



**Town of Davidson
Historic Preservation Commission Regular Meeting
Town Hall and Community Center
Community Room 120
251 South Street
Wednesday, March 18, 2026 at 5:30 PM**

I. CALL TO ORDER

II. SILENT ROLL CALL

III. CHANGES TO THE AGENDA

IV. REVIEW/APPROVAL OF MINUTES

a. Meeting Minutes

Summary: The HPC will consider approval of the January 21, 2026 meeting minutes.

V. OLD BUSINESS

VI. NEW BUSINESS

VII. INFORMAL FYI REVIEW

a. Philanthropic Hall, Eumenean Hall, & Elm Row – Informal Review #1

Summary: Elm Row, Eu Hall, and Phi Hall will be rehabilitated to house Davidson College's Institute for Public Good. Program space will primarily be private office spaces with some common areas in Eu and Phi. Included are proposed elevator additions to Eu and Phi Halls for accessibility to second floor meeting spaces. For all three buildings, new sloped sidewalks are proposed for accessibility to the first floors. The HPC will provide informal non-binding feedback on proposed plans.

VIII. OTHER ITEMS

a. Elect an HPC Vice Chair

Summary: The HPC will elect a vice chair to serve for 2026.

IX. ADJOURN



**Historic Preservation Commission
Meeting Minutes
January 21, 2026**

A meeting of the Town of Davidson *Historic Preservation Commission* was held in Community Room 120 at Davidson Town Hall, 251 South Street, Davidson, NC 28036.

I. CALL TO ORDER: 6:06 p.m.

II. ROLL CALL AND DETERMINATION OF QUORUM:

Members Present signified by:

<input checked="" type="checkbox"/> Andrew Gale	<input checked="" type="checkbox"/> Bob Jensen	<input type="checkbox"/> Rusty Miller
<input checked="" type="checkbox"/> Tom Gibbs	<input checked="" type="checkbox"/> Erica Kennedy	
<input checked="" type="checkbox"/> Rachel Johnson (Chair)	<input type="checkbox"/> Dave Malushizky	

Town Representatives: Lindsay Laird, Senior Planner and Karen Wolter, Town Attorney

III. CHANGES TO THE AGENDA: N/A

IV. REVIEW/APPROVAL OF THE MINUTES:

a. November 19, 2025, Minutes

Motion to recommend approval of minutes:

- **Motion:** Andrew Gale
- **Second:** Erica Kennedy
- **Vote:** 5-0 (Motion Passed)

V. OLD BUSINESS: N/A

VI. NEW BUSINESS: N/A

VII. INFORMAL FYI REVIEWS: N/A

VIII. OTHER ITEMS:

a. Quasi-Judicial Training

Senior Planner Lindsay Laird and Town Attorney Karen Wolter facilitated quasi-judicial training specific to Historic Preservation Commission review of Certificates of Appropriateness.

b. Design Review Exercise

The HPC worked through a hypothetical design review case using adopted Historic District Design Standards.

IX. ADJOURNMENT: The meeting adjourned at 6:45 p.m.

APPROVAL OF MEETING MINUTES:

Date: _____ By: _____



HISTORIC PRESERVATION COMMISSION: STAFF REPORT

Date: March 18, 2026
To: Historic Preservation Commission
From: Lindsay Laird, Senior Planner
Re: Phi Hall, Eu Hall, & Elm Row – Informal Review #1

INTRODUCTION

APPLICANT INFO

- **Project:** Phi & Eu Hall Rehabilitation + Addition; Elm Row Rehabilitation
- **Location:** 214/216/308 N Main Street (Davidson College Campus Parcel ID 00316201A)
- **Applicant:** Davidson College
- **Designer:** David Steele, Lord Aeck Sargent
- **Planning Area(s):** College Campus (Local Historic District Overlay)

Oak Row and Elm Row, constructed in 1837 as dormitory buildings, are the oldest buildings within the Davidson Historic District. Eumenean (Eu) and Philanthropic (Phi) Halls were constructed in 1849-1850 for college debating and literary clubs. The local historic district designation report includes the following information specific to the historic portion of Davidson College campus at the junction of North Main Street and Concord Road:

Historical Background

When Davidson College opened in 1837, the campus contained eight brick buildings clustered near the junction of North Main Street (Statesville Road) and Concord Road, and a small college cemetery on North Main Street. Among the first structures erected on the campus were the dormitories, Oak Row and Elm Row, which remain well preserved in the historic district. During its early years of operation, three professors taught sixty-four students a curriculum that included moral and natural philosophy, evidences of Christianity, classical languages, logic and mathematics. Ten years after its establishment, the college began expanding the campus, contracting local builder, Lewis Dinkins, to erect Eumenean Hall and Philanthropic Hall (both listed on the National Register in 1972). The pair of imposing, matching classical temples was erected for the college debating and literary clubs, and “Eu” and “Phi” halls quickly became the centers of college social life. Davidson’s choice of the temple form expressed the prevailing popularity of Greek Revival architecture for scholastic buildings as well as reflected the classical curriculum of the period.

Elm Row, North Main Street, east side, ca. 1837, Contributing Building

One story, brick, eight bay, side gable building; gable end chimneys and one interior chimney; six-over-nine windows; replacement doors; Elm Row and its counterpart, Oak Row, were erected as dormitories for sixteen students each; later fraternities, infirmaries, and offices for Music Department; only surviving buildings of the original eight buildings on the Davidson College campus.

Eumenean Hall, North Main Street, east side, 1848-1850, Contributing Building

Two story, brick, temple form academic building; tetrastyle Doric portico with heavy, stuccoed brick piers; three bays wide with piano nobile configuration; stuccoed pilasters divide the window bays on side elevations; builders were Lewis Dinkins and Daniel Alexander; one of two matching debating halls (see Philanthropic Hall below) erected side by side, with pedimented porticoes facing each other on Davidson College campus; “Eu” was dedicated in 1849.

Philanthropic Hall, North Main Street, east side, 1848-1850, Contributing Building

Two story, brick, temple form academic building; tetrastyle Doric portico with heavy, stuccoed brick piers; three bays wide with piano nobile configuration; stuccoed pilasters divide the window bays on side elevations; builders were Lewis Dinkins and Daniel Alexander; one of two matching debating halls (see Eumenean Hall above) erected side by side, with pedimented porticoes facing each other on Davidson College campus; “Eu” was dedicated in 1849, and “Phi” in 1850.

PROJECT DESCRIPTION

Elm Row, Eu Hall, and Phi Hall will be rehabilitated to house Davidson College’s Institute for Public Good. Program space will primarily be private office spaces with some common areas in Eu and Phi. Included are proposed elevator additions to Eu and Phi Halls for accessibility to second floor meeting spaces. For all three buildings, new sloped sidewalks are proposed for accessibility to the first floors. Specific rehabilitation work includes the following:

Elm Row

- Accessibility – Ramp at north elevation
- New mechanical
- New electrical
- New plumbing
- New low voltage
- Rehabilitation of historic exterior
- Rehabilitation of historic interior elements

Eu + Phi Halls

- Accessibility – Elevator addition and ramp at north elevations
- New mechanical
- New electrical
- New plumbing
- New low voltage
- Reconfiguration of first floor
- Increase second floor capacity
- Rehabilitation of historic exterior
- Rehabilitation of historic interior elements

PLANNING STAFF REVIEW - PRELIMINARY

Below is a summary of planning and development standards related to this proposal. Buildings in the local historic district must meet the requirements in Davidson Planning Ordinance Section 4 and the Davidson Historic District Design Standards. If there are conflicts, the Historic District Design Standards take precedence. Staff comments are in *red italics*.

HISTORIC DISTRICT DESIGN STANDARDS

▪ Section 5 - Standards for Existing Buildings - Elements

○ Windows (5.3)

- Retain and preserve windows that contribute to the overall historic character of a building, including their functional and decorative features such as frames, sash, muntins, sills, trim, surrounds, hardware, and shutters.
- Repair original windows by patching, splicing, consolidating or otherwise reinforcing; replace only those features that are beyond repair. Wood that appears to be in bad condition because of peeling paint or separated joints can often, in fact, be repaired rather than replaced.
- Uncover, repair frames, and reinstall windows with their original dimensions where they have been removed or blocked in.
- Base reconstruction of any missing windows on physical evidence, similar remaining windows, or historic photographs.

At Eu and Phi Halls the existing window sashes and frames will be rehabilitated. At Phi, the two shuttered windows on the 2nd floor west elevation are proposed to be opened as shown in the 1937 HABS drawings.

At Elm Row, the existing windows will remain and be rehabilitated. The shutters will be removed to return to the historic configuration.

○ Doors (5.7)

- Retain, maintain, and repair existing historic or original wooden door(s) and surrounding wood trim with matching materials. Reuse hardware and locks that are original or important to the historic evolution of the building.
- Replace historic doors that are beyond repair with a new or salvaged door(s) of the same size, design, material, and type as used originally or sympathetic to the building style, including number and orientation of panel location, and size of any glass panes. The new door should match the original as closely as possible and be based on physical evidence and/or historic photos.

At Phi, the 1st floor north door and transom will remain. The 2nd floor doors will remain. At Eu, the 1st floor north door will be replaced with a new door matching the historic panel configuration, while the frame and transom remain. The existing east door and side windows will remain. The 2nd floor doors, transom, and sidelights remain.

At Elm Row, existing doors do not match the historic door configuration and are proposed to be replaced with new doors matching the historic profile.

○ Porches & Porticoes (5.9)

- Retain original or later character-defining porches and porticoes since these elements are often critical to the design integrity of the building.
- Repair and replace damaged elements of porches by matching the materials, methods of construction, and details of the existing original fabric.
- Keep porches open to provide shade and reduce heat gain during warm weather.

- Replace an entire porch only if it is too deteriorated to repair or is completely missing. The new porch should match the original as closely as possible and be based on physical evidence and/or historic photos.

At Eu and Phi Halls, the exterior portico wood stair treads and landings are deteriorated and are proposed to be replaced with durable wood. Also proposed for replacement are the stair pickets. The stair framing, though not original, will remain. At Eu, a simple steel guardrail with no pickets is proposed for the exterior facing railings to improve safety but leave intact the wood railing configuration. At Phi, a simple steel guardrail is proposed at the top landing between the center columns. Entrances to Eu & Phi will remain at the north historic entrances.

At Elm, the historic steps on the west elevation will remain including the shed roof stoops. One of the west doors will remain a functional entrance and a new single rail handrail is proposed at one side of the existing stone steps. A new entry canopy similar to that used at Oak Row is proposed for the new accessible north entrance.

- **Walls, Architectural Details & Trim (5.11)**

- Historic wall materials, architectural detailing, and trim should be maintained, retained, and preserved rather than removed, simplified, and/or replaced.
- If the detailing is deteriorated beyond repair, it should be duplicated using historic building materials wherever possible or using an acceptable substitute which matches the historic in composition, design, color, texture, and other visual qualities.
- Any missing details should match the historic as closely as possible and be based on physical evidence and/or historic photos.

