

# Meeting Minutes

## Design Review Board

Town of Davidson, NC  
May 16, 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:** 7:03 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 April 18, 2018 as written. It was seconded (JB) and the motion was approved unanimously.

**Consent Item:** Davidson College Watson Life Science Building: Withdrawal of application.

### Old 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; and
- 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.

Changes to the Amenity Building since the April 18 DRB meeting include:

- Reducing columns from double-posts to single 10"x10" posts at corners, while deleting some posts as well;
  - Note: gutters and downspouts are not illustrated.
- Adding beam/weight to the band around the primary body of the building;

- Appropriately sized shutters, though shutterdogs do not appear to be illustrated;
- The building now wraps the right corner and leaves a smaller opening for access to the mail kiosks.

The brick base is to be oversized southport with buff mortar. The board and batten siding is to be Iron Gray; gutters and downspouts are to match. Columns brackets are to be cedar and the shutters will be a special walnut, which will closely match the shutters. Trim is to be Cobblestone; window mullions and trim are to match. The roof is described as “weathered wood” asphalt shingle. Centered on the building is a cupola with black metal roofing; color of cupola is white.

It was indicated that shutters will have shutterdogs and hinges. All lights will be can lights in soffits. Gutters will be tucked into corners and/or will be painted to match building.

### 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.

Changes to the Mail Kiosk in the Park since the April 18 DRB meeting include:

- Reduction from double columns to singular 10”x10” posts with brackets, with a reduction in brick base width;
- Adding vertical supports and horizontal privacy boards, previous proposed as lattice.

At the April 18 meeting, DRB asked for brick type and color to match the pool house building. This is shown, and the louvered screen, trim and gutters are indicated as Cobblestone.

After discussion, a motion was made (JB) to approve the request for the two amenity buildings as submitted. It was seconded (MK) and approved unanimously.

### **New Business:**

#### **1. 107 North Main Street**

Located at 107 North Main Street

Village Center Planning Area

Proposed removal of pergola and fence; new signage

Represented by Sandy Carnegie

Chad Hall introduced the project, stating there are three components to the request:

- Removal of pergola and fence;
- Flagstone paver installation; and
- New signage.

The fence and pergola were installed in the mid-1980’s and block views of the historic building. Removal will open up views. Intention is to keep curb line and install flagstone (grass, moss, pea gravel or mulch between stones) so tables and chairs may be set up. A

new freestanding sign, located to the left of the entrance walk, will serve as a building directory sign with the multiple businesses listed.

After discussion, a motion was made (BBarteldt) to approve the request as submitted. It was seconded (LD) and approved unanimously.

## **2. Pickled Peach - Signs**

Located at 202 South Main Street, Suite E  
Village Center Planning Area  
New signs  
Represented by Jen Jentz

Chad Hall introduced the project, noting there are three sign types:

- Projecting signs;
- Door signs; and
- Sidewalk (Sandwich Board) sign.

### Projecting Signs

There are two proposed projecting signs, with one on Main Street and the other along the pedestrian way. Both signs meet DPO regulations. Design is to be a darker wood background with a combination of raised white letters (Pickled Peach) and printed white letters (Restaurant, Café, Market). Sign board will be approximately 1" thick and letters approximately 3/4" raised. Existing brackets to be used.

### Door Signs

Door signs are to be an applied translucent vinyl to a clear glass window within the door. Both are identical, with one including "The Market" underneath.

### Sidewalk Sign

The sidewalk sign, or sandwich board, will be a wooden sign with an applied clearcoat that will allow writing on it (which can be erased/changed daily). Wood will closely match the projecting sign. The restaurant name and logo will be printed (not raised) letters.

After discussion, a motion was made (BS) to approve the request as submitted. It was seconded (MK) and approved unanimously.

## **3. The Pines (FYI)**

Located west of Davidson-Concord Road and north of Robert Walker Drive  
Neighborhood General Planning Area  
New Villas; Healthcare expansion; other additions  
Represented by Dave Malushizky (Villas) and Kerry Buck (other)

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

- Villas at Poplar Hill;
- Health Care addition; and
- Multipurpose Room and Fitness Center expansions.

Materials for all projects will be similar to the campus, with brick veneer, cementitious lap siding, and asphalt shingle roofs.

### Villas at Poplar Hill

Currently a pair of twin 4-story buildings, symmetrical in appearance. David mentioned that considerations are being studied to change front porches to sunrooms; this may or may not be the exact condition on both buildings. If sunrooms, shifting the window to recreate the 18" column width is preferred. Porch areas are to be cementitious panels instead of stucco, used elsewhere on campus. The bottom rear floor may be utilized for parking, or may remain a utilitarian floor with access to parking. HVAC will be placed on ground (no through-wall units). Since the buildings may be visible from the greenway and Avinger Lane extension, the Board asked that the rear receive additional scrutiny due to visibility.

The Board asked staff to review the master plan for any potential height restrictions.

### Health Care expansion

The new health care wing will be located west of the existing facility, connected by a short corridor. Building is two stories with sloped roof. Kerry showed colored perspectives of the design.

The Board asked for rear area with mechanical penthouse to be illustrated consistently.

### Multipurpose Room, Fitness Center, etc.

Multiple expansions in various areas, includes the addition of a multipurpose room, constructing a fitness center with dining above, and enclosing a dining terrace. Kerry provided illustrations walking 360 degrees around the building.

The Board had some concern about the orientation of the light monitors, which face south. These typically face north to allow daylighting, without direct light and heat gain.

The Board asked that the drawings be consistent when returning for a decision.

### **Other Items:**

1. 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 opted to take no action pertaining to the stairs.
2. Bob Lauer reminded the Board, due to a move to Charlotte, his last meeting will be in June.

**Adjourn:** A motion was made to adjourn (MK), seconded (JB), and approved unanimously. The meeting was adjourned at 8:47 pm.

### **Approval of Minutes:**

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

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