Town of Davidson
Historic Preservation Commission Regular Meeting
Town Hall and Community Center
Community Room 120
251 South Street
Wednesday, October 16, 2024 at 5:30 PM

I. CALL TO ORDER

II. SILENT ROLL CALL

III. CHANGES / ADOPTION OF THE AGENDA

IV. REVIEW/APPROVAL OF MINUTES

a. Meeting Minutes
Summary: Consider approval of the September 18, 2024, meeting minutes.

V. OLD BUSINESS

VI. NEW BUSINESS

VII. INFORMAL FYI REVIEW

a. Davidson College - With These Hands Memorial
Summary: The Commission will provide informal non-binding feedback on proposed plans for a sculpture and associated site improvements on Davidson College Campus. No decisions will be made.

b. Davidson College - Oak Row Rehabilitation
Summary: The Commission will provide informal non-binding feedback on proposed plans for the Oak Row dormitory building on Davidson College campus. No decisions will be made.

VIII. OTHER ITEMS

IX. ADJOURN

Historic Preservation Commission
Meeting Minutes
September 18, 2024

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: 6:20 p.m.

II. ROLL CALL AND DETERMINATION OF QUORUM:

Members Present signified by ☒:

☒ Andrew Gale	☐ Craig Lewis (Chair)	☐ Brent Zande
☐ Tom Gibbs	☒ Dave Malushizky	☐ Nicole Perri
☒ Rachel Johnson	☒ Rusty Miller	☒ Sara Swanson (Vice Chair)

Town Representatives: Lindsay Laird

III. CHANGES TO THE AGENDA: N/A

IV. REVIEW/APPROVAL OF THE MINUTES:

a. August 21, 2024, Minutes

Motion to recommend approval of minutes:

- **Motion:** Rachel Johnson
- **Second:** Rusty Miller
- **Vote:** 5-0 (Motion Passed)

V. OLD BUSINESS: N/A

VI. NEW BUSINESS: N/A

VII. INFORMAL FYI REVIEWS:

a. 705 N Main Street

The Commission provided informal non-binding feedback on proposed plans for 705 N Main Street.

VIII. OTHER ITEMS: N/A

IX. ADJOURNMENT: The meeting adjourned at 6:41 pm.

APPROVAL OF MEETING MINUTES:

Date: _____ By: _____

HISTORIC PRESERVATION COMMISSION: STAFF REPORT

Date: October 16, 2024
To: Historic Preservation Commission
From: Lindsay Laird, Senior Planner
Re: Davidson College, With These Hands Memorial – Informal Review #1

INTRODUCTION

APPLICANT INFO

- **Project:** With These Hands Memorial
- **Location:** 306 N Main Street (Davidson College Campus Parcel ID 00316201)
- **Applicant:** Davidson College
- **Designer:** Malcolm Davis, Perkins & Will
- **Planning Area(s):** College Campus (Local Historic District Overlay)

The project site is situated on Davidson College campus, within the courtyard formed by Elm Row, Philanthropic Hall, Eumenean Hall, and Oak Row. The local historic district designation report includes the following information specific to the Davidson College campus and the Oak Row/Elm Row vicinity:

> **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. The college grew during the 1850s when Maxwell Chambers of Salisbury, North Carolina, donated over $250,000 to the college.

Chambers's generous gift was the largest sum of money ever given to a Southern college in the antebellum era and allowed for significant physical improvements to the campus. By the Civil War, Chambers's money had funded the construction of the central block of the grand, neoclassical Main Building (Chambers Building, burned 1921). Designed by Alexander Jackson Davis, an architect of national repute, the Chambers Building was the focal point of the campus quadrangle plan and symbol of the school's prestige and stability in the post-Civil War years

Architectural Context
The antebellum architecture that remains in the historic district reflects the prevailing classical trends of this period which were also well-suited for scholastic institutions steeped in classical teachings. The oldest buildings in the historic district are Elm Row and Oak Row, which were constructed in 1837 on the western edge of the Davidson College campus. Of the eight buildings that formed the original Davidson College campus, only Elm Row and Oak Row survive. Attributed to local builder, Samuel Lemly, these simple, one-story, brick dormitories have gable roofs, fieldstone foundations, and a restrained classicism expressed in their symmetrical facades and delicate trimwork. Designed to house sixteen students apiece, each building contains four rooms, each with its own entrance.

PROJECT DESCRIPTION

The With These Hands memorial emerges as a physical manifestation of reverence and gratitude to the enslaved and exploited individuals who's stolen labor Davidson College is indebted to. Marked with years of labor and wear, a pair of hands cradle both the earth and the visitor, creating a space for contemplation and reverence. Site features will be constructed of brick edging matching existing campus brick, granite pavers and crushed aggregate, and a cast bronze sculpture.

PLANNING STAFF REVIEW - PRELIMINARY

Below is a summary of planning and development standards related to this proposal. Staff comments are in *red italics*.

HISTORIC DISTRICT DESIGN STANDARDS

A. Standards for Plantings and Site Features (Pg. 48-49):

1. Retain and preserve plantings and site features that contribute to the overall historic character of a district property or the district as a whole. *Existing site features are retained as part of this project.*
2. Retain and preserve the historic plantings and site features that relate district buildings to the settings—including site topography, retaining walls, mature trees, street tree canopies, hedges, foundation plantings, pedestrian alleys, and walkways. *See comments for standard #1.*
3. Maintain and protect both constructed and landscape features through appropriate maintenance and pruning of plants and trees. Trim and prune trees so that their canopy is preserved. It is not appropriate to radically change the shape of a mature

tree by "topping" it. Repair the surfaces and details of constructed site features using repair techniques appropriate to the specific material. *Site construction documents, which will be submitted at a later date and reviewed administratively, should include a tree protection fencing detail.*

4. Replace in kind any portion of a constructed site feature that contributes to the district character if damaged or deteriorated beyond repair. Match it in design, material, dimension, configuration, texture, color, and detail. Consider substitute materials only if it is not feasible to replace the feature in kind. *N/A*
5. If a constructed site feature that contributes to the district character is missing, replace it with a new feature based either upon accurate documentation of the original or upon a new design compatible in material, scale, and detail with the historic character of the building, site, and district. *N/A*
6. Replace damaged or diseased significant site plantings; including mature trees, hedges, and foundation plantings; with new plantings that are similar in species and that will have a similar size and appearance to the originals when they mature. It is not appropriate to remove a planting that contributes to the overall character of the historic district unless it is dead, diseased, or damaged. *N/A*
7. Introduce new site features, such as compost piles, rain barrels, and plantings if needed in locations that do not diminish or compromise the overall character of the building, site, or district. Maintain the site's overall sense of openness or enclosure. *The new With These Hands sculpture is located such that it does not compromise the overall character of the district. Additionally, it will be constructed of bronze, a traditional architectural material.*

