

**Town of Davidson, NC
Design Review Board: Staff Analysis
September 19, 2018**

Project:	Farmers Market Shed
Location:	Town-owned land between Summit Coffee and the Knox Building
Applicant:	Abby Wyatt (Davidson Farmers Market)
Designer:	Notions
Planning Area:	Village Center (Local Historic District)

The Davidson Farmers Market would like to make improvements to the storage shed located on town-owned land behind Summit Coffee, next to the Knox building. The proposed upfit will make the space more functional for the farmers market.

The upfit of the storage shed will utilize existing structural walls and envelope of the shed. Existing lattice brick detail will remain to allow for natural air flow within the structure. The existing fenced partition (interior to the structure) will be replaced with a 2 x 4 framed wall to support a new roof. A hipped roof system with standing seam metal roofing will replace the existing storage roof.

On the south elevation of the structure, one of the existing single doors will be increased to double doors. All doors on the south elevation appear to be vertical wood plank doors. Wood bracket details are shown at the extended roof overhang next to the doors on the south elevation. Additionally, new plasters will be installed at four locations on the south elevation.

An optional lighted wall is also shown on the south elevation. Proposed signage on the south elevation will be approved at a later date.

HISTORIC DISTRICT GUIDELINES:

Roofs (page 11)

- 1. Retain and preserve roofs that contribute to the overall historic character and form of a building including the roof shape, pitch, line, overhang, and any functional or decorative features.*
- 2. Retain and preserve roof cladding materials which contribute to the overall historic character of a building.*
- 3. Maintain, protect, and repair the features, material surfaces, and details of roofs using repair techniques appropriate to the specific roof material.*
- 4. Replace in kind any portion of a roof that is damaged or deteriorated beyond repair. Match distinctive historic roofing materials in design, material, dimension, pattern, texture, color, and detail. Limit replacement to the damaged area if feasible. Consider installing substitute roof materials for slate, tile, or metal standing seam roofs only if it is not technically feasible to replace the damaged roof materials in kind.*

5. *If a roof detail or feature is missing, replace it with a new detail or feature that is based either upon accurate documentation of the original or upon a new design compatible in material, scale, and detail with the historic character of the building and district.*

Exterior Walls and Trim (page 13)

1. *Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including their functional and decorative features, such as cornices, foundations, bays, quoins, arches, water tables, brackets, entablatures, and storefronts.*
2. *Retain and preserve exterior wall materials that contribute to the overall historic character of a building, including brickwork, stucco, stone, wooden shingles, wooden siding, asbestos siding, and metal, wooden, or masonry trimwork.*
3. *Maintain, protect, and repair the features, material surfaces, and details of exterior walls using maintenance and repair methods appropriate to the specific material.*
4. *Replace in kind any portion of an exterior wall that is damaged or deteriorated beyond repair. Match the original in design, material, dimension, texture, pattern, detail, and color. Limit replacement to the damaged area if possible. Consider substituting compatible exterior wall materials for historic wall materials only if it is not technically feasible to replace in kind.*

Garages and Accessory Buildings (page 19)

1. *Retain and preserve garages and accessory buildings that contribute to the overall historic character and form of a district property including their functional or decorative features.*
2. *Retain and preserve materials that contribute to the overall historic character of garages and accessory buildings.*
3. *Maintain, protect, and repair the features, material surfaces, and details of garages and accessory buildings using repair techniques appropriate to the specific material.*
4. *Replace in kind any portion of a garage or accessory building that is damaged or deteriorated beyond repair. Match distinctive historic storefront materials in design, material, dimension, pattern, texture, color, and detail. Limit replacement to the damaged area if feasible. Consider installing substitute materials only if it is not technically feasible to replace the damaged storefront materials in kind.*
5. *If a garage or accessory building detail or feature is missing, replace it with a new detail or feature that is based either upon accurate documentation of the original or upon a new design compatible in material, scale, and detail with the historic character of the building and district.*

Materials: Masonry (page 27)

1. *Retain and preserve masonry features and surfaces that contribute to the overall historic character and form of a building or site including terraces, walkways, steps, foundations, walls, chimneys, roofing materials, and cornices.*
2. *Retain and preserve masonry materials that contribute to the overall historic character of a building and site.*
3. *Maintain, protect, and repair the features, material surfaces, and details of historic brick, stone, stucco or concrete elements using repair techniques appropriate to the specific masonry material.*

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