

# HISTORIC ARMOUR STREET THEATER ADDITIONS AND RENOVATIONS FOR DAVIDSON COMMUNITY PLAYERS

January 13th, 2025



# ARMOUR STREET THEATER - SITE & STRUCTURE



# ARMOUR STREET THEATER - SITE & STRUCTURE

ca. 1960

**Aerial Mapping:**

(A) 1978 Aerial Map (from Polaris):

(B) 1951 Aerial Map (from Polaris) show that there is another building on the site, but the current building does not exist yet

Note: 1938 Polaris Mapping has a building noted at being near the location of the building that existed before the current building on Map B

A



B



**Deeds and sales:**

11/21/1977 - \$0 / \$100 + "other goods and valuable considerations"  
Randolf Shumaker, William Smith, Thomas Guy, Trustees of First Baptist Church of Davidson  
To  
Parties of the second part, their successors

Note: Deed references Deed Book 1256, page 523 of the Mecklenburg Public Registry - April 5th, 1947 - tract 1 & 2 conveyed to the Mecklenburg Baptist Associational Board Inc.

/2002 - \$0  
Trustees of First Baptist Church of Davidson  
Trustees: George Frank Vinson, Sharon S. Price, Joanne W. Hammond  
To  
Baptist Metropolina Ministries Board, a N.C. non-profit corporation

6/2006 - \$312,500  
Heritage Church of Davidson, INC.  
Trustees: Wally Carmichael (President), Richard K. Werner, Johnny Ray Bustle Jr.  
To  
Groveco, LLC, a North Carolina limited liability company  
Note: first reference of 3 lots instead of 2

4/2008 - \$595,000  
Groveco, LLC  
To  
Davidson Community Players, a North Carolina non profit corporation

4/2008 - Davidson Community Players  
Note: Cynthia P. Rice was the Executive Director  
to  
Town of Davidson



# ARMOUR STREET THEATER - DESIGN INTENTIONS



## MISSION STATEMENT:

- ENTERTAIN + ENRICH + ENCOURAGE:  
STEWARDSHIP OF THE ARTS THROUGH THE UNIQUE PROGRAMMING  
OF A SMALL COMMUNITY THEATER
- KEEP CHARACTER WHILE CREATING MULTIPLE REVENUE OPPORTUNITIES:  
EVENT VENUE, THEATER, REHEARSAL STUDIO & “THE JESTER”
- CONNECTION TO COMMUNITY  
AND HISTORIC FABRIC OF MILL VILLAGE, STREETScape:  
PLACEMAKING, IDENTITY, SCALE + COMMUNITY BUILDING
- SITE STUDIES: SUN, SHADOW, SOUND, LIGHT, MOVEMENT
- SMALL THEATER CASE STUDIES

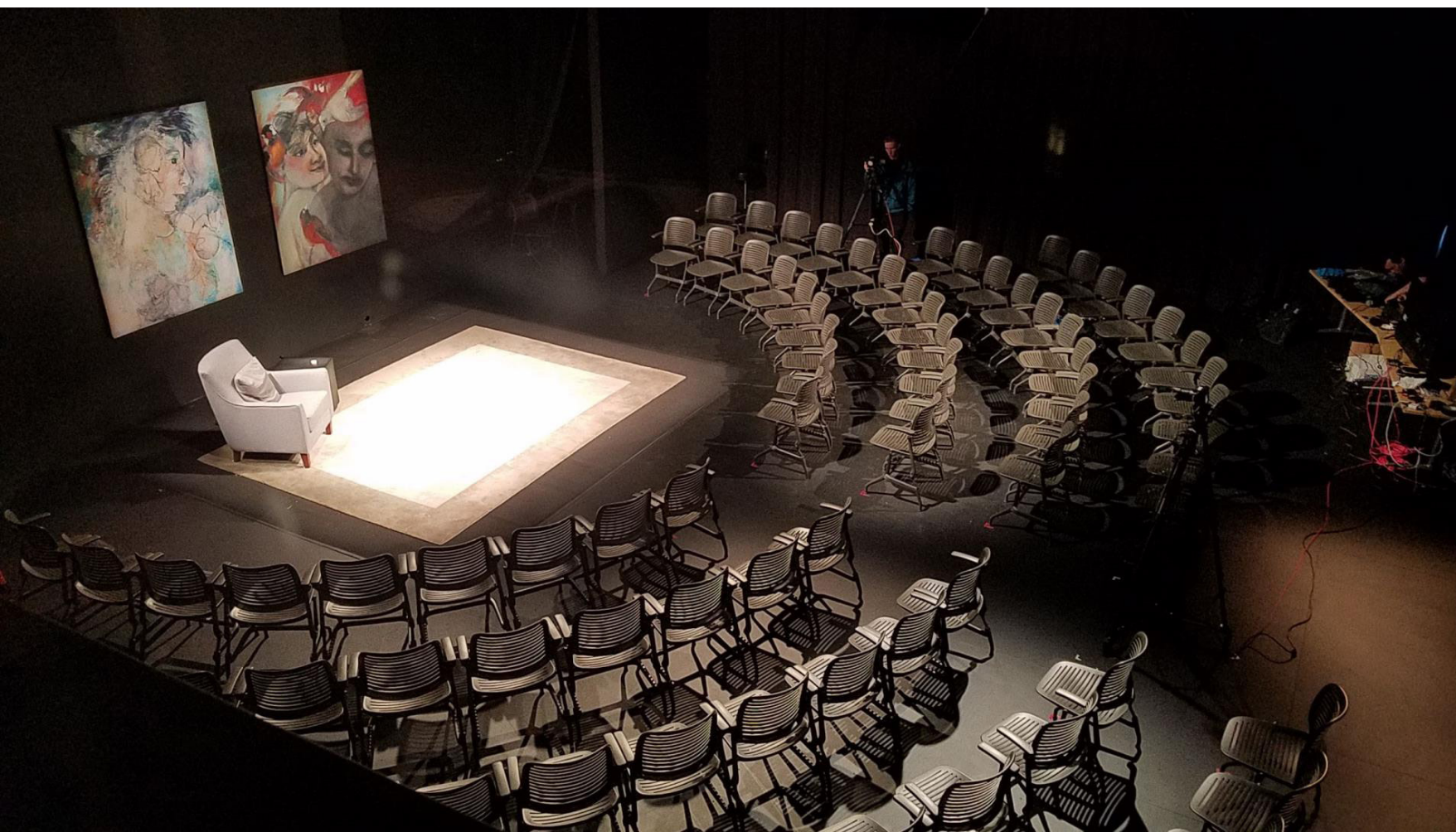
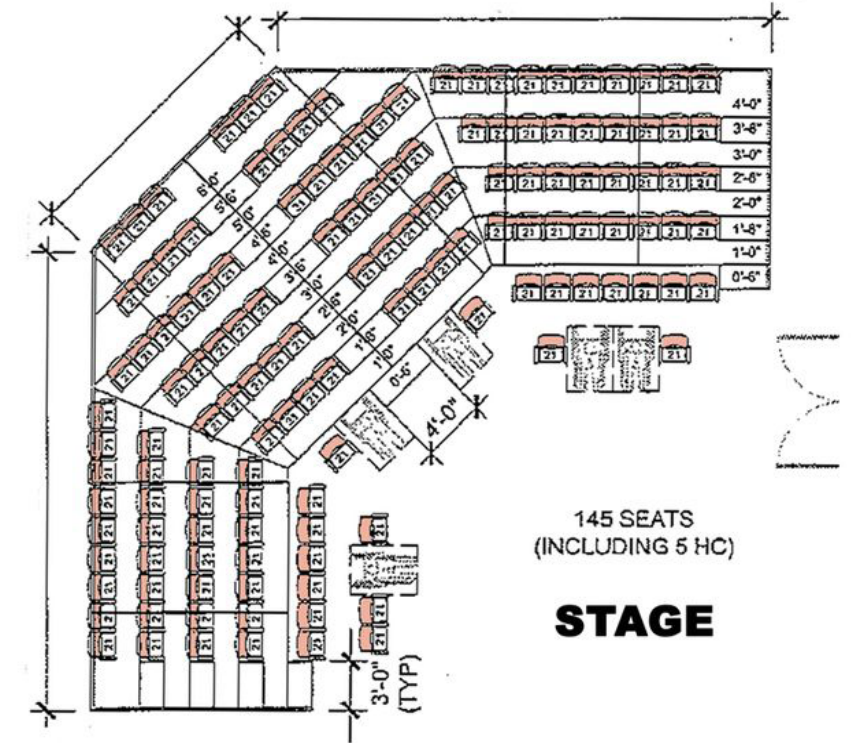
# ARMOUR STREET THEATER - BLACK BOX TYPOLOGY



