



**TOWN OF DAVIDSON
DESIGN REVIEW BOARD
7:00PM: Board Room in Town Hall at 216 S Main St, Davidson, NC**

July 18, 2018

-
- I. CALL TO ORDER**
 - II. SILENT ROLL CALL**
 - III. CHANGES TO THE AGENDA**
 - IV. REVIEW/APPROVAL OF THE MINUTES**
 - (a) Minutes from May 2018
 - (b) Minutes from June 2018
 - V. CONSENT ITEMS**
 - VI. NEW BUSINESS**
 - (a) Moxie Mercantile
 - (b) Davidson Wine
 - (c) Pines Projects
 - VII. OLD BUSINESS**
 - VIII. OTHER ITEMS**
 - IX. ADJOURN**



Agenda Title: Minutes from May 2018

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes from May 2018	7/11/2018	Exhibit

Meeting Minutes

Design Review Board

Town of Davidson, NC
May 16, 2018

A meeting of the Town of Davidson *Design Review Board* was held in the Town Hall, Administrative Conference Room, 216 S. Main St.

Call to Order: 7:03 p.m.

Silent Roll Call and Determination of Quorum:

Members Present signified by :

Bob Lauer, Chair

John Burgess

Mike Kessler

Bruce Barteldt

Tom Goodwin

Bob Sipp

Brian Bumann

Lorraine Degree

EB Dyer

Town Staff Present: Chad Hall (Senior Planner)

Changes to the Agenda: Add discussion of Ice House steps to Other Items.

Review/Approval of the Minutes

A motion was made (BS) to approve meeting minutes of April 18, 2018 as written. It was seconded (JB) and the motion was approved unanimously.

Consent Item: Davidson College Watson Life Science Building: Withdrawal of application.

Old Business:

1. WestBranch Amenity Buildings

Located west of Davidson-Concord Road and north of Robert Walker Drive

Neighborhood General Planning Area

Proposed Amenity Buildings

Represented by Brian Jenest (CJS), and supporting design team(s)

Chad Hall introduced the project, noting there are two requests:

- Poolhouse Building; and
- Mail Kiosk in Park.

Pool house Building

Pool house building is to be located at Robert Walker Drive and Caite Ridge Lane.

Building is symmetrical with a main body and two wings.

Changes to the Amenity Building since the April 18 DRB meeting include:

- Reducing columns from double-posts to single 10"x10" posts at corners, while deleting some posts as well;
 - Note: gutters and downspouts are not illustrated.
- Adding beam/weight to the band around the primary body of the building;

- Appropriately sized shutters, though shutterdogs do not appear to be illustrated;
- The building now wraps the right corner and leaves a smaller opening for access to the mail kiosks.

The brick base is to be oversized southport with buff mortar. The board and batten siding is to be Iron Gray; gutters and downspouts are to match. Columns brackets are to be cedar and the shutters will be a special walnut, which will closely match the shutters. Trim is to be Cobblestone; window mullions and trim are to match. The roof is described as “weathered wood” asphalt shingle. Centered on the building is a cupola with black metal roofing; color of cupola is white.

It was indicated that shutters will have shutterdogs and hinges. All lights will be can lights in soffits. Gutters will be tucked into corners and/or will be painted to match building.

Mail Kiosk

Mail Kiosk is located in the southern part of the neighborhood park bound by Hudson Place, Claires Creek Lane and Sawyer Glen Lane.

Kiosk building is 16x16 feet with black metal hip roof. Structure is open to the park, with lattice on the other three sides.

Changes to the Mail Kiosk in the Park since the April 18 DRB meeting include:

- Reduction from double columns to singular 10”x10” posts with brackets, with a reduction in brick base width;
- Adding vertical supports and horizontal privacy boards, previous proposed as lattice.

At the April 18 meeting, DRB asked for brick type and color to match the pool house building. This is shown, and the louvered screen, trim and gutters are indicated as Cobblestone.

After discussion, a motion was made (JB) to approve the request for the two amenity buildings as submitted. It was seconded (MK) and approved unanimously.

New Business:

1. 107 North Main Street

Located at 107 North Main Street

Village Center Planning Area

Proposed removal of pergola and fence; new signage

Represented by Sandy Carnegie

Chad Hall introduced the project, stating there are three components to the request:

- Removal of pergola and fence;
- Flagstone paver installation; and
- New signage.

The fence and pergola were installed in the mid-1980’s and block views of the historic building. Removal will open up views. Intention is to keep curb line and install flagstone (grass, moss, pea gravel or mulch between stones) so tables and chairs may be set up. A

new freestanding sign, located to the left of the entrance walk, will serve as a building directory sign with the multiple businesses listed.

After discussion, a motion was made (BBarteldt) to approve the request as submitted. It was seconded (LD) and approved unanimously.

2. Pickled Peach - Signs

Located at 202 South Main Street, Suite E
Village Center Planning Area
New signs
Represented by Jen Jentz

Chad Hall introduced the project, noting there are three sign types:

- Projecting signs;
- Door signs; and
- Sidewalk (Sandwich Board) sign.

Projecting Signs

There are two proposed projecting signs, with one on Main Street and the other along the pedestrian way. Both signs meet DPO regulations. Design is to be a darker wood background with a combination of raised white letters (Pickled Peach) and printed white letters (Restaurant, Café, Market). Sign board will be approximately 1” thick and letters approximately ¾” raised. Existing brackets to be used.

Door Signs

Door signs are to be an applied translucent vinyl to a clear glass window within the door. Both are identical, with one including “The Market” underneath.

Sidewalk Sign

The sidewalk sign, or sandwich board, will be a wooden sign with an applied clearcoat that will allow writing on it (which can be erased/changed daily). Wood will closely match the projecting sign. The restaurant name and logo will be printed (not raised) letters.

After discussion, a motion was made (BS) to approve the request as submitted. It was seconded (MK) and approved unanimously.

3. The Pines (FYI)

Located west of Davidson-Concord Road and north of Robert Walker Drive
Neighborhood General Planning Area
New Villas; Healthcare expansion; other additions
Represented by Dave Malushizky (Villas) and Kerry Buck (other)

Chad Hall introduced the project, noting there are three requests:

- Villas at Poplar Hill;
- Health Care addition; and
- Multipurpose Room and Fitness Center expansions.

Materials for all projects will be similar to the campus, with brick veneer, cementitious lap siding, and asphalt shingle roofs.

Villas at Poplar Hill

Currently a pair of twin 4-story buildings, symmetrical in appearance. David mentioned that considerations are being studied to change front porches to sunrooms; this may or may not be the exact condition on both buildings. If sunrooms, shifting the window to recreate the 18” column width is preferred. Porch areas are to be cementitious panels instead of stucco, used elsewhere on campus. The bottom rear floor may be utilized for parking, or may remain a utilitarian floor with access to parking. HVAC will be placed on ground (no through-wall units). Since the buildings may be visible from the greenway and Avinger Lane extension, the Board asked that the rear receive additional scrutiny due to visibility.

The Board asked staff to review the master plan for any potential height restrictions.

Health Care expansion

The new health care wing will be located west of the existing facility, connected by a short corridor. Building is two stories with sloped roof. Kerry showed colored perspectives of the design.

The Board asked for rear area with mechanical penthouse to be illustrated consistently.

Multipurpose Room, Fitness Center, etc.

Multiple expansions in various areas, includes the addition of a multipurpose room, constructing a fitness center with dining above, and enclosing a dining terrace. Kerry provided illustrations walking 360 degrees around the building.

The Board had some concern about the orientation of the light monitors, which face south. These typically face north to allow daylighting, without direct light and heat gain.

The Board asked that the drawings be consistent when returning for a decision.

Other Items:

1. Davidson Ice House added brick to their steps, in an attempt to be in keeping with the original approval. Quality does not match existing, as intended. Board opted to take no action pertaining to the stairs.
2. Bob Lauer reminded the Board, due to a move to Charlotte, his last meeting will be in June.

Adjourn: A motion was made to adjourn (MK), seconded (JB), and approved unanimously. The meeting was adjourned at 8:47 pm.

Approval of Minutes:

Date: _____ By: _____

Please note: This is a summary of the meeting and not to be considered a complete transcript.



Agenda Title: Minutes from June 2018

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Minutes from June 2018	7/11/2018	Exhibit

Meeting Minutes

Design Review Board

Town of Davidson, NC
June 20, 2018

A meeting of the Town of Davidson *Design Review Board* was held in the Town Hall, Administrative Conference Room, 216 S. Main St.

Call to Order: 7:00 p.m.

Silent Roll Call and Determination of Quorum:

Members Present signified by :

Bob Lauer, Chair
 John Burgess
 Mike Kessler

Bruce Barteldt
 Tom Goodwin
 Bob Sipp

Brian Bumann
 Lorraine Degree
 EB Dyer

Town Staff Present: Chad Hall (Senior Planner)

Changes to the Agenda: Add CLG Application and Recognize Bob via Resolution to Other Items.

Review/Approval of the Minutes

A motion was made (MK) to approve meeting minutes of May 16, 2018 as commented upon (add representatives regarding Pines FYI). It was seconded (JB) and the motion was approved unanimously.

Consent Item: None.

Old Business: None.

New Business:

1. North Harbor Place - Additions

Located at 100 and 400 North Harbor Place
Special Use Planning Area (seeking Conditional rezoning)
Proposed additions to each building
Represented by Matt Bartels and Mike Stanley

Chad Hall introduced the projects, breaking each down per building.

100 Building

Bulk of changes are occurring on north end of building for the purposes of adding additional food prep and storage space. Mechanical to be moved to roof of this lower level addition, screened by a walls on east and west sides. Materials and colors to match existing.

After Chad's brief introduction, Mike Stanley provided additional information.

The Board identified some areas of the design in need of clarification:

- Show mechanical on top of new roof
- Will trim remain white?
- Show any light fixtures
- Study canopy that wraps around north end
- Relation/location of cooler?

