

# Meeting Minutes

## Design Review Board

Town of Davidson, NC  
November 15, 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:** 7:04 p.m.

### **Silent Roll Call and Determination of Quorum:**

Members Present signified by ☒:

☒ Bob Lauer, Chair

☐ John Burgess

☒ Mike Kessler

☒ Bruce Barteldt

☒ Tom Goodwin

☒ Bob Sipp

☒ Brian Bumann

Town Staff Present: Chad Hall (Senior Planner), Dawn Blobaum (Assistant Town Manager)

**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:** None

### **Old Business:**

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

Located at 100 North Main Street (LHD)

College Campus Planning Area

Proposed monument sign

Represented by Brad Jones (DCPC)

Chad Hall gave an update on the sign project, having been continued from October.

New images were provided that illustrated intended landscaping and lighting.

The sign was installed at some time between 1952 and 1954. The period of significance for the National Register Historic District is 1837-1959.

Since October, staff visited the campus and church and proposed two external locations for potential relocation; another option would be installing interior to the church.

The Board acted on the request with two considerations:

- Should the existing sign be removed?
- Is the proposed sign congruous with the site and district?

The discussion centered on the current sign being more in keeping with the district, though maybe not the building. On this significant corner of town, it was expressed that a sign should respect the district.

A motion was made (TG) to acknowledge the current sign as contributing to the character of the site and fabric of the historic district. It was seconded (MK) and the board was unanimous in this recognition.

A motion was made (BS) to approve as submitted. Without a second, the motion failed.

A motion was made (BBumann) to deny the proposed sign, as submitted. It was seconded (MK). Further discussion ensued, where Brad Jones mentioned that another design is available.

With that information, the motion to deny was retracted (BBumann) and seconded (BS) and approved unanimously to continue the hearing to allow for staff to work with the applicant on a new proposed sign.

Direction was given that the new design should be similar to the current design.

## **New Business:**

### **1. The Cotton Mill - FYI**

Located at 209 Delburg Street

Village Edge Planning Area

Proposed multiple changes (elevator and deck; covered parking; awnings)

Applicant could not be in attendance; no other representation

Chad Hall gave a brief overview of the project, pointing out changes made since October to the various projects:

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

Shortly into discussion, a few questions arose. Without the applicant in attendance, the Board made a motion (MK) to continue the case until January. It was seconded (BS) and approved unanimously.

The Board did want to provide some direction to the applicant:

- Right Stair Pavilion:
  - How seen from side is still an issue. Try simple pyramid.
  - Wood columns seem skinny in proportion to the height (void). If columns get wider, may also need deeper floor depth to stay proportional.

- Too much white board under roof.
- Covered Parking:
- Address proportion of columns and detail of how they attach to the underside of the beam (brackets).

## 2. Town Hall - FYI

Located at 216 South Main Street

Village Center and Village Commerce Planning Areas

Proposed new Town Hall building and associated plaza

Brent Green (Creech - Architecture), David Amalong (Stantec – Site/Plaza)

Chad Hall gave a brief overview of the project, mentioning materials and massing. A vast majority of time was spent going through the provided images and letting the board absorb the proposal. Afterward, Brent Green and David Amalong gave a detailed presentation on the building and site (plaza).

The Board responded positively to the FYI material, including some newer material presented at the meeting. Certain details were discussed and the team was encouraged to explore further modification and design evolution:

- Main entrance needs additional consideration; seems pinched horizontally. Could tie to piers for more prominence.
- Design seems a little heavy on brick, recognizing windows are already 4'x8.' Design team expressed desire to convey load-bearing presence, but will try to balance more.
- Mechanical will likely be on roof; parapet is +/- 4' tall.
- Plaza: protection from Main Street (vehicular)
- Pinch plaza to block current Town Hall?
- Change facade of current Town Hall!
- Any signage? Answered by stating that it has not been determined yet.

Board felt it was a handsome building that is influenced by other buildings in Davidson. A very good first step.

Note: After the FYI was over, the Board had an epiphany related to sun orientation and that the plaza side arcade could possibly benefit from a change in materials to something lighter, such as limestone; this cue could be taken from Chambers Building. This idea was conveyed to the design team on 11/16.

**Adjourn:** A motion was made to adjourn (TG), seconded (BL), and approved unanimously. The meeting was adjourned at 9:17 pm.

**Approval of Minutes:**

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

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