At Eu and Phi, a new outboard elevator is proposed. The elevator access is proposed to be through modification of existing window openings. The proposed restoration scope for the existing exterior is to repair/replace in kind where needed. This included limited masonry repair/replacement, stucco repair, and wood trim repair.

At Elm Row, a new entry opening is proposed at the north elevation for an accessible entry. The existing non-historic window shutters are proposed to be removed. No further modifications are being made to exterior walls and trim.

- **Roofs (5.15)**

- Retain original or historic roof materials, particularly when they are highly visible character-defining elements of the building.
 - Preserve original roof shapes and pitches.
- No changes are being made to the existing slate roof configuration or materials. At Eu and Phi, the existing built-in gutters will remain. New round copper downspouts will be installed.*

- **Section 6 - Standards for Existing Buildings - Materials**

- **Wood (6.2)**

- Repair rotted or missing sections rather than replacing the entire element.
- Use new or salvaged wood, epoxy consolidants, or fillers to patch, piece, or consolidate parts.
- Match existing historic materials and details.
- Replace wood elements only when they are rotted beyond repair.
- Match the original in material and design or use surviving material.

joint materials will create a weatherproof transition between the building/addition and will be executed in a manner that minimizes physical damage to the brick and does not leave residues that cannot be removed in the future.

RESOURCES & ATTACHMENTS

- [Historic District Designation Report](#)
- [Davidson Historic District Design Standards](#)
- [Davidson Planning Ordinance \(DPO\)](#)

PROPOSED PROGRAM

Davidson College's Institute For Public Good will occupy Eumenean Hall, Philanthropic Hall and Elm Row. Program space will primarily be private office spaces with some common areas in Eumenean (Eu) and Philanthropic (Phi) Halls. The second floor of Eu and Phi will remain meeting spaces as they have been historically. An exterior elevator is proposed for accessibility at both Eu and Phi, and an accessible entrance is proposed at the north elevation of Elm Row.

PERIOD OF SIGNIFICANCE

Elm Row 1837 - 1960

Eu Hall 1849 - 1955

Phi Hall 1850 - 1955

REQUIRED ELEMENTS

The rehabilitation will include the following:

Eu + Phi Halls

- Accessibility - Elevators and Ramp at north elevation
- New Mechanical
- New Electrical
- New Plumbing
- New low voltage
- Reconfiguration of first floor
- Increase second floor capacity
- Rehabilitation of historic exterior
- Rehabilitation of historic interior elements

Elm Row

- Accessibility - Ramp at north elevation
- New Mechanical
- New Electrical
- New Plumbing
- New low voltage
- Rehabilitation of historic exterior
- Rehabilitation of historic interior elements