400 Building

Change are occurring in three locations: front, northwest side and rear

On the front, a new roof canopy is proposed to be added. Also visible from the front and all sides will be a "lighthouse" element.

On northwest side, new addition for storage and prep, continuing roofline.

On the rear, a new wood outdoor patio and stairs will be added.

A water feature area is also shown as a placeholder; purpose is to drawn out other noises and provide a photo opp location.

The Board asked questions related to the following:

- Is lighthouse functional? Any thought to using as clearstory?
 - Proposed to have internal LED that may simulate rotting light, or change colors
- Any consideration of offsetting lighthouse element?
 - May not look proper from front
- Front canopy materials?
 - Copper or similar material
- Show any light fixtures

Other Items:

1. Being Bob Lauer's last meeting, Chad shared the Resolution presented to Bob at the June 12 Town Board meeting.
 - a. Bob provided some closing comments of his tenure, recognizing previous members and stating that all the kind words from the Resolution are a result of the great members and discussions over the years.
2. Town is pursuing CLG status; Betsy Shores needs applications completed by noon Friday (application handed out to the DRB).
3. Election of new Chair and Vice Chair
 - a. Bruce Barteldt was nominated (JB) for Chair and seconded (BBumann); approved unanimously.
 - b. Tom Goodwin was nominated (JB) for Vice Chair and seconded (MK); approved unanimously.

Adjourn: A motion was made to adjourn (EBD), seconded (MK), and approved unanimously. The meeting was adjourned at 7:47 pm.

Approval of Minutes:

Date: _____ By: _____

Please note: This is a summary of the meeting and not to be considered a complete transcript.



Agenda Title: Moxie Mercantile

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Analysis	7/11/2018	Presentation
☐ Application and Exhibits	7/11/2018	Exhibit

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: S. Chad Hall
July 18, 2018

Project: Moxie Mercantile – Signage on front façade
Location: 202 South Main Street
Applicant: Clifton Castelloe (Jen Jentz is owner)
Planning Area: Village Center, Local Historic District: Contributing Resource

A project is proposed at 202 South Main Street for two signs on the front façade. The applicant is proposing two signs: wall and projecting. In addition, there is a request to change the existing awning.

Wall Sign (with lighting option)

As proposed, one request is to paint the business name “Moxie Mercantile” centered above the existing window and awning. The sign size meet the five percent rule but is greater than 24 square feet, requiring approval from the HPC, in addition to the sign being painted on a building in the local historic district. Paint color appears to be black.

While not shown, the applicant has inquired about adding gooseneck lighting similar to the lights above the Ben and Jerry’s sign. An exact design or color has not been provided.

Projecting Sign

A projecting sign is proposed to hang from an existing bracket on the building. The sign size is 30’ (round). Per the application, the bottom of the sign would be 5’-10” from ground level. Staff has alerted the applicant that the bottom of the sign must be 7’ from the ground. The intent is to relocate the existing bracket higher on the wall so that the bottom of the sign meets minimum clearance. As such, the area of the wall below the relocated bracket will need to be painted to match the existing façade color.

Awning

The applicant proposes to replace the existing awning with one that is black and white striped. It is assumed that the awning size will remain the same.

Door and Window signs are not proposed. Staff has included language for the benefit of the applicant and for the board in case these items need to be discussed.

The building is located within the Village Center Planning Area. This building is considered to be a storefront building. The building is a contributing structure in the Local Historic District. As such, the Historic Preservation Commission (HPC) may use its Design Guidelines to ensure that facades and their features meet the spirit and intent of the Davidson Planning Ordinance, even if all aspects do not necessarily meet the requirements for façades.

Language from National Register of Historic Places Nomination Report:

202 South Main Street, ca. 1925, Withers Electric Company Building Contributing Building

- One story, brick commercial building consisting of entrance recessed into the center bay; replacement multiple-paned sash in the two large shopfront windows flanking the entry; originally built as an auto sales and service establishment, it is locally known as the Withers Electric Co. Building, which it became after World War II.

HISTORIC DISTRICT DESIGN GUIDELINES:

Storefronts

1. *Retain and preserve storefronts that contribute to the overall historic character and form of commercial buildings including display windows, transoms, mid-cornices, recessed entries, bulkhead panels, and other functional or decorative features.*
2. *Retain and preserve storefront materials that contribute to the overall historic character of a building.*
3. *Maintain, protect, and repair the features, material surfaces, and details of storefronts using repair techniques appropriate to the specific storefront material.*

Paint and Exterior Color

3. *When repainting, select colors appropriate to the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style. In particular, the foundation color is usually darker than the body of the building in order to visually anchor it to the ground.*

Exterior Lighting

5. *If needed, introduce exterior lighting fixtures sensitively so that the overall character of the historic building, site, or district is not diminished. Select and install new fixtures so that the location, orientation, height, brightness, design, and material are compatible with the human scale and character of the historic district.*
8. *It is not appropriate to create a false historical appearance by introducing period lighting fixtures from an era that predates the building or district.*

Signs

5. *Introduce new signs, if needed, in traditional locations where they do not diminish or compromise the overall historic character of the building, site, or district. Design new signs to be compatible in location, configuration, orientation, height, material, scale, and detail with the historic character of the building, site, and district.*
7. *Construct new signs in traditional materials, such as wood, stone, or metal, or apply lettering and graphics on display windows or awning fabric. It is not appropriate to introduce signage in contemporary materials such as plastics or to introduce internally lighted signage that is incompatible with the overall historic character of the district.*

DAVIDSON PLANNING ORDINANCE:

SITE AND BUILDING DESIGN STANDARDS

Section 4.2.1 – Historic District Regulations

All changes or improvements made to structures within the Local Historic District must comply with the Historic District Regulations as described in Section 22.

Section 4.4.1.E.4a-b – General Building Design Standards - Materials

Building materials and colors shall be complimentary to materials already being used in the general area. 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.

SIGNS

Section 11.2.2.B Required Permits

All signs proposed to be affixed to a structure in the Local Historic Overlay District must be approved by the Design & Historic Review Board to determine that the signage meets the provisions of this section and any additional historic district requirements.

Section 11.3.1.2 Multi-Tenant Buildings

Each tenant on the street or ground level may display one of the following signs on each façade: wall, projecting, hanging, freestanding, and two additional signs from the following: sidewalk, awning, canopy, window or door.

Section 11.4.1.2 Wall Sign

A sign directly attached and parallel to a building façade or dependent upon a building for its support. Wall signs may consist of sign board, metal, or channel letters mounted directly on wall or via raceway, neon, or paint directly on brick.

1. Permitted Location

- *Building facades that face the right of way, pedestrian passageways, and/or parking associated with the establishment.*

2. Area & Dimensions

- *Maximum sign area per facade is five percent of the ground floor facade area on which the sign is located OR 24 square feet, whichever is greater. The Design Review Board must approve all signs greater than 24 square feet.*
- *For multi-bay, multi-tenant buildings, the facade area shall include only that portion of the facade designed for a specific tenant.*

3. Height

- *The top of a wall sign shall not exceed 18 feet above grade.*

4. Additional Requirements

- *Internally illuminated signs, including LED signs, are not permitted.*
- *Signs must either be a minimum of 1.5 inches thick or include a 1.5 to 2 inch border.*

Section 11.4.1.7 Projecting Sign

A sign directly attached and not parallel to a building facade or dependent upon a building for its support.

1. Permitted Location

- *Building facades that front a right-of-way, pedestrian passageway, and/or parking associated with the establishment.*

2. Area & Dimensions

- *12 square feet maximum, per side*
- *Three feet maximum width*
- *Four feet maximum projection from building*

3. Height

- *18 feet maximum*
- *A minimum of seven feet of clearance must be maintained between the bottom of the sign and the grade.*

4. Additional Requirements

- *Must be perpendicular to the building facade. Internally illuminated signs are not permitted. Any external illumination may not be attached to the sign.*

Section 11.4.1.3 Window Sign

A sign affixed to the surface of a window or displayed within one foot of the window and visible from a street or park.

1. Permitted Location

- *Windows on ground-level facades and upper level arcades only.*

2. Area & Dimensions

- *Maximum size is 25 percent of the window area.*
- *Neon signs mounted on the interior of storefront windows shall not exceed 10 square feet in area, and shall be counted as part of the total window sign area.*

3. Height

- *No maximum, but signs are limited to windows on ground-level facades and upper level arcades only.*

4. Additional Requirements

- *Internally illuminated signs, including LED and neon, are not permitted, except for interior mounted neon signs not exceeding 10 square feet in area.*
- *To ensure that visibility both in and out of the window is not obscured, such signs may be silk-screened, vinyl, etched, or hand-painted.*

Section 11.4.1.4 Door Sign

A sign applied, mounted or painted on the solid portion of a door; or a sign that is attached, applied, painted, silk screened, or etched onto the glass pane of a door.

