



**Town of Davidson  
Historic Preservation Commission Regular Meeting  
Town Hall and Community Center  
Community Room 120  
251 South Street  
Wednesday, September 18, 2024 at 5:30 PM**

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**I. CALL TO ORDER**

**II. SILENT ROLL CALL**

**III. CHANGES / ADOPTION OF THE AGENDA**

**IV. REVIEW/APPROVAL OF MINUTES**

**a. Meeting Minutes**

**Summary:** Consider approval of the August 21, 2024 HPC meeting minutes.

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**VII. INFORMAL FYI REVIEW**

**a. 705 N Main Street**

**Summary:** The Commission will provide informal non-binding feedback on proposed plans for 705 N Main Street. No decisions will be made.

**VIII. OTHER ITEMS**

**IX. ADJOURN**



**Historic Preservation Commission  
Meeting Minutes  
August 21, 2024**

A meeting of the Town of Davidson **Historic Preservation Commission** was held in Community Room 120 at Davidson Town Hall, 251 South Street, Davidson, NC 28036.

**I. CALL TO ORDER:** 6:19 p.m.

**II. ROLL CALL AND DETERMINATION OF QUORUM:**

Members Present signified by :

<input type="checkbox"/> Andrew Gale	<input type="checkbox"/> Craig Lewis (Chair)	<input type="checkbox"/> Brent Zande
<input checked="" type="checkbox"/> Tom Gibbs	<input checked="" type="checkbox"/> Dave Malushizky	<input checked="" type="checkbox"/> Nicole Perri
<input checked="" type="checkbox"/> Rachel Johnson	<input checked="" type="checkbox"/> Rusty Miller	<input checked="" type="checkbox"/> Sara Swanson (Vice Chair)

**Town Representatives:** Lindsay Laird

**III. CHANGES TO THE AGENDA:** N/A

**IV. REVIEW/APPROVAL OF THE MINUTES:**

**a. May 15, 2024, Minutes**

*Motion to recommend approval of minutes:*

- **Motion:** Nicole Perri
- **Second:** Rusty Miller
- **Vote:** 6-0 (Motion Passed)

**V. OTHER ITEMS:**

**a. John Eli Brattain House Landmark Designation Report (305 S Main St)**

Staff gave an informal presentation to the HPC on the John Eli Brattain House Landmark Designation Report. The Charlotte-Mecklenburg Historic Landmarks Commission (HLC) approved the designation report and voted to move forward with the designation process for that property.

**b. Certified Local Government (CLG) Training Requirements FY2023-2024**

Staff outlined CLG training requirements for FY2023-2024.

- VI. **OLD BUSINESS:** N/A
- VII. **NEW BUSINESS:** N/A
- VIII. **INFORMAL FYI REVIEWS:** N/A
- IX. **ADJOURNMENT:** The meeting adjourned at 6:24 pm.

***APPROVAL OF MEETING MINUTES:***

Date: \_\_\_\_\_ By: \_\_\_\_\_



## HISTORIC PRESERVATION COMMISSION: STAFF REPORT

Date: September 18, 2024  
To: Historic Preservation Commission  
From: Lindsay Laird, Senior Planner  
Re: 705 N Main Street – Informal Review #1

### INTRODUCTION

#### APPLICANT INFO

- **Project:** 705 N Main Street Addition
- **Location:** 705 N Main Street (Parcel ID 00326318)
- **Applicant:** 21 Oaks Signature Homes LLC
- **Designer:** LaBella
- **Planning Area(s):** Village Infill (Local Historic District Overlay)

The existing house at 705 N Main Street, known as the James Johnston House, is contributing to Davidson’s National Register and local historic districts. Johnston served as the town’s only police officer until the 1910s when the police department expanded. The local historic district designation report includes the following information specific to North Main Street and the James Johnston House:

*North Main Street began developing in the mid-nineteenth century as a residential area for Davidson College faculty. Today this tree-lined thoroughfare contains many of the town’s finer nineteenth and early twentieth century residences. By the turn of the twentieth century these areas featured a number of notable Queen Anne dwellings, including the 1890s Vinson House at 519 North Main, and the 1890s Armour-Adams House at 626 North Main. Colonial Revival residences began appearing on adjacent lots in the early 1900s. Later in the 1910s and 1920s frame and brick-veneered, Craftsman-style bungalows and American Foursquare houses were built. The G.L. Lilly House at 565 North Main Street is a substantial, brick, Craftsman-style bungalow that remains well preserved.”*

**James Johnston House, 705 North Main Street, ca. 1900, Contributing Building One story, L-plan dwelling with replacement vinyl siding; turned-post wraparound porch; four-over-four windows; Johnston served as the town’s only police officer until the 1910s when the police department expanded. SSN MK1614**



Figure 1. 705 N Main Street - Front Facade

## PROJECT DESCRIPTION

Preliminary plans submitted by the applicant appear to show the following exterior changes to the existing 1900s house:

- Replacement of vinyl siding, corner boards, soffits, and fascia with horizontal cementitious siding.
- Replacement of windows with Windsor Legend HBR Series, wood clad, double hung or fixed windows. Grid pattern to match existing.
- Replacement of front porch columns with 18" round columns.
- Replacement of roof (both architectural shingles and metal roofing). Color to match as close as possible to existing. Gutters will also be replaced with white aluminum. Style to match existing.
- Rear addition noted as a new rear veranda and service porch on project plans. Goal is to match the existing residence color and style as closely as possible.

## PLANNING STAFF REVIEW - PRELIMINARY

Below is a summary of planning and development standards related to this proposal. Staff comments are in *red italics*.

### HISTORIC DISTRICT DESIGN STANDARDS

#### A. Standards for Roofs (Pg. 10-11):

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. *Roof shape, pitch, line, overhang, and decorative features are retained in the proposed design.*
2. Retain and preserve roof cladding materials which contribute to the overall historic character of a building. *Per practical considerations for historic roofs listed on page 10 of the Design Standards, metal roofs are visually distinctive and warrant careful repair and selective replacement in kind. Applicant should retain historic metal roofing if possible.*
  3. Maintain, protect, and repair the features, material surfaces, and details of roofs using repair techniques appropriate to the specific roof material. *Staff recommends that applicant explore repairing historic metal roofing.*
  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.
    - *Evidence that roofing is damaged or deteriorated beyond repair should be provided by the applicant.*
    - *If replacement of distinctive metal roofing is warranted, a detail should be provided that matches historic metal roofing in design, material, dimension, pattern, texture, color, and detail.*
    - *Deteriorated asphalt or composition roof shingles are not typically distinctive enough in color or appearance to warrant precise matching when replacing. Instead, they are replaced with contemporary fiberglass/ composition shingles of a similar scale and color.*
  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. *N/A*
  6. It is not appropriate to compromise the architectural integrity of a building by removing or introducing roof features such as dormers, chimneys, vents, built-in gutters, downspouts, or other character-defining roof details or features. *N/A*
  7. Install new gutters and downspouts, if needed, with care so that no architectural features are damaged or lost. Select gutters and downspouts that are painted or coated with a durable finish in a color that is appropriate to the building, unless they are copper. Replace historic half-round gutters or cylindrical downspouts in kind. *Applicant should confirm that existing gutters are not historic half-round gutters or cylindrical downspouts (do not appear to be). Replacement gutters will be white aluminum to match trim.*
  8. Introduce thoughtfully integrated energy conservation features such as solar collectors unobtrusively. It is not appropriate to install solar collectors, ventilators, skylights, satellite dishes, and mechanical or communication equipment on roof slopes that are visible from the street. *N/A*
  9. Install low-profile ridge vents, if desired, only if they will not destroy historic roofing materials and details. *N/A*
  10. It is not appropriate to introduce features or details to a roof in order to create a false historical appearance. *N/A*

