

**Town of Davidson, NC  
Design Review Board: Staff Analysis  
March 27, 2019**

**Project:** Davidson Green School Accessory Building FYI  
**Location:** 511 South Main Street (Parcel ID 00705101)  
**Applicant:** Jennifer Jakubecy  
**Designer:** NA – FYI Review  
**Planning Area:** Village Infill (Purple Overlay)

---

This is an FYI review. The applicant would like to hear feedback regarding a proposed accessory structure at the Davidson Green School. An existing accessory structure on site will be replaced with a new accessory structure to the rear of the principal structure. The structure will include a basement, first floor, and attic space. The proposed accessory structure will have a first floor footprint of 650 square feet. The basement footprint is shown at approximately 1,024 square feet (32' x 32'). The height of the proposed structure will not exceed the height of the primary structure.

Design and colors of the proposed accessory structure will mimic the principal structure as much as possible, including white clapboard siding, khaki trim around windows and along the roofline, a green front door, and a green half-moon accent window above the front door. The roof will be dark grey architectural shingles.

The applicant is open to design feedback and alternative ideas from the DRB.

**DAVIDSON PLANNING ORDINANCE:**

***Section 4.4.1 Standards***

***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.*

#### **Section 4.5.8 Accessory Structures**

##### **B. Size of Accessory Structure**

- 1. Materials shall be selected for suitability to the type of building and design for which they are used.*
- 2. Any accessory structure over 650 square feet of first floor area and all accessory structures ancillary to non-residential building types shall be reviewed by the Design Review Board, in accordance with the procedures in Section 14.*
- 3. The height (elevation above mean sea level) of an accessory structure shall not exceed the height of the principal structure or may not exceed two stories, whichever is less.*

#### **Section 16 Definitions**

##### **Basement:**

*Area of house under roof, under the finished floor elevation. Basement floor will not be included in FAR Calculations.*

##### **Finished Floor Elevation:**

*The elevation of the floor of the first floor of a building (excluding basements) above mean sea level.*



## Design Review

DGS Accessory Building  
(Name of Project)

### Contact Information

#### Applicant's Information

Name: Jennifer Jakubecy  
E-Mail: Jennifer@DavidsonGreenSchool.org  
Mailing Address: 511 S. Main Street  
Davidson, NC 28036  
Business Phone: \_\_\_\_\_ Mobile Phone: 540-273-1000

#### Property Owner's Information

(If Different from Applicant)

Name: Jennifer Jakubecy + Jill Jacobson  
E-Mail: Jennifer@DavidsonGreenSchool.org  
Mailing Address: 310 South Street  
Davidson, NC 28036  
Business Phone: \_\_\_\_\_ Mobile Phone: 540-273-1000

#### Architect's Information

Name of Firm: \_\_\_\_\_  
Architect's Name: \_\_\_\_\_  
E-Mail: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
Business Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_

Submitted  
as FYI



## Design Review

DGS Accessory Building  
(Name of Project)

### Project Description

Application Date: March 25, 2019

Project Location: 511 S. Main St., Davidson

Tax Parcel(s): 00705101

Planning Area: Village Infill

Overlay District: Purple Overlay

Master or Cond. Plan  
(Attach Conditions of Approval)

Gen. Statement of Intent: See attached.

### Project Details:

- Project Type:
- ☐ Individual Bldg. ☐ Master Plan ☐ Conditional Planning Area
- ☐ Sign
- Building Type:
- ☐ Detached House ☐ Townhouse ☐ Attached House (Tri- or Quadplex)
- ☐ Institutional ☐ Live/Work ☐ Multi-family (Apts., Condos, Flats)
- ☐ Workplace ☐ Storefront ☒ Accessory Structure
- Use(s): Education
- Height & Stories: 1 story
- Square Footage: 1st: 1633.75 Basement: 1040
- Building Materials: wood

### Architectural Features:

### Existing Site Conditions:

See 14.12.2.D



## Design Review

DGS Accessory Building  
(Name of Project)

