

Staff Report and Comments

Cowans Ford-Davidson College Monument

14910 NC 73 Hwy.

Huntersville, NC 28078

Application for COA HLC425

Exhibits presented to and considered by the Commission:

Project Description

1. Relocate the Cowans Ford-Davidson College Monument

Exhibit A – Map

Exhibit B – Project Plans

Based upon the information presented in the application, staff offers the following suggested findings of fact:

The HLC has acknowledged the need to alter or add to a historic property to meet continuing or new uses while retaining the property's historic character.

1. The proposed project meets the HLC Standard 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The proposed project meets the HLC Standard 2. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
3. The proposed project meets the HLC Standard 3. Each property shall be recognized as a physical record of its time, place, and use.
4. The proposed project meets the HLC Standard 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Staff suggests that the Commission approve the application as presented.

THE HLC STANDARDS

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. Alterations, new additions, and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Polaris 3G Map – Mecklenburg County, North Carolina

Exhibit A

Date Printed: 7/17/2024 4:15 PM

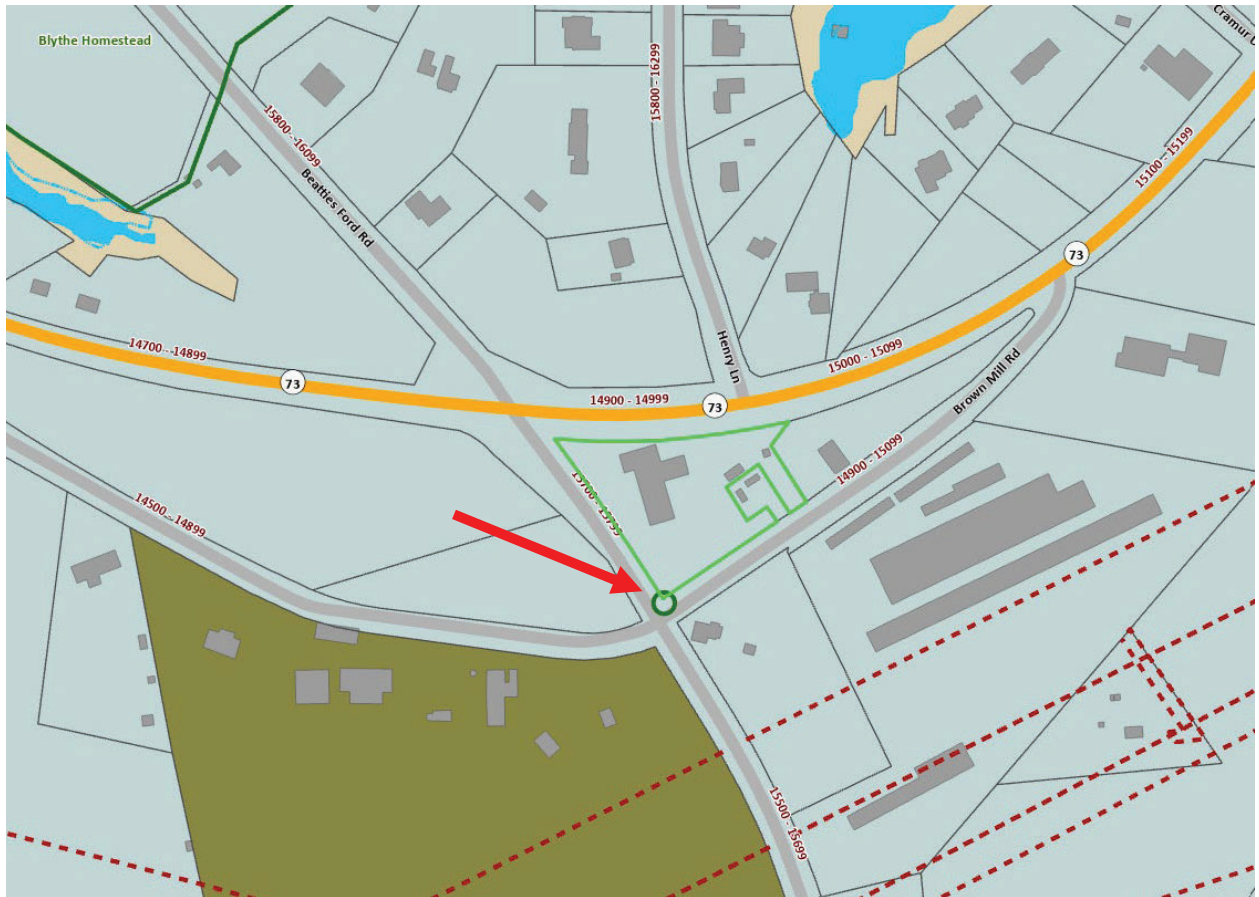
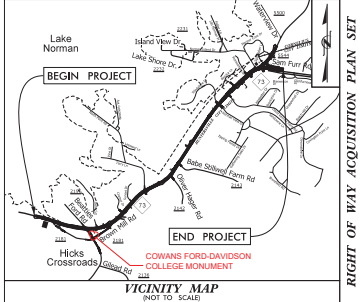