# ARMOUR STREET THEATER - BLACK BOX TYPOLOGY

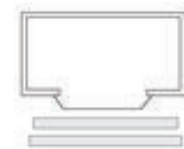


NICOLE PERRI  
ARCHITECTURE

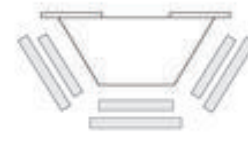


## TYPE OF STAGE PERFORMANCE

Proscenium stage



Open stage



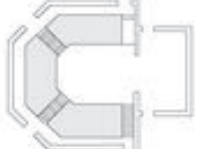
Thrust stage



In the round stage



Thrust Stage



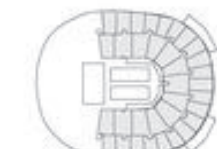
Arena theater



Open stage



End stage



Traverse Stage



## FLEXIBLE THEATRE



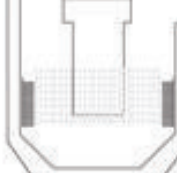
THRUST  
324 seats



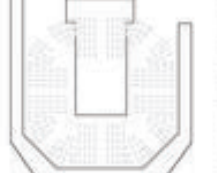
FLANWAY  
226 seats



END STAGE  
219 seats



ARENA  
348 seats



# ARMOUR STREET THEATER - SITE & STRUCTURE

## PROPERTY NOTES

### EXISTING BUILDING:

4,004 SF TOTAL EXISTING  
BASEMENT: 1,804 SF  
MAIN FLOOR: 2,092 SF  
AV LOFT: 108 SF

### SITE INFO:

VILLAGE INFILL, LAKE NORMAN SWIM BUFFER  
SETBACKS: 10' SIDE SETBACK, 5' REAR SETBACK, 0'  
FRONT SETBACK, 0' ON WATSON DUE TO CORNER  
LOT - CONFIRMED BY DAVIDSON PLANNING

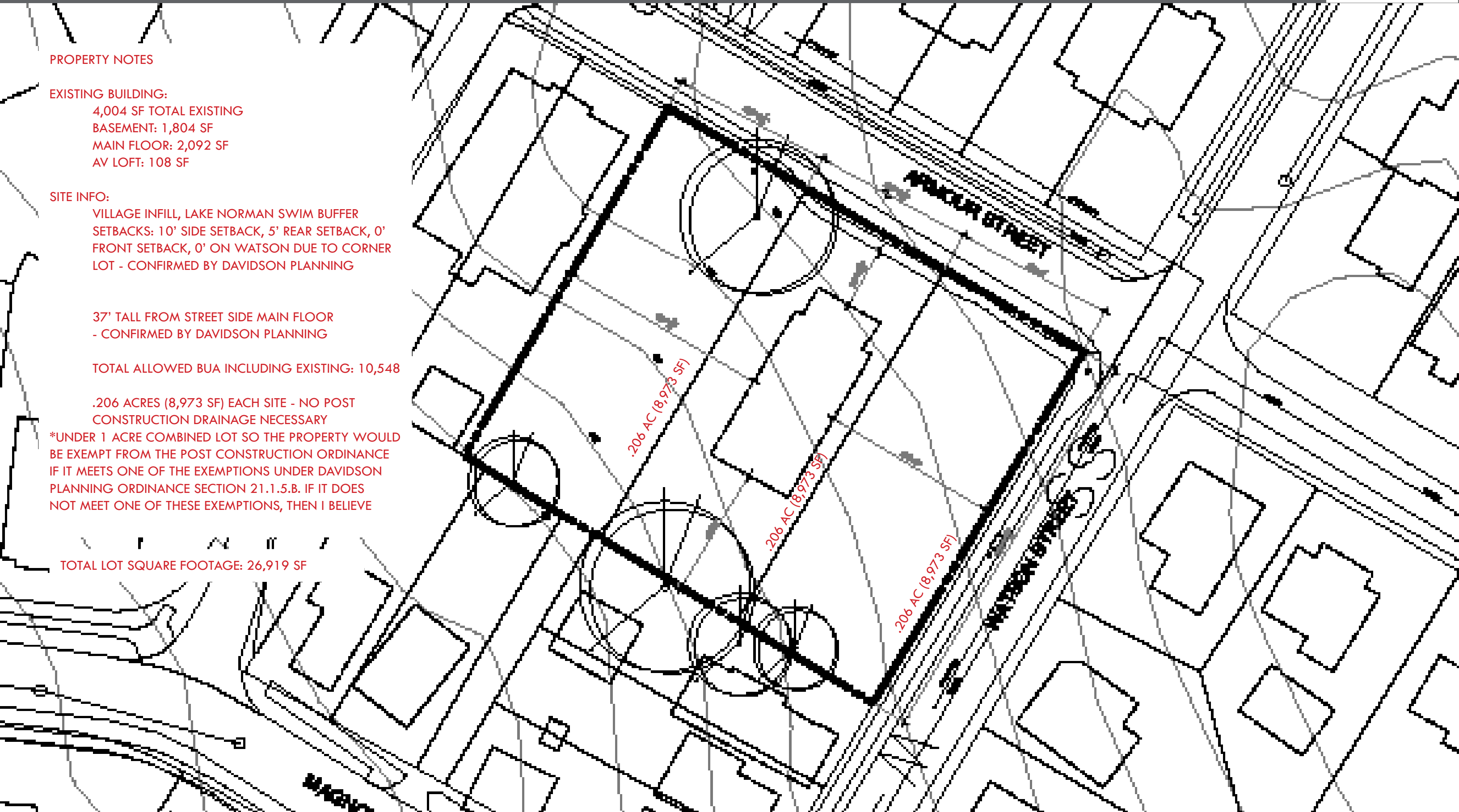
37' TALL FROM STREET SIDE MAIN FLOOR  
- CONFIRMED BY DAVIDSON PLANNING

TOTAL ALLOWED BUA INCLUDING EXISTING: 10,548

.206 ACRES (8,973 SF) EACH SITE - NO POST  
CONSTRUCTION DRAINAGE NECESSARY

\*UNDER 1 ACRE COMBINED LOT SO THE PROPERTY WOULD  
BE EXEMPT FROM THE POST CONSTRUCTION ORDINANCE  
IF IT MEETS ONE OF THE EXEMPTIONS UNDER DAVIDSON  
PLANNING ORDINANCE SECTION 21.1.5.B. IF IT DOES  
NOT MEET ONE OF THESE EXEMPTIONS, THEN I BELIEVE

