



**Town of Davidson
Historic Preservation Commission Regular Meeting
Town Hall and Community Center
Community Room 120
251 South Street
Wednesday, November 19, 2025 at 5:30 PM**

I. CALL TO ORDER

II. SILENT ROLL CALL

III. CHANGES TO THE AGENDA

IV. REVIEW/APPROVAL OF MINUTES

a. Meeting Minutes

Summary: The HPC will consider approval of minutes from the July 16, 2025, meeting.

V. OLD BUSINESS

VI. NEW BUSINESS

VII. INFORMAL FYI REVIEW

a. Mine by Sandy, 190/164 Jackson Street – Informal Review #1

Summary: The HPC will provide informal non-binding feedback on plans for 190 Jackson Street.

VIII. OTHER ITEMS

IX. ADJOURN



**Historic Preservation Commission
Meeting Minutes
July 16, 2025**

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: 5:49 p.m.

II. ROLL CALL AND DETERMINATION OF QUORUM:

Members Present signified by:

<input checked="" type="checkbox"/> Andrew Gale	<input checked="" type="checkbox"/> Erica Kennedy	<input type="checkbox"/> Nicole Perri
<input checked="" type="checkbox"/> Tom Gibbs	<input checked="" type="checkbox"/> Dave Malushizky	
<input checked="" type="checkbox"/> Rachel Johnson (Chair)	<input checked="" type="checkbox"/> Rusty Miller	

Town Representatives: Lindsay Laird, Senior Planner

III. CHANGES TO THE AGENDA: Senior Planner Lindsay Laird will give project updates under “Other Items”

IV. REVIEW/APPROVAL OF THE MINUTES:

a. May 21, 2025, Minutes

Motion to recommend approval of minutes:

- **Motion:** Rusty Miller
- **Second:** Tom Gibbs
- **Vote:** 6-0 (Motion Passed)

V. OLD BUSINESS:

a. Consider Adoption of 2025 Historic District Design Standards

A motion was made to adopt the 2025 Historic District Design Standards as written:

- **Motion:** Rachel Johnson
- **Second:** Rusty Miller
- **Vote:** 6-0 (Motion Passed)

VI. NEW BUSINESS: N/A

VII. INFORMAL FYI REVIEWS: N/A

VIII. OTHER ITEMS:

b. Project Updates

Senior Planner Lindsay Laird discussed updates on various development project across town. No decisions were made.

IX. ADJOURNMENT: The meeting adjourned at 6:00 pm.

APPROVAL OF MEETING MINUTES:

Date: _____ By: _____



HISTORIC PRESERVATION COMMISSION: PRELIMINARY STAFF REPORT

Date: November 19, 2025
To: Historic Preservation Commission
From: Lindsay Laird, Senior Planner
Re: Mine by Sandy, 190/164 Jackson Street – Informal Review #1

INTRODUCTION

APPLICANT INFO

- **Project:** Mine by Sandy, 190/164 Jackson Street
- **Location:** 190/164 Jackson Street (Parcel IDs 00325718 & 00325719)
- **Applicant:** Dave Malushizky, The RBA Group
- **Designer:** The RBA Group
- **Planning Area(s):** Village Center (Local Historic District Overlay)

The existing one-story building sits entirely on parcel 00325718. Adjacent parcel 00325719 consists of asphalt parking, concrete sidewalks to access around the building and some landscaped areas that separate the parking area from the building. The existing 1,311 SF building is masonry with stucco finish, aluminum storefront and wood windows, with a wood frame mansard roof feature.

