



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

September 19, 2018

-
- I. CALL TO ORDER**
 - II. SILENT ROLL CALL**
 - III. CHANGES TO THE AGENDA**
 - IV. REVIEW/APPROVAL OF THE MINUTES**
 - (a) Minutes 2018 August 15
 - V. OLD BUSINESS**
 - (a) 400 North Harbor Place
 - VI. NEW BUSINESS**
 - (a) Escape 109 Signage
 - (b) Davidson Farmers Market Shed
 - VII. OTHER ITEMS**
 - (a) Local Historic District Update
 - VIII. ADJOURN**



Agenda Title: Minutes 2018 August 15

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes 2018 August 15	9/11/2018	Cover Memo

Meeting Minutes

Design Review Board

Town of Davidson, NC
August 15, 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: 7:06 p.m.

Silent Roll Call and Determination of Quorum:

Members Present signified by ☒:

☒ Bruce Barteldt, Chair
☒ Tom Goodwin
☒ Mike Kessler

☒ John Burgess
☐ Brian Bumann
☒ Bob Sipp

☐ EB Dyer
☒ Lorraine Degree

Town Staff Present: Chad Hall (Senior Planner)

Changes to the Agenda: None.

Review/Approval of the Minutes

A motion was made (TG) to approve meeting minutes of July 18, 2018 as written. It was seconded (BS) and the motion was approved unanimously.

Consent Item: None.

Old Business:

1. The Pines

400 Avinger Lane
Special Use Planning Area
New Villas; Healthcare wing addition; Community Center additions
Represented by Dave Malushizky (Villas) and Kerry Buck (other)

Chad Hall summarized changes to the remaining two projects:

- Villas at Poplar Hill; and
- Health Care wing addition.

Villas at Poplar Hill

Twin buildings with different first floor treatments. An open porch version and a bricked sunroom version were shown, both with a raised front entrance. David mentioned that a recent change incorporated a knee wall on the porch, and that image was shown to the DRB.

Changes to the rear elevation were also shown, mainly to the sloped metal roof.

Additionally, the concept for two covered parking areas for eight cars each was illustrated.

Additional discussion from the Board:

- Like the raised front entrance, but would prefer previous frieze width.
- Windows are to be white, but bronze trim around garage door.
- There was much discussion about the parking louvers and the long roofline.

After discussion, a motion was made (BS) to approve the Villas as submitted with the following conditions:

- Porches on ground floor to have revised knee wall, as shown by David.
- Second building to have all sunrooms with brick surrounds on the first floor.
- Frieze over front entrance to be original width, but still raised.
- Parking structure is approved, but final louvre design (materials/colors) must come back for a decision.
- Any decorative lighting shall come back for a decision.

This motion was seconded (TG) and approved unanimously.

Health Care expansion

The new health care wing will be located west of the existing facility, connected by a short corridor. Building is two stories with sloped roof. Elevations and perspectives were shown.

Chad pointed out where several changes have taken place since the previous meeting, particularly related to the verticality concerns.

Additional conversation from the Board:

- Some concern over brick over windows on second floor, or add a frieze. But, overall, not inconsistent with the Pines campus.

After discussion, a motion was made (TG) to approve the Health Care building noting material comments from previous submittal. It was seconded (MK) and approved unanimously.

New Business:

1. Hurt Hub

Located at 210 Delburg Street

Proposed replacement wall signs in excess of 24 square feet

Represented by Ronnie Shirley (Davidson College)

Chad Hall gave a brief overview of the project, stating that there are two signs being replaced:

- Flanking main door fronting Delburg Street
- Wall sign above building directory on east elevation

Material and colors are remain the same. Adding “Hurt” to front sign and replacing east sign with a larger one, so proportions remain consistent with front sign.

A motion was made (JB) to approve the signs as submitted and was seconded (MK). The motion was approved unanimously.

2. Lula Bell Houston Laundry Building Renovation

Located at 302 Baker Street

College Campus Planning Area

New windows on facades, change of door priority, clerestory renovation and addition of trellis roof system in front.

Represented by Stuart McCormick (Lambert Architecture).

Chad Hall introduced the project, noting that the requests include:

- Change to height of windows (due to increase of interior floor height); and
- Renovating clerestory; and
- Covered trellis over patio; and
- Change in door priority.

The building will undergo significant renovation on the interior, which raises the finished floor height, prompting several changes on the exterior. Fenestration will essentially remain the same, but the window height will increase. A current door located farthest south on the western (front) facade, which is a main access, will be minimized and a new central door will add sidelights to accentuate its role as the primary entrance.

Also on this front façade will be a covered trellis supported by large timber posts (stained gray-ish). The trellis will incorporate a translucent roof which allows light to pass.

Associated with all of this work will also be the renovation of a clerestory back to its functional state. Work includes replacing windows, siding and roof of the clerestory.

After discussion, a motion was made (MK) to approve the project as submitted, with staff to approve gutter design/location and for any decorative lighting to return to the DRB. It was seconded (JB) and approved unanimously.

3. North Harbor Club

100 and 400 N Harbor Place

Special Use Planning Area

Renovations to each building

Represented by Mike Standley and Matt Bartels

Chad Hall introduced the project, noting there are two requests:

- Renovations to the 100 Building;
- Renovations to the 400 Building.

Materials for all projects will be similar to the existing building, to match to the closest extent practical.

100 Building

Chad introduced the project stating that the comments from the FYI had been incorporated, as demonstrated by the previous and current submittal perspectives.

After brief discussion, a motion was made (JB) to approve the 100 Building as submitted. It was seconded (LD) and approved unanimously.

400 Building

Chad introduced the 400 building, noting that not much had changed from the previous submittal since there were not many substantial comments.

A perspective of the rear elevation was shown, which was not previously available.

Additional consideration from the Board:

- Concern over lighthouse element and how the cylindrical design will meet with the faceted windows, and then the taper. Not enough detail to determine how all of this will come together.
- What will happen with the “fins” on the lakeside elevation?
- Need to see gutters/downspouts.
- Need to see LED detail; any conditions to the lighting? Will staff have any issues related to signage?

After discussion, it was decided to continue the 400 Building to finalize design and details. No further action taken.

Other Items: Chad Hall announced this was his last meeting, having accepted a position with the City of Greenville, SC.

Adjourn: A motion was made to adjourn (TG), seconded (BS), and approved unanimously. The meeting was adjourned at 9:07 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: 400 North Harbor Place

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❏ 400 North Harbor Place - Staff Analysis	9/11/2018	Cover Memo
❏ 400 North Harbor Place - Drawings	9/11/2018	Cover Memo

**Town of Davidson, NC
Design Review Board: Staff Analysis
September 19, 2018**

Project: North Harbor Club, 400 Building
Location: 400 North Harbor Place
Applicant: Bartels Construction (Matt Bartels)
Designer: Liquid Design (Mike Standley)
Planning Area: Special Use (seeking Conditional Map Amendment)

This project was presented to the DRB as an FYI in June and for approval in August of this year. At the August meeting, the board expressed concern over the lighthouse element shown in the proposed plans and decided to continue the project to finalize design and details.

On the 400 Building, changes are proposed to the front, northwest side and rear elevations. On the front of the building, a new roof canopy is proposed to be added. This proposed canopy will be metal shingle (copper color) with wood panels on the underside. The existing exterior entry will be converted to interior space with a new exterior wall.

On northwest side, there is a new addition for storage and prep, continuing the roofline. Windows are to match existing, as are other materials.

On the rear, a new wood outdoor patio and stairs will be added, to match existing building materials. Stairs from upper deck will be constructed of wood stained to match the color and design of the existing deck railing.

Also visible from all sides will be a lighthouse element, proposed to be internally illuminated. The lighthouse will have a copper color metal shingle roof and finial to match the proposed canopy on the front of the building. The bottom of the lighthouse will have a white stucco finish with a bronze metal railing around a platform. The lighthouse base will be constructed to sit on top of the existing roof and will have an exterior finish to match existing painted wood shakes.

Any proposed lighting is not indicated. No signage is shown.

DAVIDSON PLANNING ORDINANCE:

4.3 GENERAL SITE DESIGN STANDARDS

Section 4.3.1 Standards

B. Building Location and Orientation

3. Significant street vistas should terminate in a focal point, such as a distinct building, architectural or natural feature.