1. Permitted Location

- *Storefront doors only.*

2. Area & Dimensions

- *Two square feet maximum per door.*

3. *Height:*

- *None*

4. *Additional Requirements*

- *Internally illuminated signs, including LED signs, are not permitted.*

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Design Review

MOXIE MERCANTILE

(Name of Project)

Sign - Project Description

Application Date: 6-26-18

Project Location: 202 S. MAIN STREET
(Indicate street frontage, nearest intersection, and address, if assigned)

Tax Parcel(s): _____

Planning Area: _____

Planning Area Overlay District: _____

Master or Conditional Plan: _____
(Include any conditions of approval)

General Statement of Intent: Seeking approval of 2 signs
1) store name painted on building
2) 2 sided road (30") metal projecting sign

- Project Details:
- | | | | |
|---------------|---|---|--|
| Project Type: | <input type="checkbox"/> individual sign | <input type="checkbox"/> multi-tenant building | <input type="checkbox"/> sign plan development |
| Sign Type: | <input checked="" type="checkbox"/> wall sign | <input checked="" type="checkbox"/> projecting sign | <input type="checkbox"/> hanging sign |
| | <input type="checkbox"/> freestanding sign | <input type="checkbox"/> canopy/awning sign | <input type="checkbox"/> window/door sign |
| | <input type="checkbox"/> building name | <input type="checkbox"/> sidewalk sign | <input type="checkbox"/> temporary sign |

Other sign type: _____
Dimensions: _____
Square Footage: _____
Height from grade: 5' 10" - projecting sign
Sign materials: 16 GAUGE METAL AND WOOD
Lighting: _____

Existing Signs, include signs to remain and signs to be removed:
NONE

APPLICATION FOR SIGN PERMIT

LOCATION	STREET # (N,S,E,W) <u>202 S</u> STREET NAME <u>MAIN</u> (AV, RD, ST, etc) <u>ST.</u>		PERMIT #
	SUITE/UNIT(S): _____		
	TAX JURISDICTION: (Check One) <input type="checkbox"/> 0-Mecklenburg <input type="checkbox"/> 1-Charlotte <input type="checkbox"/> 2-Davidson <input type="checkbox"/> 3-Cornellus <input type="checkbox"/> 4-Pineville <input type="checkbox"/> 5-Matthews <input type="checkbox"/> 6-Huntersville <input type="checkbox"/> 7-Mint Hill		
	PROPERTY OWNER <u>Jer Jertz</u> ADDRESS <u>202 S. MAIN ST.</u> CITY <u>DAVIDSON</u> STATE <u>NC</u> ZIP <u>28036</u> PHONE # <u>704 975 4235</u>		
TAX PARCEL # _____ ZONING _____ JURIS _____ MAP # _____		SPECIAL USE: (circle) C D N P S STREET CLASSIFICATION: (circle) I II III IV V VI N/A	
JOB # _____	PROPERTY USE: <u>MOXIE MERCHANDISE - RETAIL BOUTIQUE</u>		
USDC # <u>329</u>	REMARKS: _____		
CONTRACTOR	SIGN CONTRACTOR <u>NONE</u> PHONE # _____		
	ADDRESS _____ CITY _____ STATE _____ ZIP _____		
	CONTRACTOR # _____ BONDED WITH BUILDING STANDARDS DEPARTMENT: <input type="checkbox"/> Yes <input type="checkbox"/> No		
	ELECTRICAL CONTRACTOR _____ PHONE # _____		
ADDRESS _____ CITY _____ STATE _____ ZIP _____			
CONTRACTOR # _____ BONDED WITH BUILDING STANDARDS DEPARTMENT: <input type="checkbox"/> Yes <input type="checkbox"/> No			
OWNER	SIGN OWNER <u>CLIFTON CASTELLO</u> PHONE # <u>704 905 4131</u>		
	ADDRESS <u>2630 COUNTRY CLUB LN</u> CITY <u>CHARLOTTE</u> STATE <u>NC</u> ZIP <u>28205</u>		
DESCRIPTION	CATEGORY: <input type="checkbox"/> Detached Attached: <input type="checkbox"/> Canopy or Awning <input checked="" type="checkbox"/> Projecting <input type="checkbox"/> Roof <input checked="" type="checkbox"/> Wall		
	TYPE: BB <input type="checkbox"/> Bulletin Board NR <input type="checkbox"/> Non-Residential Park PR <input type="checkbox"/> Primary TP <input type="checkbox"/> Temp Planned Dev. BU <input checked="" type="checkbox"/> Business OP <input type="checkbox"/> Off-Premises SD <input type="checkbox"/> Secondary OT <input type="checkbox"/> Other (Describe) DI <input type="checkbox"/> Directory OA <input type="checkbox"/> Outdoor Advertising SC <input type="checkbox"/> Shopping Ctr. _____ ID <input type="checkbox"/> Identification PD <input type="checkbox"/> Planned Development SP <input type="checkbox"/> Sponsorship _____		
	- GENERAL INFORMATION -		
	ATTACHED: Existing Signs Attached to Building Wall/Roof # _____ Total Sq. Ft. _____ Existing Signs Attached to Entire Building # _____ Total Sq. Ft. _____ Area of Building Wall: Height <u>3</u> Ft. In x Width <u>10</u> Ft. In. = <u>30</u> Sq. Ft. Projection from Building <u>3</u> Ft. <u>10</u> In.		
	DETACHED: Ground Clearance: _____ Ft. _____ In. Total Height: _____ Ft. _____ In. In Sight Distance Triangle: <input type="checkbox"/> Yes <input type="checkbox"/> No Distance Behind R/W: _____ Ft. _____ In. Changeable Copy _____ % Total Sign		
	OTHER: Illuminated: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Flashing: <input type="checkbox"/> Yes <input type="checkbox"/> No Drawings Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
	SIGN SIZE: Height: <u>3</u> Ft. In. x Width: <u>10</u> Ft. In. = <u>30</u> Sq. Ft.		
	REMARKS: <u>Requesting 2 sign locations (attached) - name painted on building</u> <u>and 2-sided round projecting sign (30 inches round)</u>		
	TOTAL FEE \$		

THE UNDERSIGNED HEREBY CERTIFIES THAT HE/SHE IS EITHER THE OWNER OR THE AUTHORIZED AGENT OF THE OWNER AND HEREBY MAKES APPLICATION FOR PERMIT AND INSPECTION OF WORK DESCRIBED AND AGREES TO COMPLY WITH ALL APPLICABLE LAWS REGULATING THE WORK.

APPLICANT'S SIGNATURE Clifton Castello DATE 6-21-18 PRINT APPLICANT'S NAME CLIFTON S. CASTELLO METHOD OF PAYMENT CASH/CHECK ACCOUNT

MECKLENBURG COUNTY LAND USE & ENVIRONMENTAL SERVICES AGENCY
700 N. TRYON STREET • CHARLOTTE, NC 28202 • 704/336-2831

HOLDS	PROCESSED BY	APPROVED BY	VALIDATED BY



↑
3'
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10'
moxie
MERCANTILE

202





Agenda Title: Davidson Wine

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Analysis	7/11/2018	Presentation
☐ Application	7/11/2018	Exhibit
☐ Exterior Concept	7/11/2018	Exhibit
☐ Light Example	7/11/2018	Exhibit

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: S. Chad Hall
July 18, 2018

Project: Davidson Wine – Façade changes
Location: 121 Depot Street
Applicant: Recah Harward on behalf of Lindsay Williams
Planning Area: Village Center, Local Historic District: Contributing Resource

A project is proposed at 121 Depot Street for changes to the façades. The current front façade is painted a tan color and includes a pent roof over the transoms. The proposal is to remove the pent roof to expose the transoms and to repaint the façade. The proposed color is Tricorn Black.

Signage and lighting is also proposed on the front façade. The signage will be painted above the transoms, reading “Davidson Wine” in a gold-ish color; one word will be featured above each storefront. Per the provided sketch, the sign size will meet Davidson Planning Ordinance (DPO) requirements, being less than five percent of façade area.

The proposed lighting on the front façade is wall mounted and cylindrical in appearance. Radius of light is 6” and vertical dimension will be 24”. Proposed color of the light is either Sun Gold or Champaign.

On the rear façade, the applicant plans to apply the same Tricorn Black paint color to the elevation. Additionally, the door is proposed to be replaced.

Door and Window signs are not proposed. Staff has included language for the benefit of the applicant and for the board in case these items need to be discussed.

The building is located within the Village Center Planning Area. This building is considered to be a storefront building. The building is a contributing structure in the Local Historic District. As such, the Historic Preservation Commission (HPC) may use its Design Guidelines to ensure that façades and their features meet the spirit and intent of the Davidson Planning Ordinance, even if all aspects do not necessarily meet the requirements for façades.

Language from National Register of Historic Places Nomination Report:
121 Depot Street, ca. 1920, Commercial Building, Contributing Building:

- One story, brick commercial building with two storefronts and a flat parapet; storefronts delineated by brick pilasters, and each store has a recessed entrance flanked by storefront windows; original transom windows are now covered in wood panels, and a pent roof has been added.

HISTORIC DISTRICT DESIGN GUIDELINES:

Storefronts

- 1. Retain and preserve storefronts that contribute to the overall historic character and form of commercial buildings including display windows, transoms, mid-cornices, recessed entries, bulkhead panels, and other functional or decorative features.*
- 2. Retain and preserve storefront materials that contribute to the overall historic character of a building.*
- 3. Maintain, protect, and repair the features, material surfaces, and details of storefronts using repair techniques appropriate to the specific storefront material.*

Paint and Exterior Color

- 3. When repainting, select colors appropriate to the historic building and district. Enhance the features of a building through appropriate selection and placement of paint color consistent with its architectural style. In particular, the foundation color is usually darker than the body of the building in order to visually anchor it to the ground.*
- 4. It is not appropriate to paint brick, stone, copper, bronze, concrete, or cement block surfaces that were historically unpainted.*
- 7. It is not appropriate to remove paint films before repainting through destructive methods such as sandblasting, waterblasting, power washing, or the use of propane or butane torches.*

Exterior Lighting

- 1. Retain and preserve exterior lighting fixtures that contribute to the overall historic character of the historic district.*
- 2. Retain and preserve historic exterior lighting fixtures that contribute to the historic character of a building.*
- 5. If needed, introduce exterior lighting fixtures sensitively so that the overall character of the historic building, site, or district is not diminished. Select and install new fixtures so that the location, orientation, height, brightness, design, and material are compatible with the human scale and character of the historic district.*
- 8. It is not appropriate to create a false historical appearance by introducing period lighting fixtures from an era that predates the building or district.*

Signs

- 5. Introduce new signs, if needed, in traditional locations where they do not diminish or compromise the overall historic character of the building, site, or district. Design new signs to be compatible in location, configuration, orientation, height, material, scale, and detail with the historic character of the building, site, and district.*
- 7. Construct new signs in traditional materials, such as wood, stone, or metal, or apply lettering and graphics on display windows or awning fabric. It is not appropriate to introduce signage in contemporary materials such as plastics or to introduce internally lighted signage that is incompatible with the overall historic character of the district.*

DAVIDSON PLANNING ORDINANCE:

SITE AND BUILDING DESIGN STANDARDS

Section 4.2.1 – Historic District Regulations

All changes or improvements made to structures within the Local Historic District must comply with the Historic District Regulations as described in Section 22.

