



**TOWN OF DAVIDSON
DESIGN REVIEW BOARD
7:00PM: Board Room in Town Hall at 216 S Main St, Davidson, NC**

March 21, 2018

-
- I. CALL TO ORDER**
 - II. SILENT ROLL CALL**
 - III. CHANGES TO THE AGENDA**
 - IV. REVIEW/APPROVAL OF THE MINUTES**
 - (a) Minutes 2018 February 21
 - V. OLD BUSINESS**
 - (a) Sofas and Cheers
 - VI. NEW BUSINESS**
 - (a) Davidson College - Roof Replacement
 - (b) 303 Catawba - Accessory Structure
 - VII. OTHER ITEMS**
 - (a) Orientation
 - VIII. ADJOURN**



Agenda Title: Minutes 2018February21

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes	3/14/2018	Exhibit

Meeting Minutes

Design Review Board

Town of Davidson, NC
February 21, 2018

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: 7:02 p.m.

Silent Roll Call and Determination of Quorum:

Members Present signified by ☒:

☒ Bob Lauer, Chair
☒ John Burgess
☐ Mike Kessler

☐ Bruce Barteldt
☒ Tom Goodwin
☒ Bob Sipp

☒ Brian Bumann
☒ Lorraine Degree
☒ EB Dyer

Town Staff Present: Chad Hall (Senior Planner)

Changes to the Agenda: Cotton Mill (Old Business) shall be discussed before New Business.

Review/Approval of the Minutes

A motion was made (TG) to approve meeting minutes of January 31, 2018 as written. It was seconded (JB) and the motion was approved unanimously.

Consent Item:

1. ATM

Located at 103 North Main Street
Village Center Planning Area
Installed ATM
John Mang (Intec Group)

Old Business:

1. The Cotton Mill

Located at 209 Delburg Street
Village Edge Planning Area
Proposed multiple changes (elevator and deck; covered parking; awnings)
John Mang (Intec Group)

Chad Hall gave an update of the project, pointing out changes since the original FYI in October 2017. The project is concentrated on three areas:

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

The board discussed the first two items, but did not debate the awning.

After discussion, a motion was made (BBumann) to approve the elevations with conditions.

Conditions for the elevator addition with deck:

- Corner columns to match width of center columns; and
- Brick should match existing brick as close as possible; and
- The sign is not approved and will have to be reviewed by staff.

Conditions for the covered parking area:

- Brackets are approved.

It was seconded (EBD) and approved unanimously. The awning on Delburg Street is was approved as part of this decision.

New Business:

1. Sofas and Cheers

Located at 216 Eden Street

Village Commerce Planning Area

Proposed paint scheme

Larry Hendricks (Sofas and Cheers) – Not Present

Chad Hall introduced the paint scheme for the pilasters and other façade elements. Per the provided drawings, staff noted a couple of questions related to a white horizontal bar and about the overall limits of the painting.

Without the applicant in attendance, the project was continued until March 21, 2018.

2. CVS Signs

Located at 127 South Main Street

Proposed signs (multiple)

Represented by Sherri Hartsell (Advantage Permits)

Before reviewing this case, Chad Hall updated the HPC to tell them that all proposed signs are now complaint with the DPO.

Signs requested include two walls signs, two window signs (window box), two hours-of-operation signs, and a door sign.

Staff informed the HPC that the applicant had agreed to the “Minute Clinic” window box signs to remain non-illuminated. Staff asked for this condition to be added to the approval for additional enforcement strength if it ever becomes internally illuminated.

After discussion, a motion was made (JB) to approve the elevations with the non-internally illuminated condition for the window box signs. It was seconded (EBD) and approved unanimously.

Other Items: Town Board requests an HPC/DRB update at their Tuesday, February 27 meeting at 6:00PM.

Adjourn: A motion was made to adjourn (TG), seconded (BS), and approved unanimously. The meeting was adjourned at 7:43 pm.

Approval of Minutes:

Date: _____ By: _____

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



Agenda Title: Sofas and Cheers

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	3/14/2018	Exhibit
❑ Colors	3/14/2018	Exhibit
❑ Staff Analysis	3/14/2018	Exhibit



Design Review

Sofas & Cheers

(Name of Project)

Contact Information

Applicant's Information

Name:

Same as property owner

E-Mail:

Mailing Address:

Business Phone:

Mobile Phone:

Property Owner's Information

(If Different from Applicant)

Name:

Sofas & Cheers

E-Mail:

Hendricks19k@gmail.com

Mailing Address:

216 Edgewood Street

Davidson, N.C. 28036

Business Phone:

Mobile Phone:

828-612-0284

Architect's Information

Name of Firm:

NA

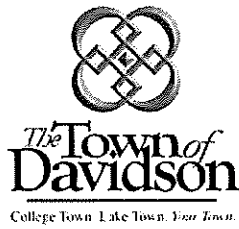
Architect's Name:

E-Mail:

Mailing Address:

Business Phone:

Mobile Phone:



Design Review

Sofas and Cheers
(Name of Project)

Project Description

Application Date: 11/10/17

Project Location: 216 Eden Street

Tax Parcel(s): 00325301

Planning Area: Village Commerce

Overlay District: n

Master or Cond. Plan
(Attach Conditions of Approval) NA

Gen. Statement of Intent: paint outside columns per sketch

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): _____
- Height & Stories: 1 story
- Square Footage: _____
- Building Materials: _____

Architectural Features:

Existing Site Conditions:

See 14.12.2.D

Gary Hendricks

Sofas+ Cheers

USA
made

216 Eden Street | Davidson, NC 28036
(Metrolina Warehouse)

MONDAY - SATURDAY 10AM - 5PM

109 Williamson Rd | Mooresville, NC 28117
(Suite K)

MONDAY - SATURDAY 10AM - 6PM

Larry Hendricks
828.612.0284
sofascheers.com

autumn cover

2170-30

tropical orange

2170-20

fireball orange

2170-10

BENJAMIN MOORE® 2170
COLOR PREVIEW®

2124-30

2124-20

2124-10

door orange

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
March 21, 2018

Project: Sofas and Cheers – Paint exterior
Location: 216 Eden Street
Applicant: Larry Hendricks
Designer: Larry Hendricks
Planning Area: Village Commerce

The applicant proposes to paint a portion of the exterior of the Linden Mill, fronting Eden Street to the east, which is also the façade facing Jackson Street. At an approximate midpoint of the building frontage, there is a portion with a taller parapet. Centered under this parapet is a garage door, flanked by pilasters. Pilasters also bookend the taller parapet. This is the section proposed for painting, featuring a darker “Trout Gray” proposed for the outside pilasters and along the parapet above. Tropical Orange is proposed for the inside pilasters and for the door.

The drawings seems to suggest the darker gray continuing along the parapet; the Design Review Board should ask for clarification on the proposed painting limits. Additionally, the sketch seems to illustrate white paint as a horizontal accent color; it should be clarified if this is intended. No color is listed for the garage door (currently a gray that matches the mill building). No signage is proposed as part of this submittal.

DAVIDSON PLANNING ORDINANCE:

Section 4.4.1.E.3&4a – General Building Design Standards - Materials

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 4.4.1.F.4 – General Building Design Standards – Architectural Details

Fenestration shall be architecturally related to the style, materials, colors, and details of the building.

Section 4.4.1.F.6 – General Building Design Standards – Architectural Details

The main entry to a building should be emphasized at the street level. Appropriate methods include, but are not limited to:

- a. Recessing the door within a larger cased opening.*
- b. Flanking the door with columns, decorative fixtures or other details.*
- c. An awning or canopy, providing a sheltered transition to the interior*

Section 4.5.6.D – Specific Building Type Requirements – Storefront Building

Buildings elements shall have a dominant vertical proportion.

Section 4.5.6.G – Specific Building Type Requirements – Storefront Building

Major building entrances that provide access to the primary use of the building or a central lobby shall be distinguished from the entrances used for secondary uses.

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20180321_DRB Agenda\Sofas and Cheers\20180117_Sofas and Cheers_Staff Analysis.doc



Agenda Title: Davidson College - Roof Replacement

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	3/14/2018	Exhibit
❑ Compliance Letter	3/14/2018	Exhibit
❑ Staff Analysis	3/14/2018	Exhibit



Certificate of Appropriateness

Davidson College Watson Life Science Roof
(Name of Project)

Application Requirements

Date Received



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.

Donald A. Shier

Applicant's Signature

3/5/2018

Date



Certificate of Appropriateness

DAVIDSON COLLEGE WATSON LIFE SCIENCE ROOF
(Name of Project)

Contact Information

Applicant's Information

Name:

RONNIE SHIRLEY - DAVIDSON COLLEGE

E-Mail:

ROSHIRLEY@DAVIDSON.EDU

Mailing Address:

Box 7166

DAVIDSON, N.C. 28035-7166

Business Phone:

704-894-2015

Mobile Phone:

704-507-4835

Property Owner's Information

(If Different from Applicant)

Name:

SAME

E-Mail:

Mailing Address:

Business Phone:

Mobile Phone:

Architect's Information

Name of Firm:

Architect's Name:

E-Mail:

Mailing Address:

Business Phone:

Mobile Phone:



Certificate of Appropriateness

DAVIDSON COLLEGE - WATSON LIFE SCIENCE ROOF
(Name of Project)

Project Description

Application Date:

3/1/2018

Project Location:

225 Concord Rd. Davidson
(Indicate street frontage, nearest intersection, and address, if assigned)

Tax Parcel(s):

316201A

Planning Area:

Master or Conditional Plan:

(Include any conditions of approval)

General Statement of Intent:

TO REPLACE DETERIORATING SLATE
ROOF WITH A BAKED ON ENAMEL STANDING
SEAM ROOF

Project Details:

Project Type:

☐

new structure

☐

addition

☒

exterior alteration

☐

sign

☐

vendor cart

☐

demolition

Building Type:

BRICK

Building Materials:

METAL STANDING SEAM

Colors:

GRAY

Architectural Features:

Existing Site Conditions:

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



CERTIFICATE OF APPROPRIATENESS

The Design Review Board hereby certifies that the application

RONNIE SHIRLEY - DAVIDSON COLLEGE
Name of Applicant

DAVIDSON COLLEGE - WATSON LIFE SCIENCE ROOF
Name of Project

225 CONCORD RD. DAVIDSON, N.C. 28035-7166
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

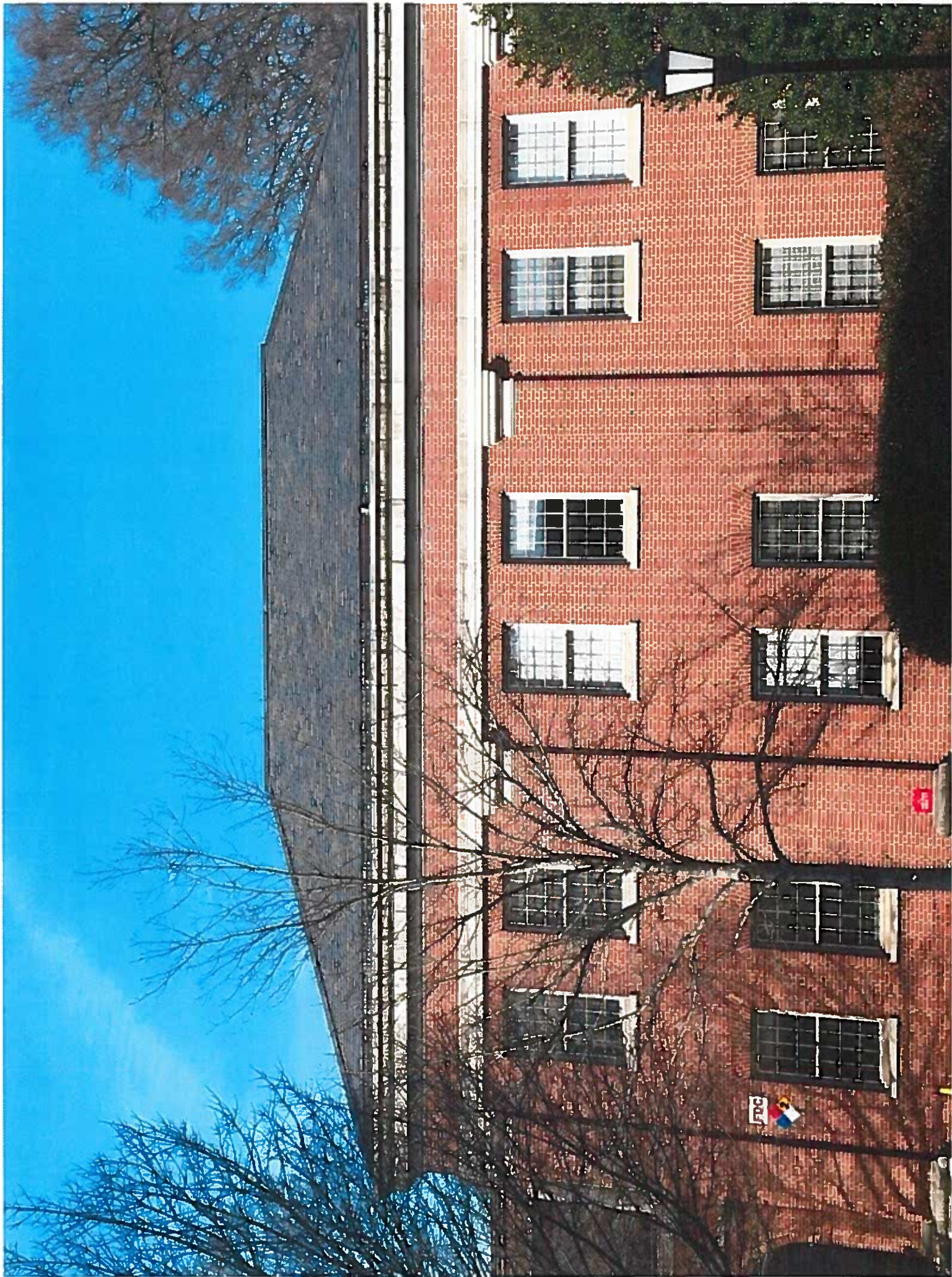
The following conditions are attached to this approval:

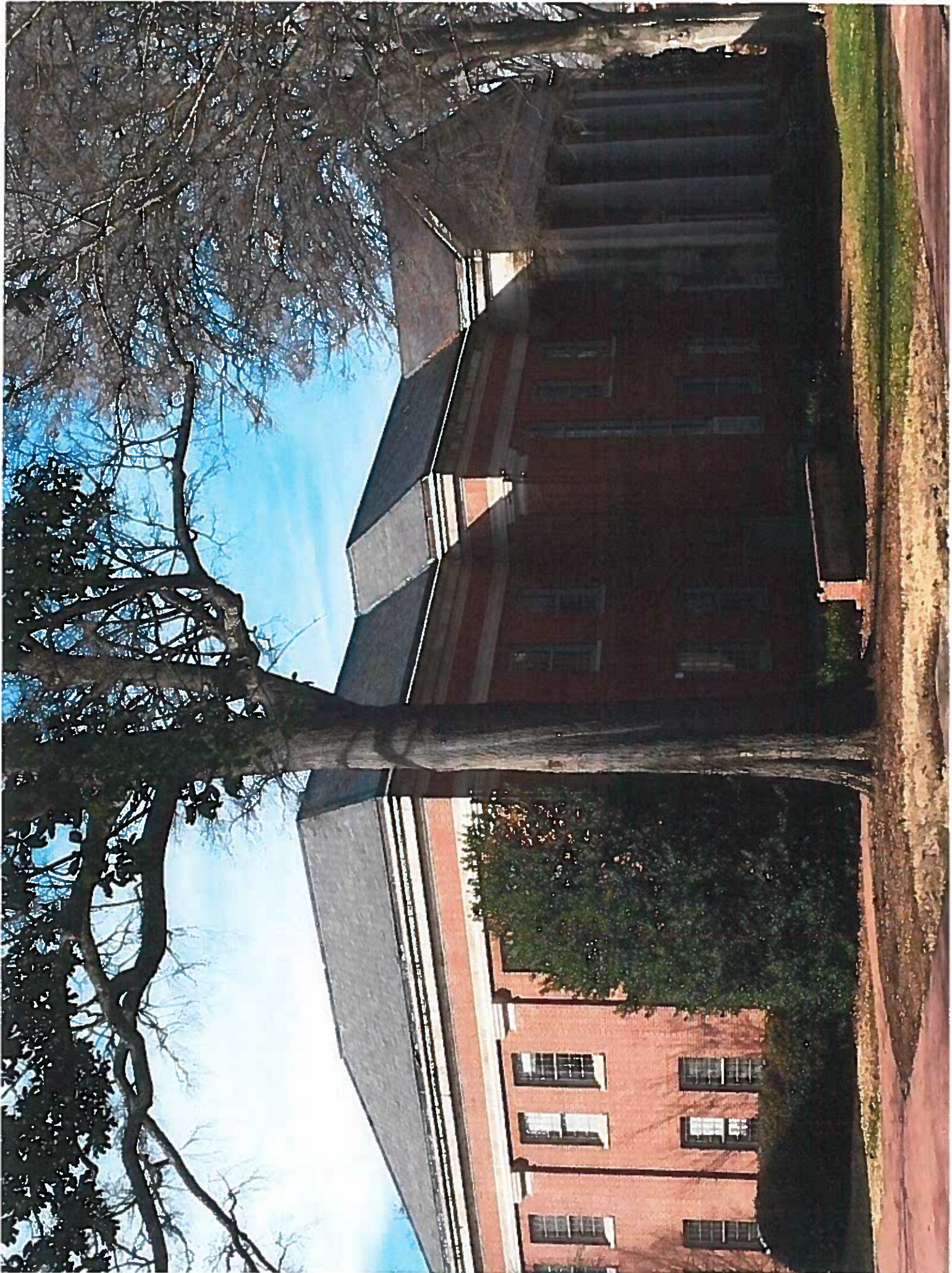
This certificate is not a permit. This certificate does not relieve any party of the responsibility of filing for and obtaining all required permits or of following all other applicable codes, ordinances, and regulations. This certificate does not negate any protective covenants or deed restrictions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