**B. Standards for Exterior Walls and Trim (Pg. 12-13):**

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. *Exterior walls are retained in the proposed design.*
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 trim work. *Applicant should confirm whether the existing brick foundation will be retained. Additionally, applicant should confirm whether original siding is under vinyl siding to be removed.*
3. Maintain, protect, and repair the features, material surfaces, and details of exterior walls using maintenance and repair methods appropriate to the specific material. *If original siding is under vinyl siding, staff recommends that applicant explore repair over replacement.*
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. *If original siding is under vinyl siding, staff recommends that applicant limit replacement to damaged areas if possible.*
5. If an exterior wall feature or detail is completely missing, replace it with a new feature or detail that is based upon accurate documentation of the original or a new design compatible with the historic character of the building and district in scale, material, and detail. *If original siding is not beneath vinyl siding, then replacement siding should be based upon accurate documentation of the original or a new design compatible with the historic character of the building and district in scale, material, and detail.*
6. It is not appropriate to compromise the architectural character of a building by introducing or removing windows, doors, chimneys, bays, or other features on character-defining exterior walls. *N/A*
7. It is not appropriate to conceal or remove material surfaces or details of historic exterior walls such as wooden shingles, corner boards, brackets, band boards, and other trim work. *N/A*
8. It is not appropriate to conceal or replace historic exterior wall materials such as clapboards, bricks, or stucco, with contemporary synthetic coatings or substitute sidings such as aluminum, vinyl, or reinforced siding. Nor is it appropriate to paint or coat unpainted historic brick walls. *N/A*
9. It is not appropriate to introduce features or details to an exterior wall in order to create a false historical appearance. *N/A*

**C. Standards for Porches and Entrances (Pg. 14-15):**

1. Retain and preserve porches, entrances and balconies—including their functional and decorative features—that contribute to the historic character of a district building. *Project retains the existing porch except for columns.*
2. Retain and preserve porch, entrance, and balcony materials that contribute to the overall historic character of a district building. *Applicant should confirm whether existing turned posts are historic. If so, then explore repair over replacement.*
3. Maintain, protect, and repair the material surfaces, features and details of porches, entrances, and balconies through appropriate maintenance and repair methods. *See comment for standard #2.*

4. Replace in kind any part of a porch, entrance, or balcony that is damaged or deteriorated beyond repair. Match the original in design, dimension, material, detail, pattern, texture, and color. Retain as much original material as feasible. Consider compatible substitute materials for the original only if it is not technically feasible to replace in kind. *N/A*
5. If a porch, entrance, or balcony is completely missing, replace it with a new feature that is based on accurate documentation of the original or is a new design compatible in scale, material, and detail with the historic character of the building and district. *Confirm whether new 18" round columns to replace existing porch columns are based on accurate documentation of the original porch. If not, then confirm that the design is compatible in scale, material, and detail with the historic character of the building and district.*
6. It is not appropriate to compromise the architectural integrity of a historic building by introducing or removing porches, entrances or balconies on character-defining elevations. *N/A*
7. It is not appropriate to conceal or remove material surfaces or details of historic porches, entrances or balconies—including columns, pilasters, brackets, steps, floors, ceilings, balustrades, and trim work. *See comment for standard #2.*
8. It is not appropriate to enclose a front porch, entrance, or balcony on a character-defining elevation. Consider enclosing a porch or balcony on a side or rear elevation only if the new design will preserve the historic character of the porch or balcony and not diminish the overall architectural character of the historic building. *N/A*
9. It is not appropriate to introduce features or details to a porch, balcony, or entrance in order to create a false historical appearance. *Confirm whether 18" round columns proposed to replace existing columns create a false historical appearance.*

**D. Windows and Doors (Pg. 20-21)**

1. Retain and preserve windows and doors that contribute to the overall character and form of a historic building, including their functional and decorative features and details. *Project proposed replacement of windows with a grid patterns to match existing. Applicant should confirm whether windows are historic. If so, replacing an entire window or door should only be considered if repair is not feasible.*
2. Retain and preserve window and door materials that contribute to the overall historic character of the building. *See comment for standard #1.*
3. Maintain, protect and repair the features, material surfaces, and details of historic windows and doors through appropriate maintenance and repair methods. *See comment for standard #1*
4. Replace in kind any portion of a window or door that is damaged or deteriorated beyond repair. Match the original in design, material, dimension, sash, or panel configuration, detail, texture, and color. Retain as much original material as possible. Consider substituting compatible materials for the original only if it is not technically feasible to replace in kind. *Applicant should provide evidence that windows are damaged or deteriorated beyond repair.*
5. If a window or door is completely missing, replace it with a new unit that is based upon accurate documentation of the original or is a new design compatible in scale, material, and detail with the historic character of the building and district. *N/A*
6. It is not appropriate to compromise the architectural integrity of a building by introducing or eliminating historic window or door openings on character-defining elevations. *N/A*

7. It is not appropriate to remove or conceal elements or details of historic windows or doors; including transoms, shutters, sidelights, beveled glass, art glass, and architectural trim. *N/A*
  8. It is not appropriate to introduce features or details to windows or doors in order to create a false historical appearance. *N/A*
- E. Additions to Historic Buildings (Pg. 40-41)**
1. Site additions so they do not compromise the overall historic character of the building or site and do not damage or obscure significant historic building features. *Proposed additions are on rear facades and do not compromise the overall historic character of the building or site.*
  2. Site additions in inconspicuous locations—typically on rear elevations to minimize their visibility from the street. Inset additions from rear building corners to differentiate them from the existing building and to reduce their visibility. *See comment for standard #1.*
  3. Reduce the visual impact of an addition on a historic building and site by limiting its scale and size. It is not appropriate to construct an addition if it will visually overpower the existing building or site or substantially alter the site’s proportion of built to unbuilt area. *Proposed additions will be in line with the existing roofline of the house and will not be visible from the street.*
  4. Design additions so they are compatible with the existing building in height, massing, and roof form and pitch. *See comment for standard #3.*
  5. Design additions so that the placement, configuration, materials, and overall proportion of windows and doors are compatible with those of the existing building. Select exterior surface materials and architectural details that are compatible with the existing building in terms of composition, module, texture, pattern, color, and detail. *Proposed materials appear to be compatible with the existing building in terms of composition, module, texture, pattern, color, and detail.*
  6. Construct additions, if feasible, to be structurally self-supporting to reduce any damage to the historic building. Sensitively attach them to the historic building so that the loss of historic materials and details is minimized. *Confirm that addition will be structurally self-supporting and sensitively attached to the historic building.*
  7. Protect significant site features from damage during or as a result of construction by minimizing related ground disturbance and the use of heavy construction equipment. Protect areas within the dripline of mature trees during construction. It is not appropriate to bulldoze sites within the district. *A site landscaping plan was not provided with the FYI submittal. Applicant should confirm whether any significant site features will be damaged as a result of this project.*
  8. It is not appropriate to introduce an addition if it requires the loss of a character-defining building feature, such as an original porch or window bay, or significant site feature, such as a mature tree. *N/A*
- F. District Setting and Site Features (Pg. 48-58):** *A site landscaping plan was not provided with the FYI submittal. Applicant should confirm the scope of site plantings & features (i.e., driveways, retaining walls, walkways, etc.) prior to formal COA review.*

## RESOURCES & ATTACHMENTS

- North Main Street Local Historic District: [Designation Report](#)

- Davidson Historic District Design Standards: [LHD Design Standards](#)
- [Major vs. Minor COA Work List](#)
- Davidson Planning Ordinance (DPO): [www.townofdavidson.org/planningordinance](http://www.townofdavidson.org/planningordinance)



# 705 N. Main Street

Davidson, NC

A Proposed Renovation For  
**705 N. Main St.**  
705 N Main Street  
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2242383

