EXHIBIT B

Designation Report on the
E. L. Baxter Davidson Historic Markers and Monuments

Cowan's Ford – Davidson College Monument
Huntersville, N.C.

South Face of Cowan's Ford – Davidson College Monument

1. Name and Location of the Property. The Cowan's Ford – Davidson College Monument is located at 14910 NC 73 Highway, within Huntersville's sphere of influence. The tax parcel number for the property on which the marker stands is 00902102, and its UTM Coordinates are 17S 507553E 3920242N.

2. Name and Address of Parties to be notified.

    a. North Carolina Department of Transportation
    Division 10, District 2 Office
    7605 District Drive
    Charlotte, N.C. 28213
    District Engineer: Wendy Taylor
    Direct Phone and Email: (980) 523-0000; wataylor1@ncdot.gov

    b. MDHB Properties LLC
    1500 East Main Street
    Lincolnton, N.C. 28092-3904
    P.O. Box 795
    Lincolnton, N.C. 28093
    Registered Agent: David M. Boyd
    Direct Phone: (704) 735-3092

3. Ad Valorem Tax Appraisal. As of January 2021, the total appraised value of the property on which the Cowan's Ford – Davidson College Monument stands is $1,990,700.

4. Recommendation for Designation. The Cowan's Ford – Davidson College Monument in its entirety, as well as a fifteen (15) foot radius of the land immediately surrounding the monument, measured in each direction from the central point of the monument, is recommended for historic landmark designation.

The Cowan's Ford – Davidson College Monument

The Cowan's Ford – Davidson College Monument is located to the immediate northeast of the intersection of Brown Mill and Beatties Ford Roads. The monument's purpose is to instruct people traveling northward by automobile on Beatties Ford Road to turn left if they wish to proceed to the site of the Battle of Cowan's Ford (a February 1, 1781, Revolutionary War battle) or to turn right if they wish to visit Davidson College. The proximity of the monument to a busy Beatties Ford Road intersection that lies less than 400 feet south of North Carolina Highway 73 places the monument's continued integrity at risk, given the rapid growth of both development and vehicular traffic in the immediate area.

Aerial Image of Cowan's Ford – Davidson College Monument (arrow indicates monument's location) (source: Polaris 3G)

The design, size, and configuration of the Cowan's Ford – Davidson College Monument is unique among the E. L. Baxter Davidson Historic Markers and Monuments, all of which were erected in the 1920s. An approximately 11-foot-tall stone pier of dark brown rock, topped by a pyramidal cap and finial of flint rock (together adding another 18 to 24 inches in height to each pier), is positioned at each of the two ends of the monument's stem or visible face. An arch of dark brown rock connects the two piers, and the remainder of the monument's stem is infilled with white rock. All stones are embedded in mortar. The overall monument stands approximately 10 feet long and 2.5 feet wide.

A large metal plaque is positioned on the south-facing side of the monument. It reads "COWAN'S FORD, CATAWBA RIVER / WHERE / THE REVOLUTIONARY HERO, / GEN'L. WILLIAM LEE DAVIDSON / WAS KILLED IN ACTION FEB. 1, 1781 / BORN AT / LANCASTER, PA. / 1746 / DAVIDSON COLLEGE / FOUNDED 1837 / ERECTED BY / EDWARD LEE BAXTER DAVIDSON." The top of the plaque features a depiction in relief of a hornet's nest attached to a tree branch surrounded by flying hornets, the historic Revolutionary War symbol of Mecklenburg County. That image incorporates similar design elements as the hornet's nest featured at the bottom of the Major John Davidson Marker plaque located at the Rural Hill Cemetery (also created at the behest of Baxter Davidson), but the two designs are decidedly different in overall conception and execution. The Cowan's Ford – Davidson College Monument plaque also depicts two stylized hands, one indicating the direction of the site of the Battle of Cowan's Ford and the other pointing toward Davidson College.

