

# Meeting Minutes

## Design Review Board

Town of Davidson, NC  
January 31, 2018

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:** 7:02 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  
☒ Lorraine Degree  
☒ EB Dyer

Town Staff Present: Chad Hall (Senior Planner), Lindsay Laird (Planning Tech)

### **Board Membership**

Introduction of new members Lorraine Degree and EB Dyer.

### **Election of Chair and Vice-chair for 2018**

A motion was made (JB) to re-elect Bob Lauer as Chair for 2018. It was seconded (LD) and the motion was approved unanimously.

A motion was made (JB) to re-elect Bruce Barteldt as vice-chair for 2018. It was seconded (MK) and the motion was approved unanimously.

**Changes to the Agenda:** Applicant for Cotton Mill (Old Business) could not make this rescheduled meeting. Item will be included as Old Business at February 21 DRB meeting.

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

A motion was made (MK) to approve meeting minutes of November 15, 2017 as written. It was seconded (BBarteldt) and the motion was approved unanimously.

**Consent Item:** None

### **Old Business:**

#### **1. The Cotton Mill**

Located at 209 Delburg Street

Village Edge Planning Area

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

John Mang (Intec Group)

Continued to February 21, 2018.

## **New Business:**

### **1. Davidson Ice House**

Located at 416 South Main Street

Village Center Planning Area

Proposed front stairs

Jenny Brule (Ice House), Jackson Goyette (Ice House)

Chad Hall gave a brief overview of the project, illustrating existing conditions and stating that applicant wants assistance with determination of materials.

Staff pointed out a concern regarding the projecting stair and associated handrail, stating that wheel stops may need to be incorporated into the parking lot to prevent compression of the pedestrian travel zone with bumpers projecting over the sidewalk.

Shortly into discussion, an idea was presented to create a landing area with cheek wall with stairs on both sides; this would create a maximum four foot wide landing and will likely prevent any need for wheel stops.

After discussion, a motion was made (BBarteldt) to approve the stairs with the following conditions:

- Landing to project four feet; and
- Wood shall be used for landing and first riser; and
- Brick shall be used for the remaining stairs and cheek wall and should match existing brick as close as possible; and
- Wood railing design shall match existing; and
- Vertical elements shall be painted black to match existing conditions; and
- Porch floor should match existing floor as close as possible.

The motion was seconded (ED) and approved unanimously.

### **2. Sofas and Cheers**

Located at 216 Eden Street

Village Commerce Planning Area

Proposed paint scheme

Larry Hendricks (Sofas and Cheers) – Not Present

Chad Hall introduced the paint scheme for the pilasters and other façade elements. Per the provided drawings, staff noted a couple of questions related to a white horizontal bar and about the overall limits of the painting.

The Board began discussing the paint scheme; with a couple of questions and without the applicant in attendance, the project was continued until February 21, 2018.

### **3. Davidson K-8**

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 (TG) and seconded (MK) to recuse Bruce Barteldt from the Board. The motion was approved.

Chad Hall presented changes to the elevations since the FYI meeting in October 2017. A majority of the changes were subtle in nature in order to break up massing and proportions.

Most of the changes involved incorporating masonry relief bands or adding metal louvers to break up larger expanses of wall area. Additionally, changing of brick colors in certain areas from the burgundy to sandstone provided other visual interest.

After discussion, a motion was made (TG) to approve the elevations as submitted. It was seconded (BBumann) and approved unanimously.

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

#### **4. Hyatt Place - FYI**

Located at 131 Davidson Gateway Drive  
Conditional Planning Area  
Proposed hotel  
David Malushizky (RBA Architects)

Chad Hall presented the images shown during the Conditional Planning Area map amendment process. These primarily featured perspective images of the building and plaza.

Staff pointed out two conditions that directly pertain to the DRB, including the plaza design and any retaining wall design. Associated, there is a reserved area for public art and benches near Griffith Street which may impact plaza design decisions.

Dave Malushizky provided greater detail, explaining that a blend of modern and traditional is being attempted in both design and material use. He noted two design issues that he wants to work with the Board to resolve:

- Wall mounted HVAC units
- Spandrel glass for bedwall in corner rooms

After Dave's presentation, the Board discussed the design, noting there was agreement in the massing of the building. The Board also agreed with the use of different canopies on the different sections.

The Board identified some areas of design concern, including:

- Collision of different friezes
- Flushness of windows; detailing around windows
- HVAC units
- Wall sconces
- Emphasize center of building

Plaza concerns:

- Plaza feels a little closed off
- Brick on face of steps; balance of brick, concrete and green

The Board felt it was a very good first step in trying to fit into the context of Davidson, at the Circles area.

**Adjourn:** A motion was made to adjourn (BBarteldt), seconded (BS), and approved unanimously. The meeting was adjourned at 8:34 pm.

**Approval of Minutes:**

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

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