NO.	DATE	DESCRIPTION
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REVISIONS:

DRAWN BY: R. CAIN, K. JACK

APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

DATE: 08/28/24

DRAWING NAME:

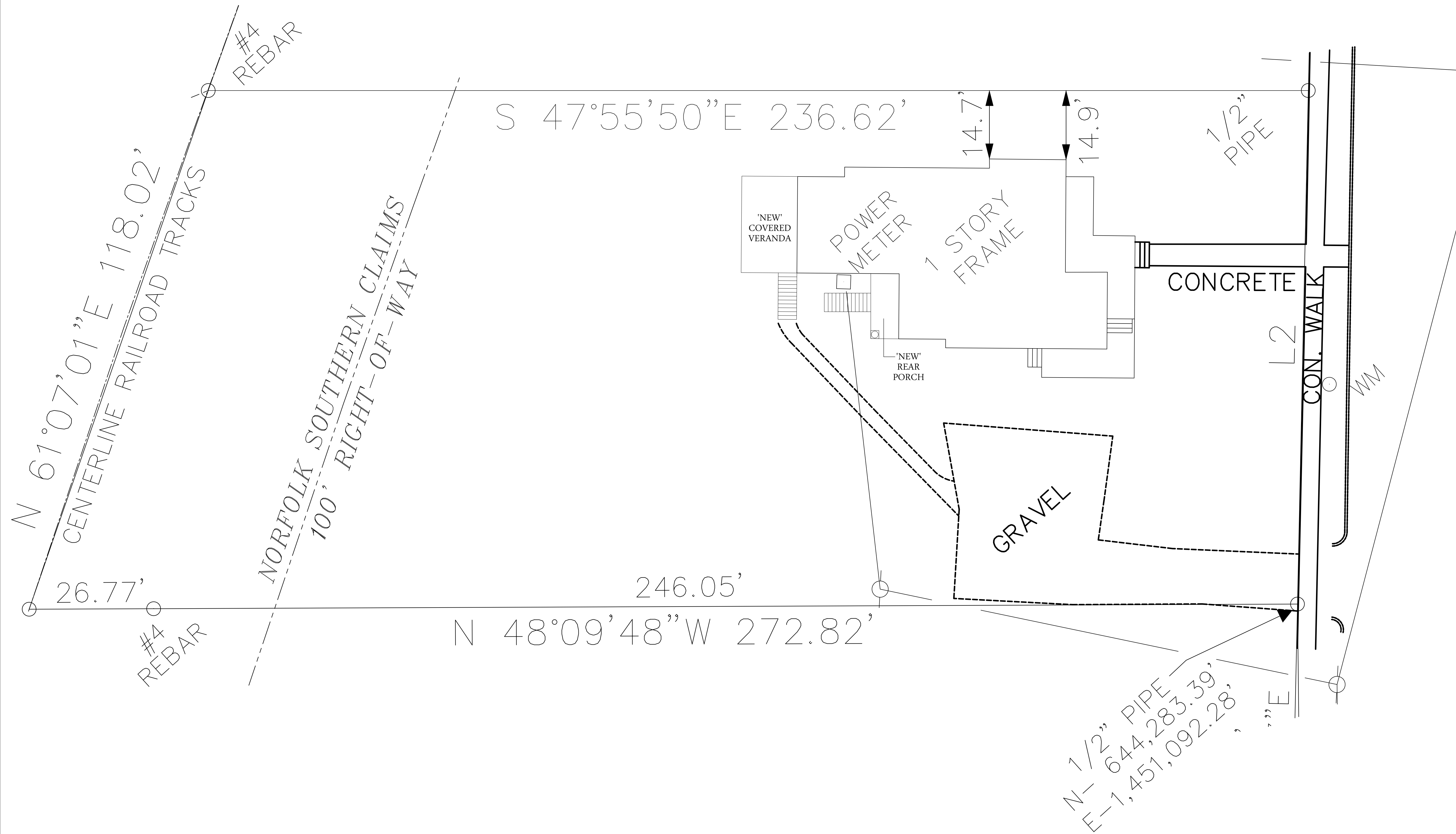
COVER SHEET

DRAWING NO.:

C-100

## INDEX OF DRAWINGS

- C-100 COVER SHEET
- SP-100 SITE PLAN
- D-101 DEMO - FOUNDATION PLAN
- D-102 DEMO - MAIN LEVEL PLAN
- D-103 DEMO - UPPER LEVEL PLAN
- D-104 DEMO - ROOF PLAN
- D-201 DEMO - FRONT & REAR ELEVATIONS
- A-101 NEW FOUNDATION PLAN
- A-102 NEW MAIN LEVEL FLOOR PLAN
- A-103 NEW ROOF PLAN
- A-201 NEW FRONT & REAR ELEVATIONS



A Proposed Renovation For  
**705 N. Main St.**  
705 N Main Street  
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2242383

NO.	DATE	DESCRIPTION
REVISIONS:		

DRAWN BY: R. CAIN, K. JACK

APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

DATE: 08/28/24

DRAWING NAME:

**SITE PLAN**

DRAWING NO.:

**SP-100**



A Proposed Renovation For  
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705 N Main Street  
Davidson, NC

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ENGINEER:

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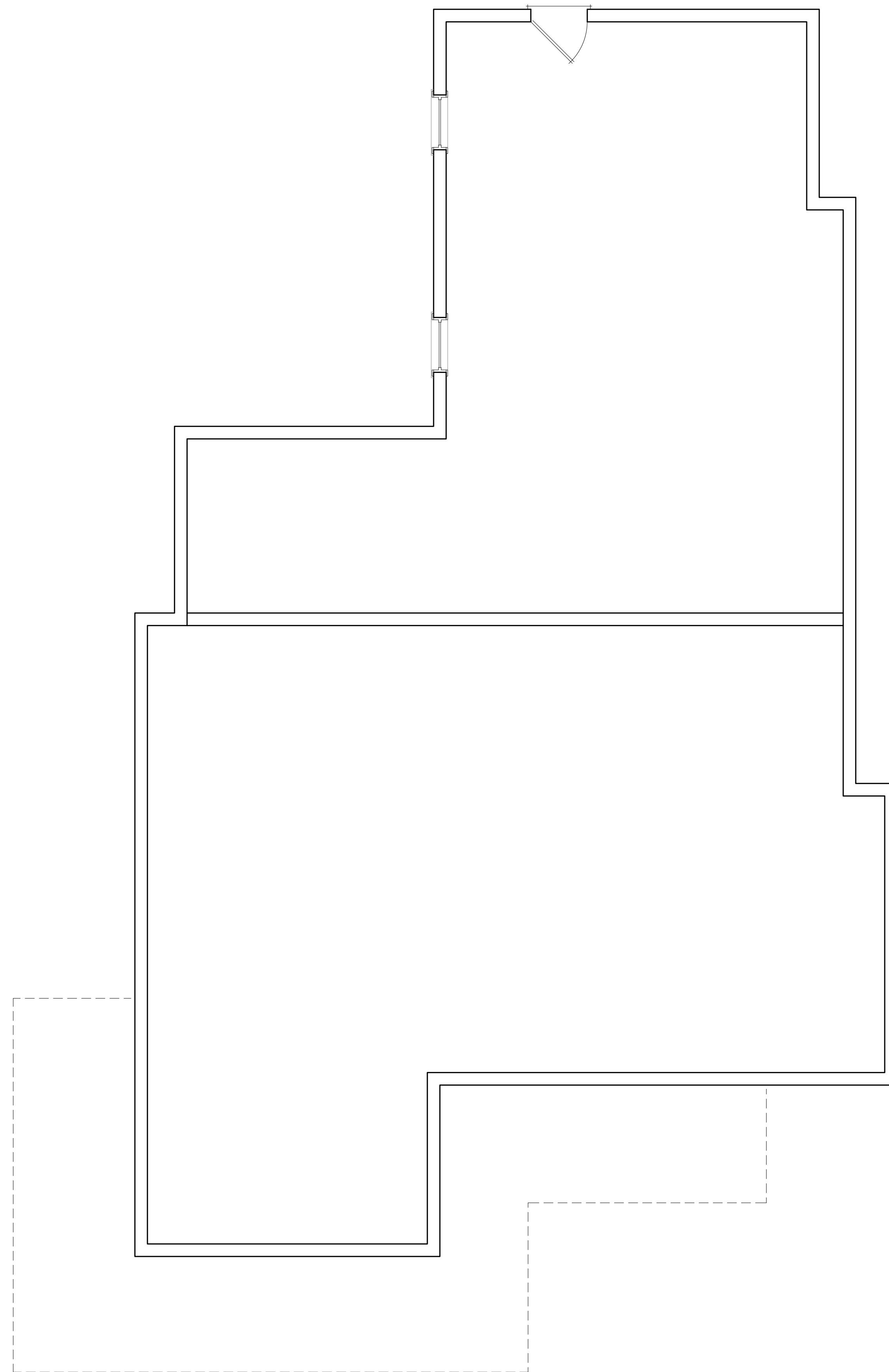
DATE: 08/28/24

