Town of Davidson
Historic Preservation Commission Regular Meeting
Town Hall and Community Center
Community Room 120
251 South Street
Wednesday, November 20, 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 October 16, 2024 HPC meeting minutes.

V. OLD BUSINESS

VI. NEW BUSINESS

a. Davidson College - Oak Row Rehabilitation & Addition
Summary: The Historic Preservation Commission will consider a request filed by Davidson College for a Certificate of Appropriateness for rehabilitation work and an addition to the Oak Row building located on Mecklenburg County Tax PIN 00316201. The Commission will consider the request and may, in its discretion, choose to modify it.

b. Davidson College - With These Hands Memorial
Summary: The Historic Preservation Commission will consider a request filed by Davidson College for a Certificate of Appropriateness for a memorial and associated site work on Mecklenburg County Tax PIN 00316201. The Commission will consider the request and may, in its discretion, choose to modify it.

c. 705 N Main Street Renovation & Addition
Summary: The Historic Preservation Commission will consider a request filed by 21 Oaks Signature Homes LLC for a Certificate of Appropriateness for home renovations and a rear addition at 705 N Main St, Davidson, NC 28036, being Mecklenburg County Tax PIN 00326318. The Commission will consider the

request and may, in its discretion, choose to modify it.

VII. INFORMAL FYI REVIEW

VIII. OTHER ITEMS

IX. ADJOURN

Historic Preservation Commission
Meeting Minutes
October 16, 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: 5:30 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. September 18, 2024, Minutes

Motion to recommend approval of minutes:

- **Motion:** Nicole Perri
- **Second:** Rusty Miller
- **Vote:** 8-0 (Motion Passed)

V. OLD BUSINESS: N/A

VI. NEW BUSINESS: N/A

VII. INFORMAL FYI REVIEWS:

a. Davidson College - With These Hands Memorial

The Commission provided informal non-binding feedback on proposed plans for a sculpture and associated site improvements on Davidson College campus.

b. Davidson College – Oak Row Rehabilitation
The Commission provided informal non-binding feedback on proposed plans for the Oak Row dormitory building on Davidson College campus.

VIII. OTHER ITEMS: N/A

IX. ADJOURNMENT: The meeting adjourned at 6:54 pm.

APPROVAL OF MEETING MINUTES:

Date: _____ By: _____

HISTORIC PRESERVATION COMMISSION: STAFF REPORT

Date: November 20, 2024
To: Historic Preservation Commission
From: Lindsay Laird, Senior Planner
Re: Oak Row – COA Review

INTRODUCTION

APPLICANT INFO

- **Project:** Oak Row Rehabilitation & Addition
- **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 in the adjacent historic quad. Rehabilitation work includes accessibility improvements, new HVAC systems, improved energy efficiency, and new electrical systems. Additionally, a small addition is proposed on the north elevation. The addition will be constructed of contemporary materials, metal panels and glass, to contrast with the historic building. It will be self-supporting and sensitively attached to the building.

PLANNING STAFF REVIEW

Below is a summary of applicable 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):**

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.
2. Retain and preserve roof cladding materials which contribute to the overall historic character of a building.

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. Roof shape, pitch, line, overhang, and decorative features are retained in the proposed project. No changes are being made to the existing slate roof configuration or materials.

B. Standards for Exterior Walls and Trim (Pg. 12-13):

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.
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.
3. Maintain, protect, and repair the features, material surfaces, and details of exterior walls using maintenance and repair methods appropriate to the specific material.
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.

Exterior walls are retained in the proposed design. Foundation walls are generally in good repair. Work will reset loose stones and replace deteriorated mortar to match existing. Additionally, brick walls are generally in good repair. Work will replace damaged bricks, repair cracks, and repoint brick only as needed with materials salvaged from minor demolition activities on the Oak Row building.

C. Porches and Entrances (Pg. 14-15)

1. Retain and preserve porches, entrances and balconies—including their functional and decorative features—that contribute to the historic character of a district building.
2. Retain and preserve porch, entrance, and balcony materials that contribute to the overall historic character of a district building.

Existing stone steps and wooden awning at the four doors facing the historic quad will remain in place but will no longer be used for access. Non-historic handrails will be removed.

D. Windows and Doors (Pg. 20-21):

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.

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.

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 remain in place. Replacement doors have been installed at all four openings (two different types). Doors will be replaced with historically appropriate solid four panel doors based on historic photographs of the building from the 1800's.

E. Materials: Masonry (Pg. 26-27):

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.
2. Retain and preserve masonry materials that contribute to the overall historic character of a building and site.
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.
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.
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.
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.
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.
8. It is not appropriate to conceal historic wall surfaces by applying new masonry veneers or to mix masonry veneer patterns on existing buildings.
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.
10. It is not appropriate to introduce masonry features or details in order to create a false historical appearance.

Existing stone foundations and brick walls will be repaired and repointed as needed. Replacement bricks and stone that might be required for minor masonry repairs will utilize materials salvaged from demolition activities on the Oak Row building.

F. Accessibility and Life Safety (Pg. 33)

1. Consider carefully accessibility and life safety code implications in planning new uses or changes to historic buildings and sites. Review the compatibility of such changes with the architectural integrity of the building and the historic character of the building and site.
2. Explore with local code officials, planners, and preservationists appropriate solutions that meet or exceed accessibility and life safety code requirements.
3. Meet accessibility and life safety code requirements in ways that preserve the historic character of the historic building and site. Where possible, consider reversible solutions.
4. Design code-related alterations so that the building's architectural integrity, character-defining façades, and significant historic features are not compromised.
5. If necessary, introduce new or additional means of access or egress in ways that do not compromise the architectural integrity of a front porch or front entrance.
6. Through sensitive design and placement, minimize the visual impact of new fire exits, fire stairs, or ramps. Introduce such features on noncharacter-defining elevations, such as rear walls. Design the feature to be compatible with the historic building in scale, materials, proportion, detail, and finish.

The proposed addition on the north elevation provides a new accessible entrance to the building with modest grading changes to the site and without ramps being added to primary character defining east and west facades.

G. Additions to Historic Buildings (Pg. 40-41):

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.
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.
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.
4. Design additions so they are compatible with the existing building in height, massing, and roof form and pitch.
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.
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.

The proposed addition is not located on a primary character defining façade. The walls of the addition are inset from the corners to reduce their hierarchy relative to the existing building. The height has been minimized by the placement of the addition where the grades are highest against the building and by the flat roof configuration of the addition. Contemporary metal panels and glass materials on the addition are compatible with the

historic building, while differentiating it from the historic structure. Additionally, the addition is designed to be self-supported by a steel structural system that is independent of the historic building. The attachments of flashings and joint materials to create a weatherproof transition between the two buildings will be executed in a manner that minimizes physical damage to the brick materials and does not leave residues that cannot be removed in the future.

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 EXHIBIT SPACE FOR INFORMATION AND ARTIFACTS RELATED TO THE HISTORY OF THE COLLEGE.

PERIOD OF SIGNIFICANCE
1837-1916 DORMITORY ERA

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

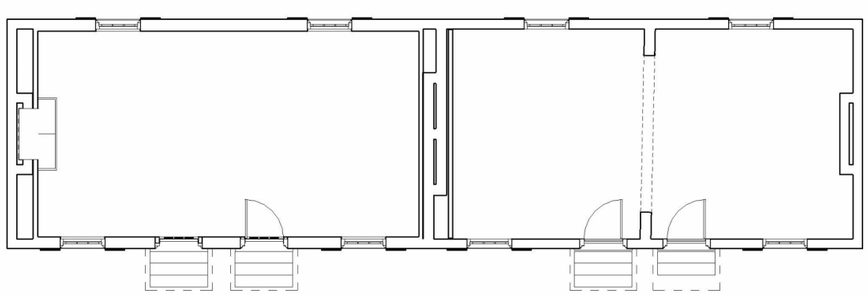
- ACCESSIBILITY
- NEW HVAC SYSTEMS
- IMPROVED ENERGY EFFICIENCY
- NEW ELECTRICAL SYSTEMS AND TECHNOLOGY

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

QUAD ELEVATION

NORTH ELEVATION

MAIN STREET ELEVATION

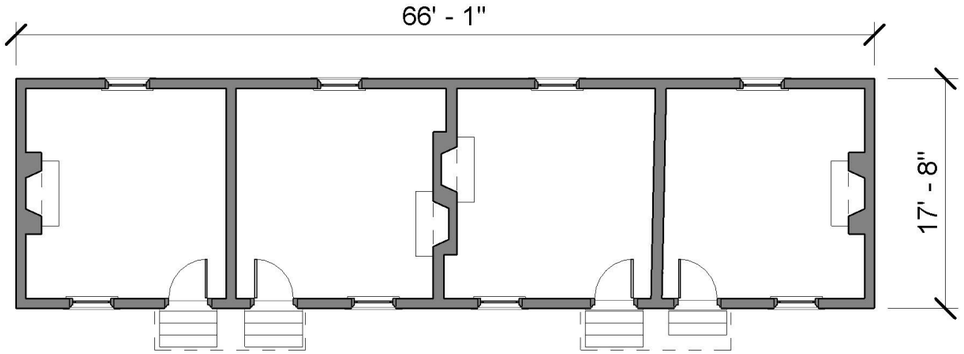


EXISTING PLAN
SCALE: N.T.S.

HISTORY
THE OAK ROW DORMITORY, AND ELM ROW ACROSS THE LAWN FROM IT, ARE THE LAST REMAINING ORIGINAL STRUCTURES CONSTRUCTED WHEN THE COLLEGE WAS FOUNDED IN 1837 . THERE WERE ORIGINALLY 2 OF THESE DORMITORY BUILDINGS ON EACH SIDE OF THE ORIGINAL 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 ROOMS
CURRENTLY	UNUSED CLASSROOM (SOUTH), IT WORKROOM (NORTH)

PHOTOGRAPH FROM 1890'S



ORIGINAL 1837 DORMITORY PLAN
SCALE: N.T.S.

