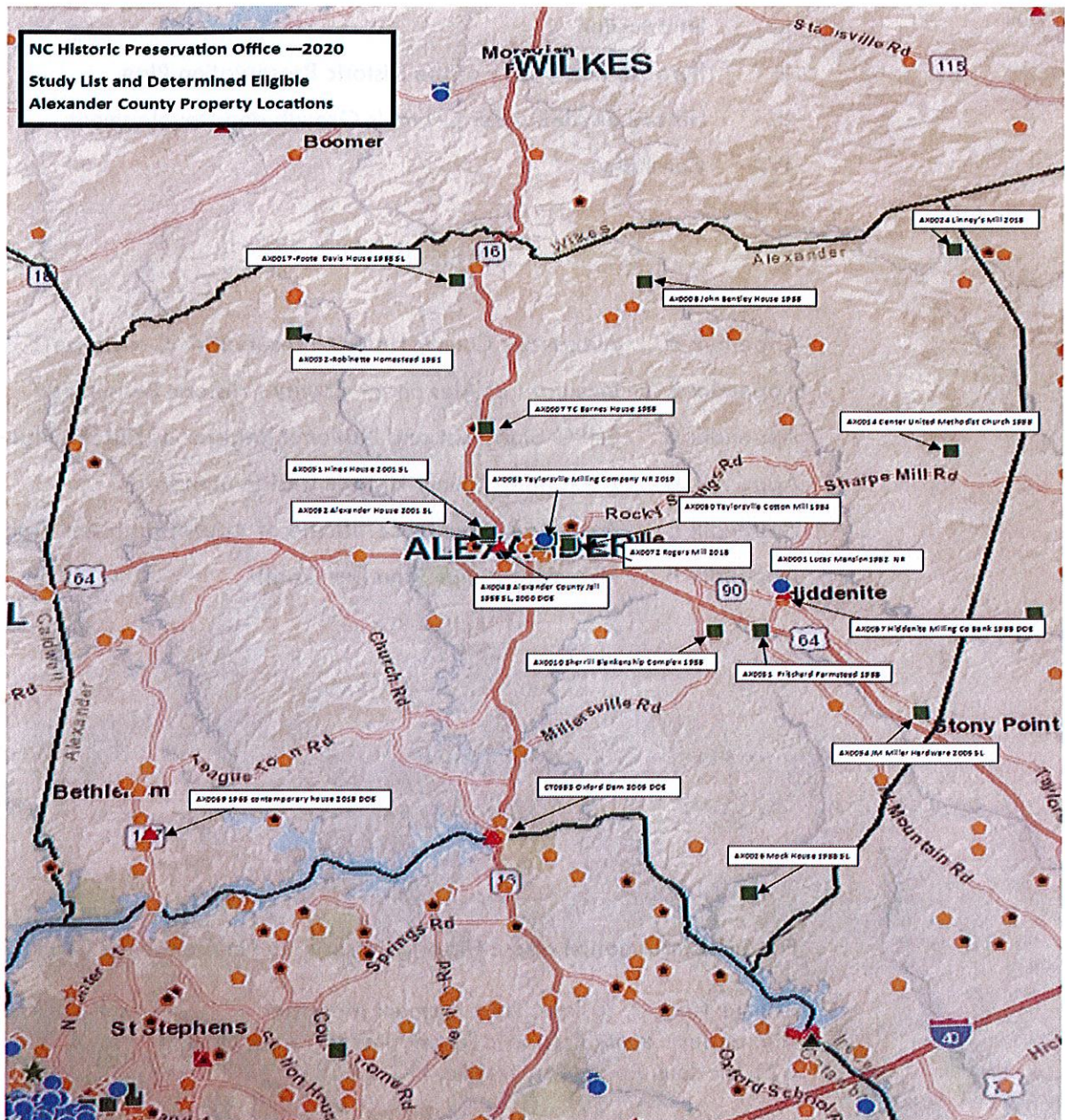


ALEXANDER COUNTY HISTORIC PRESERVATION PLAN—2023



The Historic Preservation Plan for Alexander County
A preservation plan created and administered by the
Alexander County Historic Preservation Commission
2023

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN

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**ALEXANDER COUNTY
HISTORIC PRESERVATION PLAN
INTRODUCTION**

The Alexander County Historic Preservation Ordinance was adopted by the Board of County Commissioners on March 11, 2019.

2019 ALEXANDER BOARD OF COUNTY COMMISSIONERS

Dr. Jeff Peal, Chairman
Ronnie Reese, Vice-Chairman
Ryan Mayberry
Marty Pennell
Larry Yoder

Rick French, County Manager
Jamie Starnes, Clerk to the Board

The Alexander Board of County Commissioners appointed the Alexander County Historic Preservation Commission on April 15, 2019. The Historic Preservation Commission meets on the second Tuesday of each month.

ALEXANDER COUNTY HISTORIC PRESERVATION COMMISSION

Larry Yoder, Chairperson
Walter Lee Sharpe, Vice-Chairperson
Helen Chestnut
Nancy Coley
Betty Long

Rick French, County Manager
Connie Kincaid, Business Development Manager

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN PURPOSE and SCOPE

Purpose and Scope of the Historic Preservation Plan

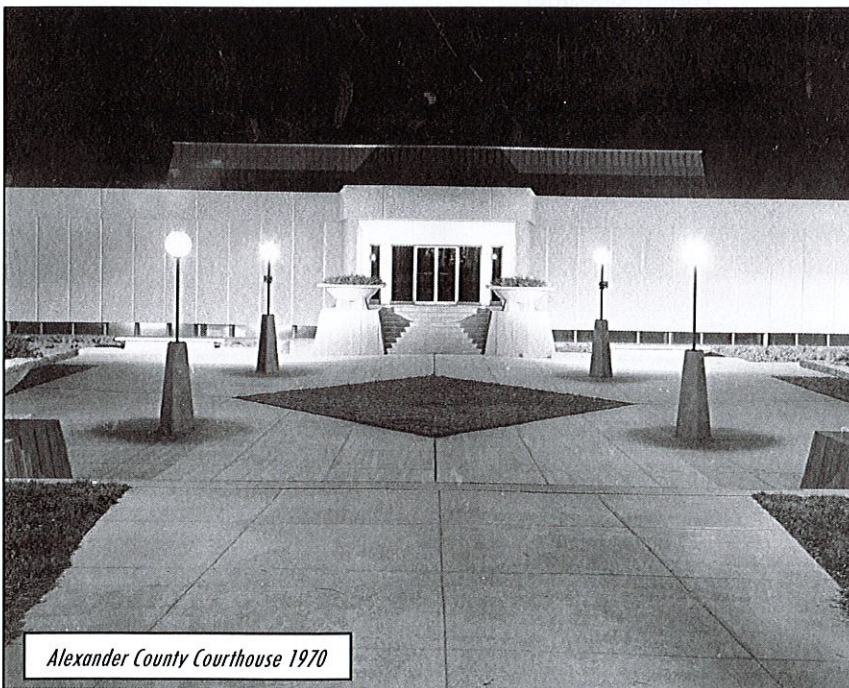
The Alexander County Historic Preservation Plan provides a framework for the development of the county's first formal preservation program. The plan will serve as a guide for proactive preservation decision-making for the next five years.

As a result of the intergovernmental agreement between Alexander County and the Town of Taylorsville, the Alexander County Historic Preservation Plan will serve the entire planning area of the county and the town. The plan will be implemented by the Historic Preservation Commission (HPC) with all aspects of the plan subject to final approval by the Alexander Board of County Commissioners (BOCC). The plan recommends actions for integrating historic preservation into policies and regulatory activities for Alexander County and the Town of Taylorsville.

The Need for a Historic Preservation Plan

Alexander County's built environment has been constructed in recent decades. Many important historic resources remaining from the 19th and 20th centuries have been overlooked. The initial county-wide survey identifying historic resources was conducted in July 1987 by Vickie Mason. The second historic resources survey focused on the Town of Taylorsville. The first property listed on the National Register of Historic Places was the Lucas Mansion located in Hiddenite in December 1982. The second property listed on the National Register of Historic Places was the Taylorsville Milling Company Roller Mill located in Taylorsville in August 2019.

Although several historic properties have been placed on the NC Study List with the approval of the National Register Advisory Council (NRAC) since the HPC was established in 2019, the State Historic Preservation Office (SHPO) recommends Alexander County conduct an updated inventory of properties identified in 1987 as Documented Resources and NC Study List properties.



Alexander County Courthouse 1970

Alexander County continues to lose historic resources to development and owner neglect, yet with the 2019 adoption of the Alexander County Historic Preservation Ordinance (Chapter 160 of the codified county ordinances), the county is strengthening the framework for the preservation efforts.

A five-member Historic Preservation Commission was appointed to oversee the preservation process. Commission members are appointed based on their skill sets associated with historic preservation and their commitment to the preservation of the culture and history of Alexander County.

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN THE BENEFITS OF HISTORIC PRESERVATION

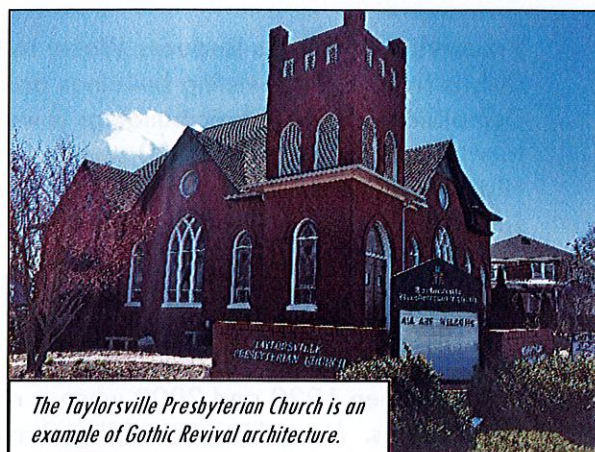
Historic Preservation is increasingly seen as contributing to a community's economic development and quality of life. Alexander County is focused on sustainability efforts. Preserving historic buildings and neighborhoods is a key component of a sustainability ethic.

Historic Preservation promotes Quality of Life

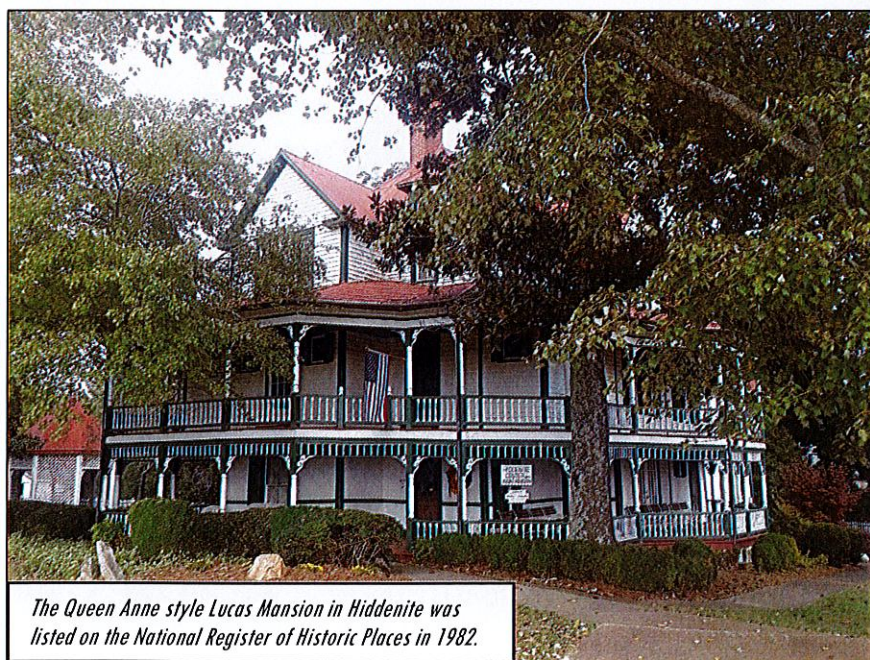
A key component of economic development is a community's quality of life, to which historic buildings often contribute. A community's history is communicated through the built environment. Historic buildings differentiate one community from another. Historic buildings impart the character and identity of a community, and the state of their preservation articulates a community's self-image.

Historic Preservation Creates Jobs

Rehabilitation and revitalization projects create thousands of construction jobs annually. A greater portion of the rehab construction budget is spent on labor because these projects tend to require more local craftspeople such as plasterers, window repairers, and laborers with other specialized woodworking skills. In contrast, new construction requires a greater proportion of the budget to be spent on building materials which are often manufactured elsewhere.



The Taylorsville Presbyterian Church is an example of Gothic Revival architecture.



The Queen Anne style Lucas Mansion in Hiddenite was listed on the National Register of Historic Places in 1982.

Historic Preservation Attracts Visitors

Historic architecture not only enhances the daily and long-term experience of residents, but also attracts the interest of visitors. Heritage tourism, or tourism showcasing historic resources, is a rapidly growing segment of the tourism industry.