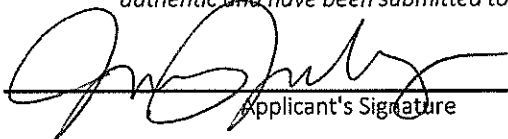
### Application Requirements

#### Date Received

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- ☐ Application Fee per Town of Davidson Fee Schedule
- ☐ Contact Information
- ☐ General Statement of Intent  
(Use, building type, approx. square footage, height, design features)
- ☐ Statement of Compliance with Section 2
- ☐ Master Plan or Conditional Planning Area  
(Including all documents, plans, maps, and conditions of approval)
- ☐ Environmental Inventory in accordance with Section 14.15.1  
(Including adjacent properties and buildings)
- ☐ General Description  
(Including a description and color photographs to existing / adjacent site)
- ☐ Site Schematic Design in accordance with Section 14.15.7
- ☐ Building Schematic Design in accordance with Section 14.15.3  
(Including rendered elevations of each façade per 14.15.3 C)
- ☐ Landscape Schematic Design in accordance with Section 14.15.5
- ☐ Building Perspective
- ☐ Building Materials/Colors  
(Roofing, siding, doors, windows, etc.)

As the applicant, I hereby confirm that all the required materials for this application are authentic and have been submitted to the Town of Davidson Planning Department.

  
Applicant's Signature

3/25/19  
Date



# Design Review

DGS Accessory Building

(Name of Project)

## Development Process

Date Completed	Outline of Steps & Checklist
_____	<input type="checkbox"/> 1. Initial Meeting
_____	<input type="checkbox"/> 2. Application and Fee
_____	<input type="checkbox"/> 3. Design Review Board Preliminary Review (Informational)
_____	<input type="checkbox"/> 4. Planning Director Site Schematic Design Review
_____	<input type="checkbox"/> 5. Design Review Board Approval
_____	<input type="checkbox"/> 6. Building Construction Documents
_____	<input type="checkbox"/> 7. Site and Landscape Construction Documents
_____	<input type="checkbox"/> 8. Architect's Letter of Verification (Construction Documents)
_____	<input type="checkbox"/> 9. Building Permit Approval
_____	<input type="checkbox"/> 10. CD Submittal with PDF of All Approved Documents <i>Required within 45 Days of Approval</i>
_____	<input type="checkbox"/> 11. Architect's Letter of Verification (Construction/As-Built)
_____	<input type="checkbox"/> 12. Certificate of Occupancy

*\* For further information see Davidson Planning Ordinance Sections 14.11 Individual Building - 14.12 Design Review. Note that the Town of Davidson encourages all paper submittals to be on 30% or greater recycled paper.*



# Design Review

DGS Accessory Building

(Name of Project)

## Statement of Compliance

For each category below that is applicable to the project submit a detailed analysis describing how the project does or does not comply with the Davidson Planning Ordinance and the specific regulations of each applicable section.



### Planning Ordinance

<http://www.townofdavidson.org/1006/Planning-Ordinance>

(Includes all relevant criteria such as Planning Area, Permitted Uses & Building Types)



### Section 2 Planning Areas



Permitted Use/Add'l Req.



Not Permitted



Permitted Building Type



Not Permitted



Meets Setback Criteria



Does Not Meet



Meets Open Space Criteria



Does Not Meet



Meets Density Criteria



Does Not Meet



### Section 4 Design Standards



General Site Design Criteria (4.3)



General Building Design Criteria (4.4)



Specific Building Type Criteria (4.5)



Existing Industrial Campuses Criteria (4.6)



Renovation of Existing Structures Criteria (4.7)



### Section 8 Parking & Driveways



### Section 9 Tree Preservation, Landscaping & Screening



### Section 10 Lighting



### Section 22 Local Historic District Guidelines

## **DRB Application Narrative**

**Project name:** DGS Accessory Building

**Project location:** 511 S. Main Street, Davidson

Thank you for allowing me to submit this application and packet of materials to the Design Review Board as an "FYI". The purpose of this FYI is to gather information and feedback on direction and feasibility. As such, this project has not gone to an architect yet. The information we obtain through the FYI will inform the next steps of this project. The drawings submitted are not meant to take the place of architectural drawings. My hope is they are sufficient at this stage to give you enough information to guide us on the next steps of the project.

### **General Statement of Intent:**

The proposed project is to make improvements to an existing accessory structure. The existing structure would be replaced by a new structure to provide adequate space for the existing activities. In keeping with the Town Ordinance of 4.5.8, the proposed accessory structure will have a first floor footprint of less than 650 square feet, and the height shall not exceed the height of the principle structure. The accessory building will include a basement, a first floor, and attic space. The building will be used for classrooms and storage.

The project will provide space for our current activities and current number of students. We will not grow in student body. Because of our pedagogical approaches, we must maintain the small number of students and low student to teacher ratio. For example, we average 4 field trips per month, and upward of 7 overnight student trips per year. We also do the majority of our learning activities through hands-on projects. Growing in numbers would be detrimental to our mission as a school. The new structure would provide space for two of our current classes, and open up other space for a library, an art room, and makers'/engineering space.

