

**Town of Davidson, NC**  
**Design Review Board: Staff Analysis**  
**Project Manager: Chad Hall**  
**March 21, 2018**

**Project:** Davidson College – Watson Life Science Building: Replace roof  
**Location:** 225 Concord Road  
**Applicant:** Davidson College  
**Designer:** n/a  
**Planning Area:** College Campus (Local Historic District)

---

The applicant proposes the replacement of the existing slate roof on the Watson Life Science Building with a standing metal seam roof. Per the application, the slate is listed as deteriorating and staff has been informed that falling slate from this building has become a safety issue. The applicant wishes to replace the slate with a baked on enamel standing metal seam roof in the color of gray.

The building is located within the College Campus Planning Area and is also located within the Local Historic District. In this area of campus, there are a mixture of different roof materials, including slate and standing metal seam.

**DAVIDSON PLANNING ORDINANCE:**

**Section 4.4.1.E.4a&b – General Building Design Standards - Materials**

- a) *Building materials and colors shall be complimentary to the material already being used.*
- b) *If dissimilar materials are being proposed, other characteristics such as scale, proportion, form, architectural detailing, color, and texture shall be used to ensure that the building relates to the rest of the neighborhood.*

**Section 4.4.1.E.6 – General Building Design Standards - Materials**

*Where any sloped roofs and structural canopies are used, they shall be covered with:*

- a) Asphalt shingles b) Clay tile c) Slate d) Concrete tile e) Ribbed metal f) wood shake/shingle*

**Local Historic District Design Guidelines: Roofs (pages 10-11)**

- 1. *Retain and preserve roofs that contribute to the overall historic character and form of a building including the roof shape, pitch, line, overhang, and any functional or decorative features.*
- 2. *Retain and preserve roof cladding materials which contribute to the overall historic character of a building.*
- 4. *Replace in kind any portion of a roof that is damaged or deteriorated beyond repair. Match distinctive historic roofing materials in design, material, dimension, pattern, texture, color, and detail. Limit replacement to the damaged area if feasible. Consider installing substitute roof materials for slate, tile, or metal standing seam roofs only if it is not technically feasible to replace the damaged roof materials in kind.*

---

T:\Planning\_Shared\_(Common)\04.BOARDS COMMISSIONS\Design Review\Agenda Packets\2018 DRB Agendas\20180321\_DRB  
Agenda\Dav College\20180321\_Dav Coll Bldg\_Roof replacement-Staff Analysis.doc