



### **The Sloan House, 230 South Main Street, Davidson**

The Town of Davidson owns the house and 0.164 acre lot. the Town is formally requesting that the HLC act a pass-through buyer and attach an easement to the property. The project would have little or no cost for the HLC or HL Department.

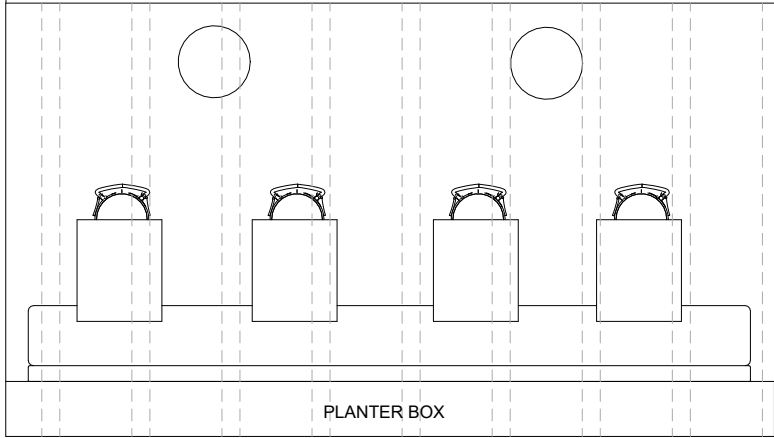
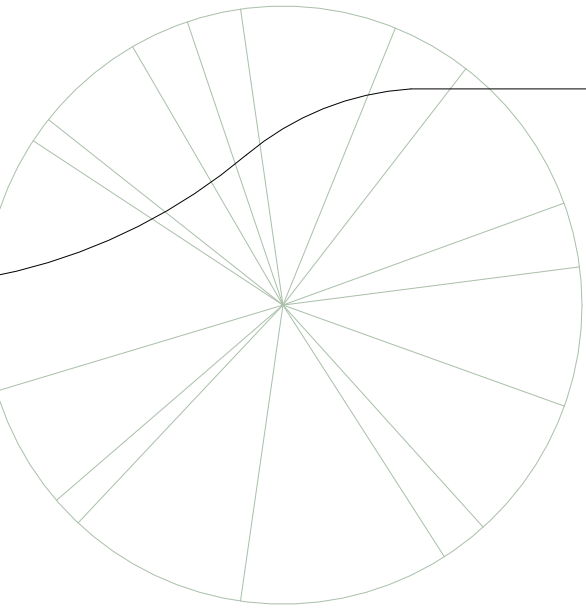
The Town has an offer from their RFP process to purchase the property for **\$908,650 from the The Historic Sloan House, LLC.**

**Staff recommends that the HLC agree to purchase the house from the Town and then sell to The Historic Sloan House, LLC.**

PARKING LOT  
W. ADA SPACE

ADA RAMP

STAIRS TO DECK



PLANTER BOX

ADA RAMP

BACK DECK

ADA  
W.C.

W.C.

MOP  
CLOSET

KITCHEN

BACK  
ENTRY

COCKTAIL LOUNGE

TAPAS BAR

CLOSET

DINING ROOM

FRONT  
ENTRY

WINE BAR

CLOSET

WINE LOUNGE

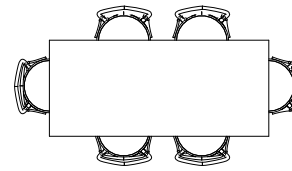
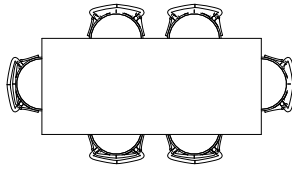
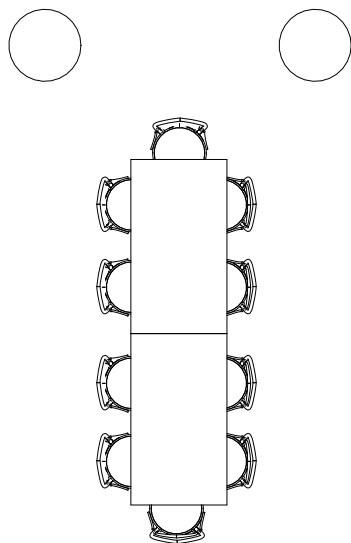
SIDE  
PORCH