B. Standards for Walks, Driveways, and Parking (Pg. 52-53):

1. Retain and preserve driveways, walkways and off-street parking areas that contribute to the overall historic character of the historic district. *N/A*
2. Retain and preserve the materials of traditional driveways, walkways and parking surfaces that contribute to the overall historic character of the site or district. *N/A*
3. Maintain and repair the features, material surfaces and details of walkways, driveways, and off-street parking areas using repair techniques appropriate to the specific materials. *N/A*
4. Replace in kind any portion of a walkway, driveway, or off-street parking area that is damaged or deteriorated beyond repair. *N/A*
5. If a walkway, driveway or off-street parking area is completely missing, replace it with a new feature based upon accurate documentation of the original or upon a new design compatible in material, scale and detail with the historic character of the site and district. *N/A*
6. If new driveways, walkways, or off-street parking areas are necessary, site them in locations that are consistent with the traditional relationships of walkways, driveways, and off-street parking areas to district properties of similar architectural style and sites of similar size. In residential areas of the district, it is not appropriate to locate new off-street parking in areas that are visible from the street, if the paving will abut the primary building, or if the site's proportion of constructed and paved area to unbuilt area will be substantially changed. *New walkways are sited in locations that are consistent with existing walkways around the college campus.*
7. Design new driveways, walkways, and off-street parking areas, if necessary, to be compatible in configuration, material, and scale with the specific site, building, and

district. *New walkways and site features will be compatible with the surrounding campus. The plan prioritizes preservation of traditional pathways and minimizing the visual impact of new walkways.*

8. Design new driveways, walkways, and off-street parking areas so the general topography of the site and any significant site features are not damaged or radically altered. Protect significant site features, such as mature trees and areas within their driplines, from damage during or as the result of construction. *New walkways appear to meander around significant site landscaping.*
9. Subdivide new off-street parking with interior planting medians or islands to lessen their visual impact. In residential areas, screen new off-street parking from view and minimize their impact on adjacent properties through the introduction of perimeter plantings, fences, walls, or hedges. *N/A*

RESOURCES & ATTACHMENTS

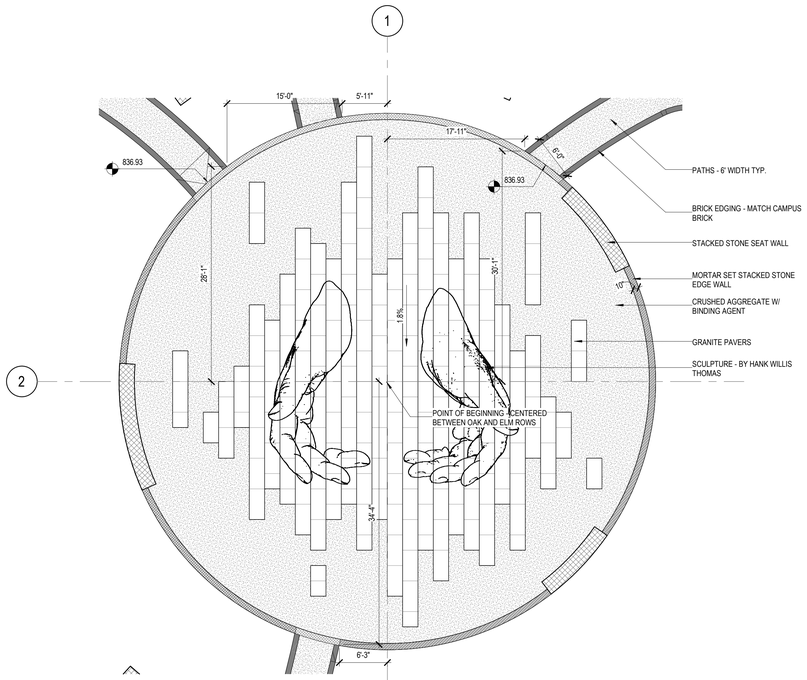
- North Main Street Local Historic District: Designation Report
- Davidson Historic District Design Standards: LHD Design Standards
- Major vs. Minor COA Work List
- Davidson Planning Ordinance (DPO): www.townofdavidson.org/planningordinance

MATERIAL & LAYOUT NOTES

1. BASE TOPOGRAPHICAL AND EXISTING CONDITIONS AS SHOWN ON EXISTING CONDITIONS DRAWINGS.
2. UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL AND UTILITY PLANS.
3. DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, TO CENTERLINE OF PAVEMENTS, TO OUTSIDE EDGE OF PAVEMENTS, TO CENTERLINES OF STAIRS; FROM EDGE OF PAVEMENT TO FACE OF WALL.
4. ALL CURVES TO BE TRUE RADII WITHOUT STRAIGHT SEGMENTS.
5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
7. **ALL WALLS, HARDSCAPE, AND PATHWAYS SHALL BE COMPLETELY LAID OUT AND STAKED WITH VISIBLE MARKERS. THE STAKES SHALL BE APPROVED IN THE FIELD BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE 72 HOURS PRIOR TO LAYOUT REVIEW SITE VISIT.**

