

**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.*

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