Plaque on Cowan's Ford – Davidson College Monument

Plaque on Major John Davidson Marker

North Face of Cowan's Ford – Davidson College Monument

South Face of Cowan's Ford – Davidson College Monument

Polaris 3G Map – Mecklenburg County, North Carolina
Cowan's Ford/Davidson College Monument

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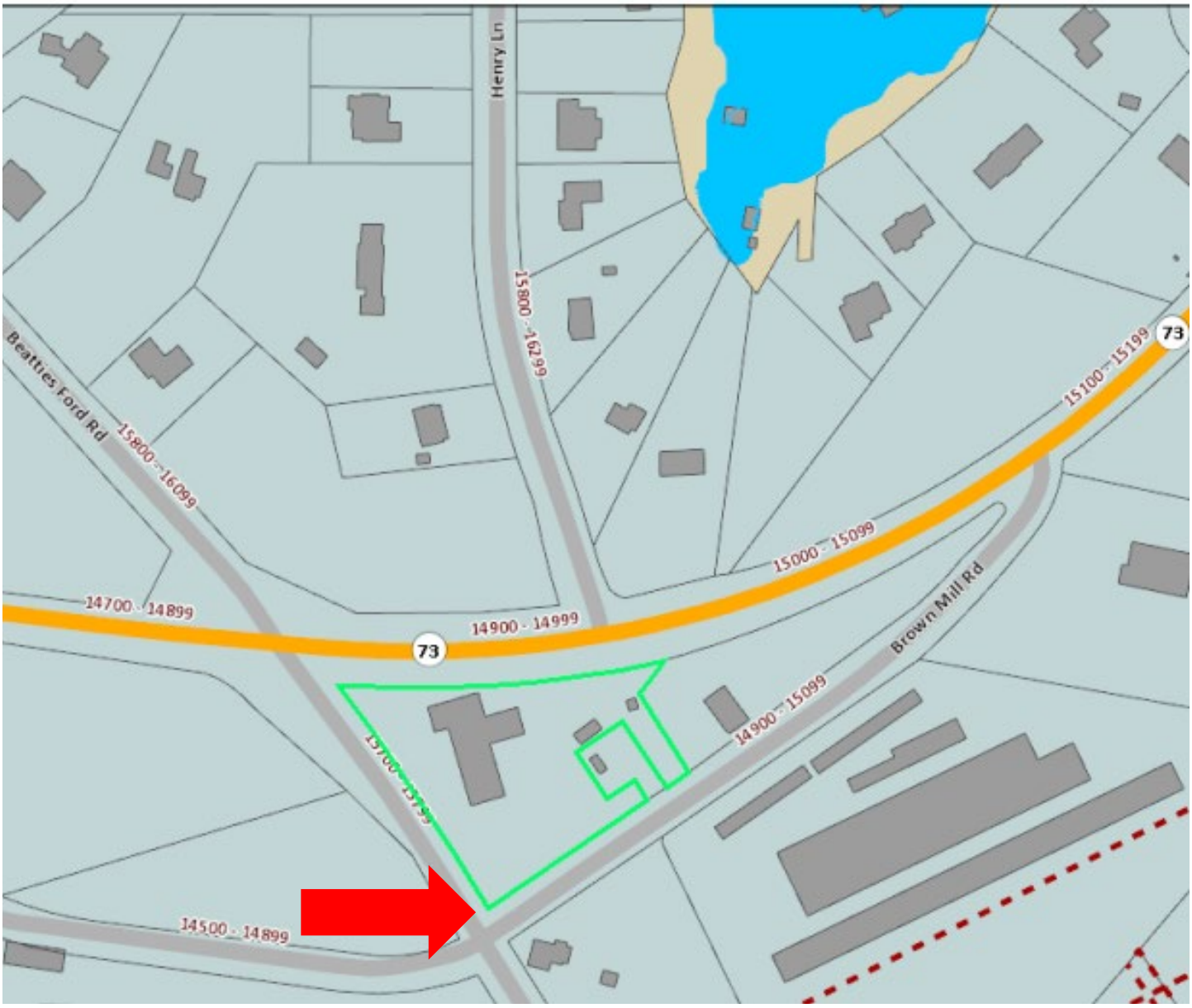

Arrow indicates approximate location of Cowan's Ford – Davidson College Monument