



NEIGHBORS, THANK YOU FOR BEING HERE TONIGHT



**HENF**

Historic Elizabeth  
Neighborhood Foundation

INFORMATIONAL MEETING + Q&A

# Elizabeth Historic District

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March 16, 2023



WHY WE'RE HERE TONIGHT

To share updates & receive  
community feedback.

INTRODUCTION & PURPOSE

SAVE THE DATE. NEXT MEETING : 4/20 @ 6:30PM

# Who we are.



**Clif Settlemyer**

**PRESIDENT**



# agenda

- Introduction
- Background, History, & Updates
- Why? The Case for Change
- What is a Local Historic District?
- Proposed Boundaries
- What To Expect
- Q&A



# background & history

**1985-2000**

Urban expansion

Independence, 7th, and other compromises

Elizabeth Small Area Plan & National Historic District

Elizabeth Local Historic District

# background & history

## 2019 - PRESENT

Small group of neighbors met to educate themselves on local historic district, determine feasibility and approach

Neighbors hold initial information session Fall 2019; conduct survey

Neighbors efforts to collaborate with ECA board are unsuccessful

Historic Elizabeth Neighborhood Foundation (HENF) takes ownership and pursues Local Historic District effort

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- **EARLY 2022**

HENF begins information campaign via Elizabeth Community Newsletter; meets with local leaders and city officials

- **SUMMER 2022**

HENF hires SVM Historical Consulting to update the 1988 survey related to the original applications for local and national historic districts

- **WINTER 2023**

Updated survey is completed, showing 19% loss in contributing properties since 1988, or 232 lost buildings

HENF has begun the administrative process to complete the required paperwork for a local historic district. **Emphasis: compliance**

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what have we  
been up to?

**AN APPROXIMATE TIMELINE**

## 2021 GRASS ROOTS SURVEY RESULTS

We spoke to **276** different **homeowners** across the neighborhood, representing 75% of all owner-occupied homes in the neighborhood.

## EARLY RESULTS

### 72% IN FAVOR

72% of respondents were supportive (4 or 5), with 55% of all responses being a 5 (highly supportive)

16% of respondents were neutral (3)

12% of respondents were not supportive (1 or 2)



# the case for change.

*accepting controls in exchange for control*



## 19% OF HISTORIC STRUCTURES LOST SINCE 1988

No action is highly consequential. Status quo ensures continued demolition of historic structures at an alarming pace.

## UDO & STREETCAR

City's new UDO takes effect this summer and will promote density throughout Elizabeth. The Gold Line streetcar, like the light rail, is intended to spur development.

## BEST AVAILABLE OPTION

While not perfect, there is not a viable alternative that offers a better solution.



WHY?

the case for change.

COMMUNITY & PLACE MATTERS

# where we are.

## WHAT IS ELIZABETH TODAY?

UDO

The Elizabeth National  
Register Historic District

Mostly Carrot/Little Stick

Stick: Section 106

## WHAT IS PROPOSED?

A Local Historic  
District

Some Controls =  
More Control

# what a local historic district does

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## **PLACES ZONING CONTROLS ON YOUR PROPERTY**

These controls require review of new work, changes, and a number of other matters. The reviews can involve cost and time. And admittedly at times, they will feel like a pain.

## **RESULTS IN DEMOLITION STAYS (365 DAYS)**

Any developer or home owner wanting to tear down a structure within the historic district will have to wait 365 days before proceeding. This allows for thoughtful alternatives before demolition.

## **RESULTS IN CONTROLS ON DEVELOPERS, RESIDENTIAL AND COMMERCIAL**

Allows for feedback and design standards to help inform construction materials and massing.