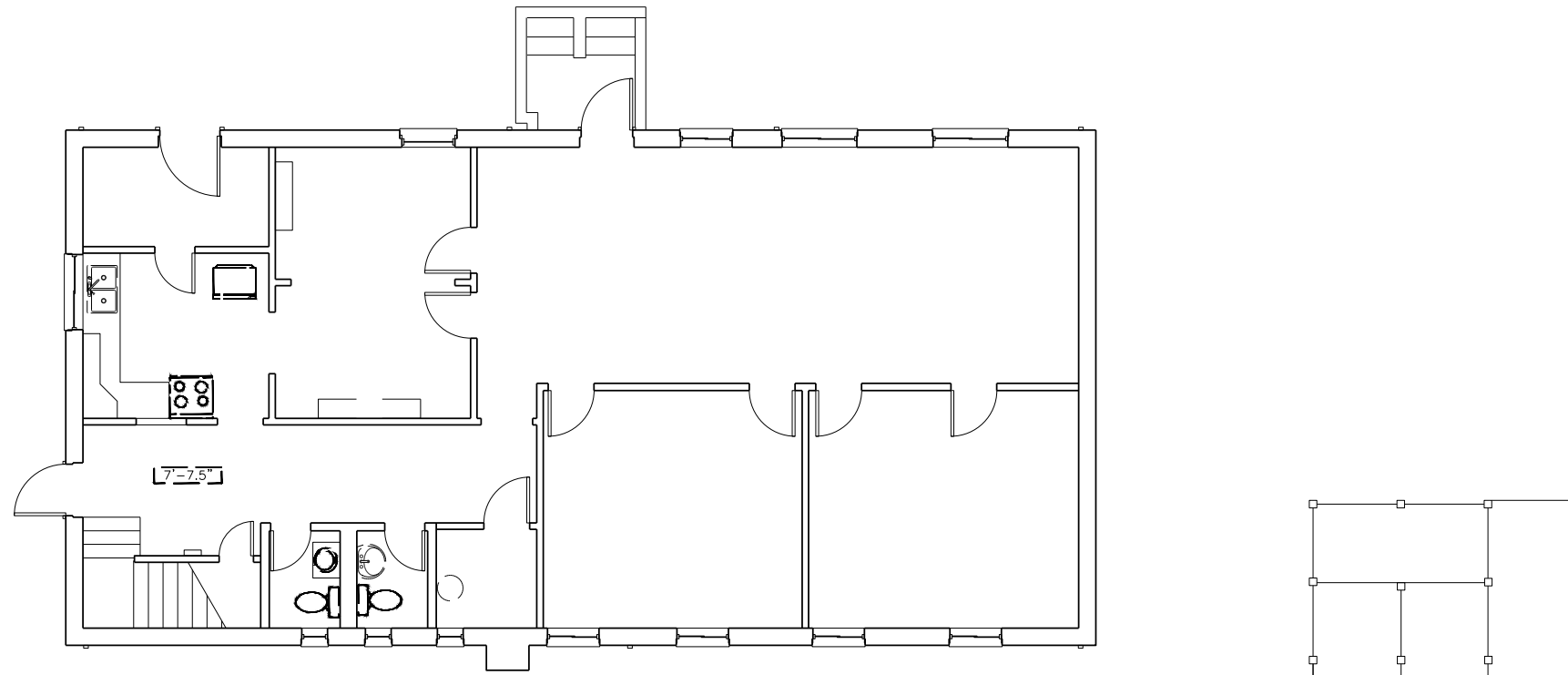
TOTAL LOT SQUARE FOOTAGE: 26,919 SF



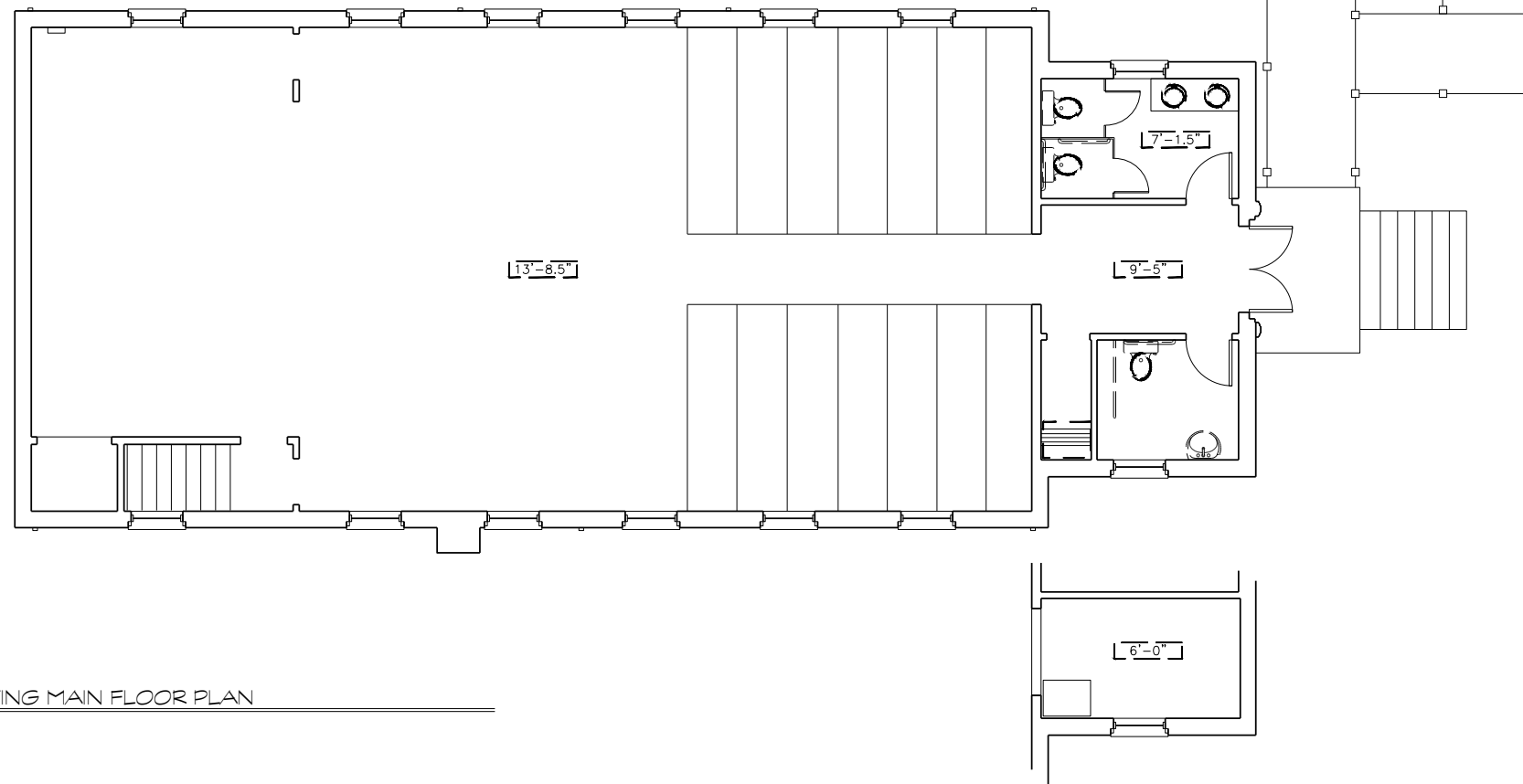
# ARMOUR STREET THEATER - EXISTING CONDITIONS



