



**Town of Davidson  
Design Review Board Regular Meeting  
Town Hall and Community Center  
Community Room 120  
251 South Street  
Wednesday, April 16, 2025 at 5:30 PM**

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**I. CALL TO ORDER**

**II. SILENT ROLL CALL**

**III. CHANGES TO THE AGENDA**

**IV. REVIEW/APPROVAL OF MINUTES**

**a. Meeting Minutes**

**Summary:** The Design Review Board will consider approval of March 19, 2025 meeting minutes.

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

**a. Davidson College Library – Formal Review & Recommendation**

**Summary:** The Design Review Board will formally review plans for the Davidson College library and will make a recommendation on the building schematic design.

**VII. INFORMAL PRELIMINARY REVIEW**

**VIII. ADJOURN**

[MEET\_FOOT]



**Design Review Board  
Meeting Minutes  
March 19, 2025**

A meeting of the Town of Davidson **Design Review Board** was held in Community Room 120 at Davidson Town Hall, 251 South Street, Davidson, NC 28036.

**I. CALL TO ORDER:** 5:32 p.m.

**II. ROLL CALL AND DETERMINATION OF QUORUM:**

Members Present signified by ☒:

|                                                            |                                                  |                                  |
|------------------------------------------------------------|--------------------------------------------------|----------------------------------|
| <input type="checkbox"/> Andrew Gale                       | <input type="checkbox"/> Dave Malushizky         | <input type="checkbox"/> VACANCY |
| <input checked="" type="checkbox"/> Tom Gibbs              | <input checked="" type="checkbox"/> Rusty Miller |                                  |
| <input checked="" type="checkbox"/> Rachel Johnson (Chair) | <input checked="" type="checkbox"/> Nicole Perri |                                  |

**Town Representatives:** Lindsay Laird, Senior Planner

**III. CHANGES TO THE AGENDA:** N/A

**IV. REVIEW/APPROVAL OF THE MINUTES:**

**a. January 15, 2025, Minutes**

*Motion to recommend approval of minutes:*

- **Motion:** Nicole Perri
- **Second:** Tom Gibbs
- **Vote:** 4-0 (Motion Passed)

**V. OLD BUSINESS:** N/A

**VI. NEW BUSINESS:** N/A

**VII. INFORMAL PRELIMINARY REVIEWS:**

**a. 439 S Main Street**

Senior Planner Lindsay Laird gave an overview of the project. The applicant proposes to renovate the existing structure at 439 S Main St to allow for retail use(s). Plans include a



new ADA ramp at the front porch entrance, new metal roofing, and updated paint. Plans also include upgraded parking and landscaping adjacent to the existing buildings. DRB members provided informal feedback on the proposed design.

#### **VIII. OTHER ITEMS:**

##### **a. Vice Chair Election**

The Design Review Board elected Rusty Miller to serve as Vice Chair.

*Motion to nominate Rusty Miller as DRB Vice Chair:*

- **Motion:** Rachel Johnson
- **Second:** Nicole Perri
- **Vote:** 4-0 (Motion Passed)

##### **b. Updated Design Review Board Rules of Procedure**

The Design Review Board recommended approval of updated Rules of Procedure to the Board of Commissioners.

*Motion to recommend approval of updated DRB Rules of Procedure:*

- **Motion:** Rusty Miller
- **Second:** Rachel Johnson
- **Vote:** 4-0 (Motion Passed)

#### **IX. ADJOURNMENT:** The meeting adjourned at 5:55 pm.

#### ***APPROVAL OF MEETING MINUTES:***

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



## DESIGN REVIEW BOARD: STAFF REPORT

Date: April 16, 2025  
To: Design Review Board  
From: Lindsay Laird, Senior Planner  
Re: Davidson College Library – Formal Review & Recommendation

### INTRODUCTION

#### APPLICANT INFO

- **Project:** Davidson College Library Renovation
- **Location:** 202 D Rd, Davidson, NC 28036 (Parcel ID 00316201)
- **Applicant:** Davidson College
- **Designer:** MSR Design
- **Planning Area(s):** College Campus

#### PROJECT DESCRIPTION

The existing E.H. Little Library will undergo interior renovations to improve library services and student/faculty accommodations. The renovation will also see the current fourth-floor mechanical penthouse replaced with an addition and occupiable green roof. The building will be 72' in height at its tallest point with the fourth-floor addition. Additionally, facade changes will expand existing glazing on all four elevations to improve sightlines into the building and access to daylight. Building materials include existing brick, existing limestone, painted metal panel at level 4 addition, and aluminum curtain wall systems.

Site work associated with library renovations includes new sidewalks and landscaping adjacent to the building, an outdoor classroom area, and a new ADA drop off point between the library and Richardson Stadium. This drop off area doubles as service vehicle and fire access for the library.

#### PRELIMINARY REVIEW – JANUARY 2025

The Design Review Board provided preliminary feedback on plans for the library renovation at their January 15, 2025, meeting. Board members discussed articulation of the rear/eastern façade.

