

# Meeting Minutes

## Design Review Board

Town of Davidson, NC  
October 18, 2017

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

☒ Bruce Barteldt

☐ Brian Bumann

☒ John Burgess

☒ Tom Goodwin

☒ Mike Kessler

☒ Bob Sipp

Town Staff Present: Chad Hall (Senior Planner)

**Changes to the Agenda:** Change in the order of new business items, for medical reasons of an applicant. Motion made (MK) and seconded (TG) and approved unanimously.

### **Review/Approval of the Minutes**

A motion was made (MK) to approve meeting minutes of August 16, 2017 as written. It was seconded (TG) and the motion was approved unanimously.

### **Consent Item:**

#### **1. Abersham Picnic Shelter**

Located at 18559 Abersham Drive

Proposed prefabricated picnic shelter

Chad Hall stated that this has been placed on Consent Agenda due to the fact that this was a typical prefabricated stone and wood shelter commonly used by Mecklenburg County Parks and Rec. No changes, other than color of roof, can be made.

A motion was made (MK) to approve the consent agenda was seconded (BS). The motion was approved unanimously.

### **New Business:**

#### **1. Tree Removal on Main**

Located at 107 North Main Street (LHD)

Proposed tree removal (two crepe myrtles)

Represented by Sandy Carnegie

Chad Hall introduced the project, stating that the applicant desires to remove the trees for a variety of reasons, most recently being that the trees have developed a fungus and is dropping a residue that is slippery on the steps and porch at the business.

Sandy Carnegie (applicant) added a few additional words, explaining that the trees were not original to the site and the roots have caused some building concerns.

A motion was made (JB) to approve the tree removal request as submitted and was seconded (BBarteldt). The motion was approved unanimously.

## **2. Gallery Wall Sign**

Located at 108 South Main Street (LHD)

Proposed wall sign

Represented by Kimberly Walcott

Chad Hall gave a brief overview of the project, listing materials and size of the signage.

Questions/Comments from the Board:

- Are the letters applied to the wall?
  - *KW: Not sure.*
  - *Board expressed desire for them to not be affixed to the wall with an adhesive.*

A motion was made (MK) to approve the lettering as submitted with a condition that they be attached by pins with a minimum ½” and maximum 1” separation from the wall. Motion was seconded (TG). The motion was approved unanimously.

## **3. Davidson College Presbyterian Church – Monument Sign**

Located at 100 North Main Street (LHD)

Proposed monument sign

Represented by Brad Jones (DCPC)

Chad Hall gave a brief overview of the project, stating location, materials and size.

There was much discussion regarding the existing sign, which has been in place for decades. The Board, with a focus on preservation, asked if the sign could be repurposed elsewhere on the property, either externally or internally.

A motion was made (BS) to approve as submitted, with no lighting. Without a second, the motion failed.

A second motion was made (JB) to continue the case until November, giving time for the applicant and staff to work together to find an alternative location for the existing sign. The motion was seconded (BBarteldt) and was approved unanimously.

## **4. Awnings at Bexley**

Located at 455 Davidson Gateway Drive

Proposed awnings on front facade

No one was in attendance to represent this request.

Chad Hall introduced the project, stating the location of the proposed awnings between columns on the front façade of the leasing office. As illustrated, they are green fabric.

The Board discussed the architecture of the building and the neighborhood and concluded that the awnings would be out of character with both. It was also expressed that the “floating” awning between two columns without a back wall seemed to be an inappropriate application.

A motion was made (MK) to deny the request for awnings. It was seconded (TG) and the project was denied unanimously.

**5. Mail Kiosk at Davidson Bay**

Located at 930 Naples Drive  
Proposed covered mail kiosk station  
Represented by Syd Howell

Chad Hall presented the project, explaining it was an open air, hipped roof shelter with a freestanding kiosk in the center.

The Board discussed the brackets in great length, wondering why they were just shown on one elevation.

A motion was made (BBarteldt) to approve with the conditions that brackets be placed on each exterior side of each column (8 total) and that any internal lighting be recessed can lighting. The motion was seconded (JB) and further discussion regarding the brackets and gutter downspouts continued. After discussion, the motion was retracted (BBarteldt).

A new motion was made (BBarteldt) to require brackets on the exterior side of all columns, minus the rear two (6 total). The downspouts are to be placed on the rear columns. Can lighting required; any visible lighting will need to come back to DRB. The motion was seconded (JB) and approved unanimously.

**6. Accessory Structure (over 650 square feet)**

Located at 105 College Drive  
Proposed accessory structure expansion  
No one was in attendance to represent this request.

Chad Hall introduced the project, explaining that an existing accessory structure (already over 650 square feet) had a tree fall onto it. As part of the repairs, the home owners wish to add a living area over the garage. Access would be from a set of internal stairs, added to the rear of the structure. Any lighting is to be consistent on the structure and match that of the house, if possible.

A motion was made to approve as submitted (JB) with the condition that a column be added to the front right elevation, under the cantilevered roof section; said column is to match the one illustrated on the rear left. It was seconded (BBarteldt) and approved unanimously.

**7. Accessory Structure (over 650 square feet)**

Located at 517 Lorimer Road  
Proposed accessory structure  
Represented by Hailey Brown

Chad Hall presented the project, which is an accessory structure over 650 square feet. The structure is proposed as part of remodeling the home and other additions.

In presenting the project, it was pointed out that the dormer heights on each elevation seem to change.

After reviewing the plans and elevations, it was determined that the elevations seemed flawed compared to the plans.

A motion was made (BBarteldt) to approve the proposal with conditions:

- The dormer height shall be the same, as measured from finished floor; and
- All lighting shall match the home.

The motion was seconded (TG) and was approved unanimously.

**8. Davidson Elementary School - FYI**

Located at 635 South Street  
Proposed two-story addition (three story as seen from rear)  
Represented by Mike Higgins (CMS), Mark Van Sickle and Tom Balke

Before reviewing this case, a motion was made (MK) and seconded (JB) to recuse Bruce Barteldt from the Board. The motion was approved.

Chad Hall gave a brief overview of the project, stating that the addition is two-story as seen from South Street, but three-story as seen from the rear of the property. Entrance is on the second level. Materials include various brick colors and metal panels.

The Board had much discussion with the applicant. There was internal debate on the new elevations, with certain board members liking it and others not as thrilled. Questions/concerns included proportion of windows and color choices between floors, which seemed to make the area between the first and second floor appear heavy.

Overall, the Board seemed pleased with massing, but suggested certain detailing.

After reviewing this case, a motion was made (MK) and seconded (TG) to have Bruce Barteldt rejoin the Board. The motion was approved.

**9. The Cotton Mill - FYI**

Located at 209 Delburg Street  
Proposed multiple changes (elevator and deck; covered parking; awnings)  
Represented by John Mang

Chad Hall gave a brief overview of the project, providing a glance at the various projects:

- Elevator addition and deck
- Covered parking area
- Awning (to match existing)

The board discussed the first two items at length, but did not talk about the awning.

For the elevator addition with deck, it was suggested that the roof peak resolve itself. Also, under the roof, the elevator cap should be peaked and complete to avoid bird nests.

For the covered parking area, it was mentioned that the transoms seemed out of place; the designer was asked to reconsider this design.

There was also discussion of the brick choices.

The project will come back for a decision in November.

**Old Business:** None.

**Adjourn:** A motion was made to adjourn (BBarteldt), seconded (TG), and approved unanimously. The meeting was adjourned at 9:27 pm.

**Approval of Minutes:**

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

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