Historic Preservation Increases Property Values

Studies across the country consistently indicate that the value of property within a designated National Register Historic District or local historic district maintains or increases in value, compared with

similar architecture in surrounding neighborhoods without historic designations. Properties located in historic districts have an advantage.

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN THE BENEFITS OF HISTORIC PRESERVATION

Preserving Existing Buildings Reduces Sprawl

Preserving and reusing existing buildings revitalizes neighborhoods and commercial areas by creating a more compact population using existing buildings, existing roads, and existing utility infrastructure. The end result is a reduction in sprawl which preserves green space and reduces vehicle miles traveled.

Preserving Buildings Reduces Waste in Landfills

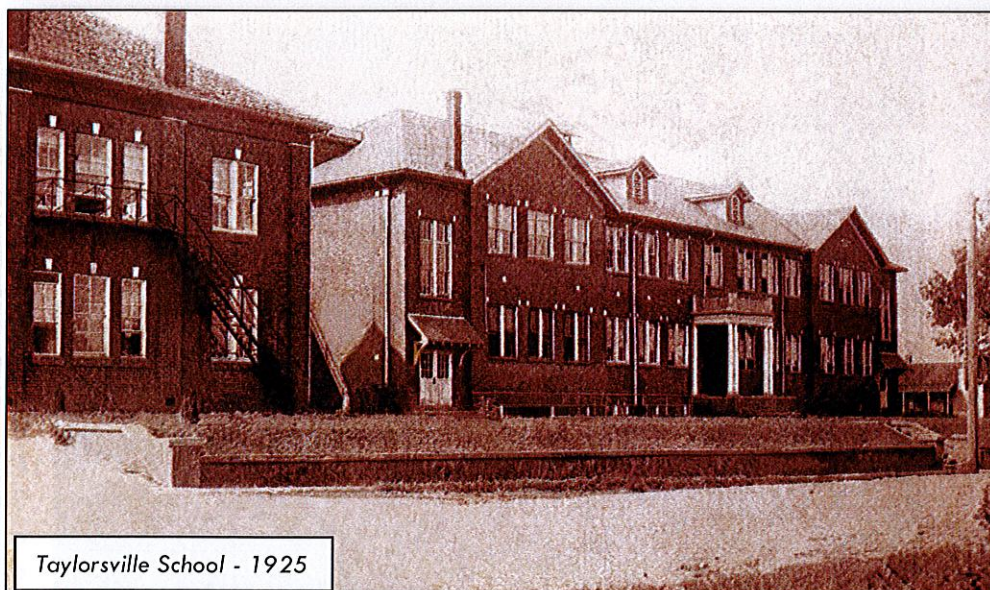
Debris from razing existing buildings accounts for 25% of the waste found in landfills each year. Demolishing sound historic buildings is wasteful of buildings materials and strains the limited capacities of landfills. Demolishing a 2,000 square foot building results in an average of 230,000 pounds of waste. Historic buildings often have old-growth wood-framed windows, brick and wood exteriors, and stone foundations with an inherent quality that could last indefinitely if properly maintained.

Retaining Existing Buildings is Part of Overall Energy Conservation

Contrary to popular belief, historic buildings are often as energy efficient as new ones. Data from the U.S. Energy Information Agency indicates many pre-1920 buildings are more energy efficient than those built between 1920 and 2000 when a renewed emphasis began on employing energy efficient materials and designs. Many historic buildings have inherent energy efficient features, such as tall ceilings that help reduce heat in the summer and brick and plaster walls that provide substantial insulation properties. Often, simple upgrades to historic buildings can increase their efficiency through the addition of attic insulation, installation of storm windows, and more efficient heating and cooling systems. In particular, repairing historic wooden windows and adding storm windows often results in energy performance equal to new vinyl or aluminum windows.

Conclusion

As Alexander County continues to grow, many of our historic resources have been lost. The Historic Preservation Plan will serve as a guide to help us maintain a sense of community and remain connected with our heritage. Preserving the architecture, places, and objects that link us to our past strengthens our future by bringing a richness and depth to the quality of life in our community. Preservation will play an increasingly important role in helping Alexander County sustain an environmental ethic by making wise use of our existing infrastructure.



Taylorsville School - 1925

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN HISTORY OF ALEXANDER COUNTY'S GROWTH AND DEVELOPMENT

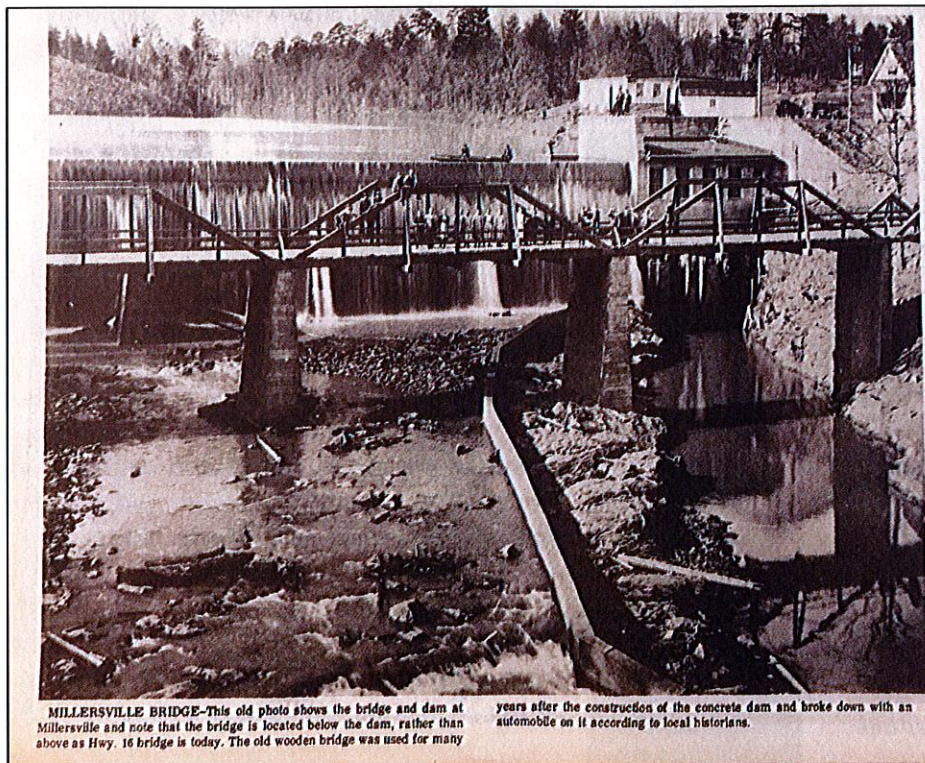
Alexander County encompasses a 255 square mile area in the northwestern section of the North Carolina piedmont. Carved from Caldwell, Iredell, and Wilkes counties, Alexander County was established on January 18, 1847. The rural county represents a broad range of North Carolina's historical development characterized by the agricultural, industrial, and resort development of the state as a whole.

The central and southern portions of Alexander County, with gentle rolling hills and fertile lands, supported a population of farmers who lived in relative isolation from the rest of the state and nation.

The northern portion of Alexander, dominated by more rugged terrain, supported the development of fruit orchards in the late 19th century. Houses of the county mirror traditional architectural forms of predominately frame construction which characterize North Carolina's agrarian economy.

The central portion of the county briefly supported the tourism industry during the early 20th century; however, only historic photographs survive as evidence of the typical resort architecture of the era.

The textile and lumber mills began to noticeably alter the economy of Alexander County in the 1920s. The prosperity associated with this early industrialization may be found primarily in the domestic and commercial buildings of the incorporated town of Taylorsville, the county seat of Alexander. Today, Taylorsville remains the county seat and is the only incorporated municipality in the county. Bethlehem is the largest population area. Hiddenite, Millersville, and Stony Point are the only other communities of any size in the rural county.



There are four major water sources in Alexander County. The Catawba River is the largest and forms the southern boundary between Alexander and Catawba counties. The Lower Little River, the Middle Little River, and South Yadkin rivers flow in a general north to south direction. Dams were built along all of the rivers in Alexander County during the early 20th century to generate hydroelectric energy for general power distribution to the textile and lumber mills as well as communities. Watered powered mills extended the agrarian economy of Alexander County.

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN
HISTORY OF ALEXANDER COUNTY'S GROWTH AND DEVELOPMENT
Early Settlement

Early Settlement

The earliest inhabitants of the North Carolina piedmont area were tribes of the Cherokee and Catawba Indians. The Catawba Indians were nearly wiped out by small pox in 1762. The Cherokee tribe was driven across the mountains in 1768.¹

Early settlement within the present boundaries of Alexander County began during the early 19th century although a few families and hunters were scattered in the area as early as 1752.

The main port for immigrants into the New World was Philadelphia, Pennsylvania. Migration from Pennsylvania, Maryland, and Virginia was stimulated southward into the North Carolina piedmont and Alexander County where land was inexpensive and plentiful. Immigrants traveled down the "Great Wagon Road" to settle the fertile watershed valleys of the Yadkin and Catawba Rivers. The groups travelling down the Great Wagon Road formed the majority of Alexander County's original population of Ulster Scots, Scotch-Irish, and Germans.²

One of the earliest land surveys was conducted by John Ireland in 1751 for 640 acres which included the settlement of Elk Shoals Creek. The South Yadkin River settlement was established in 1768-1778. Settlements along the Lower Little and Middle Little rivers occurred between 1772 and 1780. By the end of the Revolutionary War in 1781, there were around ten families living in Elk Shoals Creek, 40 families along the South Yadkin River, and approximately 56 families who owned land along the Lower Little and Middle Little rivers.³

The oldest known brick building in Alexander County is the Mock House. The two-story, single-pile home was built by Fredrick Mock on a hilltop overlooking Elk Shoals Creek in 1836. The Mock House still stands today.



The Mock House, built in 1836, is the oldest brick building in Alexander County.

The economic state of the area prior to the formation of the county in 1847 was characterized by self-sufficient farming and did not change until the industrialization of the county in the early 20th century.

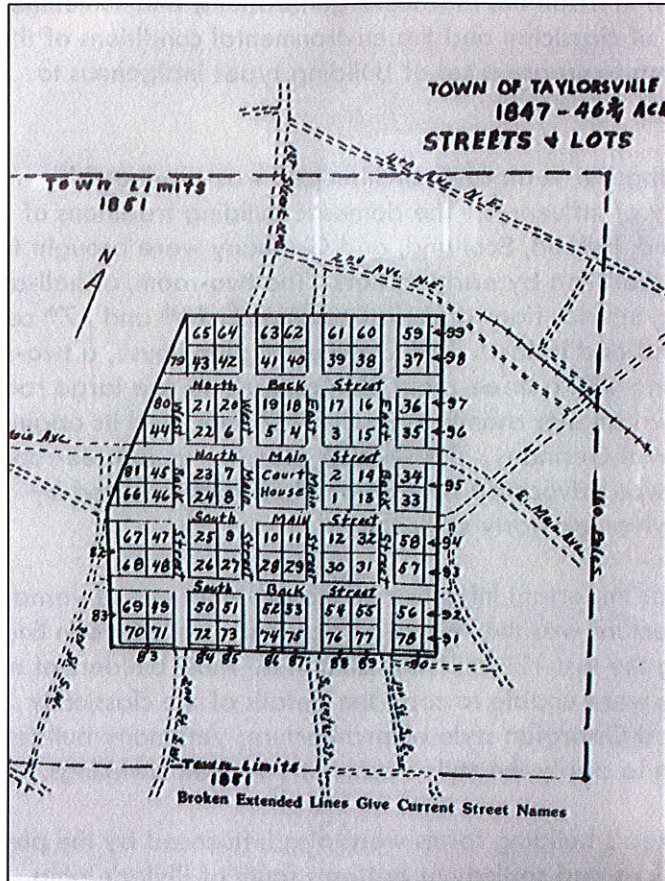
As settlers continued to move into the area, the population consisted of farmers and merchants who owned few or no slaves and owned less than 1000 acres of land. Unlike neighboring counties, a separate class, identifiable by its influence on local political, economic, social, and architectural tradition, is lacking in the early history of Alexander County.

Only a few men of Alexander County enlisted in the Continental Army and none in the British Army.

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN
HISTORY OF ALEXANDER COUNTY'S GROWTH AND DEVELOPMENT
 Antebellum Alexander

Antebellum Alexander (1840—1861)

The antebellum period saw the formation of Alexander County in 1847. The county seat of Taylorsville was surveyed and laid out in the same year. Land for the town was donated by Joseph M. Bogle (22 acres), William Matheson (13 acres), James James (11.5 acres).



The first sale of town lots occurred on August 10 and 11, 1847. Fifty-two lots were sold for a total of \$6,158. In November 1847, another land sale totaled \$399.50. Another sale in March 1848 amounted to \$136.75 and another in May 1853 generated \$142.50 making a total of \$6,675.