Exhibit B Project Plans

TIP PROJECT: R-5721B

See Sheet 1-A For Index of Sheets

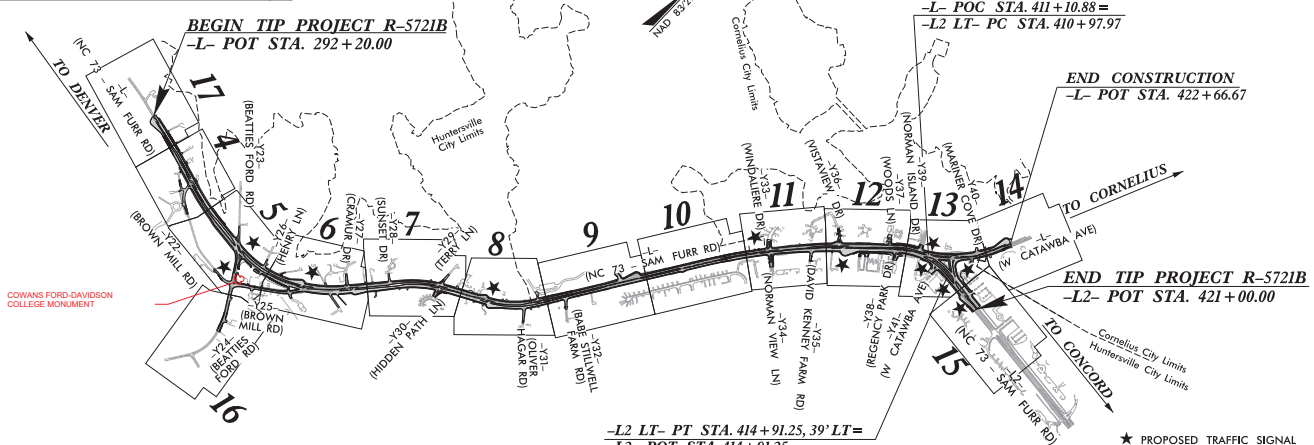


STATE OF NORTH CAROLINA
DIVISION OF HIGHWAYS

MECKLENBURG COUNTY

LOCATION: NC 73 - BEATTIES FORD ROAD TO SR 5544 (WEST CATAWBA AVENUE)
TYPE OF WORK: WIDENING, GRADING, DRAINAGE, PAVING, RETAINING WALLS, SIGNALS, AND SIGNING

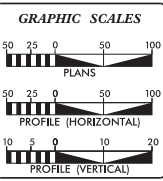
STATE	STATE PROJECT NUMBER	SHEET	TOTAL
N.C.	R-5721B	2	
STATE FUNDING	FUNDING	PERCENT	DESCRIPTION
50215.1.3	N/A		F.E.
50215.2.3	N/A		ROW
50215.2.4	N/A		UTIL.
50215.3.2	N/A		CONST.