PHILANTHROPIC HALL 1893



EUMENEAN HALL c.1890

BRIEF HISTORY

ELM ROW

1837 Elm Row constructed as dormitory

1885 Function as infirmary

1890s Fraternities

1940s Davidsonian LINK offices

1950s Music Department

1960 Moved south

1977 National Register Nomination

PHILANTHROPIC HALL

1850 Phi Hall constructed

1934 Historic American Building Survey Drawings

1956 Phi Hall remodeled for office use

1967 Phi Hall ground floor work

1971 National Register Nomination

EUMENEAN HALL

1849 Eu Hall constructed

1873 Freshman Woodrow Wilson initiated to Eumenean Society

1934 Historic American Building Survey Drawings

1956 Eu Hall remodeled for office use

1967 Eu Hall ground floor work

1971 National Register Nomination

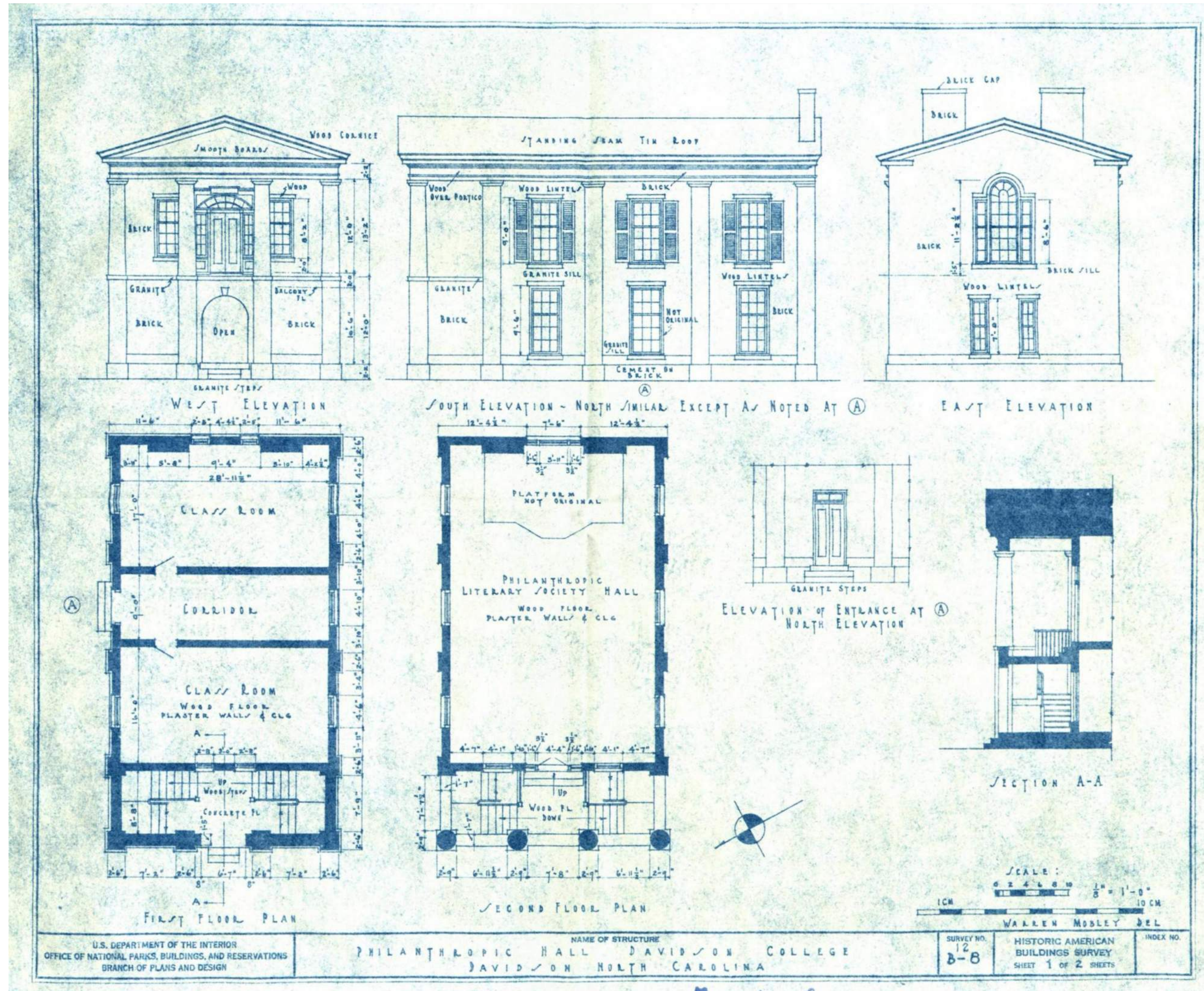


ELM ROW 1883

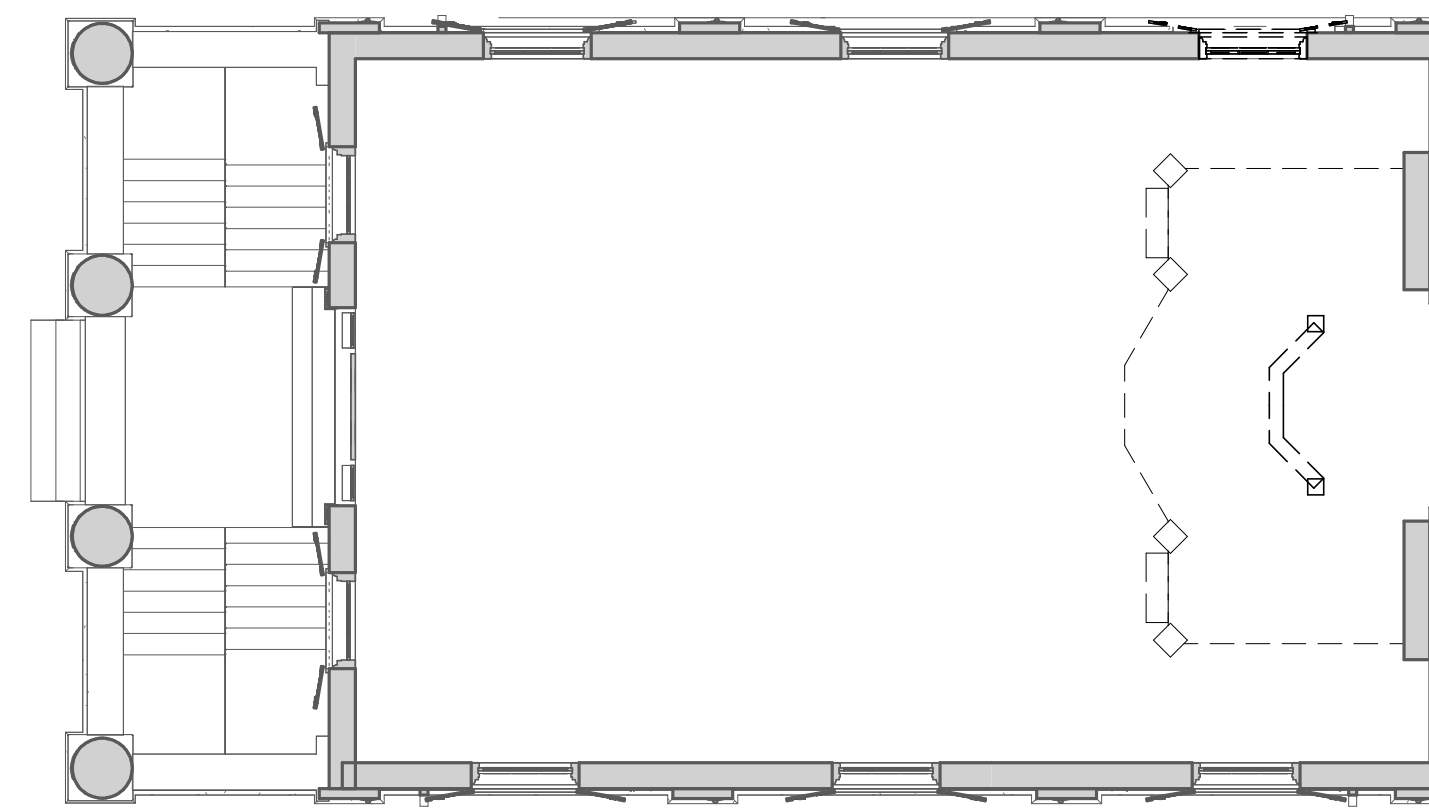
HISTORY AND PROGRAM

DAVIDSON COLLEGE - EUMENEAN AND PHILANTHROPIC HALLS AND ELM ROW

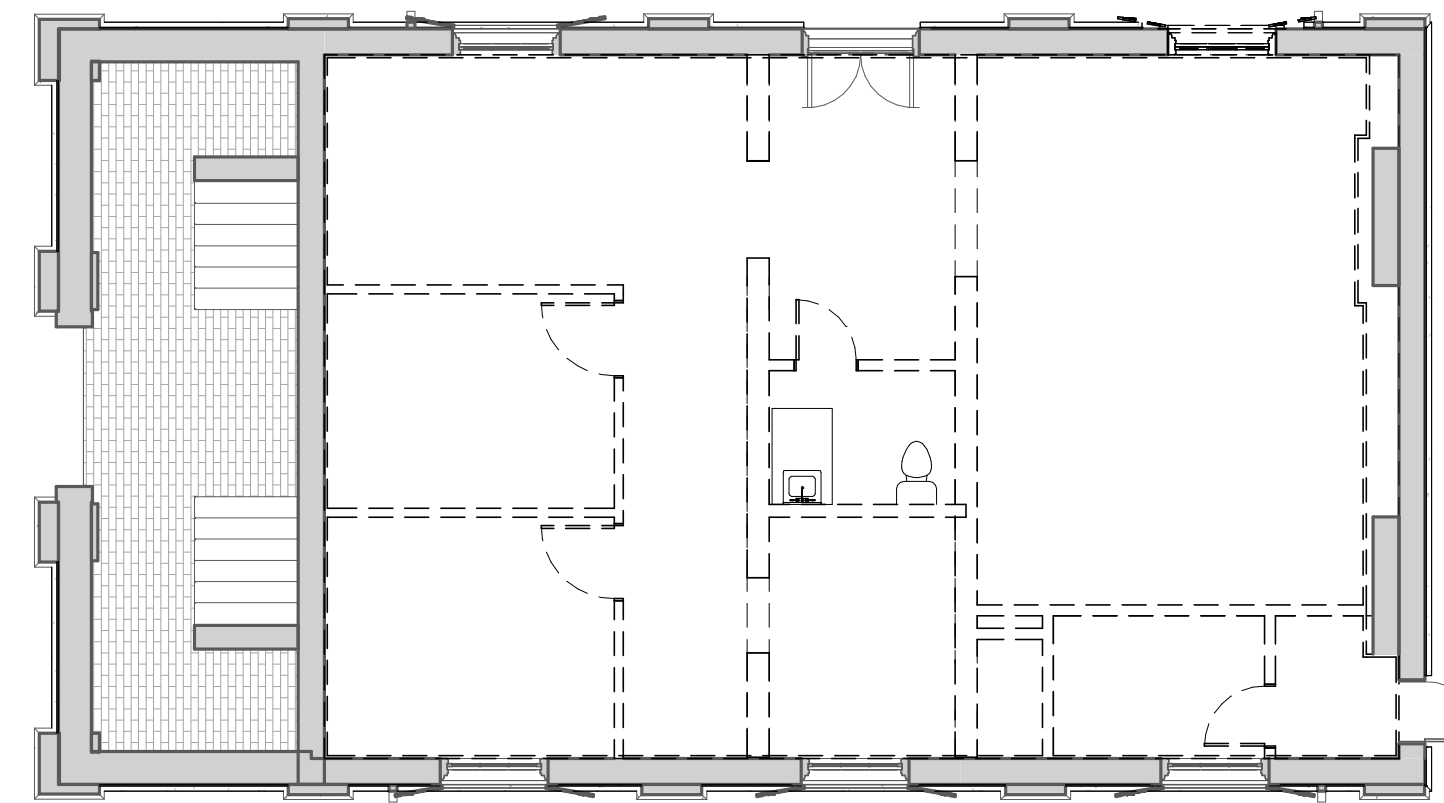
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PHILANTHROPIC HALL HABS 1934