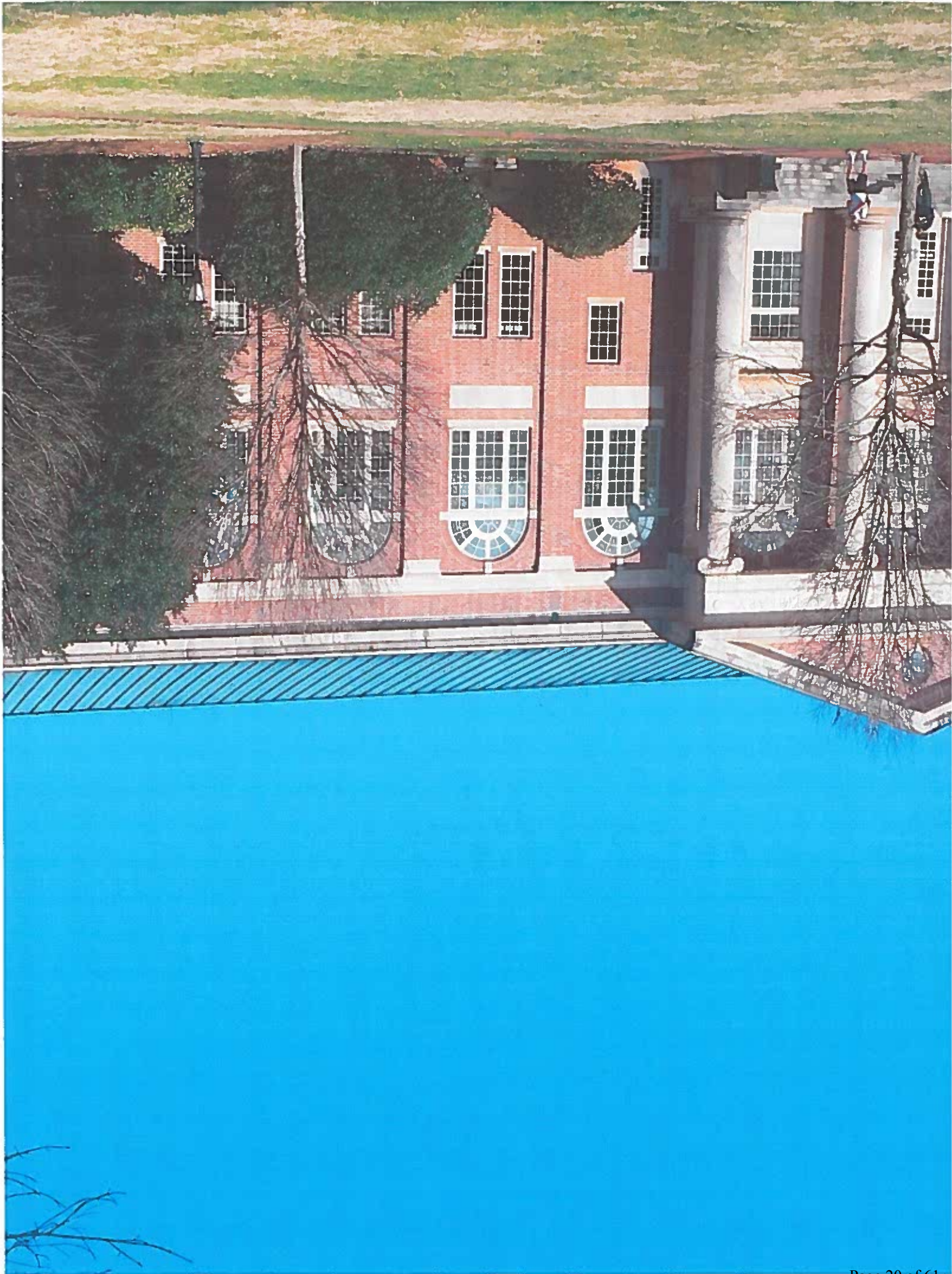
Chair, Historic Preservation Commission

Date













March 5, 2018

*The Town of Davidson (DRB)
Box 579
Davidson, NC 28036
Statement of Compliance*

Dear Chad,

Davidson College is applying to The Town of Davidson DRB for approval to replace the roof of our Davidson College Watson Life Science Building. This building is located within the campus at 225 Concord Road. This building was built in 1998 as an addition on Dana Science Building, built in 1959. It is a two story brick structure with a slate roof that is deteriorating pretty rapidly and poses a danger to people around the building due to falling slate. It is our intent to replace the roof with a metal standing seam roof much like numerous other building on campus. Thanks for the consideration on this. Please call me with any questions or concerns about this project.

Best Regards,

A handwritten signature in blue ink, appearing to read "Ronnie Shirley".

Ronnie Shirley
Project Manager
Davidson College
704-894-2015 Office

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
March 21, 2018

Project: Davidson College – Watson Life Science Building: Replace roof
Location: 225 Concord Road
Applicant: Davidson College
Designer: n/a
Planning Area: College Campus (Local Historic District)

The applicant proposes the replacement of the existing slate roof on the Watson Life Science Building with a standing metal seam roof. Per the application, the slate is listed as deteriorating and staff has been informed that falling slate from this building has become a safety issue. The applicant wishes to replace the slate with a baked on enamel standing metal seam roof in the color of gray.

The building is located within the College Campus Planning Area and is also located within the Local Historic District. In this area of campus, there are a mixture of different roof materials, including slate and standing metal seam.

DAVIDSON PLANNING ORDINANCE:

Section 4.4.1.E.4a&b – General Building Design Standards - Materials

- a) *Building materials and colors shall be complimentary to the material already being used.*
- b) *If dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that the building relates to the rest of the neighborhood.*

Section 4.4.1.E.6 – General Building Design Standards - Materials

Where any sloped roofs and structural canopies are used, they shall be covered with:

- a) Asphalt shingles b) Clay tile c) Slate d) Concrete tile e) Ribbed metal f) wood shake/shingle*

Local Historic District Design Guidelines: Roofs (pages 10-11)

1. *Retain and preserve roofs that contribute to the overall historic character and form of a building including the roof shape, pitch, line, overhang, and any functional or decorative features.*
2. *Retain and preserve roof cladding materials which contribute to the overall historic character of a building.*
4. *Replace in kind any portion of a roof that is damaged or deteriorated beyond repair. Match distinctive historic roofing materials in design, material, dimension, pattern, texture, color, and detail. Limit replacement to the damaged area if feasible. Consider installing substitute roof materials for slate, tile, or metal standing seam roofs only if it is not technically feasible to replace the damaged roof materials in kind.*

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20180321_DRB
Agenda\Dav College\20180321_Dav Coll Bldg_Roof replacement-Staff Analysis.doc



Agenda Title: 303 Catawba - Accessory Structure

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❑ Application	3/14/2018	Exhibit
❑ Existing Conditions	3/14/2018	Exhibit
❑ Plans and Elevations	3/14/2018	Exhibit
❑ Light example	3/14/2018	Exhibit



Design Review

303 CATANBA AVE. DETACHED GARAGE

(Name of Project)

Application Requirements

Date Received

- ☒ 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

3/5/18
Date



Design Review

303 CATANBA AVE DETACHED GARAGE

(Name of Project)

Contact Information

Applicant's Information

Name:

TIMOTHY PRATT

E-Mail:

timpratt@copperbuilders.com

Mailing Address:

15819 HECKSCHER DR

HUNTERSVILLE, NC 28078

Business Phone:

N/A

Mobile Phone:

704-604-7452

Property Owner's Information

(If Different from Applicant)

Name:

E-Mail:

Mailing Address:

Business Phone:

Mobile Phone:

Architect's Information

Name of Firm:

ALB

Architect's Name:

ANGIE LAUER

E-Mail:

lauer.alb@icloud.com

Mailing Address:

1200 E MOREHEAD STREET SUITE 240

CHARLOTTE, NC 28204

Business Phone:

704 503 9595

Mobile Phone:

704 506 6540



Design Review

303 CATAWBA AVENUE DETACHED GARAGE
(Name of Project)

Project Description

Application Date:

MARCH 5, 2018

Project Location:

303 CATAWBA AVE.

Tax Parcel(s):

00320520

Planning Area:

VILLAGE INFILL

Overlay District:

ORANGE

Master or Cond. Plan

(Attach Conditions of Approval)

Gen. Statement of Intent:

CONSTRUCTION OF DETACHED GARAGE
ABOVE 650 sq/ft BUT BELOW 900 sq/ft

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):

GARAGE, ROOM OVER GARAGE

• Height & Stories:

APPROX 23'11" (2 STORIES)

• Square Footage:

GARAGE FOOTPRINT-895 sq/ft

• Building Materials:

CEMENT BOARD HORIZONTAL AND VERTICAL, ASPHALT SHINGLES, METAL

Architectural

Features:

DORMERS w/ METAL ROOF AND CARRIAGE GARAGE DOORS

Existing Site

Conditions:

See 14.12.2.D



Design Review

303 CATAWBA AVE DETACHED GARAGE

(Name of Project)

Statement of Compliance

For each category below that is applicable to the project submit a detailed analysis describing how the project does or does not comply with the Davidson Planning Ordinance and the specific regulations of each applicable section.



Planning Ordinance

<http://www.townofdavidson.org/1006/Planning-Ordinance>

(Includes all relevant criteria such as Planning Area, Permitted Uses & Building Types)



Section 2 Planning Areas



Permitted Use/Add'l Req.



Not Permitted



Permitted Building Type



Not Permitted



Meets Setback Criteria



Does Not Meet

N/A



Meets Open Space Criteria



Does Not Meet

N/A



Meets Density Criteria



Does Not Meet



Section 4 Design Standards



General Site Design Criteria (4.3)



General Building Design Criteria (4.4)



Specific Building Type Criteria (4.5)

N/A



Existing Industrial Campuses Criteria (4.6)

N/A



Renovation of Existing Structures Criteria (4.7)



Section 8 Parking & Driveways

N/A



Section 9 Tree Preservation, Landscaping & Screening

N/A



Section 10 Lighting

N/A



Section 22 Local Historic District Guidelines



Existing conditions along south side of Catawba Ave (looking east); white house is 303 Catawba (subject property)



Garages at 317 and 315 Catawba Ave



317 Catawba Ave



309 Catawba Ave



315 and 317 Catawba Ave (looking west)

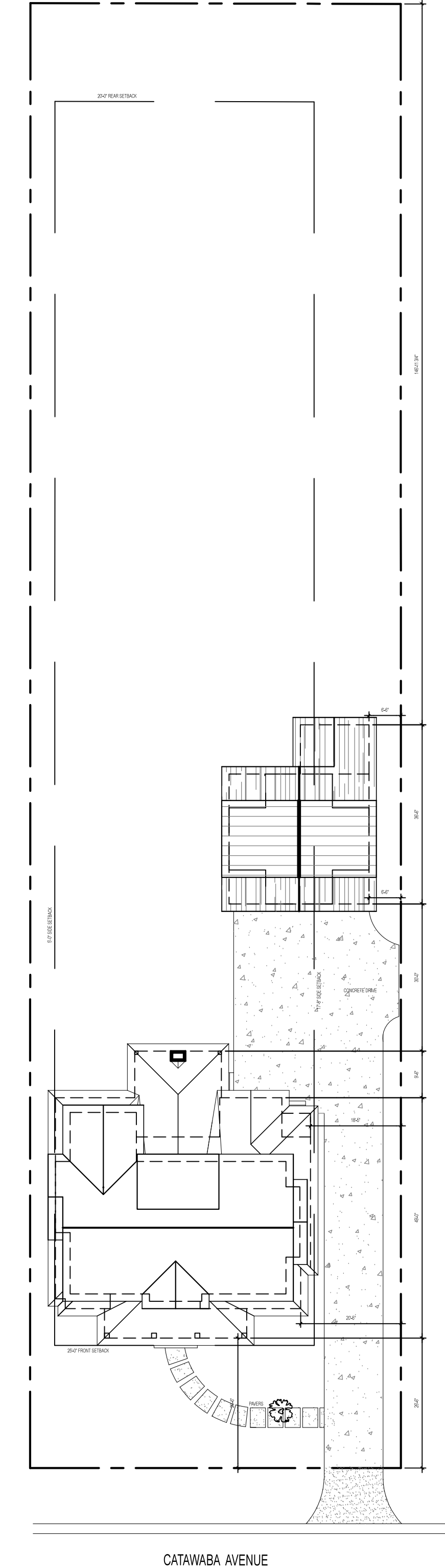


309, 315 and 317 Catawba Ave (looking west)