E. Loading/Service Areas, Mechanical Equipment and Utilities

2. *Mechanical equipment (except small items such as fans and vents), utility meters, storage areas, solid waste containers (including dumpsters, compactors, recycling containers, and solid waste and recycling handling areas), transformers, generators, HVAC units and similar features, or other utility hardware on the building, roof, or ground shall be screened from public view with materials similar to the structure; OR they shall be so located as not to be visible from a primary fronting public street.*

4.4 GENERAL BUILDING DESIGN STANDARDS

Section 4.4.1 Standards

C. Facade Articulation

All building facades visible from a public street or park/open space shall have:

1. *A recognizable base, distinguished from the body of the building by features such as, but not limited to:*
 - a. *Thicker walls, ledges or sills;*
 - b. *Visually heavier materials (such as brick, stone, tile or other masonry) than those used on the body of the building; and/or*
 - c. *Lighter or darker colored materials, mullions, panels or planters.*
2. *A recognizable top, occupying the highest portion of the building and distinguished from the body of the building by features such as, but not limited to:*
 - a. *A dimensional cornice capping the top of a building wall;*
 - b. *Different materials or differently colored materials;*
 - c. *A roof overhang with brackets; and/or*
 - d. *Stepped parapets.*

E. Materials

1. *Materials shall be selected for suitability to the type of building and design for which they are used.*
3. *All sides of the building should use materials 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 compatible materials.*
4. *Building materials and colors shall be:*
 - a. *Complementary to the materials already being used in the neighborhood, or*
 - 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.*

F. Architectural Details

1. *Windows and door openings shall be arranged and proportioned so that vertical dimensions dominate horizontal dimensions. To the extent possible, upper story windows shall be vertically aligned with the location of windows and doors on the ground level, including storefront or display windows.*
4. *Fenestration shall be architecturally related to the style, materials, colors, and details of the building.*
6. *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.*

4.5 SPECIFIC BUILDING TYPE RECOMMENDATIONS

Section 4.5.7 Workplace Buildings

The workplace building type may have either single or multiple uses or tenants. Office, industrial, and commercial tenants are typical. Workplace buildings are crucial to the town as employment centers and commercial service locations. They provide space for industry and offices. All workplace buildings are subject to the Individual Building process and Design Review Board approval.

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

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20180919_DRB-Agenda\Harbor Club