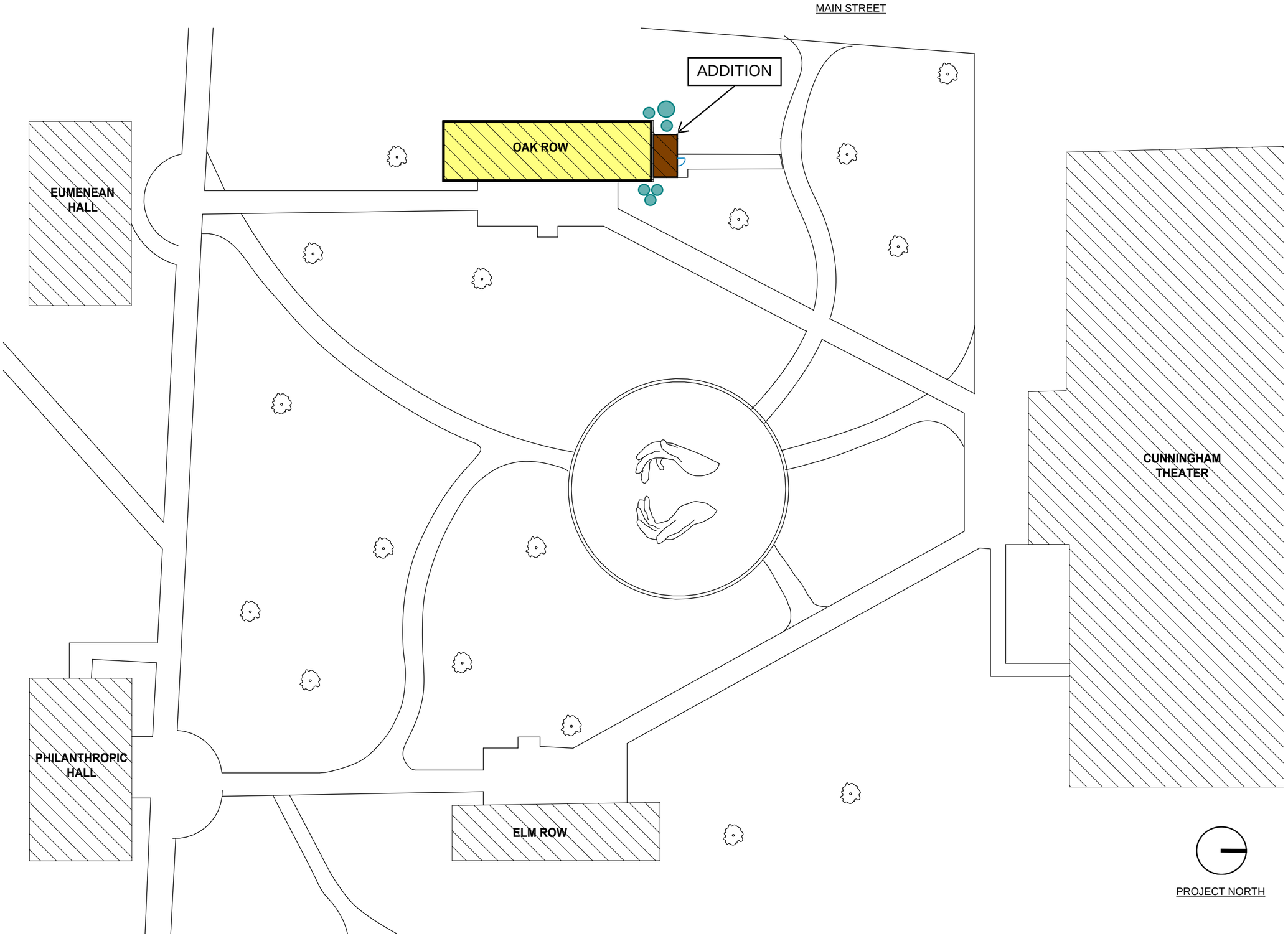
LORD AECK SARGENT

NOV 1, 2024
COA SUBMISSION
TOWN OF DAVIDSON
HISTORIC PRESERVATION COMMISSION

HISTORY AND PROGRAM

Davidson - Oak Row Rehabilitation

306 N. Main Street
Davidson, NC 28306
10/24/2024 MEETING
LAS # 12479-00



LORD AECK SARGENT

COA SUBMISSION
TOWN OF DAVIDSON
HISTORIC PRESERVATION COMMISSION
NOV 1, 2024

SITE PLAN

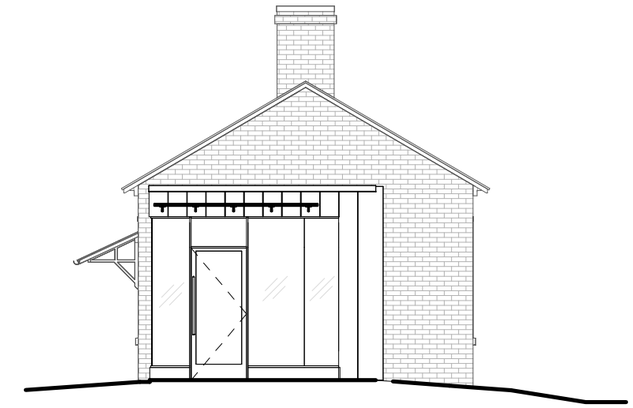
Davidson - Oak Row
Rehabilitation

306 N. Main Street
Davidson, NC 28306

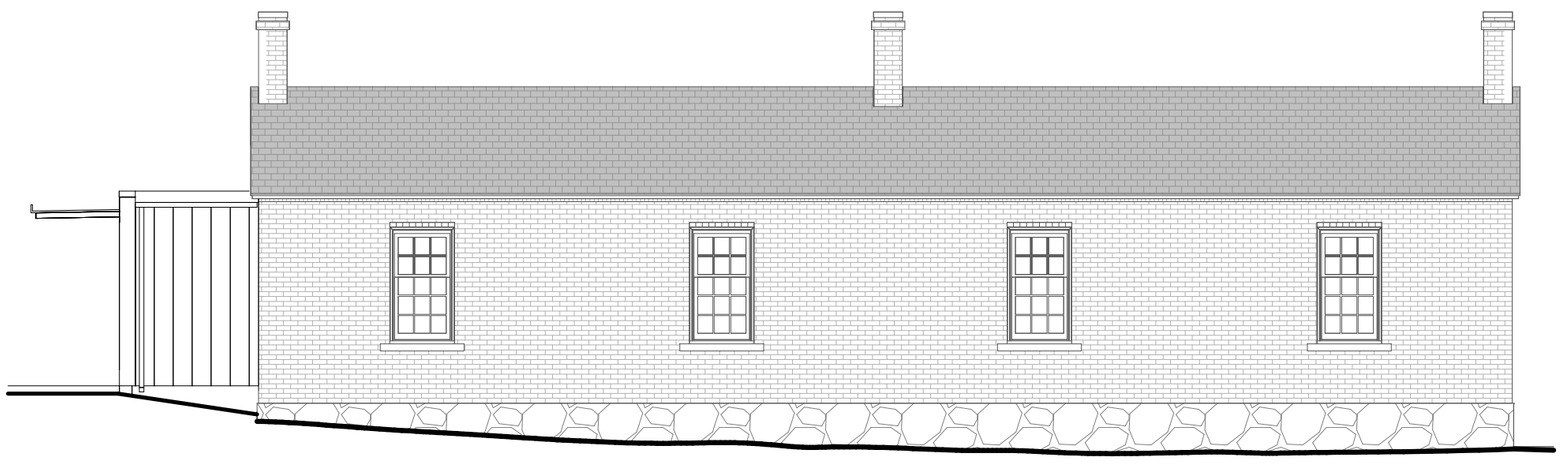
10/16/2024 MEETING

LAS # 12479-00

EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

OAK ROW PROPOSED ELEVATIONS

Davidson - Oak Row Rehabilitation

306 N. Main Street
Davidson, NC 28306
LAS #12479-00

COA SUBMISSION NOV 1, 2024
TOWN OF DAVIDSON
HISTORIC PRESERVATION COMMISSION

LORD
AECK
SARGENT

RANDOM RUBBLE STONE FOUNDATION

THE ORIGINAL WEATHERED GRANITE FOUNDATION WALLS ARE IN GOOD REPAIR.

RESTORATION APPROACH

WORK WILL ONLY INVOLVE RESETTING ANY LOOSE STONES FOUND AND REPLACING ANY 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 1960'S

RESTORATION APPROACH

THE SLATE ROOF WILL REMAIN IN PLACE.

BRICK EXTERIOR
SOLID BEARING WALLS

THE BRICK WALLS ARE IN GOOD REPAIR. (EXCEPT FOR THIS ONE CRACK) THE BUILDING HAS BEEN REPOINTED IN THE PAST WITH MORTAR SLIGHTLY DARKER THAN THE ORIGINAL.

RESTORATION APPROACH

THE WORK WILL INVOLVE REPAIRING CRACKS, REPOINTING DETERIORATED MORTAR, AND REPLACING ANY DETERIORATED BRICKS FOUND.

WE CURRENTLY ANTICIPATE USING BRICK SALVAGED FROM THE NEW ENTRY OPENING TO REPLACE ANY DETERIORATED BRICKS.

LORD AECK SARGENT

COA SUBMISSION
TOWN OF DAVIDSON
HISTORIC PRESERVATION COMMISSION
NOV 1, 2024

EXTERIOR WALLS & ROOF

Davidson - Oak Row Rehabilitation

306 N. Main Street
Davidson, NC 28306

10/24/2024 MEETING

LAS # 12479-00

DOORS

TWO TYPES OF REPLACEMENT DOORS HAVE BEEN INSTALLED OVER TIME

REHABILITATION APPROACH:
REPLACE DOORS WITH 4 PANEL DOORS SEEN IN HISTORIC PHOTOGRAPHS. SEE ELEVATIONS.

AWNINGS

THE EXISTING AWNINGS OVER INDIVIDUAL DOORS WILL REMAIN IN PLACE.

TYPICAL WINDOW

THE 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:
THE EXISTING WINDOWS ARE TO BE REHABILTATED AND HAVE INTERIOR ENERGY PANELS INSTALLED. EXTERIOR SCREENS WILL BE REMOVED.

SHUTTERS

THE BUILDING DID NOT HAVE SHUTTERS IN THE EARLIEST PHOTOGRAPHS FOUND. THE EXISTING SHUTTERS AND THEIR HARDWARE WILL BE REMOVED AS PART OF THE REHABILITATION PROJECT..

LORD AECK SARGENT

COA SUBMISSION
TOWN OF DAVIDSON
HISTORIC PRESERVATION COMMISSION
NOV 1, 2024

EXTERIOR WINDOWS & DOORS

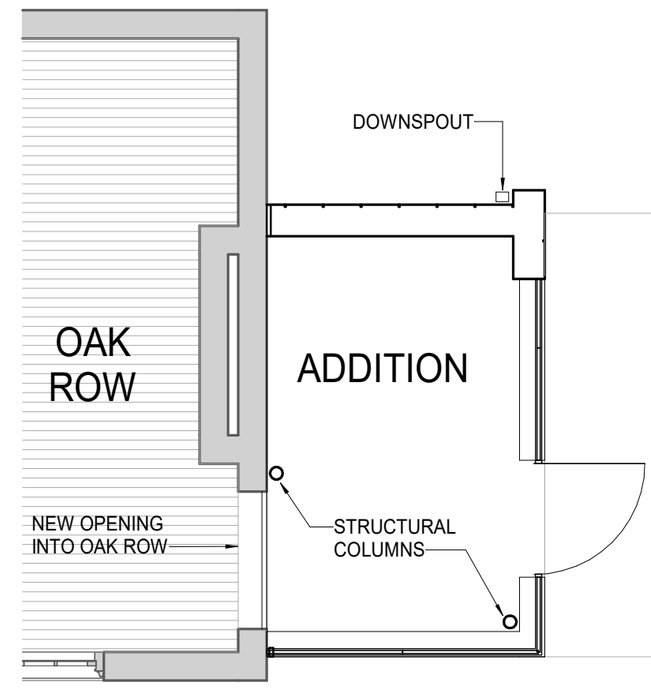
Davidson - Oak Row Rehabilitation

306 N. Main Street
Davidson, NC 28306

10/24/2024 MEETING

LAS # 12479-00

RENDERING FROM THE NORTHEAST FACING THE ADDITION



ADDITION PLAN
SCALE: 1/4" = 1'-0"

ADDITION PLAN & RENDERING

Davidson - Oak Row Rehabilitation

306 N. Main Street
Davidson, NC 28306
LAS #12479-00

COA SUBMISSION NOV 1, 2024
TOWN OF DAVIDSON
HISTORIC PRESERVATION COMMISSION

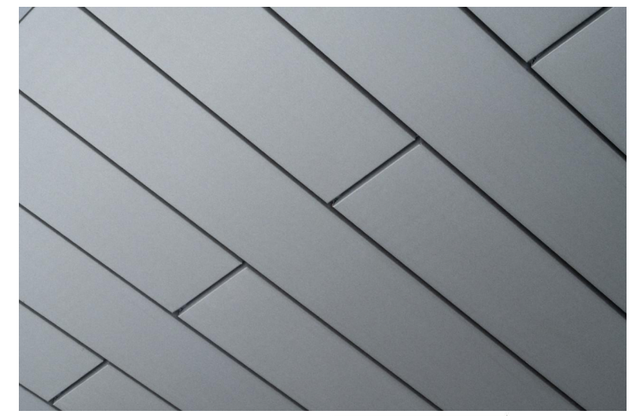
LORD AECK SARGENT

METAL PANEL, WITH SEAMS EVERY 12",
DARK BRONZE

METAL CANOPY WITH OUTRIGGERS
PAINTED, ZINC GRAY

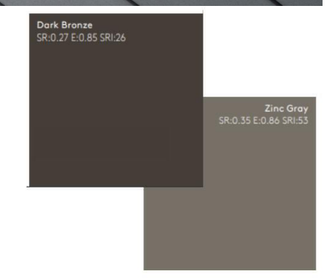
STOREFRONT SYSTEM WITH
LOW IRON GLASS

STOREFRONT SYSTEM
LOW IRON GLASS



MORIN PANELS
PAINTED DARK BRONZE

CANOPY PAINTED ZINC GRAY



ADDITION MATERIALS

Davidson - Oak Row Rehabilitation

306 N. Main Street
Davidson, NC 28306
LAS #12479-00

COA SUBMISSION NOV 1, 2024
TOWN OF DAVIDSON
HISTORIC PRESERVATION COMMISSION

LORD
AECK
SARGENT

LORD AECK SARGENT

Davidson College – Oak Row Dormitory Rehabilitation

Statement of Compliance
Davidson Historic District Guidelines

Guidelines: Roofs (Page 10-11)

1. Retain and preserve roofs that contribute to the overall historic character and form of the building including the roof shape, pitch, line, overhang, and any functional or decorative features.
2. Retain and preserve roof cladding materials which contribute to the overall historic character of the building.

No changes are being made to the existing slate roof configuration or materials.

Guidelines: Exterior Walls and Trim (Page 12-13)

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.
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.
3. Maintain, protect, and repair the features, material surfaces, and details of exterior walls using maintenance and repair methods appropriate to the specific material.