NOTES:
THIS PROJECT IS WITHIN THE MUNICIPAL BOUNDARY OF HUNTERSVILLE AND CORNELIUS.
CLEARING ON THE PROJECT SHALL BE PERFORMED TO THE LIMITS ESTABLISHED BY MODIFIED METHOD II
THIS IS A NO CONTROL OF ACCESS PROJECT WITH FULL CONTROL OF ACCESS BEING LIMITED TO POINTS AS SHOWN ON THE PLANS

HDR Engineering, Inc. of the Carolinas
555 Fayetteville St., Suite 600, Raleigh, N.C. 27601
N.C.B.E.L.S. License Number F-0118

DOCUMENT NOT CONSIDERED FINAL
UNLESS ALL SIGNATURES COMPLETED



DESIGN DATA

ADT 2026 =	40,000
ADT 2045 =	59,830
K =	8 %
D =	55 %
T =	4 %
V =	50 MPH
*TTST =	1% DUAL = 3%
FUNC CLASS =	URBAN ARTERIAL REGIONAL TIER

PROJECT LENGTH

LENGTH ROADWAY -L- (NC 73) =	2.471 MILES
LENGTH ROADWAY -L2 LT- (NC 73) =	0.055 MILES
LENGTH ROADWAY -L2- (NC 73) =	0.115 MILES
TOTAL LENGTH TIP PROJECT R-5721B =	2.493 MILES

NC DOT CONTACT: LINDSAY CROCKER
PROJECT MANAGER

Prepared in the Office of,
DIVISION OF HIGHWAYS
1000 Birch Ridge Dr., Raleigh, NC, 27610

200 STANDARD SPECIFICATIONS

RIGHT OF WAY DATE: JULY 31, 2023	PAUL ROBBINS, P.E. PROJECT ENGINEER
LETTING DATE: JULY 20, 2027	JORDAN BOND, P.E. PROJECT DESIGN ENGINEER

HYDRAULICS ENGINEER

SIGNATURE: _____ P.E.

ROADWAY DESIGN ENGINEER

SIGNATURE: _____ P.E.



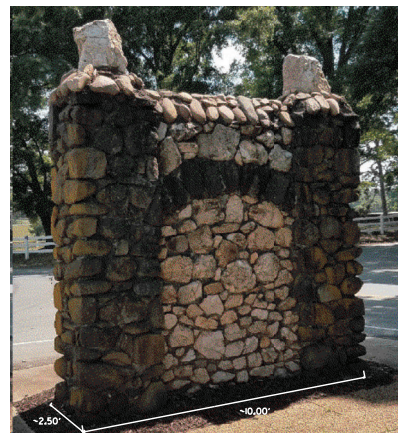
PLOT DRIVER: MCDOT_PLOT_CADSW-070.DWG
 USER: JAMAREN
 DATE: 12/20/2023
 TIME: 13:42:00 PM
 FILE: R-5721B-02-150.dwg

CONTRACT:

COWANS FORD-DAVIDSON COLLEGE MONUMENT RELOCATION



Front



Back

Narrative:

As a part of the R-5721B project, we propose to construct a new concrete foundation to the east of the existing Cowans Ford-Davidson Monument location. The existing monument will then be relocated and placed on the new foundation.