UPPER LEVEL

EXISTING BUILDING SF: 4,134 SF
ADDITIONAL SF: 2,032 SF
EXISTING DECK SF: 683 SF
ADDITIONAL DECK SF: 1,654 SF

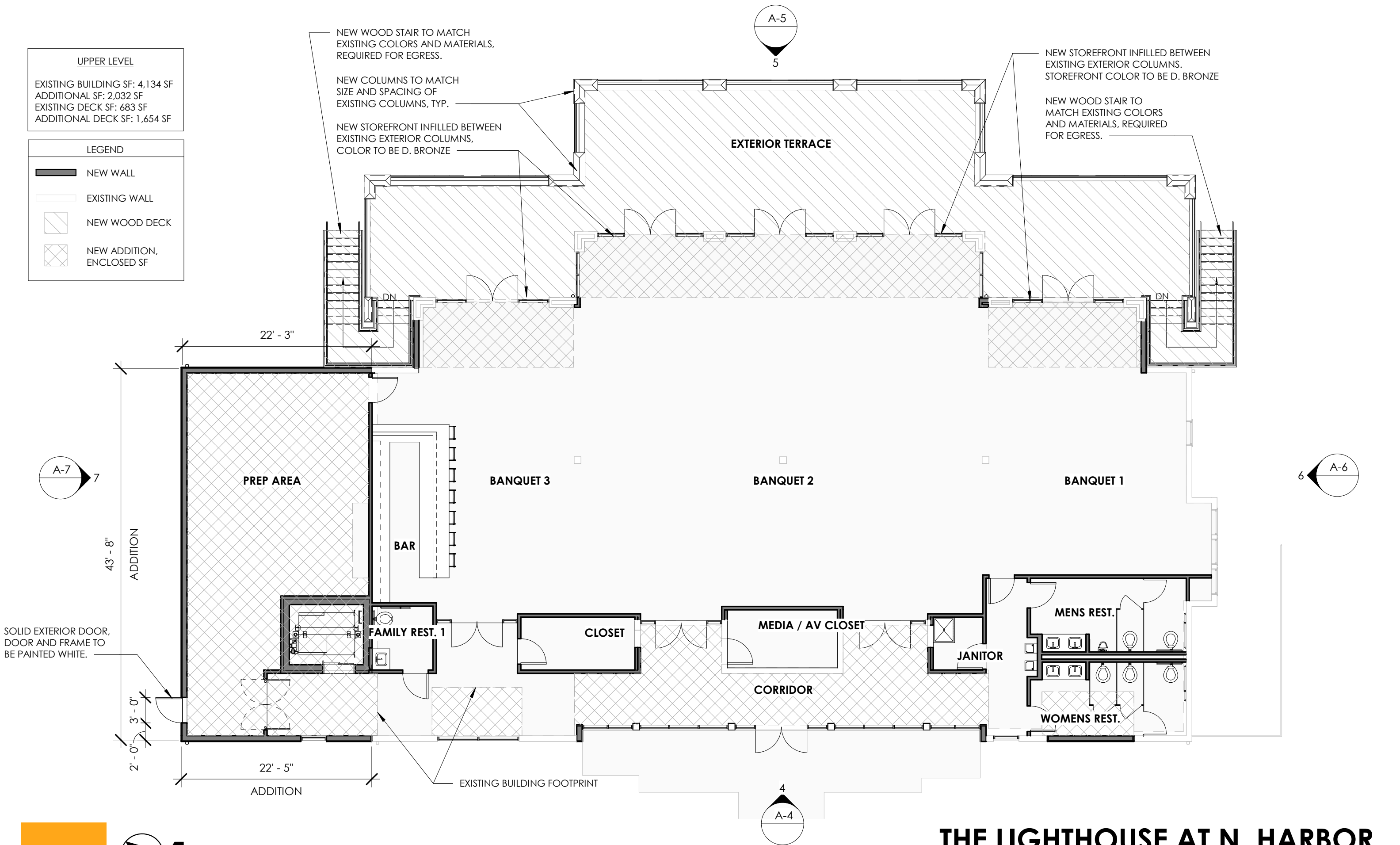
LEGEND

NEW WALL

EXISTING WALL

NEW WOOD DECK

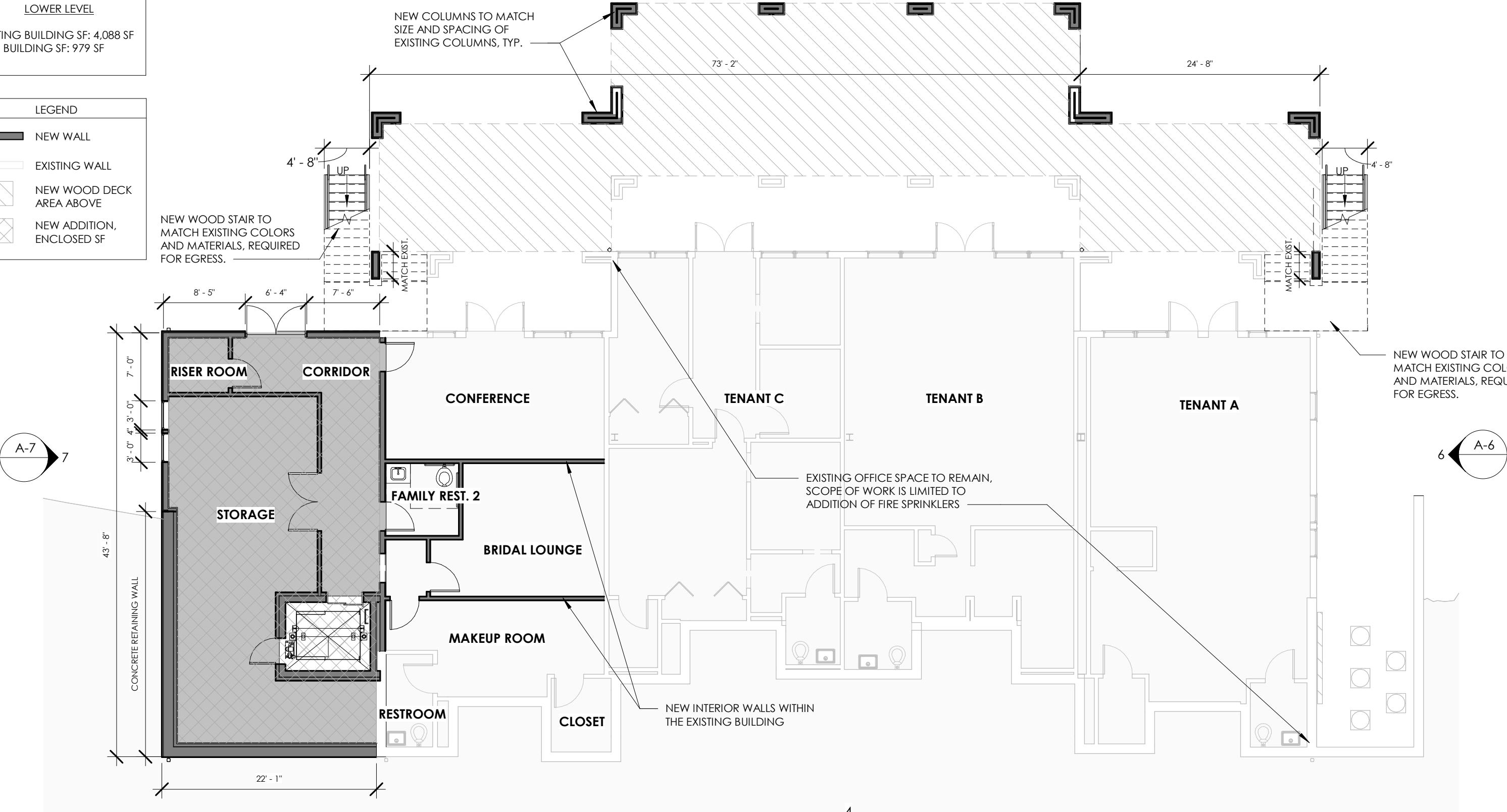
NEW ADDITION, ENCLOSED SF



LOWER LEVEL
 EXISTING BUILDING SF: 4,088 SF
 NEW BUILDING SF: 979 SF

LEGEND

- NEW WALL
- EXISTING WALL
- NEW WOOD DECK AREA ABOVE
- NEW ADDITION, ENCLOSED SF



2 LOWER LEVEL PLAN
 1" = 10'-0"

THE LIGHTHOUSE AT N. HARBOR

400 N. HARBOR PLACE
 DAVIDSON, NC 28036
 08-29-18

NEW DECK, COLORS AND MATERIALS TO MATCH EXISTING

NEW EXTERIOR STAIR REQ'D. FOR EGRESS, ONE ON EACH SIDE OF THE DECK

NEW ROOF CONSTRUCTED OVER ADDITION. ROOF COLOR, MATERIAL, AND SLOPE TO MATCH EXISTING ADJACENT ROOF

SOLID GRAY REPRESENTATIONAL TO INDICATE PORTION OF NEW ROOF

METAL SHINGLE DORMER, COLOR TO BE COPPER. EXTERIOR FACE OF DORMER TO ALIGN WITH EXTERIOR WALL BELOW.

ROOF OF LIGHTHOUSE FEATURE

PLATFORM AND RAILING OF LIGHTHOUSE FEATURE

DORMER ROOF TO CONCEAL EXHAUST HOOD WALL PENETRATION

SIDE DISCHARGE EXHAUST HOOD

METAL SHINGLE CANOPY, COLOR TO BE COPPER

A-5

5

1" / 1'-0" 10" / 1'-0"

A-6

6

1/4" / 1'-0"

3" / 1'-0"

1 3/4" / 1'-0"

3" / 1'-0"

1/4" / 1'-0"

4

A-4



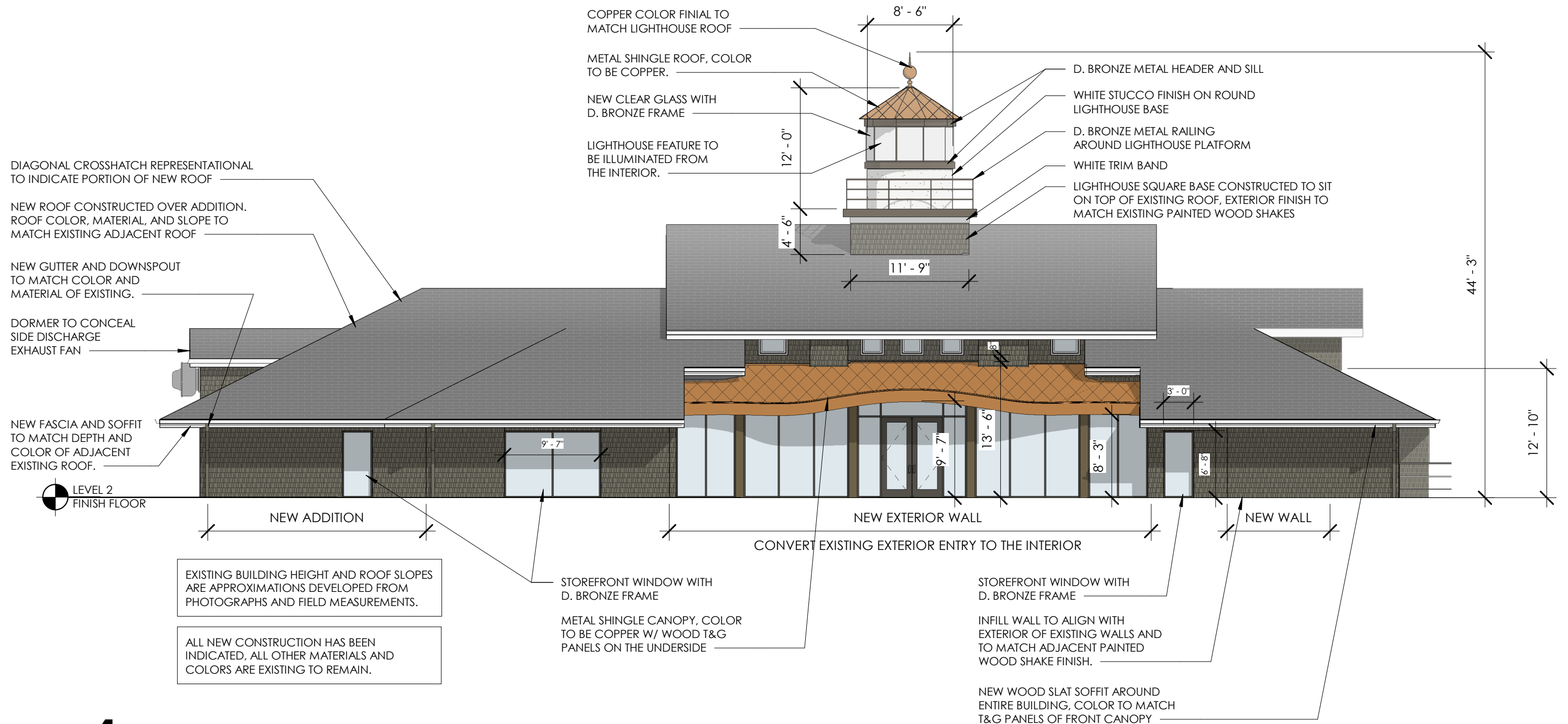
3 ROOF PLAN
1" = 10'-0"

