

LOCAL HISTORIC DISTRICT EXPANSION PROCESS



College Town. Lake Town. *Your Town.*

Local Historic District Expansion
Board of Commissioners
Chad Hall, Senior Planner
March 27, 2018

AGENDA

Local Historic District Expansion Process

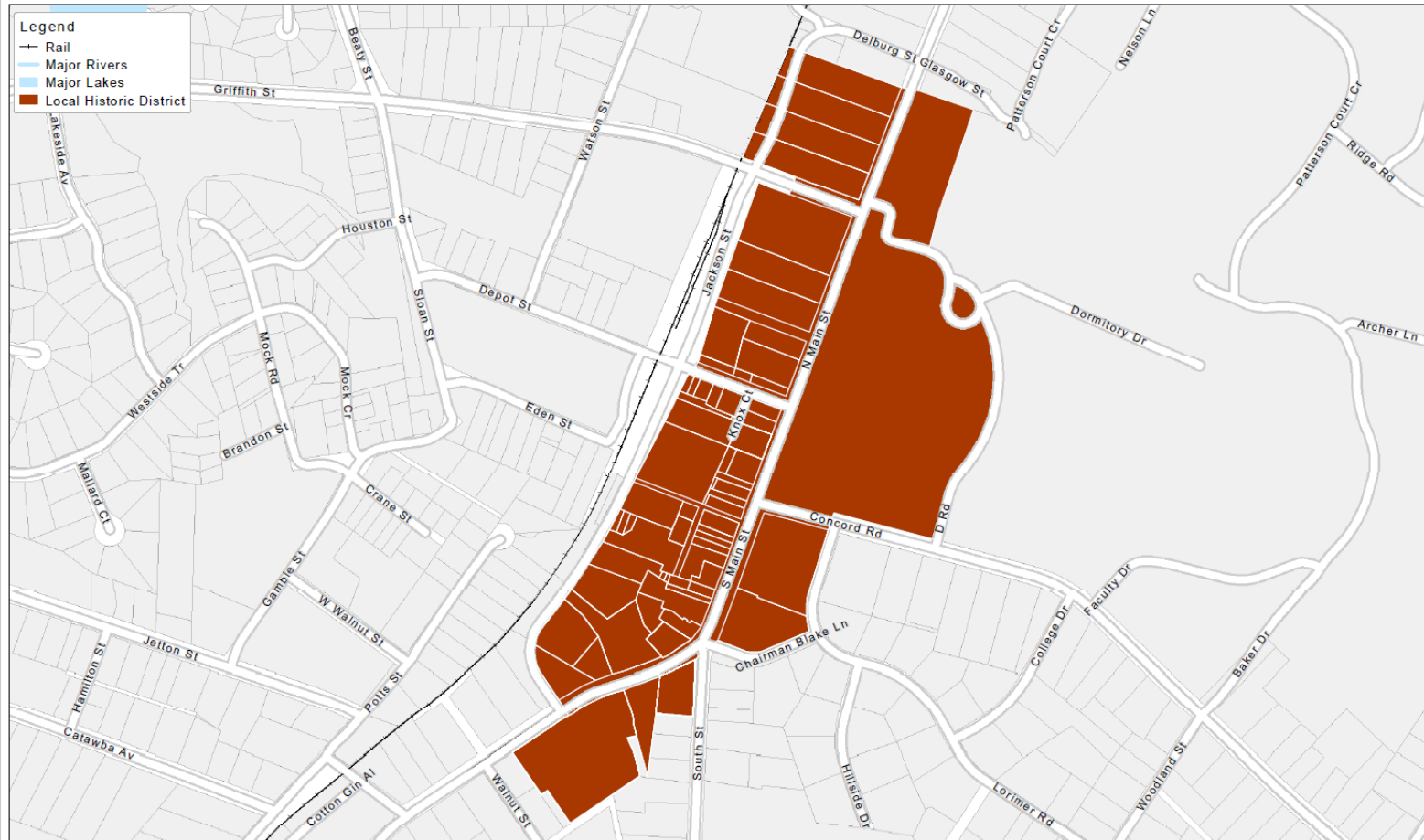
- Current Districts
- Geographic area(s) for expansion
- Process and Timing



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LOCAL HISTORIC DISTRICT



Date: 10/28/2015

DATA SOURCE: NC ONE MAP; MECKLENBURG COUNTY, NC;
AND DATA CREATED BY THE TOWN OF DAVIDSON

LOCAL HISTORIC OVERLAY TOWN OF DAVIDSON NORTH CAROLINA

1 inch = 280 feet

0 140 280 Feet



This product is for informational purposes and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



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HISTORIC PRESERVATION COMMISSION