### **General Description:**

The proposed structure is behind the principle structure and cannot be seen from the public right of way (see photos taken from right of way). It will be in character with the principle structure as the design and colors mimics the principle structure as much as possible.

Just like the principle structure, the proposed structure will use white clapboard siding, khaki trim around the windows and roof line, a spring green front door, and a green half-moon accent window above the front door (see picture of principle building). The roof will be dark gray architectural shingles. The first floor of the proposed building will be 633.75 square feet and the basement will be 1040 square feet. Because of the slope of the property, the overall height of the building will be substantially below the height of the principle structure.

We hope to start this project as soon as possible and finish before August 2020.



**Statement of Compliance:**

To the best of our knowledge, this project complies with the Town Ordinance in all applicable ways.

**Alternative ideas:**

As this is an FYI, we are open to considering other ways of achieving our goal.

In discussions with members of the Planning Department, we were advised that an option would be to add onto the principle building. While this approach would give us the potential for overall more space compared to the limited space of the accessory building (the floor-area ratio is calculated upward of 18,000 square feet for the principle building), this would be seen by the public right of way, significantly change the character of the historic principle building, and change the visual entrance of Davidson. However, if this is a recommendation of the DRB, we can revisit this idea.

We have also discussed the possibility of changing locations. For multiple reasons, we would love to stay in Davidson, but also, if sold, this historic home would be a tear down, and most likely replaced by high density housing in keeping with new development near by. This would significantly change the character of this property and the entrance of Davidson.

We feel that the accessory building we have proposed is in-line with the values and spirit of Davidson and complies with the Town Ordinance.

Thank you for your consideration and we look forward to your feedback.



### Principle Building

The proposed accessory building will use the same materials and colors as the principle building.





View from the driveway entrance off of Twin Oaks Road. The proposed building site cannot be seen from the public right of way.



View from the driveway exit off of S. Main Street. The proposed building site cannot be seen from the public right of way.





Current accessory building



Approximate location of proposed accessory building in relation to existing building.



VICINITY MAP  
(NOT TO SCALE)