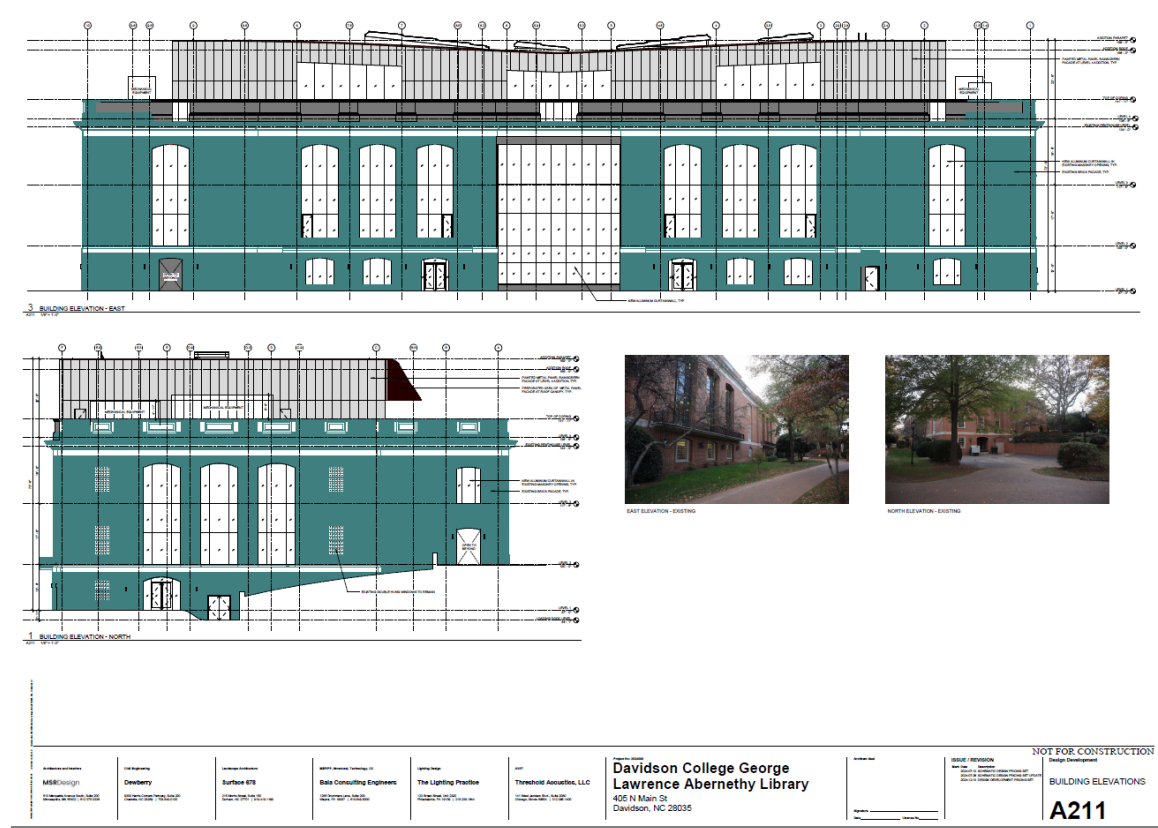


Figure 1. East & North Building Elevations, January 2025 Prelim. Review



Figure 2. Ground Level Approach, East Elevation, January 2025 Prelim. Review

## PLANNING STAFF REVIEW

Below is a summary of planning and development standards related to this proposal. Feedback requested is in *red italics*.

### A. Planning Area Standards

- **Permitted Uses:** Compliant
- **2.2.14.C Building Types:** Compliant
- **2.2.14.C Height:** Compliant (minimum 2 stories, maximum NA)
- **2.2.14.C Setbacks:** Compliant

### B. General Site Design Standards

- **4.3.1.A Pedestrian & Vehicle Access:** Compliant
- **4.3.1.B Building Location & Orientation:** Compliant
- **4.3.1.C Building Height:** Compliant
- **4.3.1.D Fences, Hedges & Garden Walls:** NA
- **4.3.1.E Loading/Service Areas, Mechanical Equipment and Utilities:** Compliant  
(Loading facilities are not located on a primary façade and will be screened with landscaping)
- **4.3.1.F Encroachments:** Not applicable
- **4.3.1.G Development Plans with Multiple Buildings:** NA
- **4.3.1.H Public Spaces:** NA
- **4.3.2 Guidelines for Development in Existing Buildings:**
  - **Street Frontage:** Compliant
  - **Rhythm of Development Along Street:** Compliant
  - **Building Orientation:** Compliant – no change to building orientation
  - **Front Setback Patterns:** Compliant – no change to setbacks
  - **Building Form:** Compliant
  - **Density:** NA
  - **Building Design:** Compliant

### C. General Building Design Standards

- **4.4.1 General Building Design Standards:** Compliant
- **4.4.1.A Building Height:** Compliant
- **4.4.1.B Form and Massing:** Compliant – no substantial change to form & massing
- **4.4.1.C Façade Articulation:** All building facades visible from a public street have: (1) a recognizable base, distinguished from the body of the building; (2) a recognizable top, occupying the highest portion of the building and distinguished from the body of the building; and (3) large building facades shall be modulated through use of repetitive bays separated by piers or columns, the use of reveals or recesses in the wall itself, placement of window/door openings, or placement of balconies, awnings, canopies, etc.  
*At the January 2025 preliminary review, DRB members discussed additional articulation on the rear/eastern building elevation. The board should provide feedback on whether building facades are adequately articulated in the current design.*
- **4.4.1.D Façade Transparency:** Compliant – Institutional Buildings do not have a minimum transparency requirement
- **4.4.1.E Materials:** Compliant
- **4.4.1.F Architectural Details:** Window and door openings shall be arranged and proportioned so that vertical dimensions dominate horizontal dimensions. Additionally, architectural elements shall be used to establish human scale at the street level and main entrances should be emphasized at street level. Fenestration shall be architecturally related to the style, materials, colors, and details of the building.

