

## APPENDIX 7. COMPILATION OF IMPLEMENTATION ACTIONS, CHAPTERS 3-7

The following tables display all actions presented in Chapters 3 through 7, with an estimation of the point at which during the ten-year period presumed for this Historic Preservation Plan, the Town and other leads would take up the recommended actions.

In general, the suggested timing is a proxy for priority and/or urgency. "Ongoing" means an action expected to be performed throughout the ten-year time period, generally staff-level Town actions on a routine, continuing or policy basis; if one or two boxes to the right are checked, that action is not currently underway and requires startup action in the early to mid-term phases. If all three boxes are checked but not "ongoing," the recommended action envisions multiple results, generally those requiring capital expenses, e.g., placemaking, art, walking connections, etc.

\*For lead/participating parties: Town = Town of Davidson staff; HPC = Historic Preservation Commission; N.C. HPO = North Carolina Historic Preservation Office; CMHLC = Charlotte-Mecklenburg Historic Landmarks Commission; PresNC = Preservation North Carolina.

PAGE #	ACTION #	CHAPTER 3: TOOLS FOR HISTORIC PRESERVATION	ONGOING	YEARS 1-3	YEARS 4-7	YEARS 8-10	*LEAD / PARTICIPATING PARTIES
<i>SAVE HISTORIC RESOURCES THROUGH LOCAL GOVERNMENT ACTION</i>							
<i>THE HISTORIC PRESERVATION COMMISSION</i>							
41	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.	✓				Town, HPC
41	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.	✓				Town, HPC, N.C. HPO
42	3.3.C	Explore restructuring of the jointly appointed Historic Preservation Commission and Design Review Board.			✓		Town Board of Commissioners
42	3.3.D	Prepare a yearly work plan utilizing public participation to identify priority projects for the HPC to work toward.	✓				HPC, Town, Town Board of Commissioners

PAGE #	ACTION #	CHAPTER 3: TOOLS FOR HISTORIC PRESERVATION	ONGOING	YEARS	YEARS	YEARS	*LEAD / PARTICIPATING PARTIES
				1-3	4-7	8-10	
<i>USE TOOLS FOR HISTORIC PRESERVATION</i>							
<i>CONDUCT HISTORIC RESOURCE SURVEYS</i>							
42	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.		✓	✓		Town
43	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.			✓		Davidson College, Town, N.C. HPO, CMHLC
44	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.		✓			Town, N.C. HPO
<i>ENCOURAGE NATIONAL REGISTER LISTINGS</i>							
45	3.4.D	Add Lakeside Park to the N.C. HPO's study list for evaluation.		✓			Town, N.C. HPO
45	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.			✓		Town, N.C. HPO
<i>PROTECT LOCAL HISTORIC LANDMARKS</i>							
45	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.	✓				Town, CMHLC, Town Board of Commissioners

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<b><i>PROTECT LOCAL HISTORIC LANDMARKS, CONT'D</i></b>							
46	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).		✓	✓		Town, Town Board of Commissioners
46	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).	✓	✓			Town
<b><i>PROTECT THE HISTORIC DISTRICT</i></b>							
48	3.4.I	Work with state legislators to gain enabling legislation permitting the Town of Davidson to: <ol style="list-style-type: none"> <li>1. Deny demolition of properties in Davidson's locally designated historic district; and</li> <li>2. Delay demolition of properties in Davidson's National Register historic district.</li> </ol>		✓	✓	✓	Town, Town Board of Commissioners
49	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.		✓			HPC, Town
49	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.		✓	✓	✓	Town, HPC, Town Board of Commissioners, Planning Board, neighborhood residents
<b><i>PROMOTE HISTORIC TAX CREDITS FOR QUALIFIED REHABILITATION PROJECTS</i></b>							
51	3.4.L	Build a knowledgeable local constituency for using the North Carolina and federal Historic Tax	✓				Town, CMHLC, PresNC, N.C. HPO