DRAWING NAME:

**DEMO -  
FOUNDATION  
PLAN**

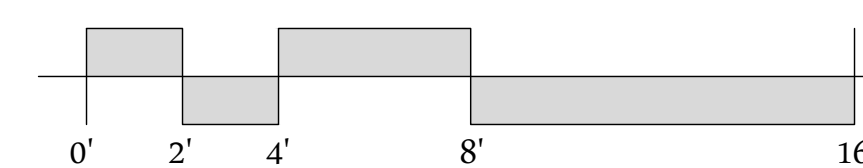
DRAWING NO.:

**D-101**



DEMO - FOUNDATION PLAN

1/4"=1'-0"



LEGEND	
	EXISTING WALL
	DEMO WALL
	EXISTING ABOVE



A Proposed Renovation For  
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705 N Main Street  
Davidson, NC

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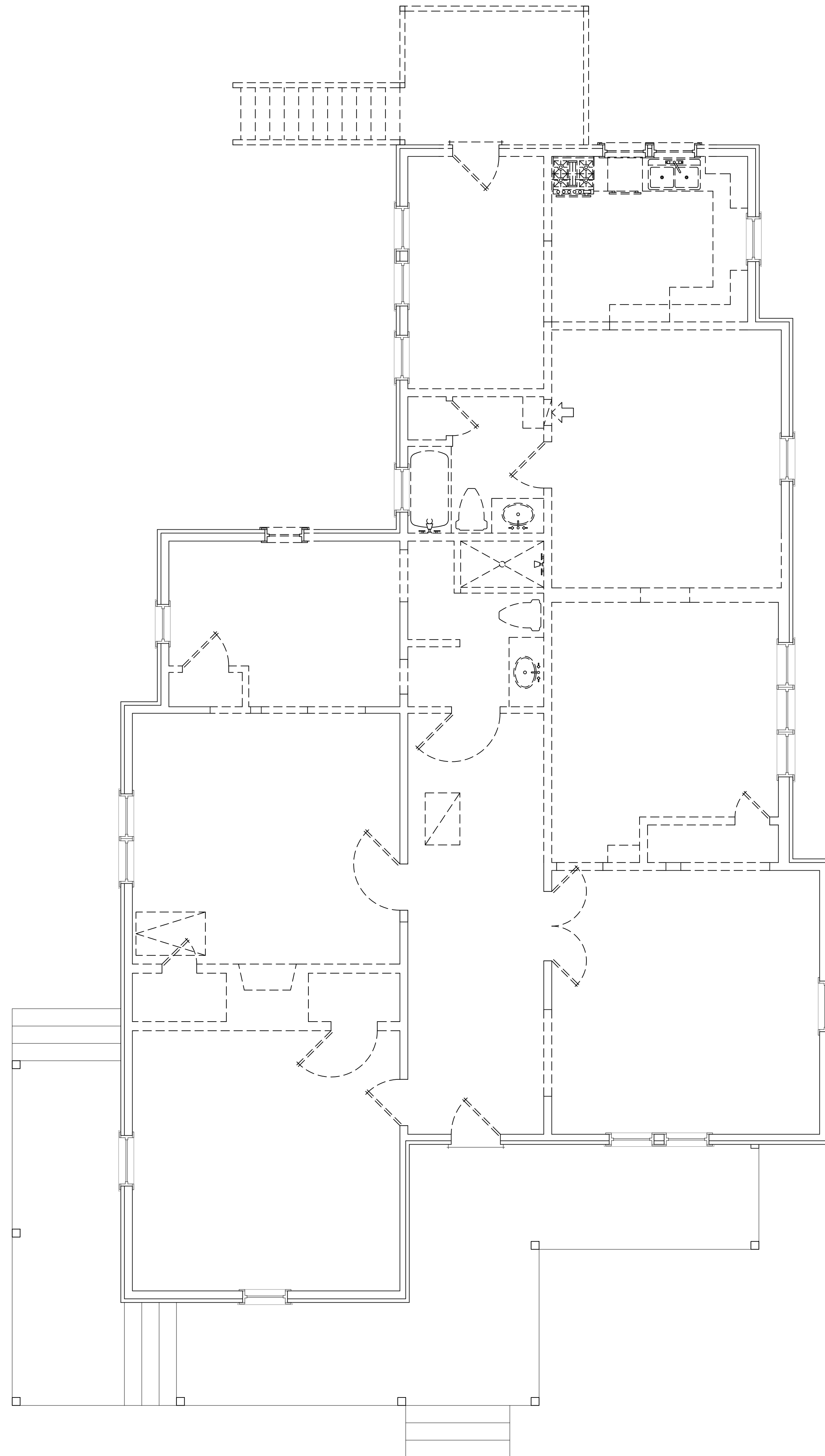
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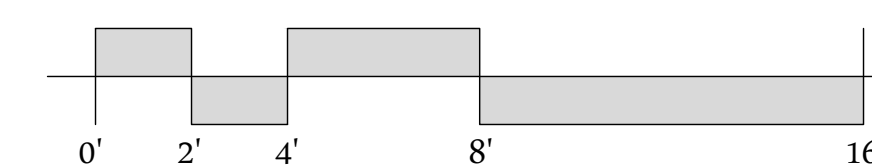
**DEMO - MAIN LEVEL PLAN**

DRAWING NO.:

**D-102**



DEMO - MAIN LEVEL FLOOR PLAN  
1/4"=1'-0"



LEGEND	
	EXISTING WALL
	DEMO WALL
	EXISTING ABOVE



A Proposed Renovation For  
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705 N Main Street  
Davidson, NC

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ENGINEER:

PROJECT NO.: 2242383

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REVISIONS:		