*The DRB should provide feedback on proposed architectural details.*

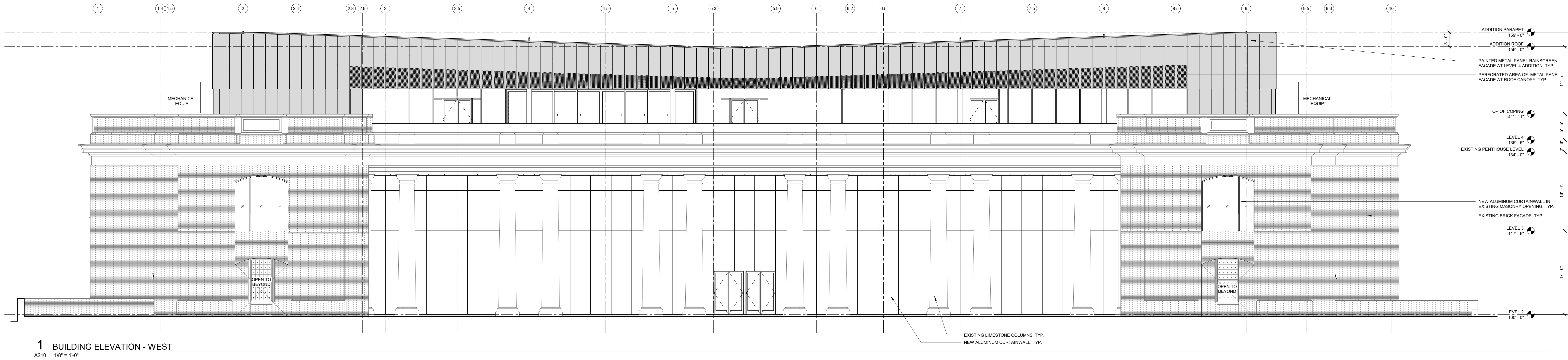
**D. Specific Building Type Requirements – Institutional**

- **4.5.1 Use Requirements:** Compliant
- **4.5.1.A Scale:** Compliant
- **4.5.1.B Orientation:** Compliant

## RESOURCES & ATTACHMENTS

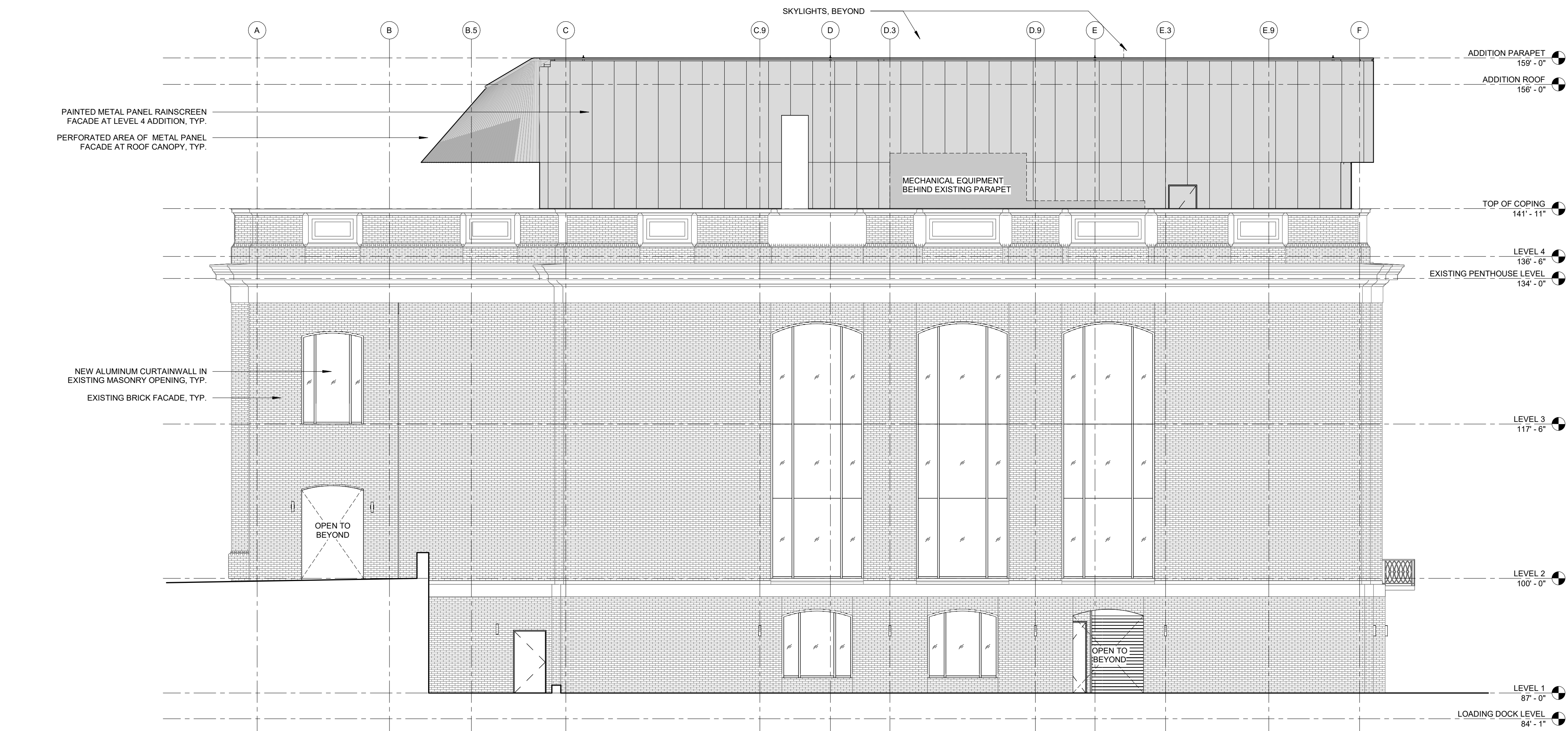
- Davidson Planning Ordinance (DPO): [www.townofdavidson.org/planningordinance](http://www.townofdavidson.org/planningordinance)





