

# Meeting Minutes

## Design Review Board

Town of Davidson, NC  
June 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 ☒:

☒ Bruce Barteldt, Chair

☒ Tom Goodwin

☒ Mike Kessler

☐ John Burgess

☒ Brian Bumann

☒ Bob Sipp

☒ EB Dyer

☒ Lorraine Degree

Town Staff Present: Chad Hall (Senior Planner)

**Changes to the Agenda:** None.

### Review/Approval of the Minutes

A change was proposed to the June 20 minutes related to the 400 building at Harbor Club. With change, minutes were approved unanimously.

**Consent Item:** None.

**Old Business:** None.

### New Business:

#### 1. Moxie Mercantile

Located at 202 South Main Street

Village Center Planning Area, LHD (Contributing)

Proposed new signage, awning, front rug, lighting and garage door

Represented by Clifton Castelloe

Chad Hall introduced the project, stating there are initial requests and subsequent proposals:

- Initial:
  - New wall sign and projecting sign; and
  - New Awning; and
  - Potential addition of lighting above wall sign.
- Subsequent requests:
  - Functional garage door (with knee wall); and
  - Replace rug in front of door (also in front of Ben and Jerry's; and
  - Door sign.

Staff confirmed that the colors of the wall sign and stripes for the awning are proposed to match the brown-gray color of the existing mullions. Projecting sign is to be gun metal gray, with bottom of sign not to be less than 7' from grade. Awning is to be same size.

Applicant has also developed ideas for a functional aluminum garage door atop the current knee wall, to be raised approximately 10" to achieve 7' window. Color to be either glazed or painted the brown-gray color.

Applicant believes there were two gooseneck lights original to facade; would like to add those back (and possibly more).

Also, a door sign may be desired; staff will work with applicant on dimensions and location.

Primary concerns mentioned by the HPC include:

- Location of lights in relation to wall sign?
  - Wall sign may be illustrated out of scale. May be able to add additional lights, but must be careful on drilling into historic façade and location of lights to wall sign. Lights will need to come back for review.
- Garage door original to front?
  - Maybe not, per Sanborn maps. HPC felt they would need additional information in order to render a decision.

After discussion, a motion was made (BS) to continue the request to gather additional information. It was seconded (EBD) and discussion occurred. Following discussion, the motion was withdrawn.

A motion was made (MK) to approve the wall and projecting signs, awning and carpet and for staff to work with applicant on door sign (does not need to return to HPC). Garage door and lighting would need to return. This motion was seconded (LD) and approved unanimously.

## **2. Davidson Wine**

Located at 121 Depot Street  
Village Center Planning Area, LHD (Contributing)  
New paint on facades, lights and signage  
Represented by Recah Harward

Before reviewing this case, a motion was made (MK) and seconded (BBarteldt) to recuse Brian Bumann from the Board. The motion was approved.

Chad Hall introduced the project, noting that the requests include:

- Removing the current pent roof to expose the transoms; and
- Painting of front and rear facades; and
- Lighting; and
- Wall signs.

The building has two storefronts along Depot Street. Staff informed the Board that the primary request is to remove the pent roof and repaint the currently painted beige facades

Tricorn Black, which is akin to a charcoal gray color. This color would also be added to the rear façade. By removing the pent roof, the transoms will be exposed.

Additionally, four cylindrical up/down lights are proposed in a gold-ish color, to closely match the color of the proposed wall sign, with “Davidson” over one storefront and “Wine Co.” over the other.

Recah provided additional information with some new imagery and also clarified that signage was not being requested at this time.

Sconces have been reduced to from four to two, with one on each far side of the front façade. Size has been reduced from 6”x24” to 6”x18.” Color is champagne/gold in color.

A horizontal light band (linear gallery light) is also now proposed over each wall sign area. Color of light to be an oil bronze or black.

Pent roof to be removed and transoms returned to clear glass; a possible removal of “centered” mullion over the doorway could occur.