With the exception of a new entry opening being created through the north elevation, No modifications or changes are being made to the existing exterior walls and trim of the building. Maintenance and repair to the existing brick and stone will be performed in accordance with he Secretary of interiors Standards for Historic Preservation utilizing either materials salvaged from the building or new materials selected to match the existing.

Guidelines: Porches and Entrances (14-15)

1. Retain and preserve porches entrances and balconies – including their functional and decorative features – that contribute to the historic character of a district building.
2. Retain and preserve porch, entrance, and balcony materials that contribute to the historic character of a district building.

The existing stone steps and simple wood framed canopies at the four doors facing the quadrangle will remain in place. Because the doors will no longer be utilized for building access the non-historic handrails that have been installed will be removed as part of the rehabilitation.

The two southern door openings through the masonry were lowered in the 1920's when the interior floor was lowered to achieve a higher ceiling ht at the interior space. The interior floor

will be raised to its original elevation as part of this work and the sills of the two door openings will be raised back to their original position.

Guidelines: Windows and Doors

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.
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.

The existing windows that are configured similarly to the original windows of the building will be retained and rehabilitated.

The existing doors into the building will be removed and replaced with solid four panel doors based on historic photographs of the building from the 1800's

Guidelines: Masonry (page 27)

1. Through 10. (addressing appropriate methods to execute masonry repairs)

Maintenance, repairs and repointing of stone and brick masonry at the building will be executed in accordance with the Davidson Historic District Guidelines and the Secretary of Interiors standards for Historic Preservation.

Replacement bricks and stone that might be required for minor masonry repairs will utilize materials salvaged from demolition activities on the Oak Row building.

Guidelines: Accessibility and Life Safety (Page 33)

1. Through 6. (addressing minimizing impact of providing means of accessibility features to historic buildings)

The creation of a new entrance on the north end of Oak Row allows the means of accessibility to be achieved large with modest grading changes to the site and without ramps being added to the primary, character defining east or west elevations of the building.

Guidelines: Additions to Historic Buildings

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.
2. Site Additions in inconspicuous locations – typically on rear elevations to minimize their visibility from the street. Inset additions from the rear building corners to differentiate them from the existing building and to reduce their visibility.

3. Reduce the visual impact of an addition on a historic building and site by limiting its scale and size. . . .

The proposed addition is situated on the minor north elevation of the building in order to not impact the primary, character defining elevations of the building. The walls of the addition are inset from the corner to reduce their hierarchy relative to the existing building. The height has been minimized by the placement of the addition where the grades are highest against the building and by the flat roof configuration of the addition.

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 minimal.

The proposed addition is designed to be supported by a steel structural system that is independent of the historic building. The attachments of flashings and joint materials to create a weatherproof transition between the two buildings will be executed in a manner that minimizes physical damage to the brick materials and does not leave residues that cannot be removed in the future.

END OF DOCUMENT

HISTORIC PRESERVATION COMMISSION: STAFF REPORT

Date: November 20, 2024
To: Historic Preservation Commission
From: Lindsay Laird, Senior Planner
Re: With These Hands Memorial – COA Review

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 proposed memorial will include a sculpture and associated site work (i.e., paths, stone walls, interpretive panels, landscaping, etc.). The memorial is intended to be 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. The cast bronze sculpture is currently in production off site and will be placed on site when complete. Site paths will be constructed of brick edging matching existing campus brick, granite pavers and crushed aggregate. Knee walls surrounding the sculpture will be constructed of stone, consistent with the surrounding stone foundations of historic buildings.

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.
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.
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.

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.

Existing site features are retained as part of this project. Site construction documents, which will be submitted at a later date and reviewed administratively, are required to include tree protection fencing details. The new 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):

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.
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.
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 meander around significant vegetation, such as mature trees, and are sited in locations that are consistent with existing walkways around the college campus. Proposed site features will be constructed with traditional materials, compatible with the surrounding campus.

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

Attachment 2. Existing Site Images

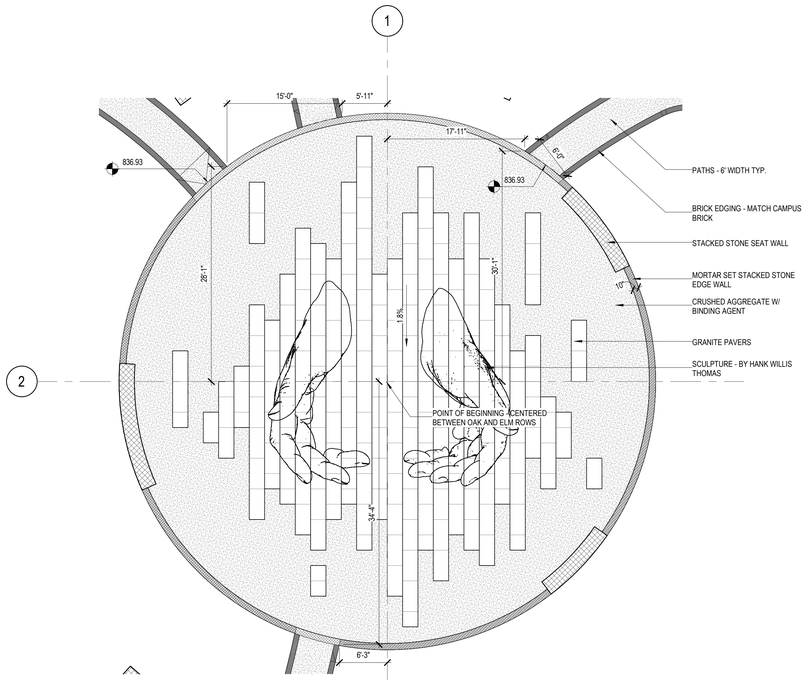
Attachment 3. With These Hands Memorial Site Plan

MATERIAL & LAYOUT NOTES

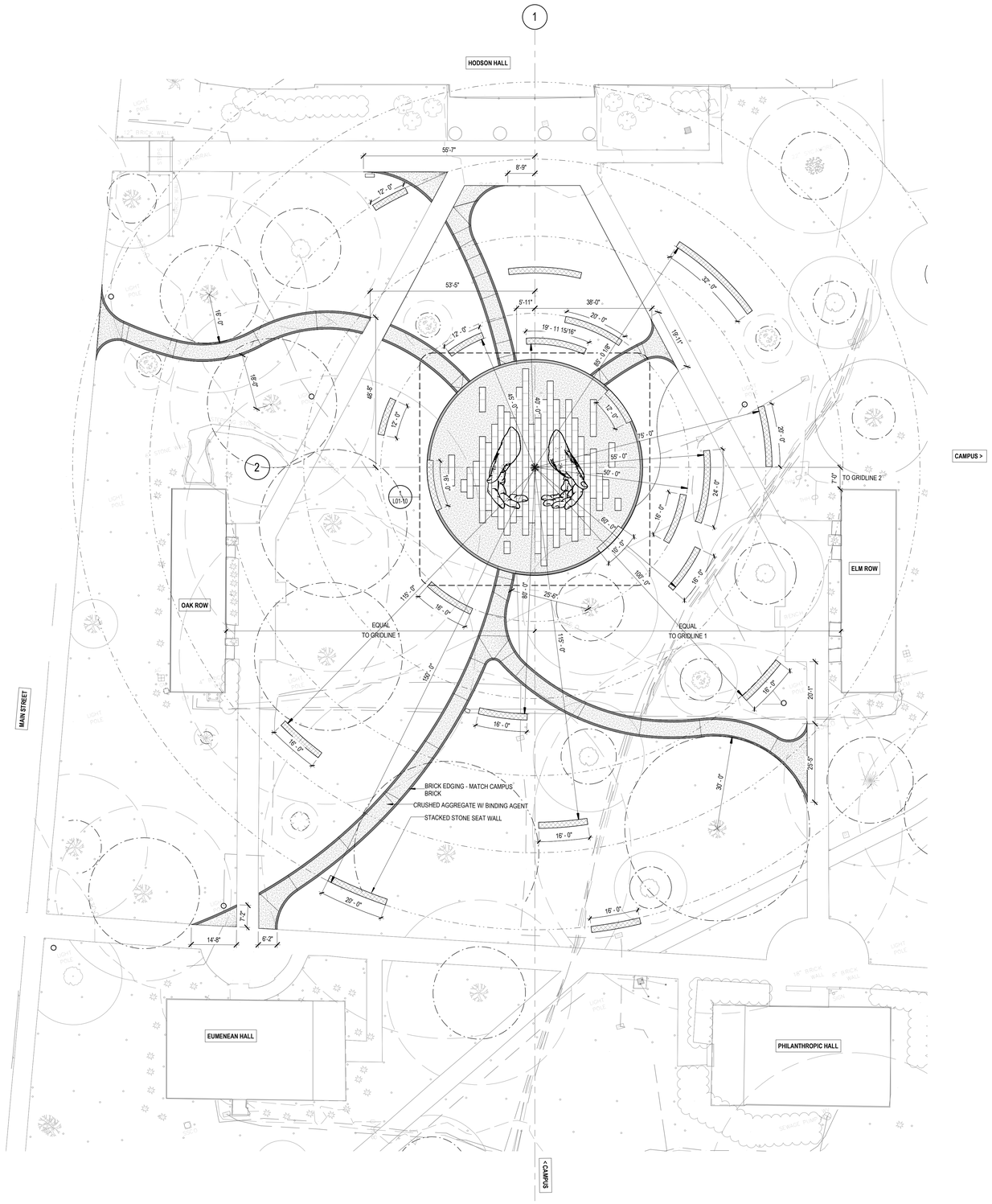
1. BASE TOPOGRAPHICAL AND EXISTING CONDITIONS AS SHOWN ON EXISTING CONDITIONS DRAWINGS.
2. UTILITY WORK IS NOT INDICATED ON THIS DRAWING. REFER TO CIVIL AND UTILITY PLANS.
3. DIMENSIONS ARE FROM BACK OF CURB, TO FACE OF WALL, TO OUTSIDE EDGE OF PAVEMENTS; FROM COLUMN CENTERLINES TO HARDSCAPE CENTERLINES, 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"



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

Perkins&Will

128 S. Tryon Street, Suite 500
Charlotte, NC 28202
T: 704 972 5600
perkinswill.com

CONSULTANTS

CIVIL
Dewberry
9300 Harris Corners Parkway, Suite 220
Charlotte, NC 28269

STRUCTURAL
Dewberry
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Charlotte, NC 28269

MEP
Dewberry
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Charlotte, NC 28269

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

Copyright © 2024 Perkins+Will

9/5/2024 3:09:30 PM Autodesk Docs://DC SFEEP/LAND-Davidson College Commemorative Site for Enslaved and Exploited People (DC SFEEP).rvt

Attachment 4. Memorial Renderings

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: November 20, 2024
To: Historic Preservation Commission
From: Lindsay Laird, Senior Planner
Re: 705 N Main Street – COA Review

INTRODUCTION

APPLICANT INFO

- **Project:** 705 N Main Street Addition
- **Location:** 705 N Main Street (Parcel ID 00326318)
- **Applicant:** 21 Oaks Signature Homes LLC
- **Designer:** LaBella
- **Planning Area(s):** Village Infill (Local Historic District Overlay)

The existing house at 705 N Main Street, known as the James Johnston House, is contributing to Davidson's National Register and local historic districts. Johnston served as the town's only police officer until the 1910s when the police department expanded. The local historic district designation report includes the following information specific to North Main Street and the James Johnston House:

> *North Main Street began developing in the mid-nineteenth century as a residential area for Davidson College faculty. Today this tree-lined thoroughfare contains many of the town's finer nineteenth and early twentieth century residences. By the turn of the twentieth century these areas featured a number of notable Queen Anne dwellings, including the 1890s Vinson House at 519 North Main, and the 1890s Armour-Adams House at 626 North Main. Colonial Revival residences began appearing on adjacent lots in the early 1900s. Later in the 1910s and 1920s frame and brick-veneered, Craftsman-style bungalows and American Foursquare houses were built. The G.L. Lilly House at 565 North Main Street is a substantial, brick, Craftsman-style bungalow that remains well preserved."*
>
> ***James Johnston House,*** *705 North Main Street, ca. 1900, Contributing Building One story, L-plan dwelling with replacement vinyl siding; turned-post wraparound porch; four-over-four windows; Johnston served as the town's only police officer until the 1910s when the police department expanded. SSN MK1614*

Figure 1. 705 N Main Street - Front Facade

PROJECT DESCRIPTION

Proposed plans submitted by the applicant show the following exterior modifications to the existing 1900s house:

- Roofing – Replace “shake style” metal roofing with asphalt shingles. Replace standing seam metal roofing with new standing seam in color complimentary to new shingles.
- Windows – Replace existing windows with Marvin Elevate series, double hung, 4 over 4 lite that mimics existing window style.
- Siding – Keep existing aluminum siding and match same style siding for addition on rear of house.
- Porch Columns – Retain and repair existing porch columns.
- Front Door – Retain and refinish existing front door.
- Gutters & Downspouts – Replace gutters and downspouts with matching K-style gutter and rectangular downspout.
- Front Porch Surface & Front Steps – Retain and repair the existing porch and steps as needed.
- Rear Addition – New covered veranda with steps to grade and new rear service porch with columns to match front porch and steps to grade.

