

Davidson Historic Preservation Plan Implementation Guide

Chapter	Action #	Action	Prioritization				Lead / Participating Parties								Status	Notes		
			Ongoing	Yrs 1-3	Yrs 4-7	Yrs 8-10	Town	HPC	NC HPO	Land-marks	Pres NC	BOC	PB	Dav College			DHS/Storytelling	
Ch 3: Tools for HP	3.3.A	Create an annual report to the Town Board of Commissioners tracking progress on implementation of this Historic Preservation Plan. Include topics in the North Carolina Comprehensive State Historic Preservation Plan supported by Davidson.	X				X	X									AA	
Ch 3: Tools for HP	3.3.B	Maintain participation in North Carolina's Certified Local Government (CLG) program. Reinforce the role and responsibilities of the HPC with periodic training provided to CLGs by the N.C. HPO and other organizations. Apply for CLG grant funding annually for projects identified by the HPC and Town Board of Commissioners.	X				X	X	X								IP	The Town is compliant with annual CLG requirements (training; annual reports; etc.); Currently exploring CLG grant funding for design standards in 2023/24
Ch 3: Tools for HP	3.3.C	Explore restructuring of the jointly appointed Historic Preservation Commission and Design Review Board.			X												IP	Currently researching options for DRB/HPC organization
Ch 3: Tools for HP	3.3.D	Prepare a yearly work plan utilizing public participation to identify priority projects for the HPC to work toward.	X				X	X									AA	
Ch 3: Tools for HP	3.4.A	Update and extend Davidson's inventory to the modern Town limits and beyond to include Davidson's entire Extraterritorial Jurisdiction. Make this information publicly available via online resources and mapping applications.		X	X		X										AA	
Ch 3: Tools for HP	3.4.B	Encourage Davidson College to survey its entire campus and consider listing as a historic district those portions determined eligible for the National Register.			X		X		X	X				X			AA	
Ch 3: Tools for HP	3.4.C	Update Davidson's current National Register nomination with a single revision to accomplish boundary adjustments, identify properties of statewide significance, and confirm all contributing structures. Start by adding the areas identified in the report to the N.C. HPO's study list.		X			X		X								AA	
Ch 3: Tools for HP	3.4.D	Add Lakeside Park to the N.C. HPO's study list for evaluation.		X			X		X								AA	
Ch 3: Tools for HP	3.4.E	Encourage other National Register nominations for properties that may be individually eligible, including the Davidson School and Armour Street Theatre, among others.			X		X		X								AA	

*AA = awaiting action; IP = in progress; C = complete

AA	IP	C
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Ch 3: Tools for HP	3.4.F	Expand opportunities to partner with the Landmarks Commission to fund designation reports for historically significant public and private properties as landmarks. Begin by increasing the number of potential landmarks on the Landmarks Commission's study list.	X				X			X	X					AA	
Ch 3: Tools for HP	3.4.G	Provide incentives at the Town level to owners of designated landmarks who undertake approved rehabilitation work. (e.g., grant program, separate from the Main Street Business Grant program currently in place, exclusively for landmarked properties).		X	X		X					X				AA	
Ch 3: Tools for HP	3.4.H	Re-establish the historical plaque program (e.g., landmarked properties, properties whose owners have pursued historic tax credits, and other places with historical relevance).	X	X			X									AA	
Ch 3: Tools for HP	3.4.I	Work with state legislators to gain enabling legislation permitting the Town of Davidson to: (1) Deny demolition of properties in Davidson's locally designated historic district; and (2) Delay demolition of properties in Davidson's National Register historic district.			X	X	X	X					X			AA	
Ch 3: Tools for HP	3.4.J	Update the current design standards using best practices. Consider reorganizing the document by building type, new construction vs. historic buildings, and including user-friendly graphics and illustrations throughout.			X			X	X							AA	
Ch 3: Tools for HP	3.4.K	Expand the current local historic district to be concurrent with the National Register boundary. This may be achieved in phases following consultation with various neighborhoods, advisory boards (Planning Board, HPC, etc.), and an expected update to the National Register boundary as stated in Action 3.3.D.			X	X	X	X	X				X	X		AA	Outreach to neighborhood residents will be critical in pursuing this action item
Ch 3: Tools for HP	3.4.L	Build a knowledgeable local constituency for using the North Carolina and federal Historic Tax Credits for both income-producing and owner-occupied historic buildings.	X					X		X	X	X				AA	
Ch 3: Tools for HP	3.5.A	Seek to host regional workshops offered by such statewide leaders as the N.C. HPO and Preservation North Carolina.	X					X		X		X				AA	
Ch 3: Tools for HP	3.5.B	Augment staff time and administrative resources devoted to the Town's historic preservation role and the responsibilities of the HPC with occasional on-call services.	X					X					X			AA	

