

Meeting Minutes

Design Review Board

Town of Davidson, NC
January 16, 2019

A meeting of the Town of Davidson *Design Review Board* was held in the Town Hall, Board Room, 216 S. Main St.

Call to Order: 6:59 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

☒ Jeff Osman

Town Staff Present: Lindsay Laird (Planner)

Changes to the Agenda: Lindsay Laird requested a change to the agenda for Dawn Blobaum to give an update to the board on three potential Historic Landmark Designation projects and the Local Historic District expansion. Both new items shall be included under Other Items before discussion of the Certified Local Government draft ordinance.

Review/Approval of the Minutes

A motion was made (MK) to approve meeting the minutes of November 28, 2018 as submitted. It was seconded (EB) and the motion was approved unanimously.

Consent Item: None.

Old Business: None

New Business:

1. 712 North Main Street Garage

Located at 712 N. Main Street

Village Infill (Blue Overlay District)

Proposed accessory structure in excess of 650 square feet

Lindsay Laird gave an overview of the project, noting that the proposed garage requires approval by the DRB because the footprint is greater than 650 square feet. The footprint is compliant with the DPO for Village Infill properties. The garage will be constructed of materials to complement the existing home on site. The applicant explained that the colors and finishes of the proposed garage will match a recent addition on the rear of the home.

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

1. The structure shall have corner boards to match the existing house on site;
2. The structure shall have a frieze board following the roofline to match the existing home; and
3. Any proposed lighting shall be reviewed by staff.

The motion was seconded (MK) and approved unanimously.

Other Items:

1. Historic Landmarks Designation Update – HPC Discussion

Dawn Blobaum gave an update on three properties with the potential for Landmark Designation. Properties include 310 Concord Road, 601 North Main Street, and 21525 Shearer Road. These properties will be presented to the Board of Commissioners at their next meeting to discuss funding of Landmark Designation reports. The HPC voiced support for continued consideration of the above properties for landmark designation.

2. Local Historic District Expansion Update – HPC Discussion

Dawn Blobaum gave an update on the possible expansion of the Local Historic District. Consultant Mary Ruffin Hanbury of Hanbury Preservation Consulting proposed two options moving forward. Option one would include survey documentation of the entire National Register district and properties adjacent to the current boundary which could now be considered contributing. Option two would be a phased approach with survey documentation of North Main Street included in phase one and the remainder of the National Register district included in phase two. Residents of North Main Street have voiced support for moving forward on Local Historic District expansion in this area of town ahead of the rest of the National Register district. The HPC voiced general support for option two, which North Main Street first and then the remaining areas of town.

3. Certified Local Government Draft Ordinance Discussion – HPC Discussion

The HPC discussed general comments and concerns regarding the Certified Local Government draft model ordinance. The board notes that rules and procedures need to be adopted by the HPC. The board expressed concern with the time obligations associated with an increase in the responsibilities of the HPC. A question was raised about whether or not the DRB and HPC should be two separate boards rather than combined. The board decided to further review the draft ordinance and discuss further at the February meeting.

Adjourn: A motion was made to adjourn (TG), seconded (EB), and approved unanimously. The meeting was adjourned at 8:22 pm.

Approval of Minutes:

Date: _____ By: _____

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