See sheet A-501 of architectural plan set labeled as agenda Attachment 4 for sample materials.

PLANNING STAFF REVIEW

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

HISTORIC DISTRICT DESIGN STANDARDS

A. **Standards for Roofs (Pg. 10-11):**

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.
2. Retain and preserve roof cladding materials which contribute to the overall historic character of a building.
3. Maintain, protect, and repair the features, material surfaces, and details of roofs using repair techniques appropriate to the specific roof material.
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.
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.
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.

Roof shape, pitch, line, overhang, and decorative features are retained in the proposed design. At staff recommendation, the applicant reached out to NC HPO Restoration Specialist Brett Sturm for guidance on the existing aluminum shake roof (See email chain labeled agenda Attachment 3). Brett noted that it is possible for a house of this age to have originally had a wood shake, early asphalt or asbestos composite shingle, or metal shingle roof. In any case, it does not appear that the existing metal shake roof is original. Based on Brett's feedback, the applicant further investigated the attic and found asphalt shingles in the dormer. Thus, the applicant plans to replace the existing metal shake roof with a simple asphalt shingle.

The applicant also proposes replacement of the front sheet metal roof with a similar metal design (See sheet A-501 of architectural plan set labeled as agenda Attachment 4).

Applicant has confirmed that existing gutters are not historic and will be replaced with K-style 5" gutters and ¾ rectangle downspouts in white to match trim.

B. Standards for Exterior Walls and Trim (Pg. 12-13):

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.

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.
3. Maintain, protect, and repair the features, material surfaces, and details of exterior walls using maintenance and repair methods appropriate to the specific material.

Exterior walls are retained in the proposed design. The existing brick foundation, which only exists on the front of the house, will be retained. After further investigation, no original siding remains under aluminum siding. The proposed addition will have 4" white aluminum siding to match existing.

C. Standards for Porches and Entrances (Pg. 14-15):

1. Retain and preserve porches, entrances and balconies—including their functional and decorative features—that contribute to the historic character of a district building.
2. Retain and preserve porch, entrance, and balcony materials that contribute to the overall historic character of a district building.
3. Maintain, protect, and repair the material surfaces, features and details of porches, entrances, and balconies through appropriate maintenance and repair methods.

Project retains the existing porch and columns. Current columns will be repaired if needed.

D. Windows and Doors (Pg. 20-21)

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.
2. Retain and preserve window and door materials that contribute to the overall historic character of the building.
3. Maintain, protect and repair the features, material surfaces, and details of historic windows and doors through appropriate maintenance and repair methods.
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.

Project proposes replacement of windows with new Marvin Elevate Series double hung four over four windows. Windows in existing home are of three different types (not matching grid patterns). Existing windows are a mix-match due to previous renovations pictured on sheet D-100 of the architectural plan set (Agenda Attachment 4). The applicant's stated goal is to have one consistent window type with historic architectural features.

Existing historic front door to be retained and repainted.

E. Additions to Historic Buildings (Pg. 40-41)

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.

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.
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.
4. Design additions so they are compatible with the existing building in height, massing, and roof form and pitch.
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.
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.
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.

The proposed addition is located off the rear facade and will be in line with the existing roofline. Thus, it will have limited visibility from the street. The applicant has confirmed that it will be structurally self-supporting. Materials appear to be compatible with the existing building in terms of composition, module, texture, pattern, color, and detail. Based on the schematic landscape plan, significant site features do not appear to be impacted by the project.

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

705 N Main Street – Applicant Photos, taken October 2024

Lindsay Laird

From: Sturm, Brett <brett.sturm@dncr.nc.gov>
Sent: Friday, October 18, 2024 10:41 AM
To: Heidi Milbredt
Cc: Lindsay Laird; Jason Jones; Sullivan, Meghan W
Subject: RE: [External] Historic Home Roofing alternatives

Heidi,

Thanks for the follow-up. I have no blessing to give as I have no authority or standing over the matter. Were your client applying for tax credits, we would review the scope of work on behalf of the IRS and State Dept of Revenue and issue an approval, conditional approval, or—very rarely—a denial, but even that process would occur independently of any local dialogue with the Town of Davidson.

As for the difference between 3-tab and architectural asphalt shingles, I think it's a matter of personal preference. I think a lot of people respond, nostalgically, to the look of 3-tab, but the general wisdom in the building materials market—and I'm inclined to agree—is that architectural shingles are more resilient and durable on account of their average thickness.

Good luck!
Brett

Brett C. Sturm, MSHP
Restoration Specialist, State Historic Preservation Office
Division of Historical Resources
Office of Archives and History
North Carolina Department of Natural and Cultural Resources
4617 Mail Service Center
Raleigh, NC 27699
(919) 814-6589 office
(919) 807-6599 fax
NOTICE: New Email Address: brett.sturm@dncr.nc.gov
And please note the correct address of our website: https://www.hpo.nc.gov.

NC DEPARTMENT OF
NATURAL AND CULTURAL RESOURCES

**This message does not necessarily represent the policy of the Department of Natural and Cultural Resources.
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From: Heidi Milbredt <heidi.milbredt@gmail.com>
Sent: Wednesday, October 16, 2024 3:05 PM
To: Sturm, Brett <brett.sturm@dncr.nc.gov>
Cc: llaird@townofdavidson.org; Jason Jones <jaj197378@gmail.com>; Sullivan, Meghan W <meghan.sullivan@dncr.nc.gov>
Subject: Re: [External] Historic Home Roofing alternatives

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Hi Brett,

Thank you so much for all this valuable information regarding options. Jason (project manager) and I took a field trip into the attic yesterday and did find a piece of old asbestos or asphalt shingle that is an interesting color mix of white & olive green with a black backing (photo attached below).

The house across the street (626 N Main) has a much more prominent roof pitch and the simple fact that it was a “grander" style house in 1900, lends itself to the nice textured metal shingle on the main part of the roof.

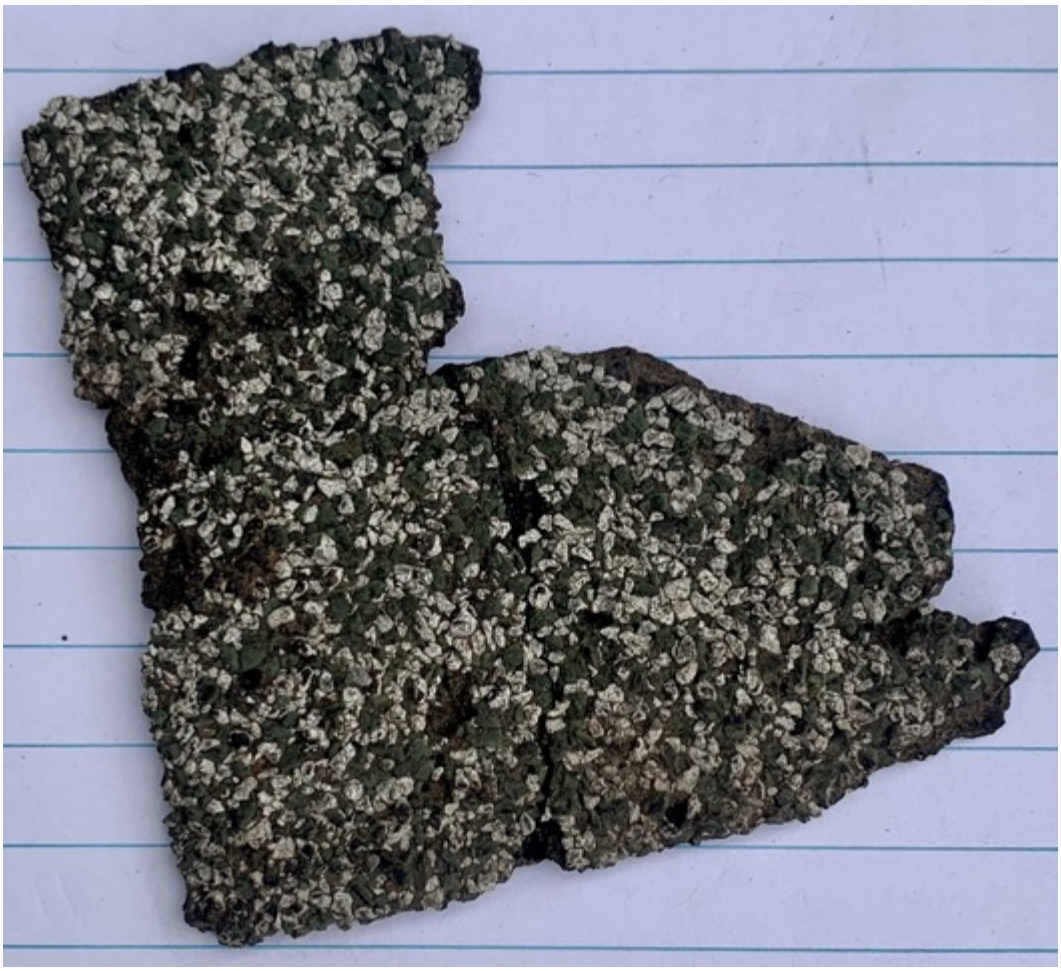
If I were to guess, the current metal roof on 705 N. Main would probably be somewhere between. 40+ yrs old? Without any early photos of 705 N Main, we will never know what the original roof was.

The house is being renovated by it's current owner for the purpose of reselling it. He did consider the tax credit idea early on, but decided against it. As the designer on the project, my goal is to maintain as much historic integrity as I can while improving the creature comforts preferred by modern day homeowners.

If you are comfortable giving your blessing on an asphalt roof, do you have thoughts on whether a 3 tab or architectural (high def) shingle is perferred? I personally could make a case for either but leaning toward the 3-tab style since it seems most appropriate for the era.

Kind Regards, Heidi

Heidi Milbredt
Cooper Design Group
heidi.milbredt@gmail.com
704.905.4056



On Oct 15, 2024, at 1:09 PM, Sturm, Brett <brett.sturm@dncr.nc.gov> wrote:

Heidi,

Interesting situation there—the metal shingle roof can't be all that old… Do you know?

So I found the house in our survey database and see it is a ca. 1900 structure and a "contributing" property to the Davidson National Register Historic District. It's possible that, for a house of this age, its original roof would have been a wood shake. It also well could have been an early asphalt or asbestos composite shingle, or metal shingle (like the ca. 1900 Queen Anne across the street at 626 N Main), or standing seam metal. Sometimes you can get a thrill by going into an attic and finding traces of an original roof—there may be some older shingles or shakes encapsulated beneath the existing aluminum roof. If you venture out towards the eaves you may also find discarded or dropped shingles left there during previous reroofing efforts. I'd recommend having a search for this kind of physical evidence to inform your decision making, and I'm glad to help interpret any evidence you find if you'd like to send me some photos.

Otherwise, going with a simple asphalt shingle—either in the older, 3-tab style, or the newer "architectural" style—is often a good call. It's an affordable style of roof which is known to most all roofers, so it should be easy to find someone who can install it competently and at a decent price. It's also an inconspicuous option—so universal as to effectively disappear, which is sometimes what you want if the goal is to accent the historic nature of a property without drawing attention to anachronistic

details (like the existing metal shake roof, for example). Again, there's a chance that the original roof was, itself, an early asphalt or asbestos composite, but a lot of folks also think architectural shingles do a decent job of simulating historic, natural roofing materials like wood shake or slate—I don't totally disagree.

If you wanted to consider a more "historic" metal shingle, however—one that would come close to matching the contemporaneous Queen Anne house across the street—such shingles are still being manufactured. A good one, I've found, is the Victorian shingle available from the Texas-based manufacturer Berridge. I consulted on a project in Salisbury in which this product was installed and it came out quite well. I was there just two weeks ago and am kicking myself to see I don't have a decent "after" photo on my phone. I also see the Streetview image hasn't been updated since its install…. But, if interested let me know and I can hunt down a picture for you. The Victorian metal shingle is likely to be more expensive than standard asphalt, but would likely result in a longer-lived roof if installed correctly.

