

Meeting Minutes

Historic Preservation Commission

Town of Davidson, NC
March 27, 2019

A regular meeting of the Town of Davidson *Historic Preservation Commission* was held in the Town Hall, Administration Conference Room, 216 S. Main St.

Call to Order: 7:26 p.m.

Silent Roll Call and Determination of Quorum:

Members Present signified by ☒:

☒ Bruce Barteldt, Chair

☒ Tom Goodwin

☒ Mike Kessler

☒ John Burgess

☒ Brian Bumann

☒ Bob Sipp

☒ EB Dyer

☒ Lorraine Degree

☐ Jeff Osman

Town Staff Present: Lindsay Laird (Planner)

Changes to the Agenda: John Burgess requested a change to the agenda to discuss the Cornelius roundabout project affecting South Main Street in Davidson (DOT Project #U-5873). This item was included under Other Items after the Certified Local Government model ordinance discussion.

Review/Approval of the Minutes:

A motion was made (TG) to approve the meeting minutes of February 5, 2019 and February 20, 2019 as submitted. It was seconded (JB) and approved unanimously.

Consent Item: None.

Old Business: None.

New Business:

1. Davidson Library Handrail COA

Located at 119 South Main Street
College Campus Planning Area

A motion was made (TG) for Mike Kessler to be recused from the meeting. The motion was seconded (LD) and approved unanimously.

Lindsay Laird gave an overview of the project, noting that the proposal includes iron railings along the stairs at the entrance to the Davidson Library on the front of the building facing the Village Green. Mike clarified that railings will be added to one side of each staircase and will match existing railings in the vicinity.

After discussion, a motion was made (BS) to approve the application as submitted. The motion was seconded (BBumann) and approved unanimously.

A motion was made (EB) for Mike Kessler to rejoin the meeting. The motion was seconded (TG) and approved unanimously.

Other Items:

1. What's Next Historic Preservation Memo

Lindsay Laird gave a brief summary of the What's Next Historic Preservation Memo issued by the Town's comprehensive plan consultant Clarion. The purpose of the memo is to outline considerations for development of a historic preservation plan in the future. No further action was taken on this discussion item.

2. Certified Local Government Model Ordinance Discussion

The HPC continued discussion of the Certified Local Government draft model ordinance. The following next steps were also discussed:

- Review historic district signage identifying the local historic district and possibly the national register district.
- Discuss the model ordinance with the Board of Commissioners.
- Decide how landmarks should be handled in the future.
- Review the Davidson Planning Ordinance for possible revisions to Section 13 and Section 22 Historic District Guidelines.
- Discuss minor vs. major works list.
- Schedule meeting with Town Attorney.

No further action was taken on this discussion item.

3. Discussion of Cornelius Roundabout (DOT Project #U-5873)

This is a NCDOT transportation project (Project #U-5873). John Burgess, acting as a non-Commission member, gave a brief history of the NCDOT transportation project (#U-5873) in Cornelius which includes a roundabout and realignment of Hwy 115. John also discussed the project's impacts to properties in Davidson along South Main Street. The proposed project includes the realignment of Hwy 115 (i.e. South Main Street) in Davidson and includes a new 10' multi-use path along the south side of the roadway.

Lindsay Laird shared a draft resolution under review by the Board of Commissioners related to the project. The draft resolution proposes changes for consideration for the U-5873 project including:

- Revisit the roundabout design to ensure the design size and geometry makes for the least impact (e.g. right of way width, tree loss, etc.) on the properties along highway 115 in Davidson north of the railroad trestle.
- Reduce the width of the sidewalk to 5 feet along the front of the properties at 497, 511, and 523 South Main Street and reduce the right of way impacts accordingly.
- Consider additional landscaping and other aesthetic improvements on and around the retaining wall facing the Green School property.

A question was raised about the purview of the HPC over projects located outside of the local historic district. Further research is needed on purview of the HPC. A question was

also asked about the status of the local historic district expansion (i.e. windshield survey).

A motion was made (TG) for John to rejoin the meeting. The motion was seconded (EB) and approved unanimously.

No further action was taken on this discussion item.

Adjourn: A motion was made to adjourn (MK), seconded (BS), and approved unanimously. The meeting was adjourned at 9:03 p.m.

Approval of Minutes:

Date: _____ By: _____

Please note: This is a summary of the meeting and not to be considered a complete transcript.