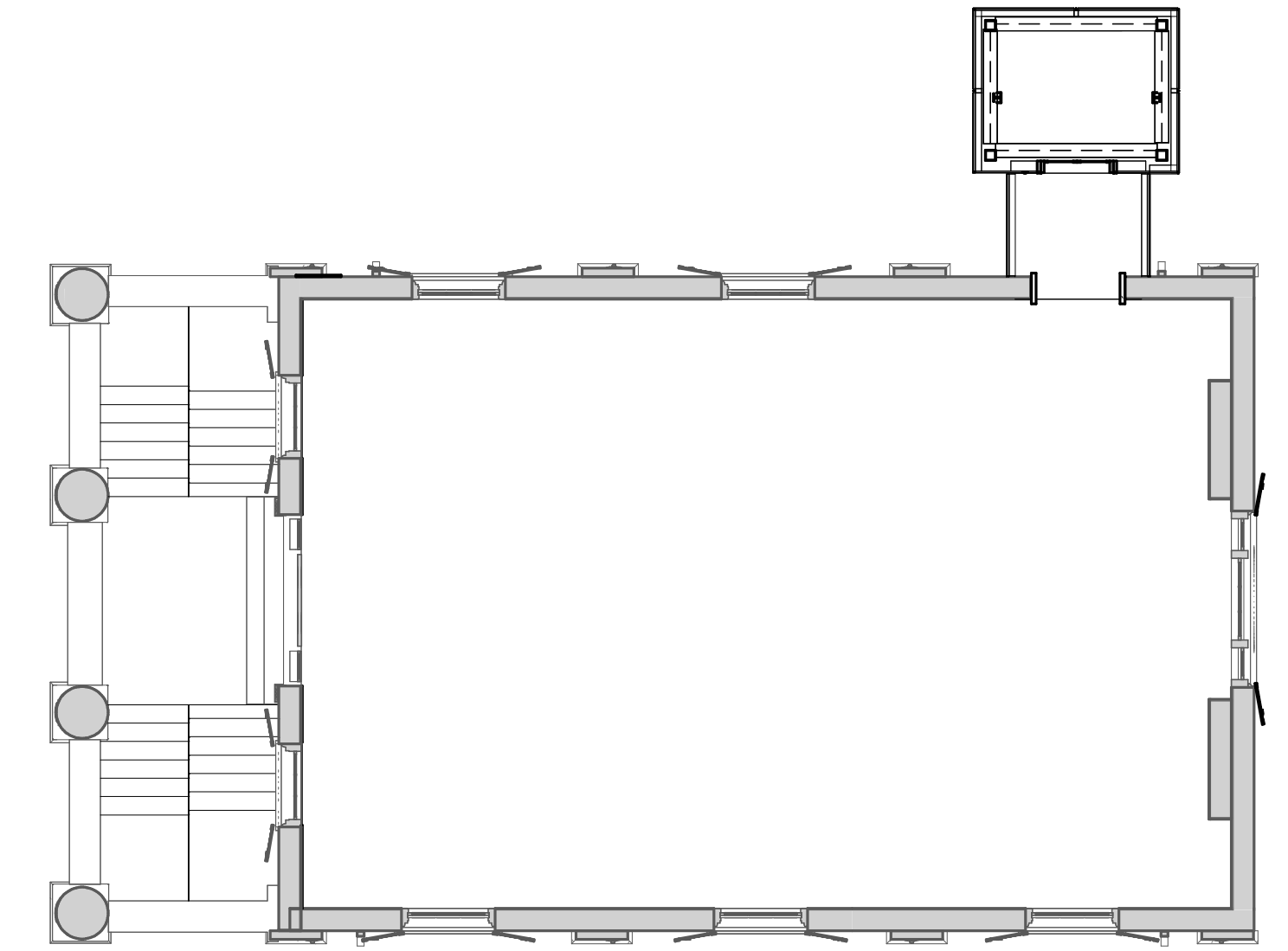


SECOND FLOOR

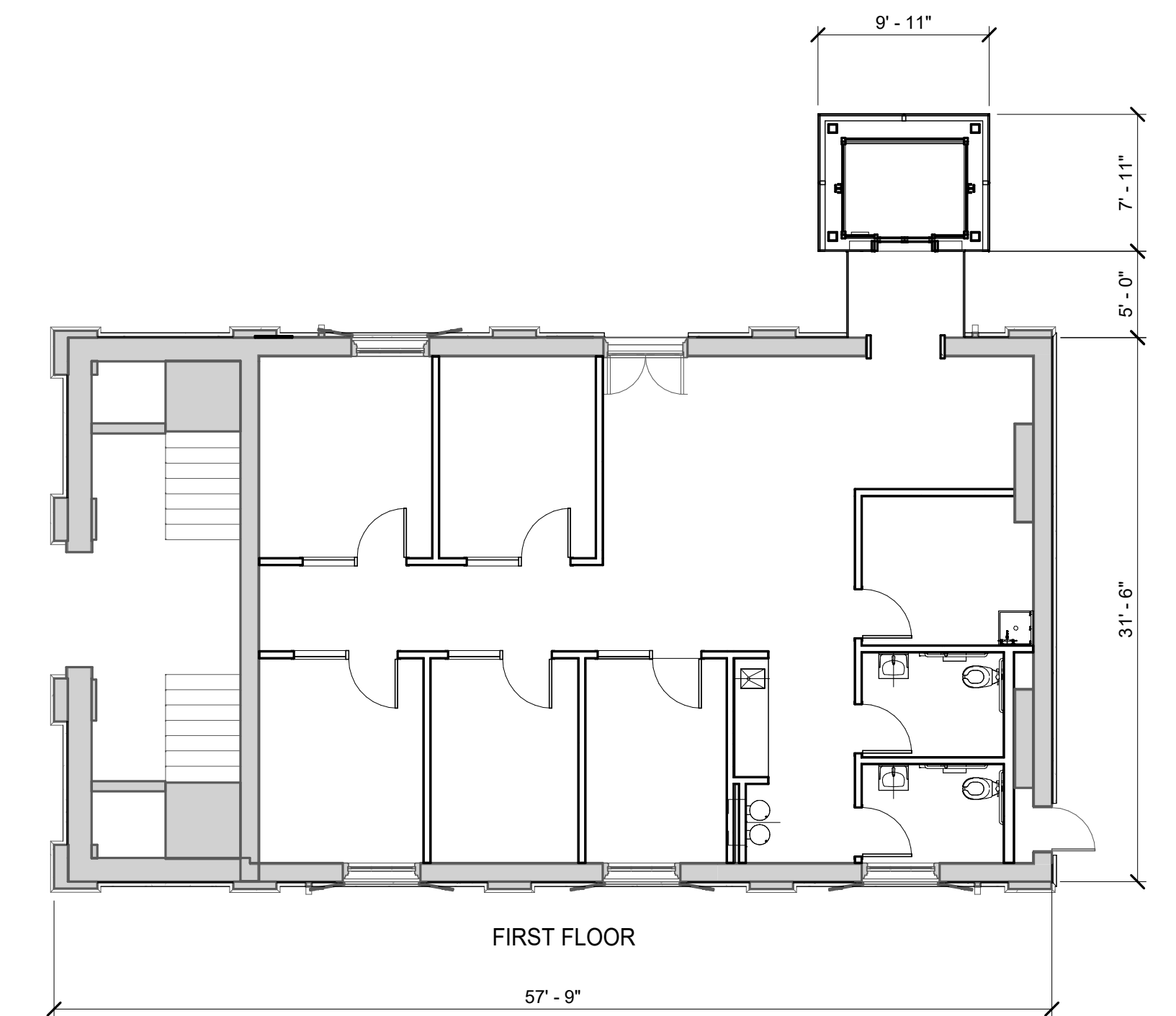


FIRST FLOOR

EXISTING PLAN

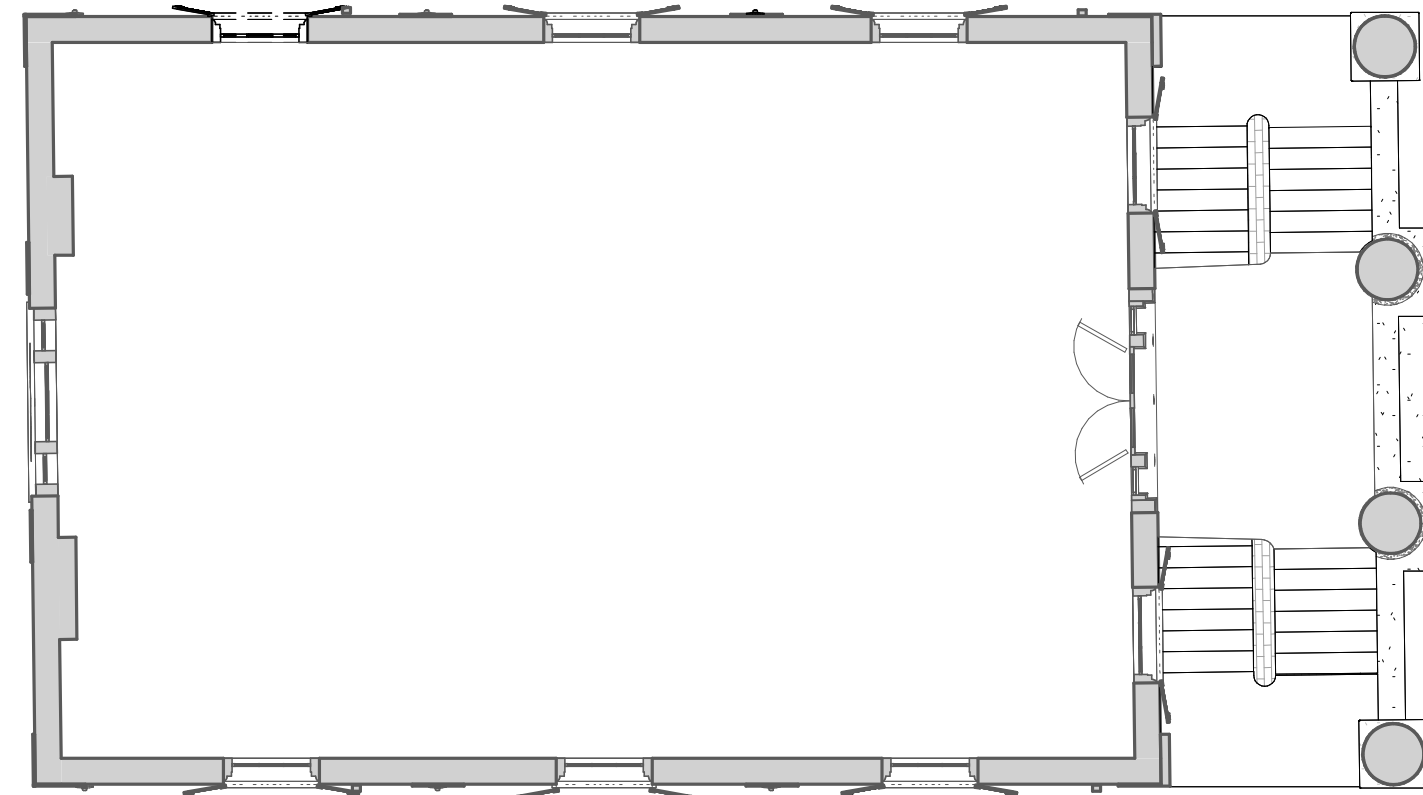


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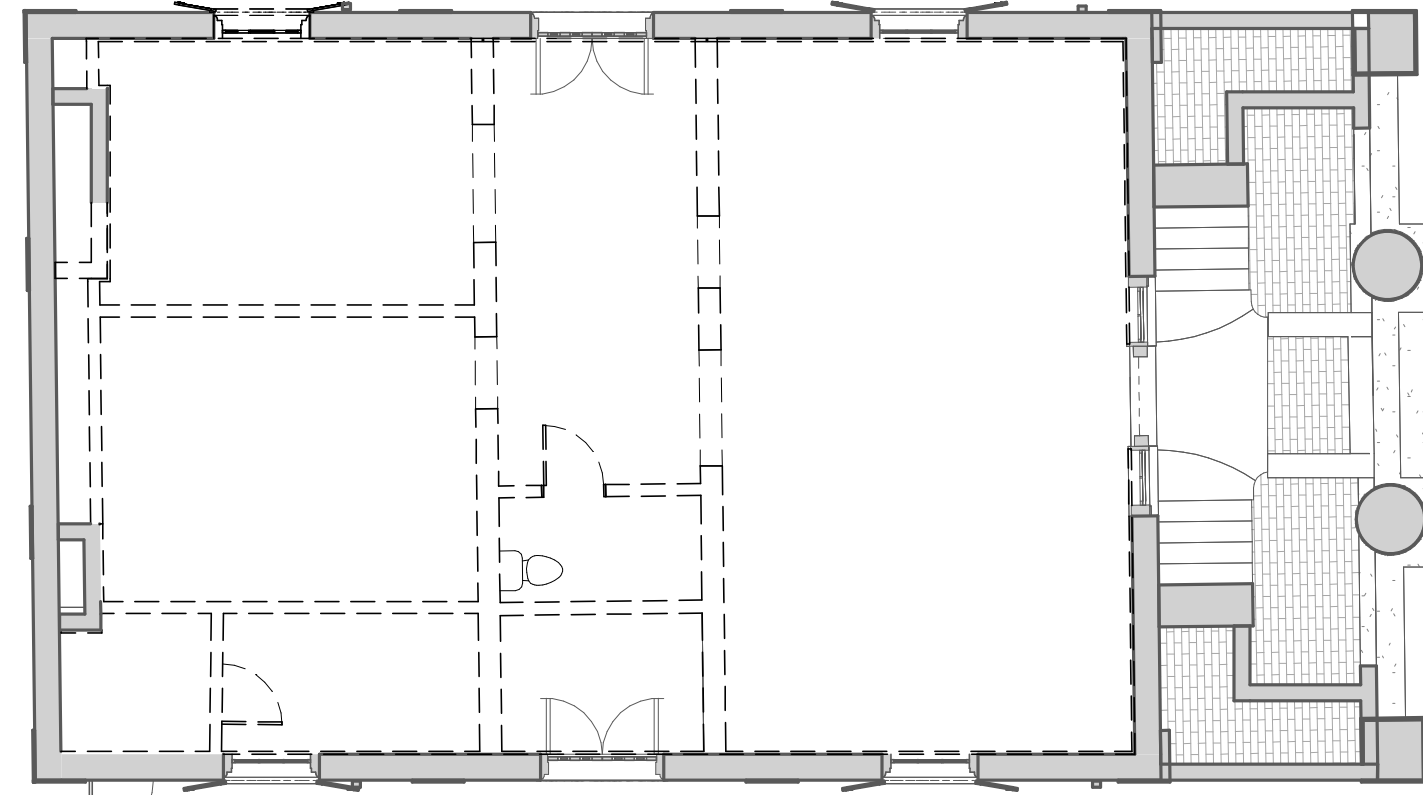