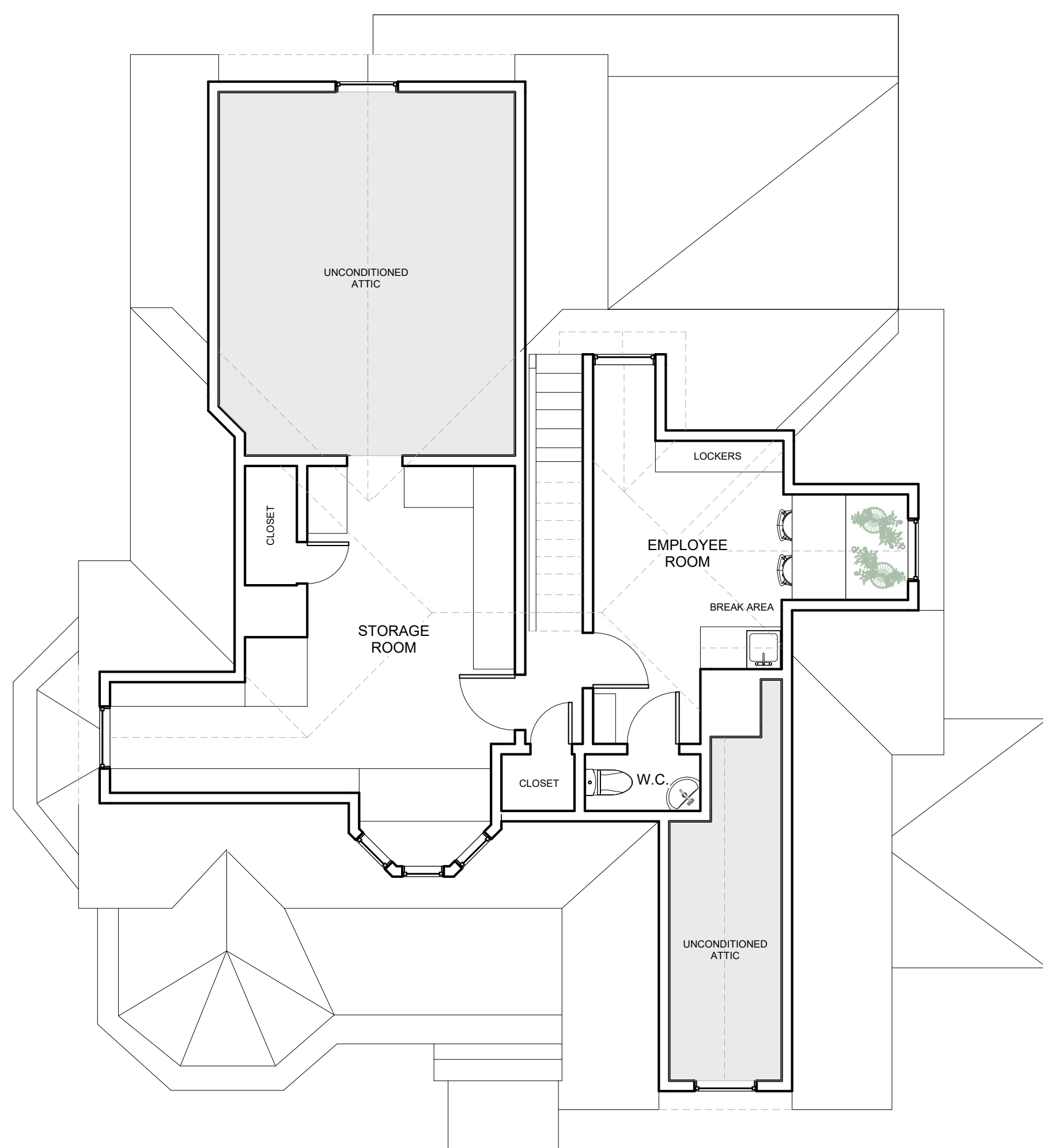
FRONT  
PORCH

BRICK PAVEMENT PATH

PATIO CAPACITY: 22  
PORCH + DECK CAPACITY: 16  
FIRST FLOOR: 40  
TOTAL GUEST CAPACITY: 78

FRONT PATIO







## **Scope of Work**

### **Exterior – Structural Restoration**

- Replace original pressed tin shingle roof with a historically accurate replica and repair built-in gutters.
- Repair or replace deteriorated exterior wood elements, including porch brackets, railings, skirt boards, and window sills, using historically appropriate materials.
- Repair damaged brick foundation piers, particularly at the front porch, to address structural sagging and ensure long-term stability.
- Reinstall historically accurate wood lattice panels between piers to restore crawl space ventilation and original appearance.
- Repaint exterior surfaces following best preservation practices, sanding and repainting without full stripping.
- Repair original wood windows where necessary and add interior storm windows to improve energy efficiency while preserving the historic façade.

### **Exterior – Site Enhancements**

- Develop a front patio area created from brick pavers to match Downtown Davidson Design Standards.
- Front patio will feature long communal tables created from raw, sustainably sourced or reclaimed wood.
- Activate repaired front and side porches with small-group seating arrangements.
- Install a new back deck with a pergola, integrating a bench with planter box, latticework and climbing plants for shade and privacy.
- Add string lights across the front patio and rear deck to create a warm evening ambiance.
- Install commercial-grade outdoor heaters to extend outdoor seating seasonality.
- Install a new brick paver walking path along the east side of the house, connecting the rear parking area to the front patio eliminating the need to pass through the house, or travel to the closest public sidewalk.
- Plant low-profile landscaping to maintain visibility from Main Street while enhancing the patio setting. Shrubs will be used in the front between the sidewalk and front patio, flower beds used around the perimeter of the home, and vining plants create shade on the back deck's lattice structure.

### **Interior – Preservation & Restoration**

- Preserve existing doors, fireplace surrounds, mantels, original wainscoting, flooring, interior door hardware, and trim throughout
- Flooring and wall material exceptions to be made in the rooms requiring a change of materials to meet sanitation / health codes (W.C.s and Kitchen in rear).

## **Interior – Modifications & New Additions**

- Remove original doors with hardware from most rooms (as indicated on floor plan) and keep them safely in storage.