# what it does not do

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**LEAD TO THE "END TIMES"**

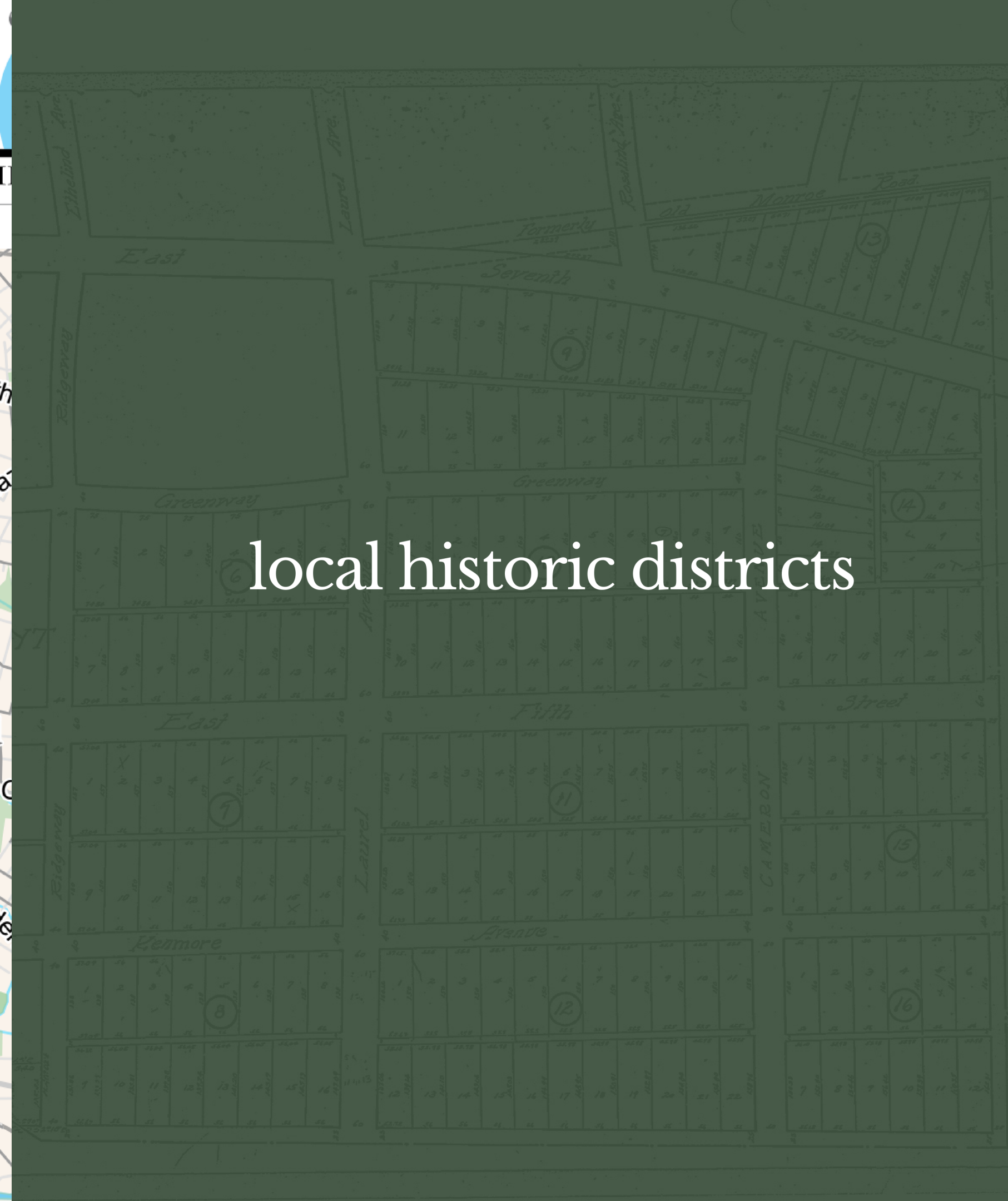
