

# Meeting Minutes

## Design Review Board

Town of Davidson, NC  
April 18, 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:** 7:00 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)

**Changes to the Agenda:** Add discussion of Ice House steps to Other Items.

### Review/Approval of the Minutes

A motion was made (BS) to approve meeting minutes of March 21, 2018 as written. It was seconded (BBumann) and the motion was approved unanimously.

**Consent Item:** No items.

### Old Business:

#### 1. Davidson College Watson Life Science Building

Located at 225 Concord Road  
College Campus, Local Historic District  
Proposed replacement of slate roof  
Represented by Ronnie Shirley (Davidson College)

As a continued project, Chad Hall updated the HPC on the replacement of a slate roof. David Holthouser also provided comments and history of the slate issue. David also provide cost estimates on various approaches from “surgical repair” to alternative materials and replacing in full.

The HPC still felt there are options yet to be explored, such as synthetic slate. The board was generally in agreement that synthetic slate would meet the purpose of preserving the existing character without a wholesale change in materials.

After discussion, a motion was made (EBD) to continue the slate roof replacement request to allow time for the applicant to investigate synthetic slate or similar options. It was seconded (LD) and the motion for continuance was approved.

## **New Business:**

### **1. WestBranch Amenity Buildings**

Located west of Davidson-Concord Road and north of Robert Walker Drive  
Neighborhood General Planning Area  
Proposed Amenity Buildings  
Represented by Brian Jenest (CJS), and supporting design team(s)

Chad Hall introduced the project, noting there are two requests:

- Poolhouse Building
- Mail Kiosk in Park

#### Pool house Building

Pool house building is to be located at Robert Walker Drive and Caite Ridge Lane. Building is symmetrical with a main body and two wings. Colors are Iron Grey for board-and-batten siding with Cobbelstone trim (cupola as well). Posts/brackets and shutters of a walnut-stained cedar. Brick is to match existing brick used on columns for fencing along Davidson-Concord Road. Roofing is asphalt shingle in Weathered Wood color.

Access from the front is through a black gate, into a covered pool area. Restrooms can be found on each side of the entrance and there are also two secondary wings. One wing is for pump/mechanical and the other is for mail kiosks, accessed from the fronting streets.

Brain Jenest and the design team presented additional slides. They were also available to discuss any issues/concerns. The following is a brief list of topics deliberated by the DRB:

- Post/brackets have issues: Size, number, location (need beam); consider hierarchy of column widths, beam, etc. for building.
- Shutters should appear functional (sized appropriately to window and with hinges/shutterdogs).
- Mail Kiosk area should have cementitious board on interior; applicant mentioned turning corner with b-n-b and create case openings into mail area.
- Brackets not illustrated properly/consistently in drawings.
- Show gutters and downspouts; will help inform bracket decisions.

#### Mail Kiosk

Mail Kiosk is located in the southern part of the neighborhood park bound by Hudson Place, Claires Creek Lane and Sawyer Glen Lane.

Kiosk building is 16x16 feet with black metal hip roof. Structure is open to the park, with lattice on the other three sides.

Column pedestals are to be same brick used on site with posts and brackets matching the pool house. Color for lattice was presented as either black or white.

Mail Kiosk in Park discussion items:

- Lattice will need support; break up +/- 10x10 wall of lattice with horizontal band, following soldier course.
- Similar bracket issues. Also consider relative relationship of this structure to pool house parent structure and sizing of members.

After discussion, a motion was made (BBarteldt) to continue the request for the two amenity buildings to allow time for the applicant to thoroughly advance the design(s). It was seconded (TG) and approved.

**Other Items:** Davidson Ice House added brick to their steps, in an attempt to be in keeping with the original approval. Quality does not match existing, as intended. Board asked staff to listen to recordings and confirm if “match existing” was exact language used and to photograph the existing and the new, to be presented at next meeting.

Bob Lauer also announced that, due to a move to Charlotte, his last meeting will likely be in June.

**Adjourn:** A motion was made to adjourn (BL), seconded (TG), and approved unanimously. The meeting was adjourned at 8:53 pm.

**Approval of Minutes:**

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

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