The center lot in the newly formed county seat was designated for the Alexander County Courthouse. Acquisition costs of the first dozen properties sold were:

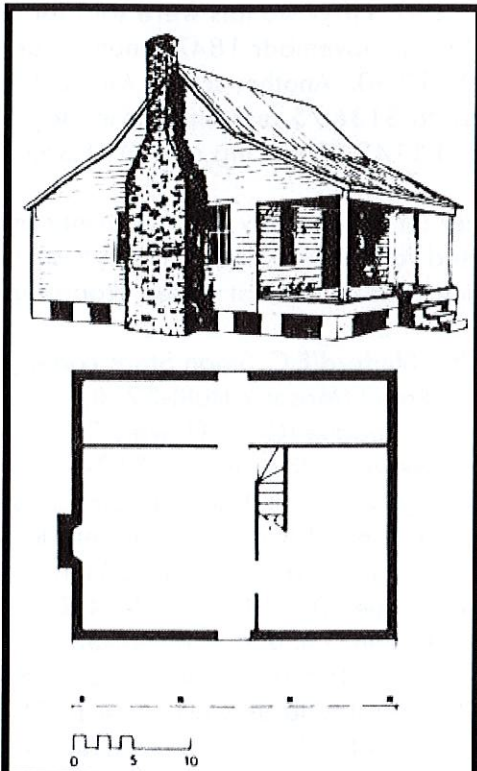
- No. 1-Abel Shuford(E.C. Sloan Store corner)-\$341;
- No. 2-R.B. Bogel (Masonic Hall)-\$210;
- No. 3-Moses Teague (G.W. Flowers Store)-\$111;
- No. 4-J.H. Newland (Hardware)-\$197;
- No. 5-George Swain (Below Drug Store)-\$200;
- No. 6-Hiram James (W.L. Moses corner)-\$225;
- No. 7-A. Carson (Garage corner)-\$614;
- No. 8-J.M. Bogle (Old Brick Store)-\$400;
- No. 9-J.B. Green (J.B. Barnes home)-\$355;
- No. 10-A.C. McIntosh (Mrs. Bogle's home)-\$382;
- No. 11-T.S. Boyd (Old Stewart corner)-\$382;
- No. 12-J.M. Bogle (Corner opposite)-\$275 ⁴

The small, rural county did not share in the economic development and prosperity that characterized other parts of North Carolina and the nation. Alexander County remained a landscape dominated by isolated independent farmers growing primarily corn and other small food crops. Early tax lists indicate most farms in Alexander County were representative of the state norm which averaged to be 369 acres in 1850.⁵

The population of Alexander County grew to 6,022 by 1860, an increase of 15% in the decade between the time of the first county-wide census in 1850 and the 1860 census. At this time there were approximately 600 slaves living in the county indicating slave labor was not a strong factor in the socio-economic development of the county. ⁶

**ALEXANDER COUNTY HISTORIC PRESERVATION PLAN
HISTORY OF ALEXANDER COUNTY'S GROWTH AND DEVELOPMENT
Antebellum Alexander (continued)**

Alexander County's remoteness and abundant timber resources encouraged its builders to follow local architectural traditions. The buildings erected prior to 1861 were vernacular in style. Alexander County buildings did not reflect the fully developed architectural high styles popular in the nation's larger cities; but rather, followed a set of local customs rooted in traditions that were generations, and sometimes centuries old. The simple but powerful influence of classicism and the environmental conditions of the North Carolina piedmont modified these traditions to create a set of building types indigenous to Alexander and surrounding counties.



The single-pen log home with a two-room or hall-and-parlor interior floor plan was a common construction style in 17th century. This type of construction dominated the rural landscape of Alexander County up to the mid-19th century.

The range of vernacular architecture was produced by a variety of influences. The domestic building traditions of England, Ireland, Scotland, and Germany were brought to North Carolina by early settlers. The two-room, or hall-and-parlor, interior floor plan was common in 16th and 17th century England and Ireland. The Continental plan house, a two-story dwelling with a three-room plan comprising one large room and two smaller chambers on the first floor, had its origins in medieval Germany. The Quaker plan house, a three-room plan, was advocated by William Penn and adopted by Pennsylvania's early settlers.

Another important influence on the development of vernacular architecture was the revival of classical architecture in England during the last 17th and 18th centuries. Most builders of modest means were unable to copy the details of the classically inspired Georgian style of architecture; yet, many builders began to apply the style's symmetry to their dwellings.⁷

The area's building forms were also influenced by the physical conditions and settlement patterns south of Philadelphia. In Pennsylvania and Maryland, the German, Scotch-Irish, and Welsh-English discovered the advantages of log construction.⁸

These three ethnic groups lived near each other for decades before moving to North Carolina. Each group borrowed from their neighbors those building practices best suited to local conditions. When these groups began moving down the "Great

Wagon Road," they had developed a common building style expressed in frame and brick as well as log construction.

The single-pen log house appears to have dominated the rural landscape of Alexander County up to the mid-19th century.⁹

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN
HISTORY OF ALEXANDER COUNTY'S GROWTH AND DEVELOPMENT
Alexander County (1865—1920)

Rural Alexander (1865-1920)

Alexander County escaped the Civil War with little property damage. However, some of the county's records were destroyed by fire between 1861 and 1865. The economic system was thrown into turmoil as throughout the rest of the South. The effects of the war in southern states altered land use patterns, forced a reorganization of the labor force, placed more persons in competition for available land, and created a monetary crisis that resulted in the sale of portions of larger estates. Many of the changes happening during the Reconstruction period had little effect on rural Alexander County.

Agriculture continued to be the basic economic pursuit for county residents. The new farm tenancy system did not alter farming practices to any great extent. Statistics show the relatively small non-white population in 1860 was absorbed into the county population by 1870 indicating the majority of freed slaves remained in the county, possibly working for their old owners for wages or as tenant farmers.

The reduction in the average farm size in North Carolina from 316 acres in 1860 to 142 acres in 1880 and finally to 101 acres by 1900 was also representative of the trend in Alexander County.¹⁰ As farm size decreased; the number of farms increased. Despite the many handicaps, agriculture quickly reached its pre-war volume of production. By 1870, the production of cotton and oats had recovered. Corn, hogs, milk cows, beef cattle, and tobacco soon followed. Despite its quick recovery in volume of production, post-1865 agriculture experienced a general economic depression throughout North Carolina.

Alexander's agrarian economy had always been primarily self-sustaining; yet, by the 1880s individual farmers were growing cash crops of tobacco and cotton on a small scale. The fencing in of cattle and other livestock, a state law since 1879, was not adopted on a county-wide basis in Alexander until 1892. The northern part of the county began early development of the apple orchard business which would develop into a major agrarian industry by the 1920s.¹¹

Industrial growth and expansion in three major industries—textiles, tobacco, and furniture—began in earnest in North Carolina after the Civil War. Though lacking in coal, iron, and capital for the development of mechanized industry, North Carolina had a mild climate, abundant and easily developed water power, cheap and plentiful labor, and the proximity to the raw materials of cotton, tobacco, and lumber. Alexander County possessed many of the required attributes in attracting industry to the county. Cotton textiles, lumber, and furniture would contribute to the manufacturing and agricultural economic base for the county, but not until the early 20th century.¹²

Diversification of the economy began in the 1880s with the introduction of the mining industry. East of Taylorsville, the small community of Hiddenite developed around the mining industry. Hiddenite and emerald gems were found as early as 1879 in the soil of the J.W. Warren farm. Yet, it was W.E. Hidden, New York mineralogist, who identified the gems and organized the Emerald and Hiddenite Mining Company in 1881. Many fine gems have come from the area including the largest uncut emerald crystal ever found in North America (1,438 carats), and the Carolina Emerald, a 13.14 carat gem valued at \$100,000.¹³

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN
HISTORY OF ALEXANDER COUNTY'S GROWTH AND DEVELOPMENT
Alexander County (1865—1920)

The cotton textiles industry was instrumental in drawing some people away from the farms. Among the early cotton mills were Alspaugh-Millersville Cotton Mill in Millersville and the Moore Cotton Mill in Liledoun. The Dickey Worsted Spinning Company was built in 1908 in Stoney Point.

Alexander County's abundance of forest land spurred an early and continuing lumber industry primarily in the northern part of the county. W.T. Nelson Lumber Company was one of the first lumber yards established soon after 1900.

Minerals found in the water in the central part of Alexander proved an incentive for the establishment of several summer resort hotels. There was an early resort built by Thomas Boyd during the mid-19th century located in the Ellendale vicinity. Little is known about this hotel. All Healing Springs, located six miles north of Taylorsville, was the largest of the resort hotels built in the early 20th century. All Healing Springs was built in 1902 and burned in 1982. The Davis White Sulphur Springs in the Hiddenite area opened in 1905 and burned in 1925. Documentary photographs indicate both hotels were large frame buildings with extensive wrap-around porches that were typical of resort architecture of this period. Both hotels were family owned operations and had little impact on the architectural, cultural, or economic development of the county.¹⁴

Alexander Architecture (1865-1920)

For the forty years following the Civil War, Alexander County's strong, self-sustaining agrarian economy experienced difficult times. The geographic isolation perpetuated by poor roads and only minimal railroad development emphasizes why Alexander lagged behind its neighboring counties in architectural development. A large portion of the houses listed as documented resources or placed on the state study list by the State Historic Preservation Office represent this time period.



The Louis Foote Davis house

Greek Revival style was the most enduring architectural style in North Carolina after 1830. The economic and geographic isolation of Alexander County delayed the introduction of the Greek Revival style of architecture until the 1870s. Greek Revival style construction in Alexander County was confined to a conservative application of the style to traditional house forms. Greek Revival style houses exhibit boxy proportions with a low-pitched, hip roof, square windows with larger panes of glass in a six-over-six double sash, and a central entrance framed by sidelights and a transom. These houses faintly

reflected the architecture of ancient Greece. The Louis Foote Davis house in the northern part of the county illustrates this style with its vertical, two panel doors.

The two-story, single-pile dwelling or "I-house" dominated architecture in Alexander County. Yet, there are also examples of smaller, one-story frame houses with hall-and-parlor and central hall plans. These farmhouses, usually three bays wide, were constructed of light nailed frames instead of earlier heavy mortise-and-tenon framing establishing the technology to easily alter the traditional form. Ell appendages to a traditional house created a popular L-shaped or T-shaped house. The roof is no longer flush with gable ends but overhangs. Chimneys are smaller and thinner, with single, stepped shoulders but still attached to the exterior gable ends or the rear of the house. In Alexander County, a popular chimney treatment was a fieldstone base with an inset brick stack. The addition of one or three gables laced symmetrically on the front façade is a regular feature of the traditional house constructed after 1880. The gables were often embellished with machine-made turned, sawn, and shingled ornament.

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN
HISTORY OF ALEXANDER COUNTY'S GROWTH AND DEVELOPMENT
Alexander County (1865—1920)

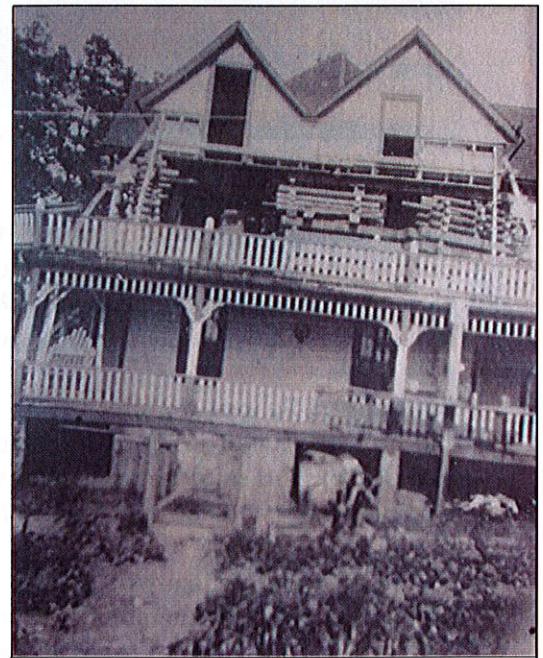
Occurring consistently in domestic architecture constructed in Alexander County from the late 18th century and into the second decade of the 20th century, the preferred interior finish is boarding. Hand planed boarding persisted into the 1880s when it was replaced by machine-made tongue and groove boarding and wainscoting. Only in the 1920s did plaster walls become an alternative interior wall material.¹⁵

The Gothic Revival style, inspired by medieval architecture, never gained acceptance in the North Carolina piedmont before the Civil War. Yet, this style was accepted as appropriate architecture for churches especially in rural areas where simple country churches often had triangular heads over the windows simulating a vernacular version of the Gothic arch. Gothic stylistic elements on Alexander County's churches occurred after the turn of the century and had little influence on the county's domestic architecture.

The late 19th and early 20th century introduced the Queen Anne style. A style noted for its irregular floor plans and rooflines, deep wrap-around porches, smooth wall surfaces, and abundant use of elaborate woodwork details. The Queen Anne style of architecture never achieved much popularity in rural Alexander County. The most sophisticated example is the James Lucas Mansion built around 1900 and enlarged around 1910. The Queen Anne style is apparent in the two-tier, wrap around porch ornamented with elaborate woodwork.

