



**TOWN OF DAVIDSON  
DESIGN REVIEW BOARD  
7:00PM Board Room in Town Hall at 216 S Main St, Davidson, NC  
Special Meeting of the Historic Preservation Commission  
February 5, 2019**

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- I. CALL TO ORDER**
  - II. SILENT ROLL CALL**
  - III. CHANGES TO THE AGENDA**
  - IV. OLD BUSINESS**
    - (a) Local Historic District Expansion
  - V. ADJOURN**



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**Agenda Title:** Local Historic District Expansion

**Summary:** The Historic Preservation Commission will consider making a recommendation on one of the two options for Local Historic District expansion surveying proposed by consultant Mary Ruffin Hanbury.

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**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>
❑ Local Historic District Expansion Memo	2/1/2019	Exhibit
❑ Davidson Historic Districts Map	2/1/2019	Exhibit



## Local Historic District Expansion

Date: 2-5-2019

To: Historic Preservation Commission

From: Planning Department

### 1. OVERVIEW

At the October 23 Town Board meeting the Board of Commissioners chose Mary Ruffin Hanbury as our consultant for the local historic district expansion project. She proposed to complete her work in two phases.

She has completed the first phase, which included a public meeting on November 28 to explain the benefits of expanding the district and to gauge citizens' interest in the project, and the completion of a "windshield survey" of the National Register Historic District (NRHD) area.

Following the public meeting, we received a request from the North Main neighborhood to move as quickly as possible to designate their area as a local historic district.

We received a proposal from the consultant for two options for her work on the second phase. Phase II includes documentation of structures appropriate to be included in the expanded local historic district. The two options are:

1. Survey and documentation work of the entire National Historic District (and its edges) completed all at once. In this case, her work will take a little over two months, depending on when a decision is made and a contract signed. The State Historic Preservation Office (SHPO) then has 30 days to review and comment. The local district designation/rezoning has to be approved by the Historic Preservation Commission (HPC), reviewed by the Planning Board, requires a public hearing, and then comes to the Board of Commissioners for approval of the ordinance. The cost for this option is \$7757.
2. Survey and documentation work completed in two phases with the North Main neighborhood first, and the remainder of the existing National Historic District (plus its edges) completed second. The North Main documentation work could be completed in approximately 3 weeks – actual dates will depend on when a decision is made and a contract signed. SHPO has 30 days to review and comment, then the HPC, planning board, public hearing and BoC approval, as above. While we are handling the process to designate the North Main neighborhood, the consultant will complete the work for the remainder of the NRHD and its edges. The cost for this option is \$8185.

## 2. RELATED TOWN GOALS

**Strategic Plan:** Historic Preservation: Create/expand local historic district.

**Core values:** Davidson's traditional character is that of a small, historic college town, so land planning will reflect its historic patterns of village-centered growth including connection of neighborhoods, preservation of our historic resources, conservation of rural area, and provision of public spaces.

**Constituents:** Davidson residents in NRHD.

## 3. RECOMMENDED ACTION

**Requested actions:** Provide a recommendation for Hanbury Preservation Consulting moving forward on Option 1 or Option 2 for local historic district expansion project.

## 4. OPTIONS/PROS & CONS

Option 1, when complete, will protect all the endangered homes in the current NRHD, a far larger area than the North Main neighborhood. This option will require more public meetings than Option 2, since fewer residents understand the process and responsibilities.

Option 2 allows the designation of North Main as a local historic district to move ahead while the consultant completes the work on the remainder of the district. It takes into consideration that neighborhood's enthusiasm, which may provide the impetus for other neighborhoods to request designation or make them more amenable to proceeding with designation.

Additionally, the rezoning process may move more quickly for the North Main area than the entire NRHD district.

## 5. NEXT STEPS

The Board of Commissioners may choose to vote to approve Option 1 or Option 2 at their February 12 work session.



# DAVIDSON HISTORIC DISTRICTS

A map of the the local and national historic district in the Town of Davidson.

## STREETS / RAIL

- Rail
- Interstates
- Streets

## BOUNDARIES

- Town of Davidson
- Sphere of Influence / ETJ
- County Boundary

## WATER FEATURES

- Lakes and Ponds
- Creeks and Streams

## HISTORIC DISTRICTS

- Local Historic Parcels
- National Historic District Parcels

# TOWN OF DAVIDSON

MECKLENBURG COUNTY, NORTH CAROLINA



0  
1 inch = 244 Feet

Date: 3/23/2018

DATA SOURCES:  
NC One Map  
Mecklenburg County  
Town of Davidson

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