DRAWN BY: R. CAIN, K. JACK

APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

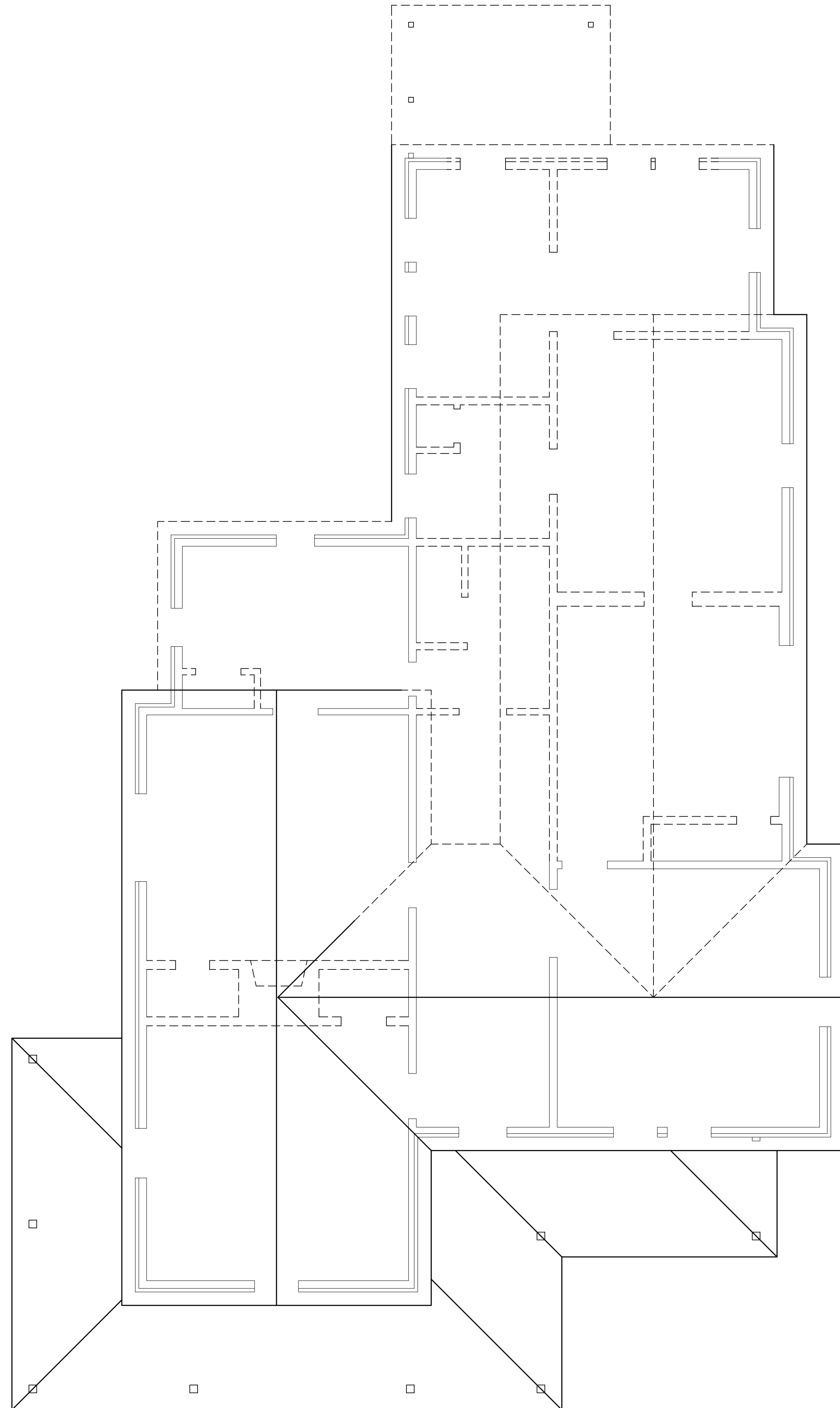
DATE: 08/28/24

DRAWING NAME:

**DEMO - ROOF PLAN**

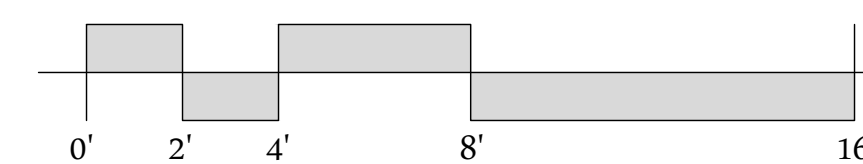
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**D-103**



DEMO - ROOF PLAN

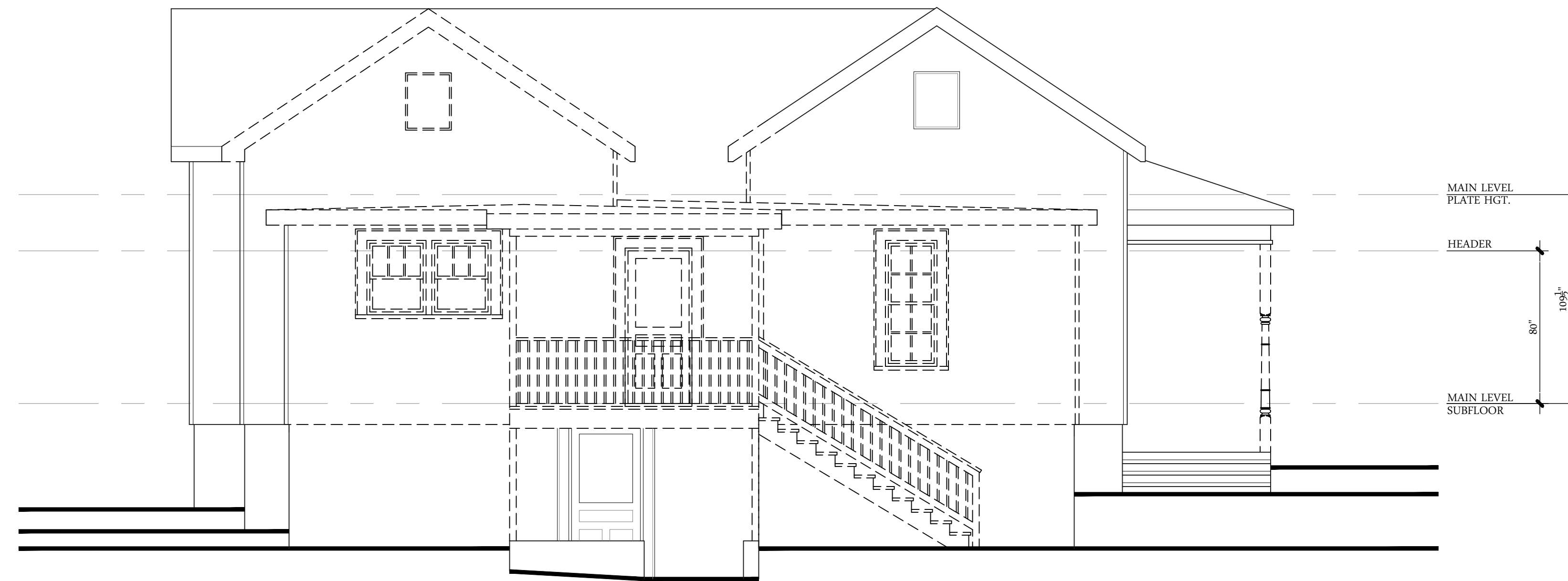
1/4"=1'-0"