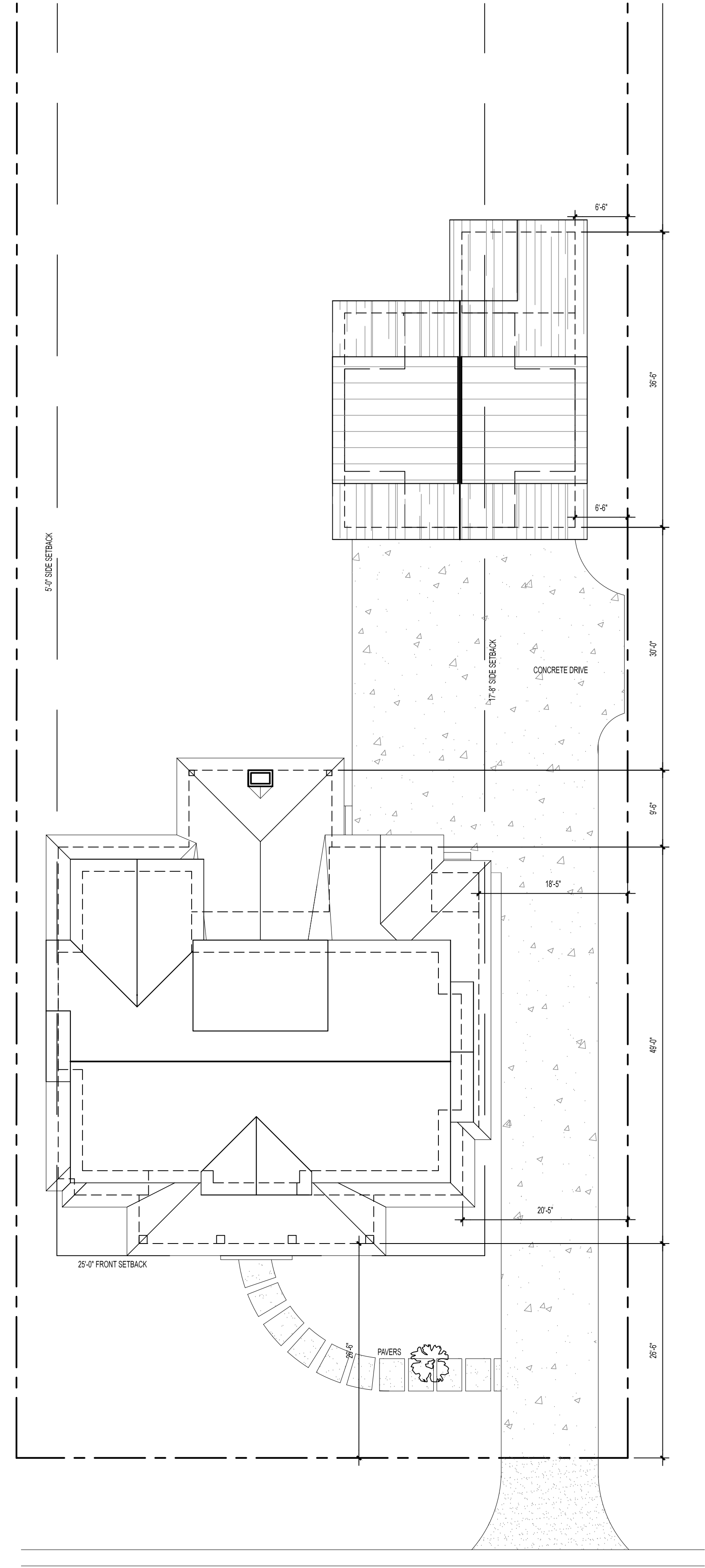
GARAGE CALCULATIONS-

GARAGE FOOTPRINT= 895 SQ.FT

PROPOSED HEATED AREA = 580 SQ.FT
PROPOSED UNHEATED AREA = 864 SQ.FT
TOTAL UNDER ROOF AREA = 1444 SQ.FT



2 PROPOSED SITE PLAN
1" = 20'-0"



1 PROPOSED PARTIAL SITE PLAN
1" = 10'-0"

- GENERAL NOTES:
- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
 - ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
 - FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
 - ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
 - FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
 - FIRE BLOCK @ FLOOR & CEILING PER CODE.
 - ALL DIMENSIONS ARE TO FACE OF STUD & BRICK AT FOUNDATION.
 - STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
 - INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{1}{8}"$.
 - ALL RISERS TO BE SOLID.
 - ALL CASED OPENINGS TO MATCH DOOR MFG. - CONTRACTOR TO COORDINATE.
 - RAILS TO BE 36" IN HEIGHT
 - ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
 - NO RAIL REQUIRED IF GRADE TO STOOPS & PORCHES IS LESS THAN 29" IN HEIGHT.
 - USE DOUBLE FELT FOR ALL PITCHES OF 4:12 OR LESS.
 - ALL EAVES TO BE 1'-8" U.N.O.
 - ALL FASCIAS TO BE 8".
 - CONTRACTOR TO COORDINATE GUTTER & DOWNSPOUT LOCATIONS.
 - CONTINUOUS EAVE VENT U.N.O.

- STAIRS, RAILING & GUARD NOTES:
- R311.7.1 WIDTH - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
 - EXCEPTION DOES NOT APPLY TO THIS PROJECT.
 - R311.7.4.1 RISER HEIGHT - THE MAXIMUM RISER HEIGHT SHALL BE 8 $\frac{1}{4}$ INCHES.
 - ALB SPECIFIES MAXIMUM RISER HEIGHT SHALL BE 8 INCHES FOR THIS PROJECT.
 - R311.7.4.2 TREAD DEPTH - THE MINIMUM TREAD DEPTH SHALL BE 9 INCHES.
 - R311.7.7 HANDRAILS - HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT OF STAIRS WITH FOUR OF MORE RISERS.
 - R311.7.7.1 HANDRAIL HEIGHT - HANDRAIL HEIGHT SHALL NOT BE LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES IN HEIGHT.
 - R312.2 GUARD HEIGHT - GUARDS SHALL NOT BE LESS THAN 36 INCHS
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - GUARD HEIGHT SHALL NOT BE LESS HAN 34 INCHES IF ON THE OPEN SIDE OF STAIR & SERVES AS THE RAILING.
 - R312.3 OPENING LIMITATIONS - REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 - EXCEPTIONS 1 & 2 APPLY TO PROJECT - OPEN SIDE OF STAIR SHALL NOT ALLOW PASSAGE OF A 6 INCH SPHERE IN DIAMETER AT THE TRIANGULAR OPENINGS (BETWEEN BOTTOM RAIL, TREAD AND RISER). GUARDS SHALL NOT ALLOW PASSAGE OF A 4 $\frac{3}{8}$ DIAMETER SPHERE ON OPEN SIDE OF STAIR.

NOTE:

- REUSE OR MODIFICATION OF THESE CONSTRUCTION DOCUMENTS BY THE CLIENT, WITHOUT THE ARCHITECTS PERMISSION, SHALL BE AT THE CLIENT'S SOLE RISK, AND THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FOR ALL CLAIMS, DAMAGES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF SUCH REUSE BY CLIENT OR BY OTHERS ACTING THROUGH CLIENT.
- THESE DRAWINGS ARE NOT TO BE SCALED FOR ANY REASON, ALL DIMENSIONS TO BE FIELD VERIFIED. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM ARCHITECT.

NOTE:

CONCRETE: [Pattern]

GRAVEL: [Pattern]

RETAINING WALL: [Pattern]

PAVER SYSTEM: [Pattern]

KEY:

WALL TO BE REMOVED: [Pattern]

ITEM TO BE REMOVED: [Symbol]

LEGEND:

BOUNDARY LINE: [Symbol]

OVERHEAD UTILITIES: [Symbol]

FENCE (TYPE NOTED): [Symbol]

UTILITY POLE: [Symbol]

R/W: RIGHT OF WAY

E/P: EDGE OF PAVEMENT

CL: CENTERLINE

NORTH

ALB
architecture

ALB Architecture
1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
Phone: 704.503.9595

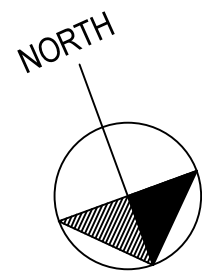
E-mail:
brooks.alb@icloud.com
lauer.alb@icloud.com

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Designed Exclusively For the:
PRATT RESIDENCE
303 Catawba Avenue, Davidson, NC 28036

PROJECT #: 18001
ISSUED: 01 MARCH 2018
REVISIONS:

PROPOSED SITE PLAN
A-1.0
OF: FOURTEEN



- GENERAL NOTES:**
- ALL PROPERTY LINES TO BE VERIFIED BY SURVEYOR.
 - ALL BUILDING LOCATIONS TO BE VERIFIED BY SURVEYOR.
 - FINISH GRADE TO BE COORDINATED BY CONTRACTOR.
 - ALL FINISH FLOOR HEIGHTS TO BE VERIFIED AT SITE & PRIOR TO CONSTRUCTION.
 - FACE OF PLYWOOD SHEATHING TO ALIGN WITH FACE OF CONCRETE WALL & SLAB.
 - FIRE BLOCK @ FLOOR & CEILING PER CODE.**
 - ALL DIMENSIONS ARE TO FACE OF STUD & BRICK AT FOUNDATION.
 - STAIR RISE & TREAD DEPTH TO BE VERIFIED ON SITE BY STAIR COMPANY PRIOR TO PRODUCTION.
 - INTERIOR & EXTERIOR STAIR NOSING SHALL CONFORM TO R311.7.4 PROFILE** - CURVATURE OF THE NOSING SHALL BE NO GREATER THAN $\frac{3}{8}"$.
 - ALL RISERS TO BE SOLID.
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 - ALL EXTERIOR COLUMNS TO BE SQUARE COLUMNS - SEE DRAWINGS FOR ALL SIZES & HEIGHTS.
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- R311.7.1 WIDTH** - STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT. - SEE PLANS FOR CLEAR WIDTH.
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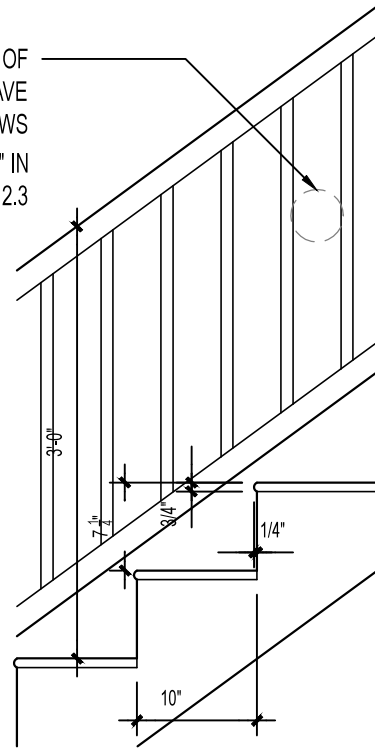
GARAGE FIRST FLOOR DOOR SCHEDULE		
NUM.	OPENING	LOCATION
101	9'-0" X 8'-0"	GARAGE DOOR
102	9'-0" X 8'-0"	GARAGE DOOR
103	2'-8" X 6'-8"	GARAGE ENTRY
104	2'-8" X 6'-8"	STAIR ENTRY
105	7'-0" X 7'-0"	STORAGE ROLL-UP DOOR