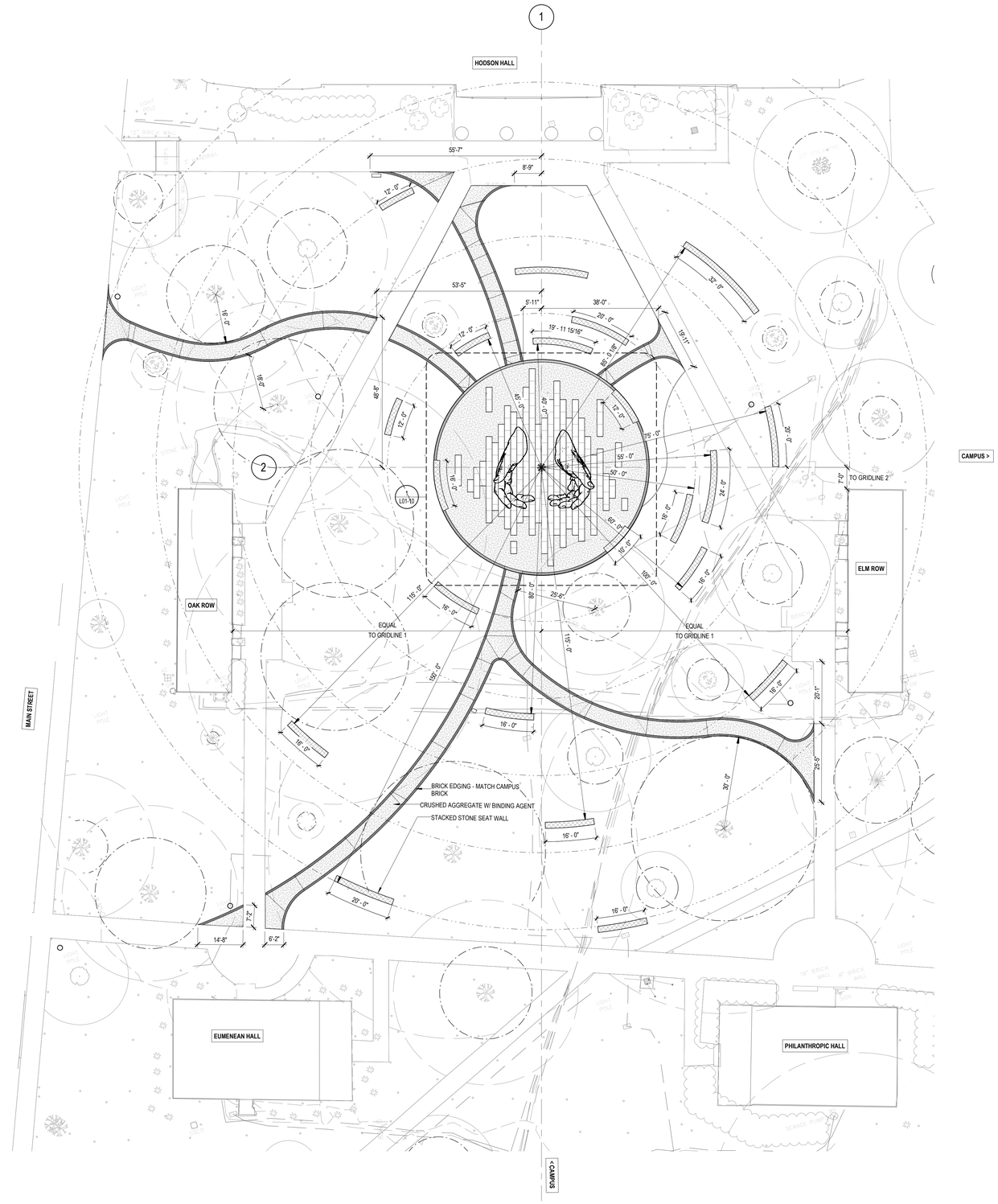
MATERIALS LEGEND

	BRICK EDGING - MATCH CAMPUS BRICK
	CRUSHED AGGREGATE W/ BINDING AGENT
	STACKED STONE (FIELD STONE)
	GRANITE PAVERS (2"x4"x3")



1 CENTRAL PLAZA - MATERIAL & LAYOUT PLAN ENLGMT.
1/8" = 1'-0"

SCALE 1" = 8'-0" (0, 4, 8, 16, 32)



2 MATERIAL & LAYOUT PLAN
1/16" = 1'-0"

SCALE 1" = 16'-0" (0, 8, 16, 32, 64)

Perkins&Will

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MEP
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LIGHTING
Light Defines Form
3116 Northline Ave, Box 4465
Greensboro, NC 27408

OWNER
Davidson College
405 North Main Street, Davidson, NC 28035

FACILITY

CONTRACTOR

NOTE: DOCUMENTS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION PURPOSES.

PROJECT

95% CONSTRUCTION DOCUMENTS 08.29.2024

DAVIDSON COLLEGE - SFEEP
Davidson College
405 N Main Street
Davidson, NC 28035

DAVIDSON COLLEGE
405 N. Main Street
Davidson, NC 28035

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE

Job Number	820975.000
Drawn	Author
Checked	Checker
Approved	Approver

TITLE

MATERIAL AND LAYOUT PLANS

SHEET NUMBER

L10-10

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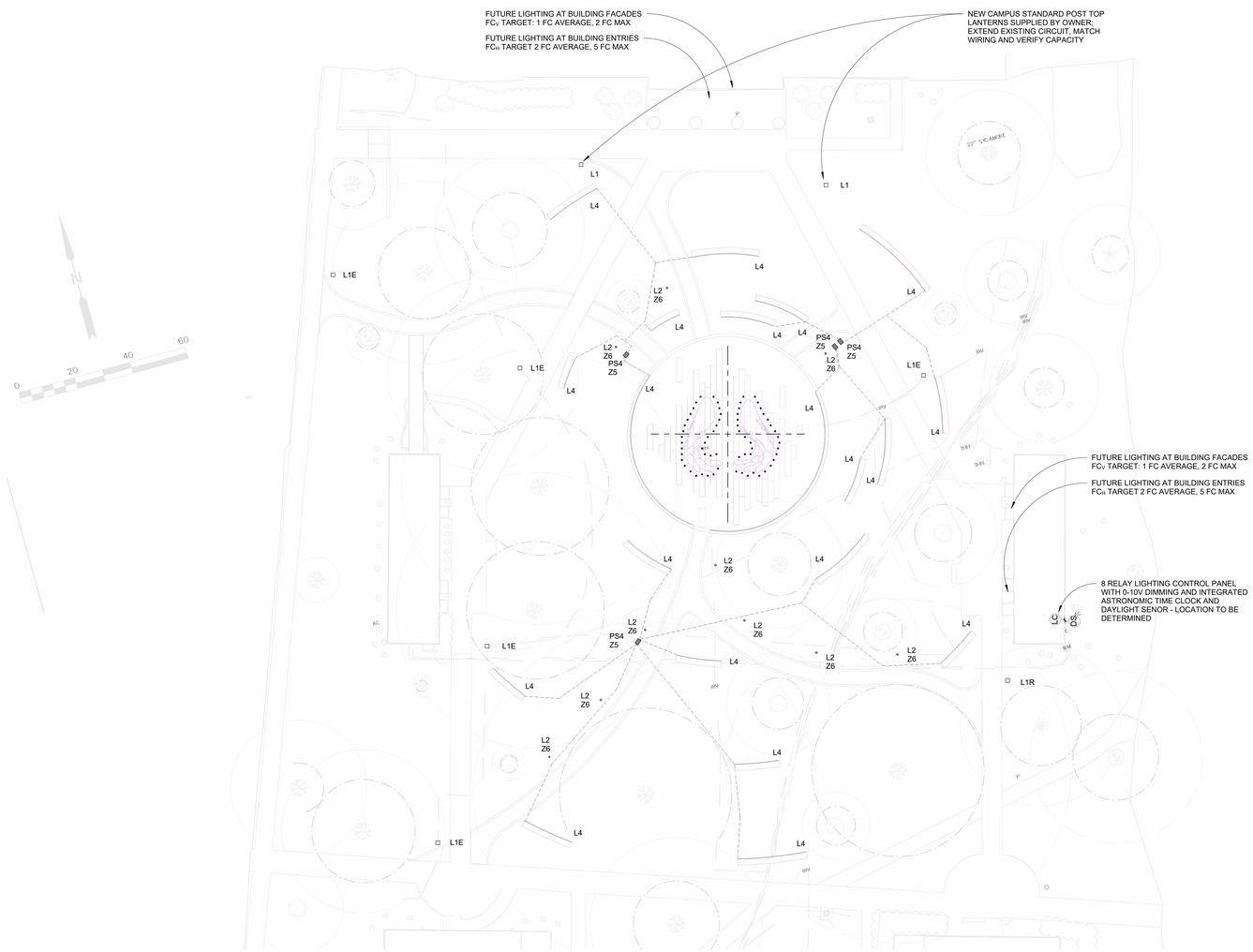