Section 4.4.1.E.4a-b – General Building Design Standards - Materials

Building materials and colors shall be complimentary to materials already being used in the general area. 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.

SIGNS

Section 11.2.2.B Required Permits

All signs proposed to be affixed to a structure in the Local Historic Overlay District must be approved by the Design & Historic Review Board to determine that the signage meets the provisions of this section and any additional historic district requirements.

Section 11.3.1.2 Single-Tenant Buildings

One sign from the following list are allowed on each façade: wall, projecting, hanging, freestanding, and two additional from the following: sidewalk, awning, canopy, window, and door.

Section 11.4.1.2 Wall Sign

A sign directly attached and parallel to a building façade or dependent upon a building for its support. Wall signs may consist of sign board, metal, or channel letters mounted directly on wall or via raceway, neon, or paint directly on brick.

1. Permitted Location

- *Building facades that face the right of way, pedestrian passageways, and/or parking associated with the establishment.*

2. Area & Dimensions

- *Maximum sign area per facade is five percent of the ground floor facade area on which the sign is located OR 24 square feet, whichever is greater. The Design Review Board must approve all signs greater than 24 square feet.*
- *For multi-bay, multi-tenant buildings, the facade area shall include only that portion of the facade designed for a specific tenant.*

3. Height

- *The top of a wall sign shall not exceed 18 feet above grade.*

4. Additional Requirements

- *Internally illuminated signs, including LED signs, are not permitted.*
- *Signs must either be a minimum of 1.5 inches thick or include a 1.5 to 2 inch border.*

Section 11.4.1.3 Window Sign

A sign affixed to the surface of a window or displayed within one foot of the window and visible from a street or park.

1. Permitted Location

- *Windows on ground-level facades and upper level arcades only.*

2. Area & Dimensions

- *Maximum size is 25 percent of the window area.*
- *Neon signs mounted on the interior of storefront windows shall not exceed 10 square feet in area, and shall be counted as part of the total window sign area.*

3. Height

- *No maximum, but signs are limited to windows on ground-level facades and upper level arcades only.*

4. Additional Requirements

- *Internally illuminated signs, including LED and neon, are not permitted, except for interior mounted neon signs not exceeding 10 square feet in area.*
- *To ensure that visibility both in and out of the window is not obscured, such signs may be silk-screened, vinyl, etched, or hand-painted.*

Section 11.4.1.4 Door Sign

A sign applied, mounted or painted on the solid portion of a door; or a sign that is attached, applied, painted, silk screened, or etched onto the glass pane of a door.

1. Permitted Location

- *Storefront doors only.*

2. Area & Dimensions

- *Two square feet maximum per door.*

3. Height:

- *None*

4. Additional Requirements

- *Internally illuminated signs, including LED signs, are not permitted.*



The Town of Davidson
College Town. Lake Town. Your Town.

Certificate of Appropriateness

Davidson Wine Co.
(Name of Project)

Application Requirements

Date Received

Application Fee per Town of Davidson Fee Schedule

Contact Information

Project Description
(including General Statement of Intent)

Statement of Compliance with Section 9 and Section 22

Master Plan or Conditional Planning Area
(including all documents, plans, maps, and conditions of approval)

Environmental Inventory in accordance with Section 8.2
(including adjacent properties and buildings)

Color Photos
(including existing and adjacent sites and building(s) taken from the perspective of the public streets adjacent to the site)

Site Schematic Design in accordance with Section 8.8

Building Schematic Design in accordance with Section 8.4

Landscape Schematic Design in accordance with Section 8.6

Building Perspective in accordance with Section 8.4 D

Building Materials/Colors

4-Sided Building Elevations and Color Front Elevations

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.

Reeah Harward
Applicant's Signature

7/2/18
Date



The Town of Davidson

College Town. Lake Town. Your Town.

Certificate of Appropriateness

Davidson Wine Co.
(Name of Project)

Contact Information

Applicant's Information

Name: Breck Howard on behalf of Lindsey

E-Mail: BHoward@labellaPC.com

Mailing Address: 455 S. Main St. Ste 220
Davidson, NC 28036

Business Phone: 704.941.2142 Mobile Phone: _____

Property Owner's Information

(If Different from Applicant)

Name: Robert Maynard

E-Mail: RM@RobertMaynard.net

Mailing Address: _____

Business Phone: 704.997.5471 Mobile Phone: _____

Architect's Information

Name of Firm: Roger Layman

Architect's Name: LaBella Associates

E-Mail: RLayman@labellaPC.com

Mailing Address: 455 S. Main St. Ste 220
Davidson, NC 28036

Business Phone: 704.941.2140 Mobile Phone: _____



Certificate of Appropriateness

Davidson Wine Co.
(Name of Project)

Project Description

Application Date: 7/2/18

Project Location: 121 Depot St.
(Indicate street frontage, nearest intersection, and address, if assigned)

Tax Parcel(s): _____

Planning Area: Village Center

Master or Conditional Plan: LH-O & VP-O
overlay
(Include any conditions of approval)

General Statement of Intent: We would like to remove existing awning to expose the tranom, Repaint the existing painted brick & add New Lighting

Project Details:
Project Type: new structure addition exterior alteration
 sign vendor cart demolition

Building Type: Existing Painted Brick

Building Materials: Painted Brick & Glass

Colors: Tan/Gray/Green

Architectural Features: Historic District

Existing Site Conditions: _____
(include significant physical, environmental, and cultural features; significant and heritage trees, existing structures; and infrastructure and street layout)
Painted Brick exterior with Awning



CERTIFICATE OF APPROPRIATENESS

The Design Review Board hereby certifies that the application

Recah Harward

Name of Applicant

Davidson Wine Co.

Name of Project

121 Depot Street

Address

Davidson, NC 28036

is approved for:

new structure addition or expansion exterior alteration or reconstruction relocation
 demolition sign(s) vendor cart exterior lighting exterior paint color(s)
 other

The following conditions are attached to this approval:

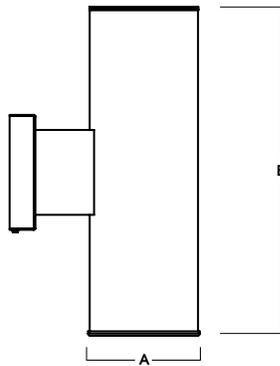
This certificate is not a permit. This certificate does not relieve any party of the responsibility of filing for and obtaining all required permits or of following all other applicable codes, ordinances, and regulations. This certificate does not negate any protective covenants or deed restrictions on the property. Any change in the applicant's plans requires the filing of a revised application with the Town of Davidson, NC.

Chair, Historic Preservation Commission

Date



6" ROUND DIRECT FOCUSED ILLUMINATION



SERIES	A	B
C0618DXT	6.0	18.0
C0624DXT	6.0	24.0

Fixture Weight: 17.2 lbs

C0618DXT, C0624DXT - WALL MOUNT

APPLICATION

6" round x 18" or 24" high cylinder luminaire for accent and general illumination.

FEATURES

Spectrum's Cylinder series provides traditional architectural style with high performance and energy efficient illumination. Rugged design with flexible mounting, finish and LED options make these extremely versatile fixtures. Two stage optical system design delivers smooth general illumination.

FINISH

Multi-stage polyester powder-coat process applied on our dedicated paint lines. See mounting and color pages for standard finishes. All exposed materials are chromate pretreated to resist corrosion.

ELECTRONICS

LED system features Xicato LED module with proprietary phosphor technology that provides consistent stable color with CCT control of +/- 100K over life of the light engine. Base CRI is 83 with 2-step MacAdam Ellipse binning. High CRI is 98 with 1 x 2-step MacAdam Ellipse binning. Variety of electronic 120V/277V and dimming drivers.

CONSTRUCTION

Fabricated seamless aluminum fixture housing. Specular primary reflector provides high efficiency illumination. Stainless steel hardware with galvanized steel brackets to resist corrosion. Trim formed from .063 thick high purity aluminum and finished to specification.

CODE COMPLIANCE

BAA compliant. ETL certified to meet US and Canadian standards. Suitable for dry or damp locations. Wet Location Option. Manufactured and tested to UL standards No. 1598/8750.