- NOTE:**
- MATCH TRIM DETAILS WITH METAL DRIP CAP (WITH FLASHING) & BACK BAND TRIM AT EXTERIOR DOORS.
 - SEE ELEVATIONS FOR MUNTIN PATTERN.
 - PRIOR TO ORDERING WINDOWS, SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

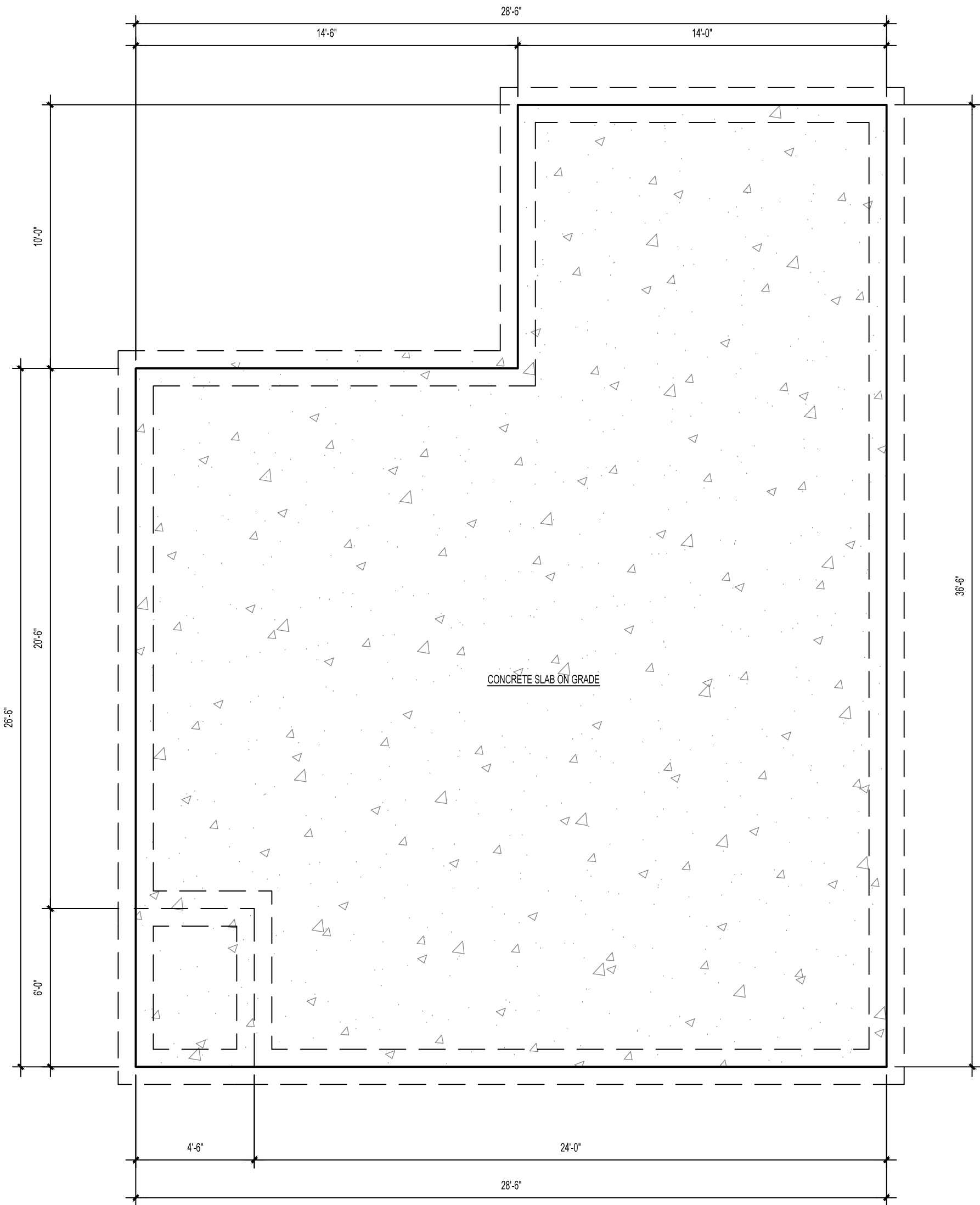
WINDOW SCHEDULE FOR GARAGE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-8" X 4'-6"	5'-8"	DOUBLE HUNG
B	2'-8" X 2'-8"	7'-0"	CASEMENT

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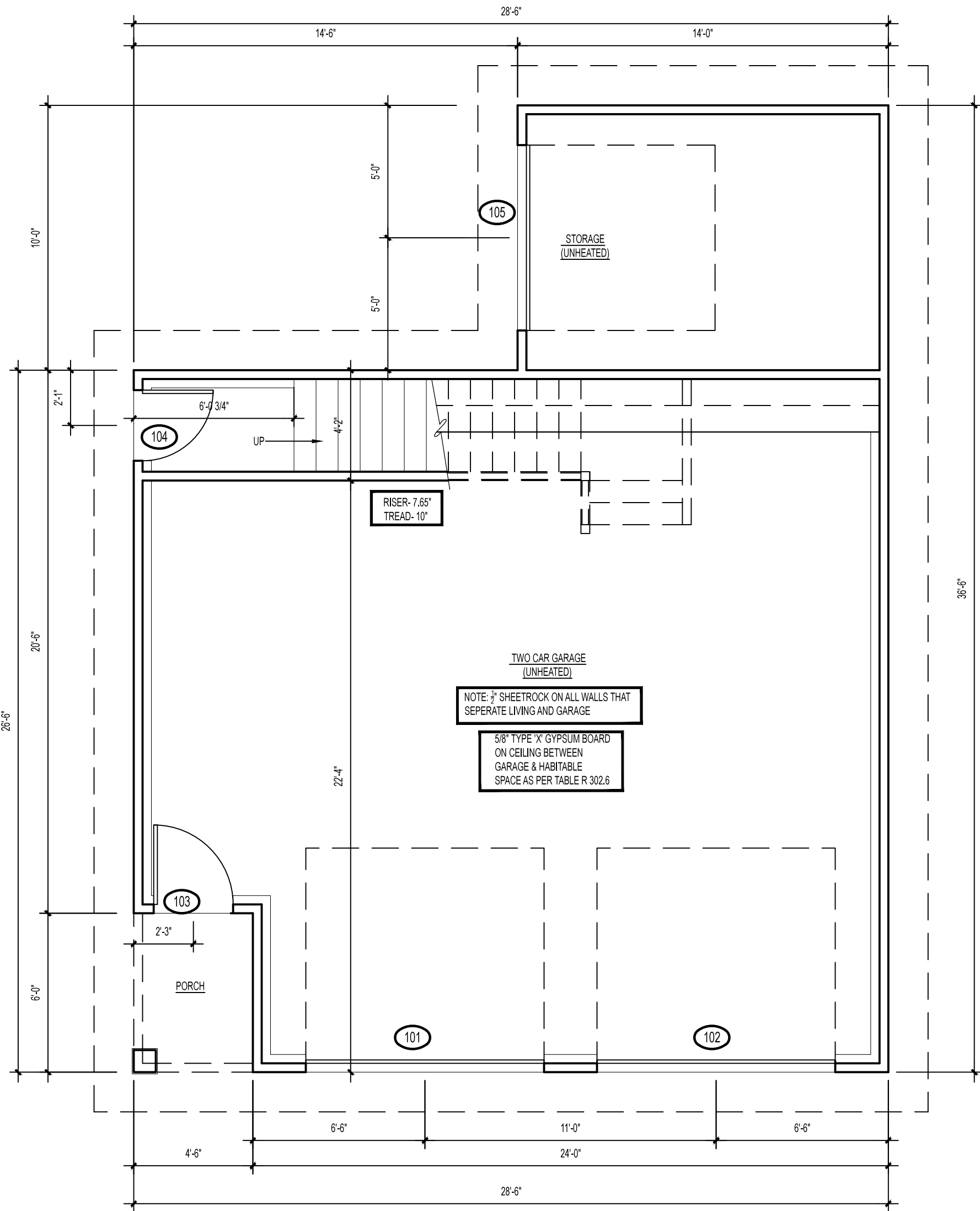
GUARDS ON OPEN SIDE OF STAIRS SHALL NOT HAVE OPENING WHICH ALLOWS PASSAGE OF A SPHERE 4 $\frac{3}{8}$ IN DIAMETER PER R312.3



3 WOOD STAIR DETAIL
3/4" = 1'-0"



2 PROPOSED GARAGE FOUNDATION PLAN
1/4" = 1'-0"



1 PROPOSED GARAGE PLAN
1/4" = 1'-0"

WINDOW SCHEDULE FOR GARAGE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 4'-6"	5'-6"	DOUBLE HUNG
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GARAGE SECOND FLOOR DOOR SCHEDULE		
NUM	OPENING	LOCATION
201	2'-6" X 6'-8"	BATHROOM