FIRST FLOOR

PROPOSED PLAN

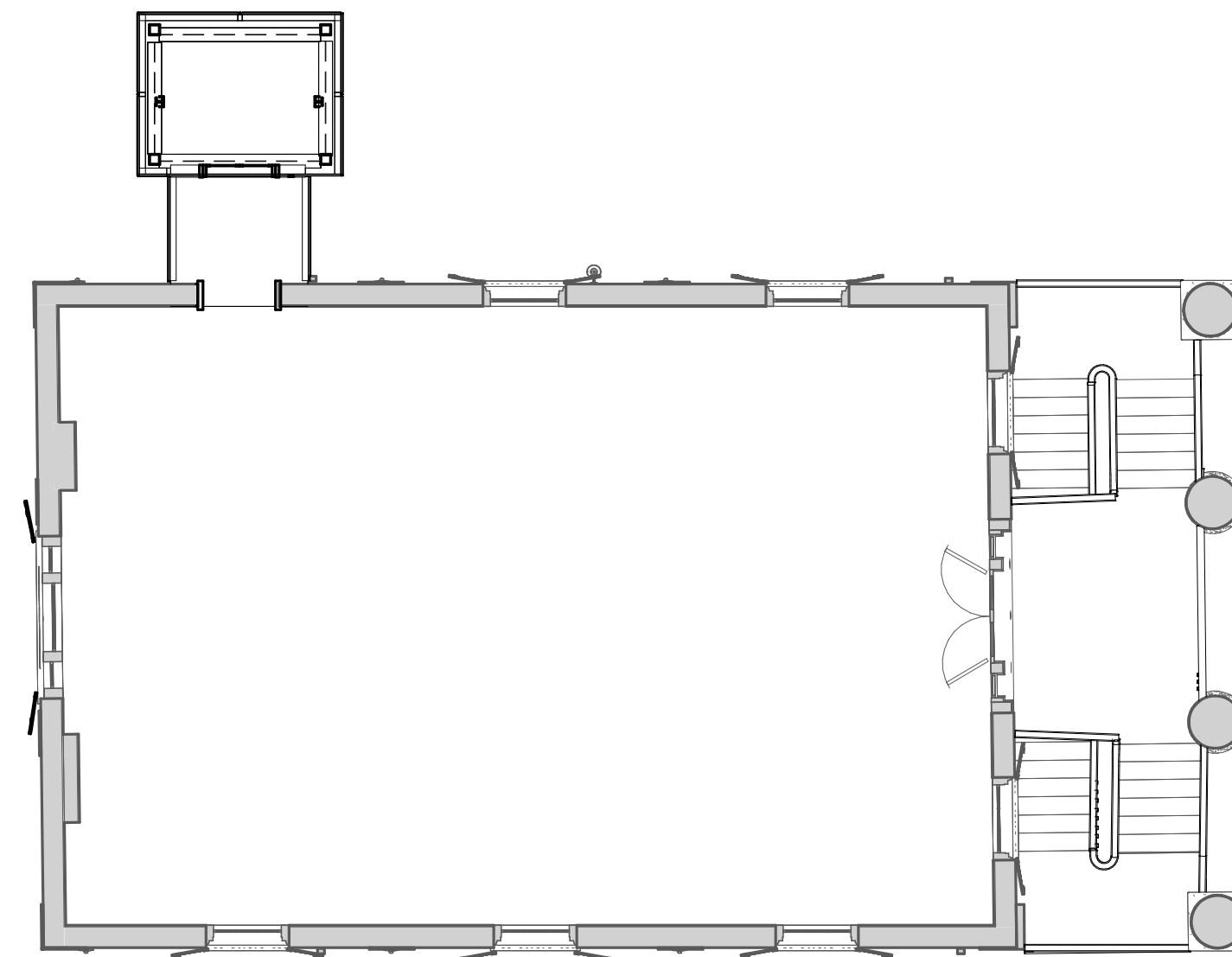


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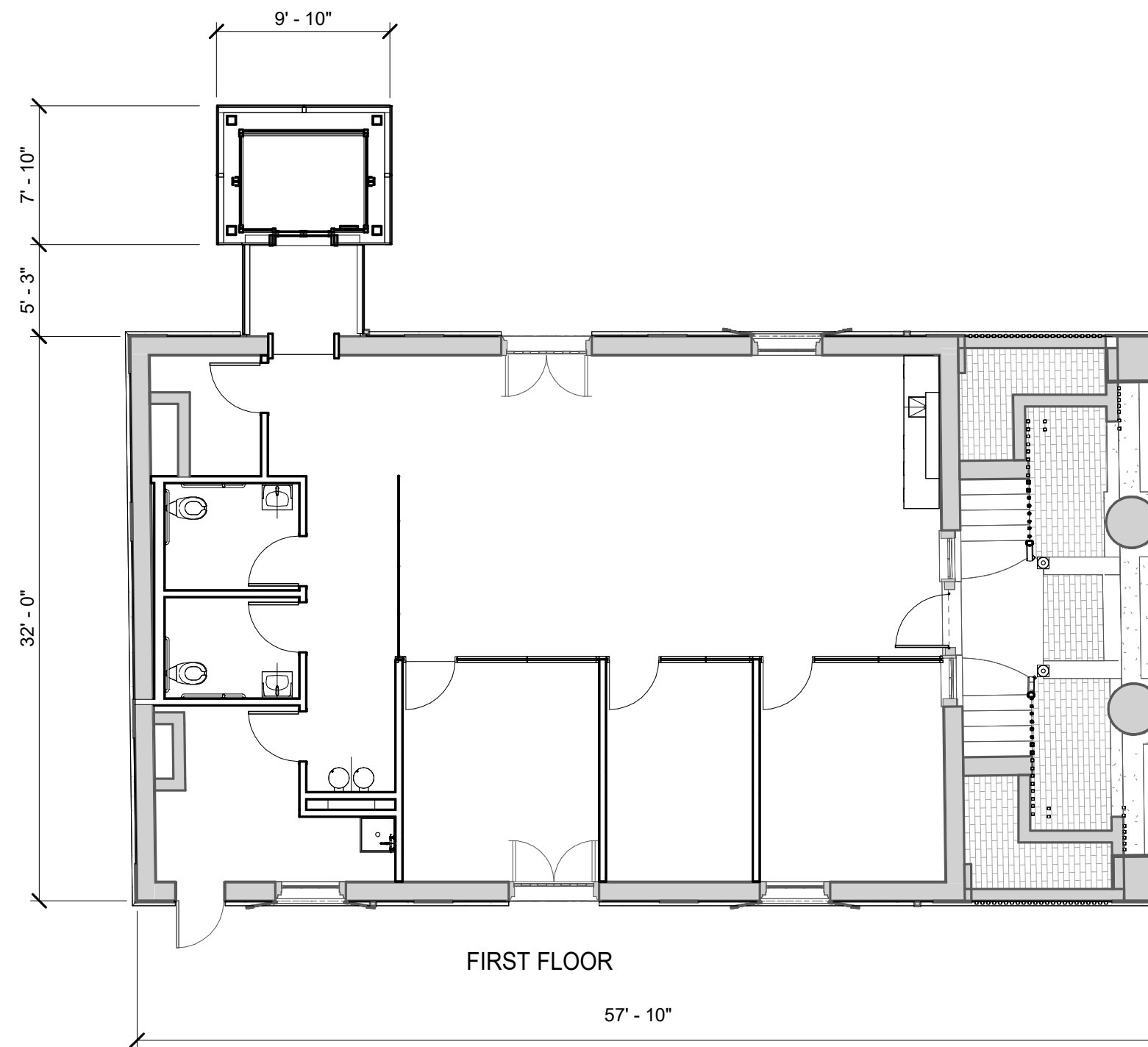


FIRST FLOOR

EXISTING PLAN

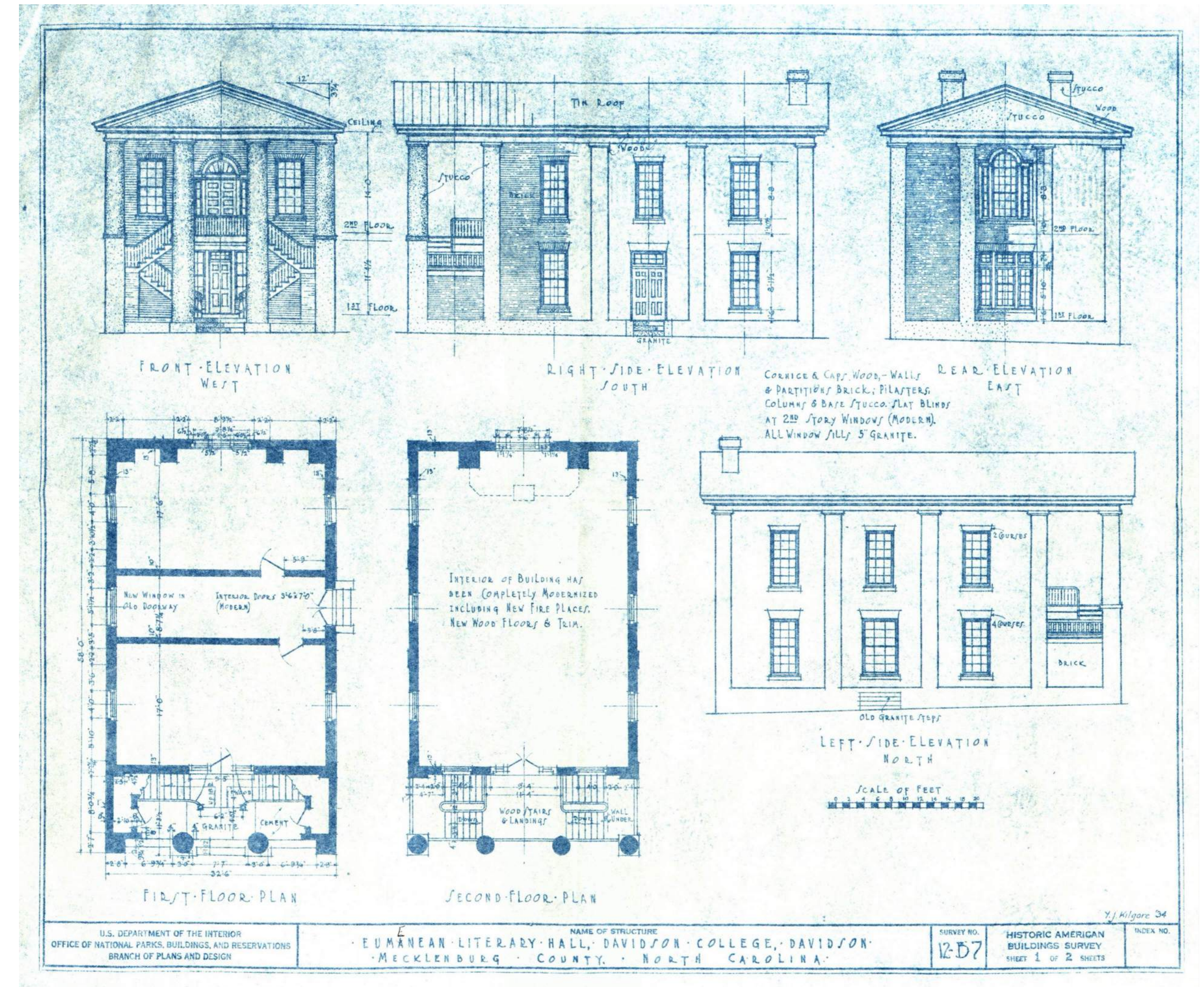


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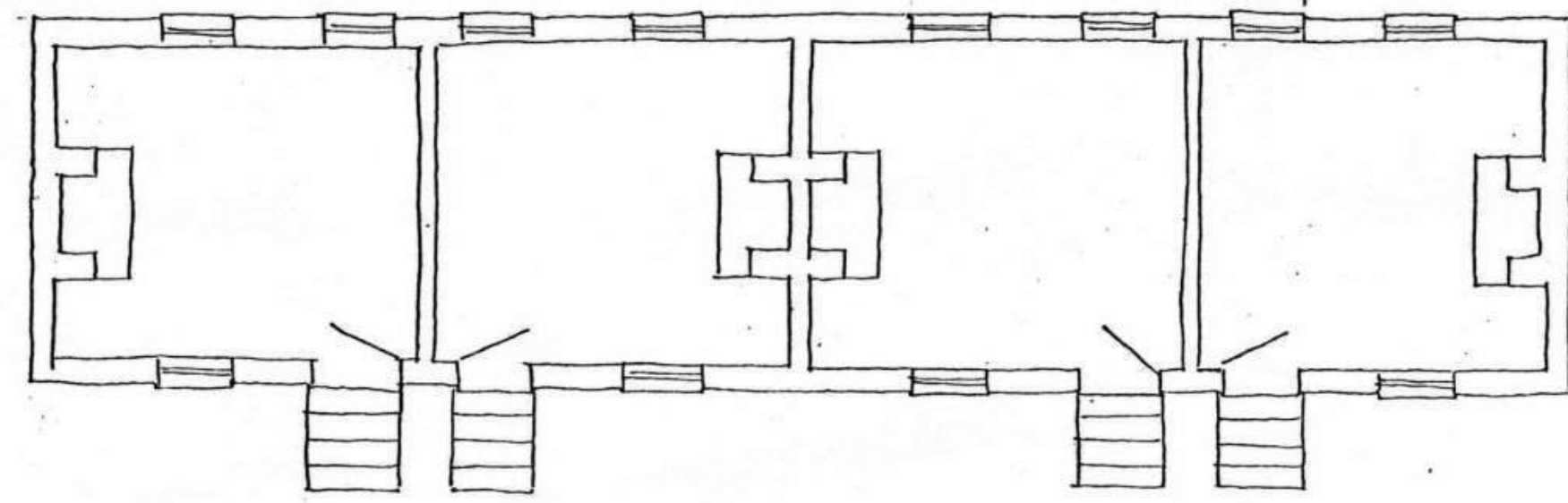
FIRST FLOOR