THE LIGHTHOUSE AT N. HARBOR

400 N. HARBOR PLACE
DAVIDSON, NC 28036

08-29-18





4 SOUTHWEST ELEVATION

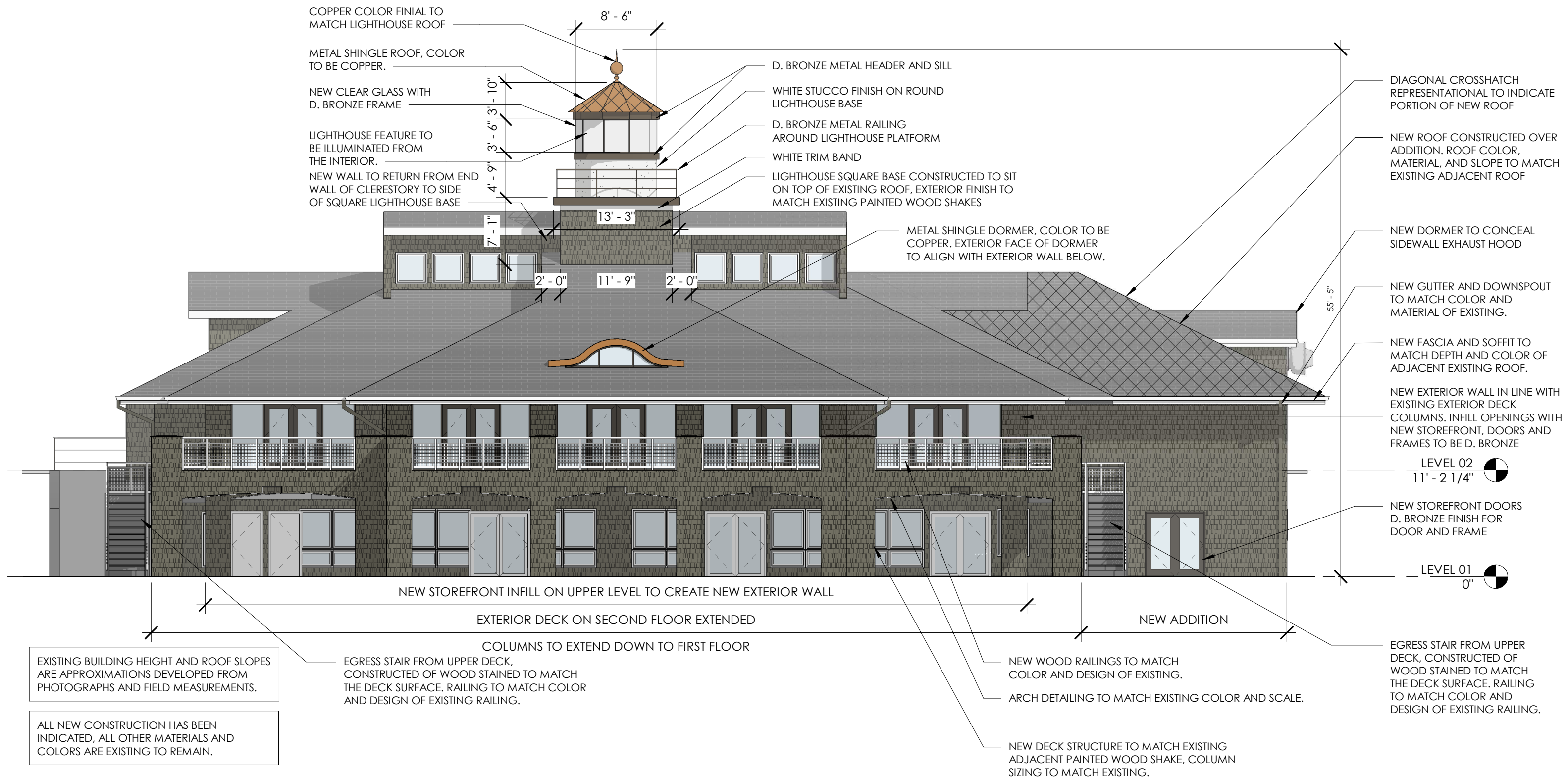
1" = 10'-0"



THE LIGHTHOUSE AT N. HARBOR

400 N. HARBOR PLACE
DAVIDSON, NC 28036

08-29-18



5 NORTHEAST ELEVATION

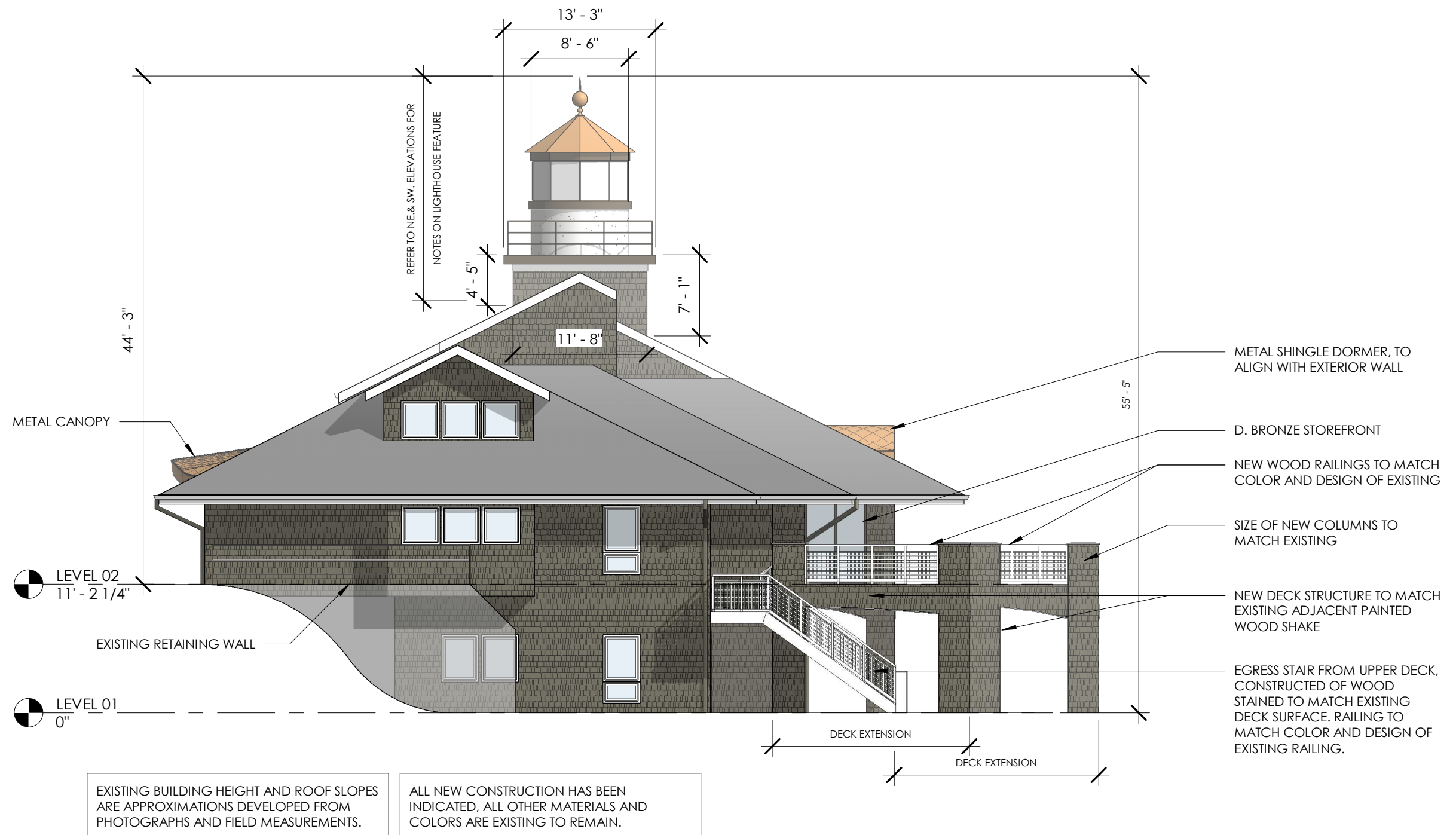
1" = 10'-0"