NICOLE PERRI  
ARCHITECTURE



EXISTING BASEMENT PLAN



EXISTING MAIN FLOOR PLAN



ARCHITECT:  
NICOLE PERRI, AIA, NCARB  
210 DELBURG ST.  
DAVIDSON, NC 28036  
980.230.9317  
davidsonarchitect.com

SEAL:

NOT FOR CONSTRUCTION

ARMOUR  
STREET  
THEATER  
307 Armour St, Davidson, NC

THIS DRAWING & THE DESIGN SHOWN ARE THE PROPERTY OF NICOLE PERRI ARCHITECTURE & SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART. ITS USE IN ANY OTHER PROJECT IS PROHIBITED. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

DATE:  
August 8th, 2024  
Revision:

DRAWING:  
EXISTING  
FLOOR PLAN

SCALE: 1/4"=1'-0"

PAGE:

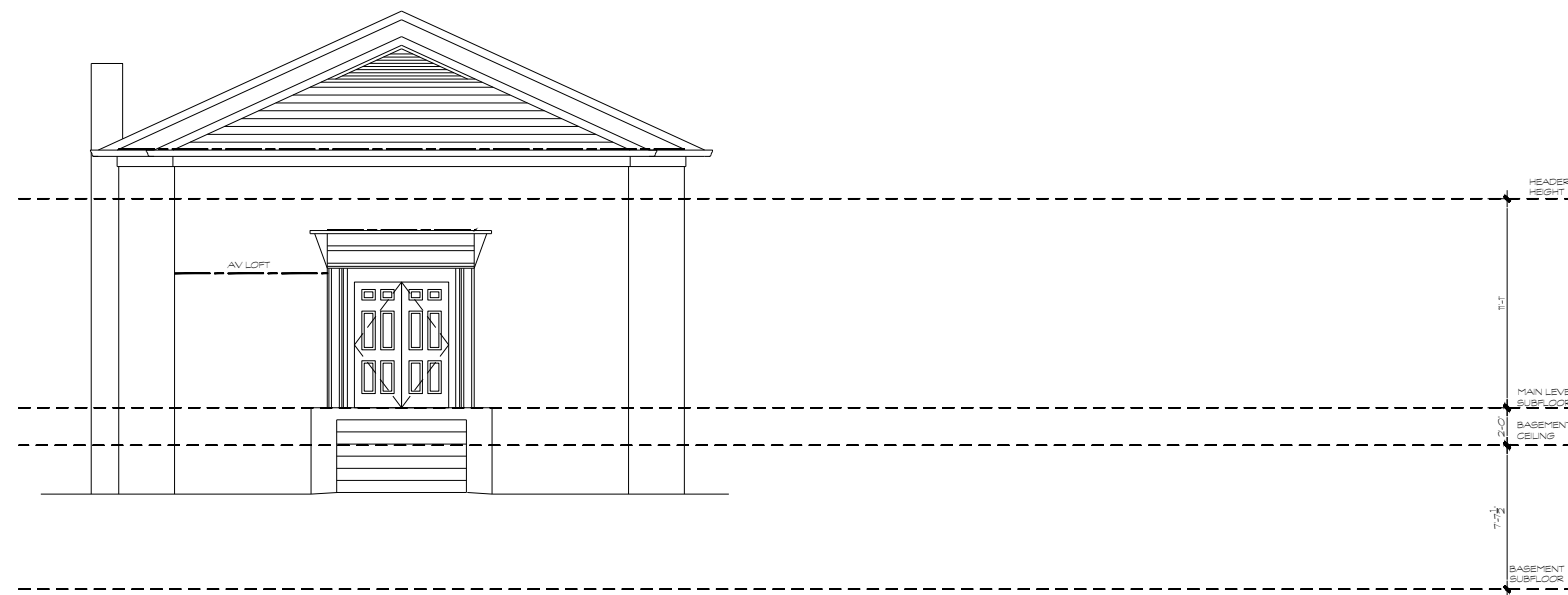
01



# ARMOUR STREET THEATER - EXISTING CONDITIONS



NICOLE PERRI  
ARCHITECTURE



NORTH ELEVATION



ARCHITECT:  
NICOLE PERRI, AIA, NCARB  
210 DELBURG ST.  
DAVIDSON, NC 28036  
980.230.9317  
davidsonarchitect.com

SEAL:

NOT FOR CONSTRUCTION

ARMOUR  
STREET  
THEATER  
307 Armour St. Davidson, NC

THIS DRAWING & THE DESIGN SHOWN ARE THE PROPERTY OF NICOLE PERRI ARCHITECTURE & SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART. ITS USE IN ANY OTHER PROJECT IS PROHIBITED. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

DATE:  
August 8th, 2024  
Revision:

DRAWING:  
NORTH  
ELEVATION

SCALE: 1/4"=1'-0"

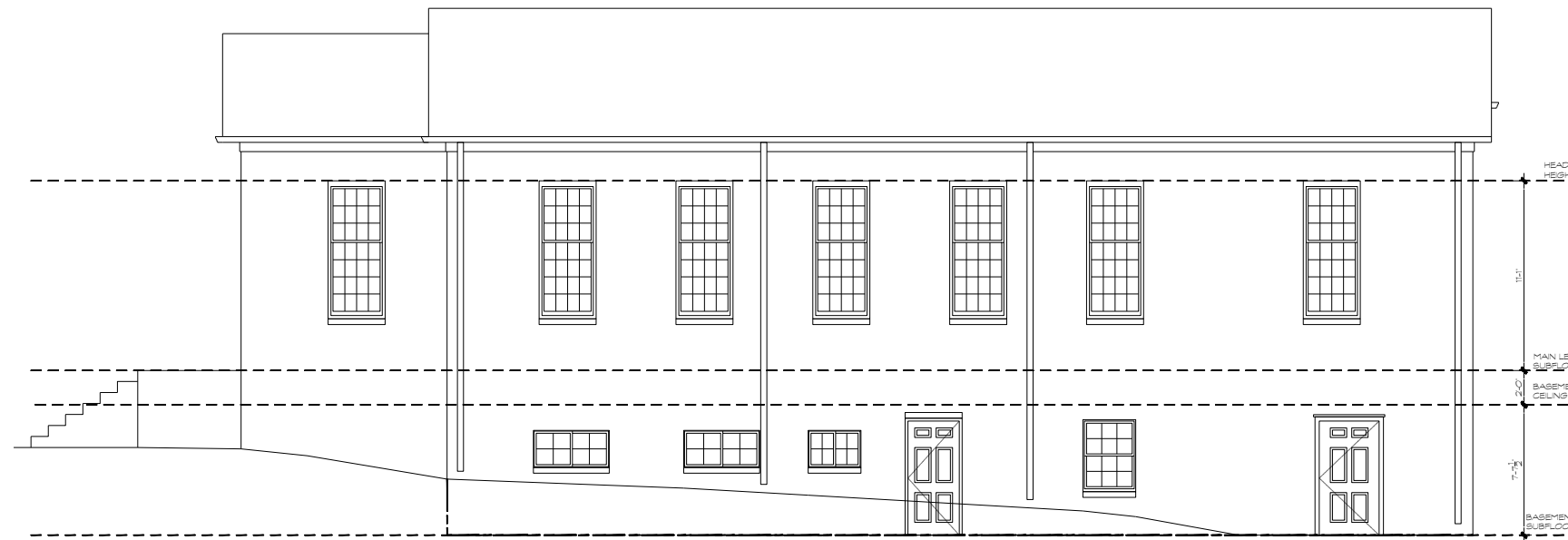
PAGE:

09

# ARMOUR STREET THEATER - EXISTING CONDITIONS



NICOLE PERRI  
ARCHITECTURE



EAST ELEVATION



ARCHITECT:  
NICOLE PERRI, AIA, NCARB  
210 DELBURG ST.  
DAVIDSON, NC 28036  
980.230.9317  
davidsonarchitect.com

SEAL:

NOT FOR CONSTRUCTION

ARMOUR  
STREET  
THEATER  
307 Armour St. Davidson, NC

THIS DRAWING & THE DESIGN SHOWN ARE THE PROPERTY OF NICOLE PERRI ARCHITECTURE & SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART. ITS USE IN ANY OTHER PROJECT IS PROHIBITED. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

DATE:  
August 8th, 2024  
Revision:

DRAWING:  
EAST  
ELEVATION

SCALE: 1/4"=1'-0"

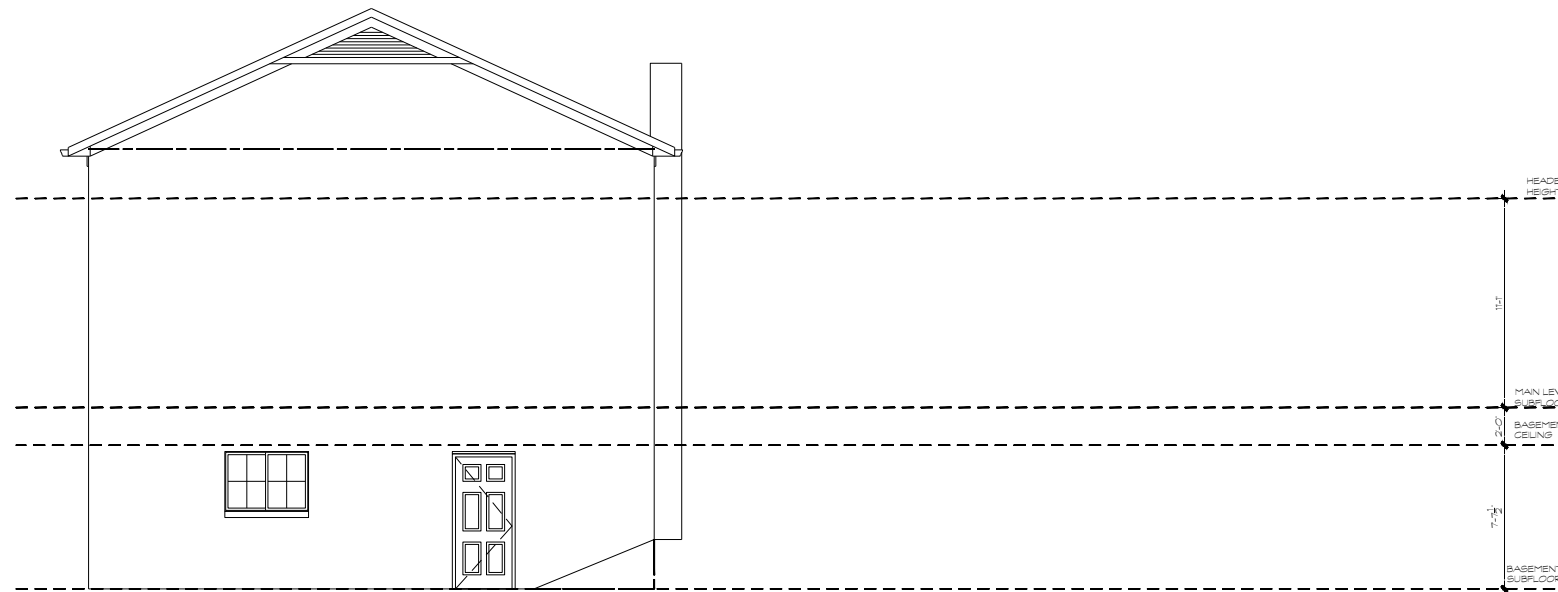
PAGE:

10

# ARMOUR STREET THEATER - EXISTING CONDITIONS



NICOLE PERRI  
ARCHITECTURE



SOUTH ELEVATION



ARCHITECT:  
NICOLE PERRI, AIA, NCARB  
210 DELBURG ST.  
DAVIDSON, NC 28036  
980.230.9317  
davidsonarchitect.com

SEAL:  
NOT FOR CONSTRUCTION

ARMOUR  
STREET  
THEATER  
307 Armour St. Davidson, NC

THIS DRAWING & THE DESIGN SHOWN ARE THE PROPERTY OF NICOLE PERRI ARCHITECTURE & SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART. ITS USE IN ANY OTHER PROJECT IS PROHIBITED. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

DATE:  
August 8th, 2024  
Revision:

DRAWING:  
SOUTH  
ELEVATION

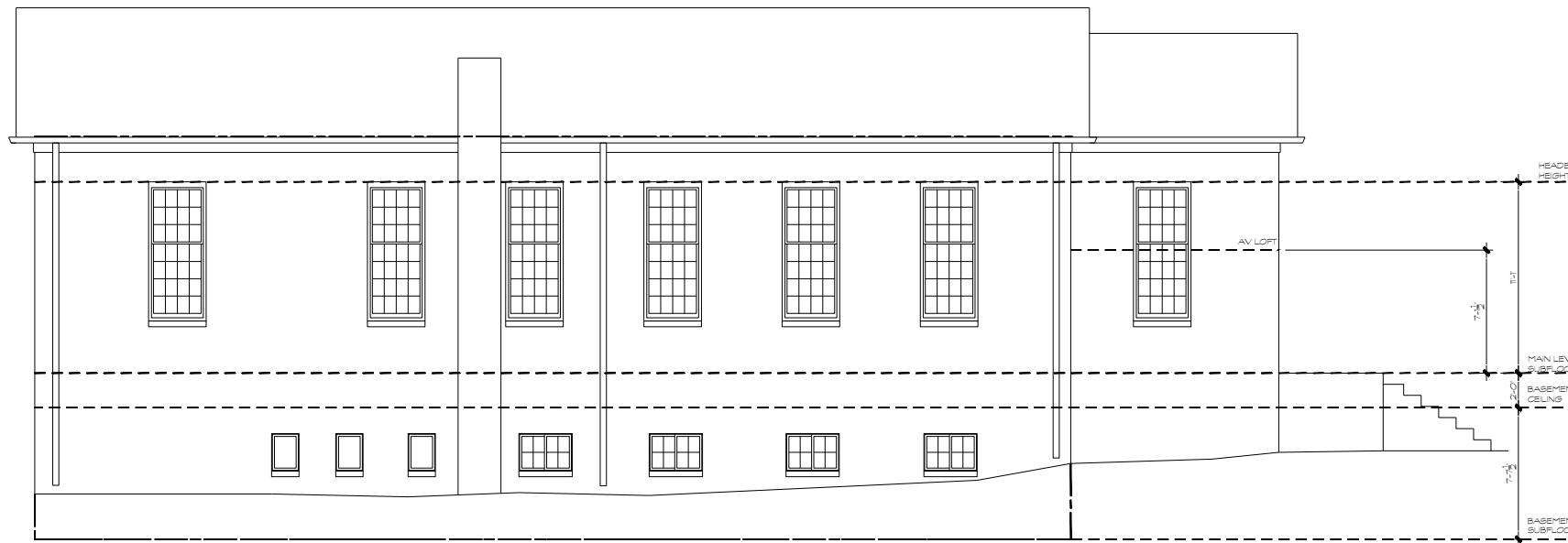
SCALE: 1/4"=1'-0"

PAGE:

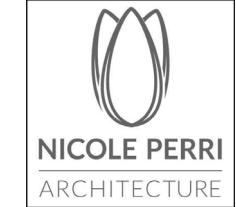
# ARMOUR STREET THEATER - EXISTING CONDITIONS



NICOLE PERRI  
ARCHITECTURE



WEST ELEVATION



ARCHITECT:  
NICOLE PERRI, AIA, NCARB  
210 DELBURG ST.  
DAVIDSON, NC 28036  
980.230.9317  
davidsonarchitect.com

SEAL:

NOT FOR CONSTRUCTION

ARMOUR  
STREET  
THEATER  
307 Armour St, Davidson, NC

THIS DRAWING & THE DESIGN SHOWN ARE THE PROPERTY OF NICOLE PERRI ARCHITECTURE & SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART. ITS USE IN ANY OTHER PROJECT IS PROHIBITED. THIS DRAWING IS TO BE RETURNED UPON REQUEST.

DATE:  
August 8th, 2024  
Revision:

DRAWING:  
WEST  
ELEVATIONS

SCALE: 1/4"=1'-0"

PAGE:

08

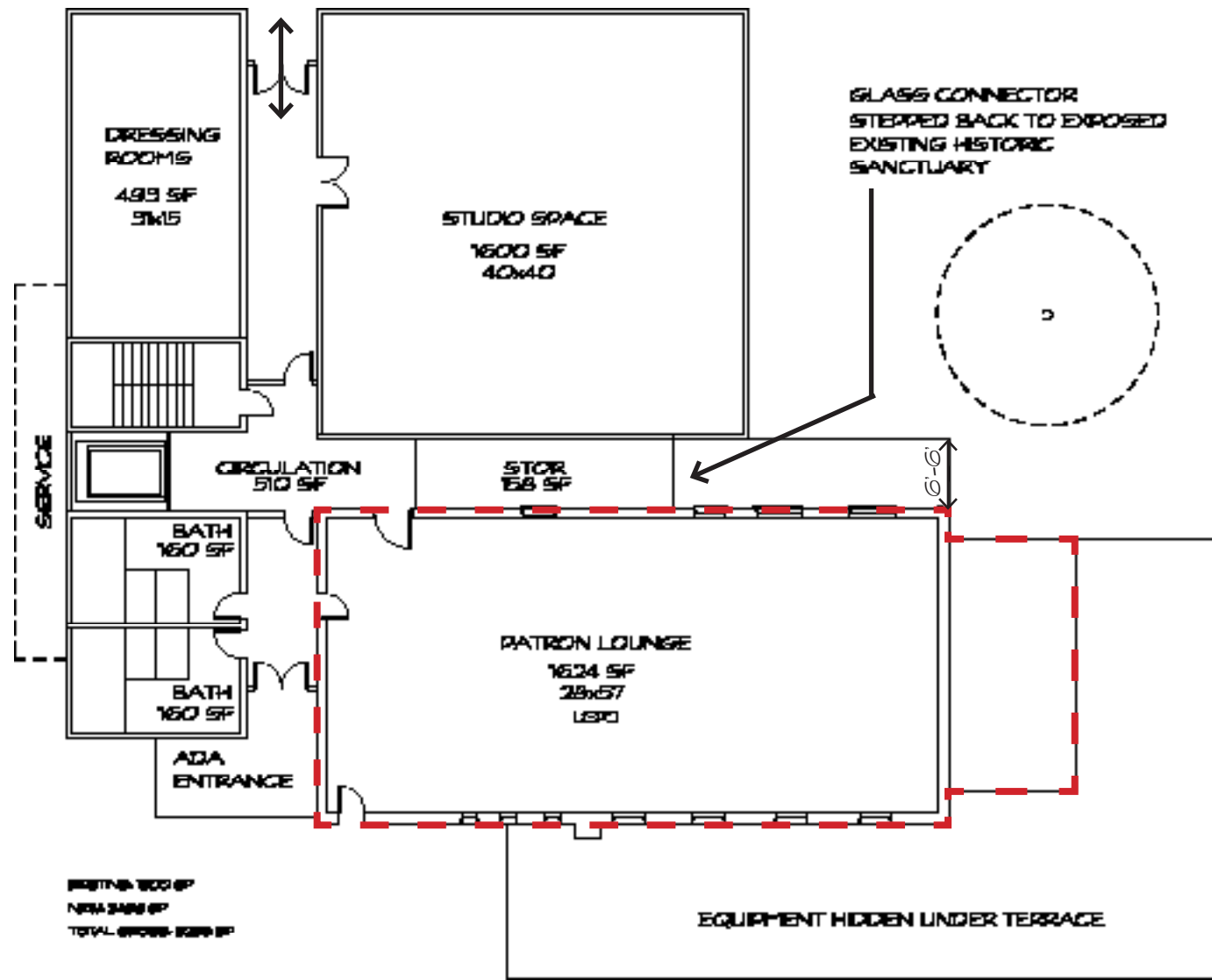
# ARMOUR STREET THEATER - PROPOSED ADDITION