1 BUILDING ELEVATION - WEST

A210 1/8" = 1'-0"



2 BUILDING ELEVATION - SOUTH

A210 1/8" = 1'-0"



SOUTH ELEVATION - EXISTING



WEST ELEVATION - EXISTING

Davidson College George Lawrence Abernethy Library, 405 N Main St, Davidson, NC 28035, USA. Architect: MSRDesign, Inc. 10/20/2023 10:00 AM

Architecture and Interiors  
**MSRDesign**

510 Marquette Avenue South, Suite 200  
Minneapolis, MN 55402 | 612.375.0336

Civil Engineering  
**Dewberry**

9300 Morris Corners Parkway, Suite 200  
Charlotte, NC 28269 | 703.649.0100

Landscape Architecture  
**Surface 678**

215 Morris Street, Suite 150  
Durham, NC 27701 | 919.419.1199

ME/FP, Structural, Technology, CX  
**Bala Consulting Engineers**

1285 Drummer Lane, Suite 200  
Wayne, PA 19087 | 610.649.8000

Lighting Design  
**The Lighting Practice**

123 Broad Street, Unit 2300  
Philadelphia, PA 19109 | 215.238.1644

AV/IT  
**Threshold Acoustics, LLC**

141 West Jackson Blvd., Suite 2080  
Chicago, Illinois 60604 | 312.386.1400

Project No: 2024008

**Davidson College George  
Lawrence Abernethy Library**

405 N Main St  
Davidson, NC 28035

Architect Seal

Signature

Date

License No.

ISSUE / REVISION

Mark Date Description  
2024-07-26 SCHEMATIC DESIGN PRICING SET UPDATE

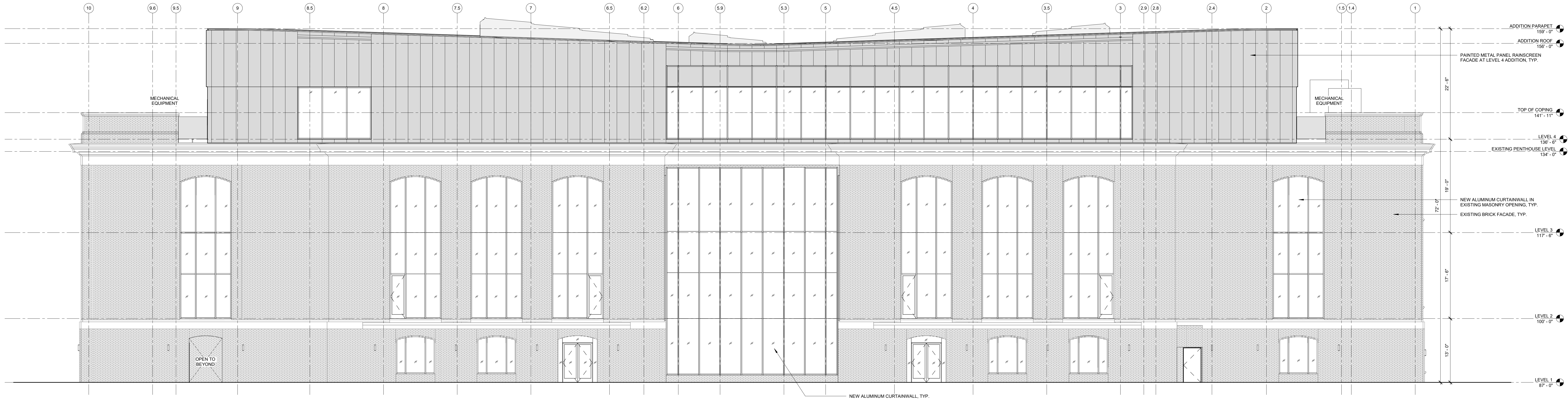
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50% Construction Documents