LUMENS / WATTAGE DATA				
PART NUMBER	SOURCE LUMENS	DELIVERED LUMENS ²	SYSTEM WATTS ³	LPW
C0618DXT10L	1000	691	9.1	76
C0618DXT13L	1300	931	13.0	72
C0618DXT20L	2000	1433	21.7	66
C0618DXT30L	3000	2149	32.6	66

SERIES	LUMENS ¹	CCT	OPTICS	DRIVER / DIMMING ⁶	OPTIONS ⁷	TRIM	MOUNTING ¹¹	FINISH	
C0618DXT 6" x 18" Cylinder	10L 1000 Lm	83 CRI	XN ⁸ 12°	EX Electronic Driver, 120V/277V	WL Wet Location	TSG Semi Diffuse Low Iridescent Clear	WM3 Wall Mount 3" Extension WM5 Wall Mount 5" Extension	MW ¹² Matte White MB ¹² Matte Black	
	13L 1300 Lm	27K 2700K	ND 20°						DS10X 10%, 0-10V, 120V/277V DO10X 1%, 0-10V, 120V/277V DS2W1 ELV/MLV, 120V
C0624DXT 6" x 24" Cylinder	20L 2000 Lm	30K 3000K	MD 37°	98 CRI ⁴				BZ Bronze CH Charcoal GH Graphite AC Champagne SN Sun Gold BR Brecchia Rust AN Anodic Natural CO Copper Metallic CC ¹³ Custom Color	
	30L 3000 Lm	35K 3500K	WD 42°						EMRM 7W Remote EM EMEN 7W Remote with Enclosure
		40K 4000K	XW 57°						

EXAMPLE: C0618DXT20L35KMDXSOWM3MW

NOTES:

1 Nominal Source Lumens At Any CCT 2 Nominal Delivered Lumens at 83 CRI at Any CCT with MD-TSG-NL 3 At 83 CRI 4 20L Max 5 13L Max/XN not Available with 98 CRI Option
6 Consult Factory for Additional Options 7 See Product Options Page for Details 8 Not Available with WL 9 20L Max/Standard Lens for XN, ND 10 20L Max/Standard Lens for MD, WD, XW
11 See Mounting Page for Details on Components and Finishes 12 Standard Finishes 13 See Color Page for More Options/Consult Factory for Special Finishes



PROJECT: _____
TYPE: _____



Dimensions and values shown are nominal. Spectrum Lighting continually works to improve products and reserves the right to make changes which may alter the performance or appearance of products.

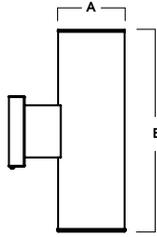
6" ROUND DIRECT

FOCUSED ILLUMINATION / FIXTURE OPTIONS



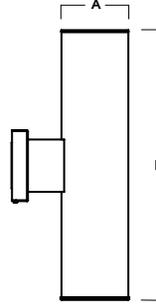
SERIES SIZES

C0618DXT



A	B
6.0	18.0
152.6 mm	457.2 mm

C0624DXT



A	B
6.0	24.0
152.4 mm	609.6 mm

STANDARD FINISHES

MW
MATTE WHITE



MB
MATTE BLACK



PT
PLATINUM SILVER



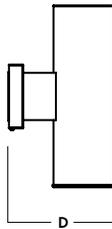
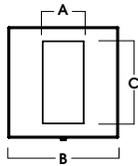
WALL MOUNT DETAIL

WM3
WALL MOUNT 3" EXTENSION



FRONT VIEW

SIDE VIEW



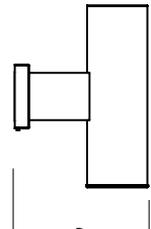
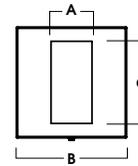
A	B	C	D
2.4	6.4	4.7	10.5
61.0 mm	162.6 mm	119.4 mm	266.7 mm

WM5
WALL MOUNT 5" EXTENSION



FRONT VIEW

SIDE VIEW



A	B	C	D
2.4	6.4	4.7	13.3
61.0 mm	162.6 mm	119.4 mm	337.8 mm

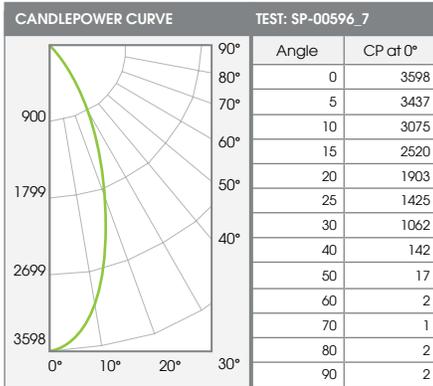
6" ROUND DIRECT

FOCUSED ILLUMINATION / PHOTOMETRIC DATA



C06xxXT-30LxxK-WDEX-TSG-NL

30L WIDE - 83 CRI



ZONAL LUMENS

Beam Angle	Lumens	%
0-10	320	15%
0-20	1026	48%
0-30	1699	79%
0-40	2080	97%
0-60	2135	100%
0-80	2138	100%
0-90	2140	100%
Total Lumens	2140	100%

SINGLE UNIT: PERFORMANCE
INITIAL FOOTCANDLES AND BEAM ANGLE DIAMETERS

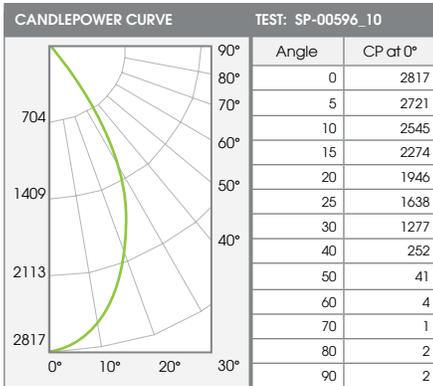
Mounting Height*	FC at Center	Diameter of Beam**	FC at Beam**
5.5'	119	4.3'	52
6.5'	85	5.0'	37
7.5'	64	5.8'	28
8.5'	50	6.6'	22
10.0'	36	7.7'	16
12.0'	25	9.3'	11
14.0'	18	10.8'	8
16.0'	14	12.4'	6

* From aperture to horizontal surface below.
** At IESNA defined Beam Angle, to 50% Max. CP.

Delivered Lumens: 2140 CP @ 0° (Nadir): 3598 Spacing Ratio: 0.68
 Luminaire Watts: 32.6 Beam Angle: 42.3° Output Multipliers: 10L x 0.32, 13L x 0.43, 20L x 0.67
 LER: 66 CRI: 83

C06xxXT-30LxxK-XWEX-TSG-NL

30L XTRA WIDE - 83 CRI



ZONAL LUMENS

Beam Angle	Lumens	%
0-10	256	12%
0-20	893	40%
0-30	1636	74%
0-40	2101	95%
0-60	2209	100%
0-80	2213	100%
0-90	2214	100%
Total Lumens	2214	100%

SINGLE UNIT: PERFORMANCE
INITIAL FOOTCANDLES AND BEAM ANGLE DIAMETERS

Mounting Height*	FC at Center	Diameter of Beam**	FC at Beam**
5.5'	93	5.9'	36
6.5'	67	7.0'	26
7.5'	50	8.1'	19
8.5'	39	9.2'	15
10.0'	28	10.8'	11
12.0'	20	12.9'	8
14.0'	14	15.1'	6
16.0'	11	17.2'	4

* From aperture to horizontal surface below.
** At IESNA defined Beam Angle, to 50% Max. CP.

Delivered Lumens: 2214 CP @ 0° (Nadir): 2817 Spacing Ratio: 0.84
 Luminaire Watts: 32.6 Beam Angle: 56.6° Output Multipliers: 10L x 0.32, 13L x 0.43, 20L x 0.67
 LER: 68 CRI: 83



Agenda Title: Pines Projects

Summary:

ATTACHMENTS:

Description	Upload Date	Type
☐ Staff Analysis	7/11/2018	Presentation
☐ Villas B/W Files	7/11/2018	Exhibit
☐ Villas Color Files	7/11/2018	Exhibit
☐ Community Center and Health Care Files	7/11/2018	Exhibit

Town of Davidson, NC
Design Review Board: Staff Analysis
Project Manager: Chad Hall
July 18, 2018

- Project:** The Pines - Expansion Projects (FYI)
- 1) Villas at Poplar Hill; and
 - 2) Changes to existing buildings:
 - a. Health Center expansion
 - b. Community Center Additions
 - i. Davidson (Multipurpose) Room addition
 - ii. Fitness Center with rooftop patio
 - iii. Other small additions, including a small addition to the front and a small addition on the northeast side of the main building
- Location:** 400 Avinger Lane
- Applicant:** David Rainey c/o The Pines
- Designer:** Villas - The RBA Group (Dave Malushizky)
Healthcare and other expansions - SFCS Architects (Kerry Buck)
- Planning Area:** Special Use
-

Two primary projects are proposed at The Pines. The first is a pair of residential buildings referred to as The Villas at Poplar Hill. The second is a series of additions/expansions, with the largest being a Health Care Expansion. Also included are two additions at the Community Center, with one being for a fitness center and the other as multipurpose space.

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.

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. Wall louvers are also shown.

To add variety to the facades and to provide a preferred feature, sunrooms are incorporated throughout the design, which include fiber cement panels, columns and pilasters. Outdoor living

spaces are included on the rear elevation. Other details include 4" casing around windows and pre-finished aluminum guardrails for balconies. No lighting is shown as part of this request. 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.

HVAC will be located on the ground; there will not be through-wall units.

Per the May DRB Minutes, it was mentioned that since the buildings may be visible from the greenway and Avinger Lane extension, the rear elevation should receive additional scrutiny due to visibility.

The Board also asked staff to review the master plan for any potential height restrictions. The following is Note 11 from the Approved MP; current review is for Buildings 1 and 2: *The new villa buildings will be a mix of heights not to exceed 5 stories. Buildings 1 and 2 will not exceed 4 stories in height.*

PROJECT B - Health Care Expansion (and other additions) – 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.

The design is somewhat symmetrical, as seen from the primary front (south facing). A proposed porte-cochere is also included on the east side of the existing health care facility.

As seen from the north (rear), mechanical is located on the roof behind a parapet screen wall. From front, it will be a mansard roof design to screen said mechanical.

For all of these additions of Project B, colors are to match existing to the closest extent practical. The perspective drawings clarify existing versus proposed new construction.

Davidson Room (Multipurpose) at Community Center

The multipurpose room is a 2-story volume (but one story internally) located on the back of the main building. It is characterized with "sawtooth" lighting, which face southwest. This addition is composed primarily of brick with some lap siding and PVC board-and-batten panels for the light monitors; monitors are proposed to feature standing seam metal roofing. Windows and doors are listed as prefinished aluminum storefront type.

As seen from the east, there is also a proposed second floor addition, enclosing an existing dining terrace. This addition features cementitious lap siding, prefinished aluminum storefront windows and an asphalt shingle roof.