190 Jackson Street is listed as noncontributing to the Davidson Historic District. The designation report lists the following information:

Commercial Building

190 Jackson Street, ca. 1990, Noncontributing Building

One story, four-bay, stuccoed commercial building with mansard-style roof; casement windows

PROJECT DESCRIPTION

Prospective owners would like to pursue a change of use from office to retail. Preliminary plans submitted by the applicant show the following exterior changes to the building:

- Relocate main building entrance from Jackson Street to Depot Street to improve pedestrian experience

- Remove faux architectural features such as the mansard roof feature (not original to building)
- Building materials will primarily remain the same and will be redesigned with a new design approach. Proposed materials are as follows:
 - Stucco with base detail and articulation of the remaining wall area
 - New wall cap
 - Aluminum canopy
 - Aluminum storefront – color to be determined

SURROUNDING CONTEXT



Figure 1. Adjacent Commercial Storefront Buildings on Depot Street (121 Depot is contributing, while 127 Depot is not)



Figure 2. Davidson College Building Directly Across Depot Street (116 Depot is contributing)

PLANNING STAFF REVIEW - PRELIMINARY

Below is a summary of planning and development standards related to this proposal. Buildings in the local historic district must meet the requirements in Davidson Planning Ordinance Section 4 and the Davidson Historic District Design Standards. If there are conflicts, the Historic District Design Standards take precedence. Staff comments are in *red italics*.

HISTORIC DISTRICT DESIGN STANDARDS

Because 190 Jackson Street (ca. 1990) is noncontributing to the Davidson Historic District and substantial renovations are proposed, Standards for New Construction & Additions (Section 7) appear to be more applicable to the proposal than Standards for Existing Buildings (Section 5). Both are included for reference. Standards listed in Section 5 emphasize preservation of historic elements that contribute to the overall historic character of a building – the designation report establishes that this building is not contributing to the historic district. Standards in Section 7 emphasize compatible and appropriate treatments for new buildings.

- **Section 5 - Standards for Existing Buildings - Elements**
 - **Windows (5.3)**
 - Retain and preserve windows that contribute to the overall historic character of a building.
 - Base reconstruction of any missing windows on physical evidence, similar remaining windows, or historic photographs.
The existing building is noncontributing to the Davidson Historic District. No photographs of the original building have been located by the applicant.
 - **Doors (5.7)**
 - Retain, maintain, and repair existing historic or original wooden door(s) and surrounding wood trim with matching materials.
 - Replace historic doors that are beyond repair with a new or salvaged door(s) of the same size, design, material, and type as used originally or sympathetic to the building style, including number and orientation of panel location, and size of any glass panes. The new door should match the original as closely as possible and be based on physical evidence and/or historic photos.
The existing building is noncontributing to the Davidson Historic District. No photographs of the original building have been located by the applicant. The HPC should provide feedback on where new doors are sympathetic to building style.
 - **Cornices, Parapets & Gutters (5.12)**
 - Retain original cornices and parapets that define the architectural character of the historic building.
The original parapet wall will be revealed in the proposed design with removal of faux mansard roof.
 - **Roofs (5.15)**
 - Preserve original roof shapes and pitches.
Existing low sloping roof will remain as is with only repairs as needed.
 - **Storefronts (5.16)**
 - Preserve all elements, materials, and features that are original to the building or are early remodeling projects that have become significant in their own right; repair them as necessary.
 - Remove any non-historic, inappropriate elements, materials, signs, or canopies that were added later and obscure original architectural elements. Covering up windows, cornices, decorative features, or significant portions of the wall alters

the building's proportions and changes its appearance; these alterations should be removed.

- If significant storefront features are uncovered in any careful exploratory demolition, assess their condition for preserving, repairing, or reconstructing them.
- Reconstruct missing elements (such as cornices, window frames, transoms, and bulkheads) with physical evidence and/ or historic photos if available. Otherwise, design simplified new elements that respect the character, materials, and design of the building.
- Avoid using or retaining materials and elements that are incompatible with the building or district. Depending on the style and age of the commercial building, these may include unpainted aluminum-frame windows and doors, unpainted aluminum panels or display framing, reflective or tinted glass display windows, T1-11, vinyl or aluminum siding, EIFS (artificial stucco), wood shingles, mansard roofs, metal awnings, residential styled solid doors, plastic shutters, inoperable shutters, or shutters on windows where they never previously existed.