- Replicate corridor wainscoting detail throughout seating areas and on the front of each bar to protect walls and unify design language.
- Install freestanding banquette bench seating throughout lounge areas to maximize capacity and streamline circulation paths for guests and service.
- Configure bar shapes to minimize structural changes - for example a double-sided bar to consolidate shared equipment and reduce mechanical interventions which requires a puncture between two spaces.
- Front paneling on each of the bars to match the original wainscoting details.
- Install a light commercial kitchen at the rear of the home with a pass through window to the tapas bar which requires a puncture in the wall between spaces.
- Punctures in walls to be treated with era appropriate trim or casework to respectfully unify design language.
- New library style built-in shelving and ladders will serve as a wine display.
- A stained glass partition inspired by the home's front door to be added for a layer of privacy and dedicated circulation path to W.C.s
- Hand-crafted American-made lighting fixtures taking modernized inspiration from early 20th century designs to be used throughout the home as sconces and pendants.
- This kitchen will be outfitted with period-appropriate floor and wall tile with a cove base, providing clean, sanitary surfaces while visually integrating into the home.
- Utilize one bedroom on the second floor for storage including dried goods, wine cases, additional glassware, etc.
- Add staff-only facilities on the second floor, including a break area with lockers, and one employee restroom (if permissible), a manager's desk.
- At the rear entry, the area where the flooring currently includes a transition strip is believed to be a later alteration and not part of the original construction. We propose removing this added material and replacing it with a custom tile mosaic mat inset into the floor that reads, for example, "The Sloan House Est. 1900," honoring the home's legacy while introducing a handcrafted, durable surface suited for high-traffic use.

## **Code Compliance & Accessibility**

- Install ADA-compliant ramp at the rear of the home, located on the north/northwest side of the building, in accordance with the preferred location closest to the designated ADA parking space. This minimizes site disruption and preserves the historic front façade.
- The new east side brick path also creates a seamless accessible connection from the back lot and front patio.
- Modify rear entry door to meet ADA width requirements.
- Provide one fully ADA-accessible restroom on the ground floor, plus one standard public restroom.
- Install a service counter at 34" height to meet ADA accessibility standards for patron use.