The Folk Victorian style of architecture was derived from the Queen Anne style. Folk Victorian style included Queen Anne details on the traditional house form. The primary areas for the application of this Victorian detailing are the porch, cornice, and gable ends.

The Colonial Revival style features classically derived stylistic elements in the early 20th century. Colonial Revival elements feature slender columns and entablatured window surrounds on houses built in the county after 1910. A popular form for rural houses evolved after 1905 when the one- and two-story, double-pile house was sheltered by a hip or pyramidal roof. By adding gable projections, clipped bays, and bay windows, the asymmetrical form characteristic of the Queen Anne style was achieved. By retaining a symmetrical form and adding classical porch and window treatments, the Colonial Revival style was achieved. Often elements of both styles were combined to create an eclectic house.¹⁶ During the early 20th century, the architecture of the county began to reflect the improving economic prosperity of the area.



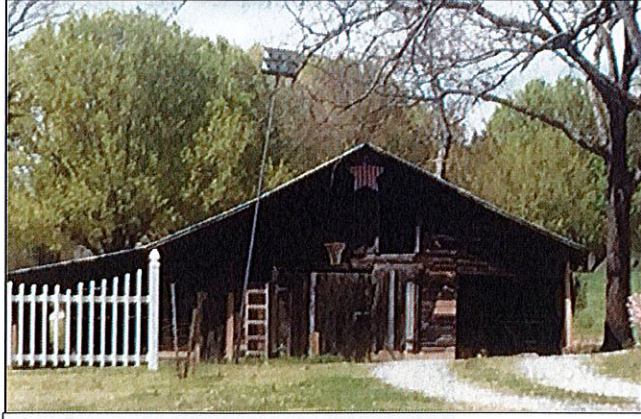
The James Lucas Mansion is constructed in the Queen Anne style of architecture.

Farm Buildings

The outbuildings of Alexander County were built of log or frame construction. In most cases the outbuildings of log construction predate those of frame construction. Farm outbuildings consisted of a livestock barn, smokehouse, granaries or wheat houses, corn cribs, springhouse, chicken house, pig sties, blacksmith shop, miscellaneous storage buildings, and tobacco barns. Log construction of outbuildings

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN
HISTORY OF ALEXANDER COUNTY'S GROWTH AND DEVELOPMENT
Alexander County (1865—1920)

remained popular in Alexander County until 1890. The half dovetail method of notching the logs was most commonly used.



Single-pen log barn on the John Clinton Pritchard farm.

The most common plan for Alexander County barns is the central passage with single or double-pens on each side. The double-pen log barn consists of two log pens of equal size on either side of the passage way.

The mid-19th century, single-pen log barn of the John Clinton Pritchard farm is a fine example as well as one of the earliest in Alexander County.

Tobacco barns are scattered over the rural landscape. Log construction dominates the tobacco barns.

Light-framing introduced around 1900 was quickly adopted in Alexander County. The gable front frame barn is the most visible in the rural landscape. The larger frame barn still followed the central passage plan. A frame barn built around 1900 for Sherman Davis in the Mount Olive vicinity is an unusually stylish example with round arched windows, and louvered blinds.

Church and School Architecture

The Baptists, Lutherans, Methodists, and Presbyterians were strong supporters of schools and academies, and established small churches and schools as the first projects of a community. Often the church house was also the schoolhouse. None of the early church buildings survive.

The state school system was greatly improved in 1853 and, although there was popular indifference to public education, the number of small, frame, one-room schoolhouses dotting the countryside increased. The quality of education received from these early public schools is questionable. Private academies, subscription schools where there were no public schools, and private tutors continued to minister to the education needs of the county and the state. The Alfred Sherrill School, a one-room, log schoolhouse (ca. 1864-1870) was the earliest surviving rural schoolhouse erected in Alexander. By 1903 there were 59 schools located in the county (51 for white students, and eight for non-white students).¹⁷

In the 1920s and 1930s there was a surge of interest in education possibly due to the new public education laws passed by the General Assembly. Additional brick schools were constructed, and old ones were improved or abandoned.

Commerce

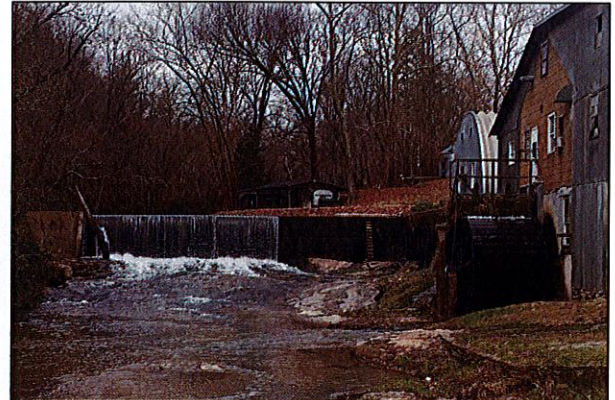
The country store was an important public social center as well as a commercial center for the population of Alexander County. Country folk for miles could meet to exchange jokes, and learn the news of the neighborhood.¹⁸ These stores were located at a crossroads, at junctions of two creeks, or near bridges. The storekeeper's house was usually located across the road or next door to the store. The country store

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN
HISTORY OF ALEXANDER COUNTY'S GROWTH AND DEVELOPMENT
Alexander County (1920-1940)

had been a tradition in Alexander County since settlement began and was still a vital link in the community in 1903 when at least 17 stores were scattered throughout the countryside.¹⁹

The local mill was also an important part of the rural landscape of Alexander County. The mill might grind corn or wheat or convert rags to wrapping paper or newsprint to spin cotton into coarse thread but it was always located near a power source and served as a gathering place for area farmers.

Linney's Mill is the only water powered mill still in operation in Alexander County. A mill has been on this site since 1836 but the present feed mill and overshot water wheel were placed into operation around 1937. Linney's Mill is one of the few fully operational and producing mills in existence in North Carolina. Linney's Mill remains a family-owned business today.



Linney's Mill overshot water wheel was placed into operation in 1937.

Third generation owner, W.C. (Billy) Linney negotiated a contract with Crescent EMC whereby they would purchase excess electricity generated at the mill. Crescent EMC has been a community-based electrical provider since the 1930s and is currently part of Energy United co-op group.

Alexander County (1920-1940)

The prosperous trends of the state and nation in the beginning of the 20th century were experienced in Alexander County. Interest in building and improving roads, the development of hydroelectric power, and continuing economic expansion brought prosperity to the county.



Agriculture continued as the primary occupation. Developments in the production of apples happened after 1920 improving the fruit orchard industry in the northern part of the county.²⁰

Farmers began diversifying from the old row crop economy of corn and wheat by increasing production of beef, dairy products, and poultry. Corn was still the main crop grown in the county with 35% of the county's farmland devoted to its cultivation in 1928. Corn was grown primarily as food and feed rather than as a cash crop. Corn was used where it was

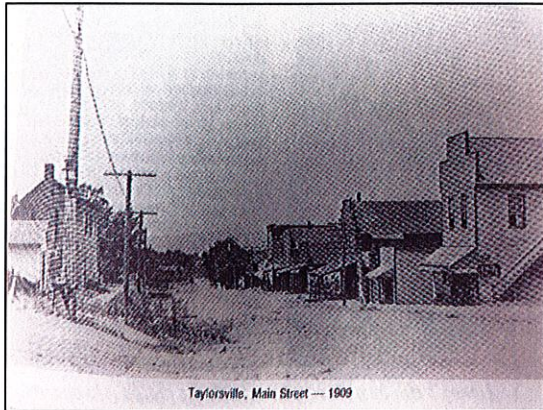
produced. The major cash crop in Alexander County during the first quarter of the 20th century was cotton with 19% of the county's farmland devoted to its production.²¹

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN
HISTORY OF ALEXANDER COUNTY'S GROWTH AND DEVELOPMENT
Alexander County (1920—1940)

Alexander County's industrial development produced corresponding expansion on the retail trade of Taylorsville. The town's population grew from 413 in 1900 to 2,000 by 1924. The first bank was established in 1919 as the Merchants and Farmers Bank. The architecture of the commercial and residential areas of the town began to change.

Taylorsville, the seat of Alexander County government (1920-1940)

The 1920s were prosperous for the small town of Taylorsville. The county seat, incorporated in 1851, was not only the center of the county's government, but the location of much of the early industry in the county.



Taylorsville, Main Street — 1909

A small business district developed around the centrally located Alexander County Court House. By 1924 there were five churches, one hotel, and six industries located within the town limits. At the turn of the century Taylorsville was typical of many small rural towns with unpaved streets and one- and two-story frame buildings making up its commercial district.

There were masonry buildings as early as 1870 as illustrated by the Rock Store, and some brick buildings such as the Masonic Building (ca. 1909) and the Alexander County Jail (1913) but the majority of the commercial brick

architecture was developed after 1920.

The business district experienced its greatest growth with relatively little geographic expansion during the 1920s. Taller and deeper one- and two-story brick buildings which reflect the building styles typical of early 20th century commercial architecture of towns across North Carolina were erected. Brick buildings lined the streets of the court house square usually with flat facades ornamented with modest brickwork in the cornice. Like many other towns, Taylorsville has lost much of its commercial architecture as some buildings have been demolished or irretrievably altered.



Main St. Taylorsville 1939

Domestic Architecture (1920-1940)

The domestic architecture of the town began to develop differently from that in the countryside by the late 1920s. For the first time brick was a common building material. Houses were more sophisticated examples of current architectural styles. The need for modest housing for mill workers created a diversified housing inventory in the town.

The adoption of the bungalow style, which emphasized low exterior profiles and irregular interior plans, marked the final break with the county's traditional house building practices. The bungalows erected in rural Alexander County were modest and simply detailed expressions of the architecture of the time. They incorporated the style's basic elements: one or one-and-a-half story houses with gable front or side gable roofs, usually with engaged porches, exposed rafters, and triangular brackets. There are some

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN
HISTORY OF ALEXANDER COUNTY'S GROWTH AND DEVELOPMENT
Alexander County (1929—Present)

brick but the majority are weather-boarded with wood shingles in gables and dormers. This style was distinctive in its use in Taylorsville.

Alexander County (1929—Present)

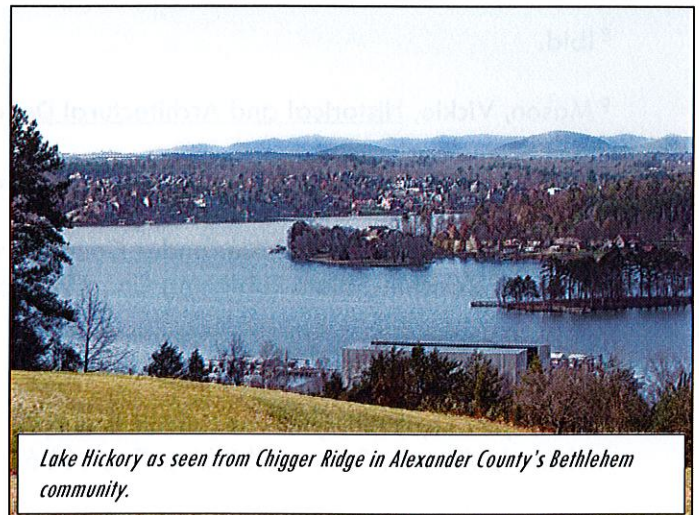
The Great Depression that began in 1929 affected Alexander County as it did other parts of the state and nation. Many businesses closed, farmers lost their farms, and companies and businesses went bankrupt. Mills and factories ran only part-time and some closed entirely. Virtually all building stopped and would not resume until after World War II.

The county experienced an increase in population from 12,932 in 1930 to 13,434 in 1940. The population increased an additional 50% during the thirty year period beginning in 1960. The long delayed arrival of the furniture industry, which had played a key role in the growth of Caldwell County since the late 19th century, was a primary factor in this increase.

Agriculture was still the major economic pursuit of county residents in the 1980s. The countryside is covered with poultry buildings, dairy farms, beef cattle, pastures, and apple orchards. There were 658 farms in the county with an average size of 91 acres in 1987. A strong agrarian economy has dominated the county since its organization in 1847.²²

Alexander County residents are facing changing times. Many farms, especially in the southern portion of the county near Lake Hickory, are being sold for housing developments as the farmers retire and the next generation chooses not to go into the family business of farming.

Since the 1990s, Alexander County has diversified the economy with attractive incentives to increase industrial development in the county. In 2020, 2.2% of the population have an agricultural occupation and 31.4% are employed in manufacturing.²³



Lake Hickory as seen from Chigger Ridge in Alexander County's Bethlehem community.

