

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
August 15, 2018

Project: The Pines - Expansion Projects
1) Villas at Poplar Hill; and
2) Health Care expansion

Location: 400 Avinger Lane

Applicant: David Rainey c/o The Pines

Designer: Villas - The RBA Group (Dave Malushizky)
Healthcare wing - SFCS Architects (Kerry Buck)

Planning Area: Special Use

Two primary proposed projects remaining at The Pines. The first is a pair of residential buildings referred to as The Villas at Poplar Hill; also proposed is a covered carport. The second project is a Health Care Expansion wing.

PROJECT A - Villas at Poplar Hill – RBA Group

There are two Villa Apartments proposed at 4-story, as measured from the front, and follow the base-middle-cap design approach with a brick veneer base, cementitious lap siding above and an asphalt shingle roof. These buildings are symmetrical with a 5-in-12 pitch hipped roof. Since the July meeting, the primary change is elevating the front entrance.

At the July meeting, it was mentioned that both buildings may not be exact mirrors of each other, with the first floor ends units being different. The current submittal shows a “Raised Front” elevation that stills illustrates the porch concept, while there is an “all brick” option shown for sunrooms on the second building.

On the rear elevation, the brick will compose the basement and first floor level; there is also garage access indicated on the rear and west elevations. On the rear elevation, over the pedestrian access doors, there is a standing seam metal roof proposed. The standing metal roof design has been changed since the July meeting, and the garage door color has been muted.

Colors are indicated per the illustrative elevations and perspectives, with intent to match existing campus colors with a Hickory Crest color and finish palette. Brick will utilize what is available in the market today that will match existing brick on campus, as close as practical.

A concept for the covered parking has also been provided as part of this submittal.

PROJECT B - Health Care Expansion – SFCS Architects

The skilled nursing wing is a 2-story expansion located south and west of the existing health care building, connected via a short enclosed corridor with a flat roof. This new wing is to be constructed with brick veneer, cementitious lap siding and architectural shingles. Window trim and columns are also to be cementitious board and appear to be white in color. Columns and guards are listed as being fiber cement wrapped with aluminum rails. Colors are to match existing to the closest extent practical.

Since the July meeting, the following adjustments have been made to respond to DRB comments:

- The design has been adjusted to show brick at the corner of the building that attaches to the one-story connector between the existing health care building and the new proposed building.
- Column geometry and aluminum members on the screen porches were changed to match and coordinate with what is currently built at the community.
- Brick was extended between the resident room windows at the ends of the building to break up the horizontality of the overall building elevation a little more. They also lowered the brick at the corners between these end conditions to better frame that condition.

DAVIDSON PLANNING ORDINANCE:

4.3 GENERAL SITE DESIGN STANDARDS

Section 4.3.1 Standards

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

B. Form and Massing

2. *For large scale buildings, the front façade shall create repetitive bays, or the façade shall be divided into an asymmetrical, yet balanced, composition.*

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.
3. Large building facades shall be modulated through the use of repetitive bays separated by piers or columns, the use of reveals or recesses in the surface of the wall itself, the placement of window and door openings, or the placement of balconies, awnings, canopies, and sunshades.

E. Materials

1. Materials shall be selected for suitability to the type of building and design for which they are used.
2. Piecemeal embellishment and frequent changes in material should be avoided.
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.
2. Architectural treatments which create the appearance of false entrances facing the street are prohibited. Faux windows and doors are prohibited. Visible false fronts are prohibited.
3. Architectural elements like openings, sills, bulkheads, columns, and other architectural features shall be used to establish human scale at the street level.
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 4.5.1 Institutional Buildings

Institutional buildings are typically used for public or semi-public purposes. These buildings must be designed appropriately to fit within neighborhoods as integral parts of the community. Institutional buildings serve as places of assembly. They have a sense of prominence within their respective neighborhoods. Their uses may include churches, libraries, post offices, and schools. All institutional buildings are subject to the Individual Building process and Design Review Board approval.

- A. *The scale and architectural sophistication of these buildings should support their civic importance and complement Davidson's existing civic buildings.*

Section 4.5.4 Multifamily Building Type

Multi-family buildings incorporate more than four dwelling units within one building. Common entrances and interior corridors serve multiple units. These buildings are a minimum of two stories with parking typically located behind the buildings or underground. Examples of multi-family buildings include apartment complexes and condominiums. All multi-family buildings are subject to the Individual Building process and Design Review Board approval.

- A. The first floor shall be taller than the upper floors.*
- B. Building and outdoor unit entrances on the first floor shall face the street and include a porch, stoop, courtyard or similar element which provides a transition from the public sidewalk to the private space within the building or unit. Units above the first floor may be accessed from a common stairwell. Common stairwells shall also have access from the fronting street. Exterior corridors fronting the street are not allowed.*
- C. Complexes with multiple buildings should arrange the buildings to front the street or to frame common open space and amenities.*
- D. Entrances should be differentiated architecturally to create a sense of human scale.*
- E. Multi-family buildings with storefront facades on the first floor fronting primary public streets may be considered storefront buildings.*

T:\Planning_Shared_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20180815_DRB-Agenda\Pines Villas\20180815_Pines Buildings_Staff Analysis.doc