1 LEVEL 01 - LIGHTING GROUND LAYOUT PLAN
1" = 20'-0"

LIGHTING FIXTURE SCHEDULE												
TYPE	DESCRIPTION	FINISH	MOUNTING	BOD MANUFACTURER	BOD MODEL / SERIES	SOURCE	CONTROL TYPE	VOLTAGE	DELIVERED LUMENS	INPUT WATTAGE	NOTES	TYPE
L1	CAMPUS STANDARD POST TOP LANTERN - NEW SUPPLIED BY OWNER		ANCHOR BASE			MATCH	MATCH			MATCH	SUPPLIED BY OWNER INSTALLED BY CONTRACTOR	L1
L1E	CAMPUS STANDARD POST TOP LANTERN - EXISTING TO REMAIN		ANCHOR BASE			MATCH	MATCH			MATCH		L1E
L1R	CAMPUS STANDARD POST TOP LANTERN - EXISTING TO BE RELOCATIED		ANCHOR BASE			MATCH	MATCH			MATCH		L1R
L2	IP65 RATED LED FULL CUTOFF BOLLARD	STANDARD TO BE SELECTED	DIRECT BURIAL BASE	BEGA	B99058-K3-70895	LED 930	0-10V DIM	120V	1360 LM	14.5 W		L2
L3	IP68 RATED LED WALLWASHER	STAINLESS STEEL	RECESSED IN GRADE	BEGA	84229-K3-90CRI	LED 930	0-10V DIM	120V	838 LM	12 W		L3
L4	IP67 OR BETTER RATED DIRECT-VIEW, FLEXIBLE LOW-VOLTAGE LED STRIP	WHITE/SATIN ALUMINUM	SURFACE CONCEALED	Q-TRAN	FLM-SW-S-30-90-1.4-IM-BC FLM-SELF-BD	LED 930	0-10V DIM	24V	32 LM/FT	1.4 W/FT	PROVIDE CONTINUOUS CURVED RUNS OF UPLIGHT ALONG INSIDE FACE OF STONE FEATURES; PROVIDE WITH TAIL LENGTHS AS REQUIRED TO REACH POWER SUPPLIES	L4
PS4	IP68 INGRADE ENCLOSURE WITH LOW-VOLTAGE DRIVER FOR USE WITH TYPE L4 SERIES LINEAR LIGHT FIXTURES	STANDARD TO BE SELECTED	RECESSED IN GRADE	Q-TRAN	Q-SET-eLED-200W-UNV-24V DC-0-10V Q-VAULT-5		0-10V DIM	120V		200 W		PS4

SCHEDULE NOTES:
1) VERIFY ALL CATALOG CODES WITH WRITTEN AND DRAWN DESCRIPTIONS
2) VERIFY ALL FINISHES WITH ARCHITECT PRIOR TO ORDERING
3) VERIFY ALL VOLTAGES AND EMERGENCY REQUIREMENTS WITH ELECTRICAL ENGINEER PRIOR TO ORDERING
4) WHERE LENGTHS ARE INDICATED THEY ARE NOMINAL AND FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS PRIOR TO ORDERING
5) PROVIDE ALL FIXTURES COMPLETE AS REQUIRED FOR PROPER INSTALLATION AND INTEGRATION INCLUDING MOUNTING AND ELECTRICAL ACCESSORIES

Perkins&Will

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PROJECT

95% CONSTRUCTION DOCUMENTS 08.29.2024

DAVIDSON COLLEGE - SFEEP
Davidson College
405 N Main Street
Davidson, NC 28035

DAVIDSON COLLEGE
405 N. Main Street
Davidson, NC 28035

KEYPLAN

ISSUE CHART

MARK	ISSUE	DATE
	CD PROGRESS	08/27/2024

Job Number	820975.000
Drawn	BSR
Checked	
Approved	

TITLE

LIGHTING PLAN

SHEET NUMBER

LT-101

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STATEMENT OF COMPLIANCE

Name of Project: DAVIDSON COLLEGE - SITE FOR ENSLAVED AND EXPLOITED PEOPLE

For each category below, submit a detailed description of how the project does or does not comply with the Davidson Planning Ordinance (DPO) and the Davidson Historic District Guidelines.

1. **DPO Section 2: Planning Areas**

2. **DPO Section 4: Design Standards**

   Our site design, which includes brick walkways, seating walls, various site elements, and a central bronze sculpture, aligns with the city's general site design requirements. We prioritize pedestrian access by incorporating walkways that connect the courtyard to adjacent streets.
   As our project does not involve constructing a building, the building-specific design standards outlined in the Davidson Planning Ordinance (DPO) and Davidson Historic District Guidelines—such as Section 4.4 General Building Design Criteria, Section 4.5 Specific Building Type Criteria, Section 4.6 Existing Industrial Campuses Criteria, and Section 4.7 Renovation of Existing Structures Criteria—do not apply. Specifically, standards related to the scale, design, and orientation of building types are not relevant to this project.

3. **DPO Section 8: Parking & Driveways**

   Since our project focuses on redesigning an existing courtyard, which involves enhancing site elements such as walkways and landscaping without altering or expanding the surrounding roadways, the provisions related to parking and driveways outlined in Section 8 Parking and Driveways are not applicable. We are not creating new vehicular access points or modifying traffic flow, so the design standards for parking facilities and driveways outlined in Section 8 do not pertain to our project.

4. **DPO Section 9: Tree Preservation, Landscaping & Screening**

   Our design complies with the city ordinance by ensuring that no trees over 12 inches in diameter will be removed. Per section 9.3.3, removing such trees requires a permit, but we are committed to preserving all large trees within the courtyard. We will also avoid any disturbances to the critical root zones, maintaining the health and stability of the trees. This approach aligns with the ordinance's goal of tree preservation while allowing us to integrate our design into the existing landscape responsibly.

5. **DPO Section 10: Lighting**

Our lighting plan has been carefully designed to comply with the applicable standards set forth in the Davidson Planning Ordinance. The project involves installing landscape lighting to highlight key site features, including the walkways and central bronze sculpture. All lighting elements are aimed and shielded to minimize glare and light spill, ensuring a focused, pedestrian-friendly experience that aligns with safety and aesthetic guidelines.

As outlined in Section 10, we've ensured compliance with the requirements for exterior lighting, and the plan prioritizes uniform illumination while avoiding light trespass. Since this project does not involve building construction, specific lighting standards tied to building facades and heights are not applicable.

6. Davidson Historic District Design Guidelines

Our design for the site aligns closely with the Davidson Historic District Guidelines, ensuring compatibility with the district's historic character and architectural standards.
Materials and Features: We commit to using traditional architectural metals, such as bronze, in line with the district's emphasis on high-quality materials that contribute to its historic charm.
Plantings and Site Features: We adhere to guidelines for maintaining and protecting existing plantings, ensuring that new features complement the district's character while preserving its openness and historic context.
Walks, Driveways, and Parking: Our plan prioritizes preserving traditional pathways and minimizing the visual impact of new walkways. We use permeable paving materials and maintain a balanced ratio of paved to green areas, upholding the district's historic feel and environmental quality.
Our design integrates seamlessly with the Davidson Historic District's guidelines, respecting its historical legacy while addressing practical needs

HISTORIC PRESERVATION COMMISSION: STAFF REPORT

Date: October 16, 2024
To: Historic Preservation Commission
From: Lindsay Laird, Senior Planner
Re: Oak Row – Informal Review #1

INTRODUCTION

APPLICANT INFO

- **Project:** Oak Row Rehabilitation
- **Location:** 306 N Main Street (Davidson College Campus Parcel ID 00316201)
- **Applicant:** Davidson College
- **Designer:** Craig Wertz, Lord Aeck Sargent
- **Planning Area(s):** College Campus (Local Historic District Overlay)

Oak Row and Elm Row, constructed in 1837, are the oldest buildings within the Davidson Historic District. These two dormitory buildings are the last remining original structures constructed when the college was founded. The local historic district designation report includes the following information specific to the Davidson College campus and Oak Row:

> **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. The college grew during the 1850s when Maxwell Chambers of Salisbury, North Carolina, donated over $250,000 to the college.