LEGEND	
---	LINE OF ROOF TO REMAIN
==	WALL BELOW

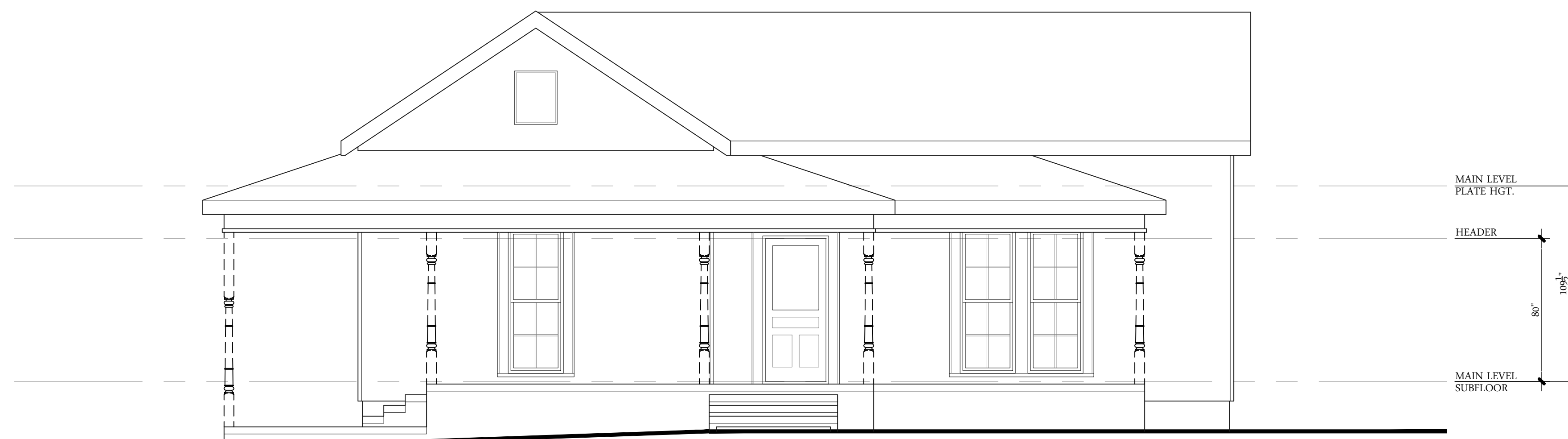


GENERAL NOTE:  
DASHED LINES DENOTE PROPOSED  
DEMO OF EXISTING STRUCTURE



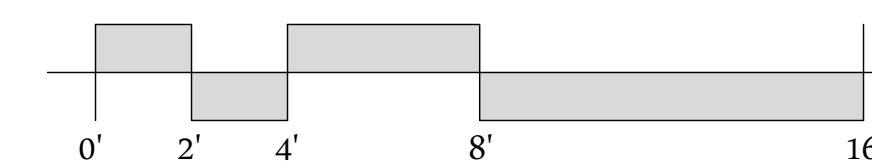
DEMO - REAR ELEVATION

1/4"=1'-0"



DEMO - FRONT ELEVATION

1/4"=1'-0"



A Proposed Renovation For  
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705 N Main Street  
Davidson, NC

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NO.	DATE	DESCRIPTION
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REVISIONS:

DRAWN BY: R. CAIN, K. JACK

APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

DATE: 08/28/24

DRAWING NAME:

DEMO - REAR &  
FRONT  
ELEVATIONS

DRAWING NO.:

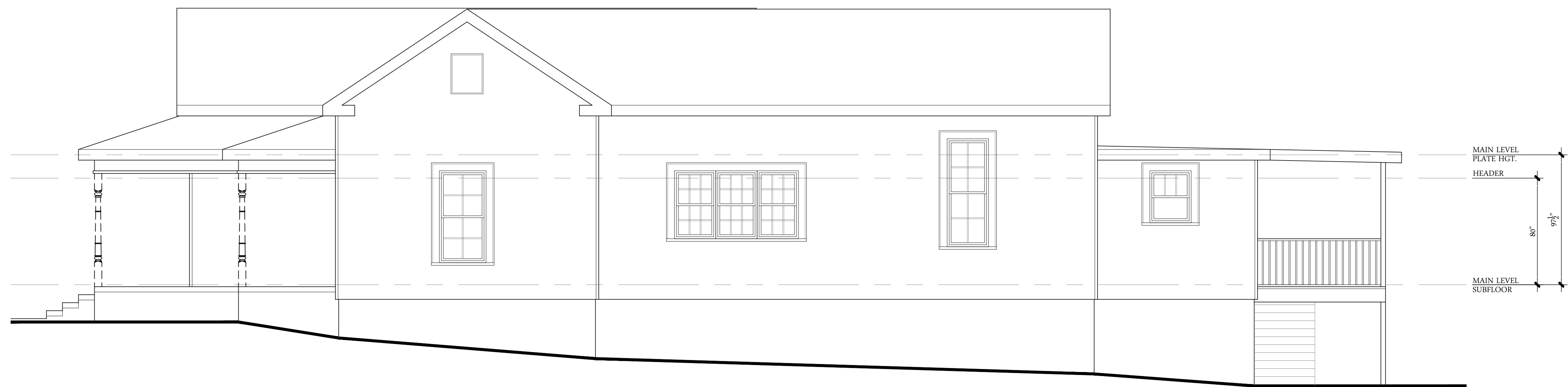
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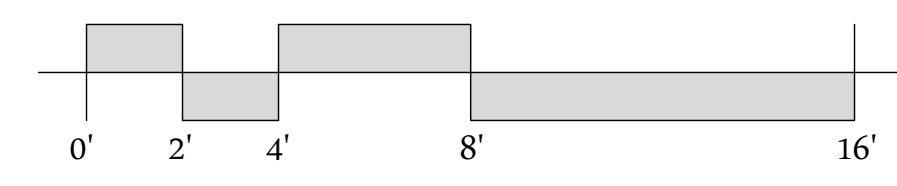
GENERAL NOTE:  
DASHED LINES DENOTE PROPOSED  
DEMO OF EXISTING STRUCTURE



DEMO - LEFT ELEVATION  
1/4"=1'-0"



DEMO - RIGHT ELEVATION  
1/4"=1'-0"



A Proposed Renovation For  
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705 N Main Street  
Davidson, NC

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ENGINEER:

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REVISIONS:		

DRAWN BY: R. CAIN, K. JACK

APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

DATE: 08/28/24

DRAWING NAME:

DEMO - LEFT &  
RIGHT  
ELEVATION

DRAWING NO.:

**D-202**



A Proposed Renovation For  
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705 N Main Street  
Davidson, NC

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ENGINEER:

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APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