THE LIGHTHOUSE AT N. HARBOR

400 N. HARBOR PLACE
DAVIDSON, NC 28036

08-29-18



6 SOUTHEAST ELEVATION

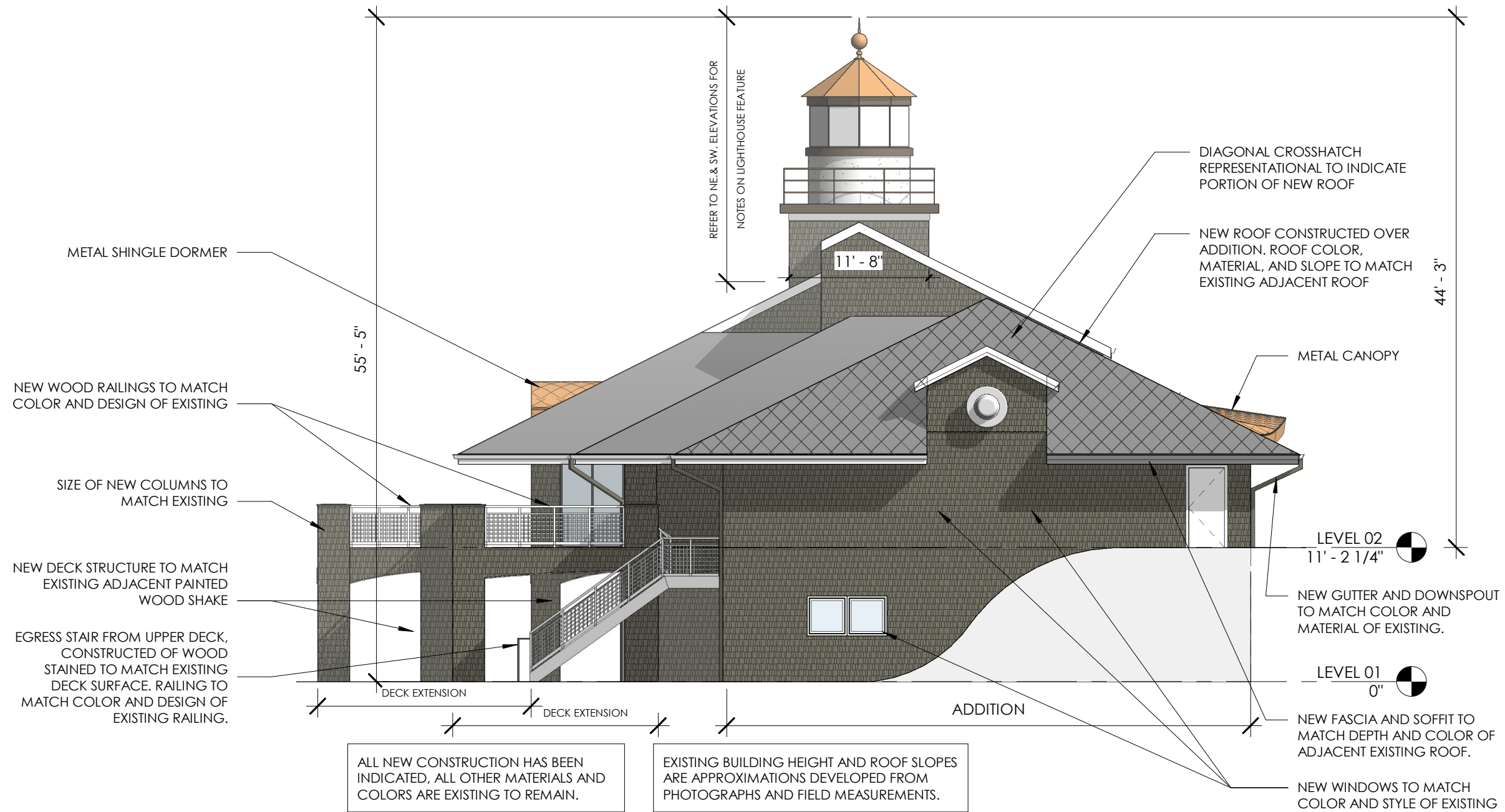
1" = 10'-0"



THE LIGHTHOUSE AT N. HARBOR

400 N. HARBOR PLACE
DAVIDSON, NC 28036

08-29-18



7 NORTHWEST ELEVATION

1" = 10'-0"



THE LIGHTHOUSE AT N. HARBOR

400 N. HARBOR PLACE
DAVIDSON, NC 28036

08-29-18



8 SECTION PERSPECTIVE

THE LIGHTHOUSE AT N. HARBOR

400 N. HARBOR PLACE
DAVIDSON, NC 28036

08-29-18



9 FRONT APPROACH



THE LIGHTHOUSE AT N. HARBOR

400 N. HARBOR PLACE
DAVIDSON, NC 28036

08-29-18



10 REAR PERSPECTIVE



THE LIGHTHOUSE AT NORTH HARBOR

NORTH HARBOR PLACE, BLDG 400
DAVIDSON, NC 28036 136

08-29-18



Agenda Title: Escape 109 Signage

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❑ Escape 109 - Staff Analysis	9/11/2018	Cover Memo
❑ Escape 109 - Wall Sign Rendering	9/11/2018	Cover Memo

**Town of Davidson, NC
Design Review Board: Staff Analysis
September 19, 2018**

Project: Escape 109 - signage
Location: 109 N. Main Street
Applicant: Stephen Rust
Designer: Casco Signs
Planning Area: Village Center (Local Historic District)

Escape 109 is a new business located at 109 N. Main Street. As a new business, the applicant requests a wall sign to be installed on the front façade of the building. Since the sign will be affixed to a structure in the Local Historic District, DRB approval is required.

The DPO restricts wall signs to a 24 square foot maximum, though signs may be larger if they are within five percent of the ground floor area of the façade. The proposed wall sign is 24 inches by 60 inches, or ten square feet.

The wall sign is constructed of aluminum with vinyl graphics and border. It will not be illuminated. The design includes the logo for Escape 109 and the text “Davidson’s Escape Room.”

DAVIDSON PLANNING ORDINANCE:

Section 11.2.2.B

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

Section 11.4.1.2 Wall Sign

A sign directly attached and parallel to a building façade or dependent upon a building for its support. Wall signs may consist of sign board, metal, or channel letters mounted directly on wall or via raceway, neon, or paint directly on brick.

1. Permitted Location

- *Building facades that face the right of way, pedestrian passageways, and/or parking associated with the establishment.*

2. Area & Dimensions

- *Maximum sign area per facade is five percent of the ground floor facade area on which the sign is located OR 24 square feet, whichever is greater. The Design Review Board must approve all signs greater than 24 square feet.*
- *For multi-bay, multi-tenant buildings, the facade area shall include only that portion of the facade designed for a specific tenant.*

3. Height

- *The top of a wall sign shall not exceed 18 feet above grade.*

4. *Additional Requirements*

- *Internally illuminated signs, including LED signs, are not permitted.*
- *Signs must either be a minimum of 1.5 inches thick or include a 1.5 to 2 inch border.*

HISTORIC DISTRICT GUIDELINES:

Signs (pages 54-55)

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.*

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20180919_DRB-Agenda\Escape 109 Signage



Customer:
Escape 109

109 N. Main St.
Davidson, NC 28036

Drawing #:
24873

Date:
08/01/2018

Revision:
08/03/18k@

Customer Approval:

Date:

Sales:
N.Denton

Design: Check by:
E.Rowlands DD

This design is the property of CASCO SIGNS, Inc. and remains our property until sign is purchased. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law.

All components & installations are approved & listed by  UNDERWRITERS LABORATORIES

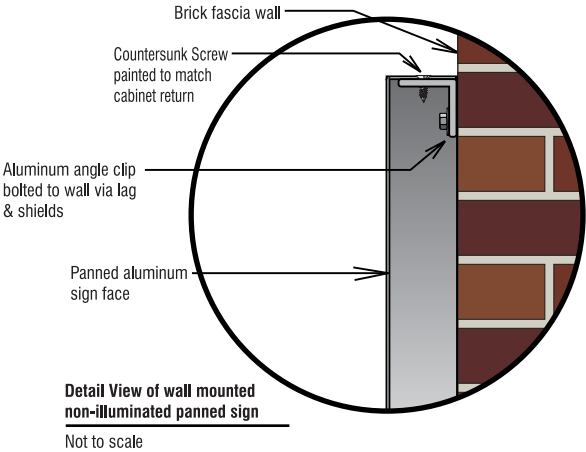
Drawing Type:
Sales



(1) Detail View of Non-Illum. Aluminum Fabricated Pan Sign
Scale: 1 1/2" = 1'-0" Qty. 1 24" x 60" = 10 Sq Ft

Sign Notes:
S/F Non-Illuminated wall mounted pan sign with a .090" aluminum pan face w/ returns 1.5" deep. Face to have 1st surface applied vinyl graphics & border. The 109 will be reverse weeded black vinyl. Sign will mount to wall via 1.5" angle clips and counter sunk screws.

Color Notes:
 White pre coat - sign
 Black (vinyl) - copy & Border





Customer:
Escape 109

109 N. Main St.
Davidson, NC 28036

Drawing #:
24873

Date:
08/01/2018

Revision:
08/03/18k@

Customer Approval:


Date:

Sales:
N.Denton

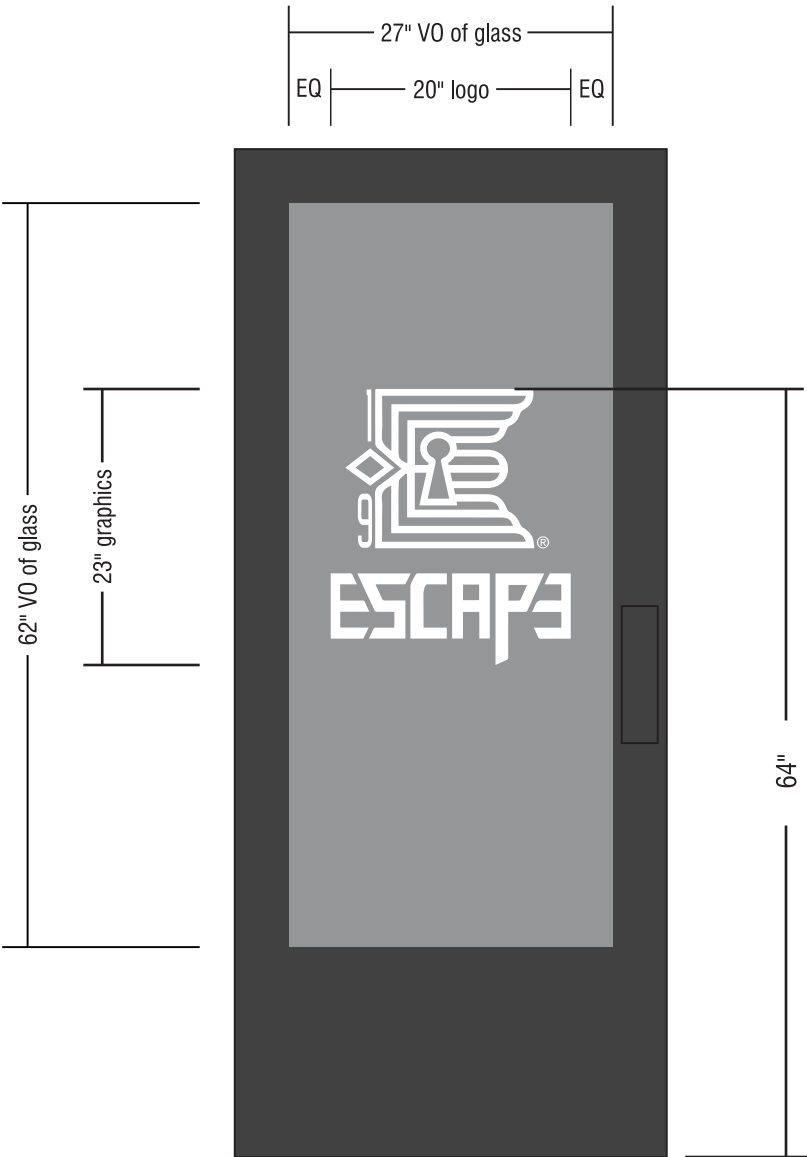
Design:
E.Rowlands

Check by:
DD

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Drawing Type:
Sales



B (1) Reading of 1st surface applied white vinyl logo on Door Glass
Scale: 3/4" = 1'-0"  White (vinyl) - logo



Proposed Door Vinyl
Scale: 3/4" = 1'-0"



Existing Storefront
Not to Scale



Customer:
Escape 109

109 N. Main St.
Davidson, NC 28036

Drawing #:
24873

Date:
08/01/2018

Revision:
08/03/18k@

Customer Approval:

Date:

Sales:
N.Denton

Design: E.Rowlands	Check by: DD
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All components & installations are approved & listed by UNDERWRITERS LABORATORIES

Drawing Type:
Sales



Proposed Signage on Storefront

Scale: 1/4" = 1'-0"

		DATE	HRS	REV. #	DESIGNER	DESCRIPTION	<h1>CASCO REVISION LOG</h1>	
Customer: Escape 109		08/03/18	1 hr.	1	K@	Added copy to sign A. Changed logo for door vinyl. Removed Signs C1 & C2 from sign package.		
109 N. Main St. Davidson, NC 28036								
Drawing #: 24873								
Date: 08/01/2018								
Revision:								
Customer Approval:								
Date:								
Sales: N.Denton								
Design: E.Rowlands	Check by: DD							
This design is the property of CASCO SIGNS, Inc. and remains our property until sign is purchased. Any attempt to reproduce this design or use by others for any purpose, without written consent is subject to prosecution to the fullest extent allowed by law.								
All components & installations are approved & listed by  UNDERWRITERS LABORATORIES								
Drawing Type: Sales								
								
<h2>LOGO DESIGN / RE-DESIGN</h2> <p>CLIENT TO PROVIDE CASCO WITH CORRECT VECTOR OR HI RESOLUTION ARTWORK. ADDITIONAL FEES MAY APPLY IF REQUIRED TO EITHER CREATE OR RE-DESIGN CORPORATE LOGO</p>						DESCRIPTION	INITIAL DESIGN	
							2 hrs.	



Agenda Title: Davidson Farmers Market Shed

Summary:

ATTACHMENTS:

	Description	Upload Date	Type
▣	Davidson Farmers Market Shed - Staff Analysis	9/11/2018	Cover Memo
▣	Davidson Farmers Market Shed - Existing Conditions	9/11/2018	Cover Memo
▣	Davidson Farmers Market Shed - Proposed South Elevation	9/11/2018	Cover Memo
▣	Davidson Farmers Market Shed - Renderings	9/11/2018	Cover Memo

**Town of Davidson, NC
Design Review Board: Staff Analysis
September 19, 2018**

Project: Farmers Market Shed
Location: Town-owned land between Summit Coffee and the Knox Building
Applicant: Abby Wyatt (Davidson Farmers Market)
Designer: Notions
Planning Area: Village Center (Local Historic District)

The Davidson Farmers Market would like to make improvements to the storage shed located on town-owned land behind Summit Coffee, next to the Knox building. The proposed upfit will make the space more functional for the farmers market.

The upfit of the storage shed will utilize existing structural walls and envelope of the shed. Existing lattice brick detail will remain to allow for natural air flow within the structure. The existing fenced partition (interior to the structure) will be replaced with a 2 x 4 framed wall to support a new roof. A hipped roof system with standing seam metal roofing will replace the existing storage roof.

On the south elevation of the structure, one of the existing single doors will be increased to double doors. All doors on the south elevation appear to be vertical wood plank doors. Wood bracket details are shown at the extended roof overhang next to the doors on the south elevation. Additionally, new plasters will be installed at four locations on the south elevation.

An optional lighted wall is also shown on the south elevation. Proposed signage on the south elevation will be approved at a later date.

HISTORIC DISTRICT GUIDELINES:

Roofs (page 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.*
- 3. Maintain, protect, and repair the features, material surfaces, and details of roofs using repair techniques appropriate to the specific roof material.*
- 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.*

5. *If a roof detail or feature is missing, replace it with a new detail or feature that is based either upon accurate documentation of the original or upon a new design compatible in material, scale, and detail with the historic character of the building and district.*

Exterior Walls and Trim (page 13)

1. *Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including their functional and decorative features, such as cornices, foundations, bays, quoins, arches, water tables, brackets, entablatures, and storefronts.*
2. *Retain and preserve exterior wall materials that contribute to the overall historic character of a building, including brickwork, stucco, stone, wooden shingles, wooden siding, asbestos siding, and metal, wooden, or masonry trimwork.*
3. *Maintain, protect, and repair the features, material surfaces, and details of exterior walls using maintenance and repair methods appropriate to the specific material.*
4. *Replace in kind any portion of an exterior wall that is damaged or deteriorated beyond repair. Match the original in design, material, dimension, texture, pattern, detail, and color. Limit replacement to the damaged area if possible. Consider substituting compatible exterior wall materials for historic wall materials only if it is not technically feasible to replace in kind.*

Garages and Accessory Buildings (page 19)

1. *Retain and preserve garages and accessory buildings that contribute to the overall historic character and form of a district property including their functional or decorative features.*
2. *Retain and preserve materials that contribute to the overall historic character of garages and accessory buildings.*
3. *Maintain, protect, and repair the features, material surfaces, and details of garages and accessory buildings using repair techniques appropriate to the specific material.*
4. *Replace in kind any portion of a garage or accessory building that is damaged or deteriorated beyond repair. Match distinctive historic storefront materials in design, material, dimension, pattern, texture, color, and detail. Limit replacement to the damaged area if feasible. Consider installing substitute materials only if it is not technically feasible to replace the damaged storefront materials in kind.*
5. *If a garage or accessory building detail or feature is missing, replace it with a new detail or feature that is based either upon accurate documentation of the original or upon a new design compatible in material, scale, and detail with the historic character of the building and district.*

Materials: Masonry (page 27)

1. *Retain and preserve masonry features and surfaces that contribute to the overall historic character and form of a building or site including terraces, walkways, steps, foundations, walls, chimneys, roofing materials, and cornices.*
2. *Retain and preserve masonry materials that contribute to the overall historic character of a building and site.*
3. *Maintain, protect, and repair the features, material surfaces, and details of historic brick, stone, stucco or concrete elements using repair techniques appropriate to the specific masonry material.*