Conclusion

The Alexander County Historic Preservation Commission strives to preserve the cultural and architectural history of Alexander County. An incremental five-year plan has been adopted to prioritize the process. The Alexander County Historic Preservation Commission's five year plan (2019-2024) establishes the county's preservation ordinance, operating procedures, and identifies potential historic restoration projects. Educating owners of historic properties, assisting with contact information for qualified preservation consultants, and identifying appropriate funding mechanisms for rehabilitation projects are included in the five-year Action Plan. In March 2022, Alexander County was designated as a Certified Local Government by the State of North Carolina and the National Parks Service.

In 2022, Alexander County celebrated the 175th Anniversary of the ratification of the county. The Historic Preservation Commission will continue to build a strong foundation to ensure the past is remembered as the county moves into a bright future for the next 175 years.

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN FOOTNOTES

- ¹ White, William E., A History of Alexander County, published by the Taylorsville Times, 1926
- ² Mason, Vickie, Historical and Architectural Development of Alexander County, July 1987
- ³ Watt, W.N., "History of Alexander County" in The Heritage of Alexander County, North Carolina. Volume I, Winston-Salem Publishing Co., 1986, pp2-10
- ⁴ White, William E., A History of Alexander County, published by the Taylorsville Times, 1926
- ⁵ Lefler, Hugh T., History of North Carolina, New York: Lewis Historical Publishing Co. Inc., 1956, p391
- ⁶ Mason, Vickie, Historical and Architectural Development of Alexander County, July 1987
- ⁷ Swaim, Doug, "North Carolina Folk Housing," in Carolina Dwelling, ed. Doug Swaim, (Raleigh: North Carolina State University, School of Design, 1978), pp. 31-39
- ⁸ Ibid.
- ⁹ Mason, Vickie, Historical and Architectural Development of Alexander County, July 1987
- ¹⁰ Lefler, Hugh T., History of North Carolina, New York: Lewis Historical Publishing Co. Inc., 1956, p391
- ¹¹ Watt, W.N., "History of Alexander County" in The Heritage of Alexander County, North Carolina. Volume I, Winston-Salem Publishing Co., 1986, pp2-10
- ¹² Mason, Vickie, Historical and Architectural Development of Alexander County, July 1987
- ¹³ Watt, W.N., "History of Alexander County" in The Heritage of Alexander County, North Carolina. Volume I, Winston-Salem Publishing Co., 1986, pp2-10
- ¹⁴ Mason, Vickie, Historical and Architectural Development of Alexander County, July 1987
- ¹⁵ Ibid.
- ¹⁶ Ibid.
- ¹⁷ Sara Allen, ed. The Heritage of Alexander County. Volume I, (Winston-Salem: Hunter Publishing Company, 1986) p. 26
- ¹⁸ Mason, Vickie, Historical and Architectural Development of Alexander County, July 1987
- ¹⁹ Sara Allen, ed. The Heritage of Alexander County. Volume I, (Winston-Salem: Hunter Publishing Company, 1986) p. 26

ALEXANDER COUNTY HISTORIC PRESERVATION PLAN
FOOTNOTES (continued)

²⁰ Lefler, Hugh T., History of North Carolina, New York: Lewis Historical Publishing Co. Inc., 1956, p.646

²¹ Huntington Hobbs, North Carolina. An Economic and Social Profile, (Chapel Hill: University of North Carolina Press, 1958), p. 102

²² Mason, Vickie, Historical and Architectural Development of Alexander County, July 1987, p.24

²³ [Best Places.net/economy/county/north_carolina/alexander](http://BestPlaces.net/economy/county/north_carolina/alexander)



APPENDIX A

ALEXANDER COUNTY

HISTORIC PRESERVATION ORDINANCE

**ALEXANDER COUNTY HISTORIC PRESERVATION ORDINANCE
CHAPTER 160**

SECTION 160.1 TITLE

The title of this ordinance shall be the Alexander County, NC Historic Preservation Ordinance.

SECTION 160.2 PURPOSE

Whereas the historical heritage of Alexander County, NC is a valued and important part of the general welfare; and whereas the conservation and preservation of that heritage, through the documentation and regulation of historic districts or landmarks, or through the acquisition of historic properties, stabilizes and increases property values, and pursuant to North Carolina General Statute Chapter 160A (G.S. 160A-400.1 to 400.14) this ordinance is enacted in order to

- a. safeguard the heritage of Alexander County, NC by preserving districts and landmarks therein that embody important elements of its culture, history, architectural history, or prehistory; and
- b. promote the use and conservation of such districts and landmarks for the education, pleasure, and enrichment of the residents of Alexander County, NC and of the State as a whole.

SECTION 160.3 HISTORIC PRESERVATION COMMISSION

160.3.1 Creation and Appointment

There is hereby created, pursuant to G.S. 160A-400.7, a historic preservation commission, hereinafter referred to as the "Commission." The Commission shall consist of five (5) members¹ who shall be appointed by the Alexander County Board of Commissioners. Initially appointed terms shall be staggered so that one member serves a one-year term, two members serve a two-year term, and two members serve a three-year term. Thereafter, the Alexander County Board of Commissioners shall appoint members to terms of three (3) years², with not more than two (2) terms expiring annually. Commissioners shall serve until their successors are appointed. A commissioner may serve two (2) consecutive terms, after which he or she shall be ineligible for reappointment for one (1) calendar year, elapsed from the date of termination of the second term. All commissioners shall reside within the territorial jurisdiction of Alexander County.

160.3.2 Qualification of Members

Members of the commission shall have demonstrated education, experience, special interest, or a combination thereof, in historic preservation, history, architecture, architectural history, archaeology, cultural anthropology, planning, or related field.³

¹ The minimum number required by state law is three (3). The minimum number required by the Certified Local Government (CLG) Program is five (5). Although there is no maximum, it is recommended that the number not exceed nine (9) and that it be an odd number of voting members.

² Four years is the longest allowable term length; two years is the minimum.

³ It is assumed that professionals from these and similar disciplines will be appointed to the extent they are available within the community. However, the real requirement is not that the commission be composed entirely of professionals, but that the local government make – and be able

160.3.3 Rules of Procedure

a. The Commission shall adopt rules of procedure necessary to the conduct of its affairs and in keeping with the provisions of this ordinance. The rules of procedure shall provide for at least the following:

- (1) selection of Commission officers
- (2) time and place of regular meetings, and calling of special meetings
- (3) procedures for conduct of public hearings
- (4) keeping of minutes and Commission records
- (5) conduct of voting
- (6) conflicts of interest policy
- (7) attendance policy
- (8) forms to be used in applying for Certificates of Appropriateness
- (9) sufficient project information to make sound determinations regarding applications for Certificates of Appropriateness
- (10) list of minor works for which Commission staff may issue Certificates of Appropriateness

b. The Commission shall meet at least quarterly. All meetings shall be conducted in accordance with the North Carolina Open Meetings Law, G.S. Chapter 143, Article 33C (G.S. 143-318.9 to 318.18).

c. The Commission shall annually present to the Alexander County Board of Commissioners a report of its activities, budget, findings, recommendations, and actions, which shall be made available to the public.

160.3.4 Powers and Duties

The Commission is hereby empowered to undertake such actions as may be reasonably necessary to the discharge and conduct of its duties and responsibilities as set forth in this ordinance and in the North Carolina General Statutes, including, but not limited to⁴

- a. organizing itself and conducting its business;
- b. receiving and spending funds appropriated by the Alexander County Board of Commissioners for operating and performing its duties;
- c. conducting an inventory of properties of historical, archaeological, architectural, and/or cultural interest;
- d. recommending to the Alexander County Board of Commissioners that individual buildings, structures, sites, areas, or objects within its zoning jurisdiction be designated as "historic landmarks" and that areas within its zoning jurisdiction be designated as "historic districts;"

to document – a "good faith effort" to seek out such professionals. It is still possible to have a legitimate commission without an architect, for instance. Professionals in these disciplines help enhance the commission's credibility, but local governments are also encouraged to appoint members from other professions as well.

⁴ Items a – h are required by state law and the Commission must be empowered with them; the ordinance may further authorize the Commission with any or all of the items i – t.

- e. recommending to the Alexander County Board of Commissioners that designation of any area as a historic district, or part thereof, or of any building, structure, site, area, or object as a historic landmark, be revoked or removed for cause;
- f. reviewing and acting on proposals for
 - (1) exterior alteration, relocation, or demolition of designated historic landmarks;
 - (2) exterior alteration, relocation, demolition, or new construction of properties within designated historic districts;
- g. negotiating with property owners who propose to demolish or relocate a designated landmark, or a building, structure, site, area, or object within a designated district, in an effort to find a means of preserving such properties, including consulting with private civic groups, interested private citizens, and other public boards or agencies;
- h. instituting action, through the office of the Alexander County Building Inspections Office⁵, to prevent, restrain, correct, or otherwise abate violations of this ordinance or of ordinances designating historic landmarks or districts;
- i. entering, at reasonable times and with the consent of the owner or occupant, upon private lands to make examinations, conduct surveys and inventories, or other purposes in performance of its official duties. However, no member, employee, or agent of the Commission shall enter any private building or structure without the express consent⁶ of the owner or occupant thereof;
- j. reviewing and acting on proposals for alterations of interior features of designated historic landmarks, as specified, and for which owner consent was given, in the ordinance establishing designation;
- k. appointing advisory bodies or committees as appropriate;
- l. negotiating with property owners for the acquisition or protection of significant historic properties;
- m. acquiring by any lawful means, the purchase fee, or any lesser included interest, including options to purchase, properties designated as landmarks, properties located within designated districts, or land to which historic buildings or structures may be moved; holding, managing, preserving, and restoring such a property and improving the interest; and exchanging or disposing of the interest through public or private sale, lease, or other lawful means, provided the property shall be subject to covenants or other legally binding restrictions which shall secure appropriate rights of public access and the preservation of the property. All lands, buildings, structures, sites, areas, or objects acquired by funds appropriated by the local governing body shall be acquired in the name of Alexander County, NC unless otherwise provided by that body;

⁵ The local government is legally obligated to enforce historic designation and zoning ordinances, just as it is obligated to enforce violations of fire code or local speed limits. The Commission is responsible for seeing that such ordinances are enforced by having commissioners who are attentive to all ongoing activities at a landmark or within a district and by notifying the proper enforcement official: the actual enforcement, such as a "stop work" order, is usually accomplished through the Building Inspector or Codes Official, according to whatever mechanism is commonly used in the local community.

⁶ "Express consent" is consent can be given either verbally or in writing. Some commissions prefer to have owners or occupants sign a prepared form; others elect to accept verbal affirmatives.

- n. accepting grants of funds from private individuals or organizations for preservation purposes;
- o. conducting educational programs pertaining to historic landmarks or historic districts within its jurisdiction;
- p. publishing or otherwise informing the public about any matter related to its purview⁷, duties, responsibilities, organization, procedures, functions, or requirements;
- q. advising property owners about appropriate treatment(s) for characteristics of historic properties;
- r. cooperating with the State of North Carolina, the United States of America, local governments, public or private organizations, or their agencies, in pursuing the purposes of this ordinance, including entering into contracts, provided that such contracts are not inconsistent with state or federal law;
- s. preparing and recommending adoption of a preservation element, or elements, as part of a Alexander County, NC comprehensive plan;
- t. proposing to the Alexander County Board of Commissioners amendments to this or to any other ordinance, and proposing new ordinances or laws relating to historic landmarks and districts or to the protection of the historic resources of Alexander County, NC and its environs.

SECTION 160.4 INVENTORY

The Commission shall use as a guide to identification, assessment, and designation of historic landmarks and districts an inventory of buildings, structures, sites, areas, or objects which are of historic, prehistoric, architectural, archaeological, and/or cultural significance. The Commission shall take steps as necessary to ensure that the inventory reflects information current to within twenty (20) years.

SECTION 160.5 HISTORIC LANDMARKS

160.5.1 Adoption of Ordinance of Designation

a. The Alexander County Board of Commissioners may adopt and, from time to time, amend or repeal an ordinance designating one or more historic landmarks. The ordinance shall include information which shall

- (1) list the name or names of the owner or owners of the property;
- (2) describe each property designated by the ordinance, including the address, if applicable, the physical configuration and orientation of the property so designated;
- (3) describe those elements of the property which are integral to its historic, architectural, archaeological, and/or cultural significance;

⁷ Within the range of the Commission's function and mission – In other words, upon any matter pertaining to historic properties or districts within its jurisdiction.

(4) provide for each designated historic landmark a suitable sign or plaque indicating that the landmark has been so designated; and

(5) any other information deemed necessary, within the authority of this ordinance and the general statutes, as determined by the Alexander County Board of Commissioners.

b. The landmark designation process may be initiated by either the Commission or at the request of a property owner. No ordinance to designate any building, structure, site, area, or object shall be adopted or amended until all of the requirements of this ordinance and its subsections have been satisfied.

160.5.2 Criteria for Designation

To be designated as a historic landmark, a property, building, site, area, or object shall be found by the Commission to possess special significance in terms of its history, prehistory, architecture, archaeology, and/or cultural importance, and to retain the integrity of its design, setting, workmanship, materials, feeling, and/or association.