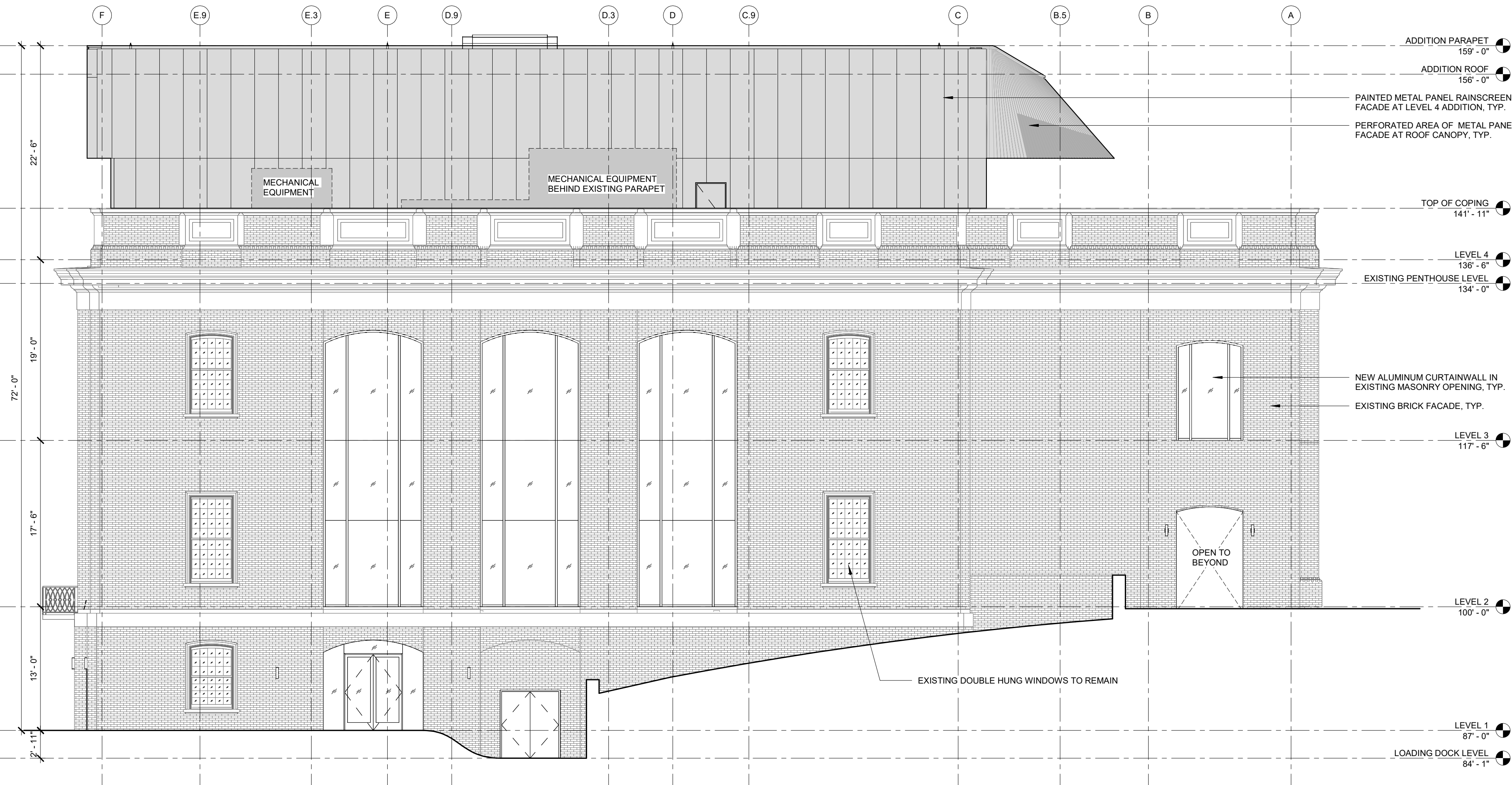
BUILDING ELEVATIONS

**A210**





3 BUILDING ELEVATION - EAST  
A211 1/8" = 1'-0"



1 BUILDING ELEVATION - NORTH  
A211 1/8" = 1'-0"



EAST ELEVATION - EXISTING



NORTH ELEVATION - EXISTING

Davidson College George Lawrence Abernethy Library  
510 Marquette Avenue South, Suite 200  
Minneapolis, MN 55402 | 612.375.0336

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**Threshold Acoustics, LLC**

Project No: 2024008  
**Davidson College George  
Lawrence Abernethy Library**  
405 N Main St  
Davidson, NC 28035

Architect Seal

Signature

Date

License No.