The existing building is noncontributing to the Davidson Historic District. No photographs of the original building have been located by the applicant. Incompatible elements will be removed (i.e., Mansard roof, shutters, etc.). Based on the application, there is likely no articulation of the exterior walls that would warrant exposing the existing wall construction. The applicant proposes new stucco (EIFS) with reveals and an articulated base. The HPC should provide feedback on appropriateness of EIFS in this case.

- **Section 7 - Standards for New Construction & Additions**

- **Context (7.3)**

- Copying historic designs or features from other parts of the historic district outside of this immediate context may not be appropriate if the new design is going to be a good neighbor to its nearby properties.
- Likewise, if some of the properties within the subject block of the proposed new construction are not contributing historic buildings, their attributes should not be included in any analysis of the historic context.

The project does not appear to copy historic designs from other parts of the district. The HPC should provide feedback on the appropriateness of the proposed design based on the surrounding historic context.

- **Orientation (7.6)**

- Orient the front entrance of new buildings to the street.
- Orient the primary elevation to the primary street if the building is to be constructed on a corner lot.

This project is an improvement to the existing streetscape and will improve building orientation on the primary street (Depot Street).

- **Complexity of Form (7.7)**

- Use forms for new construction that relate to the forms and massing of the majority of surrounding historic buildings. For instance, if the form of most neighboring buildings has a variety of projecting bays, dormers, etc., employ some of these elements in the new building. On the other hand, if a majority of most buildings on both sides of the street has simple massing, do not introduce a new building with complex massing.

Provide feedback on how the project relates to the forms and massing of the majority of surrounding historic buildings.

- **Building Scale (7.9)**

- Create human scale by including functional elements typical to the historic context, such as porches and porticos. Dividing a larger building by creating bays within the façade, or by introducing different materials on different levels, are other ways to create human scale.
 - Provide feedback on how well the project creates human scale.*
 - **Directional Expression (7.10)**
 - Directional expression of commercial buildings in the historic district is fairly consistent with similar widths per storefront and one to three-story height. Taller commercial buildings maintain the directional expression with the typical storefront.
 - Directional expression will improve with the proposed project.*
 - **Roof Form & Materials (7.11)**
 - Use roof forms, such as gable, hipped, or combinations of forms, in the design of new buildings that relate to existing surrounding examples.
 - Roof form will not change.*
 - **Cornices & Trim (7.12)**
 - Take cues from historic buildings on the appropriate use of cornices and trim to articulate the design of a new building.
 - The original parapet wall will be revealed in the proposed design with removal of faux mansard roof.*
 - **Door & Window Types & Patterns (7.13)**
 - Ensure that the rhythm of elements on a primary elevation of a new building is compatible with the rhythm of the majority of existing buildings within the block and across the street.
 - Relate window and door openings for new construction to the historic context in the following ways: a. The ratio of solids (walls) and voids (windows and doors). b. The rhythm and placement of window and door openings. c. The proportion of window and door openings (the ratio of width to height). d. The general size of windows and doors.
 - Respect the traditional design of openings. For instance, windows and doors are generally recessed on a masonry opening while the element is surrounded by raised trim on a frame building. New construction should follow these methods as opposed to designing openings that are flush with the rest of the walls.
 - Use windows and doors constructed of wood, fiberglass, composite, or metal cladding. (Vinyl windows should be avoided due to warping.) Metal doors may also be considered for new commercial construction. Relate the design of new doors to the door styles found historically in the district.
 - Provide feedback on compatibility of the rhythm of doors/windows on the primary elevation compared to the majority of existing buildings within the block. Does the ratio of solids and voids, placement of openings, proportion of openings and general size of windows/doors relate to the historic context?*
 - **Storefronts (7.15)**
 - When designing new storefronts or elements for storefronts, conform to the configuration and materials of traditional storefronts.
 - Keep the ground levels of new retail commercial buildings at least 60 percent transparent up to a level of 10 feet if possible.
 - Include doors in all storefronts to reinforce street-level vitality.
 - A transparency calculation was not provided, however façade transparency will be improved with the proposed project.*
 - **Materials & Textures (7.17)**