160.5.3 Procedure for Designation

a. The Commission shall make, or cause to be made, an investigation and designation report which includes

- (1) the name of the property to be designated, including both common and historic names if they can be determined;
- (2) the name(s) and address(es) of the current owner(s);
- (3) the location of the property for which designation is proposed, including the street address and Alexander County tax map parcel number or parcel identification;
- (4) the dates of original construction and of all later additions or alterations, if applicable;
- (5) an assessment of the significance of the building or site as prescribed by this ordinance;
- (6) an architectural or archaeological description of the area of the site or structure, including descriptions of all outbuildings and appurtenant features, for which designation is proposed;
- (7) a historical discussion of the site or structure within its type, period, and locality;
- (8) a photograph showing, to the fullest extent possible, the overall disposition of the property; one photograph of each façade or elevation and supplementary photographs as necessary to illustrate architectural details or ornamentation, siting, scale, proportion, and relationship of features or buildings, structures, or objects to each other; and

(9) a map showing the location of the property, including all outbuildings and appurtenant features.

b. Pursuant to G.S. 160A-400.6, as amended, the designation report shall be submitted to the North Carolina Department of Cultural Resources, Division of Archives and History, or its successor agency, which, acting through the State Historic Preservation Officer, shall review it and provide written comments and recommendations to the Alexander County Board of Commissioners regarding the substance and effect of the proposed designation. Failure of the Department to respond within thirty (30) days following its receipt of the report shall constitute approval of the report by the Department and relieve the Alexander County Board of Commissioners of all responsibility to consider the Department's comments or recommendations concerning the report.

c. At the expiration of the thirty (30) day review period, the Commission shall consider the report and any comments or recommendations from the State Historic Preservation Officer, and shall accept it, amend it, reject it, or defer a decision until completion of a period of further study, not to exceed sixty (60) days. The Commission shall forward to the Alexander County Board of Commissioners a copy of the report, copies of written comments received from the Department of Cultural Resources, and a recommendation either to approve or disapprove designation of the property, stating in its recommendation the extent to which the property meets the criteria for designation as set forth in this ordinance. A recommendation for approval shall be accompanied by a proposed ordinance of designation. A recommendation for disapproval shall not necessarily prevent any future consideration of a property for designation as a historic landmark.

d. The Alexander County Board of Commissioners shall hold a public hearing, either jointly with the Commission, or separately, to consider the proposed ordinance. Reasonable notice of the time and place thereof shall be given.

e. Following the public hearing, the Alexander County Board of Commissioners shall consider the Commission's designation report, its recommendation(s), the Department of Cultural Resources' recommendation(s), and comments made at the public hearing, and shall adopt the ordinance as proposed, adopt the ordinance with amendments, or reject the ordinance.

f. Upon adoption of the ordinance, the Commission staff

(1) shall, within thirty (30) days of adoption, send the owner(s) of the landmark(s) written notice of such designation, explaining the substance of the Commission's decision, via certified mail with a return receipt requested;

(2) shall file one copy of the ordinance, and any subsequent amendments thereto, in the office of the Register of Deeds of Alexander County, which office shall index each historic landmark according to the name of the owner in the grantee and grantor indexes.

(3) shall, if the landmark lies within the zoning jurisdiction of Town of Taylorsville, file a second copy of the ordinance, and any subsequent amendments thereto, in the office of the Town of Taylorsville clerk, where it shall be made available

for public inspection at any reasonable time, and shall provide a third copy to the Alexander County Building Inspector.

(4) shall notify the tax assessor of Alexander County of the landmark designation.

g. Upon notification from the Commission, the tax assessor of Alexander County shall clearly indicate the designation on all appropriate tax maps for as long as the designation remains in effect.

h. In disapproving a designation report, a copy of the minutes of the meeting at which such decision to deny was made shall be mailed to the owner of the property proposed for designation, together with a letter explaining the substance of the Commission's decision.

SECTION 160.6 HISTORIC DISTRICTS

160.6.1 Adoption of Ordinance of Designation

The Alexander County Board of Commissioners may adopt and, from time to time, amend or repeal an ordinance designating a historic district. The ordinance shall include information which shall describe the physical area proposed for designation, its boundaries, and general historic, architectural, archaeological, and/or cultural significance. The district designation process may be initiated by either the Commission or at the request of any number of property owners. No ordinance to designate a district shall be adopted or amended until all of the requirements of this ordinance and its subsections have been satisfied.

160.6.2 Criteria for Designation

To be designated as a historic district, an area shall be found by the Commission to possess special significance in terms of its history, prehistory, architecture, archaeology, and/or cultural importance, and to retain the integrity of its design, setting, workmanship, materials, feeling, and/or association.

160.6.3 Procedure for Designation

a. The Commission shall make, or cause to be made, an investigation and designation report which includes

(1) an assessment of the significance of the buildings, sites, structures, features, objects, or environs to be included in a proposed district and a description of its boundaries; and

(2) a map clearly indicating the boundaries of the district and the properties, showing their Alexander County tax map parcel numbers, contained therein.

b. A district designation report shall be

(1) referred to the local planning agency for review and comment according to procedures set forth in the zoning ordinance of the Alexander County.

(2) submitted to the North Carolina Department of Cultural Resources, Division of Archives and History, or its successor agency, which, acting through the State Historic Preservation Officer, shall review it and provide written comments and recommendations to the Alexander County Board of Commissioners regarding the substance and effect of the proposed designation. Failure of the Department to respond within thirty (30) days following its receipt of the report shall constitute approval of the report by the Department and relieve the Alexander County Board of Commissioners of all responsibility to consider the Department's comments or recommendations concerning the report.

c. At the expiration of the thirty (30) day review period, the Commission shall consider the report and any comments or recommendations from the State Historic Preservation Officer, and shall accept it, amend it, reject it, or defer a decision until completion of a period of further study, not to exceed sixty (60) days. The Commission shall forward to the Alexander County Board of Commissioners a copy of the report, copies of written comments received from the Department of Cultural Resources, and a recommendation either to approve or disapprove designation of the district, stating in its recommendation the extent to which the proposed area meets the criteria for designation as set forth in this ordinance. A recommendation for approval shall be accompanied by a proposed ordinance of designation. A recommendation for disapproval shall not necessarily prevent any future consideration of an area for designation as a historic district.

d. Upon receipt of a recommendation and designation report from the Commission, the Alexander County Board of Commissioners shall proceed in the same manner as would otherwise be required for the adoption or amendment of any other appropriate zoning provision.

160.6.4 Revisions to Districts

Changes in the boundaries of an adopted district subsequent to its initial establishment shall be effected as allowed by Sections 106.6.1 and 106.6.2 of this ordinance and as prescribed in Section 106.6.3.

SECTION 160.7 CERTIFICATES OF APPROPRIATENESS

160.7.1 Certificate of Appropriateness Required

a. From and after the designation of a historic landmark or district, no construction, alteration, reparation, rehabilitation, relocation, or demolition of any building, structure, site, area, or object shall be performed upon such landmark or within such district until a Certificate of Appropriateness (or "Certificate") has been granted by the Historic Preservation Commission. A Certificate shall be required for any and all exterior work, including masonry walls, fences, light fixtures, steps and pavement, any other appurtenant features, any above ground utility structures, and any type of outdoor advertising sign.

b. A Certificate shall be required in order to obtain a building permit, or any other permit granted for the purposes of constructing, altering, moving, or demolishing structures, and shall be required whether or not a building permit or other permit is

required. Any building permit or other permit not issued in conformity with this Section shall be invalid.

c. For the purposes of this ordinance, "exterior features" shall include architectural style, general design, general arrangement, kind and texture of material, size and scale, and type and style of all windows, doors, light fixtures, signs, any other appurtenant features, historic signs, historic advertising, color, landscape, and archaeological or natural features.

d. A Certificate shall be required for specific interior features of architectural, artistic, or historic significance in publicly owned landmarks and in privately owned landmarks for which consent to review has been given in writing by the owner. Such consent shall be filed in the Alexander County Register of Deeds and indexed according to the name of the property owner in the grantee and grantor indexes and shall bind future owners and/or successors in title. The ordinance establishing historic designation of the property shall specify the interior features subject to review and the specific nature of the Commission's jurisdiction over those features.

e. In approving a Certificate, the Commission may attach reasonable conditions necessary to the proper execution of this ordinance.

f. Commission staff may issue a Certificate for minor works as defined in the Commission's Rules of Procedure. Minor works shall include the ordinary maintenance or repair of any exterior feature of a historic landmark or property located within a historic district, provided such maintenance or repair does not involve a change in design, material, or appearance thereof.

g. No application for a minor works Certificate shall be denied without deliberation by the Commission.

h. Under this section, the Commission shall institute action, through the office of the Alexander County Building Inspector, to prevent, restrain, correct, or otherwise abate the construction, reconstruction, alteration, restoration, relocation, or demolition of buildings, structures, appurtenant features, or any other features which would be incongruous with the special character of the landmark or district.

160.7.2 Review Standards

Prior to the designation of any historic landmark or district, the Commission shall prepare and adopt guidelines not inconsistent with G.S. 160A-400.1 – 400.14 for constructing, altering, restoring, rehabilitating, relocating, removing, or demolishing of property designated as historic, which guidelines shall ensure, insofar as possible, that changes in designated landmarks or properties located within designated districts shall be in harmony with the reasons for designation.

160.7.3 Certain Changes not Prohibited

Nothing in this ordinance shall be construed to prevent

a. the ordinary maintenance or repair of any exterior feature of a historic landmark or property located within a historic district, provided such maintenance or repair does not involve a change in design, material, or appearance thereof;

- b. the construction, alteration, relocation, or demolition of any such feature, building, or structure when the Alexander County Building Inspector or similar official certifies to the Commission that such action is necessary to the public health or safety because of an unsafe or dangerous condition;
- c. a property owner from making of his property any use not otherwise prohibited by statute, ordinance, or regulation; or
- d. the maintenance of, or, in the event of an emergency, the immediate restoration of any existing above ground utility structure without approval by the Commission.

160.7.4 Delay of Demolition

a. Except as provided below, a Certificate authorizing the demolition of a designated historic landmark or property located within a designated historic district may not be denied. However, the Commission may delay the effective date of such a Certificate for a period of up to 365 calendar days from the date of approval. The Commission may reduce the period of delay where it finds that the owner would suffer extreme hardship or be deprived permanently of all beneficial use of such property as a result of the delay. During the delay period, the Commission shall negotiate with the property owner and with any other party in an effort to find a means of preserving the property as provided in Section 160.3.4.

b. The Commission may deny an application for a Certificate authorizing the demolition or destruction of any designated landmark, or of any property, building, site, object, area, or structure located within a designated district, which the State Historic Preservation Office has determined to be of Statewide Significance, as defined by the criteria of the National Register of Historic Places, unless the Commission finds that the owner would suffer extreme hardship or be deprived permanently of all beneficial use of the property as a result of the denial.

c. In the event that the Commission has voted to recommend designation of a property as a landmark, or of an area as a district, and such designation has not yet been made by the Alexander County Board of Commissioners, the demolition of any building, site, object, area, or structure located on the property of the proposed landmark or within the proposed district may be delayed by the Commission for a period of up to 180 calendar days or until the Alexander County Board of Commissioners takes final action on the proposed designation, whichever occurs first. Should the Alexander County Board of Commissioners approve the designation prior to the expiration of the 180 day delay period, an application for a Certificate of Appropriateness authorizing demolition must then be filed; however, the maximum delay period of 365 days shall be reduced by the number of days elapsed during the 180 day delay while designation was pending.

160.7.5 Demolition through Neglect

Failure of an owner to regularly, consistently, and fully maintain a designated landmark or any property located within a designated district shall constitute demolition, through neglect, without a valid Certificate of Appropriateness and a violation of this ordinance. The Commission shall institute action, through the office of the Alexander County Building Inspector, to prevent, restrain, correct, or otherwise abate such demolition, provided such

action includes appropriate safeguards to protect property owners from undue economic hardship.⁸

160.7.6 Applications and Required Procedures

- a. An application for a Certificate shall be obtained from Commission staff. Applications shall be completed in form and in content and filed with the staff at least ten (10) business days prior to the next regularly scheduled Commission meeting. Late applications shall be deferred until the following regularly scheduled meeting.
- b. The Commission shall have, as detailed in its Rules of Procedure, broad powers to require the submittal, with the application, of pertinent information sufficient to determine an application.
- c. Incomplete applications shall not be accepted.
- d. Before considering an application for a Certificate, the Commission shall notify by mail the owners of any adjacent property. Such notices are for the convenience of property owners and occupants and no defect or omission therein shall impair the validity of issuing a Certificate or of any subsequent action.
- e. When considering an application for a Certificate, the Commission shall give the applicant and owners of any property likely to be materially affected by the application an opportunity to be heard.
- f. When considering the application, the Commission shall apply the review guidelines required by Section 106.7.2 and shall, in approving, approving with conditions, disapproving, or deferring an application, make findings of fact, indicating the extent to which the application is or is not in compliance with review criteria, and shall cause these findings of facts to be entered into the minutes of its meetings. The minutes shall also contain a summary of any citation to evidence, testimony, studies, or other authority upon which the Commission based its decision.
- g. The Commission shall have ninety (90) calendar days following submittal of a complete application within which to act. Failure by the Commission to take final action within such period shall constitute approval of the application as submitted. This period may be extended by mutual agreement between the Commission and the applicant.
- h. A Certificate shall be valid for 180 calendar days from date of issuance, or, in the case of a Certificate for demolition, from the effective date. If the authorized work has not commenced within that period, or has been discontinued for more than 365 calendar days from the date of issuance, such Certificate shall immediately expire and the applicant shall be required to reapply.
- i. If the Commission denies a Certificate, a new application affecting the same property may be submitted, provided a substantial change is proposed in the plans.