**PRECLUDE DENSE INFILL**

**STOP THE EVOLUTION OF ELIZABETH**

**STOP DEMOLITION OUTRIGHT**

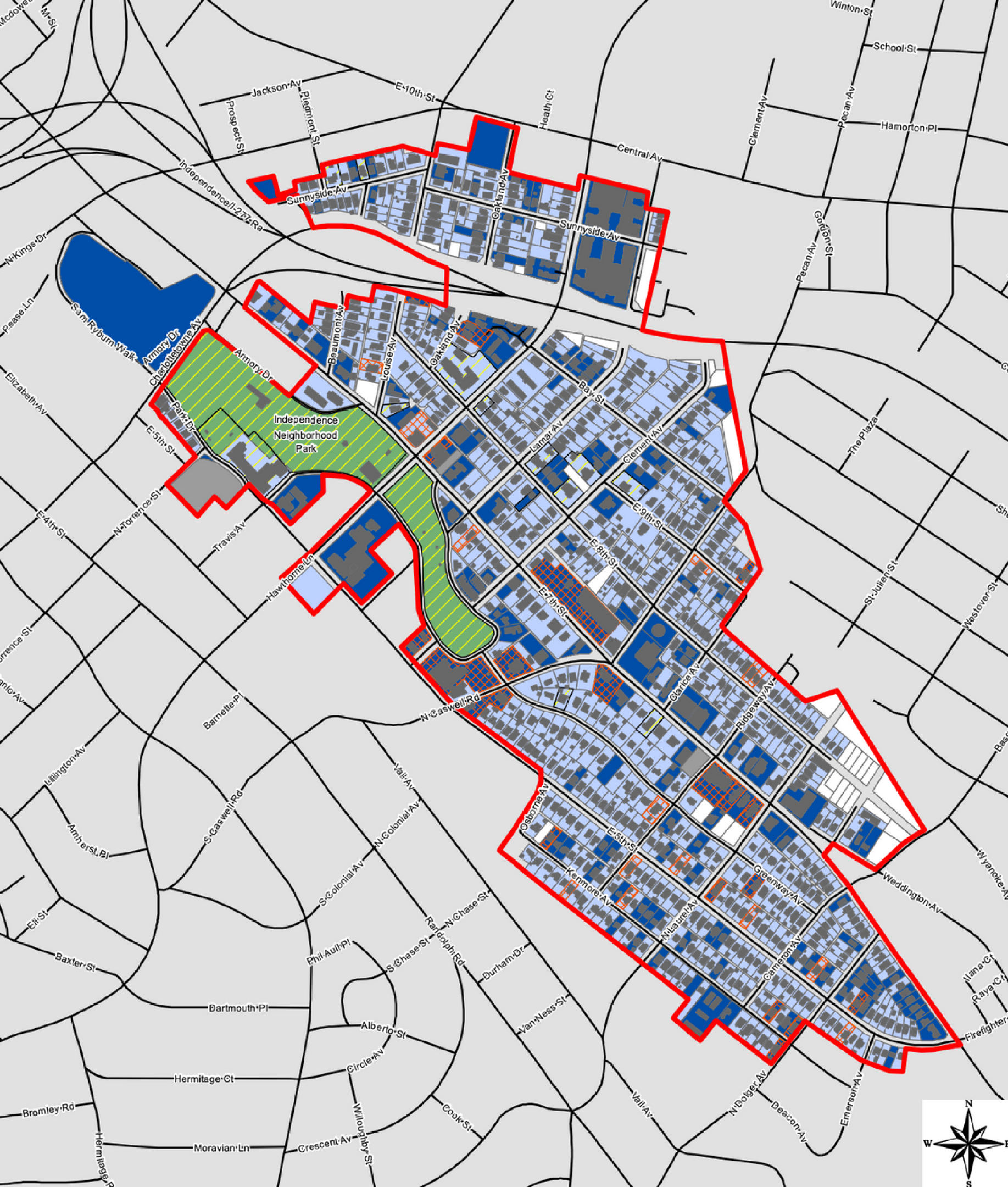
**PRECLUDE THE CONSTRUCTION OF MODERN HOMES**





