DURHAM

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NORTH CAROLINA

Date: August 1, 2011

To: Thomas J. Bonfield, City Manager
Through: Keith Chadwell, Deputy City Manager
From: Steven L. Medlin, AICP, City-County Planning Director
Subject: Downtown Preservation Plan Update

Summary. The Downtown Durham Preservation Plan was adopted in 1989 with the creation of the Downtown Durham Local Historic District. In the process of updating the zoning in the Downtown Tier, the need to update the preservation plan was identified. The update includes additional history, corrected references, updated inventory of structures in the district, and minor revisions to the local review criteria.

Recommendation. Planning staff recommends approval. The Durham Historic Preservation Commission voted 9-0 to recommend approval of the Update on March 1, 2011. The Planning Commission voted 12-0 to recommend approval of the Update on May 10, 2011.

Background. Downtown Durham was listed in 1977 as a historic district on the National Register of Historic Places. In 1989, a Downtown Durham Local Historic District was adopted as an overlay zoning district for the area, and the preservation plan for the district was adopted at that time. From 2007 through 2010 the Planning staff developed a new form-based zoning district for the Downtown Tier. In that process the need to update the preservation plan was identified.

The update includes a brief history for the period of time since the plan was adopted to the present. The update also corrects many references to outdated ordinances and City departments. In order to update the preservation plan, Planning staff photographed and inventoried every building and site in the district and, with the assistance of the Historic Preservation Commission (HPC), updated classifications of significance and condition for each property. Finally, staff and the HPC worked together to draft minor revisions to the local review criteria that would clarify the criteria and incorporate precedents set by the HPC over the years the district has been in place.

Issues. No issues have been identified with the drafting of this plan update.

Notification.

Staff certifies that newspaper advertisements, letters to property owners within the district and within 600 feet of the district, and letters to neighborhood organizations within 1000 feet of the district have been carried out in accordance with Section 3.2.5 of the UDO.

Alternatives. The City Council could approve a revised version of the update, defer action on the item, or not approve the update.

Staff Contact. Lisa Miller, Senior Planner, 560-4137, ext. 28270, Lisa.Miller@durhamnc.gov

Attachments

Attachment 1, Downtown Durham Historic District Preservation Plan, Mark Up
Attachment 2, Downtown Durham Historic District Preservation Plan, Clean Copy