

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
January 17, 2018

Project: Davidson Ice House
Location: 416 South Main Street
Applicant: Jenny Brule for property owned by Urban Organic, LLC
Designer: Lawrence Group (Building)
Planning Area: Village Center

The applicant proposes a set of stairs along the front porch area in front of the forthcoming Davidson Ice House restaurant (former Campania location).

The set of floor plans ("Campania Cafe Upfit Permit Plans") associated with earlier interior work illustrate the stairs from the porch, located approximately in front of a solid door located north of the actual entrance.

The provided rendering ("20171214_Ice House Exterior Render") illustrates the proposed stairs closer to the actual entrance, just to the right of a central support post of the canopy. This location is consistent with applicant comments. It is not stated how far these stairs will project into the front sidewalk/patio area, which is approximately 10 feet in width (note there are no wheel stops in parking lot). No railing is illustrated as part of this request.

The existing porch railing is common 2x2 balusters on a 2x4 rail, painted black. The porch canopy support posts are simple round metal at approximately four inches in diameter, also painted black.

Other than the proposed stair, the other access points along the front elevation are an ADA ramp on the southern end of the porch, which is wooden and painted black as well, and another set of stairs on the north end of the porch, next to Davidson Violins, which is concrete with a round metal handrail.

An exact concept for the proposed stairs and handrail is not present in the rendering. The applicant has shared that they love the building and want input from the Design Review Board as to what would be most suitable to match in terms of materials and colors. There is no lighting associated with this request.

There is no change to the porch roofline associated with this request; staff did note that gutters empty onto the frontage patio/sidewalk area and that one is much damaged.

In terms of color, an option expressed by the applicant is to change the paint color from black to a pale taupe, to match the window trim.

DAVIDSON PLANNING ORDINANCE:

Section 4.3.1 STANDARDS

A. Pedestrian and Vehicular Access

1. *The primary pedestrian entry to all storefront and workplace buildings and access to first floor retail shall face a fronting, primary street. There shall be a connecting walkway from the primary entry to the street.*

B. Building Location and Orientation

1. *Buildings must front on a public street, pedestrian way, or a dedicated public plaza that is open to a public street.*

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 4.4.1.F.6 – Architectural Details

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.*

Section 4.5.6 – STOREFRONT BUILDINGS TYPE

- G. *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.*

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.