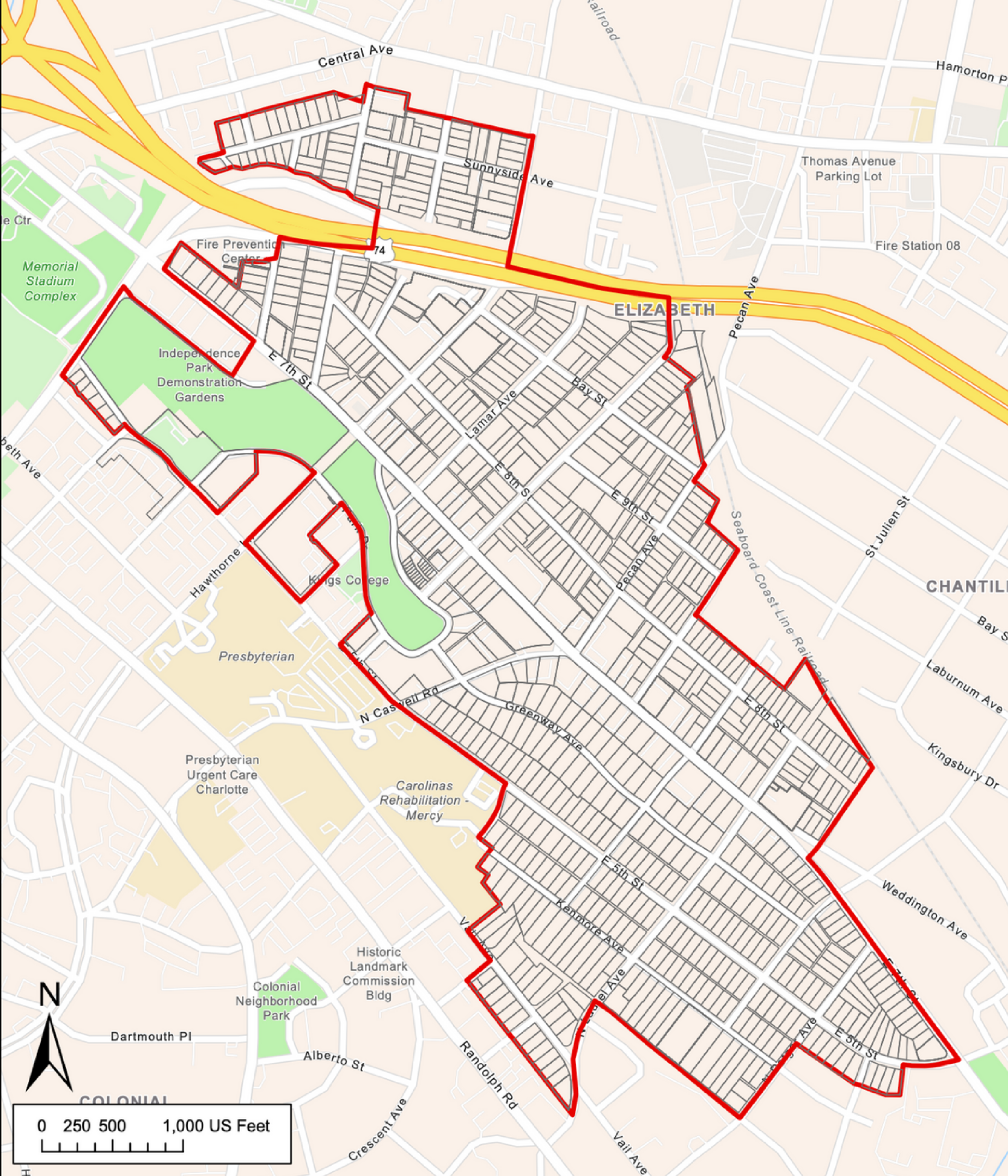
local historic districts





# Elizabeth National Historic District Boundary





we are one Elizabeth.

proposed Local Historic District boundary





what  
to  
expect



- **APRIL 2023**

The HDC will facilitate a meeting including HDC and City Planning leadership representatives, our District 1 Councilperson (Dante Anderson), and community leaders to share about the project and determine support for the rezoning process

- **MAY 2023**

The HDC will review the report and vote to support the effort or not and then send the report to the State Historic Preservation Office (SHPO)

- **JUNE 2023**

SHPO has 30 days to review the report and provide recommendations

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# a look ahead

**AN APPROXIMATE TIMELINE**

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# a look ahead

## AN APPROXIMATE TIMELINE

### **JULY 2023**

A petition will be circulated to all property owners in the proposed local historic district boundary to obtain signatures of support. (51%). The survey will be conducted by an independent vendor to ensure accuracy and neutrality.