PROPOSED PLAN

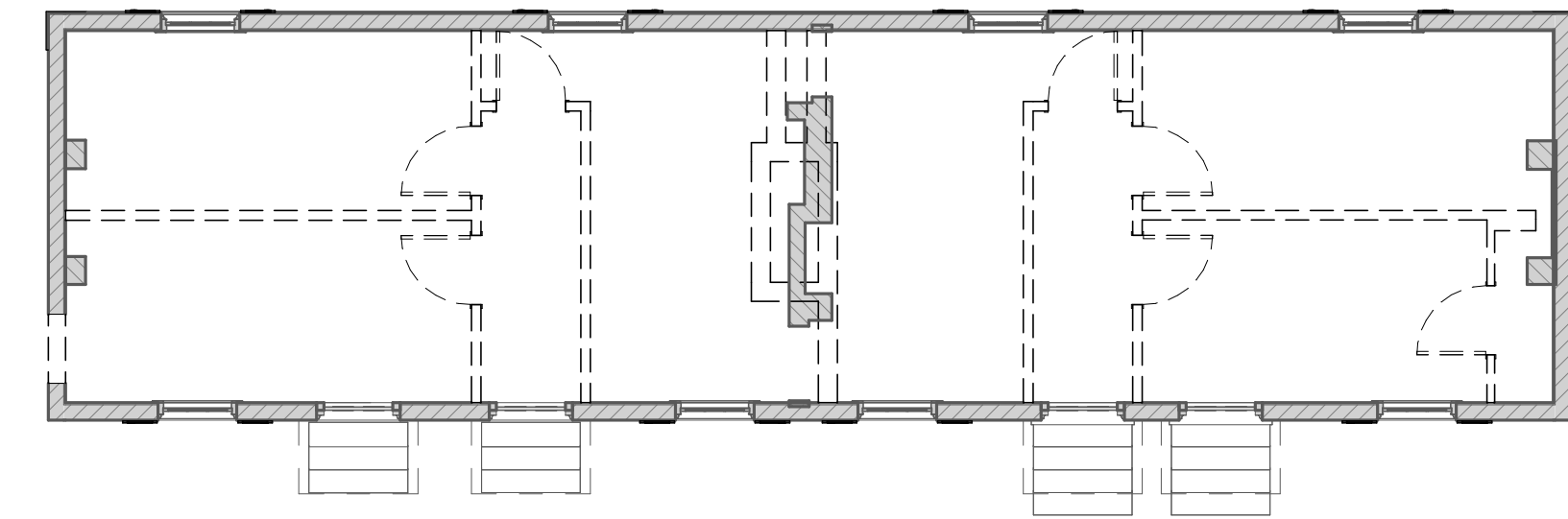


EUMENEAN HALL HABS 1934

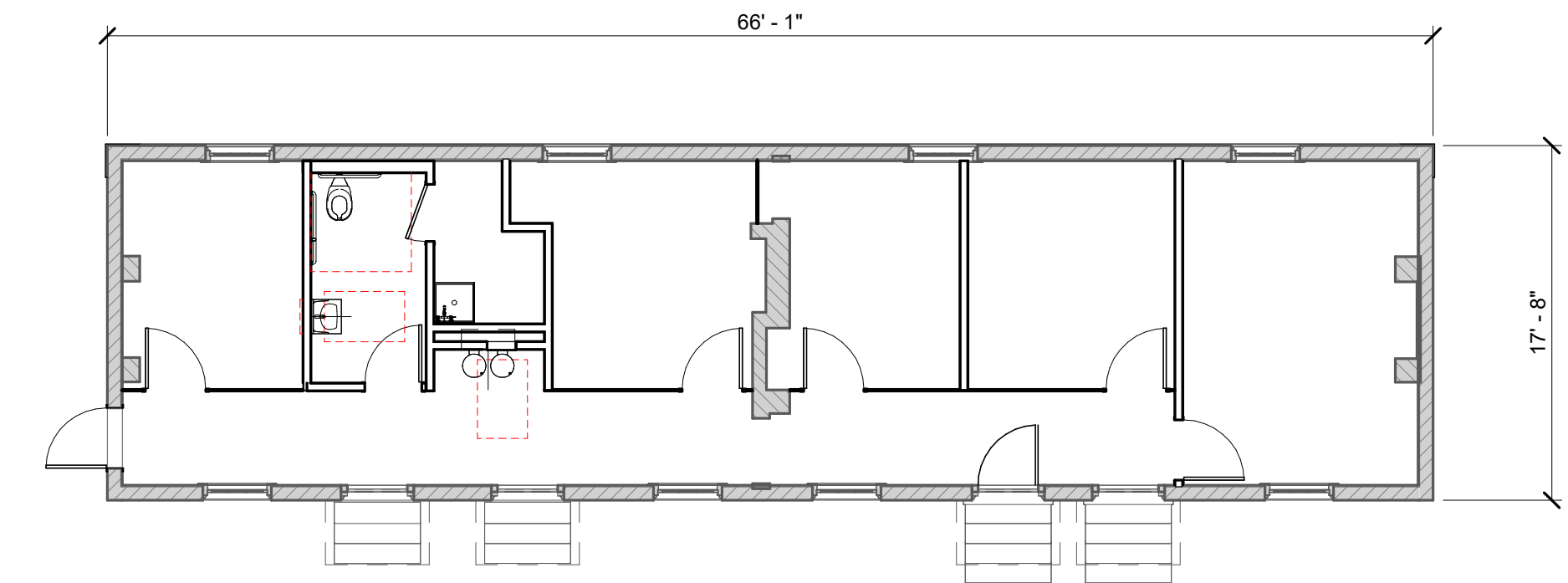
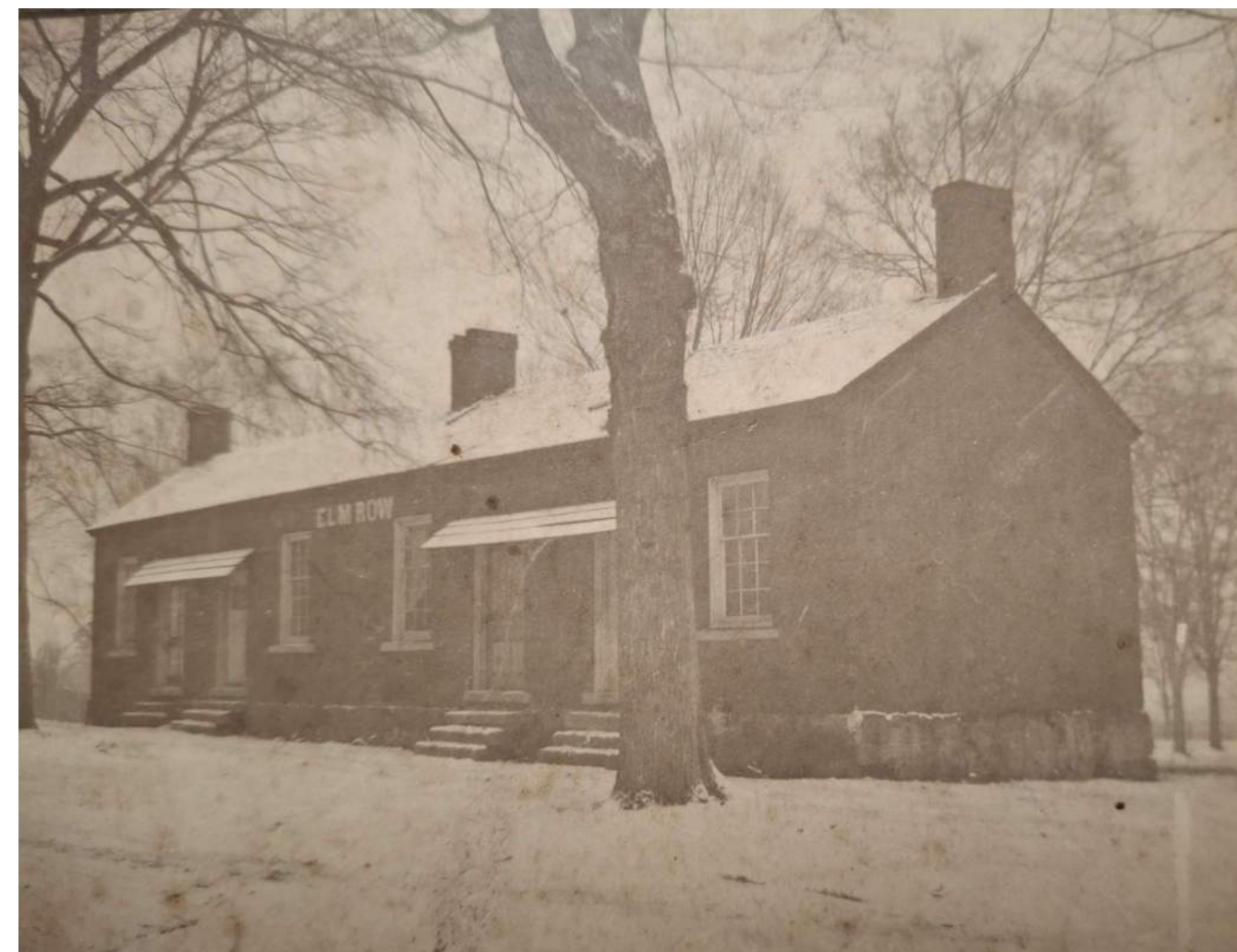