⁸ For more information on demolition by neglect and how to define and remedy "economic hardship," please contact the North Carolina State Historic Preservation Office: <http://www.hpo.ncdcr.gov/>.

j. An appeal of a final action by the Commission may be made to the Alexander County Planning and Zoning Commission. Written notice of intent to appeal must be sent to the Commission, postmarked within twenty (20) calendar days following the Commission's decision. Appeals must be filed with Alexander County Planning and Zoning Commission within sixty (60) calendar days following the Commission's decision and shall be in the nature of certiorari. A decision by the Alexander County Planning and Zoning Commission may be appealed to the superior court of Alexander County.

k. A Certificate shall be required for designated landmarks or buildings, structures, sites, areas, or objects within designated districts which are owned by the State of North Carolina or any of its agencies, political subdivisions, or instrumentalities, subject to the regulations of this ordinance and in accordance with G.S.160A-400.9(f).

l. In the case of any building, structure, site, area, or object designated as a historic landmark or of any property located within a designated historic district being threatened with demolition, as the result of willful neglect or otherwise, material alteration, rehabilitation, or removal, except in compliance with this ordinance, the Commission, the Alexander County Board of Commissioners, or any other party aggrieved by such action may institute any appropriate action or proceeding to prevent, restrain, correct, or otherwise abate such violation, or to prevent any illegal act or conduct with respect to such property.

SECTION 160.8 CONFLICT WITH OTHER LAWS

Whenever the provisions of this ordinance are in conflict with any other statute, charter provision, ordinance, or regulation of the Alexander County Board of Commissioners, the more restrictive ordinance or regulation shall govern.

Adopted March 11, 2019



APPENDIX B

INVENTORY OF ALEXANDER COUNTY'S HISTORIC RESOURCES

Search Results

Count 72

<i>SSN</i>	<i>Full Name</i>	<i>Address - Town</i>	<i>NR Date</i>
AX0001	The Lucas Mansion	E side SR 1503, 0.3 mi. N. of NC 90 Church Street Hiddenite	12/2/1982
AX0002	J. Will Alexander House	W side SR 1622, 0.8 mi W of SR 1605 Stony Point vicinity	
AX0003	Alspaugh Cotton Mill	NC 16, 0.1 mi S of SR 1610 on Little River Millerville	
AX0004	Benjamin Austin House	W side SR 1002, 0.6 mi S of SR 1165 Taylorsville vicinity	
AX0005	Barnes Log House	S side SR 1331, 0.1 mi W of jct w/ NC 16 Taylorsville vicinity	
AX0006	I. A. Barnes House	E side SR 1407 (Wilkesboro Rd), 0.5 mi E of NC 16 Taylorsville vicinity	
AX0007	T.C. Barnes House	W side SR 1407, 0.7 mi E of jct w/ NC 16 Taylorsville vicinity	
AX0008	John Bentley House	W side of SR 1433, 0.2 mi N of jct w/ SR 1403 Sugarloaf vicinity	
AX0009	Partee Bentley House	N side SR 1403, 0.3 mi E of jct w/ SR 1433 Vashti vicinity	
AX0010	Sherrill-Blankenship Complex	W side of SR 1615, 0.5 mi S of jct w/ SR 1610 Taylorsville vicinity	
AX0011	Adolfus Bowman House	W side SR 1151, 3.4 mi S of jct w/ SR 1150 Taylorsville vicinity	
AX0012	Vance Campbell Store	N side SR 1447 at intersection w/ SR 1442 Hiddenite vicinity	
AX0013	Wade Campbell House	E side Liledoun Road, 0.6 mi S of jct w/ NC 90 Taylorsville vicinity	
AX0014	Center United Methodist Church	S side of SR 1462, 0.7 mi E of jct w/ SR 1456 Hiddenite vicinity	
AX0015	Melvin Childers House	S side SR 1403, 2.5 mi E of jct w/ NC 16 Vashti vicinity	
AX0016	Jefferson Crouch House	S side SR 1605, 0.4 mi E of jct w/ SR 1607 Taylorsville vicinity	
AX0017	Louis Foote Davis House and Barn	W side of SR 1334, 0.5 mi W of jct w/ NC 16 Mount Olive vicinity	
AX0018	Henshaw House	S side NC 90, 1.3 mi W of jct w/ Main Avenue Drive Taylorsville vicinity	
AX0019	Columbus Herman House	S side NC 90, 2.9 mi W of jct w/ NC 16 Taylorsville vicinity	
AX0020	Hiddenite Depot	SR 1507 and SR 1001 off NC 90 Hiddenite	
AX0021	Fincannon-Jolly Log Cabin	E side NC 16, 5 mi S of jct w/ NC 90 Millersville vicinity	
AX0022	Marley Jones Farmstead	End of SR 1307, 0.4 mi NE of Popular Springs Church Taylorsville vicinity	
AX0023	Robert Lackey House	W side SR 1002, 1.8 mi S of jct w/ SR 1617 Hiddenite vicinity	

<i>SSN</i>	<i>Full Name</i>	<i>Address - Town</i>	<i>NR Date</i>
AX0024	Linney's Mill	S side SR 1446, 2 mi E of jct w/ SR 1001 Smith Grove vicinity	
AX0025	C. E. Miller House	W side SR 1110, 2.4 mi S of jct w/ NC 90 Liledoun vicinity	
AX0026	Frederick Mock House	1 mi from SR 1624 Hiddenite vicinity	
AX0027	Lawson Monday House	S side SR 1001, 4.2 mi N of jct w/ NC 90 Hiddenite vicinity	
AX0028	Melchor-Patterson House	W side SR 1005 (Old Mountain Road) at jct w/ SR 1626 Stony Point vicinity	
AX0029	Pennell Log Cabin	N side SR 1302 above Dover Church, 2.2 mi W of jct w/ SR 1301 Ellendale vicinity	
AX0030	Daniel Poole House	W side SR 1431, 0.3 mi W of jct w/ SR 1403 Vashti vicinity	
AX0031	John Clinton Pritchard Farmstead	W side of SR 1005, 1.0 mi S of jct w/ NC 90 Hiddenite vicinity	
AX0032	James Robinette Homestead	N side of SR 1310, 0.9 mi W of jct w/ SR 1311 Taylorsville vicinity	
AX0033	Taylorsville Milling Company (Roler Mill)	W side Main Avenue Drive NE, 0.1 mi N of jct w/ NC 90 53 Second Avenue N.	8-27-2019
AX0034	Alfred Sherrill School House	Old Charlotte Road Taylorsville vicinity	
AX0035	Robert Stevenson House	S side NC 90, 0.5 mi W of jct w/ Liledoun Road Taylorsville vicinity	
AX0036	Richard Watts House	E side NC 16, 2.6 mi N of jct w/ NC 90 Taylorsville vicinity	
AX0037	Walter Watts House	N side NC 90 at jct w/ NC 16 (SR 1065) Taylorsville vicinity	
AX0038	Zeb Watts House	N side SR 1318, 0.7 mi W of jct w/ SR 1313 Taylorsville vicinity	
AX0039	Yarber Williams House	W side SR 1403, 2.4 mi NW of jct w/ SR 1001 Vashti vicinity	
AX0040	Taylorsville Central District	Main Avenue Taylorsville	
AX0041	Alexander County Courthouse	Courthouse Square (Center Street) Taylorsville	
AX0042	Masonic Building	SE corner of E Main Avenue and S Center St Taylorsville	
AX0043	R. K. Moose House	424 W. Main Avenue Taylorsville	
AX0044	Rock Store	409 Main Avenue Drive Taylorsville	
AX0045	Taylorsville Depot	Main Avenue NE and Second Avenue NE Taylorsville	
AX0046	George W. Watts House	318 S. Center Street Taylorsville	
AX0047	Feimster House	341 S. Center Street Taylorsville	
AX0048	Alexander County Jail	First Avenue Drive Taylorsville	

<i>SSN</i>	<i>Full Name</i>	<i>Address - Town</i>	<i>NR Date</i>
AX0049	Little-Bell House	125 First Street, SW Taylorsville	
AX0050	(former) Taylorsville Cotton Mill	SE side of Main Avenue Dr. NE along side of RR Tracks Taylorsville	
AX0051	Allie and Easter Hines House	142 Gravel Hill Road Taylorsville	
AX0052	Joseph and Harriett Alexander House	139 Gravel Hill Road Taylorsville	
AX0053	People's Drug Store	102 W. Main Avenue Taylorsville	
AX0054	J. M. Miller Hardware and Funeral Home	8844 HWY 90 E Stony Point	
AX0055	Mintz-Linney House	W side SR 1001, 0.3 mi S of jct w/ SR 1515 Hiddenite vicinity	
AX0056	Antioch Church	580 Antioch Church Road Taylorsville vicinity	
AX0057	Hiddenite Milling Company Bank FDIC	Not specified Hiddenite vicinity	
AX0058	Bridge # 282 (Replaced)	SR 1302 Ellendale vicinity	
AX0059	Rink Dam Bridge # 104 (Replaced)	SR 1137 over Little River Not Specified	
AX0060	Bridge # 139 (Replacement)	NC 16 over Catawba River Taylorsville vicinity	
AX0061	Bridge #99	SR 1756 & SR 1143 over Upper Little River Not specified	
AX0062	Store	55 Old Davis Road Moravian Falls vicinity	
AX0063	Bumgarner-Watts House	331 Boone Gap Lane Not specified	
AX0064	Bumgarner-Watts Cemetery	Not specified Not Specified	
AX0065	House	7031 N.C. 127 Highway Bethlehem vicinity	
AX0066	House	225 Richey Road Bethlehem vicinity	
AX0067	House	7625 N.C. 127 Highway Hickory vicinity	
AX0068	House	8290 N.C. 127 Highway Hickory vicinity	
AX0069	House	93 Telegraph Exchange Road Hickory vicinity	
AX0070	Mount Bethel United Methodist Church	9042 N.C. 127 Highway Hickory vicinity	
AX0071	Shiloh Lutheran Church	1011 Shiloh Church Road Hickory vicinity	
AX0072	Roger Mills	619 E. Main Avenue Taylorsville	

Complete Survey List by Survey Site Number

Alexander County

SSN	Property Name and Location	Town/vicinity
AX----	Linney Mountain Fire Lookout Tower (Gone)	Taylorsville
AX0013	Wade Campbell House 505 Liledoun Road E side Liledoun Road, 0.6 mi S of jct w/ NC 90	Taylorsville vicinity
AX0016	Jefferson Crouch House S side SR 1605, 0.4 mi E of jct w/ SR 1607	Taylorsville vicinity
AX0018	Henshaw House S side NC 90, 1.3 mi W of jct w/ Main Avenue Drive	Taylorsville vicinity
AX0019	Columbus Herman House S side NC 90, 2.9 mi W of jct w/ NC 16	Taylorsville vicinity
AX0025	C. E. Miller House W side SR 1110, 2.4 mi S of jct w/ NC 90	Liledoun vicinity
AX0033	Taylorsville Milling Company Roller Mill 53 Second Avenue N. W side Main Avenue Drive NE, 0.1 mi N of jct w/ NC 90	Taylorsville vicinity
AX0035	Robert Stevenson House S side NC 90, 0.5 mi W of jct w/ Liledoun Road	Taylorsville vicinity
AX0036	Richard Watts House E side NC 16, 2.6 mi N of jct w/ NC 90	Taylorsville vicinity
AX0037	Walter Watts House 794 W. Main Avenue N side NC 90 at jct w/ NC 16 (SR 1065)	Taylorsville vicinity
AX0038	Zeb Watts House N side SR 1318, 0.7 mi W of jct w/ SR 1313	Taylorsville vicinity
AX0040	Taylorsville Central District Main Avenue	Taylorsville
AX0041	Alexander County Courthouse 29 W. Main Avenue Courthouse Square (Center Street)	Taylorsville
AX0042	Masonic Building SE corner of E Main Avenue and S Center St	Taylorsville
AX0043	R. K. Moose House 441 W. Main Avenue Drive	Taylorsville
AX0044	Rock Store 125 Linney's Mountain Road NW corner of Linney's Mountain Rd and 3rd Ave NE	Taylorsville
AX0045	Taylorsville Depot 51 2nd Avenue NW corner of Main Avenue NE and Second Avenue NE	Taylorsville
AX0046	George W. Watts House 318 S. Center Street Between 1st Ave Dr SE and 2nd Ave SE	Taylorsville