Fitness Center at Community Center

The fitness center is single-story addition, and includes a rooftop patio on the second level, accessed from the adjacent building. The fitness center is visible (on drawings) from the south. It includes a prefinished white guardrail along the southern edge of the roof.

VILLAS, HEALTHCARE WING ADDITION, DAVIDSON ROOM EXPANSION, FITNESS CENTER AND OTHER MISCELLANEOUS

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.*











**THE PINES AT DAVIDSON
COMMUNITY CENTER AND HEALTH
CARE ADDITIONS**



EXISTING HEALTH CARE BUILDING

EXISTING ASSISTED LIVING BUILDING

EXISTING COMMUNITY CENTER



COMMUNITY CENTER PORTE COCHERE



HEALTH CARE ENTRANCE



COMMUNITY CENTER ENTRANCE



FITNESS CENTER



LAUREL RIDGE VILLA BUILDINGS



HEALTH CARE ENTRANCE



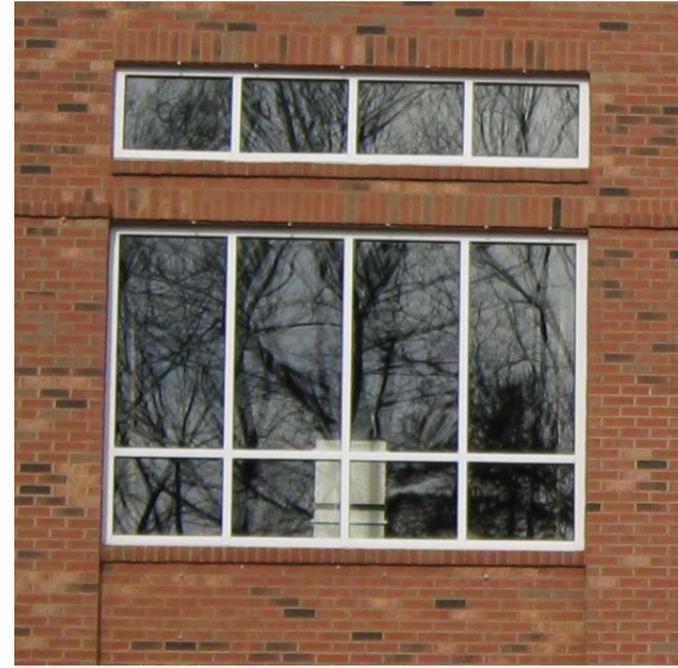
INDEPENDENT LIVING APARTMENTS



PRECAST CAP



SOILDER COURSE AND BRICK DETAILS



SOILDER COURSE AND BRICK LEDGER DETAILS



LAP SIDING



BRICK COLUMN AND SOFFIT AT PORTE COCHERE



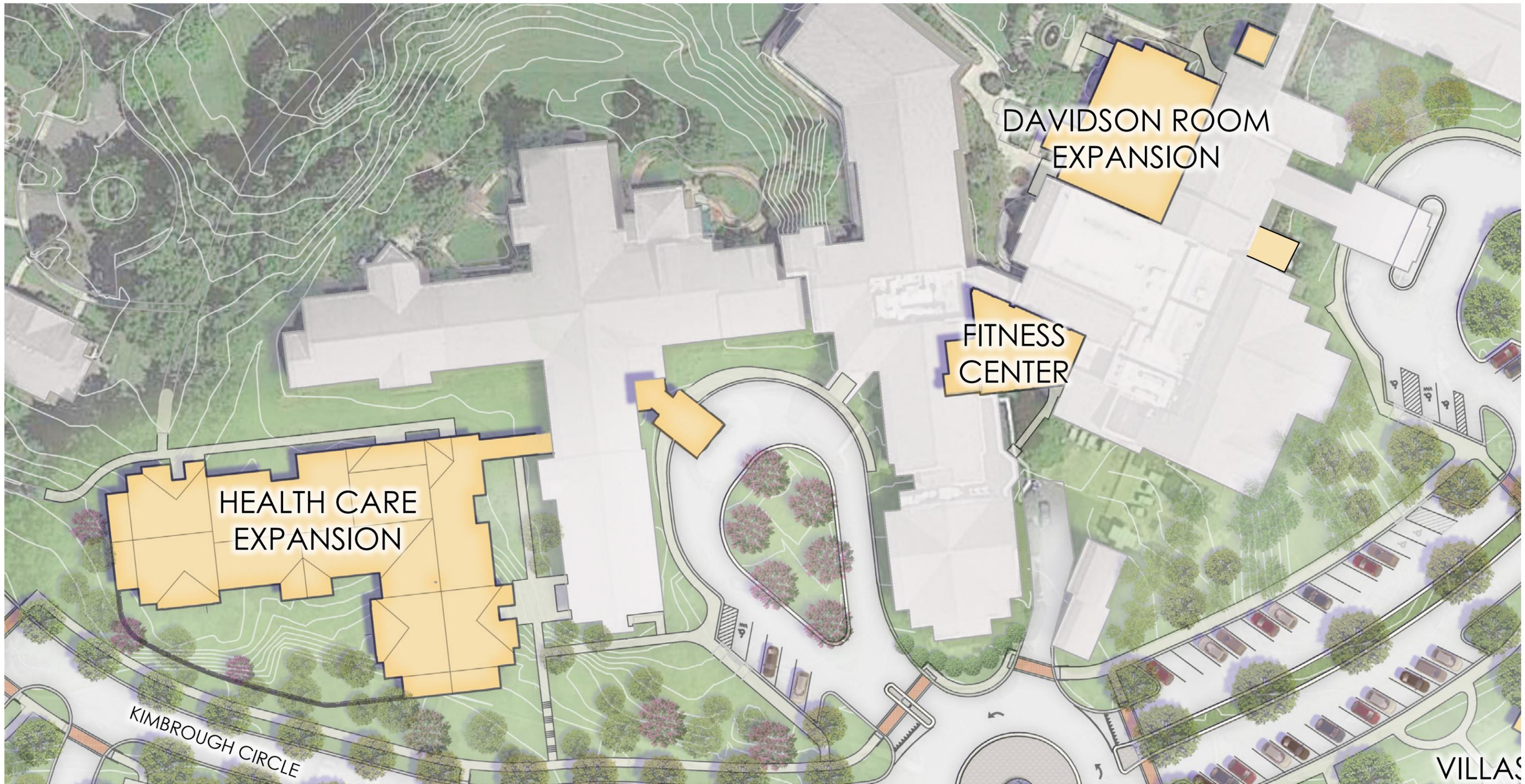
METAL COPING

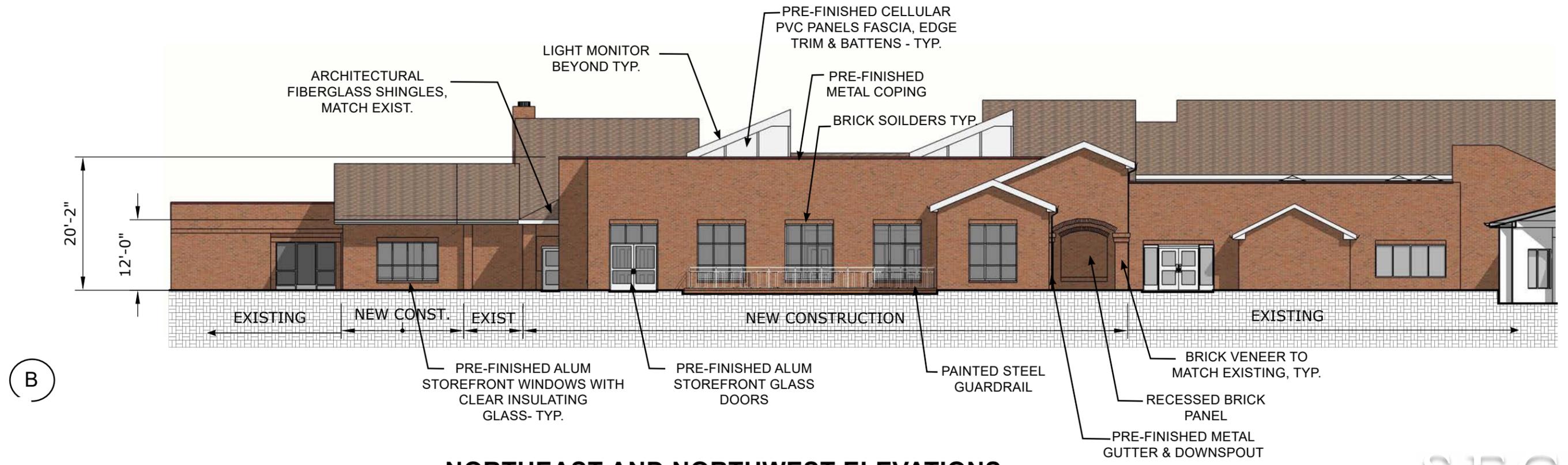
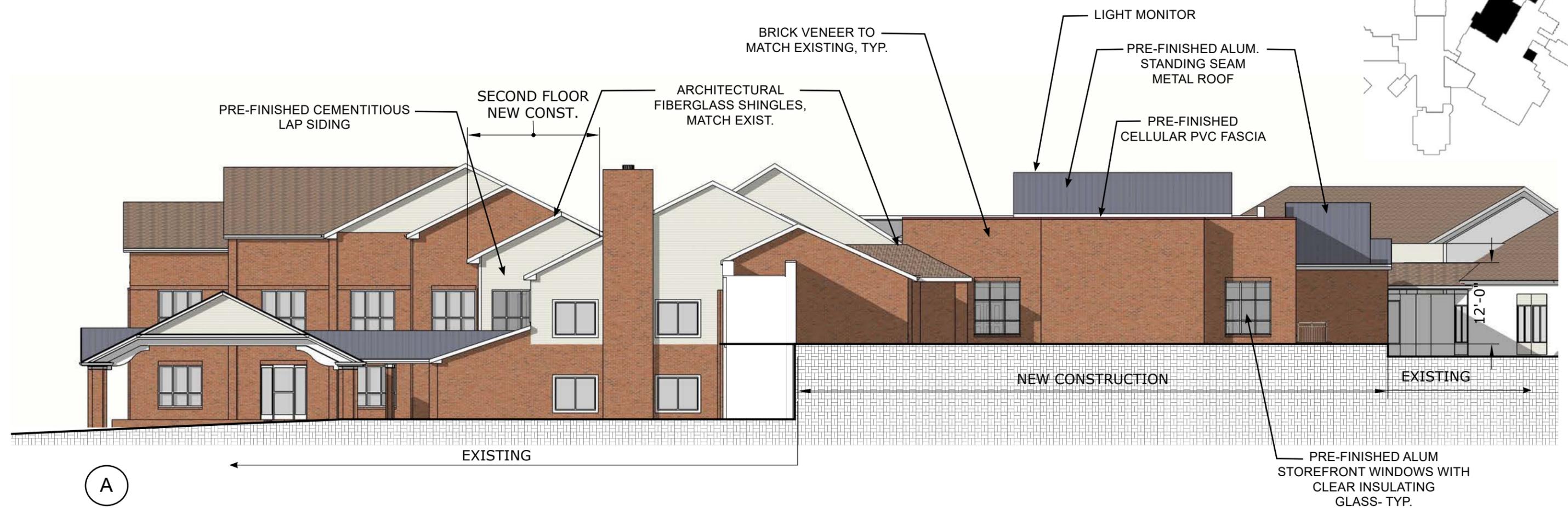
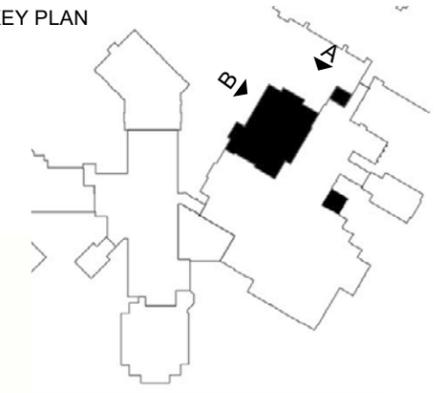