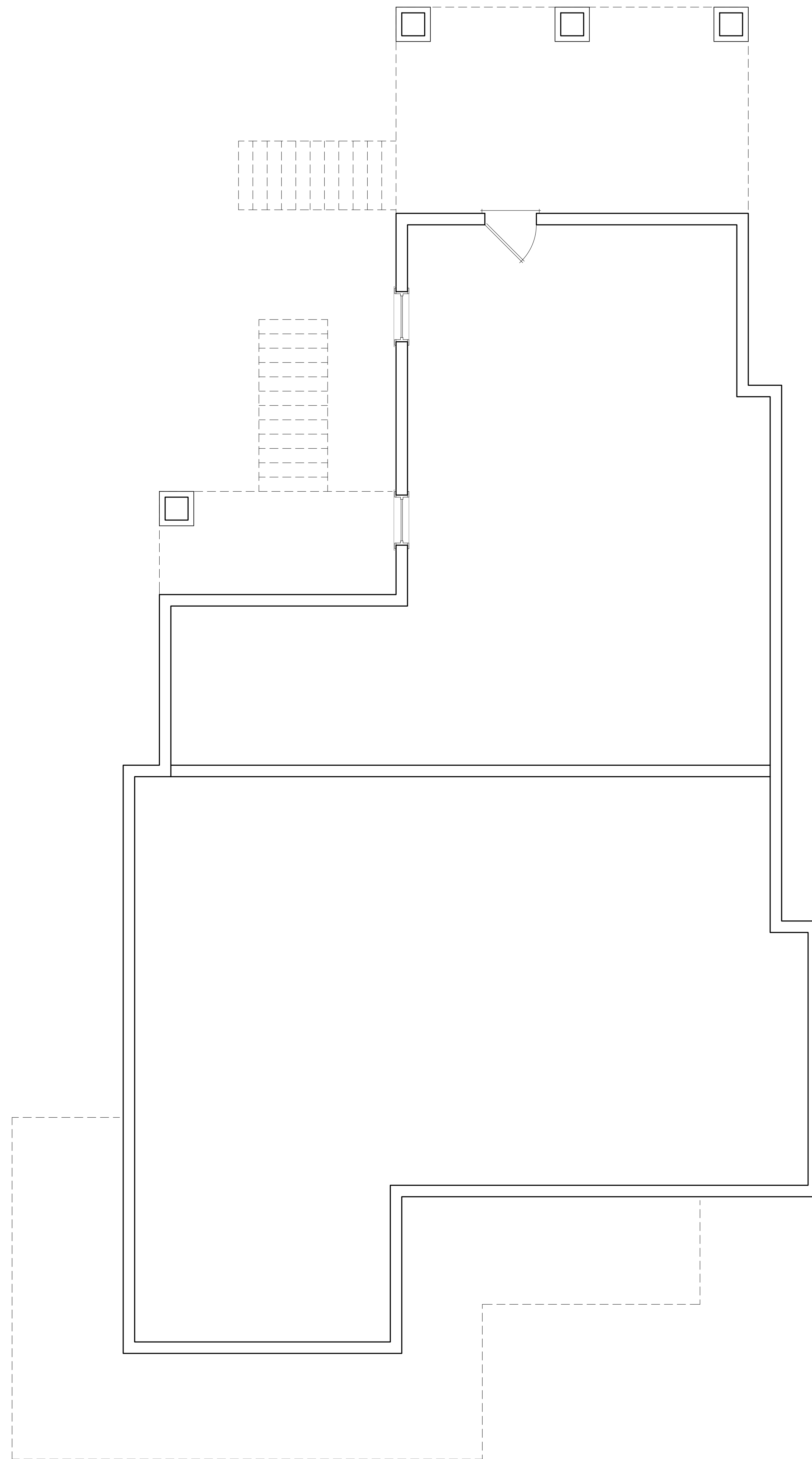
DATE: 08/28/24

DRAWING NAME:

**NEW  
FOUNDATION  
PLAN**

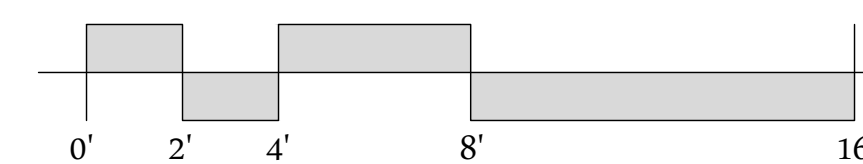
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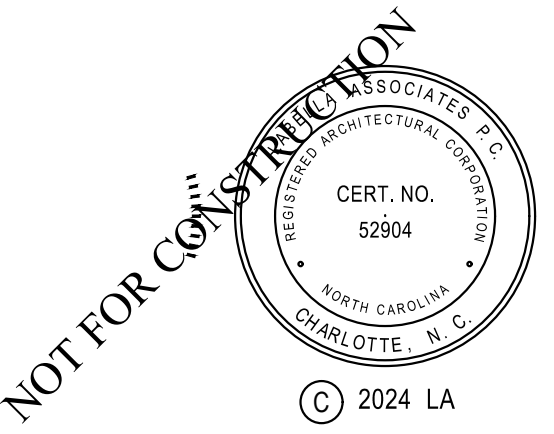
**A-101**



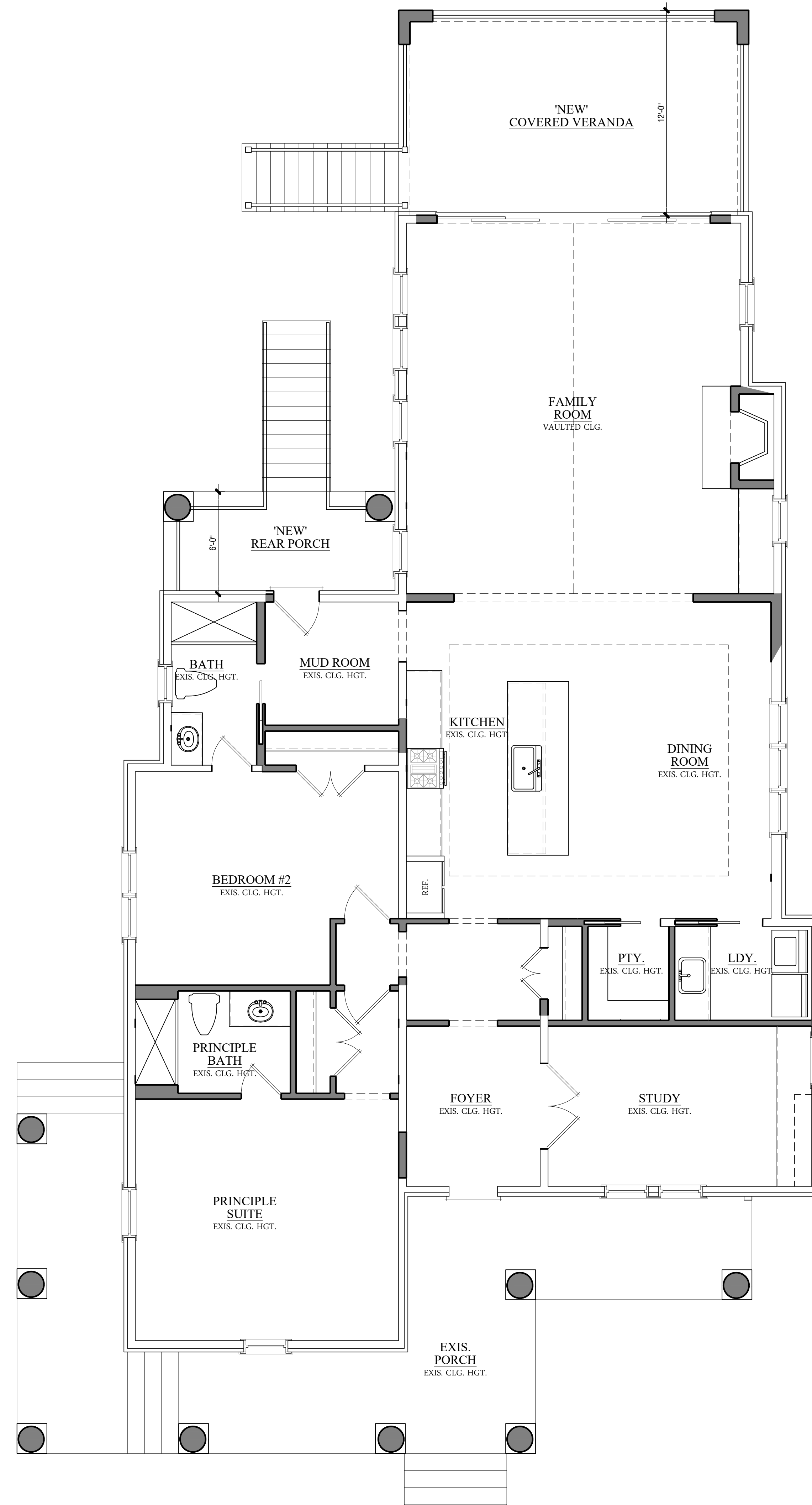
NEW FONDATION PLAN

1/4"=1'-0"





A Proposed Renovation For  
**705 N. Main St.**  
705 N Main Street  
Davidson, NC



**EXISTING SQ. FTG.**

1,983	EXIS. HEATED MAIN LEVEL
425	EXIS. MAIN LEVEL FRONT PORCH
89	EXIS. MAIN LEVEL REAR PORCH
2,497	TOTAL EXISTING UNDER ROOF
-89	EXIS. REAR PORCH REMOVED TO BE REMOVED

**NEW ADDITION SQ. FTG.**

246	NEW COVERED VERANDA
83	NEW REAR PORCH
329	TOTAL NEW ADDITION UNDER ROOF
2,737	TOTAL UNDER ROOF (EXIS. & NEW ADD.)

BUILT BY:

ENGINEER:

PROJECT NO.: 2242383

NO.	DATE	DESCRIPTION
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REVISIONS:

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APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

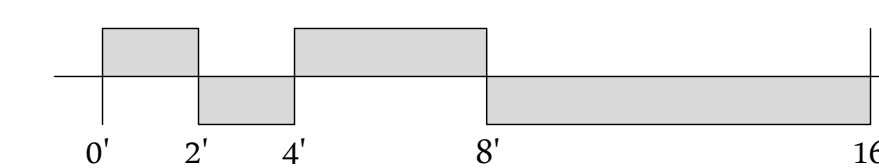
DATE: 08/28/24

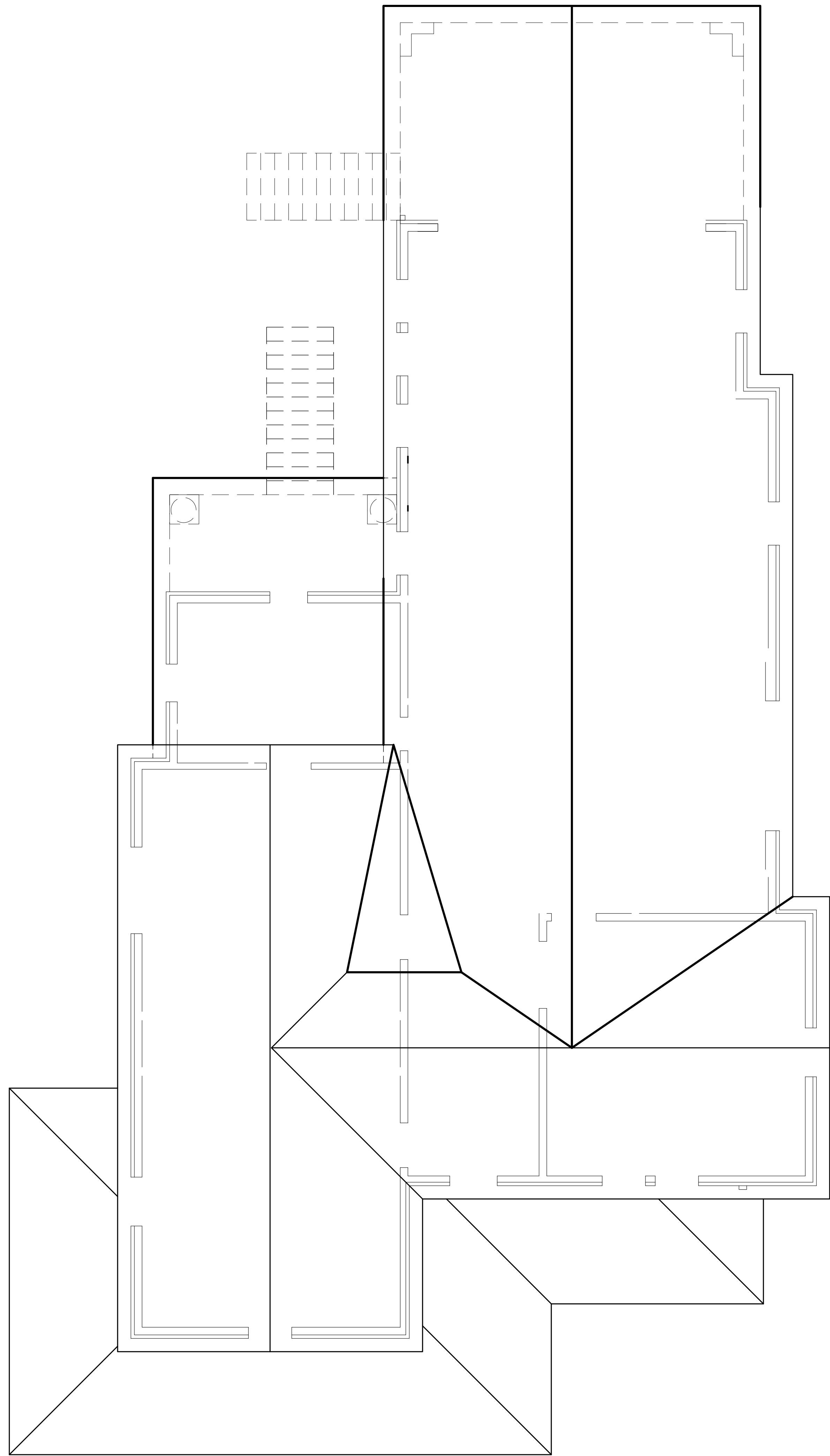
DRAWING NAME:

**NEW MAIN LEVEL FLOOR PLAN**

DRAWING NO.:

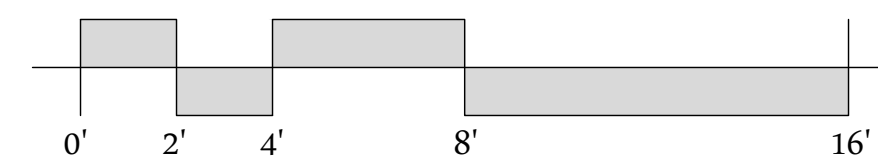
**A-102**





NEW ROOF PLAN

1/4"=1'-0"



A Proposed Renovation For  
**705 N. Main St.**  
705 N Main Street  
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2242383

NO.	DATE	DESCRIPTION
REVISIONS:		

DRAWN BY: R. CAIN, K. JACK

APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

DATE: 08/28/24

DRAWING NAME:

**NEW  
ROOF  
PLAN**

DRAWING NO.:

**A-103**



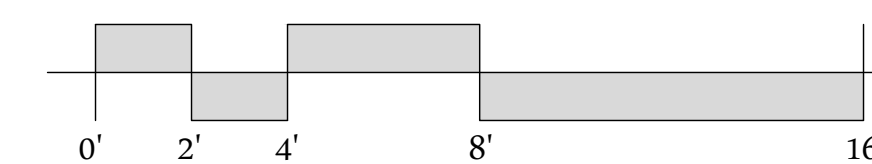
NEW REAR ELEVATION

1/4"=1'-0"



NEW FRONT ELEVATION

1/4"=1'-0"



A Proposed Renovation For  
**705 N. Main St.**  
705 N Main Street  
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2242383

NO.	DATE	DESCRIPTION
REVISIONS:		

DRAWN BY: R. CAIN, K. JACK

APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

DATE: 08/28/24

DRAWING NAME:

NEW FRONT &  
REAR  
ELEVATION

DRAWING NO.:

**A-201**

***Proposed Exterior Material***

Date: August 28, 2024

Client: 21 Oaks Signature Homes LLC  
17811 Largo Place  
Cornelius, NC 28031

Project: Renovation to:  
705 N. Main Street  
Davidson, NC 28036

Interior and Exterior Renovation. Additions include rear Veranda and Service Porch as noted on the plans. Goal is to match the Existing Residence color and style as closely as possible.

Existing Street View 705 N. Main Street



New Brick per plans to match existing.

Metal Roofing to be replaced and similarly match existing.

Roofing to be replaced with 50-year full architectural shingles. Color to match as close as possible to existing.

Gutters to be replaced with white aluminum. Style to match existing.



18" Round Columns to replace existing columns, similar to above picture.

705 N. Main Street



Siding, corner boards, soffit and fascia, to be replaced and similarly to match existing style and color. Similar to above picture. Material to be Hardie Plank or equal.



All windows to be replaced and match existing style and grid patterns of existing windows. Windsor Legend HBR Series (or equal), Wood Clad, Double Hung or Fixed per plan.

Grid Pattern to match existing. Current style two patterns as noted on the plans.