Chambers's generous gift was the largest sum of money ever given to a Southern college in the antebellum era and allowed for significant physical improvements to the campus. By the Civil War, Chambers's money had funded the construction of the central block of the grand, neoclassical Main Building (Chambers Building, burned 1921). Designed by Alexander Jackson Davis, an architect of national repute, the Chambers Building was the focal point of the campus quadrangle plan and symbol of the school's prestige and stability in the post-Civil War years

Architectural Context
The antebellum architecture that remains in the historic district reflects the prevailing classical trends of this period which were also well-suited for scholastic institutions steeped in classical teachings. The oldest buildings in the historic district are Elm Row and Oak Row, which were constructed in 1837 on the western edge of the Davidson College campus. Of the eight buildings that formed the original Davidson College campus, only Elm Row and Oak Row survive. Attributed to local builder, Samuel Lemly, these simple, one-story, brick dormitories have gable roofs, fieldstone foundations, and a restrained classicism expressed in their symmetrical facades and delicate trimwork. Designed to house sixteen students apiece, each building contains four rooms, each with its own entrance.

Oak Row, North Main Street, ease 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.

PROJECT DESCRIPTION

Currently, the Oak Row building includes unused classroom space and an IT workroom. Davidson College plans to rehabilitate the building to serve as an interpretive center for the monument being erected adjacent to it in the historic quad. Rehabilitation work includes accessibility improvements, restrooms, new HVAC systems, improved energy efficiency, and new electrical systems.

PLANNING STAFF REVIEW - PRELIMINARY

Below is a summary of planning and development standards related to this proposal. Staff comments are in *red italics*.

HISTORIC DISTRICT DESIGN STANDARDS

A. **Standards for Roofs (Pg. 10-11):** *The dormitory originally had a metal roof and later a wood shingle roof. The existing slate roof is thought to have been installed in the early 1960's.*
   1. Retain and preserve roofs that contribute to the overall historic character and form of a building including the roof shape, pitch, line, overhang, and any functional or decorative features. *Roof shape, pitch, line, overhang, and decorative features are retained.*

2. Retain and preserve roof cladding materials which contribute to the overall historic character of a building. *Slate roof is currently anticipated to remain and be repaired.*
3. Maintain, protect, and repair the features, material surfaces, and details of roofs using repair techniques appropriate to the specific roof material. *See comment for standard #2.*
4. Replace in kind any portion of a roof that is damaged or deteriorated beyond repair. Match distinctive historic roofing materials in design, material, dimension, pattern, texture, color, and detail. Limit replacement to the damaged area if feasible. Consider installing substitute roof materials for slate, tile, or metal standing seam roofs only if it is not technically feasible to replace the damaged roof materials in kind. *N/A - See comment for standard #2.*
5. If a roof detail or feature is missing, replace it with a new detail or feature that is based either upon accurate documentation of the original or upon a new design compatible in material, scale, and detail with the historic character of the building and district. *N/A - See comment for standard #2.*
6. It is not appropriate to compromise the architectural integrity of a building by removing or introducing roof features such as dormers, chimneys, vents, built-in gutters, downspouts, or other character-defining roof details or features. *N/A*
7. Install new gutters and downspouts, if needed, with care so that no architectural features are damaged or lost. Select gutters and downspouts that are painted or coated with a durable finish in a color that is appropriate to the building, unless they are copper. Replace historic half-round gutters or cylindrical downspouts in kind. *N/A*
8. Introduce thoughtfully integrated energy conservation features such as solar collectors unobtrusively. It is not appropriate to install solar collectors, ventilators, skylights, satellite dishes, and mechanical or communication equipment on roof slopes that are visible from the street. *N/A*
9. Install low-profile ridge vents, if desired, only if they will not destroy historic roofing materials and details. *N/A*
10. It is not appropriate to introduce features or details to a roof in order to create a false historical appearance. *N/A*

B. Standards for Exterior Walls and Trim (Pg. 12-13): *Foundation walls are generally in good repair. Work will reset loose stones and replace deteriorated mortar. Additionally, brick walls are generally in good repair. Work will replace damaged bricks, repair cracks, and repoint brick only as needed.*

1. Retain and preserve exterior walls that contribute to the overall historic form and character of a building, including their functional and decorative features, such as cornices, foundations, bays, quoins, arches, water tables, brackets, entablatures, and storefronts. *Exterior walls are retained in the proposed design.*
2. Retain and preserve exterior wall materials that contribute to the overall historic character of a building, including brickwork, stucco, stone, wooden shingles, wooden siding, asbestos siding, and metal, wooden, or masonry trim work. *Stone foundations and brick walls are retained in the proposed design.*
3. Maintain, protect, and repair the features, material surfaces, and details of exterior walls using maintenance and repair methods appropriate to the specific material. *Stone foundations and brick walls will be repaired.*
4. Replace in kind any portion of an exterior wall that is damaged or deteriorated beyond repair. Match the original in design, material, dimension, texture, pattern, detail, and

color. Limit replacement to the damaged area if possible. Consider substituting compatible exterior wall materials for historic wall materials only if it is not technically feasible to replace in kind. *The HPC should confirm that replacement materials (stones, mortar, bricks) match the original in design, material, dimension, texture, pattern, detail, and color.*

5. If an exterior wall feature or detail is completely missing, replace it with a new feature or detail that is based upon accurate documentation of the original or a new design compatible with the historic character of the building and district in scale, material, and detail. *N/A*
6. It is not appropriate to compromise the architectural character of a building by introducing or removing windows, doors, chimneys, bays, or other features on character-defining exterior walls. *N/A*
7. It is not appropriate to conceal or remove material surfaces or details of historic exterior walls such as wooden shingles, corner boards, brackets, band boards, and other trim work. *N/A*
8. It is not appropriate to conceal or replace historic exterior wall materials such as clapboards, bricks, or stucco, with contemporary synthetic coatings or substitute sidings such as aluminum, vinyl, or reinforced siding. Nor is it appropriate to paint or coat unpainted historic brick walls. *N/A*
9. It is not appropriate to introduce features or details to an exterior wall in order to create a false historical appearance. *N/A*

C. Windows and Doors (Pg. 20-21): *Existing windows are 1960's era wood, single glazed, true divided lite, replacement windows with metal tracks at jambs and wood framed screens. Existing sash and muntin configurations match the earliest historic photos. Existing windows will either remain in place and have storm/energy panels installed OR be replaced with more energy efficient true divided lite wood windows replicating existing/original units. Replacement doors have been installed at all four openings (two types). Doors will be replaced with historically appropriate types at four openings.*

1. Retain and preserve windows and doors that contribute to the overall character and form of a historic building, including their functional and decorative features and details. *Existing windows are 1960s replacements, but match sash and muntin configurations of historic photos. Doors were also replaced at some point.*
2. Retain and preserve window and door materials that contribute to the overall historic character of the building. *See comment for standard #1.*
3. Maintain, protect and repair the features, material surfaces, and details of historic windows and doors through appropriate maintenance and repair methods. *See comment for standard #1*
4. Replace in kind any portion of a window or door that is damaged or deteriorated beyond repair. Match the original in design, material, dimension, sash, or panel configuration, detail, texture, and color. Retain as much original material as possible. Consider substituting compatible materials for the original only if it is not technically feasible to replace in kind. *Existing windows and doors are replacements.*
5. If a window or door is completely missing, replace it with a new unit that is based upon accurate documentation of the original or is a new design compatible in scale, material, and detail with the historic character of the building and district. *Applicant should provide replacement window and door details that are based upon accurate*

documentation of the original or a new design compatible in scale, material, and detail with the historic character of the building and district.

