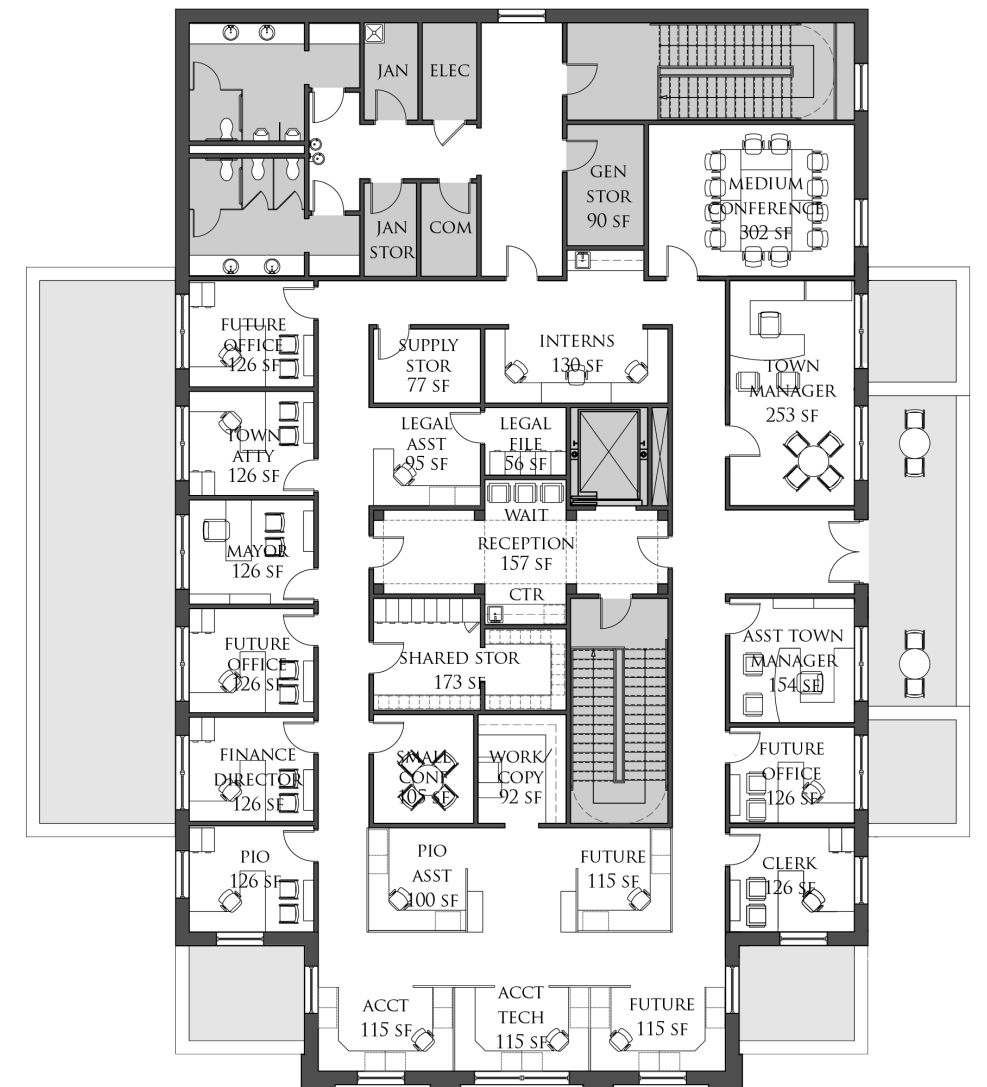




FIRST FLOOR

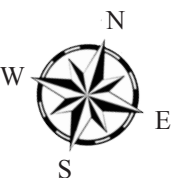


SECOND FLOOR



THIRD FLOOR

## FLOOR PLANS



# DAVIDSON PUBLIC FACILITIES: NEW TOWN HALL





















VIEW SOUTH FROM S. MAIN STREET INTO PLAZA





VIEW NORTH ALONG S. MAIN STREET