Ch 4: Pursuing Best Practices	4.1.A	Expand interdepartmental cooperation with historic preservation activities (e.g., develop treatment and capital plans for town-owned historic building and landscape resources in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties; see Appendix 3).	X	X	X		X											IP	This is currently underway with the Sloan House Building Conditions Assessment & Use Study.
Ch 4: Pursuing Best Practices	4.1.B	Work with Mecklenburg County agencies (code enforcement and the historic landmarks commission) to establish an early intervention team that can work with property owners and their architects to resolve code compliance issues at the conceptual design phase when older buildings are involved.	X	X			X			X								AA	
Ch 4: Pursuing Best Practices	4.1.C	Include references to building code compliance resources from N.C. HPO and Preservation NC on the Town's website and for development/building applications in the National Register historic district.	X	X			X											AA	
Ch 4: Pursuing Best Practices	4.3.A	Where existing historic resources will be adversely and unavoidably impacted by a new development, negotiate minimization to reduce adverse impacts and/or mitigation to compensate the community for the loss of historic fabric and character.	X				X			X		X	X					IP	Underway via Utility Service and Annexation Criteria (USAC is an incentive points-based tool to evaluate development proposals)
Ch 4: Pursuing Best Practices	4.3.B	Develop a checklist and notification procedures amongst key partners for demolition and significant changes to properties aged 50 or more years.	X	X			X			X								IP	
Ch 4: Pursuing Best Practices	4.3.C	When demolition or adverse change to a historic property are imminent, require photo documentation of the existing features.	X	X			X			X								AA	
Ch 4: Pursuing Best Practices	4.4.A	Outline a "Historic District Focus Area" in which to make targeted improvements to the public realm (e.g., specific design elements in sidewalks, lighting, trees, etc.). This approach should be considered across the entire National Register district, with priority for initial projects in local districts in order to reinforce the desirability of seeking such a designation.	X				X					X	X					AA	

Ch 6: Neighbor- hoods	6.2.A	Explore additional town support for rehabilitation and energy conservation retrofits for qualified homeowners in historic districts to encourage long-term homeownership. Such a program should be designed to support low-income and/or elderly homeowners and could include financial support via a weatherization fund.	X					X									AA	Include the Sustainability Committee and Housing & Equity Board in implementation of this action
Ch 6: Neighbor- hoods	6.2.B	For Town-owned properties within the National Register historic district: (1) Follow the Secretary of the Interior's Standards for the Treatment of Historic Properties (where feasible) when rehabilitating contributing structures; and (2) Place restrictive preservation covenants on properties with historical significance prior to their sale.	X					X									AA	Include the Housing & Equity Board in implementation of this action
Ch 6: Neighbor- hoods	6.2.C	Encourage affordable housing nonprofits/developers to adhere to historic preservation principles (i.e., Secretary of Interior's Standards for Rehabilitation and the Davidson Historic District Design Standards) when rehabilitating existing structures and constructing new affordable units within the National Register Historic District.	X					X									AA	Include the Housing & Equity Board, affordable housing nonprofits/developers in implementation of this action.
Ch 6: Neighbor- hoods	6.2.D	Host a forum to raise awareness for threatened historic properties and identify partners who care about preservation and are willing to acquire properties in order to save them from demolition.			X			X			X	X					AA	
Ch 6: Neighbor- hoods	6.2.E	Review and update existing Village Infill Overlay District standards to consider additional site and building dimensional standards that explicitly protect established building rhythms, scale, and character based on historic precedent. This review should include an analysis of minimum/maximum building width and depth regulations based on surrounding historic buildings within a specified distance.			X			X					X				AA	
Ch 6: Neighbor- hoods	6.2.F	Rename "Village Infill Planning Area" to the "Village Neighborhoods Planning Area."			X			X									AA	
Ch 6: Neighbor- hoods	6.2.G	Develop a monitoring system to track demolition and rehabilitation of historic resources over time.	X	X	X			X									AA	This is tracked via our annual CLG report to SHPO, but could be better tracked internally over time