6. It is not appropriate to compromise the architectural integrity of a building by introducing or eliminating historic window or door openings on character-defining elevations. *N/A*
7. It is not appropriate to remove or conceal elements or details of historic windows or doors; including transoms, shutters, sidelights, beveled glass, art glass, and architectural trim. *N/A*
8. It is not appropriate to introduce features or details to windows or doors in order to create a false historical appearance. *N/A*

D. Materials: Masonry (Pg. 26-27): *Existing stone foundations and brick walls will be repaired and repointed as needed. Damaged bricks will be replaced.*

1. Retain and preserve masonry features and surfaces that contribute to the overall historic character and form of a building or site including terraces, walkways, steps, foundations, walls, chimneys, roofing materials, and cornices. *Existing masonry features and surfaces will be retained.*
2. Retain and preserve masonry materials that contribute to the overall historic character of a building and site. *Existing masonry materials will be retained.*
3. Maintain, protect, and repair the features, material surfaces, and details of historic brick, stone, stucco or concrete elements using repair techniques appropriate to the specific masonry material. *Existing stone foundations and brick walls will be repaired as needed.*
4. Repoint mortar joints if the mortar is missing, cracked, or crumbling with new mortar that matches the original in strength, composition, color, and texture. Match original mortar joints in width and profile. *See comment for standard #3.*
5. Repaint previously painted masonry surfaces in colors appropriate to the building and site. It is not appropriate to paint masonry surfaces that were not painted or coated historically. *N/A*
6. Replace in kind any portion of a brick, mortar, stone, stucco, or concrete surface that is damaged or deteriorated beyond repair. Match distinctive historic masonry features in design, material, dimension, pattern, texture, color, and detail. Limit replacement to the damaged area if feasible. Only consider replacement with substitute material if replacement in kind is not technically feasible. *Damaged bricks will be replaced if needed. Applicant should provide a detail of replacement bricks that match historic brick in design, material, dimension, pattern, texture, color, and detail.*
7. If a masonry detail or feature is missing, replace it with a new detail or feature that is based either upon accurate documentation of the original or upon a new design compatible in material, scale, and detail with the historic character of the building and district. *N/A*
8. It is not appropriate to conceal historic wall surfaces by applying new masonry veneers or to mix masonry veneer patterns on existing buildings. *N/A*
9. It is not appropriate to compromise the architectural integrity of a building by removing or introducing character-defining masonry features such as piers, columns, walls, sills, lintels, chimneys, parapets, or cornices. *N/A*
10. It is not appropriate to introduce masonry features or details in order to create a false historical appearance. *N/A*

E. **Additions to Historic Buildings (Pg. 40-41):** *Proposed plans show a small 112 SF addition to the north end of the building to provide an accessible entrance. Grades can be modified to achieve accessible entry without a ramp.*

1. Site additions so they do not compromise the overall historic character of the building or site and do not damage or obscure significant historic building features. *The proposed addition is not located on the primary Main Street building façade.*
2. Site additions in inconspicuous locations—typically on rear elevations to minimize their visibility from the street. Inset additions from rear building corners to differentiate them from the existing building and to reduce their visibility. *See comment for standard #1.*
3. Reduce the visual impact of an addition on a historic building and site by limiting its scale and size. It is not appropriate to construct an addition if it will visually overpower the existing building or site or substantially alter the site's proportion of built to unbuilt area. *Proposed addition will be shorter than the existing roof line.*
4. Design additions so they are compatible with the existing building in height, massing, and roof form and pitch. *The HPC should provide feedback on the compatibility of massing and roof form/pitch of two addition concepts.*
5. Design additions so that the placement, configuration, materials, and overall proportion of windows and doors are compatible with those of the existing building. Select exterior surface materials and architectural details that are compatible with the existing building in terms of composition, module, texture, pattern, color, and detail. *Proposed materials were not submitted for the addition. The applicant should provide material details that are compatible with the existing building in terms of composition, module, texture, pattern, color, and detail.*
6. Construct additions, if feasible, to be structurally self-supporting to reduce any damage to the historic building. Sensitively attach them to the historic building so that the loss of historic materials and details is minimized. *Confirm that addition will be structurally self-supporting and sensitively attached to the historic building.*
7. Protect significant site features from damage during or as a result of construction by minimizing related ground disturbance and the use of heavy construction equipment. Protect areas within the dripline of mature trees during construction. It is not appropriate to bulldoze sites within the district. *N/A*
8. It is not appropriate to introduce an addition if it requires the loss of a character-defining building feature, such as an original porch or window bay, or significant site feature, such as a mature tree. *N/A*

RESOURCES & ATTACHMENTS

- North Main Street Local Historic District: Designation Report
- Davidson Historic District Design Standards: LHD Design Standards
- Major vs. Minor COA Work List
- Davidson Planning Ordinance (DPO): www.townofdavidson.org/planningordinance

PROGRAM
THE REHABILITATED DORMITORY IS TO SERVE AS AN INTERPRETIVE CENTER FOR THE MONUMENT BEING ERECTED ADJACENT TO IT IN THE HISTORIC QUAD.

PERIOD OF SIGNIFICANCE
1837-1916 DORMITORY ERA

REQUIRED ELEMENTS
TO BE PROVIDED AS PART OF THE REHABILITATION INCLUDE:

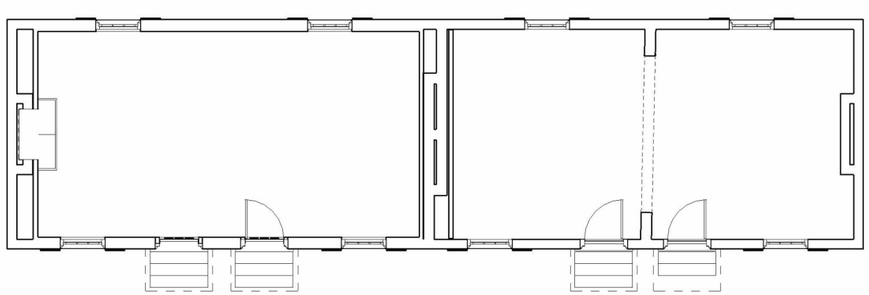
- ACCESSIBILITY
- RESTROOMS
- NEW HVAC SYSTEMS
- IMPROVED ENERGY EFFICIENCY
- NEW ELECTRICAL SYSTEMS AND TECHNOLOGY

WITH THESE HANDS:
A MEMORIAL TO THE ENSLAVED AND EXPLOITED.
HANK WILLIS THOMAS WITH PERKINS & WILL

QUAD ELEVATION

NORTH ELEVATION

MAIN STREET ELEVATION

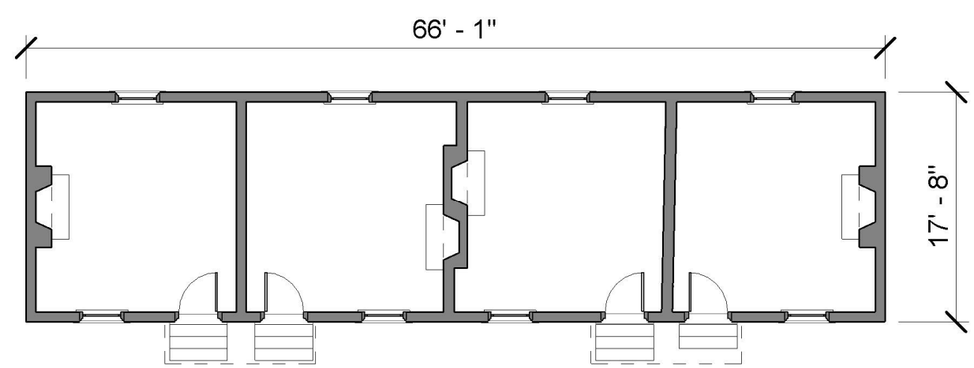


EXISTING PLAN

HISTORY
THE OAK ROW DORMITORY, AND ELM ROW ACROSS THE LAWN FROM IT, ARE THE LAST REMAINING ORIGINAL STRUCTURES CONSTRUCTED IN 1837 WHEN THE COLLEGE WAS FOUNDED. THERE WERE ORIGINALLY 3-4 OF THESE DORMITORY BUILDINGS LINING EACH SIDE OF THE QUAD. RECORDS INDICATE THE FOLLOWING USES OF OAK ROW DURING ITS EXISTENCE.