Finally, I wanted to make you aware of the state's historic tax credit program for residential structures contributing to National Register districts, just like this one. I see in the case of this house you're dealing with overlapping historic designations—Town of Davidson local district plus National Register. Therefore, since you're already having to meet local design guidelines for exterior work, you may consider the two-birds-with-one-stone approach, so to speak, and tailor your interior scope to meet preservation standards, as well, thereby qualifying you for a nice rebate in the form of a 15% state income tax credit.

I'll link you here to our webpage detailing the program so you can learn more. I've also copied to this message our coordinator for the program, Meghan Sullivan, should you have additional questions about the incentive and application process.

Best wishes to Davidson from Raleigh,
Brett

Brett C. Sturm, MSHP
Restoration Specialist, State Historic Preservation Office
Division of Historical Resources
Office of Archives and History
North Carolina Department of Natural and Cultural Resources
4617 Mail Service Center
Raleigh, NC 27699
(919) 814-6589 office
(919) 807-6599 fax
NOTICE: New Email Address: brett.sturm@dncr.nc.gov
And please note the correct address of our website: https://www.hpo.nc.gov.

NC DEPARTMENT OF
NATURAL AND CULTURAL RESOURCES

**This message does not necessarily represent the policy of the Department of Natural and Cultural Resources.
**E-mail to and from me, in connection with the transaction of public business, is subject to the North Carolina Public Records Law "NCGS.Ch.132" and may be disclosed to third parties by an authorized state official.

From: Heidi Milbredt <heidi.milbredt@gmail.com>
Sent: Tuesday, October 15, 2024 10:20 AM

To: Sturm, Brett <brett.sturm@dncr.nc.gov>
Cc: llaird@townofdavidson.org; Jason Jones <jaj197378@gmail.com>
Subject: Re: [External] Historic Home Roofing alternatives

You don't often get email from heidi.milbredt@gmail.com. Learn why this is important

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Brett,

The address is 705 N. Main St Davidson, NC 28036

Thank you so much!!!

Heidi

Heidi Milbredt
heidi.milbredt@gmail.com
704.905.4056

On Oct 15, 2024, at 9:58 AM, Sturm, Brett <brett.sturm@dncr.nc.gov> wrote:

Heidi,

Thanks for your inquiry. Would you please share the address of this property so I can have a better look at it and its context on Streetview?

Best wishes from Raleigh,
Brett

Brett C. Sturm, MSHP
Restoration Specialist, State Historic Preservation Office
Division of Historical Resources
Office of Archives and History
North Carolina Department of Natural and Cultural Resources
4617 Mail Service Center
Raleigh, NC 27699
(919) 814-6589 office
(919) 807-6599 fax
NOTICE: New Email Address: brett.sturm@dncr.nc.gov
And please note the correct address of our website: https://www.hpo.nc.gov.

NC DEPARTMENT OF
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**This message does not necessarily represent the policy of the Department of Natural and Cultural Resources.
**E-mail to and from me, in connection with the transaction of public business, is subject to the North Carolina Public Records Law "NCGS.Ch.132" and may be disclosed to third parties by an authorized state official.

From: Heidi Milbredt <heidi.milbredt@gmail.com>
Sent: Monday, October 14, 2024 1:11 PM
To: Sturm, Brett <brett.sturm@dncr.nc.gov>
Cc: llaird@townofdavidson.org; Jason Jones <jaj197378@gmail.com>
Subject: [External] Historic Home Roofing alternatives

You don't often get email from heidi.milbredt@gmail.com. Learn why this is important

CAUTION: External email. Do not click links or open attachments unless verified. Report suspicious emails with the Report Message button located on your Outlook menu bar on the Home tab.

Hi Brett,

We were referred to you by Lindsey Laird with the town of Davidson for assistance in finding an acceptable alternative to an aluminum shake style roof on a house we are planning to renovate..

I've attached pictures of the existing aluminum shake roof. We are putting an addition on the back of the house with a roof tie-in that would require us to replace the existing metal shake anyway. The quotes I've gotten to replace and add metal shake roof is cost prohibitive. The roof pitch is only 5/12 which doesn't make for a prominent element of the house anyway.

Any thoughts on a cost effective alternative are greatly welcomed?

Thank you, Heidi

Heidi Milbredt
Cooper Design Group
heidi.milbredt@gmail.com
704.905.4056

Email correspondence to and from this address may be subject to the North Carolina Public Records Law and may be disclosed to third parties by an authorized state official.

A Proposed Renovation For

705 N. Main Street

Davidson, NC

INDEX OF DRAWINGS

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D-102 DEMO - MAIN LEVEL PLAN
D-103 DEMO - UPPER LEVEL PLAN
D-104 DEMO - ROOF PLAN
D-201 DEMO - FRONT & REAR ELEVATIONS

A-101 NEW FOUNDATION PLAN
A-102 NEW MAIN LEVEL FLOOR PLAN
A-103 NEW ROOF PLAN
A-201 NEW FRONT & REAR ELEVATIONS

A-501 COLOR PALETTE

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CERT. NO. 52904
NORTH CAROLINA
CHARLOTTE, N. C.

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A Proposed Renovation For
705 N. Main St.
705 N Main Street
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2242383

NO.	DATE	DESCRIPTION

REVISIONS:

DRAWN BY: R. CAIN, K. JACK

APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

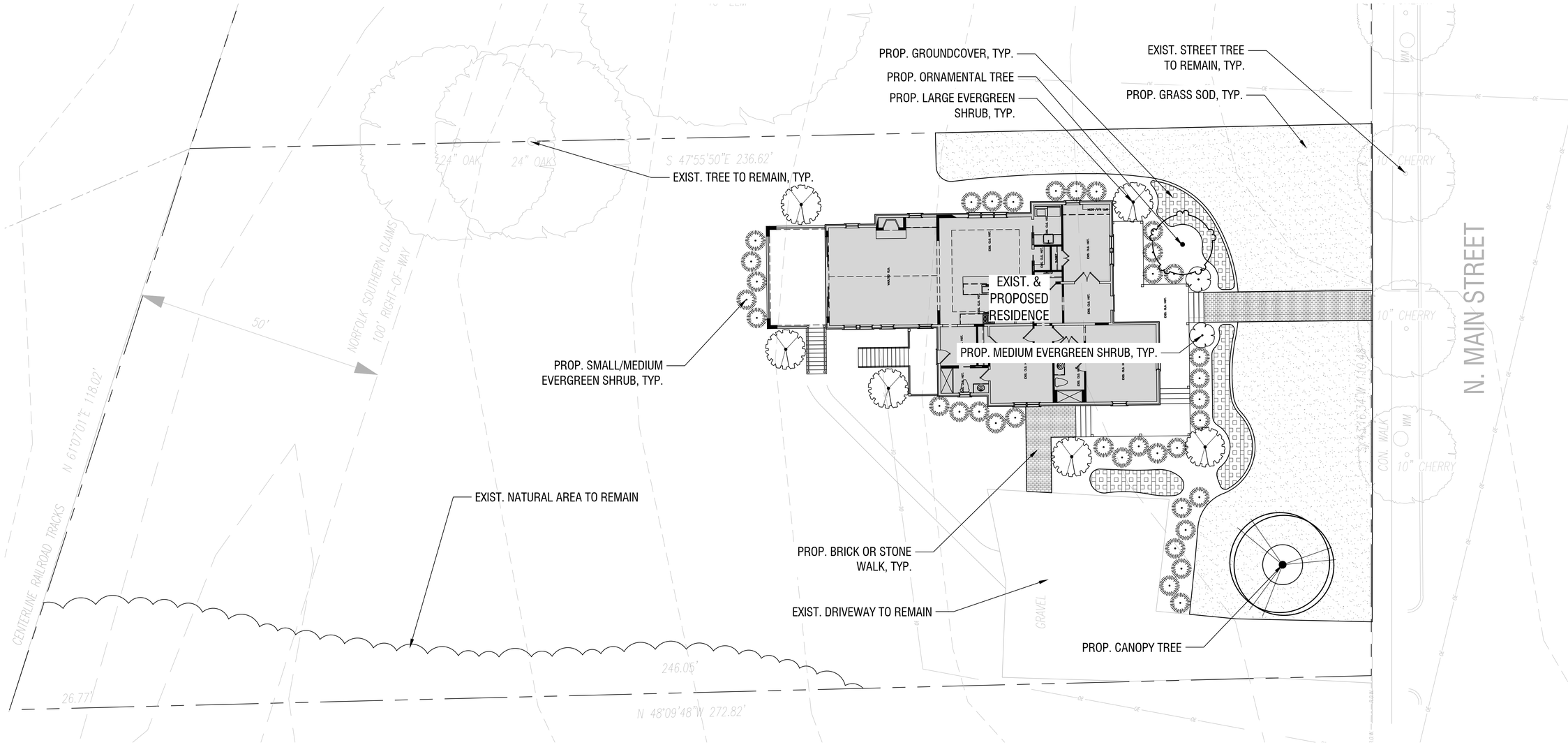
DATE: 10/29/24

DRAWING NAME:

COVER SHEET

DRAWING NO.:

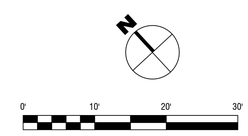
C-100



PRELIMINARY PLANT LIST OPTIONS

- CANOPY TREE
  - a. ACER RUBRUM (RED MAPLE)
  - b. QUERCUS PHELLOS (WILLOW OAK)
  - c. ULMUS AMERICANA (AMERICAN ELM)
- ORNAMENTAL TREE
  - a. ACER PALMATUM (JAPANESE MAPLE)
  - b. CHIONANTHUS VIRGINICUS (FRINGE TREE)
  - c. CORNUS KOUSA (KOUSA DOGWOOD)
- LARGE EVERGREEN SHRUB
  - a. ILLICIUM PARVIFLORUM (SMALL ANISE TREE)
  - b. MYRICA CERIFERA (WAX MYRTLE)
  - c. OSMANTHUS FRAGRANS (FRAGRANT TEA OLIVE)
  - d. CAMELLIA SASANQUA (SASANQUA CAMELLIA)
- MEDIUM EVERGREEN SHRUB
  - a. BUXUS MICROPHYLLA (JAPANESE BOXWOOD)
  - b. ILEX VOMITORIA (YAUPON HOLLY)
  - c. LOROPETALUM CHINESE (CHINESE FRINGE FLOWER)
- SMALL EVERGREEN SHRUB
  - a. DISTYLIUM (DISTYLIUM)
  - b. ILEX CRENATA (ROUNDLEAF JAPANESE HOLLY)
  - c. RHODODENDRON (DWARF AZALEA HYBRID)
- GROUNDCOVER
  - a. CHRYSOGONUM VIRGINIANUM AUSTRALE (GREEN AND GOLD)
  - b. PHLOX SUBULATA (CREEPING PHLOX)
  - c. POLYSTICHUM ACROSTICHOIDES (CHRISTMAS FERN)

NOTE: PLANTS LISTED ARE REPRESENTATIONAL ONLY AND MAY NOT BE INCLUSIVE OF ALL SPECIES USED IN FINAL PLAN.