- Use compatible traditional materials such as brick and wood for new construction. Avoid split-faced block, and any material, color, or texture that is in stark contrast to the context of the new construction.
- While wood is the first choice for elements such as trim, porch elements, and other decorative features, substitute materials may be considered for trim details. Some currently available composites are available in custom-formed lengths, such as urethane, while others, including cellular PVC, are dimensional mill-ready blanks. Flat board dimensional materials are available in wood resin composites and cement board but are not able to be worked in the traditional manner of wood.
- Consider using materials that have a paint finish, can receive paint coatings, and are designed to retain them.

Provide feedback on compatibility of proposed building materials (i.e., aluminum storefront systems, EIFS, etc.).

○ **Architectural Details & Decorative Features (7.18)**

- Take cues from historic buildings on the appropriate use of details and decorative features to articulate the design of a new building’s style and elements.
- Relate these elements to the overall vocabulary of the new design.
- Avoid pasting on historic details to simple new designs.
- If designing new buildings in a classical style, become familiar with the stylistic attributes of classicism, its proportions, and its precedents.

Provide feedback on architectural details and decorative features of the proposed design.

○ **Outdoor Lighting on Buildings (7.19)**

- Lighting for new structures in the historic district should be designed to be an integral part of the overall design by relating to the style, material and/or color of the building.
- Fixtures should utilize incandescent or incandescent-like LED sources.
- Fixtures should be the full cutoff variety to limit the impact of lighting on neighboring properties and on the night sky.
- Commercial buildings may include wall mounted shielded fixtures to illuminate their facades, particularly on structures that have limited openings or on rear elevations. Buildings with storefronts and upper story windows often emit sufficient light without adding shielded facade up-lighting.

Provide feedback on wall mounted light fixtures.

▪ **Standards for Awnings, Canopies, & Marquees**

○ **Canopies & Marquees (8.4)**

- New examples may be appropriate on non-historic or new commercial buildings depending on their use. They should fit within the overall architectural design and not obscure important elements such as transoms or decorative glass.

Provide feedback on proposed metal canopies on Depot & Jackson Street facades.

DAVIDSON PLANNING ORDINANCE

▪ **General Site Design Standards**

- **4.3.1.A Pedestrian & Vehicle Access:** Compliant
- **4.3.1.B Building Location & Orientation:** Compliant
- **4.3.1.C Building Height:** Compliant – Existing 1-story building will remain
- **4.3.1.D Fences, Hedges & Garden Walls:** NA
- **4.3.1.E Loading/Service Areas, Mechanical Equipment and Utilities:** NA