1837 – 1916	**STUDENT DORMITORY**
1916 – 1928	FRATERNITY MEETING ROOMS.
1928 – 1950	OFFICES OF STUDENT PUBLICATIONS AND ORGANIZATION
1950 – 1969	MUSIC DEPARTMENT OFFICE
1969 – 1993	ART DEPT CLASSROOM, MUSIC DEPT PRACTICE ROOM
1993 - ????	MUSIC DEPT PRACTICE ROOM
CURRENTLY	UNUSED CLASSROOM (SOUTH), IT WORKROOM (NORTH)

PHOTOGRAPH FROM 1890'S



ORIGINAL 1837 DORMITORY PLAN

LORD AECK SARGENT

INFORMATION SUBMISSION
TOWN OF DAVIDSON
HISTORIC PRESERVATION COMMISSION

HISTORY AND PROGRAM

Davidson - Oak Row Rehabilitation

306 N. Main Street
Davidson, NC 28306

10/16/2024 MEETING

LAS # 12479-00

STONE FOUNDATION

RESTORATION APPROACH

FOUNDATION WALLS ARE GENERALLY IN GOOD REPAIR. WORK WILL RESET LOOSE STONES AND REPLACE DETERIORATED MORTAR.

SLATE ROOF
BRICK CHIMNEYS

THE DORMITORY ORIGINALLY HAD A METAL ROOF AND LATER A WOOD SHINGLE ROOF. THE EXISTING SLATE ROOF IS THOUGHT TO HAVE BEEN INSTALLED IN THE EARLY 1960'S

RESTORATION APPROACH

SLATE ROOF CURRENTLY ANTICIPATED TO REMAIN AND BE REPAIRED ONLY AS NEEDED TO REPLACE BROKEN PIECES.

BRICK EXTERIOR
SOLID BEARING WALLS

REPOINTED WITH MORTAR SLIGHTLY DARKER THAN THE ORIGINAL.

RESTORATION APPROACH

WALLS ARE GENERALLY IN GOOD REPAIR. (EXCEPT FOR THIS CRACK!) WORK WILL REPLACE DAMAGED BRICKS, REPAIR CRACKS,AND REPOINT BRICK ONLY AS NEEDED.

LORD
AECK
SARGENT

INFORMATION SUBMISSION
TOWN OF DAVIDSON
HISTORIC PRESERVATION COMMISSION

EXTERIOR WALLS & ROOF

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DOORS

REPLACEMENT DOORS HAVE BEEN INSTALLED AT ALL FOUR OPENINGS (TWO TYPES)

ORIGINAL AWNINGS COVERED PAIRS OF DOORS, NOT INDIVIDUAL DOORS

REHABILITATION APPROACH:
REPLACE DOORS WITH HISTORICALLY APPROPRIATE TYPES AT THE FOUR OPENINGS

HISTORIC DOORS WILL NOT PROVIDE ACCESS INTO THE REHABILITATED DORMITORY / INTERPRETIVE CENTER.

EXISTING AWNINGS OVER INDIVIDUAL DOORS CURRENTLY ANTICIPATED TO REMAIN IN PLACE.

TYPICAL WINDOW

EXISTING WINDOWS ARE 1960'S ERA WOOD, SINGLE GLAZED, TRUE DIVIDED LITE, REPLACEMENT WINDOWS W/ METAL TRACKS AT JAMBS AND WOOD FRAMED SCREENS.

EXISTING SASH & MUNTIN CONFIGURATIONS MATCH THE EARLIEST HISTORIC PHOTOS.

REHABILITATION APPROACH:
ALTERNATE 1 - EXISTING WINDOWS TO REMAIN IN PLACE AND HAVE STORM/ENERGY PANELS INSTALLED. REMOVE EXTERIOR SCREENS

ALTERNATE 2 - REPLACE EXISTING WINDOWS WITH MORE ENERGY EFFICIENT TRUE DIVIDED LITE WOOD WINDOWS REPLICATING EXISTING/ORIGINAL UNITS.

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TOWN OF DAVIDSON
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EXTERIOR WINDOWS & DOORS

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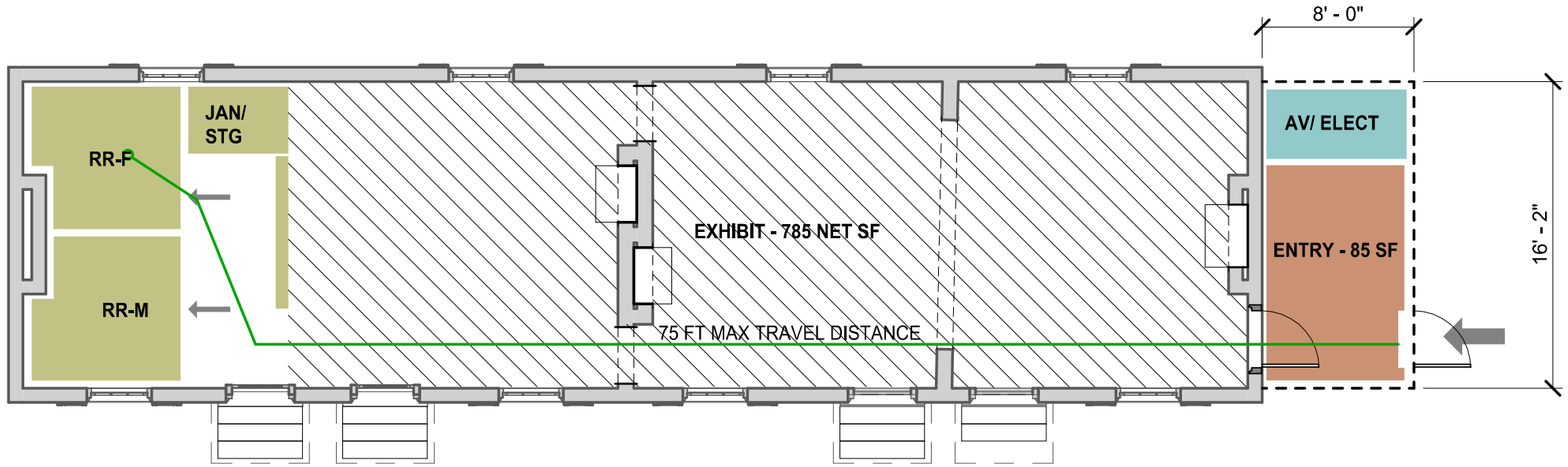