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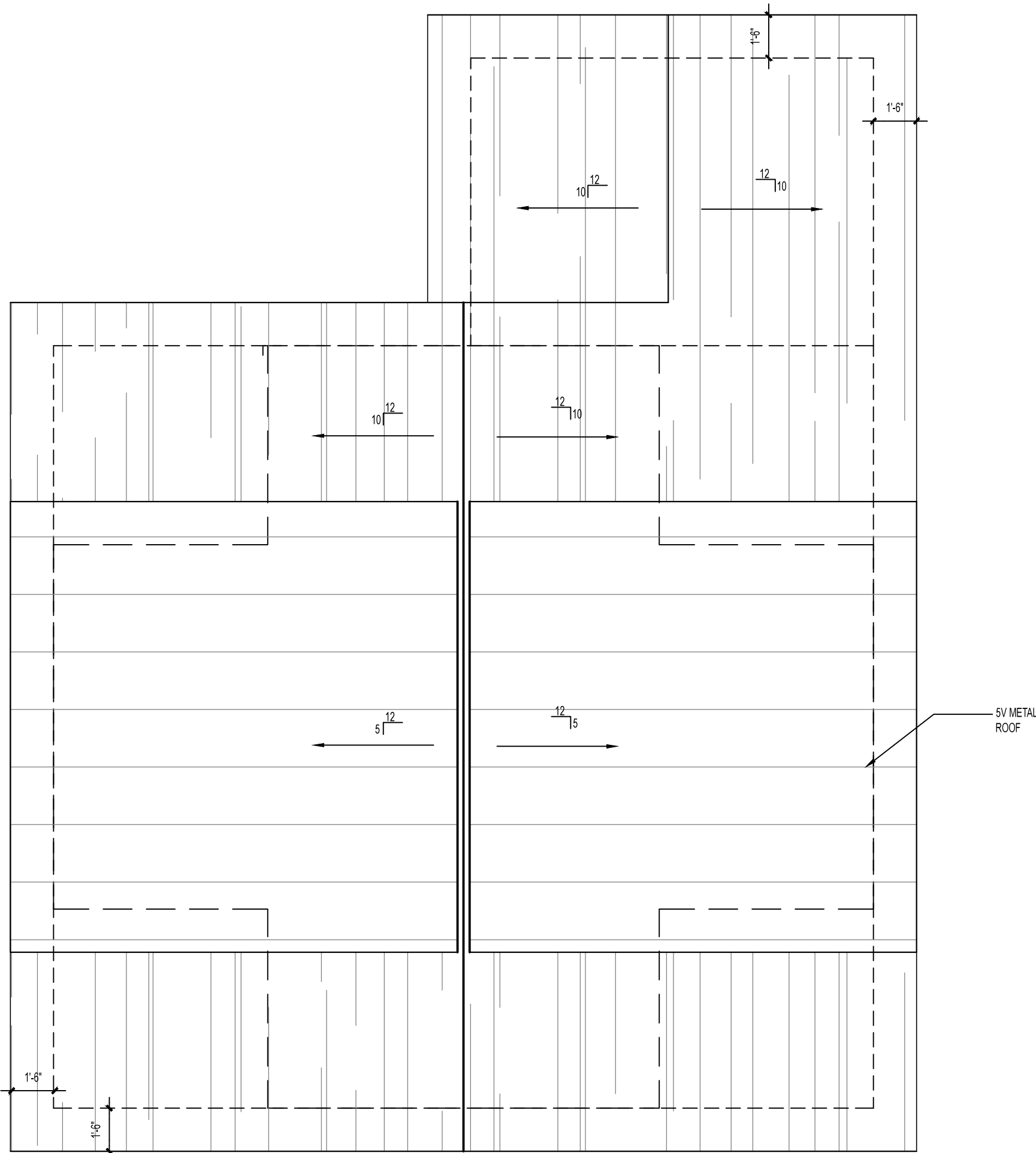
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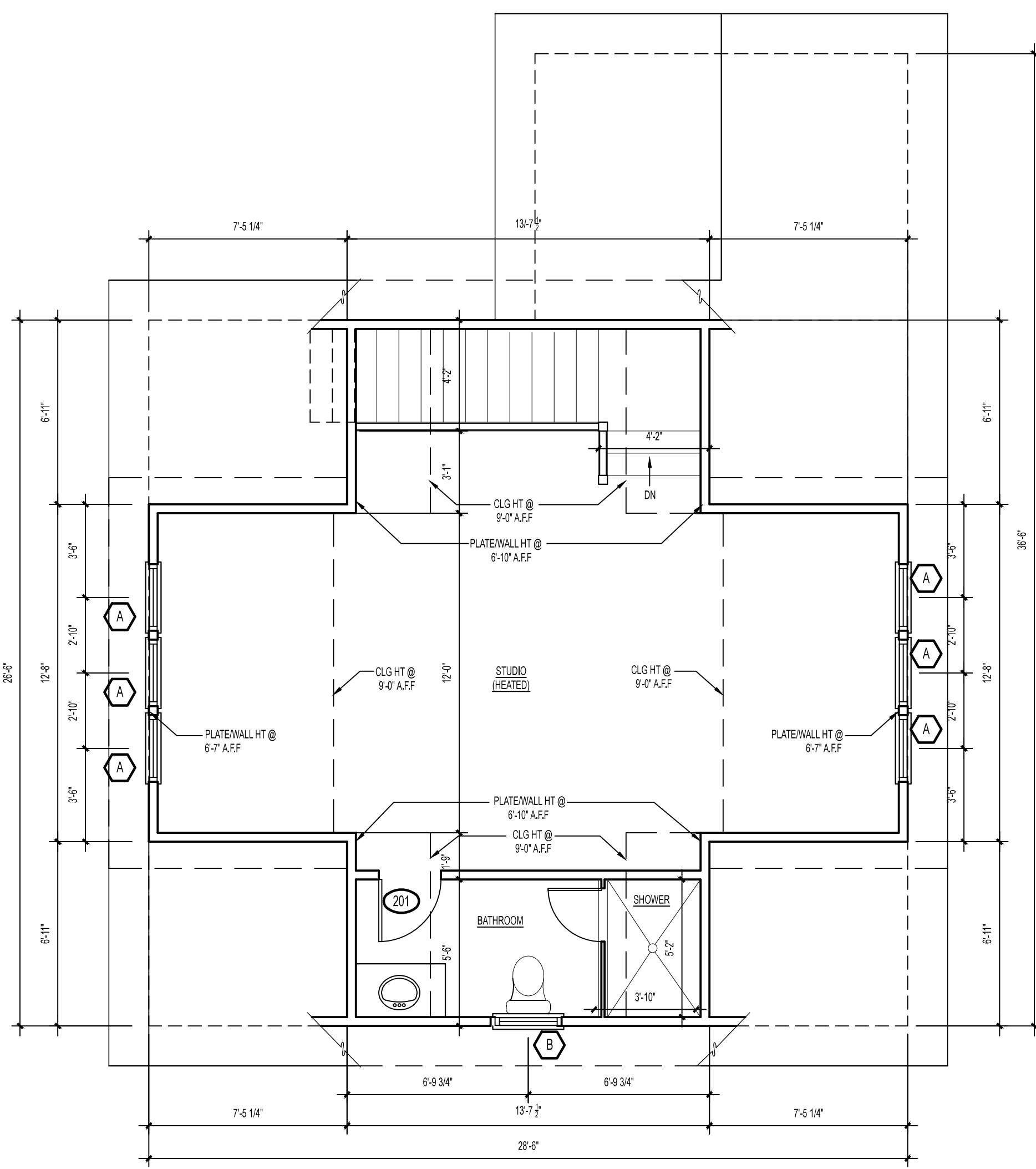
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2 PROPOSED GARAGE ROOF PLAN
1/4" = 1'-0"



1 PROPOSED GARRETT PLAN
1/4" = 1'-0"



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1200 E. Morehead St.
Suite 240
Charlotte, NC 28204
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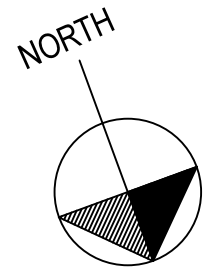
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PROJECT #: 18001
ISSUED: 01 MARCH 2018
REVISIONS:

PROPOSED GARAGE PLANS

A-4.1
OF FOURTEEN



WINDOW SCHEDULE FOR GARAGE			
ID	SIZE	HEADER HEIGHT	TYPE
A	2'-6" X 4'-6"	5'-6"	DOUBLE HUNG
B	2'-6" X 2'-6"	7'-0"	CASEMENT