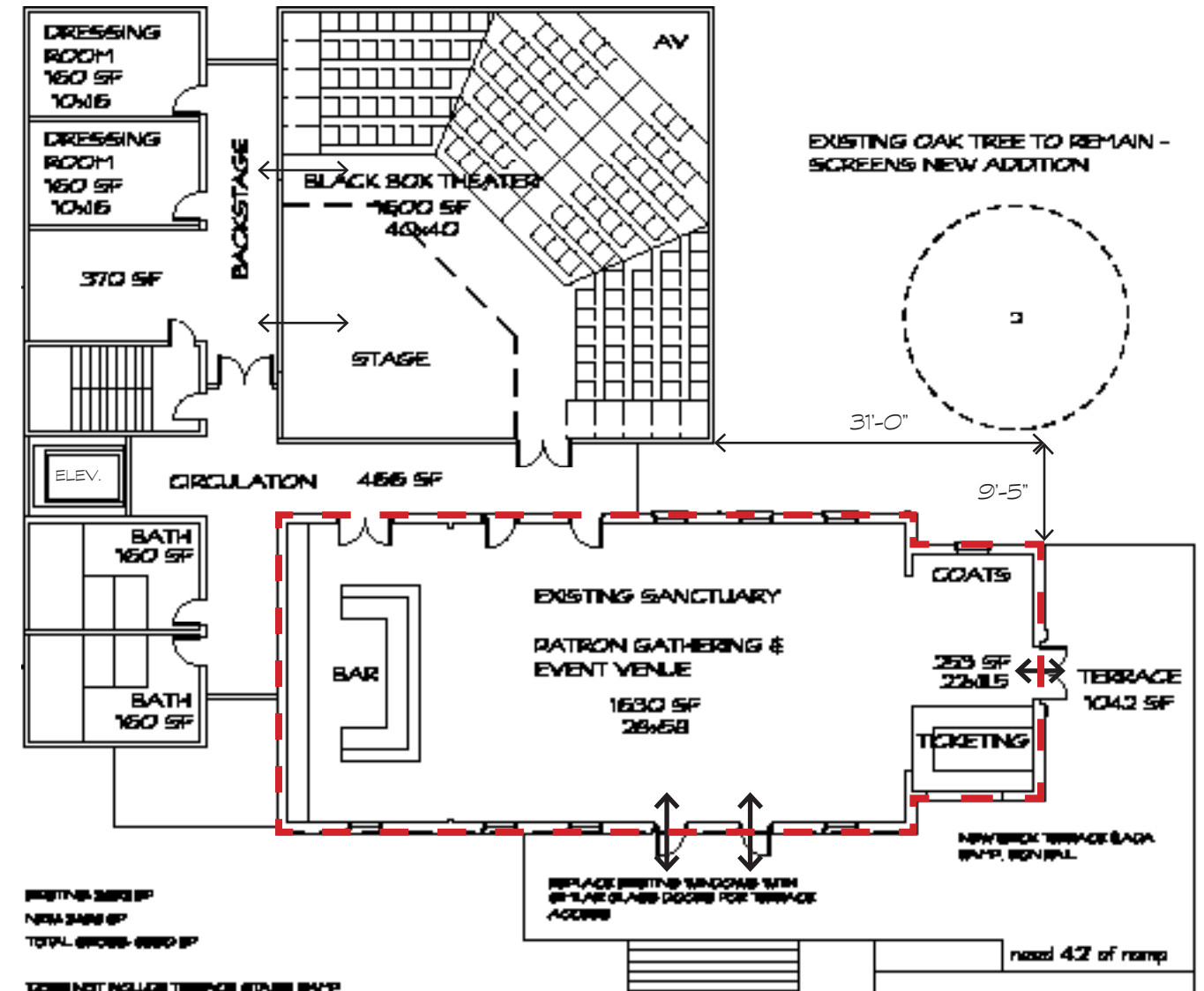
NICOLE PERRI  
ARCHITECTURE

## LEGEND

- BLACK BOX
- PATRON/EVENT SPACE
- DRESSING ROOMS
- CIRCULATION
- SUPPORT SPACE - BATHROOMS, TICKETING
- EXISTING BUILDING TO BE RESTORED