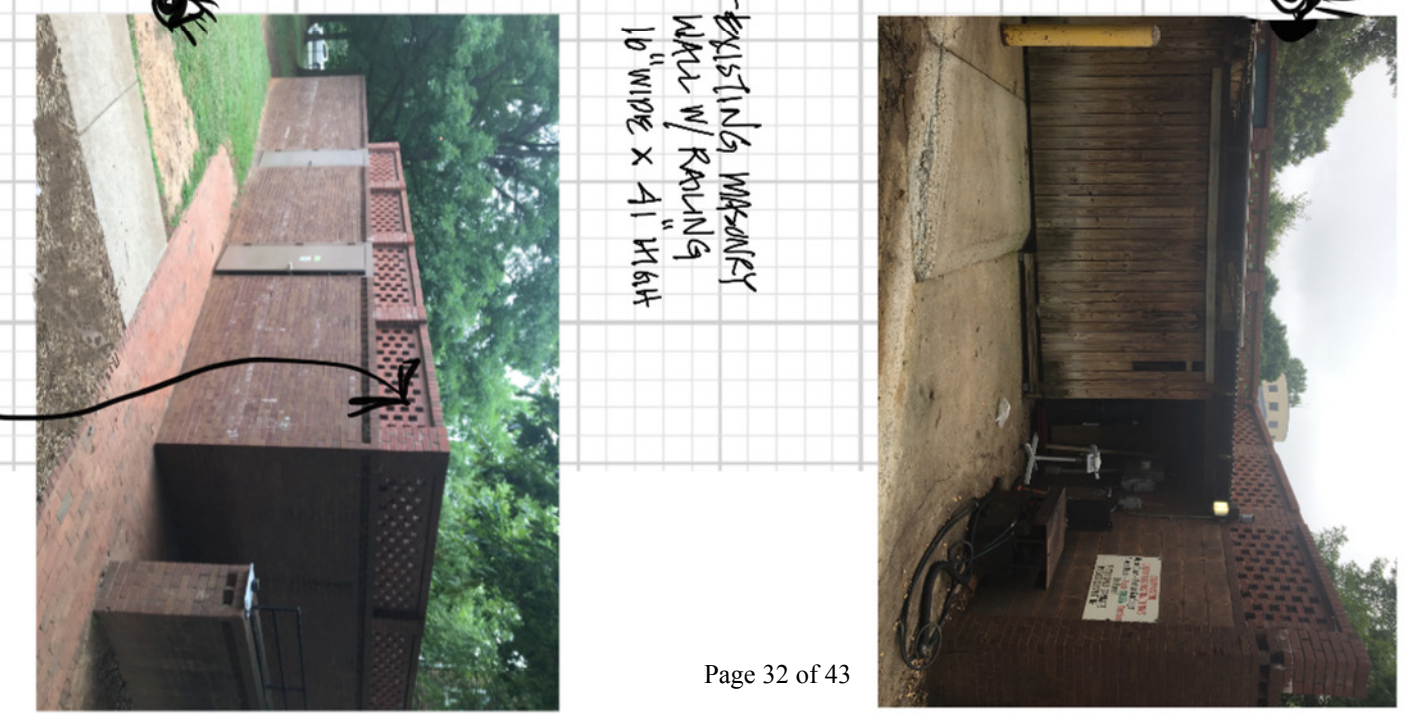
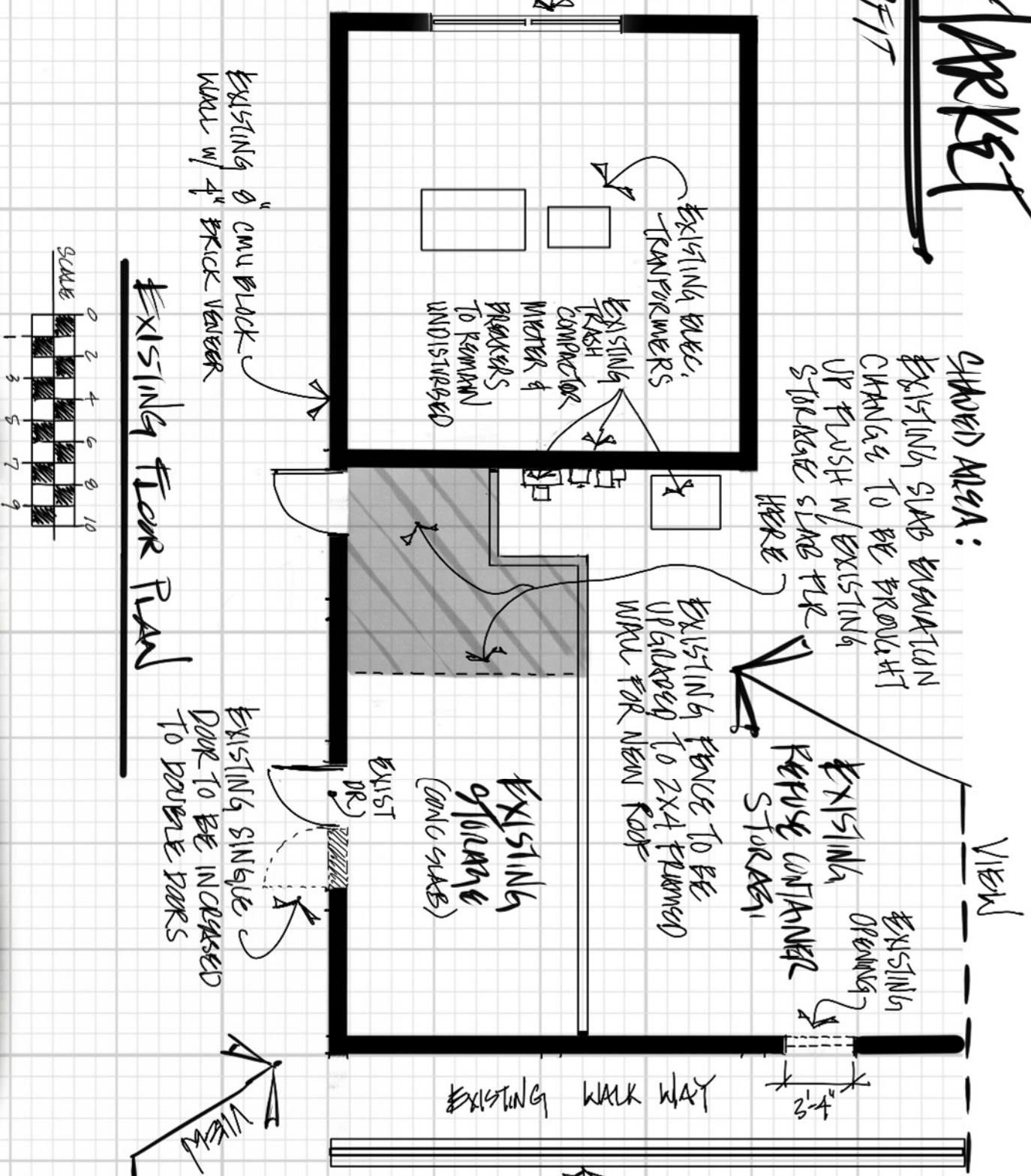
T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20180919_DRB-Agenda\Farmers Market

Davidson Farmers Market

UPFIT concerns: proposed UPFIT

- EXISTING STORAGE ROOF FALLING & EXPOSED TO ELEMENTS
 - UNSECURE TO AREA ANIMALS TO ACCESS SPACE
 - UNLEVEL FLOOR PRESENTS DANGEROUS CONDITIONS
 - UNCLEAN
 - EXISTING FENCED PARTITION FALLING
- ## UPFIT DESIGN SCOPE:
- USING EXISTING STRUCTURAL WALLS & ENVELOPE, UPFIT SPACE TO FUNCTION WELL.
 - REPLACE FENCE w/ NEW P.T. PARTITION WALL

- ADD NEW HIPPED ROOF SYSTEM w/ STANDING SEAM METAL ROOF, TO AESTHETICALLY FIT w/IN THE DAVIDSON AREA DESIGN PLAN.
- OVER ALL IMPROVE SOUTH ELEVATION TO IMPROVE IDEALITY OF STRUCTURE AS FARMERS MARKET HUB.