Doors will be changed to a square light (not arched) and a natural stain; this natural wood element will be echoed into the ¼ round along transoms. Rear door with dual sidelights to be changed to door with singular sidelight; same stain as front.

Removal of exterior awning will be a subsequent request.

After Recah’s presentation, the Board had a discussion.

- Any other sconces considered? No.
  - Sconces seem over-scaled for façade; any chance for shorter? Yes, but applicant will need to investigate if desired color is available. Bottom of light must be 7’ clear from grade, since it projects 6 inches.
- Board appreciates removal of the pent roof, but advises caution in removal of it and to exercise caution in any removal of paint, and to make any repair according to the requirements of the Historic District guidelines.
- Any HVAC changes? Yes, but would not be visible.

After discussion, a motion was made (MK) to approve the removal of pent roof, repainting of façade colors to Tricorn Black, four conduit locations, change of front doors - minus removal of the “center” transom mullion over the front doors, transoms with ¼” round in mullions, change or rear door, and for staff to review HVAC (send back to HPC if it will be visible from public right-of-way).

Actual lighting (horizontal band for wall signs), sconces and wall signage to return for approval, along with any mullion removal in the transoms. Any window and/or door signage will also need HPC review. It was seconded (EBD) and approved unanimously.

After approving this portion of project, a motion was made (MK) and seconded (TG) to have Brian Bumann rejoin the Board. The motion was approved.

### **3. The Pines**

400 Avinger Lane

Special Use Planning Area

New Villas; Healthcare wing addition; Community Center 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 wing addition; and
- Multipurpose Room and Fitness Center at Community Center.

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

#### Villas at Poplar Hill

Currently a pair of twin 4-story buildings, symmetrical in appearance.

David mentioned that a change since the FYI is the change from front porches to sunrooms; this may or may not be the exact condition on both buildings. Porch areas are to be cementitious panels instead of stucco, used elsewhere on campus.

One building is to have sunrooms all the way to grade; other will have porches on ground floor. Could create a panel issue with width. Consider brick option for the base. White entry highlights its importance.

Additional consideration from the Board:

- Raise front entrance? Or shorten balustrade? Just to give additional notoriety for front entrance.
- Trim around windows has notch; let frieze board become header trim over window.
- Shed roof over access on rear versus previous canopy; continue to study.
- HVAC will be placed on ground (no through-wall units); screened as required.
- Also working on design for covered parking, with metal roof. Will bring back.
- Materials to be matching brick, mortar, etc. as close as practical. Change garage door color or other substantial changes to colors shall come back as part of future material/color palette.
- The Board asked to see any proposed exterior light fixtures (light package).

After discussion, a motion was made (BS) to continue the Villas to finalize design and details. It was seconded (TG) and approved unanimously.

#### Health Care expansion

Prior to reviewing the Health Care and Davidson Room expansions, a motion was made (BS) to break the review of these two items into two separate project review. It was (BS) seconded (MK) and approved unanimously.

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. Elevations and perspectives were shown.

Many key design decisions taken from existing building and campus; want new buildings and additions to integrate with existing.

Additional consideration from the Board:

- The Board asked about the lack of brick at the corners, particularly of Health Care building. Detailing more of the back side will help it blend in as seen from adjacent building(s).
- Horizontal nature of windows are of a concern. Explore ways to improve verticality.
- Look at proportions of porch in proportion of other windows; does not have to be identical.

After discussion, a motion was made (TG) to continue the Health Care building to finalize design and details. It was seconded (BS) and approved unanimously.

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.

After discussion, a motion was made (BBumann) to approve the Davidson Room additions including the porte cochere, dining terrace enclosure/dining room, and fitness center/ upper patio, as submitted. It was seconded (MK) and approved unanimously.

**Other Items:** None.

**Adjourn:** A motion was made to adjourn (BS), seconded (TG), and approved unanimously. The meeting was adjourned at 9:52 pm.

**Approval of Minutes:**

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

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