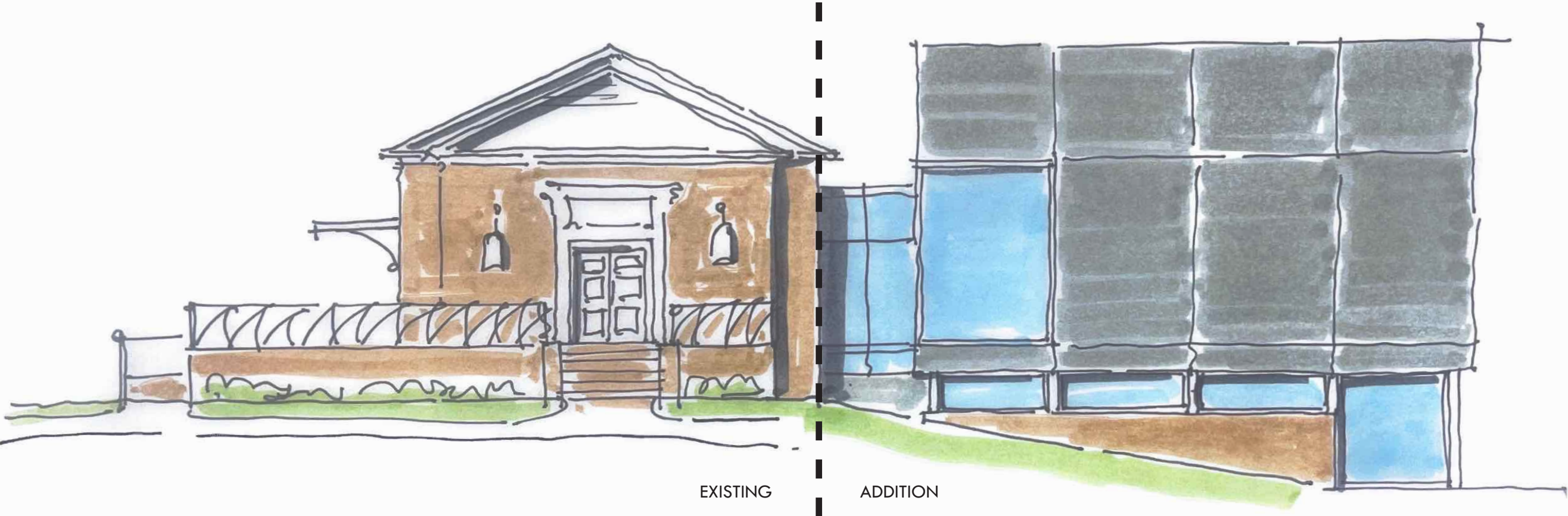


BASEMENT



MAIN FLOOR

# ARMOUR STREET THEATER - PROPOSED ADDITION



FRONT ELEVATION

# ARMOUR STREET THEATER - PROPOSED ADDITION



NICOLE PERRI  
ARCHITECTURE

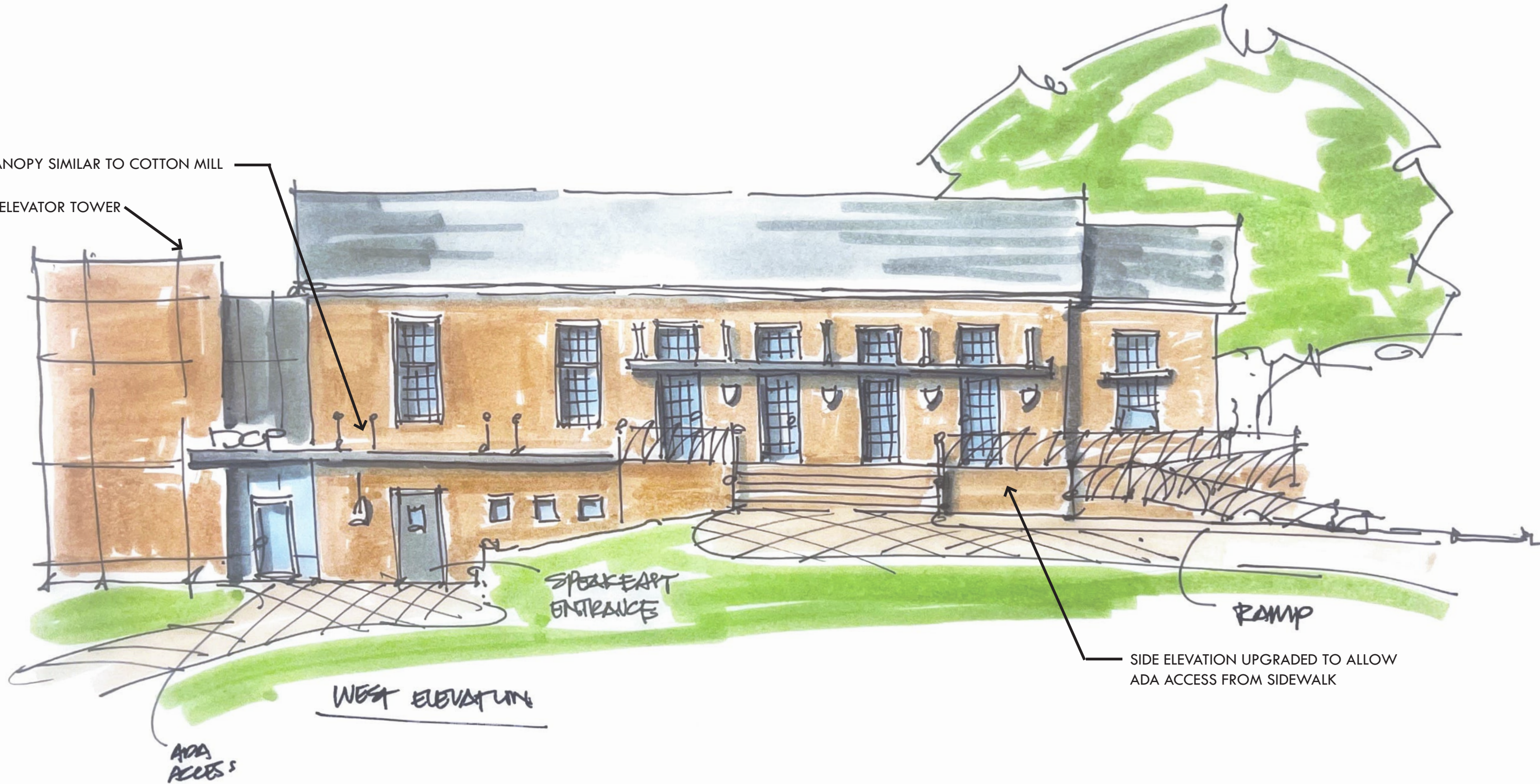


~~FRONT ELEVATION~~  
MASSING SKETCH  
WITH EXISTING TREE.

# ARMOUR STREET THEATER - PROPOSED ADDITION

STEEL CANOPY SIMILAR TO COTTON MILL

STAIR & ELEVATOR TOWER

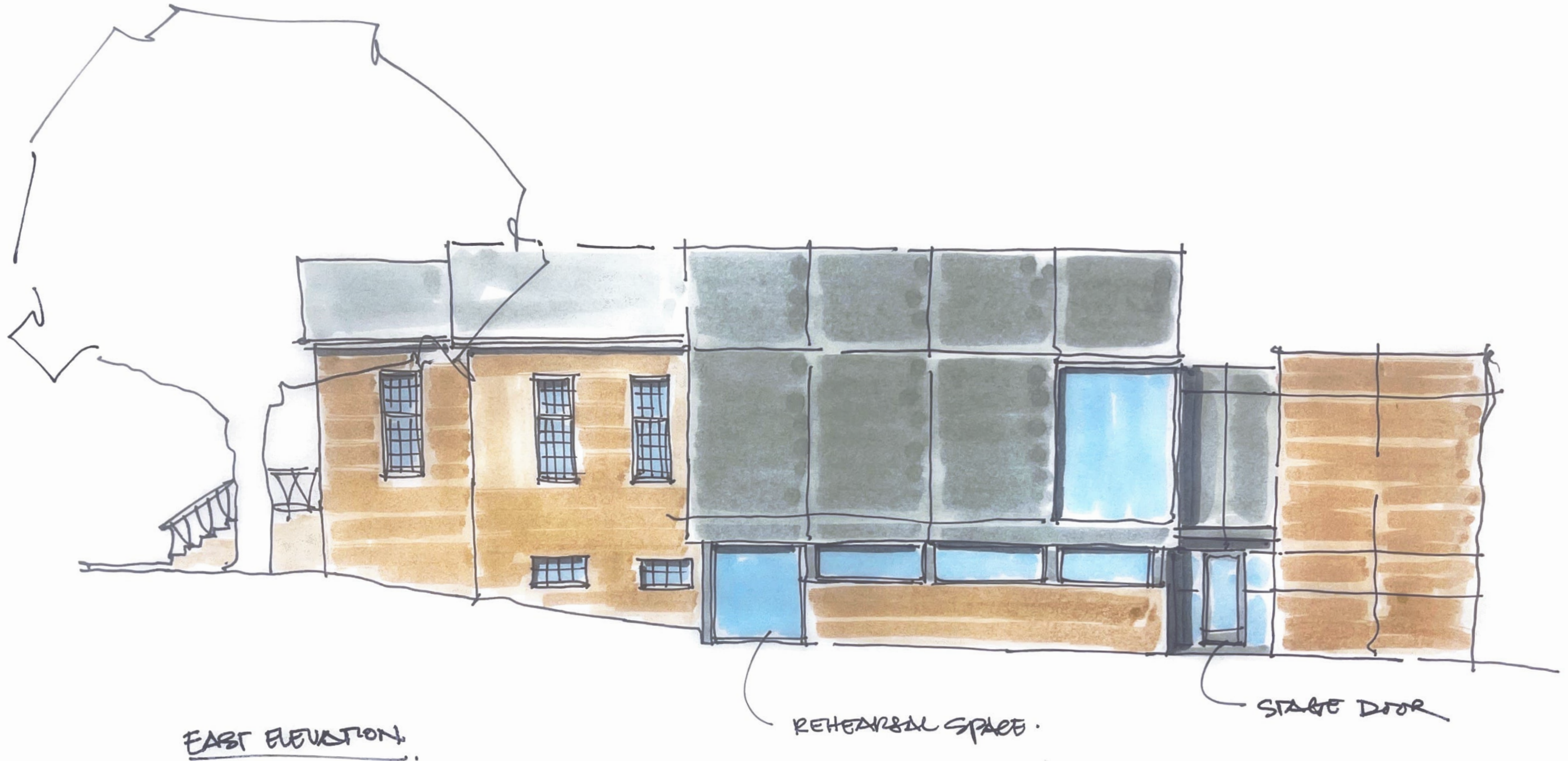




# ARMOUR STREET THEATER - PROPOSED ADDITION



NICOLE PERRI  
ARCHITECTURE



# ARMOUR STREET THEATER - PROPOSED ADDITION