S MAIN ST

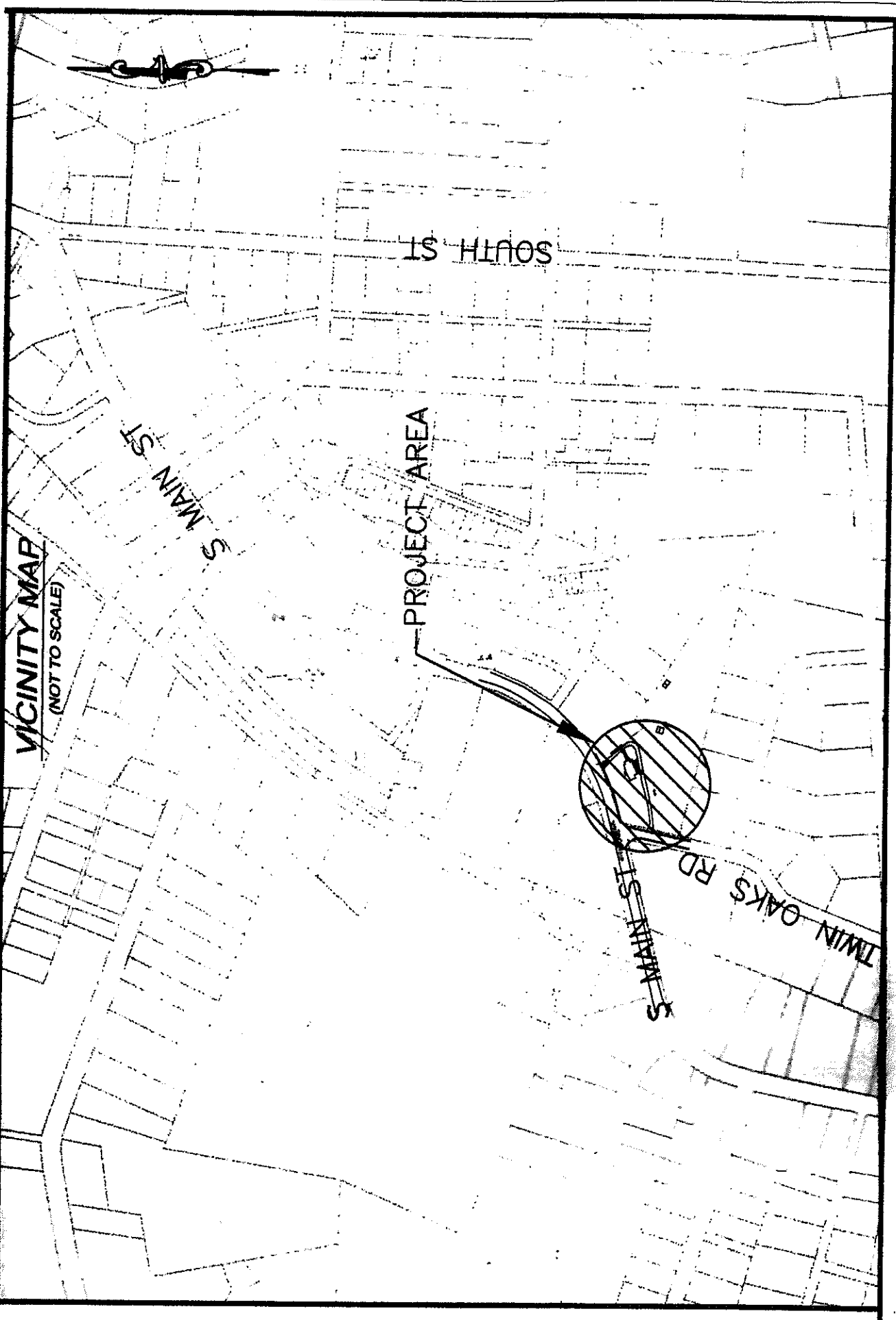
PROJECT AREA

SOUTH ST