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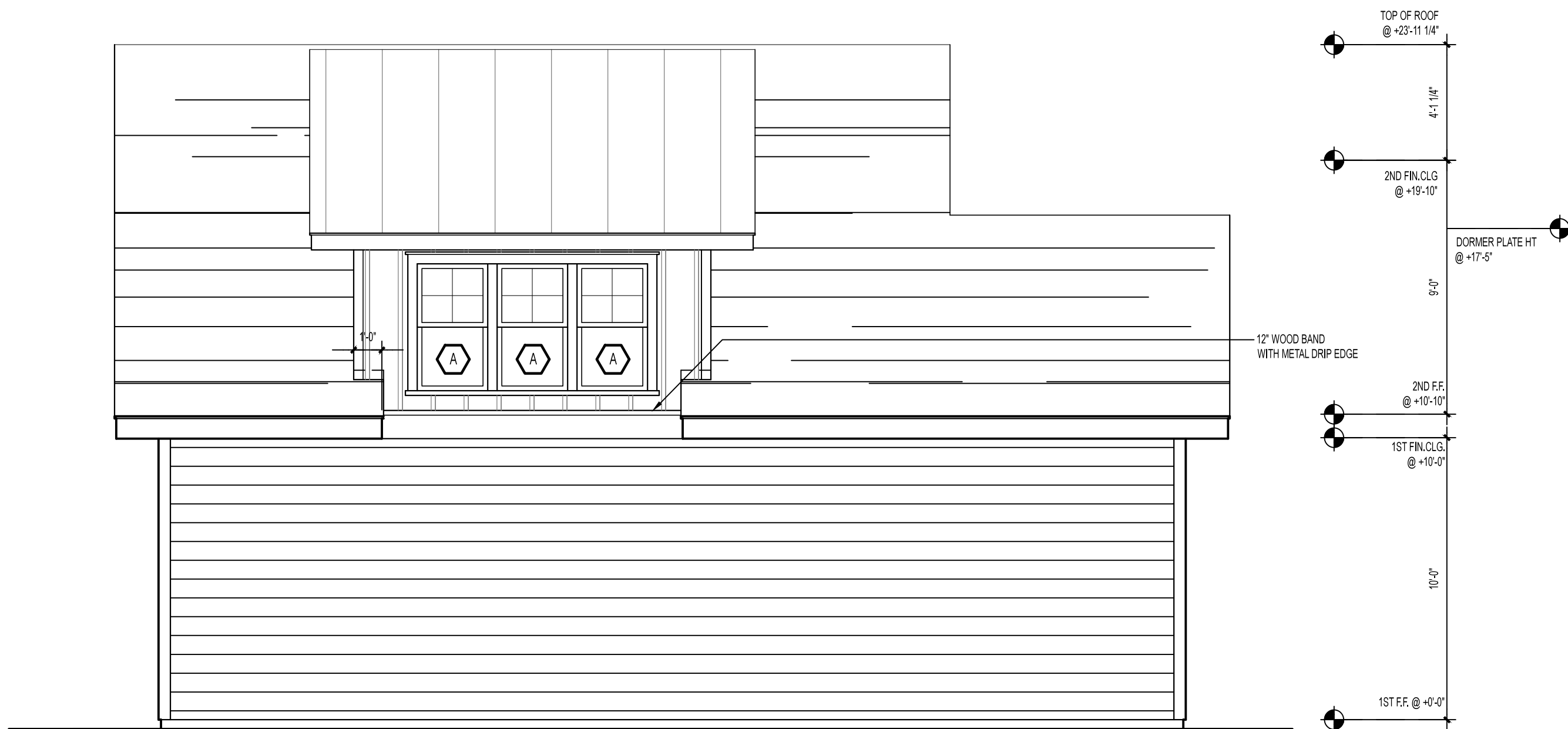
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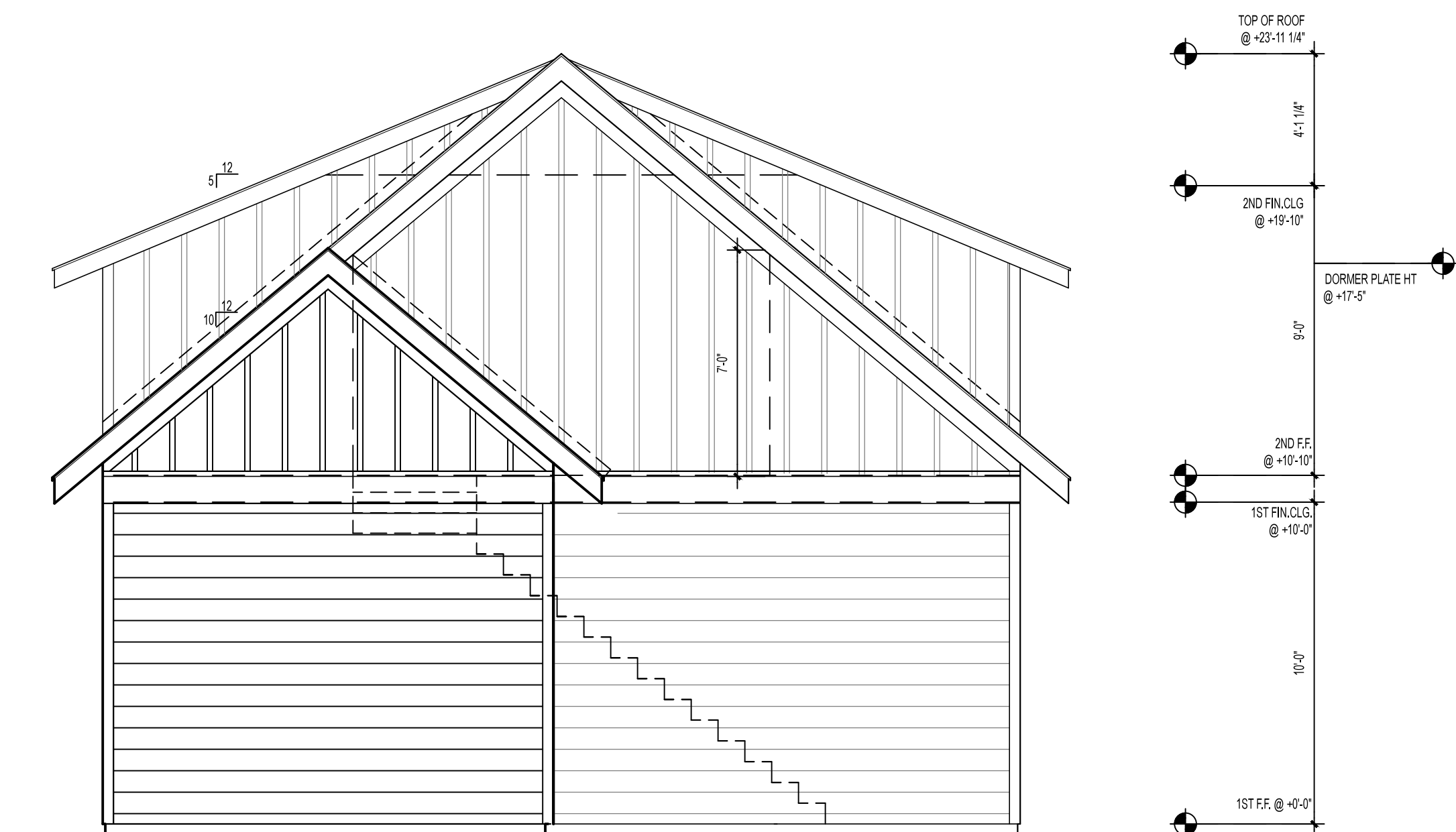
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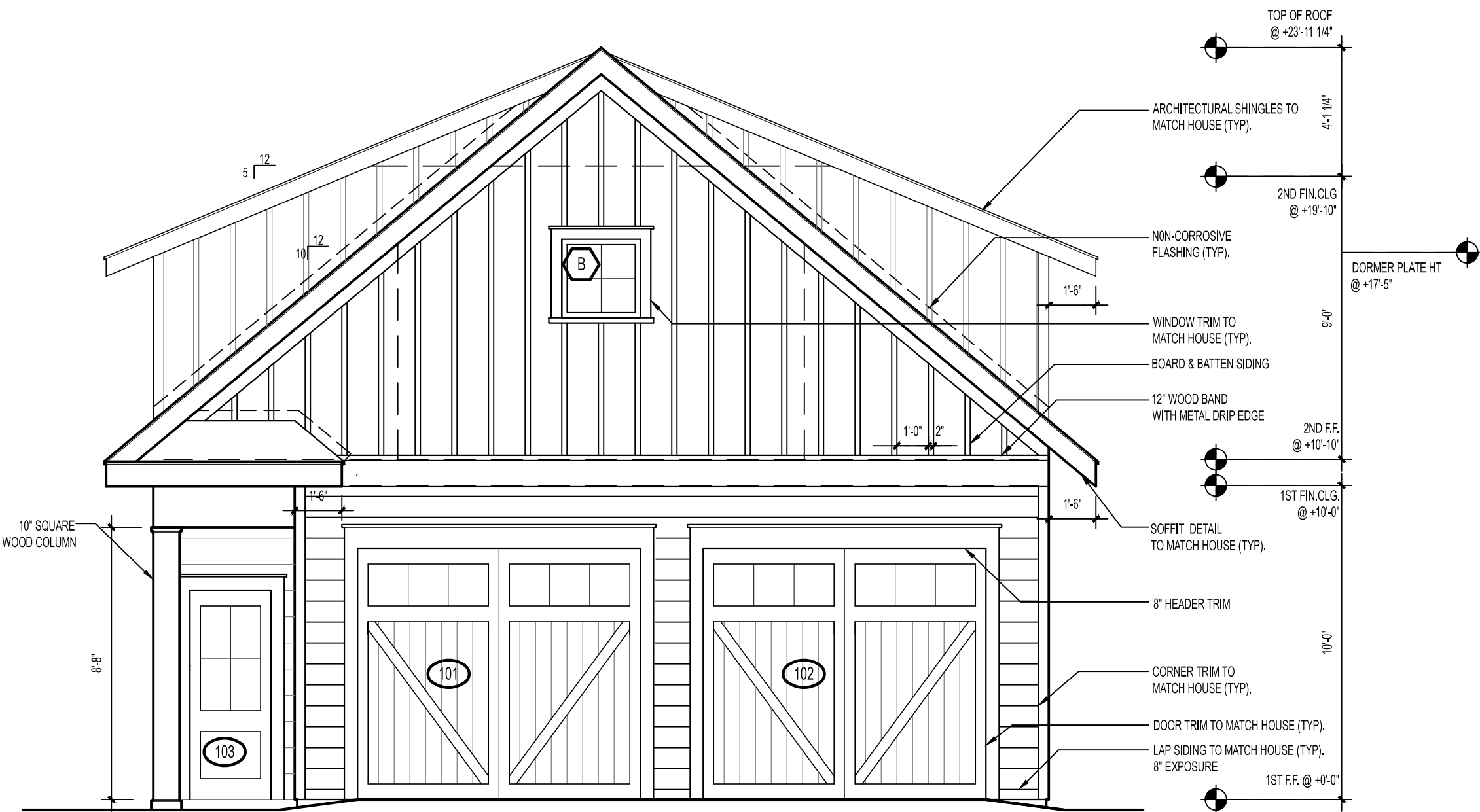
2 PROPOSED RIGHT SIDE ELEVATION
1/4" = 1'-0"



1 PROPOSED REAR ELEVATION
1/4" = 1'-0"



2 PROPOSED LEFT SIDE ELEVATION
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION (HOUSE FACING)
1/4" = 1'-0"



Example of lighting



Agenda Title: Orientation

Summary:

ATTACHMENTS:

Description	Upload Date	Type
□ Orientation Presentation	3/14/2018	Presentation

AGENDA

A. New Member Introductions

Lorraine Degree

EB Dyer

B. Orientation

Brief introduction into DRB/HPC Roles and Responsibilities



DESIGN REVIEW BOARD ORIENTATION



College Town. Lake Town. *Your Town.*

PRESENTATION OVERVIEW

DISCUSSION TOPICS

1. Introduction to the Design Review Board and Historic Preservation Commission:

- Role of the Board
- Quasi-judicial Board
- Public Hearings
- Staff Analysis: Findings of Fact/Certificate of Appropriateness

2. Design Review Board:

- Planning Principles
- Planning Ordinance

3. Historic Preservation Commission:

- Design Guidelines
- Historic Districts (Maps)

4. Resources/Links

5. Upcoming Projects

6. Questions?



ROLE OF THE DRB/HPC

The Design Review Board/Historic Preservation Commission shall have the following duties and responsibilities (Chapter 13 of DPO):

1. Review and approve the building schematic design of certain individual buildings in approved plans.
2. Review and approve all signs affixed to a structure in the Local Historic District.
3. Recommend buildings, structures, areas, sites, or objects to be designated by ordinance as historic districts or historic landmarks.
4. Recommend the revocation of the designation of historic district or historic landmark.
5. Grant or deny certificates of appropriateness for buildings and sites in the Local Historic District.
6. Give advice to property owners concerning the treatment of the historical and visual characteristics of their properties.
7. Propose changes in this ordinance, and recommend new ordinances dealing with historical resources of the Town.



ROLE OF THE DRB/HPC

8. Undertake programs of research, information, education, or analysis relating to any matters under its purview.
9. Recommend to the Town and the State structures, sites, objects, or districts worthy of national, state or local recognition.
10. Initiate and participate in negotiations with owners or other parties to find means of preserving historic buildings scheduled for demolition.
11. Conduct public hearings on applications for certificates of appropriateness when the Commission deems that a hearing is necessary.

The Commission is empowered to establish guidelines for approval of minor modifications, and to delegate to the Planning Staff the authority to approve minor modifications. No request for a modification may be denied by Planning Staff.