### **SEPTEMBER 2023**

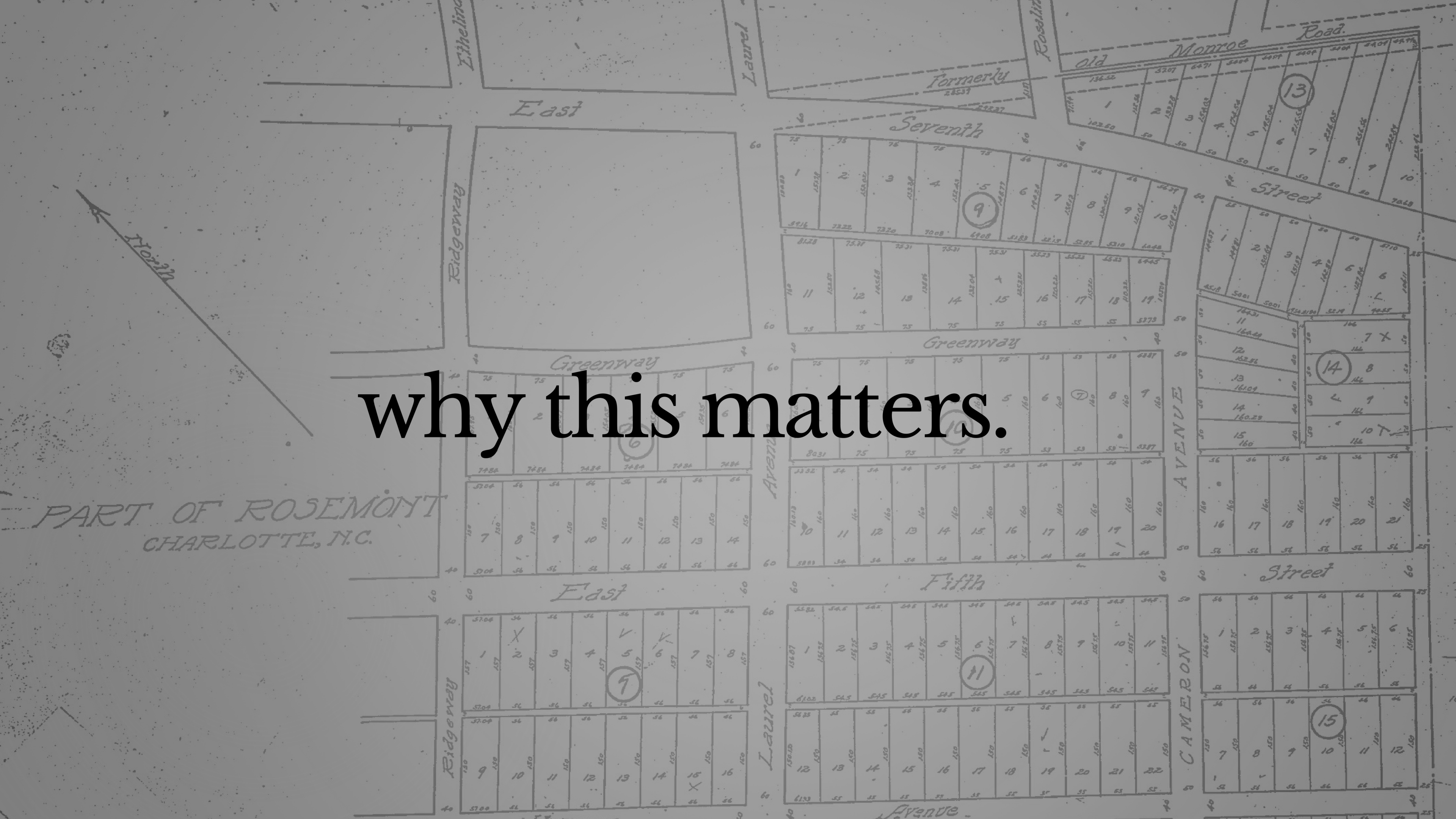
Rezoning application will be submitted to City Planning (September 2023). The application consists of the completed petition, SHPO review letter, and Local Designation Report (property survey, photos, narratives). A rezoning application is required because a local historic district is an overlay district that requires a rezoning.

### **OCTOBER 2023 - SPRING 2024**

City Attorney's Office certifies the petition. Project goes through required rezoning process which includes a community meeting, public hearing, and official City Council vote (process takes about 4 months).

why this matters.

PART OF ROSEMONT  
CHARLOTTE, N.C.



# Q&A

DISCUSSION

DONATE TODAY



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# Q&A

## DISCUSSION

DONATE TODAY



### Do you have a question?

Submit a question and someone from HENF will get you an answer.

First Name

Last Name

Email \*

What is your question? \*

Send

HistoricElizabethNC.org



# SAVE THE DATE.

## Next meeting : 4/20 at 6:30PM