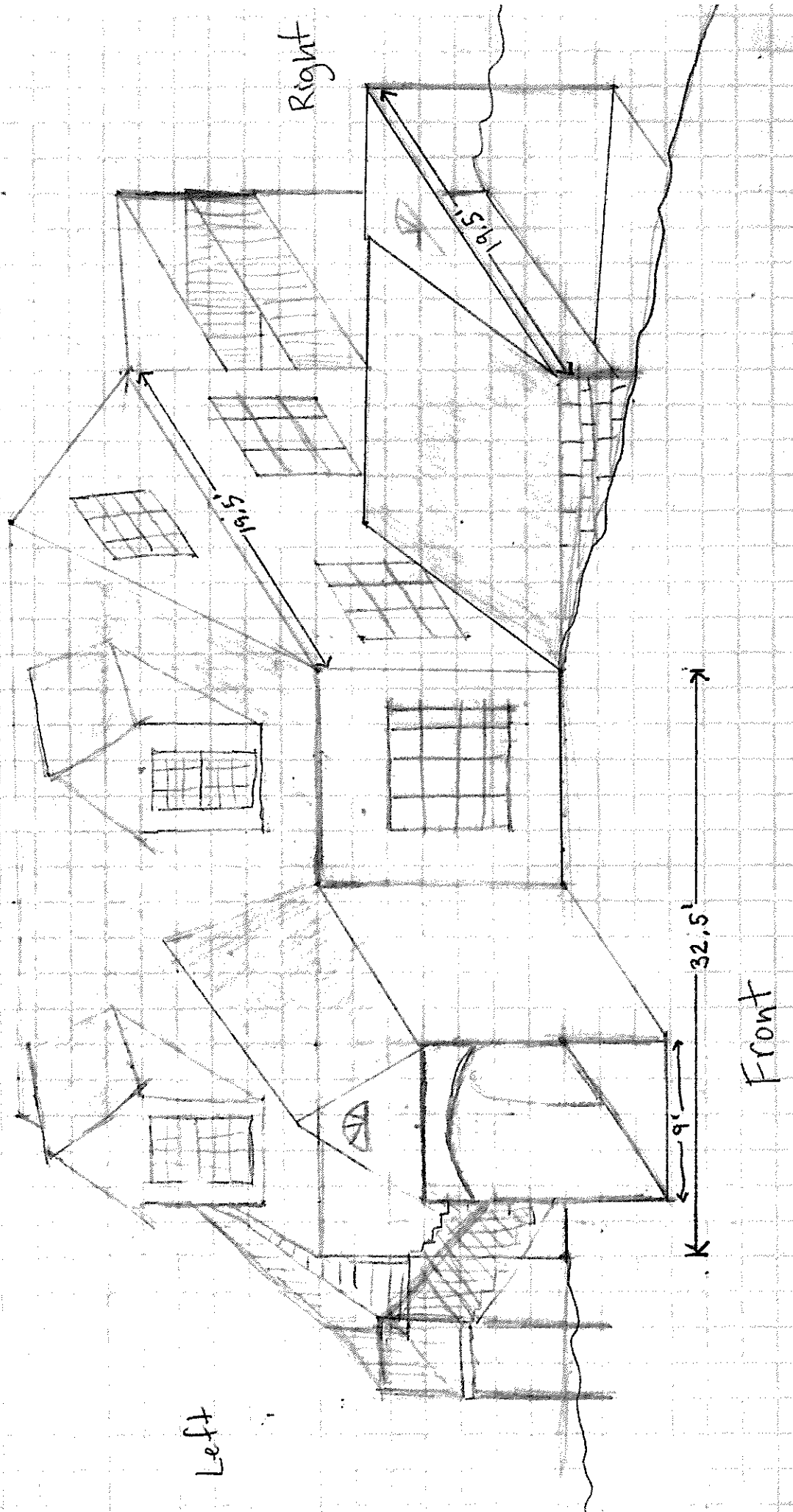
S MAIN ST

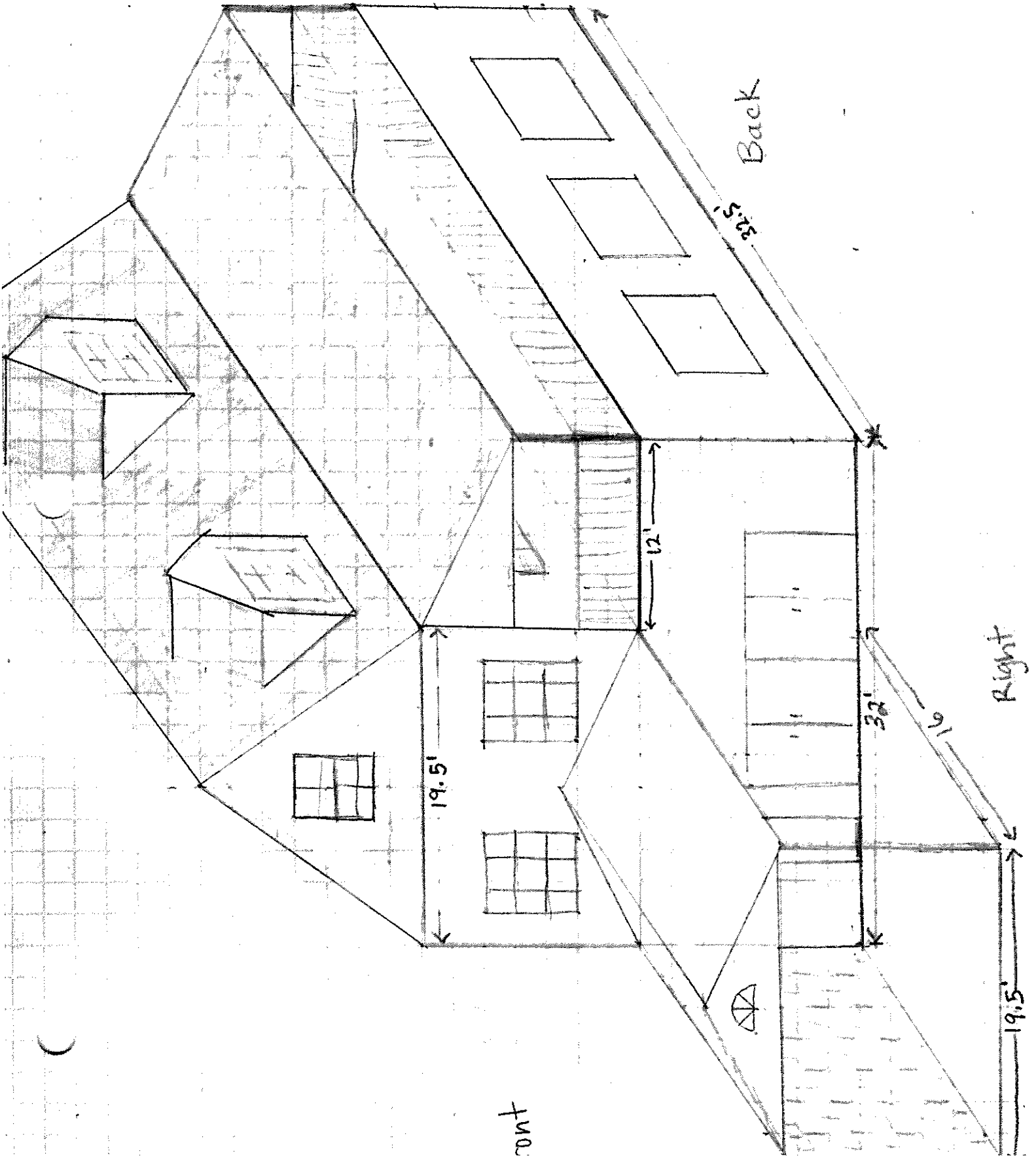