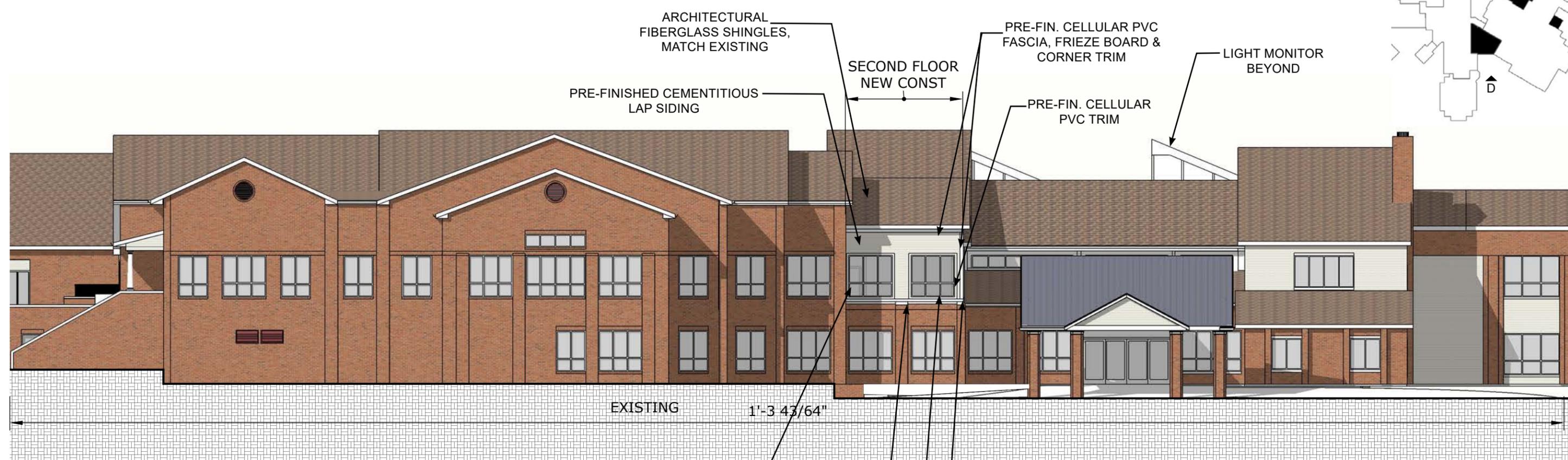
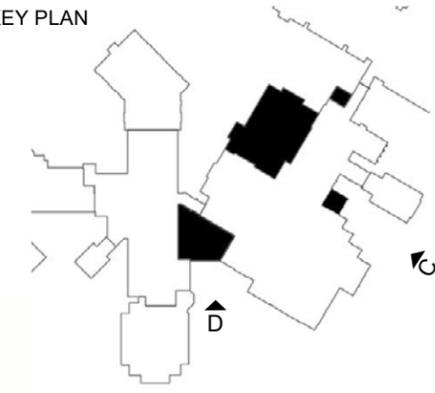
ARCHITECTURAL SHINGLES