ISSUE / REVISION

| Mark       | Date       | Description                         |
|------------|------------|-------------------------------------|
| 2024-07-12 | 2024-07-12 | SCHEMATIC DESIGN PRICING SET        |
| 2024-07-26 | 2024-07-26 | SCHEMATIC DESIGN PRICING SET UPDATE |
| 2024-12-13 | 2024-12-13 | DESIGN DEVELOPMENT PRICING SET      |

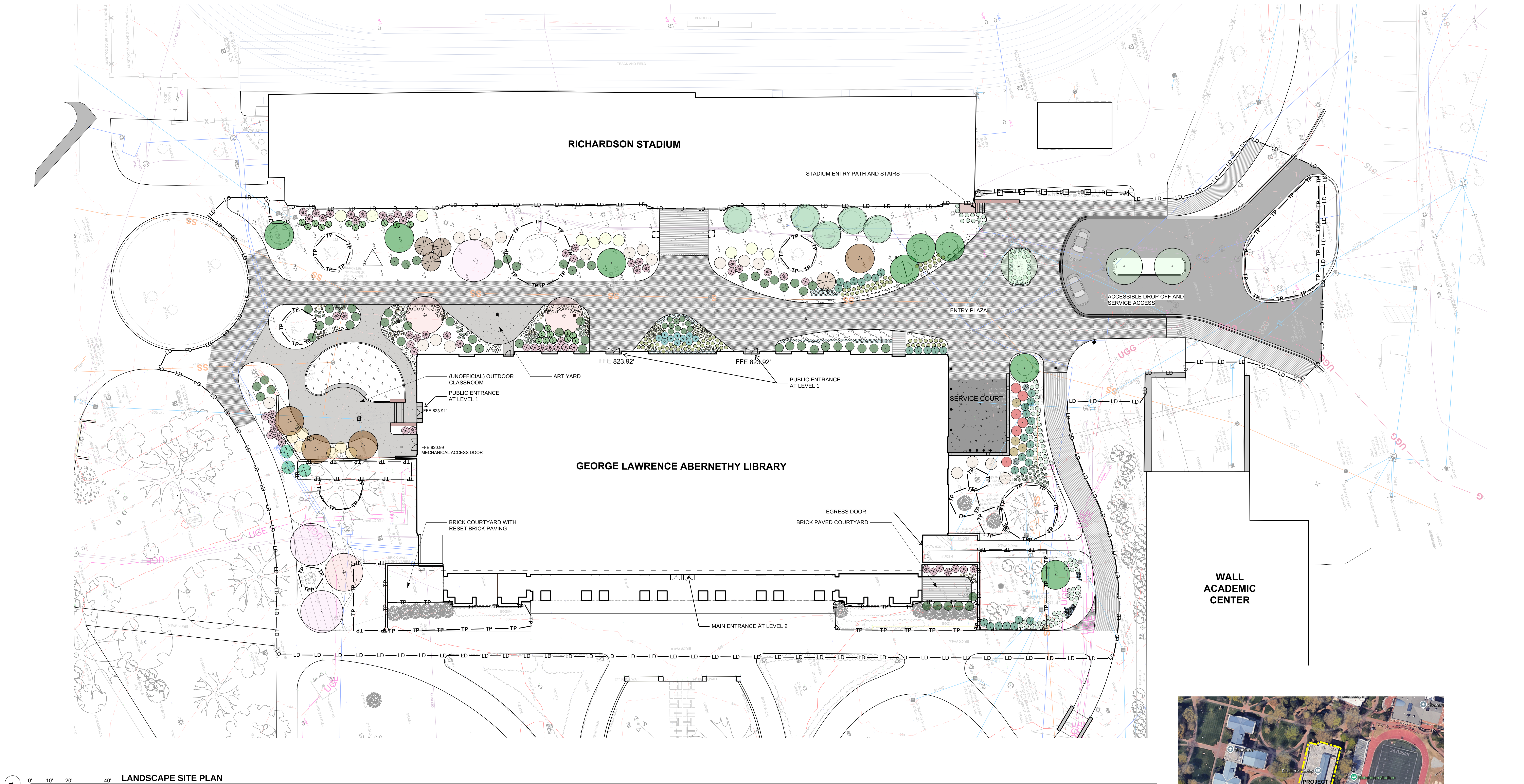
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BUILDING ELEVATIONS

**A211**





LOCATION PLAN  
CLOSEST PUBLIC ROAD TO PROJECT SITE

Architecture and Interiors

MSR Design

510 Marquette Avenue South, Suite 200  
Minneapolis, MN 55402 | 612.375.0336

Civil Engineering

Dewberry

9300 Harris Corners Parkway, Suite 220  
Charlotte, NC 28209 | 703.849.0100

Landscape Architecture

Surface 678

215 Morris Street, Suite 150  
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MEP/FP, Structural, Technology, CX

Bala Consulting Engineers

443 South Gulph Road  
King of Prussia, PA 19406 | 610.649.8000

Lighting Design

The Lighting Practice

123 Broad Street, Unit 2320  
Philadelphia, PA 19109 | 215.238.1644

AVIT

Threshold Acoustics, LLC

141 West Jackson Blvd., Suite 2080  
Chicago, Illinois 60604 | 312.386.1400

Project No: 2924006

## Davidson College George Lawrence Abernethy Library

405 N Main St,  
Davidson, NC 28035

Architect Seal

Delete this note before reloading:  
verify size of image with state  
requirements

Signature

Date

License No

### ISSUE / REVISION

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| 2025-03-10 | 2025-03-10 | 50% CONSTRUCTION DOCUMENTS          |