- **4.3.1.F Encroachments:** Project will pursue an encroachment agreement for canopies within Town ROW.
- **4.3.1.G Development Plans with Multiple Buildings:** NA
- **4.3.1.H Public Spaces:** NA
- **4.3.2 Guidelines for Development in Existing Buildings:**
 - **Street Frontage:** Compliant
 - **Rhythm of Development Along Street:** Established building rhythms along street frontages should be continued.
 - **Building Orientation:** Compliant
 - **Front Setback Patterns:** Compliant – no change to setbacks
 - **Building Form:** Massing, proportion, scale, setbacks, spaces between buildings, and their relative positions should be used to integrate new development into existing streetscapes.
 - **Density:** NA
 - **Building Design:** Buildings should be designed to respect the existing built environment, but not be explicit reproduction of past historical styles.
- **General Building Design Standards**
 - **4.4.1 General Building Design Standards:** The design of buildings should be complementary with prevalent architectural features of the surrounding neighborhood, especially in areas where patterns established by recurring architectural features are well-documented and valued.
 - **4.4.1.A Building Height:** Compliant – Existing 1-story building
 - **4.4.1.B Form and Massing:** Existing building form/massing will remain.
 - **4.4.1.C Façade Articulation:** All building facades visible from a public street have: (1) a recognizable base, distinguished from the body of the building; (2) a recognizable top, occupying the highest portion of the building and distinguished from the body of the building; and (3) large building facades shall be modulated through use of repetitive bays separated by piers or columns, the use of reveals or recesses in the wall itself, placement of window/door openings, or placement of balconies, awnings, canopies, etc.
Provide feedback on whether building facades are adequately articulated.
 - **4.4.1.D Façade Transparency:** Historic District Design Standards take precedence – See Design Standards page 7.15 Storefronts.
 - **4.4.1.E Materials:** Stucco or EIFS system finishes may be used as secondary materials but should not be greater than 25 percent of a facade.
Provide feedback on use of EIFS finishes in this case.
 - **4.4.1.F Architectural Details:** Window and door openings shall be arranged and proportioned so that vertical dimensions dominate horizontal dimensions. Additionally, architectural elements shall be used to establish human scale at the street level and main entrances should be emphasized at street level. Fenestration shall be architecturally related to the style, materials, colors, and details of the building.
Provide feedback on expanded glazing on building elevations.
- **Specific Building Type Requirements – Storefront**
 - **4.5.6.A First Floor Retail Use:** Compliant
 - **4.5.6.B Transparency Requirement:** Historic District Design Standards take precedence – See Design Standards page 7.15 Storefronts.
 - **4.5.6.C First Floor Height:** NA
 - **4.5.6.D Dominant Vertical Proportion:**
Provide feedback on building proportions.

- **4.5.6.E Use Requirements:** Compliant
- **4.5.6.F Entrances from Each Street:** Compliant
- **4.5.6.G Major Entrances Distinguished:** Compliant
- **4.5.6.H Principal Entrance on Street:** Compliant
- **4.5.6.I Secondary Entrances:** NA

RESOURCES & ATTACHMENTS

- [Historic District Designation Report](#)
- [Davidson Historic District Design Standards](#)
- [Davidson Planning Ordinance \(DPO\)](#)



M I N E by Sandy | 190 Jackson St. RETAIL CONCEPT





M I N E by Sandy | 190 Jackson St. RETAIL CONCEPT

The following is an outlined format narrative addressing the requirement for compliance with each section of the Davidson Planning Ordinance:

- General Statement of Intent:
 - Originally constructed in 1948 the building is located in the local historic district and may be considered “non-contributing” considering the building consisted of very little fenestration and lacks any articulation as a downtown building of its time. The design intent is to remove faux architectural features that were likely added at a much later date and are stylistically incorrect. The design intent aims to re-orient the building to Depot Street, which benefits from a quaint pedestrian experience. The proposed renovation would transform the exterior walls to a stucco finish with accent reveals and large retail display windows on each side a new storefront entrance. The goal is to replace the only building along Depot Street from Depot Street to Jackson Street that does not provide pedestrian experience.
- Planning Ordinance:
 - The proposed building façade re-design will preserve Davidson’s character and sense of community with the development of a contextually sensitive design through the use of appropriate materials and design elements that elevate the character of the building façade commensurate with all the other buildings on the street while maintaining an appropriate historic character
- Section 2 – Planning Areas:
 - The existing buildings’ major elements would be considered compliant with the requirements of the planning area for the majority of design elements noted below.
 - New building facades with an emphasis on creating a new retail address along Depot Street.
 - Add to the existing pedestrian experience along the corridor.
 - Add scale and articulation of the façade with materials, lighting, an entrance canopy and wall texture achieved with a limestone textured stucco finish and reveal work to emulate large dimensional stone.
- Section 4 – Design Standards
 - General Site requirements: With the proposed improvement the project would be in compliance with all site requirements as follows:
 - Pedestrian and vehicular Access
 - The primary entrance to the building will be modified to be directly from Depot Street with a rear service entrance from the Jackson Street parking lot behind the building.
 - Parking is available at the existing lot at the corner of Jackson and Depot, which is under the same ownership. The existing parking area

will serve the project in the short term and is poised for future infill development.