PAGE #	ACTION #	CHAPTER 3: TOOLS FOR HISTORIC PRESERVATION	ONGOING	YEARS 1-3	YEARS 4-7	YEARS 8-10	*LEAD / PARTICIPATING PARTIES
		Credits for both income-producing and owner-occupied historic buildings.					
<i>ADMINISTERING TOWN HISTORIC PRESERVATION PROGRAMS</i>							
<i>COOPERATING WITH THE NORTH CAROLINA HISTORIC PRESERVATION OFFICE</i>							
52	3.5.A	Seek to host regional workshops offered by such statewide leaders as the N.C. HPO and Preservation North Carolina.	✓				Town, N.C. HPO, PresNC
<i>TOWN ADMINISTRATIVE RESOURCES</i>							
52	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.	✓				Town, Town Board of Commissioners

PAGE #	ACTION #	CHAPTER 4: PARTNERING & PURSUING BEST PRACTICES	ONGOING	YEARS 1-3	YEARS 4-7	YEARS 8-10	LEAD / PARTICIPATING PARTIES
<i>SUPPORT HISTORIC PRESERVATION THROUGHOUT TOWN MANAGEMENT</i>							
56	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).	✓	✓	✓		Town
<i>SUPPORT ADAPTIVE REUSE OF HISTORIC PROPERTIES</i>							
56	4.1.B	Work with Mecklenburg County agencies (code enforcement and the historic landmarks commission) to	✓	✓			Town, Mecklenburg County, CMHLC

PAGE #	ACTION #	CHAPTER 4: PARTNERING & PURSUING BEST PRACTICES	ONGOING	YEARS 1-3	YEARS 4-7	YEARS 8-10	LEAD / PARTICIPATING PARTIES
		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.					
57	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.	✓	✓			Town
<b>SUPPORT HISTORIC PRESERVATION THROUGH DEVELOPMENT REVIEW</b>							
60	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.	✓				Town, Town Board of Commissioners, Planning Board, CMHLC
60	4.3.B	Develop a checklist and notification procedures amongst key partners for demolition and significant changes to properties aged 50 or more years.	✓	✓			Town (N.C. HPO in cases of statewide significance)
61	4.3.C	When demolition or adverse change to a historic property are imminent, require photo documentation of the existing features.	✓	✓			Town, CMHLC
<b>SUSTAIN AND ENHANCE THE PUBLIC REALM</b>							
62	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.	✓				Town, Planning Board, Town Board of Commissioners

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				1-3	4-7	8-10	
<i>SUSTAIN AND ENHANCE THE PUBLIC REALM, CONT'D</i>							
63	4.4.B	Work with the Town Arborist and local partners (i.e., Davidson Lands Conservancy or Trees Davidson) to identify "landmark trees" in historic district(s) and enable a program to assist property owners in those districts with the maintenance of these special trees, whether or not they are in the public right-of-way.	✓	✓			Town Arborist, Town, Davidson Lands Conservancy, Trees Davidson
<i>SUPPORT HISTORIC PRESERVATION AS A STRATEGY FOR SUSTAINABILITY</i>							
64	4.5.A	As the Town explores and implements the Comprehensive Plan's sustainability initiatives, incorporate historic preservation measures such as embodied energy considerations into green building standards, incentives, and frameworks (see Comp. Plan Policy 2.3.3, Key Metrics 2.3).	✓				Town, Davidson Sustainability Committee

PAGE #	ACTION #	CHAPTER 5: MANAGING THE BUSINESS OF DAVIDSON'S MAIN STREET / DOWNTOWN	ONGOING	YEARS	YEARS	YEARS	LEAD / PARTICIPATING PARTIES
				1-3	4-7	8-10	
<i>ENCOURAGE ECONOMIC VITALITY</i>							
71	5.3.A	Continue the Town's Main Street Business Grant program; explore other financial instruments to support commercial rehabilitation projects designed to address long-term maintenance needs of historic structures. This could include creating a low-interest loan pool or expanding the existing Main Street Business Grant program to commercial properties outside the local historic district but within the National Register Historic District.	✓				Town