Y:\13.0\O'Bryan\Projects 2024\705 N Main St\10-Landscape\X-BASE.dwg, 10/29/2024 12:17:52 PM, DWG To PDF.pc3

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DRAWN BY: R. CAIN, K. JACK

APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

DATE: 10/29/24

DRAWING NAME: SCHEMATIC LANDSCAPE PLAN

DRAWING NO.: LS-1.0

EXISTING FRONT

EXISTING RIGHT

EXISTING REAR

EXISTING LEFT

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APPROVED BY: D. STRANGE

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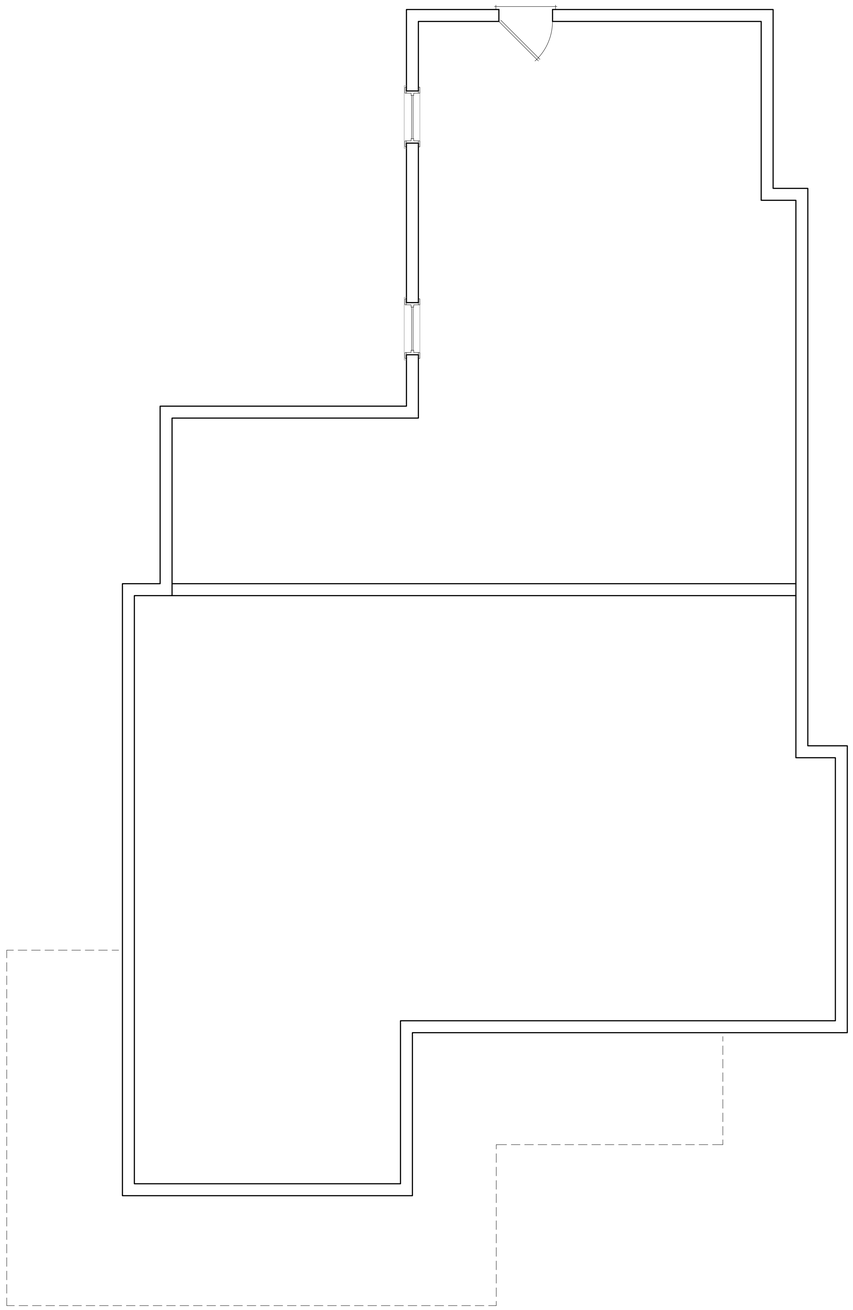
DATE: 10/29/24

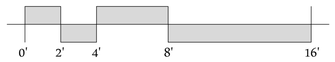
DRAWING NAME:
EXISTING PHOTOS

DRAWING NO.:
D-100



DEMO - FOUNDATION PLAN

1/4"=1'-0"



LEGEND

EXISTING WALL

DEMO WALL

EXISTING ABOVE

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ISSUED FOR: REVIEW

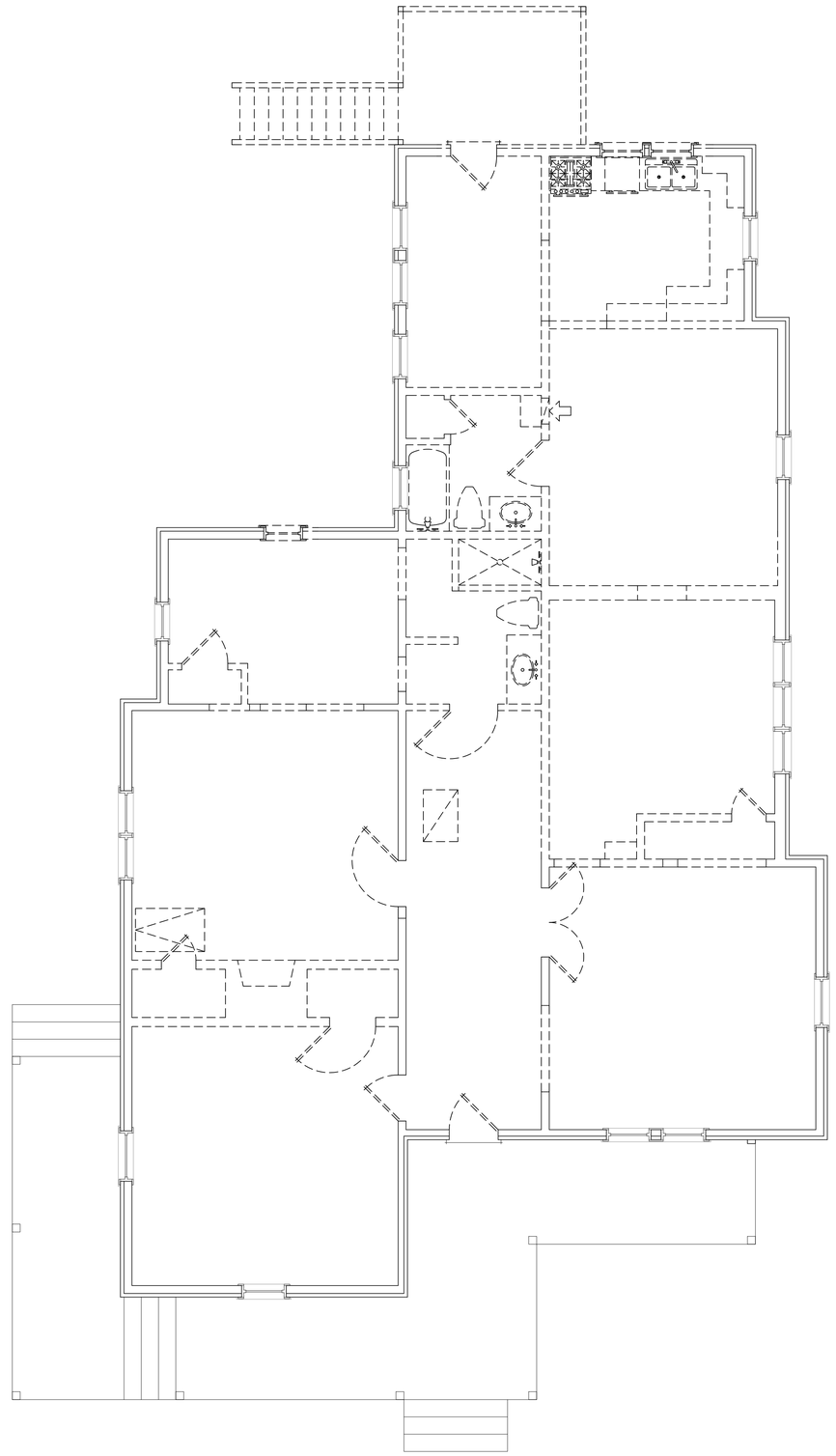
DATE: 10/29/24

DRAWING NAME:

DEMO - FOUNDATION PLAN

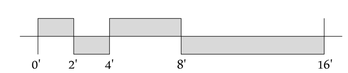
DRAWING NO.:

D-101



DEMO - MAIN LEVEL FLOOR PLAN

1/4"=1'-0"



LEGEND	
	EXISTING WALL
	DEMO WALL
	EXISTING ABOVE

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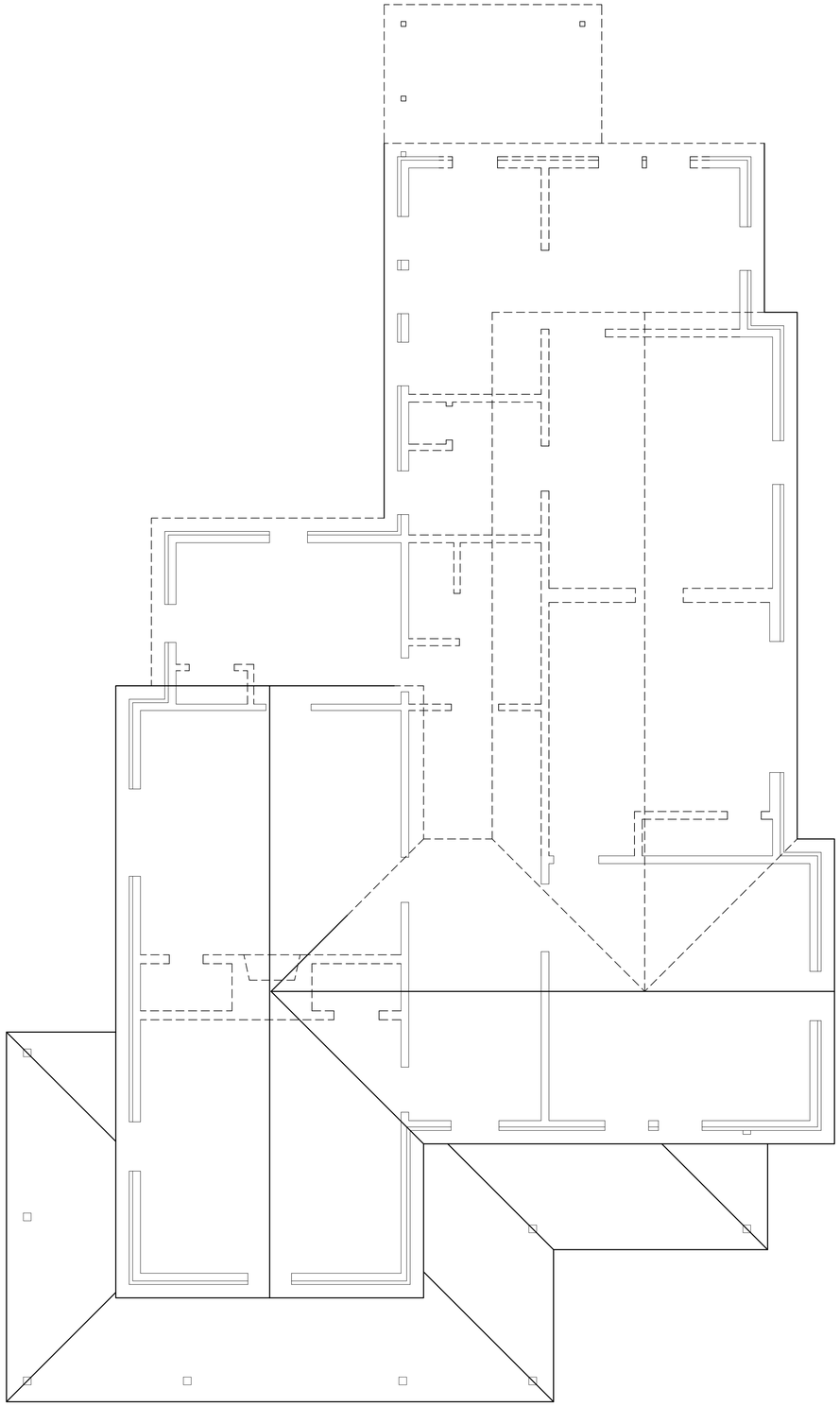
DRAWING NAME:

DEMO - MAIN LEVEL PLAN

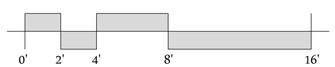
DRAWING NO.:

D-102



DEMO - ROOF PLAN

1/4"=1'-0"



LEGEND	
- - - - - -	LINE OF ROOF TO REMAIN
═══ ═══	WALL BELOW

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APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

DATE: 10/29/24

DRAWING NAME:

DEMO - ROOF PLAN

DRAWING NO.:

D-103

GENERAL NOTE:

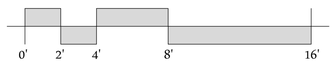
DASHED LINES DENOTE PROPOSED DEMO OF EXISTING STRUCTURE

DEMO - REAR ELEVATION

1/4"=1'-0"

DEMO - FRONT ELEVATION

1/4"=1'-0"



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A Proposed Renovation For

705 N. Main St.

705 N Main Street
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2242383

NO.	DATE	DESCRIPTION

REVISIONS:

DRAWN BY: R. CAIN, K. JACK

APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

DATE: 10/29/24

DRAWING NAME:

DEMO - REAR & FRONT ELEVATIONS

DRAWING NO.:

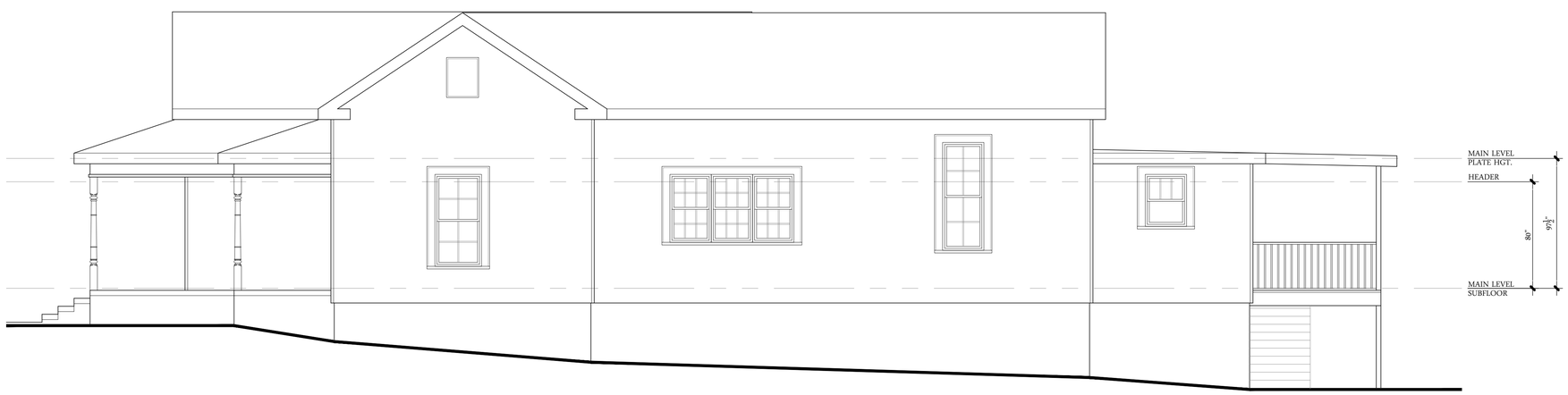
D-201

GENERAL NOTE:

DASHED LINES DENOTE PROPOSED DEMO OF EXISTING STRUCTURE

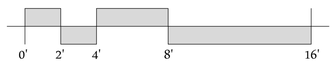
DEMO - LEFT ELEVATION

1/4"=1'-0"



DEMO - RIGHT ELEVATION

1/4"=1'-0"



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ENGINEER:

PROJECT NO.: 2242383

NO.	DATE	DESCRIPTION

REVISIONS:

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APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

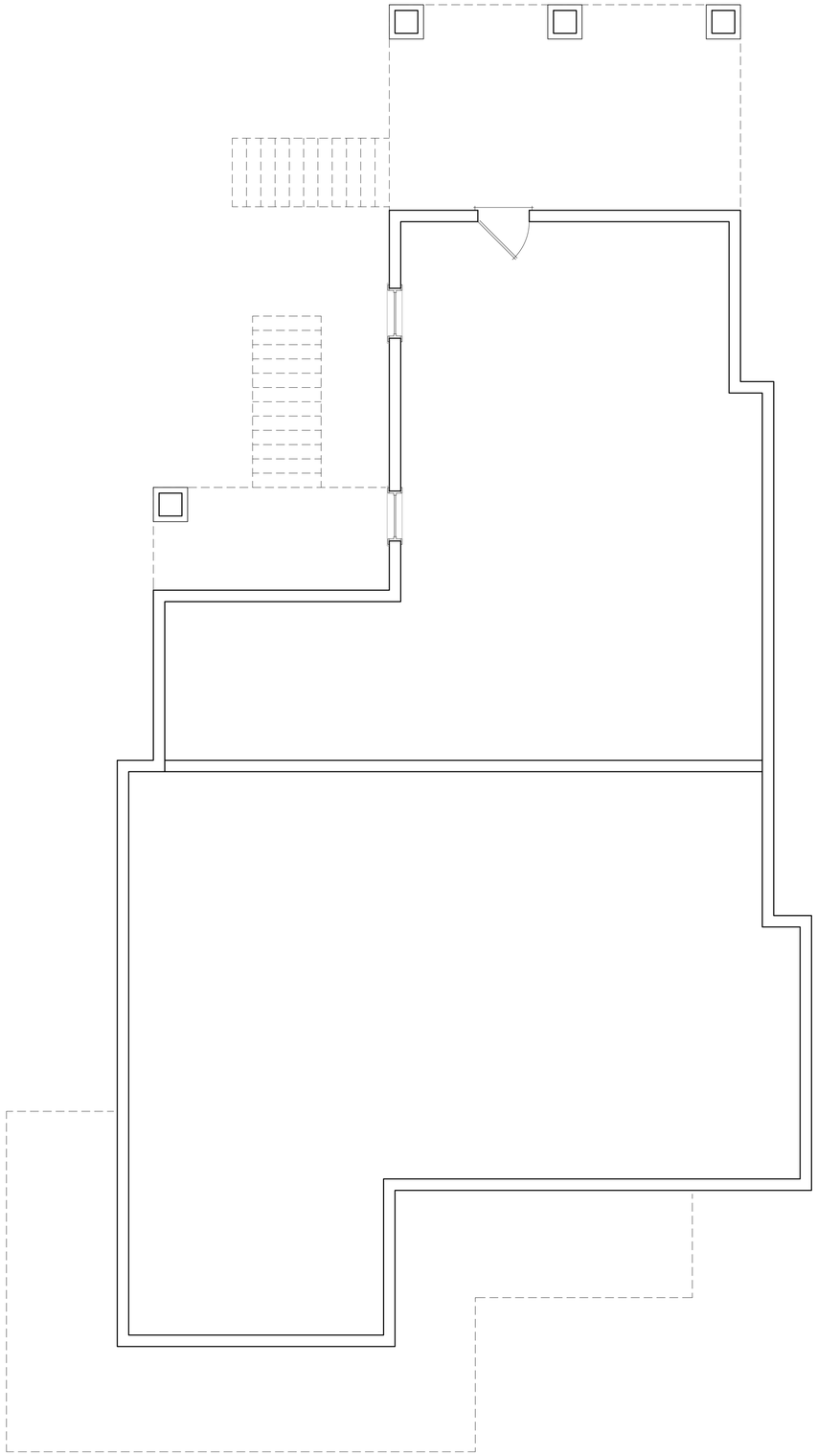
DATE: 10/29/24

DRAWING NAME:

DEMO - LEFT & RIGHT ELEVATION

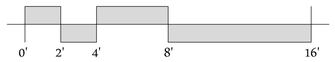
DRAWING NO.:

D-202



NEW FONDATION PLAN

1/4"=1'-0"



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APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

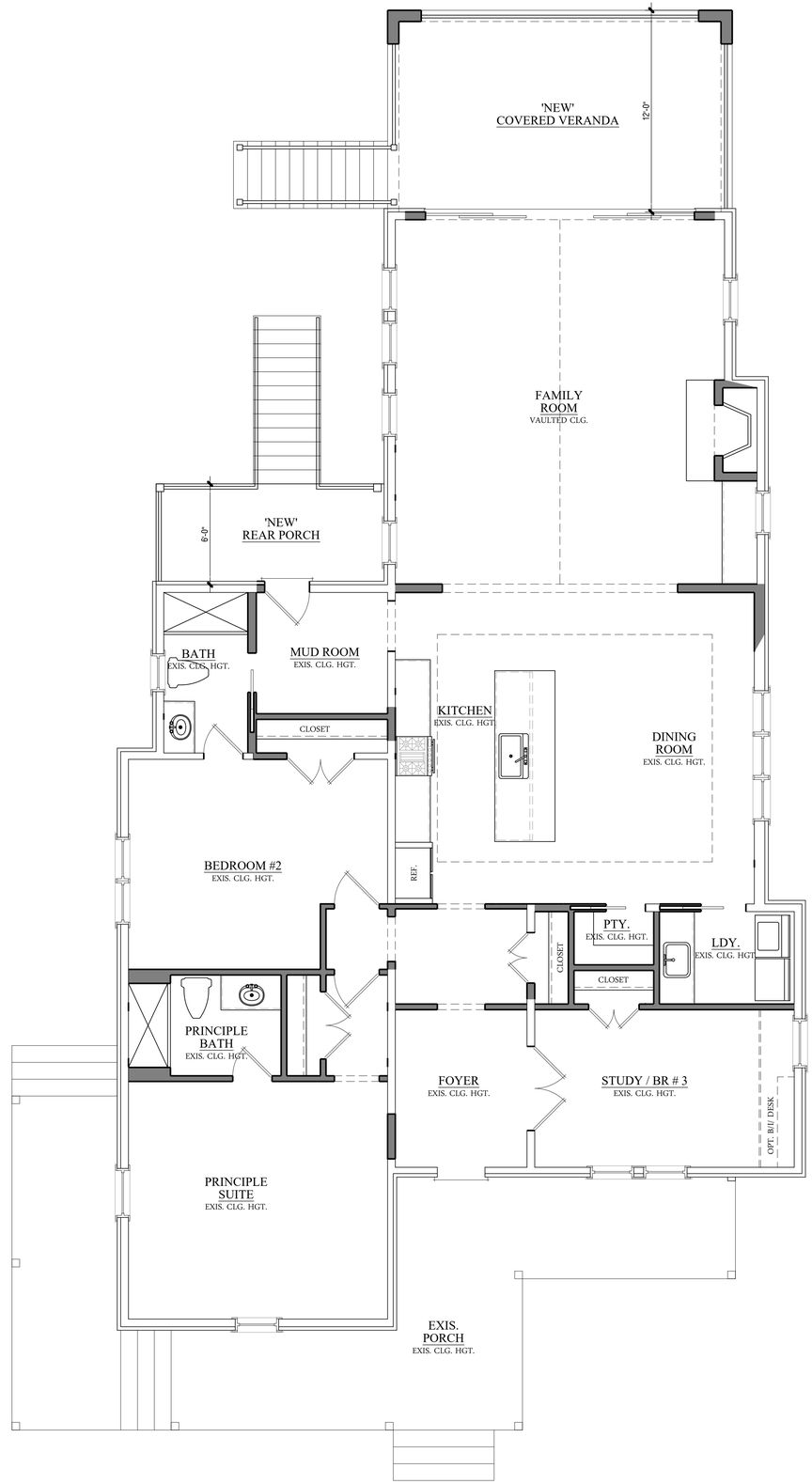
DATE: 10/29/24

DRAWING NAME:

NEW FOUNDATION PLAN

DRAWING NO.:

A-101



NEW MAIN LEVEL FLOOR PLAN

1/4"=1'-0"

EXISTING SQ. FTG.

1,983	EXIS. HEATED MAIN LEVEL
425 89	EXIS. MAIN LEVEL FRONT PORCH EXIS. MAIN LEVEL REAR PORCH
2,497	TOTAL EXISTING UNDER ROOF
-89	EXIS. REAR PORCH REMOVED TO BE REMOVED

NEW ADDITION SQ. FTG.

246 83	NEW COVERED VERANDA NEW REAR PORCH
329	TOTAL NEW ADDITION UNDER ROOF
2,737	TOTAL UNDER ROOF (EXIS. & NEW ADD.)