VIEW ALONG PEDESTRIAN PATHWAY





# DAVIDSON PUBLIC FACILITIES: NEW TOWN HALL SITE

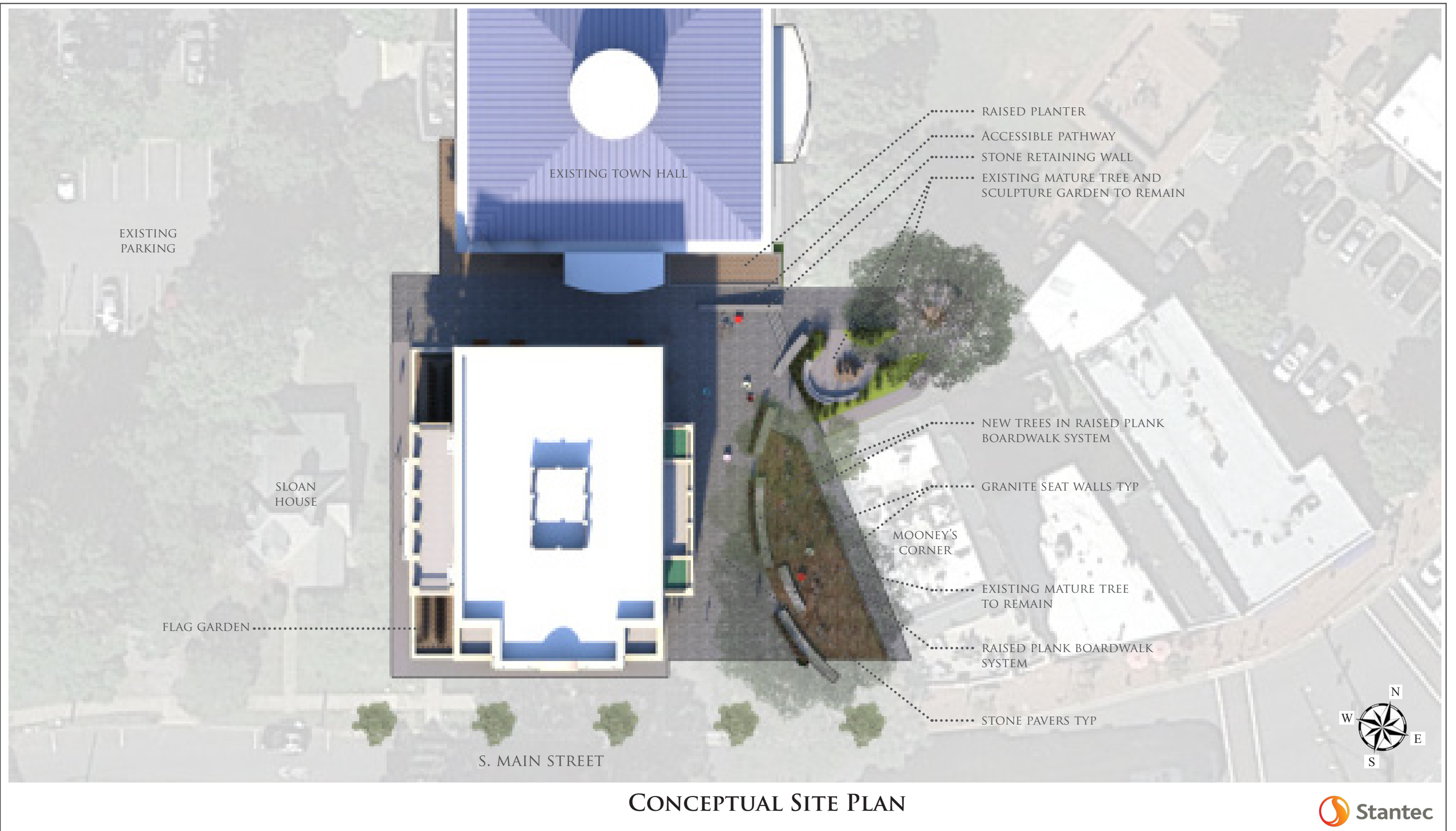
## DESIGN REVIEW BOARD SUBMITTAL

NOVEMBER 7, 2017

CREECH & ASSOCIATES











VIEW SOUTH FROM S. MAIN STREET INTO PLAZA







VIEW ALONG PEDESTRIAN PATHWAY