STANDING SEAM METAL ROOF AND BRICK COLUMN

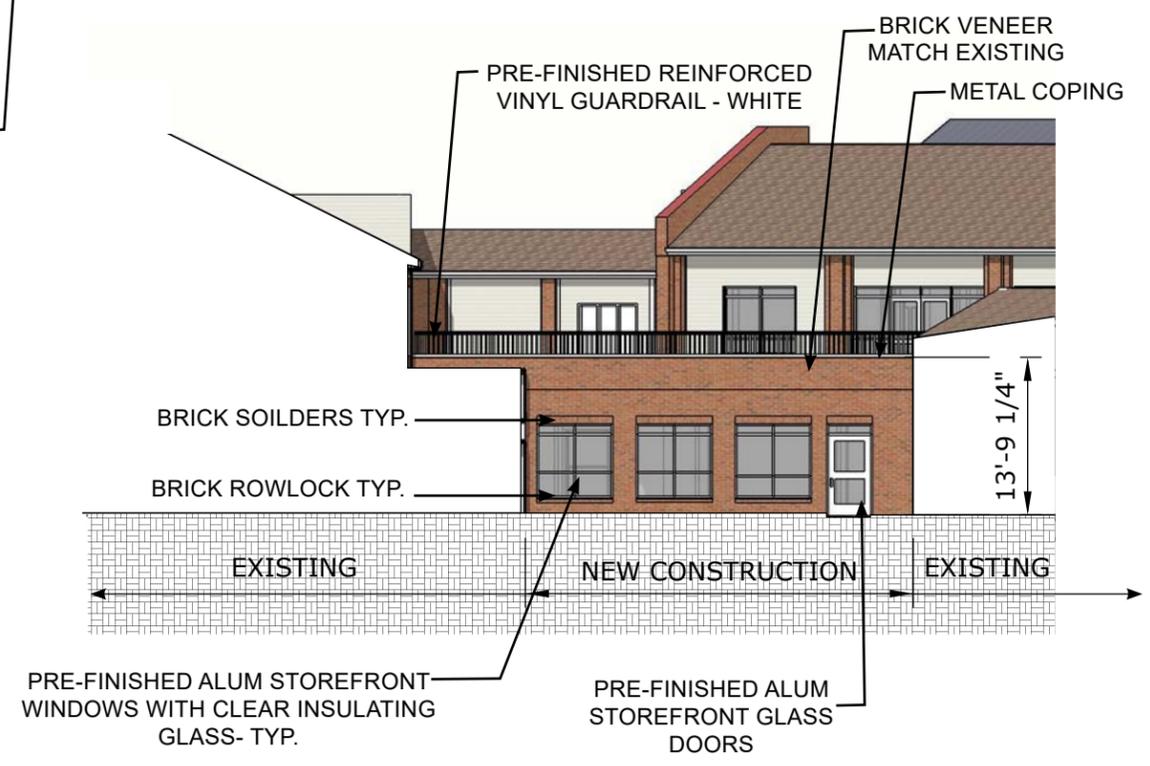






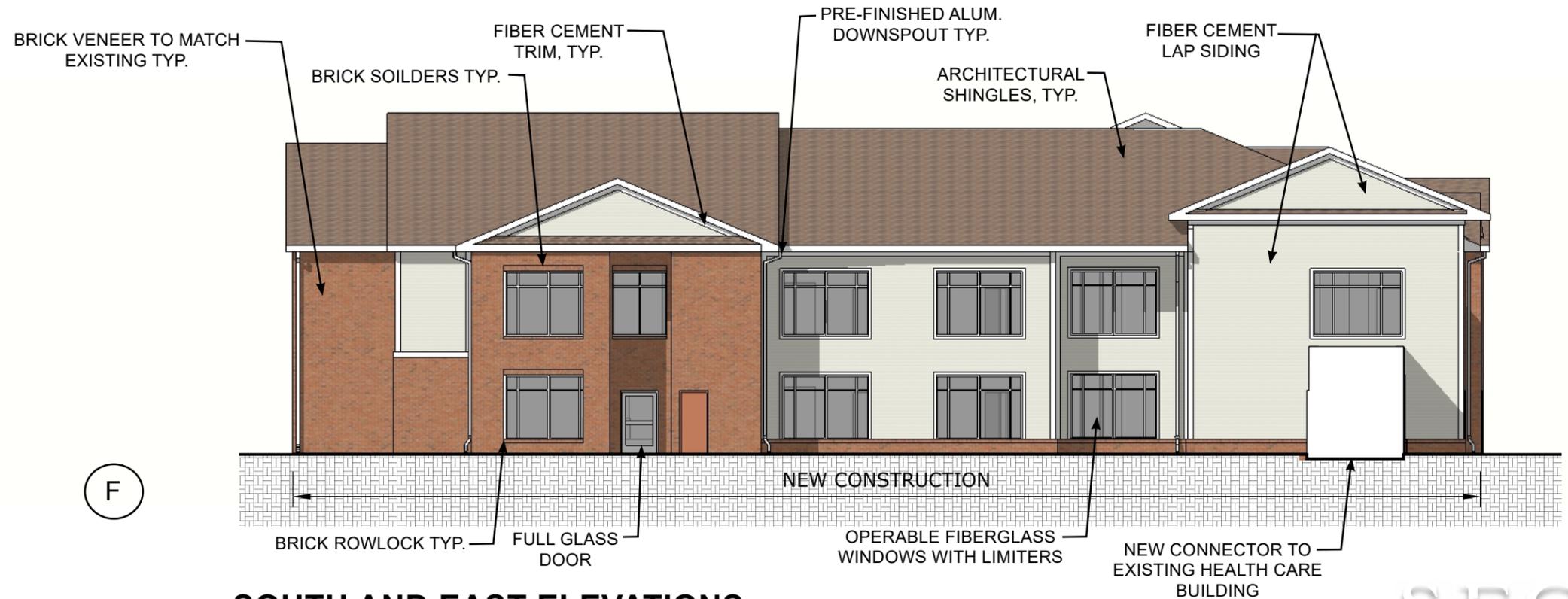
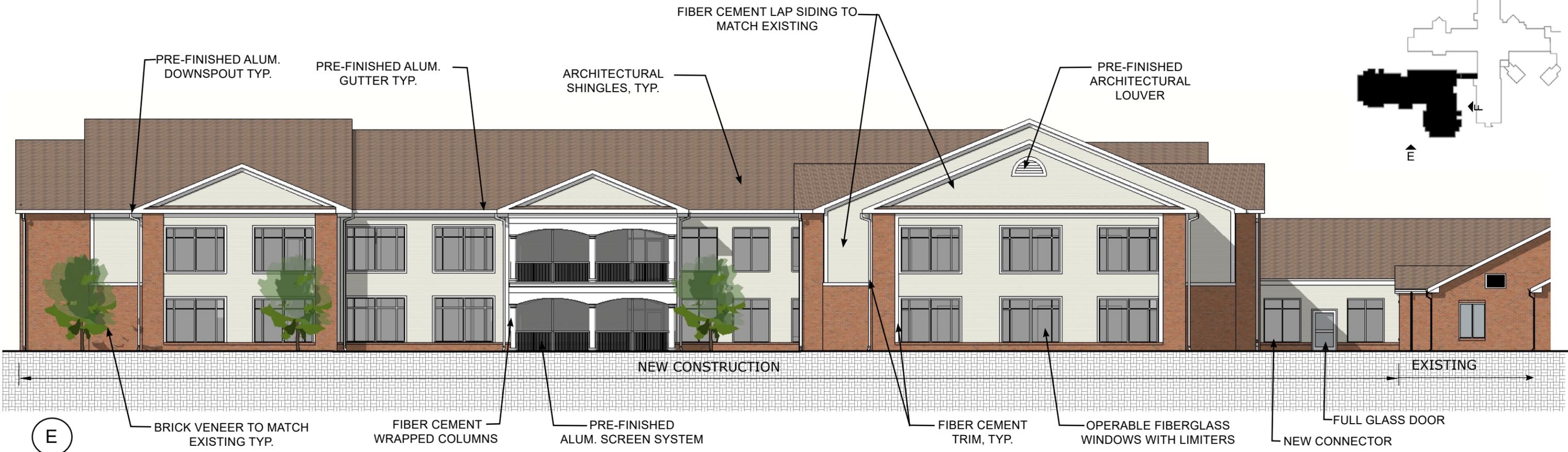
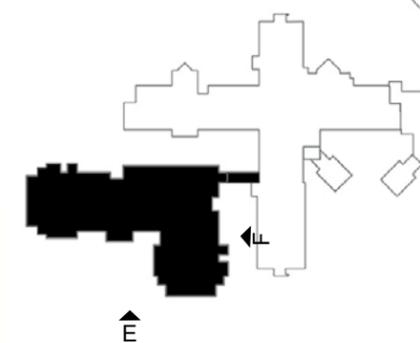
C

PRE-FINISHED ALUM STOREFRONT WINDOWS WITH CLEAR INSULATING GLASS- TYP.
BRICK VENEER MATCH EXISTING
BOARD & STARTER BOARD - TYP.
CAST STONE CAP

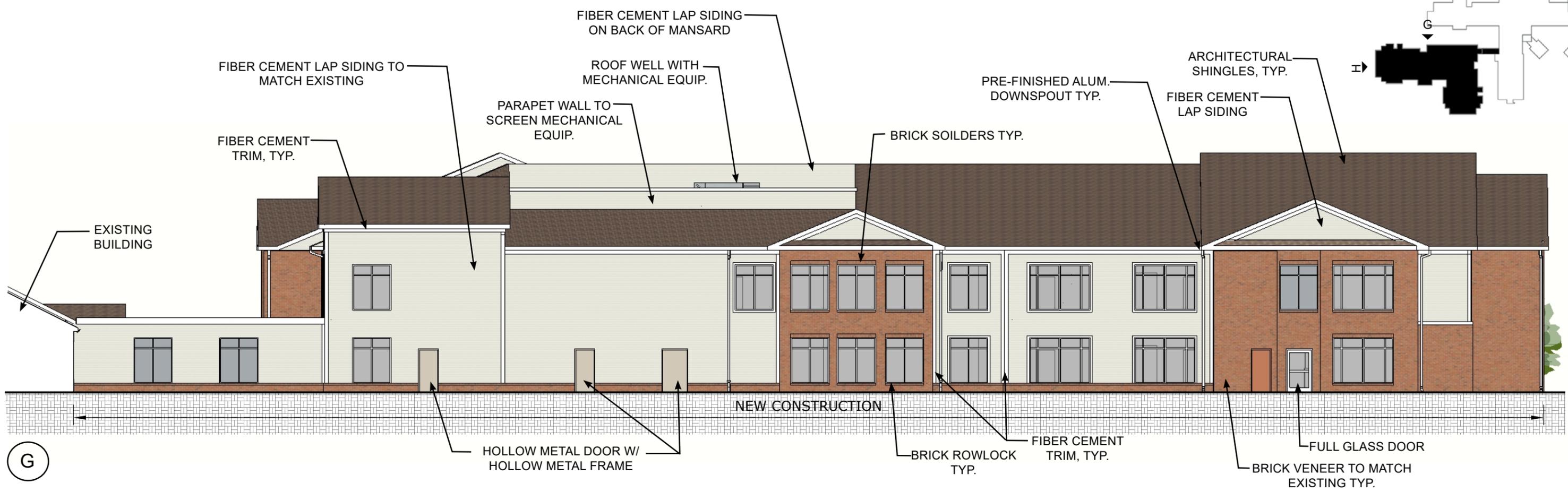
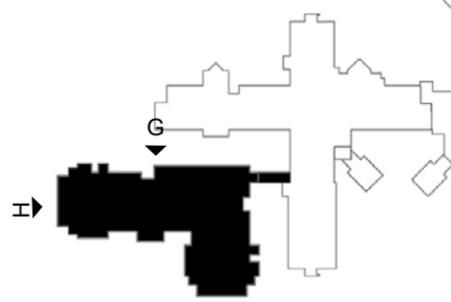


D

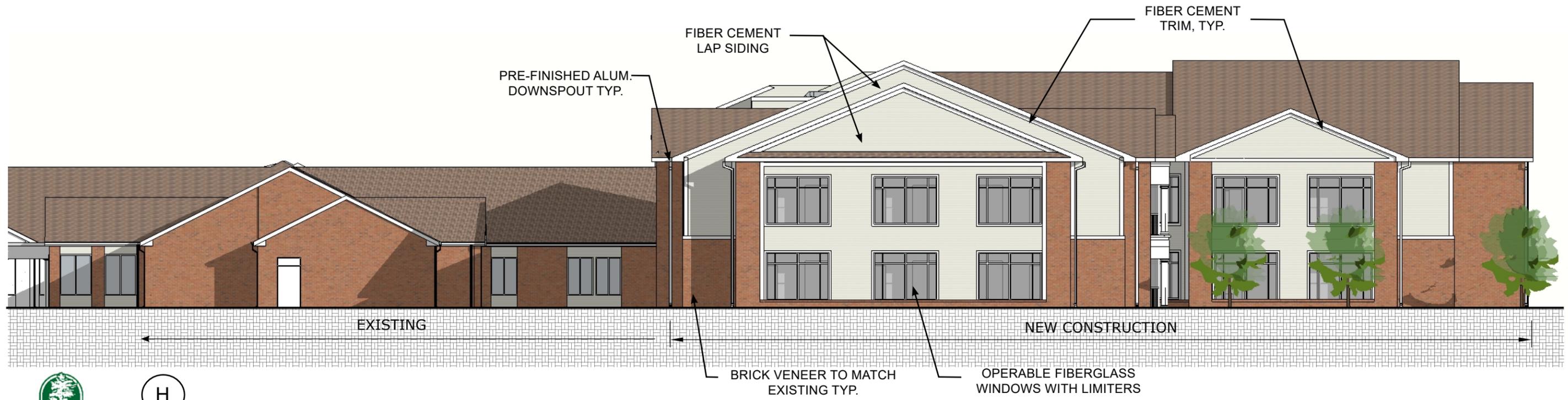
SOUTHEAST AND SOUTH ELEVATIONS COMMUNITY CENTER + FITNESS ADDITION



SOUTH AND EAST ELEVATIONS HEALTH CARE ADDITION



G



H