ROLE OF THE DRB/HPC

There are some key differences between the two roles (DRB vs HPC):

The HPC reviews projects within the Local Historic District (LHD). Purview of review is of both the vertical architectural elements and the horizontal site features. The primary guiding document for review within the LHD is the Historic Design Guidelines.

The DRB reviews certain architecture outside of the LHD; for those projects, the Davidson Planning Ordinance is the guiding document (mainly Chapter 4).

In general, the DRB will review:

- All commercial (storefront, workplace, live/work), institutional and multifamily projects in Davidson's town limits or extraterritorial jurisdiction (ETJ); and
- Outside of the LHD but within the National Register Historic District, the DRB can also review townhomes in addition to the aforementioned architecture.
- Other items as required by the DPO.



QUASI-JUDICIAL

The Design Review Board (DRB) and Historic Preservation Commission (HPC) is a quasi-judicial body.

Quasi-judicial (from Black's Law Dictionary):

The action of public administrative bodies who are **required to investigate facts, hold hearings, and draw conclusions from them**, as a basis for their official action, and to exercise discretion of a judicial nature.

Whenever possible, its **decisions are to be based on the design criteria** set out in the Planning Ordinance/Design Guidelines.

When the design criteria are insufficient by itself to answer adequately all of the design issues associated with a new building, the DRB/HPC may use its judicial discretion to interpret and apply the design criteria. Specific reasoning should be clearly stated in order to avoid precedent.



PUBLIC HEARING

Conflict of Interest

Recusal

Findings of Fact/Certificate of Appropriateness



CONFLICTS OF INTEREST

Ex-parte Communication

- If a conversation occurs outside of the meeting (applicant, other members of the board, architect, etc.): State everything that can be recalled from the conversation.

Prior fixed opinion

- Decision is to be based upon evidence presented at the meeting.

Familial, business, or other associational relationship/financial interest

- Own stock/contribute to funds that will pay for project
- Yourself/Spouse is part of design team or has a financial interest in a direct or indirect manner

What to do if this happens: Recuse yourself.



STAFF ANALYSIS: FINDINGS OF FACT AND CERTIFICATE OF APPROPRIATENESS

Staff report is created to give you a jumpstart for your findings; it is not meant to be the final product in all cases.

Staff reports are written in a way that does not insert discretion (no recommendation), but the board does have design discretion.

If YOU think that a case does not meet the ordinance standards and/or is not congruous to the local historic district, your reasons for making this decision must be stated clearly so that other members, staff, the applicant and the audience understand clearly. If a case is to be denied, the reasoning should be recorded.

Professional experience vs. opinion.

If conditions are made or if an application is amended during the hearing, this should be stated as a change in facts and part of the HPC and DRB motions.



DESIGN REVIEW BOARD

Planning Principles

Planning Ordinance



College Town. Lake Town. *Your Town.*

PLANNING PRINCIPLES

DAVIDSON PLANNING ORDINANCE PREFACE

1. We must preserve Davidson's **character** and **sense of community**.
2. We must preserve and enhance Davidson's **unique downtown**.
3. We must encourage **alternative** means of **active transportation**.
4. We must use our scarce land resources **wisely**.
5. We must create an environment that fosters **diversity**.
6. We must **manage growth** so the town can provide public facilities and services apace with development.
7. We must **enhance** our quality of life through **architecture and design**.

Davidson is a livable and walkable community because we chose to rigorously manage growth and to require excellent design. To preserve our high quality of life as the town grows, and to ensure a sustainable future for generations, we must apply these planning principles fairly and comprehensively.



PLANNING ORDINANCE

2015 Adopted

Form-Based Code: Character-based; not use-based. Includes architectural elements.

Land Uses and Spatial Relationships: Zoning & Subdivision Ordinances

Vertical Design: **Design Standards and Review (Chapter 4)**

- Emphasis on compatible and context-sensitive design
- Form, massing and scale
- Range of building types permitted for a variety of uses
- Building height and roof form
- Façade articulation and transparency
- Materials and other architectural details
- Other architectural review as required, per DPO



HISTORIC PRESERVATION COMMISSION

Design Guidelines

Historic Districts (Maps)

DESIGN GUIDELINES

2015 Adopted

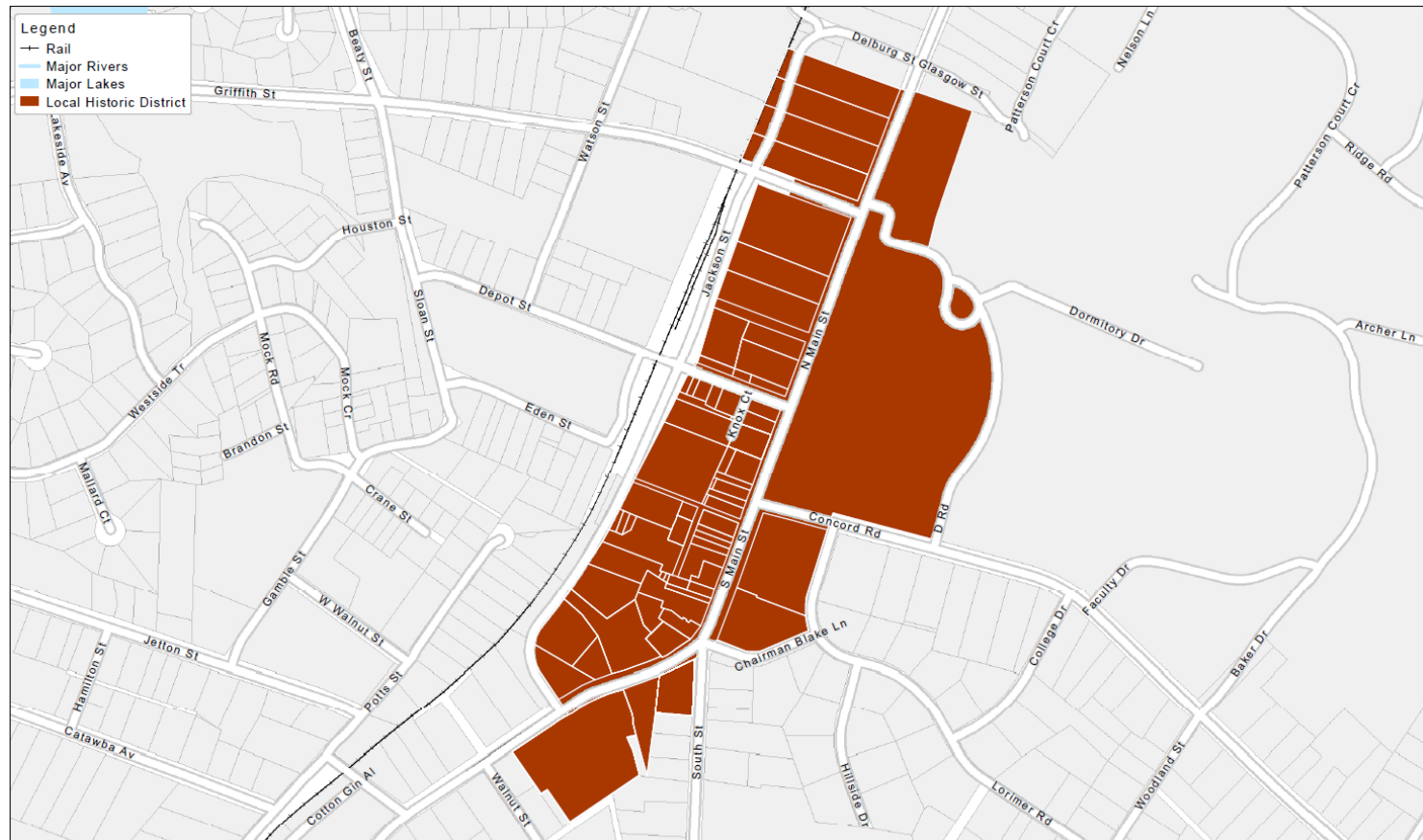
Local historic district designation is designed to protect and enhance the existing character of Davidson's historic district. The overlay zoning protects the district from unmanaged change through a review process based on established guidelines (Chapter 22).

It offers town staff and historic preservation commission members a basis for evaluating proposed changes within the historic district.

Design Guidelines: On the left hand page, an overview of the specific guideline topic is presented and practical considerations are discussed. On the right hand page, the design guidelines for the specific topic are enumerated.



LOCAL HISTORIC DISTRICT



Date: 10/28/2015

DATA SOURCE: NC ONE MAP; MECKLENBURG COUNTY, NC;
AND DATA CREATED BY THE TOWN OF DAVIDSON

LOCAL HISTORIC OVERLAY
TOWN OF DAVIDSON
NORTH CAROLINA

1 inch = 280 feet

0 140 280 Feet



This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



College Town. Lake Town. *Your Town.*

RESOURCES/LINKS

TOWN OF DAVIDSON +

Planning Ordinance: <http://www.ci.davidson.nc.us/DocumentCenter/View/8499>

Comprehensive Plan: <http://www.townofdavidson.org/340/Davidson-Comprehensive-Plan>

Plans, Reports, & Studies: <http://www.townofdavidson.org/111/Plans-Reports-Studies>

Maps: <http://www.townofdavidson.org/1026/Maps-GIS>

Mecklenburg County/Mapping: Polaris 3G

SHPO: <http://www.hpo.ncdcr.gov/>

Davidson National Register of Historic Places (2009): <http://www.hpo.ncdcr.gov/nr/MK2442.pdf>

Davidson National Register Map (with Local Historic District):

<http://gis.ncdcr.gov/hpoweb/default.htm?center=-8999980,4231950&scale=4514>

CLT Landmarks Commission: <http://cmlandmarkscommission.org/>



UPCOMING PROJECTS

2018

Historic District Design Guidelines: Basic, Minor, Major Work list (for staff approval)

Historic District Boundary Discussion: Potential expansion of current district or creation of additional districts



HPC MEETINGS

Regular Meeting is typically the 3rd Wednesday of each month

Special Meetings may be called as permitted by the adopted Rules of Procedure

Attendance: 75% of meetings without good cause for absence



THANK YOU

Thank you for taking the time to volunteer for the Town of Davidson. We appreciate and value your commitment to the Town. We look forward to working with you to continue and improve upon the excellent historic design and planning review of the Historic Preservation Commission and Design Review Board.

Our staff is here to assist you!

Chad Hall: 704-940-9627 office, 704-458-9682 cell



QUESTIONS



NATIONAL REGISTER OF HISTORIC PLACES DISTRICT