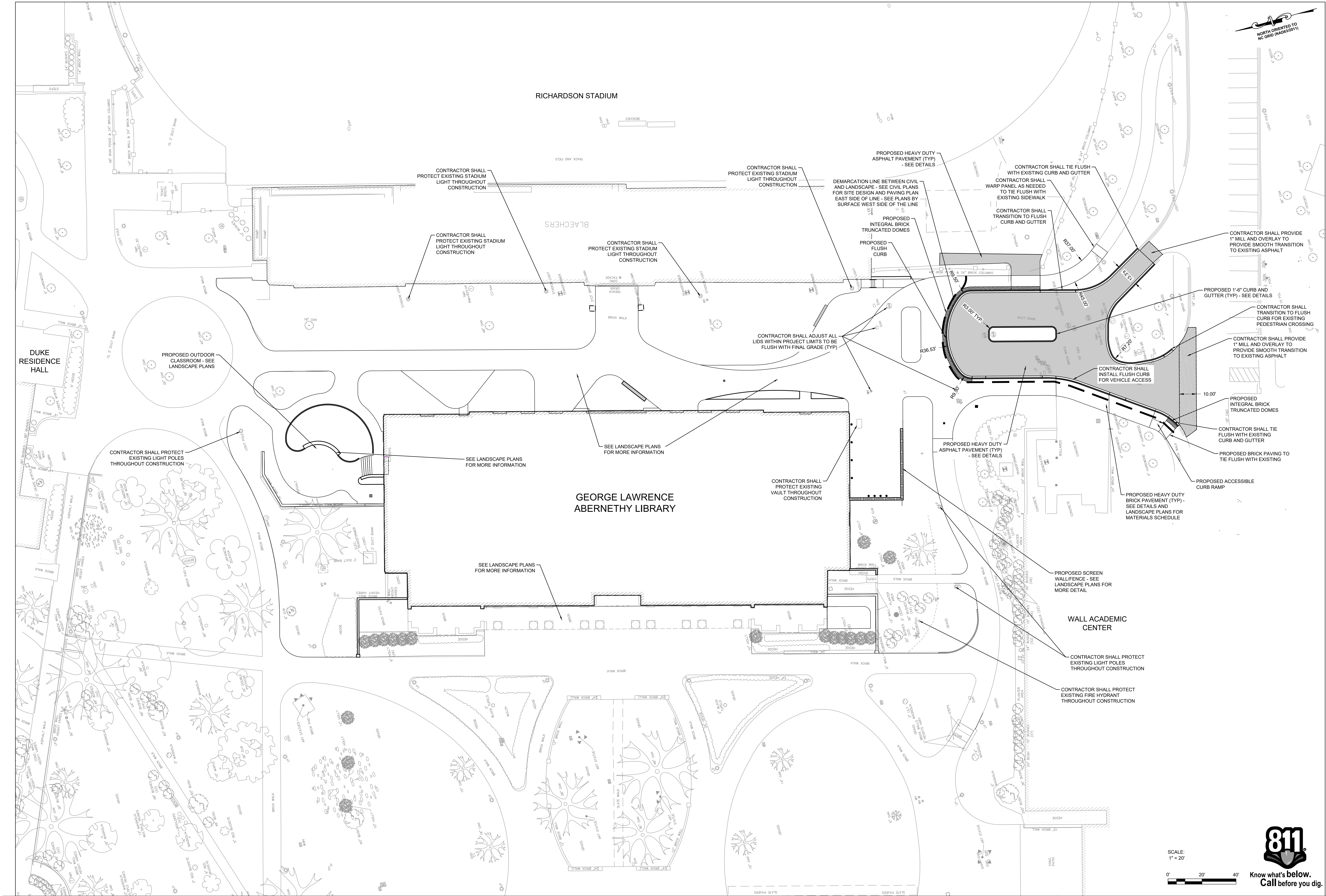
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Design Development

OVERALL SITE PLAN

# L101





Architecture and Interiors

**MSR Design**  
510 Marquette Avenue South, Suite 200  
Minneapolis, MN 55402 | 612.375.0336

Civil Engineering

**Dewberry**  
9300 Morris Corners Parkway, Suite 200  
Charlotte, NC 28269 | 703.649.0100  
NCBELS #P-0929  
NCBOLA #C-478

Landscape Architecture

**Surface 678**  
215 Morris Street, Suite 150  
Durham, NC 27701 | 919.419.1199

MEP/FP, Structural, Technology, CX

**Bala Consulting Engineers**  
443 South Gulph Road  
King of Prussia, PA 19406 | 610.649.8000

Lighting Design

**The Lighting Practice**  
123 Broad Street, Unit 2320  
Philadelphia, PA 19109 | 215.238.1644

AV/IT

**Threshold Acoustics, LLC**  
141 West Jackson Blvd., Suite 2080  
Chicago, Illinois 60604 | 312.386.1400  
CHAMBERS HALL

Project No: 2024008

**Davidson College George Lawrence Abernethy Library**  
405 N Main St  
Davidson, NC 28035

Seal

Signature \_\_\_\_\_  
Date \_\_\_\_\_ License No \_\_\_\_\_

ISSUE / REVISION

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|      | 2024-12-13 | DESIGN DEVELOPMENT PRICING SET      |
|      | 2025-03-10 | 50% CONSTRUCTION DOCUMENTS          |

