

# Meeting Minutes

## Design Review Board

Town of Davidson, NC  
August 15, 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:** 7:06 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 motion was made (TG) to approve meeting minutes of July 18, 2018 as written. It was seconded (BS) and the motion was approved unanimously.

**Consent Item:** None.

### Old Business:

#### 1. 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 summarized changes to the remaining two projects:

- Villas at Poplar Hill; and
- Health Care wing addition.

#### Villas at Poplar Hill

Twin buildings with different first floor treatments. An open porch version and a bricked sunroom version were shown, both with a raised front entrance. David mentioned that a recent change incorporated a knee wall on the porch, and that image was shown to the DRB.

Changes to the rear elevation were also shown, mainly to the sloped metal roof.

Additionally, the concept for two covered parking areas for eight cars each was illustrated.

Additional discussion from the Board:

- Like the raised front entrance, but would prefer previous frieze width.
- Windows are to be white, but bronze trim around garage door.
- There was much discussion about the parking louvers and the long roofline.

After discussion, a motion was made (BS) to approve the Villas as submitted with the following conditions:

- Porches on ground floor to have revised knee wall, as shown by David.
- Second building to have all sunrooms with brick surrounds on the first floor.
- Frieze over front entrance to be original width, but still raised.
- Parking structure is approved, but final louvre design (materials/colors) must come back for a decision.
- Any decorative lighting shall come back for a decision.

This motion was seconded (TG) and approved unanimously.

#### 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. Elevations and perspectives were shown.

Chad pointed out where several changes have taken place since the previous meeting, particularly related to the verticality concerns.

Additional conversation from the Board:

- Some concern over brick over windows on second floor, or add a frieze. But, overall, not inconsistent with the Pines campus.

After discussion, a motion was made (TG) to approve the Health Care building noting material comments from previous submittal. It was seconded (MK) and approved unanimously.

#### **New Business:**

##### **1. Hurt Hub**

Located at 210 Delburg Street

Proposed replacement wall signs in excess of 24 square feet

Represented by Ronnie Shirley (Davidson College)

Chad Hall gave a brief overview of the project, stating that there are two signs being replaced:

- Flanking main door fronting Delburg Street
- Wall sign above building directory on east elevation

Material and colors are remain the same. Adding “Hurt” to front sign and replacing east sign with a larger one, so proportions remain consistent with front sign.

A motion was made (JB) to approve the signs as submitted and was seconded (MK). The motion was approved unanimously.

## **2. Lula Bell Houston Laundry Building Renovation**

Located at 302 Baker Street

College Campus Planning Area

New windows on facades, change of door priority, clerestory renovation and addition of trellis roof system in front.

Represented by Stuart McCormick (Lambert Architecture).

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

- Change to height of windows (due to increase of interior floor height); and
- Renovating clerestory; and
- Covered trellis over patio; and
- Change in door priority.

The building will undergo significant renovation on the interior, which raises the finished floor height, prompting several changes on the exterior. Fenestration will essentially remain the same, but the window height will increase. A current door located farthest south on the western (front) facade, which is a main access, will be minimized and a new central door will add sidelights to accentuate its role as the primary entrance.

Also on this front façade will be a covered trellis supported by large timber posts (stained gray-ish). The trellis will incorporate a translucent roof which allows light to pass.

Associated with all of this work will also be the renovation of a clerestory back to its functional state. Work includes replacing windows, siding and roof of the clerestory.

After discussion, a motion was made (MK) to approve the project as submitted, with staff to approve gutter design/location and for any decorative lighting to return to the DRB. It was seconded (JB) and approved unanimously.

## **3. North Harbor Club**

100 and 400 N Harbor Place

Special Use Planning Area

Renovations to each building

Represented by Mike Standley and Matt Bartels

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

- Renovations to the 100 Building;
- Renovations to the 400 Building.

Materials for all projects will be similar to the existing building, to match to the closest extent practical.

### 100 Building

Chad introduced the project stating that the comments from the FYI had been incorporated, as demonstrated by the previous and current submittal perspectives.

After brief discussion, a motion was made (JB) to approve the 100 Building as submitted. It was seconded (LD) and approved unanimously.

#### 400 Building

Chad introduced the 400 building, noting that not much had changed from the previous submittal since there were not many substantial comments.

A perspective of the rear elevation was shown, which was not previously available.

Additional consideration from the Board:

- Concern over lighthouse element and how the cylindrical design will meet with the faceted windows, and then the taper. Not enough detail to determine how all of this will come together.
- What will happen with the “fins” on the lakeside elevation?
- Need to see gutters/downspouts.
- Need to see LED detail; any conditions to the lighting? Will staff have any issues related to signage?

After discussion, it was decided to continue the 400 Building to finalize design and details. No further action taken.

**Other Items:** Chad Hall announced this was his last meeting, having accepted a position with the City of Greenville, SC.

**Adjourn:** A motion was made to adjourn (TG), seconded (BS), and approved unanimously. The meeting was adjourned at 9:07 pm.

**Approval of Minutes:**

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

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