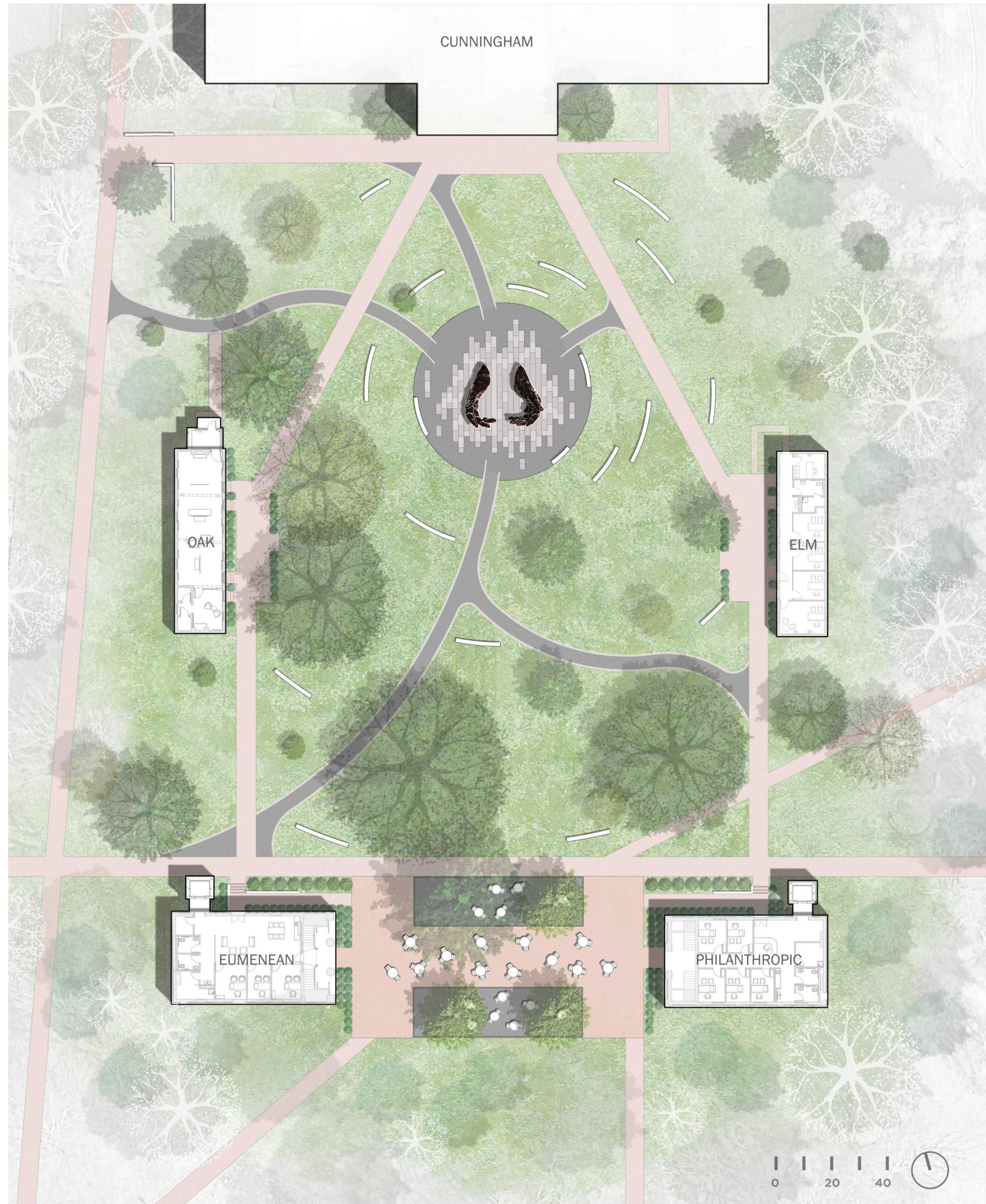
THE ROWS PLAN 1976 NATIONAL REGISTER NOMINATION



EXISTING PLAN



PROPOSED PLAN



SITE PLAN
DAVIDSON COLLEGE - EUMENEAN AND PHILANTHROPIC HALLS AND ELM ROW
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WALL SURFACES

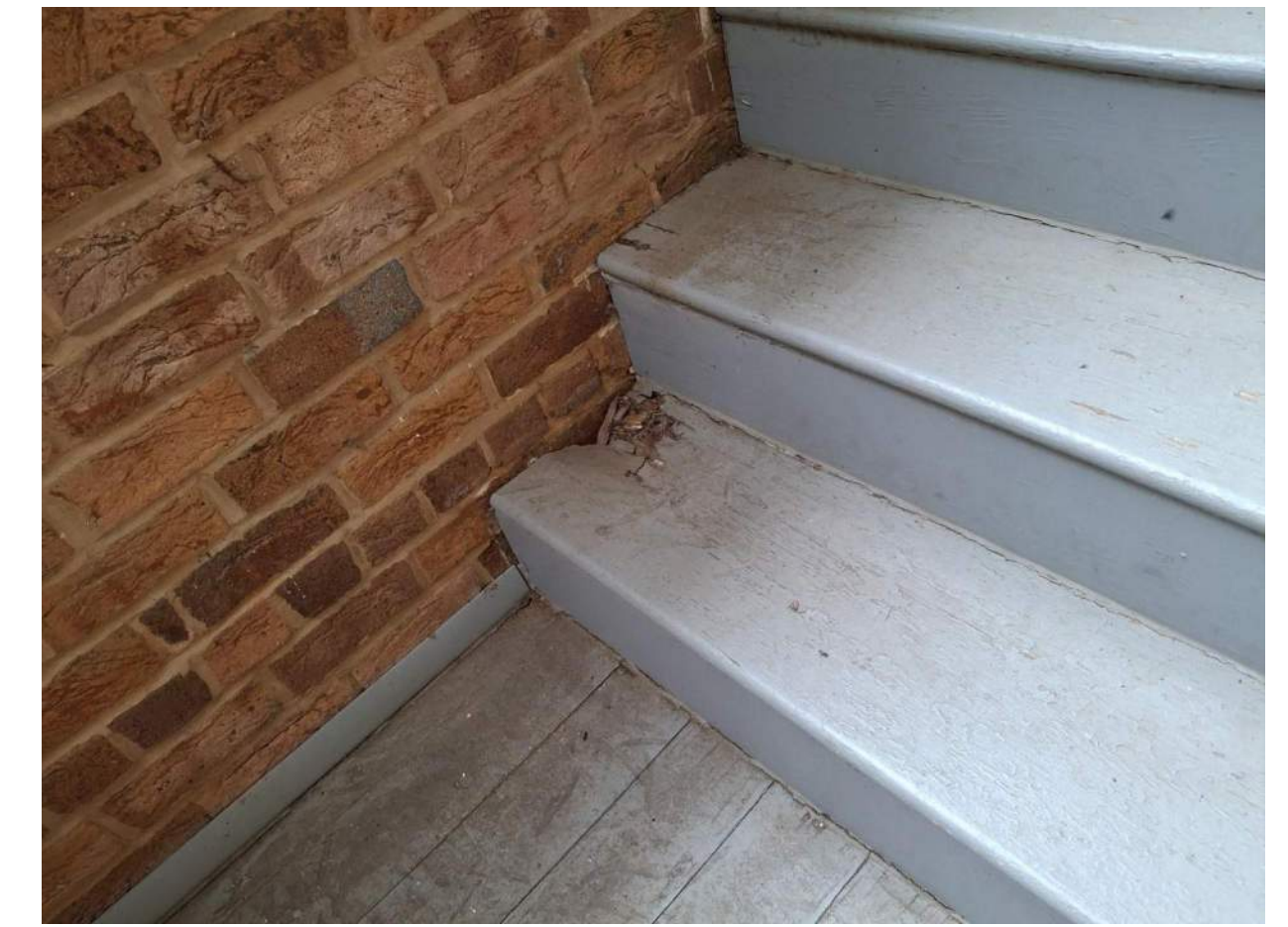
THE BRICK IS GENERALLY IN GOOD CONDITION. SELECTED REPOINTING AND REPLACEMENT ARE REQUIRED WITH AN APPROPRIATE MIX DESIGN COMPATIBLE WITH THE HISTORIC MIX. PARSED SURFACES ARE SPALLING AND REQUIRE REPAIR. SOME COATED SURFACES ARE PEELING AND REQUIRE REMOVAL AND REPLACEMENT WITH BREATHABLE COATING. WOOD SURFACES HAVE SELECTED DETERIORATION AND REQUIRE REPAIR/REPLACEMENT IN KIND. THE GOAL IS TO REMOVE EXTERIOR SURFACE MOUNTED MEP SYSTEMS FROM THE BUILDING.



ROOF, GUTTERS AND DOWNSPOUTS

THE ROOF IS SLATE WHICH IS NOT THE HISTORIC CONDITION. THE ROOF IS PERFORMING AND WILL REMAIN WITH SELECTED REPAIR AS NEEDED. CHIMNEY FLASHING WILL ALSO BE INSPECTED AND REPAIRED AS NEEDED.

THE GUTTERS ARE PERFORMING. THEY WILL BE INSPECTED AND REPAIRED AS NEEDED. DOWNSPOUTS ARE DAMAGED AND WILL BE REPLACED WITH ROUND COPPER DOWNSPOUTS.



WOOD STAIR

THE EXISTING WOOD STAIRS HAVE BEEN REPLACED IN PAST REHABILITATION EFFORTS. THERE IS MEANINGFUL DETERIORATION IN THE STAIRS WHICH WILL REQUIRE REPLACEMENT AS NEEDED FOLLOWING A DETAILED INSPECTION. IT IS POSSIBLE THE STAIR STRUCTURE COULD REMAIN.

