



Landmarks designation

To: Davidson Board of Commissioners
From: Special Projects Manager Dawn Blobaum
Date: January 22, 2019
Re: Request for funding for studies of potential landmarks

1. OVERVIEW

On October 22, 2018 we held a public information meeting regarding potential designation of landmark properties in Davidson. Property owners with potential landmarks (determined by the Charlotte-Mecklenburg Historic Landmarks Commission) were notified of the meeting.

Subsequent to the meeting, several property owners who are interested in designating their properties approached the staff of the Charlotte-Mecklenburg Historic Landmarks Commission (CMHLC) asking to move forward with the designation process. The CMHLC would like to move ahead with three properties, and consider studying several more.

The first step is documentation of the property and its historic significance to the Town of Davidson. The cost to survey/document a property is approximately \$3500. Typically, the survey committee of the CMHLC determines which properties will be surveyed, reviews the resultant Survey and Research Report, and provides a recommendation for or against designation to the board of CMHLC. The report is used as legal findings of fact by the CMHLC board, the Davidson Historic Preservation Commission, and the Davidson Board of Commissioners to judge the significance of the properties.

Following the approval of the Survey and Research Report by the survey committee, the CMHLC board votes to recommend (or not) the landmark designation. The Survey and Research Report is sent to the State Historic Preservation Office for review and comment, and the CMHLC then sends the report and their recommendation, in the form of a landmark designation ordinance, to the town. The Davidson Historic Preservation Commission also provides a recommendation to the Davidson Board of Commissioners prior to a public hearing and vote.

The properties under consideration are:

310 Concord Road: The documentation (Survey and Research Report) has been completed, and needs no action from the Davidson Board of Commissioners until the public hearing and vote, if it is recommended by the CMHLC board. It will be presented to the CMHLC survey committee in January. Picture below.



603 North Main Street: Documentation (Survey and Research Report) required. We are requesting \$3500 to complete the study for this property. The CMHLC will recommend a consultant to complete the report. If the board of commissioners agrees, it can be presented to the CMHLC survey committee in February. Picture below.



21525 Shearer Road farmhouse: Documentation required. The CMHLC staff has recommended that CMHLC fund the study for this property and review it at their February survey committee meeting. Picture below.



At their meeting on January 16, the Davidson Historic Preservation Commission endorsed moving forward with the process to designate these properties as historic landmarks.

2. RELATED TOWN GOALS

Strategic Plan: Historic Preservation Strategy, Goal 3: The Town of Davidson will preserve our historically significant structures to retain our authenticity as a historic, small college town.

Tactical priority 2: Investigate historic preservation tools.

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: All Davidson residents.

3. OPTIONS/PROS & CONS

CMHLC will proceed with the designation process on 310 Concord Road whether or not the board approves funding for 603 North Main Street. Town funding for the North Main property may encourage the preservation of other properties in our endangered areas.

4. FYI or RECOMMENDED ACTION

We recommend approving funding (\$3500) for the required Survey and Research Report on 603 North Main Street to designate the structure as a Charlotte-Mecklenburg Historic Landmarks.

5. NEXT STEPS

The CMHLC survey committee will meet to approve studies on which to move ahead. They will assist the town in finding consultants to complete the documentation process. When complete, the information is sent to the CMHLC board for a recommendation, to the State Historic Preservation Office (SHPO) for review and comment, and to the Town of Davidson for recommendation by the HPC, a public hearing, and vote by the Davidson Board of Commissioners on the designation ordinance.