PAGE #	ACTION #	CHAPTER 5: MANAGING THE BUSINESS OF DAVIDSON'S MAIN STREET / DOWNTOWN	ONGOING	YEARS	YEARS	YEARS	LEAD / PARTICIPATING PARTIES
				1-3	4-7	8-10	
<b><i>FOSTER THOUGHTFUL DESIGN</i></b>							
71	5.3.B	Recognize thoughtful and innovative design in downtown by applying for North Carolina preservation awards through the N.C. HPO and Preservation NC.	✓				Town, N.C. HPO, PresNC
<b><i>PROMOTE DOWNTOWN</i></b>							
72	5.3.C	Publicize upcoming and successful rehabilitation projects in downtown by creating public relations piece(s) for distribution to the media.	✓				Town
<b><i>SUPPORT LOCAL ORGANIZATION</i></b>							
73	5.3.D	Include discussion of historic preservation-related topics during monthly meetings with downtown business owners, as needed. Topics might include historic tax credits, historic district design standards, and the application review process for Certificates of Appropriateness.	✓				Town, downtown business owners
<b><i>IMPLEMENT DAVIDSON'S COMPREHENSIVE PLAN TO ENRICH MAIN STREET / DOWNTOWN</i></b>							
74	5.4.A	Explore opportunities for town-owned assets in downtown (e.g., Sloan House, train depot, downtown gathering space, post-office plaza, etc.).		✓	✓	✓	Town
74	5.4.B	Enhance accessible connections to downtown in every direction through placemaking initiatives, especially from West Davidson to downtown and from downtown to South Main Street.		✓	✓	✓	Town

PAGE #	ACTION #	CHAPTER 6: STRENGTHENING DAVIDSON'S HISTORIC NEIGHBORHOODS	ONGOING	YEARS	YEARS	YEARS	LEAD / PARTICIPATING PARTIES
				1-3	4-7	8-10	
<b><i>FOSTER DIVERSITY &amp; INCLUSIVITY</i></b>							
80	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.	✓				Town, Davidson Sustainability Committee, Housing and Equity Board
<b><i>ADDRESS HOUSING AFFORDABILITY</i></b>							
82	6.2.B	For Town-owned properties within the National Register historic district: <ul style="list-style-type: none"> <li>❖ Follow the Secretary of the Interior's Standards for the Treatment of Historic Properties (where feasible) when rehabilitating contributing structures; and</li> <li>❖ Place restrictive preservation covenants on properties with historical significance prior to their sale.</li> </ul>	✓				Town, Housing and Equity Board
82	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.	✓				Town, Housing and Equity Board, affordable housing nonprofits / developers
<b><i>ADDRESS TEARDOWNS &amp; INCOMPATIBLE DESIGN</i></b>							
85	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.		✓			Town, CMHLC, PresNC



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				1-3	4-7	8-10	
<b>ADDRESS TEARDOWNS &amp; INCOMPATIBLE DESIGN, CONT'D</b>							
86	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.		✓			Town, Planning Board
86	6.2.F	Rename "Village Infill Planning Area" to the "Village Neighborhoods Planning Area."		✓			Town
86	6.2.G	Develop a monitoring system to track demolition and rehabilitation of historic resources over time.	✓	✓	✓		Town
<b>STRENGTHEN THE RURAL CHARACTER OF DAVIDSON'S ETJ</b>							
88	6.3.A	Complete a cultural landscape assessment of the ETJ to provide insight on how to treat the landscape's character through regulations, incentives, and conservation design, combined with an identification of scenic views. (Coordinate with Action 3.3.B, general recommendation for additional surveying in Davidson.)		✓			Town
89	6.3.B	Update development standards, including Scenic Byway Overlay requirements, to reflect patterns of traditional rural development based on recommendations in the cultural landscape assessment (see Action 6.3.A).			✓		Town, Planning Board