EXTERIOR WALLS, ROOF, AND STAIR TREATMENT APPROACH - PHI AND EU HALLS

DAVIDSON COLLEGE - EUMENEAN AND PHILANTHROPIC HALLS AND ELM ROW

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WINDOWS & SHUTTERS

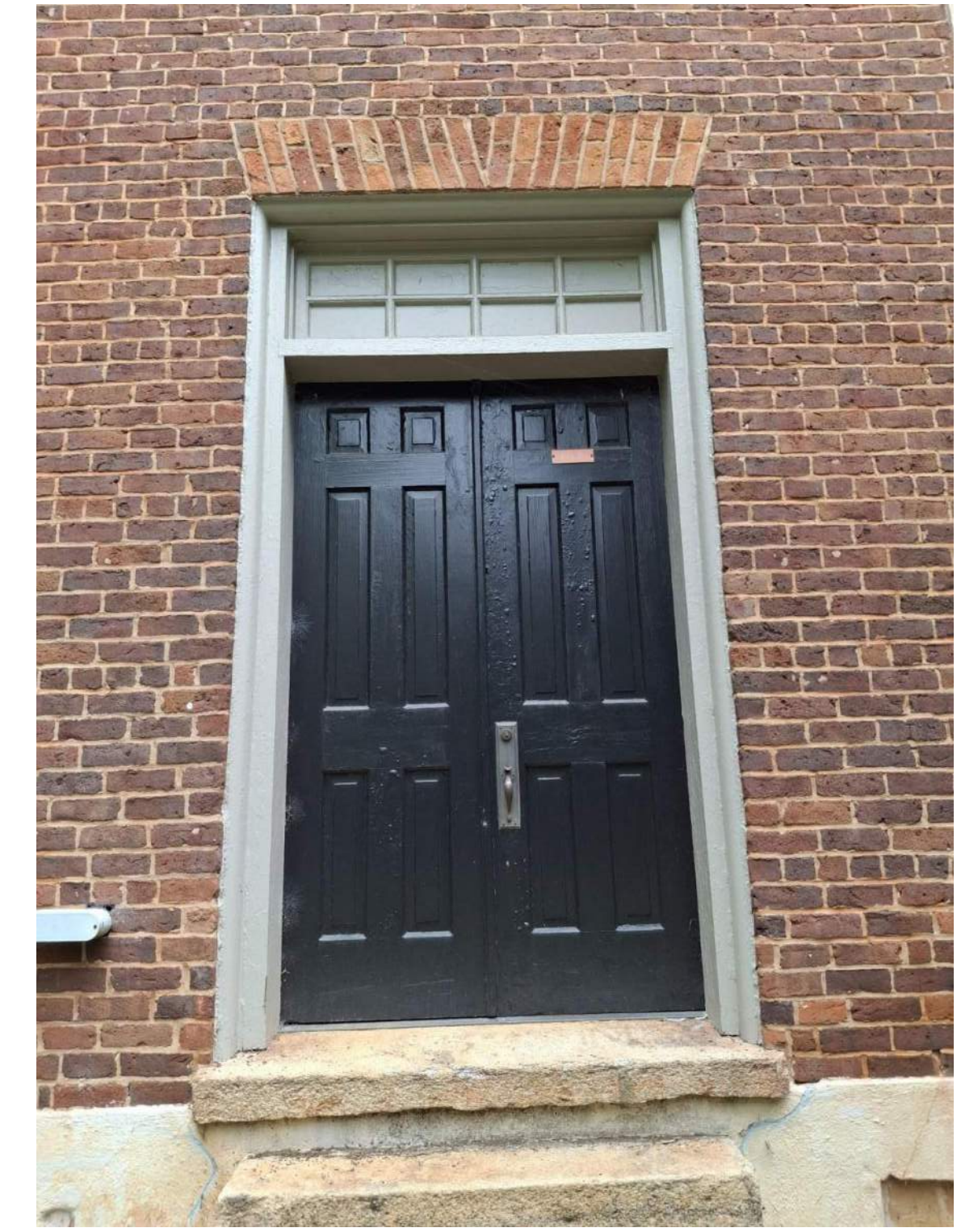
THE EXISTING WOOD WINDOW SASHES ARE NOT ORIGINAL. THE WINDOW FRAMES HOWEVER, DO APPEAR ORIGINAL. THE GENERAL TREATMENT APPROACH IS REHABILITATION OF THE EXISTING FRAMES AND SASHES. NEW WINDOW SASHES WILL BE INSTALLED AT THE SECOND FLOOR OF PHI ON THE WEST ELEVATION.

THE SHUTTERS ARE LIKELY NOT ORIGINAL WITH THE POSSIBLE EXCEPTION OF THE SECOND FLOOR SHUTTERS UNDER THE PORTICO OF PH. THE SHUTTERS WILL BE ASSESSED FOR EITHER REHABILITATION OR REPLACEMENT IN KIND.



DOORS

THERE APPEAR TO BE A MIX OF ORIGINAL AND NON-HISTORIC DOORS. THE DOORS TO THE SECOND FLOOR APPEAR TO BE ORIGINAL INCLUDING THE SURROUNDING SIDELIGHTS AND TRANSOM. THE FIRST FLOOR NORTH DOORS ARE LIKELY ORIGINAL ON PHI BUT DO NOT APPEAR ORIGINAL ON EU. DOOR FRAMES TYPICALLY APPEAR TO BE ORIGINAL AND WILL BE RETAIN AND RESTORED. THERE ARE ALSO NON-HISTORIC UTILITY DOORS WHICH WILL BE REPLACED WITH FUNCTIONAL AND DURABLE REPLACEMENT DOORS. IN GENERAL THE TREATMENT APPROACH IS, WHERE ORIGINAL DOORS EXIST, THEY WILL REMAIN AND BE RESTORED. NON-HISTORIC DOORS WILL BE REPLACED IN KIND.



EXTERIOR WINDOW AND DOOR TREATMENT APPROACH - PHI AND EU HALLS

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ROOF

THE SLATE ROOF IS NOT HISTORIC BUT IS PERFORMING. THE ROOF AND FLASHING WILL BE INSPECTED AND REPAIRED AS NEEDED.

THE SLATE ON THE STOOP ROOFS WILL BE REMOVED FOR WOOD REPAIR AND REINSTALLED. THERE IS NO FLASHING ON THE STOOP ROOFS. NEW COPPER FLASHING WILL BE INSTALLED.

WALL

THE BRICK IS IN GOOD CONDITION BUT WILL REQUIRE SELECTED CRACK REPAIR AND REPOINTING. NEW MORTAR WILL BE IN KEEPING WITH THE HISTORIC MORTAR MIX.

THE CHIMNEYS WILL BE INSPECTED AND REPAIRED AS NEEDED.

STONE FOUNDATION

THE STONE FOUNDATION WILL REQUIRE REPOINTING ON THE INTERIOR WITH SELECTED REPAIR TO THE EXTERIOR FACE.



WINDOWS

THE WINDOW FRAMES APPEAR TO BE HISTORIC BUT THE SASHES HAVE BEEN REPLACED. THE CONFIGURATION IS ACCURATE WITH 6/6 LITES.

THE APPROACH WILL BE TO RETAIN THE EXISTING WINDOWS WITH REPAIRS AS NEEDED. THE SHUTTERS WILL NOT BE HISTORIC AND WILL BE REMOVED TO MATCH THE ORIGINAL CONFIGURATION.

DOORS

THE DOORS ARE NOT HISTORIC AND WILL BE REPLACED MATCHING THE ORIGINAL CONFIGURATION.



EUMENEAN AND PHILANTHROPIC HALL - LOOKING SOUTHEAST

DAVIDSON COLLEGE - EUMENEAN AND PHILANTHROPIC HALLS AND ELM ROW

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EUMENEAN AND PHILANTHROPIC HALL - LOOKING SOUTHWEST

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PHILANTHROPIC HALL - LOOKING SOUTHEAST
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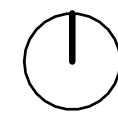
EUMENEAN HALL - LOOKING SOUTHWEST
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EUMENEAN AND PHILANTHROPIC PLAZA - LOOKING SOUTH

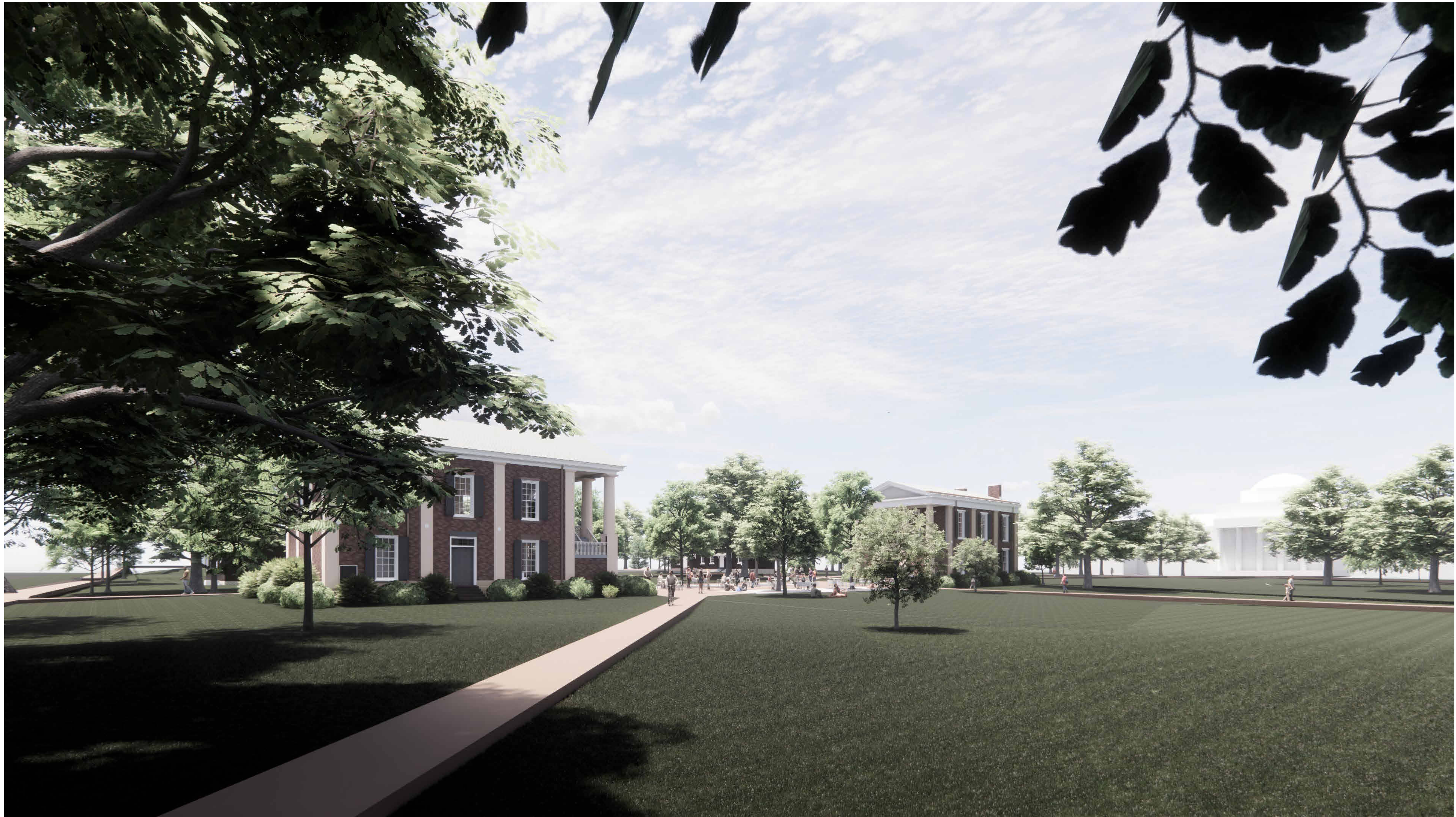
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EUMENEAN HALL - LOOKING EAST
DAVIDSON COLLEGE - EUMENEAN AND PHILANTHROPIC HALLS AND ELM ROW
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EUMENEAN AND PHILANTHROPIC HALL - LOOKING NORTHEAST

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