- Building Location and Orientation
 - The building is located at the corner of Depot Street and Jackson Street and will be improved to appropriately address both streets with the primary entrance off Depot Street.
- Building Height – The existing top of wall will remain as is. However, the perceived height will be improved as a retail pedestrian experience by eliminating the mansard roof feature and allowing the full height of the facade to be revealed.
- Loading and service areas as an existing condition comply with the ordinance. No changes are envisioned for these aspects of the existing building
- Encroachments
 - The proposed entrance canopy would constitute an encroachment into the right-of-way. An encroachment agreement will be processed with the Town of Davidson.
- Public Spaces
 - Located within a short walk to the town green
- Guidelines for Development or redevelopment of existing buildings
 - Street frontage is maintained and improved
 - Established rhythm of Depot Street will be improved by renovating the only building that provides little to no interaction with Depot Street.
 - Building entrance will be improved for a true retail experience.
 - Setbacks will remain the same
- General Building Design Requirements
 - Building height remains compliant with the Village Center planning area requirements.
 - Façade articulation.
 - Improvements are proposed to strengthen the appearance of a building base
 - The existing building is all stucco with no articulation, and the proportions of the existing mansard roof feature overpower the one story building. The proposed elevation improvements will create a more human scale by introducing a base middle and cap.
 - The new design will articulate the store front mullion pattern.
 - Façade Transparency
 - In general, the design intent is to increase the ratio of glass which will also comply with visible light transmittance requirements for Depot Street facades.
 - Materials
 - The materials will primarily remain the same and will be redesigned with a new design approach.
 - Proposed materials are as follows:

- Stucco with base detail and articulation of the remaining wall area.
- New wall cap
- Aluminum canopy
- Aluminum storefront – color to be determined
- Color schemes will be complimentary to the existing street character.
- Specific Building Design Requirements
 - Storefront Building Type:
 - design intent is to allow a retail occupancy.
 - The existing façade maintains the 65% requirement. load bearing masonry supporting the existing building.
 - Building elements will be made to appear that the vertical aspects of the design are proportionally dominant.
 - The primary building entrance will provide access to the primary use of the building from Depot Street. The existing walkways allow for pedestrian access from the existing parking area as well as from Depot Street,
- Section 8 Parking and Driveways
 - (5) existing parking spaces are provided on the adjacent parcel under the same ownership.
- Section 9 Tree Preservation, Landscaping & Screening
 - Existing landscaping will be preserved.
- Section 10 Lighting
 - Exterior lighting is limited to the potential for (2) decorative wall sconces at the new main entrance and code minimum egress lighting at the existing rear service door.
- Section 22 Local Historic District
 - The project is located within the established local Historic District.

Davidson Historic District Design Guidelines

The original building was constructed in 1948 according to county records. No photographs of the original building have been located, and the building appears to have been constructed as a utilitarian building type due to its lack of fenestration. The building would likely be considered a “non-contributing” structure within the district. There is likely no articulation of the exterior walls that would warrant exposing the existing wall construction. The original building was constructed facing Jackson Street behind a small parking area which is also considered non-conforming with the town’s development ordinance. These are the primary factors that informed the design approach for the project. Below is an outline of the sections in the town’s historic guidelines.

- II. Changes to Building Exteriors
 - Roofs
 - Existing low sloping roof will remain as is with only repairs as needed. The original parapet wall which has been concealed by a faux Mansard roof, will be revealed in the proposed design.
 - Walls & trim
 - The original wall construction has been concealed for many years by a stucco wall system. Originally constructed in 1948 the wall construction is yet to be determined but likely CMU & Brick with very minimal window and door openings. With the lack of any noted articulation or original features, the proposed design approach is to modify the existing stucco system with new stucco (exterior insulation finish system) with reveals and an articulated base. The parapet will also receive a conventional parapet wall cap.
 - Storefronts
 - The predominant storefront system in 1948 was aluminum. New storefronts will be aluminum with articulated muntin and mullion patterns.
 - Windows & Doors
 - Same as Storefronts
 - Masonry
 - existing masonry is not proposed to be exposed.