0' 2' 4' 8' 16'

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ISSUED FOR: REVIEW

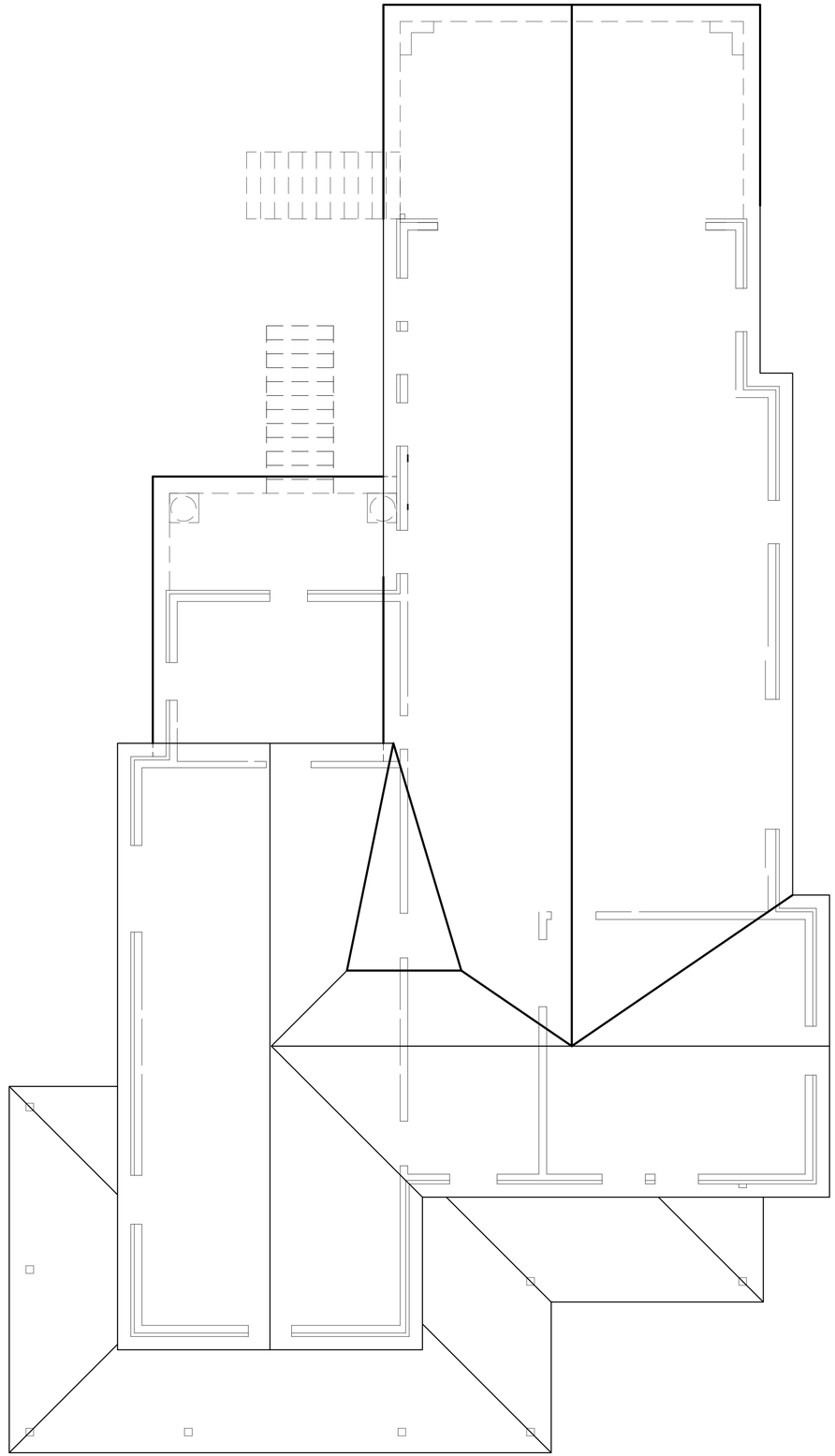
DATE: 10/29/24

DRAWING NAME:

NEW MAIN LEVEL FLOOR PLAN

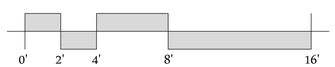
DRAWING NO.:

A-102



NEW ROOF PLAN

1/4"=1'-0"



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ISSUED FOR: REVIEW

DATE: 10/29/24

DRAWING NAME:

NEW ROOF PLAN

DRAWING NO.:

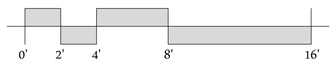
A-103

NEW REAR ELEVATION

1/4"=1'-0"

NEW FRONT ELEVATION

1/4"=1'-0"



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Davidson, NC 28036
704-439-2931

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NOT FOR CONSTRUCTION

LABELLA ASSOCIATES, P.A. REGISTERED ARCHITECTURAL CORPORATION CERT. NO. 52904 NORTH CAROLINA CHARLOTTE, N. C.

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A Proposed Renovation For

705 N. Main St.

705 N Main Street
Davidson, NC

BUILT BY:

ENGINEER:

PROJECT NO.: 2242383

NO.	DATE	DESCRIPTION

REVISIONS:

DRAWN BY: R. CAIN, K. JACK

APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

DATE: 10/29/24

DRAWING NAME:

NEW FRONT & REAR ELEVATION

DRAWING NO.:

A-201

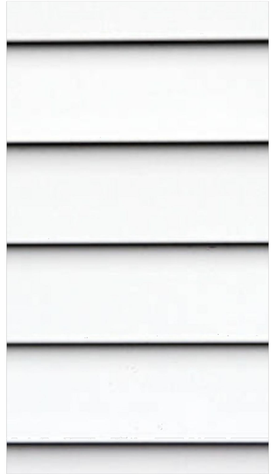
ROOF MATERIALS

-Primary Roof Material: ashpalt architectural shingle: estate gray

-Accent Roofing: standing seam metal, charcoal gray

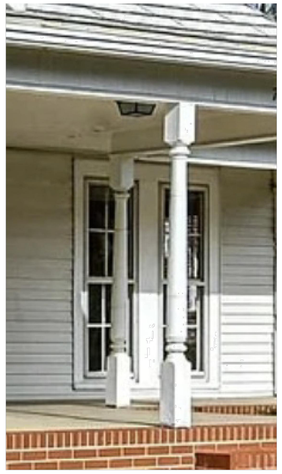
GUTTER & DOWNSPOUTS

K-style 5" gutter with 3/4 rectangle downspouts, white (this is currently on the house)



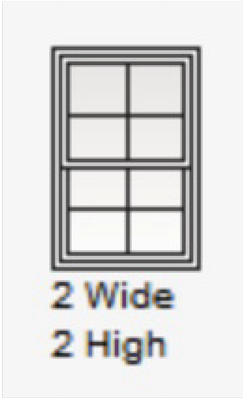
SIDING

4" white aluminum siding (to match existing) for addition to house.



COLUMNS

Keep existing columns on front porch



WINDOWS

Marvin, Elevate Series double hung, white, SDL grids (configuration to match original window configuration on front of house)

FRONT DOOR

Restore & repaint existing front door

LaBella
Powered by partnership.

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DRAWN BY: R. CAIN, K. JACK

APPROVED BY: D. STRANGE

ISSUED FOR: REVIEW

DATE: 10/29/24

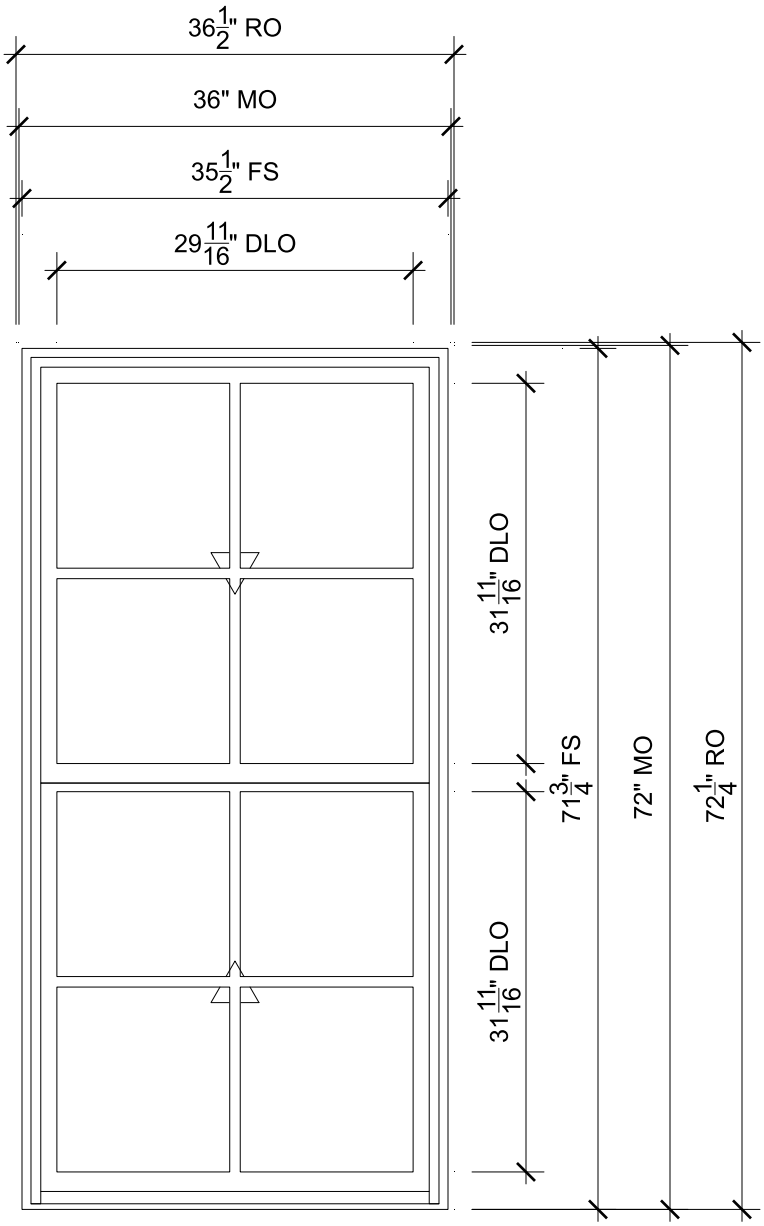
DRAWING NAME:

COLOR PALETTE

DRAWING NO.:

A-501

Attachment 5. Marvin Window Detail Sheets



01

SCALE: 3/4" = 1'-0"

1/2 Head

2/2 Jamb

3/2 Sill

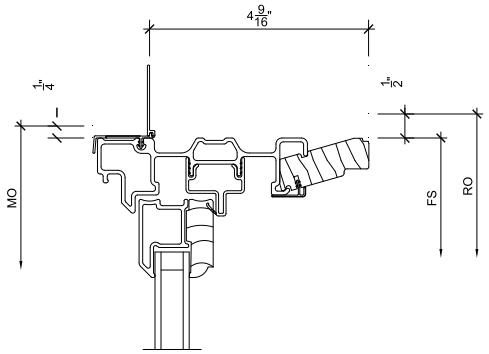
4/2 Divided Lite

1/3 Check Rail

MARVIN

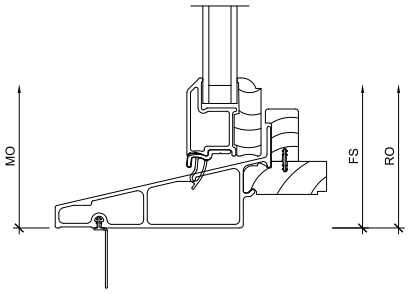
PROJ/JOB: 21 Oaks_705 N Main St. / 21 Oaks_705 N Main St.
DIST/DEALER: BFS-LOCUST
DRAWN: MIKE HARIG
QUOTE#: U6SZWYM PK VER: 0004.11.00 CREATED: 10/04/2024 REVISION:

SHEET 1 OF 3



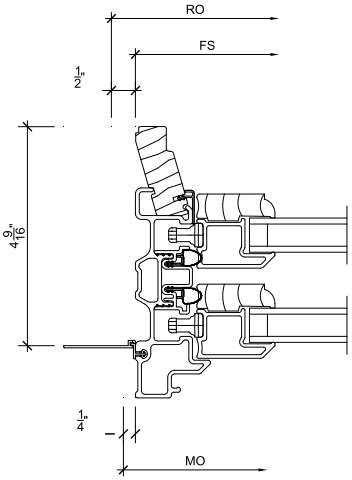
1/2 **Head**

SCALE: 3" = 1'-0"



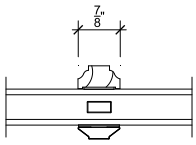
3/2 **Sill**

SCALE: 3" = 1'-0"



2/2 **Jamb**

SCALE: 3" = 1'-0"



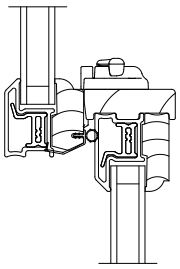
4/2 **Divided Lite**

SCALE: 3" = 1'-0"

MARVIN

PROJ/JOB: 21 Oaks_705 N Main St. / 21 Oaks_705 N Main St.
DIST/DEALER: BFS-LOCUST
DRAWN: MIKE HARIG
QUOTE#: U6SZWYM PK VER: 0004.11.00 CREATED: 10/04/2024 REVISION:

SHEET 2 OF 3



1 / 3 **Check Rail**

SCALE: 3" = 1'-0"

3 / 3 **NOT USED**

SCALE: 3" = 1'-0"

2 / 3 **NOT USED**

SCALE: 3" = 1'-0"

4 / 3 **NOT USED**

SCALE: 3" = 1'-0"

MARVIN

PROJ/JOB: 21 Oaks_705 N Main St. / 21 Oaks_705 N Main St.
DIST/DEALER: BFS-LOCUST
DRAWN: MIKE HARIG
QUOTE#: U6SZWYM PK VER: 0004.11.00 CREATED: 10/04/2024 REVISION:

SHEET 3 OF 3