

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
January 17, 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\20180117_DRB Agenda\Sofas and Cheers\20180117_Sofas and Cheers_Staff Analysis.doc