PROJECT NORTH

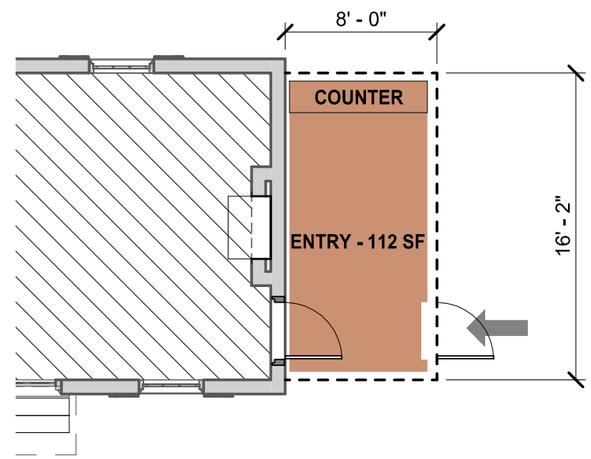
ADDITION AREA = 130 SF

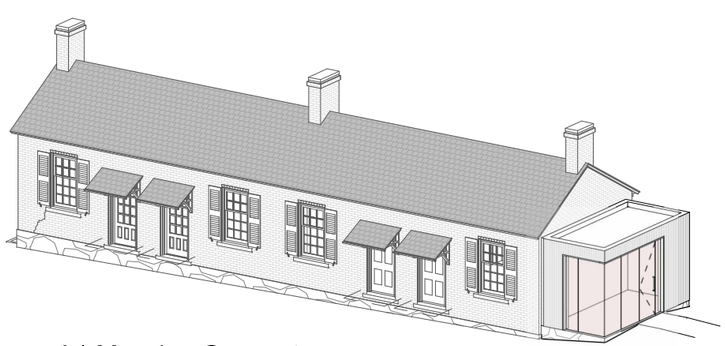
A	Concept Plan 0 4' 8' 16' 1/8" = 1'-0"

PLANS
ADDITION CONCEPTS
BEING EXPLORED

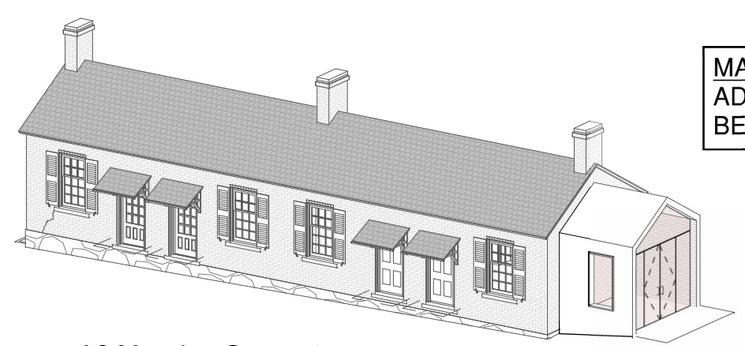
NEW ENTRANCE ADDITION @ NORTH END OF BUILDING

1. GRADES CAN BE MODIFIED TO ACHIEVE ACCESSIBLE ENTRY WITHOUT RAMP
2. AVOIDS IMPACTING HISTORIC ELEVATION ON QUAD WITH RAMPS AND ACCESSIBLE DOORWAYS
3. AVOIDS IMPACTING HISTORIC ELEVATION ON MAIN STREET
4. CREATES AN EASILY IDENTIFIABLE POINT OF ENTRY FOR VISITORS





A1 Massing Concept



A2 Massing Concept

MASSING
ADDITION CONCEPTS
BEING EXPLORED

LORD
AECK
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Concept A

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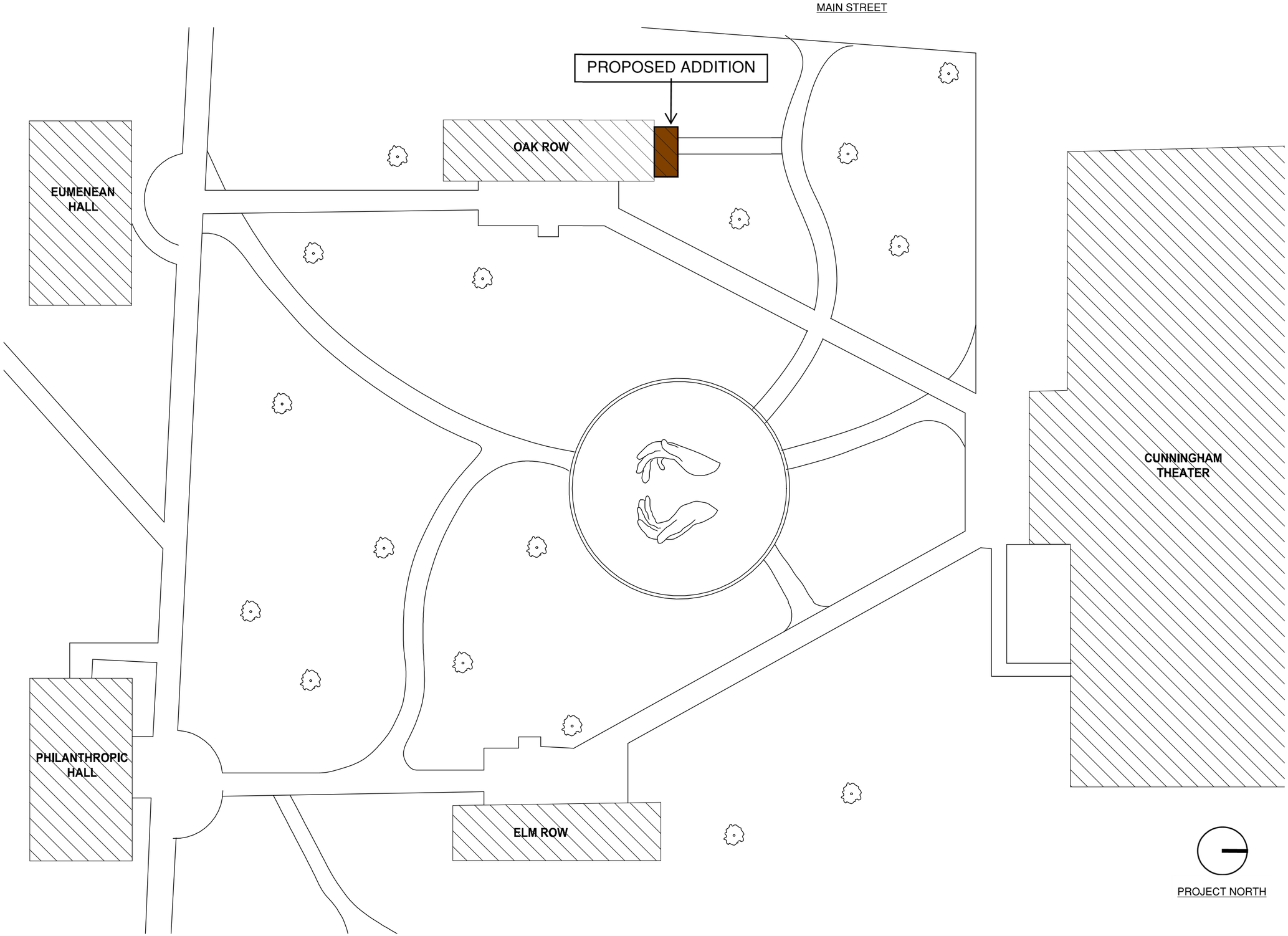

LORD AECK SARGENT

SITE PLAN

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