Existing Plaque Information:

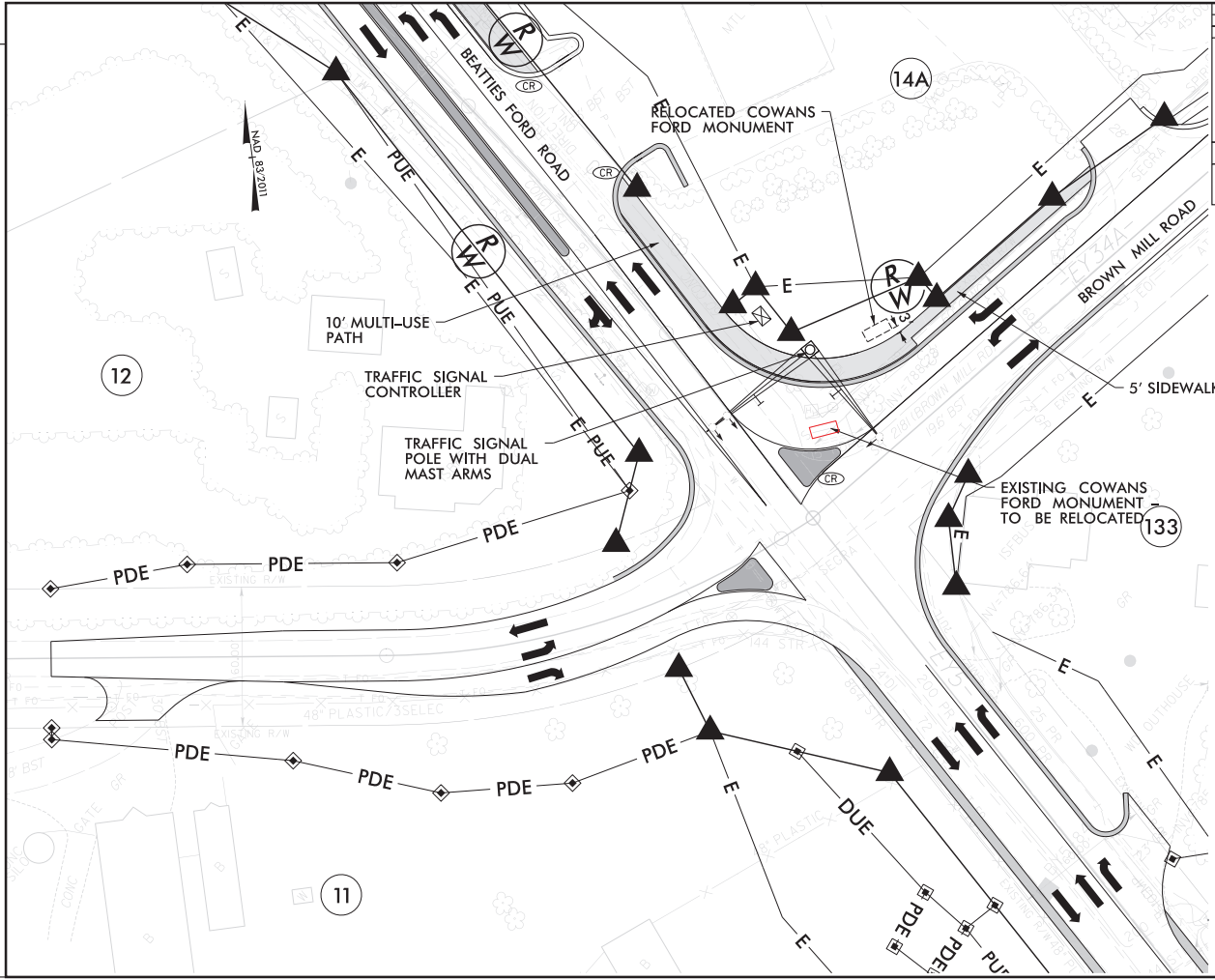
- Large metal plaque positioned on the south facing side of the monument reads "COWAN'S FORD, CATAWBA RIVER/ WHERE/ THE REVOLUTIONARY HERO,/ GEN'L. WILLIAM LEE DAVIDSON/ WAS KILLED IN ACTION FEB. 1, 1781/ BORN AT/ LANCASTER, PA./ 1746/ DAVIDSON COLLEGE/ FOUNDED 1837/ ERECTED BY/ EDWARD LEE BAXTER DAVIDSON"
- The plaque 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