PAGE #	ACTION #	CHAPTER 7: TOOLS FOR CONTINUING THE STORY	ONGOING	YEARS	YEARS	YEARS	LEAD / PARTICIPATING PARTIES
				1-3	4-7	8-10	
<b>ENRICH INTERPRETATION OF THE TOWN'S HISTORIC AND CULTURAL RESORUCES</b>							
100	7.3.A	When expanding the Town's system of outdoor community interpretation, utilize wayside exhibits and public art in publicly accessible places, including but not limited to, public or civic buildings that have been landmarked, projects pursuing historic tax credits, at trailheads, and in parks.	✓	✓			Town, Davidson Storytelling Committee, Davidson Historical Society, Davidson Public Arts Committee, Davidson College Archives
101	7.3.B	Update the self-guided walking tour of Davidson. Include a digital walking tour option capable of expansion.		✓			Town, Members of the Davidson Historical Society and Davidson Storytelling Committee
102	7.3.C	Use the new Town Hall building at 251 South Street as a pilot project for community interpretation. Use lessons learned from this pilot project as a model for further storytelling initiatives at other historic sites.			✓		Town, Davidson Storytelling Committee, Davidson Historical Society, Davidson College Archives
104	7.3.D	Generate Story Maps for historic neighborhoods, beginning with West Davidson, modeled after the example set by the Town of Wake Forest, NC.		✓	✓		Town, Davidson Storytelling Committee, Davidson Historical Society, Davidson College Archives
104	7.3.E	Encourage the Davidson Historical Society (or another group) to commemorate major events. Upcoming events include the 250 <sup>th</sup> anniversary of the Revolutionary War (2025-2033) and the anniversary of the 1837 founding of Davidson College (2037).		✓	✓	✓	Town, Members of the Davidson Historical Society and Davidson Storytelling Committee, Davidson College
104	7.3.F	Use existing community events to showcase historic storytelling activities.	✓				Town, Davidson Storytelling Committee, Davidson Historical Society, Davidson College Archives
104	7.3.G	Explore opportunities for an intern or scholar in residence to provide research and support for community interpretation initiatives. Work could include research and documentation of historic sites, organizations, and individuals.			✓	✓	Town, Charlotte-Mecklenburg Library, Davidson College, UNC Charlotte, or other institutions or organizations (possible funding from N.C. Humanities Council)

PAGE #	ACTION #	CHAPTER 7: TOOLS FOR CONTINUING THE STORY	ONGOING	YEARS 1-3	YEARS 4-7	YEARS 8-10	LEAD / PARTICIPATING PARTIES
<b>CONDUCT EDUCATIONAL OUTREACH</b>							
105	7.4.A	Inform the public about historic preservation initiatives with periodic outreach by Town staff.	✓				Town
105	7.4.B	Use Preservation Month and Civics 101 as opportunities to share information with the public about preservation initiatives, local successes, and stories about the historic buildings, sites, and districts that make Davidson unique.	✓				Town, Members of the Davidson Historical Society and Davidson Storytelling Committee
107	7.4.C	As opportunities arise, encourage public and private school administrators to expand local history education in school curricula.	✓				Town
107	7.4.D	Offer history-related programming through Parks & Recreation at summer camps or as individual events.				✓	Town
<b>SUPPORT TOURISM</b>							
108	7.5.A	As components of community interpretation are developed, add this information to existing online tourism resources.	✓				Town
<b>ENHANCE WAYFINDING</b>							
109	7.6.A	Develop a sign pattern book for components of Davidson's historic district and interpretive signage in coordination with the existing wayfinding system.		✓			Town
109	7.6.B	Continue phased implementation of a town-wide wayfinding and signage system using the existing graphic identity. Prioritize signage identifying Davidson's historic districts (i.e., mark entrances to the National Register historic district and local historic; employ street sign "toppers" to mark historic district streets).		✓	✓	✓	Town