- Install clear ADA signage, and other way-finding signage throughout the home.
- Upgrade HVAC system as needed to improve efficiency and protect the building envelope.
- Ensure proper stormwater management to prevent moisture damage to historic foundations.

## **Design Summary**

The proposed adaptive reuse of the Sloan House reimagines the historic property as a Tapas, Wine, and Cocktail Bar that honors the building's past while introducing vibrant new life into the downtown fabric.

Outside, the design thoughtfully activates the front patio and porches as inviting communal and intimate seating areas, while the rear deck and pergola create a lush garden-like retreat ideal for smaller groups of guests. Wood latticework ties together the foundation's update and contemporary functionality, supporting climbing plants that offer natural shade and privacy. String lighting, heating, and planting interventions allow these outdoor areas to remain comfortable and welcoming throughout the day and transition into intimate, atmospheric spaces in the evening.

The interior concept is organized around three distinct guest experiences: a light, airy tapas dining room and bar, a warm and moody wine bar, and an inviting cocktail lounge. Each space draws from North Carolina's rich natural and cultural heritage, with a shared palette that complements the home's exterior colors. The result is a unified design that connects indoor and outdoor elements while allowing each interior space to maintain its own distinctive character.

Throughout the interior, thoughtful material selections tell a story deeply connected to both the region and the history of the home: cotton blossom motifs reference the Sloan family's contribution to the textile industry; dogwood and pine wallpapers celebrate the state flower and tree; and honeybee-relief tiles subtly nod to North Carolina's official state insect. The palette visually unifies each experience as it unfolds across the home's original compartmentalized rooms. This strategy also supports transitions from bright daytime service to more intimate, ambient evening settings.

Beyond decorative motifs, all materials have been chosen with an emphasis on historical resonance. Period-appropriate surfaces like wallpaper, relief tiles, brocade-inspired fabrics, and lighting fixtures that take design cues from American craft traditions have been interpreted in contemporary ways — striking a balance between authenticity and modern usability. These choices honor the home's historic character while meeting the functional and experiential expectations of today's guests.

Overall, the preservation approach retains the original room layouts at the front of the home, celebrating the scale and charm of the Queen Anne architecture. Sensitive updates at the rear accommodate a light commercial kitchen and code-required public restrooms while maintaining respect for the building's historic elements. Throughout the lounge areas, freestanding

banquette seating will be strategically placed to maximize capacity while maintaining efficient guest and service circulation. The banquette benches will be treated as movable furniture pieces and not built into the home. Additionally, replica wainscoting, modeled after the corridor's original detailing, will be installed in seating areas and along the front of each bar. These elements will create a cohesive visual language, honor the historic interior, and act as protective buffers without compromising the original trim or character-defining features.

In the remaining rooms, unique shapes of the bars are organized by the goal of making minimal alterations to the home. For example, the double-sided wine and cocktail bar configuration, while requiring the creation of a larger opening in one wall, allows for the consolidation of shared equipment, resulting in fewer water lines and mechanical interventions overall. This strategy reduces the number of required wall penetrations and minimizes the impact on the historic structure. The new openings will be finished with cohesive trim casework, which also offers the opportunity to optimize sight lines through the mixed-purpose spaces from the corridor.

The second floor, which will be closed to the public, will house essential staff facilities and storage. One bedroom is proposed for use as a storage room for dried goods, cases of wine, and spare glassware, while the other will serve as a modest employee office and break area with lockers and a staff restroom (if permitted).

Lastly, accessibility considerations are carefully integrated throughout the project. A new ADA-compliant ramp, thoughtfully located near the rear parking lot, minimizes visual impact on the historic façade while offering seamless access to the home. A connecting brick paver path along the east side links the rear entry to the front patio, eliminating the need to travel through the house or return to the public sidewalk. Inside, the cocktail lounge counter has been designed at 34" height to ensure full ADA compliance for all guests.

Together, these updates ensure the Sloan House is preserved, reimagined, and ready to welcome a new generation of guests and community life.

#### **Note on Attached Video Representation**

The included video offers a conceptual representation of the proposed design and spatial flow. While it reflects the intent and character of the project, certain details may not be fully accurate to the final built design, or may change during development.