

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

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

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.

From the FYI (October 18, 2017)

- The board discussed the elevator addition and deck covered parking area 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.

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.