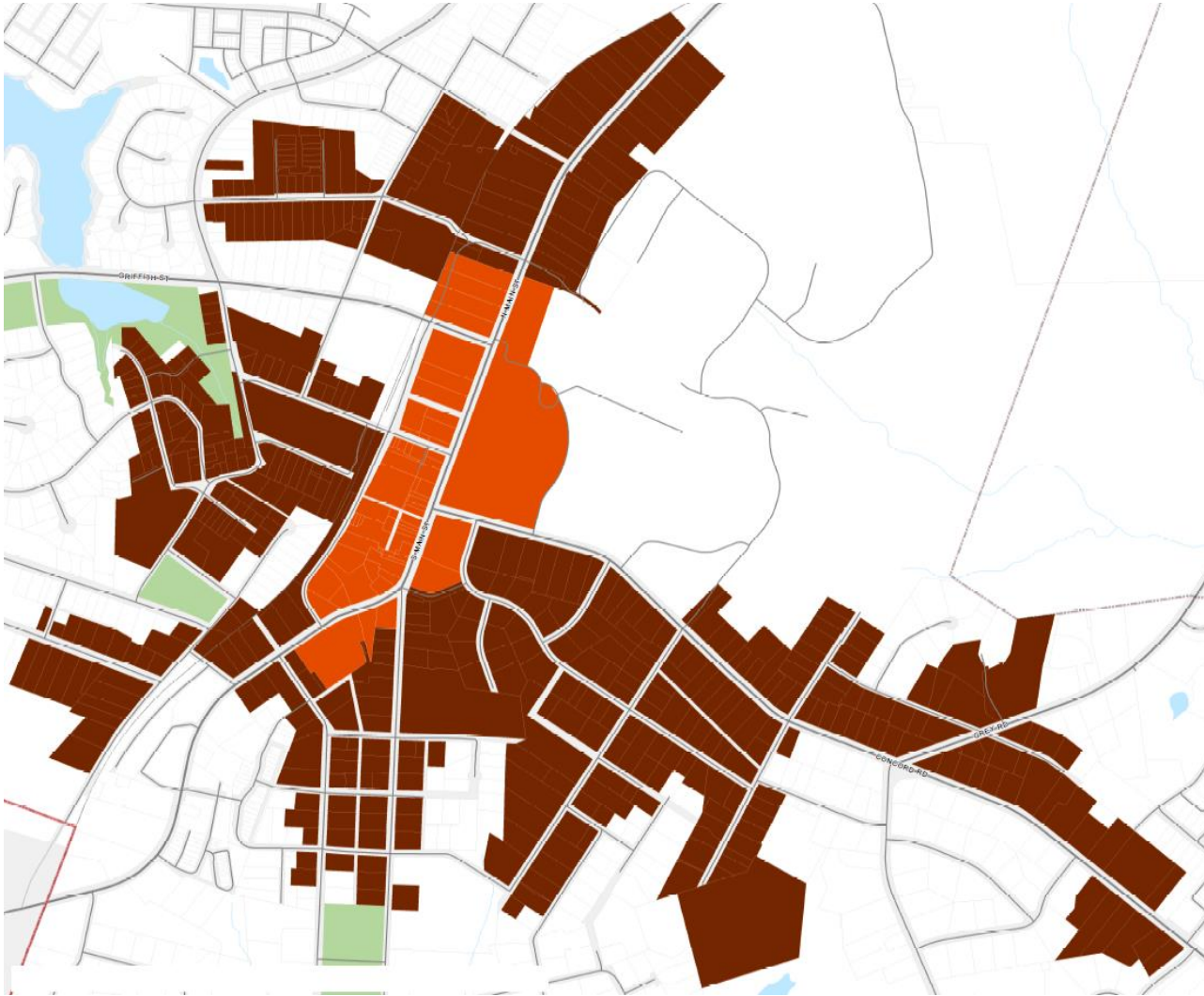
The HPC reviews projects within the Local Historic District (LHD). Purview of review is of both the vertical architectural elements and the horizontal site features. The primary guiding document for review within the LHD is the Historic Design Guidelines.

Historic Preservation Commission duties and responsibilities, include:

- Grant or deny certificates of appropriateness for buildings and sites in the Local Historic District.
- Recommend buildings, structures, areas, sites, or objects to be designated by ordinance as historic districts or historic landmarks.
- Initiate and participate in negotiations with owners or other parties to find means of preserving historic buildings scheduled for demolition (365 days).
- Give advice to property owners concerning the treatment of the historical and visual characteristics of their properties



NATIONAL REGISTER HISTORIC DISTRICT



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DESIGN REVIEW BOARD

The DRB reviews certain architecture outside of the LHD; for those projects, the Davidson Planning Ordinance is the guiding document (mainly Chapter 4).

In general, the DRB will review:

- All commercial (storefront, workplace, live/work), institutional and multifamily projects in Davidson's town limits or extraterritorial jurisdiction (ETJ); and
- Outside of the LHD but within the National Register Historic District, the DRB can also review townhomes in addition to the aforementioned architecture.
- Other items as required by the DPO.
- DRB does not have authority to delay demolition outside of LHD (without use of other preservation tools).
- DRB does not review single-family homes.



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Expanding Davidson's Local Historic District

- The expansion of the district must be justified in terms of historic significance in the area. This is a critical thinking of the history of the specific area for preservation.
- How and why is this area significant? Commercial area, residential area, a specific period/style of residential, etc. What makes it worthy as a district?
 - Current NRHD has integrity as a complete district, noting certain changes.
 - Each smaller district will need to justify its individual integrity.



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Geographic area(s) for expansion

- Include entire National Register Historic District?
 - Pro: Entire area of significance is protected
 - Pro: Clarity of boundaries (one district vs. multiple)
 - Con: May not gather full NRHD support (minimum 66% preferred)
- Portion(s) of the National Register Historic District?
 - Pro: Typically easier to gather neighborhood support
 - Con: Each time expanding LHD, the process will be duplicated



LOCAL HISTORIC DISTRICT EXPANSION PROCESS

Process/Next Steps:

- Notify residents of National Register Historic District
- Public awareness/education (what it means to be in an historic district)
- Neighborhoods vote on their desire to be within LHD
- Draft boundary set; nomination report generated
- SHPO (30 days), DRB and Planning Board review and recommendation
- Town Board decision (traditional map amendment process)

Timing:

- Each new district or an expansion of a current district is an approximately six month process, but could take longer due to complexity, outstanding issues and level of NRHD/neighborhood resident support



PRESERVATION

Additional preservation tools:

- Landmark designation (inside and outside of district(s))
- Conservation Districts
- Preservation Easements (private)
- Investigate Davidson's Historic Resources in order to create foundation for Historic Preservation Plan (LHD, Beaver Dam, cemeteries, barns, etc.)



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Questions/Comments?