NOT FOR CONSTRUCTION  
CONSTRUCTION DOCUMENTS

**SITE PLAN**  
**C3.01**

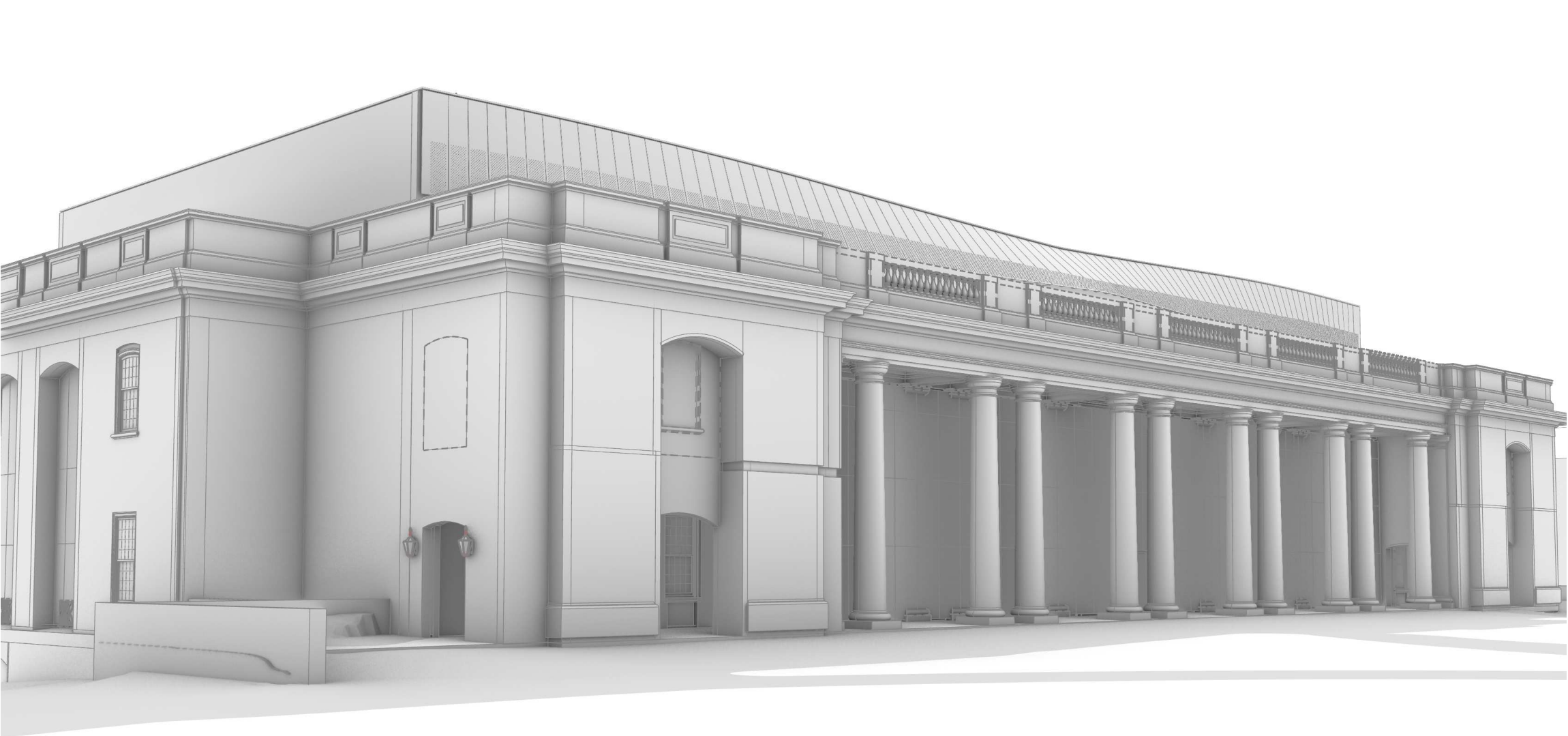




WEST ELEVATION - PROPOSED



WEST APPROACH 1 - EXISTING



WEST APPROACH 1 - PROPOSED



NORTHWEST BIRD'S EYE - PROPOSED LEVEL 4 ADDITION



EXISTING VIEW FROM BAKER DRIVE



ADDITION VIEW FROM BAKER DRIVE



EAST ELEVATION - PROPOSED



CONCORD RD. VIEW 1



CONCORD RD. 2

Davidson College George Lawrence Abernethy Library  
510 Marquette Avenue South, Suite 200  
Minneapolis, MN 55402 | 612.375.0336  
10/23/2024 11:22:46 AM  
Architect Seal  
Signature  
Date  
License No.

Architecture and Interiors  
**MSRDesign**

Civil Engineering  
**Dewberry**  
510 Marquette Avenue South, Suite 200  
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Project No: 2024008

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|      | 2024-07-26 | SCHEMATIC DESIGN PRICING SET UPDATE |

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Design Development

PERSPECTIVE VIEWS OF  
PROPOSED NEW WORK

**A212**