PROJECT REFERENCE NO.	SHEET NO.
	1
R/W SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER
INCOMPLETE PLANS DO NOT USE FOR CONSTRUCTION PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION	
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED	
HDR Engineering, Inc. of the Carolinas 335 Fayetteville St., Suite 800 Raleigh, N.C. 27601 N.C. State License Number: PS0116	

PLOT DRIVE: N2001_drf_02001_400_5001
 USER: HSDMAR
 FILE: p:\n\p\mor\ess\01081105_01\Documents\3327\00001021\022887\N.C.DAVIDSON COLLEGE MONUMENT RELOCATION\5721B Monument_Plot.dgn
 DATE: 5/17/2024
 TIME: 2:48:23 PM
 PENTABLE: N2001_top.dwg:02001.dwg

PLOT DRIVER: NCDDT_def_color_4mg_50001
 USER: PRR88185
 FILE: ...R5721B.RVT.CON.Movements\shiblr.dgn
 PENABLE: NCDDT_def_color_4mg_50001
 DATE: 5/31/2024
 TIME: 12:25:53 PM

REVISIONS



PROJECT REFERENCE NO.	SHEET NO.
R-5721B	3
ROADWAY DESIGNER	HYDRAULICS ENGINEER
INCOMPLETE PLANS DO NOT USE FOR PERMITS OR CONSTRUCTION	
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED	
HDR Engineering, Inc. of the Carolinas 335 Fayetteville St., Suite 900, Raleigh, NC 27601 N.C. State E.L.S. License Number: F01116	


COWANS FORD-DAVIDSON COLLEGE MONUMENT RELOCATION

EXISTING MONUMENT LOCATION (EXISTING CONDITION):



RENDERING OF RELOCATED MONUMENT LOCATION (PRIOR TO CONSTRUCTION OF R-5721B):



PROJECT REFERENCE NO.	SHEET NO.
	4
RW SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER
INCOMPLETE PLANS DO NOT USE FOR PERMITS OR CONSTRUCTION	
PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION	
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED	
 HDR Engineering, Inc. of the Carolinas 355 Fayetteville St., Suite 800, Raleigh, N.C. 27601 N.C. Professional Engineer License Number: F01116	

PLOT DRIVERS: NC201_201_color_400x500.txd
PEN TABLE: NC201_top_color_400x500.tbl
USER: HSDRMR
DATE: 5/17/2024
TIME: 2:48:43 PM
FILE: p:\proj\pawor\responsible\HLS\East_01\Documents\3322\10001521\10228887\N.C.D&B\ML2_2\Final\pawor\responsible\HSDRMR\responsible\HSDRMR\10228887\Monument Relocation\0521B_Monument_Plot.dgn
REVISIONS

PLOT DRIVERS: NCDOT... PENTIABLE: NCDOT... USER: HOSNMR... FILE: P:\H\nor-east\BRI... 8/15/2024 2:46:42 PM

COWANS FORD-DAVIDSON COLLEGE MONUMENT RELOCATION

RENDERING OF RELOCATED MONUMENT LOCATION (AFTER CONSTRUCTION OF R-5721B)



PROJECT REFERENCE NO.	SHEET NO.
	5
RAW SHEET NO.	
ROADWAY DESIGN ENGINEER	HYDRAULICS ENGINEER
INCOMPLETE PLANS DO NOT USE FOR PERMITS OR CONSTRUCTION	
PRELIMINARY PLANS DO NOT USE FOR CONSTRUCTION	
DOCUMENT NOT CONSIDERED FINAL UNLESS ALL SIGNATURES COMPLETED	
HDR Engineering, Inc. of the Carolinas 335 Fayetteville St., Suite 300, Raleigh, N.C. 27601 N.C.S.E.E.S. License Number: PS0116	