EXISTING MASONRY WALL w/ RAINING 16\"/>

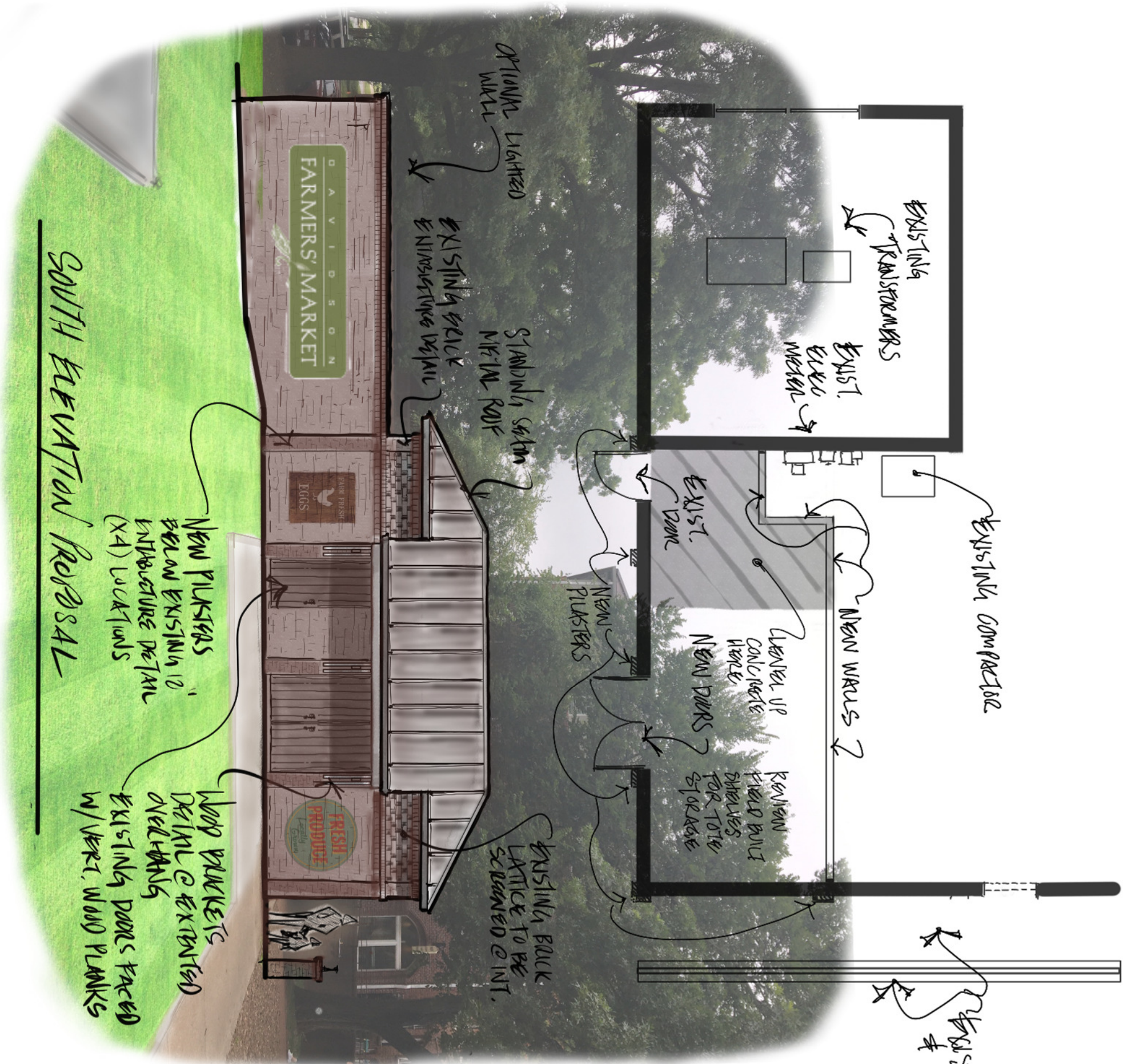


NOTE:

EXISTING BRICK LATTICE DETAIL TO REMAIN FOR NATURAL AIR FLOW/ MOVEMENT



EXISTING SOUTH ELEVATION



SOUTH ELEVATION PROPOSAL





Agenda Title: Local Historic District Update

Summary:

ATTACHMENTS:

Description	Upload Date	Type
❏ Local Historic District Update	9/12/2018	Presentation



The Town *of* Davidson

College Town. Lake Town. *Your Town.*

Historic preservation projects

- Expansion of existing local historic district (or new local historic district)
- Landmark individual properties throughout town and ETJ
- CLG status
- Conservation districts
- Other



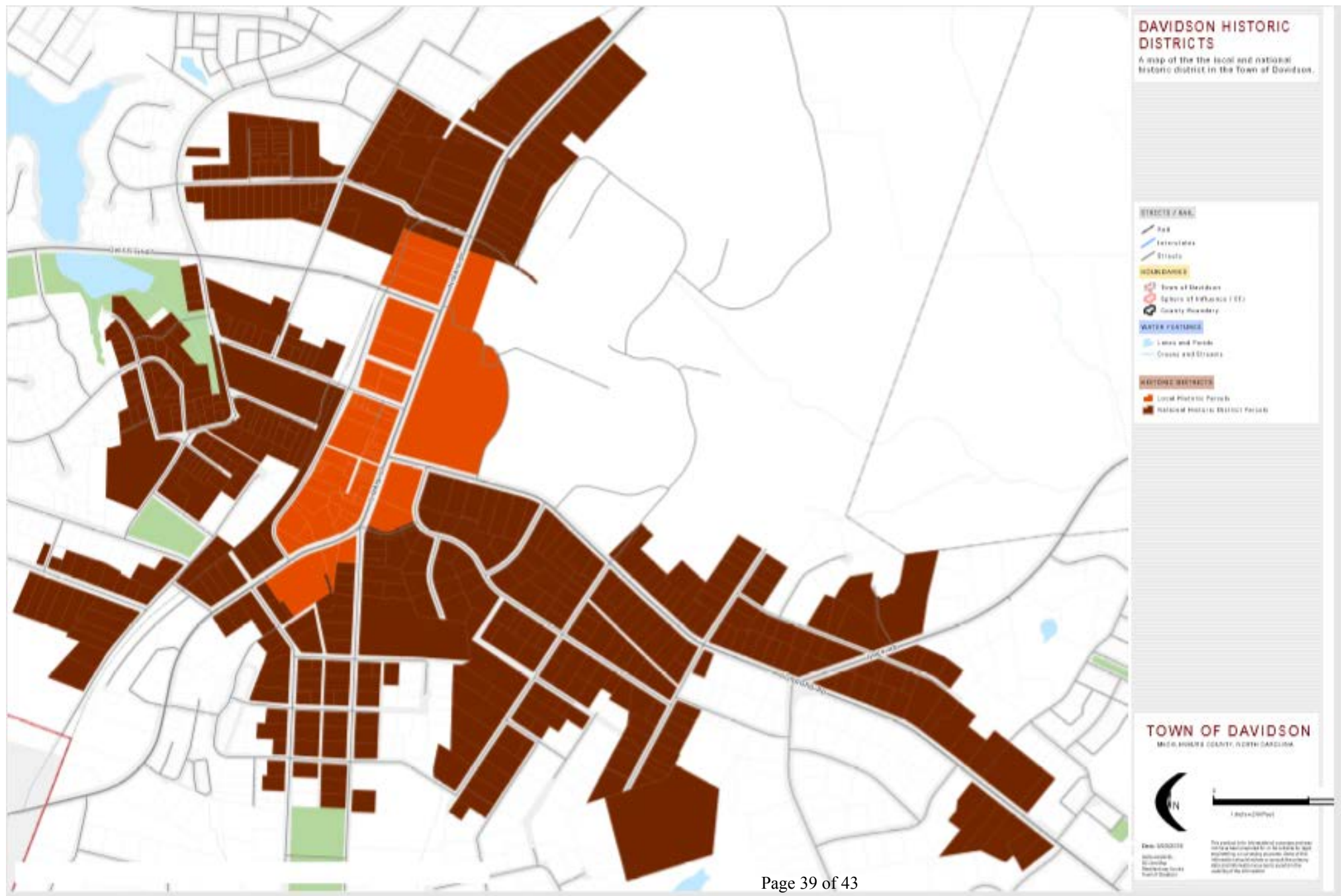
Local Historic District

Expansion of existing local historic district or new local historic district requested by citizens on North Main Street

Next steps:

- Appoint committee for RFP process
 - Decision by BoC: Town-wide applications or designated appointments
 - Issue RFP
 - Vet consultants
 - Bring recommendation to BoC
-





Landmark initiative

Landmark designation by Charlotte-Mecklenburg Landmarks Commission for individual properties/structures

- Tax benefit to property owner
- Demolition delayed by one year

Next steps:

- Meeting October 22 at 6:00 p.m.



CLG – Certified Local Government

CLG

- Application approved by SHPO and sent to NPS
 - Recommendations from SHPO:
 - Update 1989 Historic Preservation Ordinance
 - Minimal changes to Design Guidelines re: archeology
-



Conservation districts

Design Guidelines for residential construction in specific planning areas

- Have vehicle (overlay districts) in Village Infill planning area



Other

- Legislative opportunities
- HP-Based Economic Development
- Main Street grants
- Signage for NRHD
- Information for citizens on planning webpage