OAKS RD

TWIN OAKS



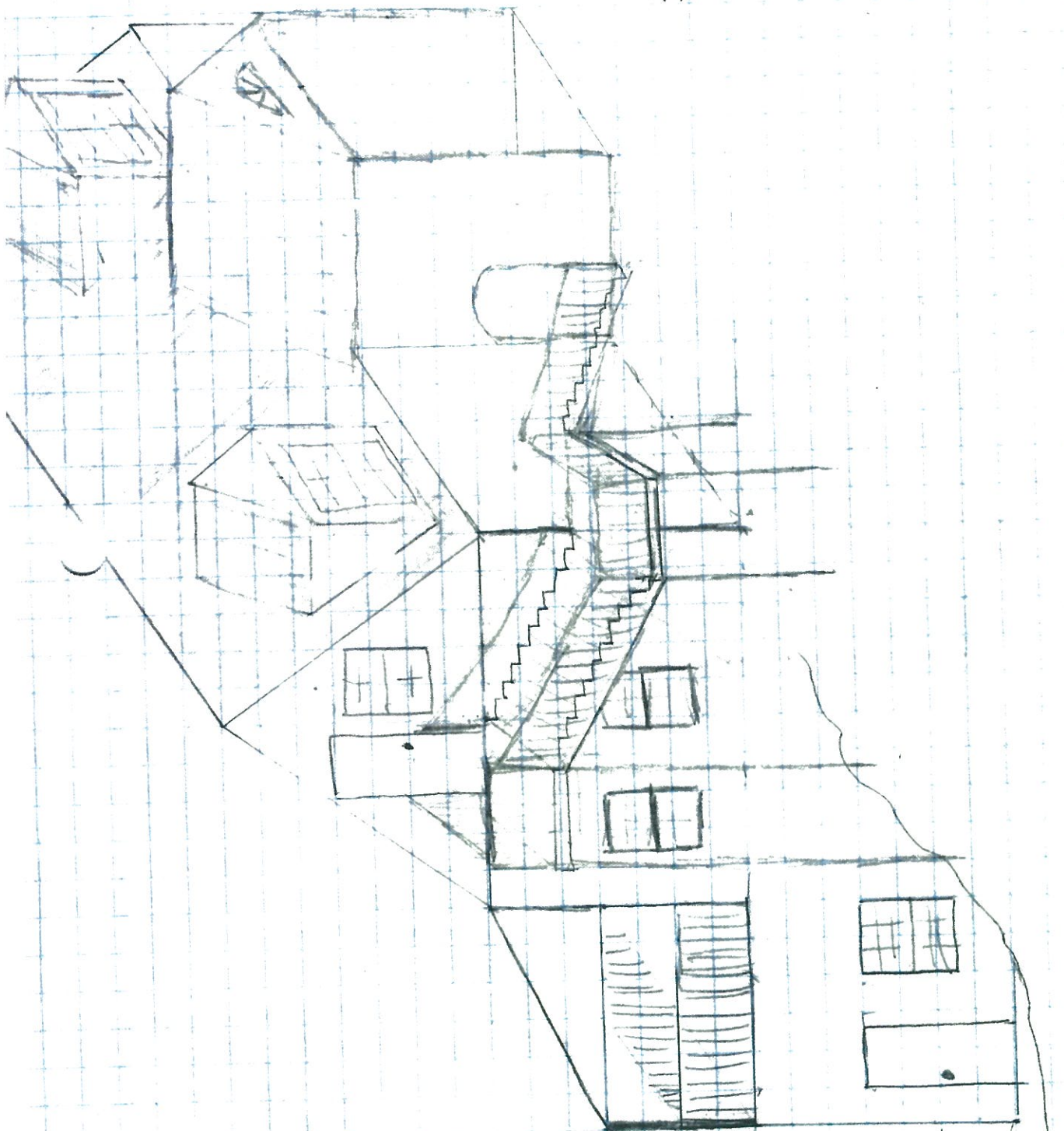








Front



Back

Left