AX0047	Feimster House 315 S. Center Street Between 2nd Ave SE and 3rd Ave SE	Taylorsville
AX0048	Alexander County Jail 72 Main Avenue Drive NE corner of Emergency St and Main Ave Dr	Taylorsville
AX0049	Little-Bell House 151 Old Wilkesboro Road 125 First Street, SW	Taylorsville
AX0050	Taylorsville Cotton Mill 116 Linney's Mountain Road SE side of Main Avenue Dr. NE along side of RR Tracks	Taylorsville
AX0051	Allie and Easter Hines House 142 Gravel Hill Road	Taylorsville
AX0052	Joseph and Harriett Alexander House 139 Gravel Hill Road	Taylorsville
AX0053	(Former) People's Drug Store 12 W. Main Avenue Between Center St and Old Wilkesboro Rd	Taylorsville
AX0072	Roger Mills 619 E. Main Avenue	Taylorsville
AX0074	Hotel Campbell-Hotel Alexander 135 E. Main Avenue NE corner of E Main Ave and Linney's Mountain Rd	Taylorsville
AX0076	Dr. Hollar House 24 7th Street NW. NE corner of W Main Ave and 7th St NW	Taylorsville
AX0077	First Baptist Church 321 Main Avenue W. SE corner of W Main Ave and 7th St SW	Taylorsville
AX0078	House 406 1st Avenue SW. N side of 406 1st Ave SW across from junction with 6th St SW	Taylorsville
AX0079	United States Post Office 220 1st Avenue SE. Bounded by Main Ave Dr to N, NC Hwy 16 to E, 1st Ave SW to S	Taylorsville
AX0080	Deal Motor Co 259 & 261 Main Avenue W. Bound by W Main Ave to the north and Main Ave Dr to the S	Taylorsville
AX0081	Commercial Building 209 & 199 Main Avenue W. Bound by W Main Ave to the north and Main Ave Dr to the S	Taylorsville
AX0082	Commercial Building 282 Main Avenue W. N side of W Main Ave, across from junction with Main Ave Dr	Taylorsville
AX0083	Commercial Building 270 Main Avenue W. N side of W Main Ave, across from junction with Main Ave Dr	Taylorsville
AX0084	Trio Grocery 151 Main Avenue W. Bound by W Main to N, Main Ave to S, Hwy 16 to W, 2nd St to E	Taylorsville
AX0085	Taylorsville Presbyterian Church 279 Main Avenue Drive SW corner of Main Ave Dr and 2nd St SW	Taylorsville
AX0086	Taylorsville Presbyterian Manse 104 2nd Street SW.	Taylorsville

AX0087	Commerical Building 75 1st Street SW. SE corner of Main Ave Dr and 1st St SW	Taylorsville
AX0088	Commercial Building 100 S. Center Street NW corner of S Center St and 1st Ave SW	Taylorsville
AX0089	House 80 S. Center Street W side of Center St, between Main Ave Dr and 1st Ave SW	Taylorsville
AX0090	Commercial Building 99 S. Center Street NE corner of S Center St and 1st Ave SE	Taylorsville
AX0091	Walker Building 118 Main Avenue Drive NE corner of S Center St and Main Ave Dr	Taylorsville
AX0092	(Former) Post Office 19 S. Center Street Between W Main Ave and Main Ave Dr	Taylorsville
AX0093	Commercial Building 92 Main Avenue Drive NW corner of Emergency St and Main Ave Dr	Taylorsville
AX0094	Taylorsville Times 24 E. Main Avenue Between Center St and Emergency St	Taylorsville
AX0095	First United Methodist Church 54 E. Main Avenue SW corner of Main St and Emergency St	Taylorsville
AX0096	Esso Gas Station 131 W. Main Avenue SE corner of W Main Ave and 2nd St SW	Taylorsville
AX0097	Commercial Building 80 W. Main Avenue Between 2nd St and Old Wilkesboro Rd	Taylorsville
AX0098	Commercial Building 74 W. Main Avenue NW corner of W Main Ave and Old Wilkesboro Rd	Taylorsville
AX0099	Commercial Building 46 W. Main Avenue NE corner of W Main Ave and Old Wilkesboro Rd	Taylorsville
AX0100	Smithey's Department Store 42 W. Main Avenue Between 1st St SW and N Center St	Taylorsville
AX0101	Smithey's Department Store 34 W. Main Avenue Between 1st St SW and N Center St	Taylorsville
AX0102	Commercial Building 22 W. Main Avenue Between 1st St SW and N Center St	Taylorsville
AX0103	(Former) Northwestern Bank Building 16 W. Main Avenue Between 1st St SW and N Center St	Taylorsville
AX0104	Commercial Building 11 E. Main Avenue NE corner of E Main Ave and N Center St	Taylorsville
AX0105	United Variety Store 21 E. Main Avenue Between N Center St and 1st St SE	Taylorsville
AX0106	Rhodes-Day-Elledge Furniture Co 23 E. Main Avenue Between N Center St and 1st St SE	Taylorsville

AX0107	Commercial Building	Taylorsville
	31 E. Main Avenue Between N Center St and 1st St SE	
AX0108	Commercial Building	Taylorsville
	35 E. Main Avenue Between N Center St and 1st St SE	
AX0109	Rowe Campbell Building	Taylorsville
	53 E. Main Avenue NW corner of E Main Ave and 1st St SE	
AX0110	Commercial Building	Taylorsville
	70 E. Main Avenue SE corner of E Main Ave and Emergency St	
AX0111	Commercial Building	Taylorsville
	78 E. Main Avenue Between Emergency St and Main Ave Dr	
AX0112	Commercial Building	Taylorsville
	80 E. Main Avenue Between Emergency St and Main Ave Dr	
AX0113	Commercial Building	Taylorsville
	69 E. Main Avenue NE corner of E Main St and 1st St SE	
AX0114	Commercial Building	Taylorsville
	73 E. Main Avenue Between 1st St SE and Linneys Mountain Road	
AX0115	Commercial Building	Taylorsville
	81 E. Main Avenue Between 1st St SE and Linneys Mountain Rd	
AX0116	Commercial Building	Taylorsville
	85 E. Main Avenue Between 1st St SE and Linneys Mountain Road	
AX0117	Commercial Building	Taylorsville
	97 E. Main Avenue Between 1st St SE and Linneys Mountain Rd	
AX0118	Commercial Building	Taylorsville
	109-121 E. Main Avenue Between 1st St SE and Linneys Mountain Rd	
AX0119	Service Station	Taylorsville
	163 E. Main Avenue NE corner of E Main Ave and Linneys Mountain Rd	
AX0120	Dr. Samuel T. Crowson House	Taylorsville
	180 E. Main Avenue Between Main Ave Dr and June Bug Loop	
AX0121	House	Taylorsville
	216 E. Main Avenue Between Main Ave Dr and June Bug Loop	
AX0122	Matheson-Payne House	Taylorsville
	234 E. Main Avenue Across from junction with June Bug Loop	
AX0123	House	Taylorsville
	241 E. Main Avenue NE corner of Main Ave and June Bug Loop	
AX0124	Patterson House	Taylorsville
	273 E. Main Avenue NE corner of Main Ave and June Bug Loop	
AX0125	House	Taylorsville
	40 1st Street NE. NE corner of 1st St SE and Town Alley	
AX0126	House	Taylorsville
	80 1st Street SE. NE of dead end road	

AX0127	House	Taylorsville
	36 N. Center Street NE corner of N Center St and Town Alley	
AX0128	Commercial Building	Taylorsville
	67 N. Center Street NW corner of N Center St and 1st Ave	
AX0129	Warehouse	Taylorsville
	90 Old Wilkesboro Road NE corner of Old Wilkesboro Rd and 1st Ave	
AX0130	Downtown Taylorsville Historic District	Taylorsville
	Main Avenue	
AX0131	Gas Station	Taylorsville
	126 E. Main Avenue SW corner of E Main Ave and Main Ave Dr	
AX0132	Commercial Building	Taylorsville
	58 Main Avenue Drive Opposite junction with Town Park Ave	
AX0133	House	Taylorsville
	112 1st Street SW. NW corner of 1st St SW and 1st Ave SW	
AX0134	Alexander County Library	Taylorsville
	77 1st Avenue SW. Between 1st St SW and 2nd St SW	
AX0135	Elledge House	Taylorsville
	47 1st Avenue SW. Between 1st St SW and S Center St	
AX0136	R.G. Watts House	Taylorsville
	124 S. Center Street SW corner of S Center St and 1st Ave SW	
AX0137	ARF Presbyterian Church	Taylorsville
	154 S. Center Street Between 1st Ave SE and 1st Ave Dr SE	
AX0138	(Former) Alexander County Hospital	Taylorsville
	180 NC 16 Highway S. Bound by 1st St SW (N), NC HWY 16 (East), 3rd Ave SW (S)	
AX0139	House	Taylorsville
	210 S. Center Street Between 1st Ave Dr SE and 2nd Ave SE	
AX0140	House	Taylorsville
	274 S. Center Street Just south of junction with 2nd Ave SE	
AX0141	House	Taylorsville
	285 S. Center Street Just south of junction with 2nd Ave SE	
AX0142	House	Taylorsville
	367 S. Center Street North of intersection with 3rd Ave SE	
AX0143	House	Taylorsville
	7 3rd Avenue SE. NE corner of S Center St and 3rd Ave SE	
AX0144	House	Taylorsville
	101 3rd Avenue SE. Between S Center St and Oak St	
AX0145	House	Taylorsville
	92 3rd Avenue SE. Between S Center St and Oak St	
AX0146	House	Taylorsville
	134 3rd Avenue SE. Just north of junction with Oak Street	

AX0147	House	Taylorsville
	252 3rd Avenue SE. SE corner of 3rd Ave SE and 1st Ave Dr SE	
AX0148	House	Taylorsville
	198 1st Avenue Drive SE. Just west of 3rd Ave	
AX0149	House	Taylorsville
	148 1st Avenue Drive SE. Between Town Park and 3rd Ave	
AX0150	Sweet House	Taylorsville
	122 1st Avenue Drive SE. Just east of junction with Town Park Ave	
AX0151	R.B. Burke House	Taylorsville
	12 1st Avenue Drive SE. SE corner of 1st Ave Drive and S Center St	
AX0152	House	Taylorsville
	165 2nd Street SW. Between 1st Ave SW and 2nd Ave SW	
AX0153	House	Taylorsville
	199 2nd Street SW. Between 1st Ave SW and 2nd Ave SW	
AX0154	Gryder House	Taylorsville
	200 2nd Street SW. NW corner of 2nd St SW and 2nd Ave SW	
AX0155	House	Taylorsville
	267 2nd Street SW. Between 2nd Ave SW and 3rd Ave SW	
AX0156	House	Taylorsville
	294 2nd Street SW. Between 2nd Ave SW and 3rd Ave SW	
AX0157	House	Taylorsville
	320 2nd Street SW. NW corner of 2nd St SW and 3rd Ave SW	
AX0158	House	Taylorsville
	317 2nd Street SW. Between 2nd Ave Sw and 3rd Ave SW	
AX0159	House	Taylorsville
	200 3rd Avenue SW. Between 2nd St SW and NC-16	
AX0160	House	Taylorsville
	200 3rd Avenue SW. Between 2nd St SW and NC Highway 16	
AX0161	House	Taylorsville
	155 NC 16 Highway SE corner of 1st Ave SW and NC Hwy 16	
AX0162	Harbinson House	Taylorsville
	135 1st Avenue SW. SW corner of 1st Ave SW and 2nd St SW	
AX0163	Lewittes Furniture	Taylorsville
	100 5th Avenue SW. NW corner of 5th Ave SW and 4th St SW	
AX0164	Ideal Frame Company	Taylorsville
	171 5th Avenue SW. SE corner of 5th Ave SW and Industrial Blvd	
AX0165	Warehouse	Taylorsville
	56 Industrial Blvd. SW corner of Industrial Blvd and 5th Ave SW	
AX0166	Galaxie Studios	Taylorsville
	24 Galaxie Drive SE corner of Galaxie Dr and Industrial Blvd	

AX0167	(Former) Service Station 468 6th Street SW. Between 7th St SW and 6th St SW	Taylorsville
AX0168	House 285 Liledoun Road Between Cougar Ave and 7th St SW	Taylorsville
AX0169	House 317 Liledoun Road Between Cougar Ave and 7th St SW	Taylorsville
AX0170	House 340 7th Street SW. Between 4th Ave SW and 6th St SW	Taylorsville
AX0171	Isenhour Furniture 486 S. Center Street Bound by Matheson Park (W), S Center (East), 3rd Ave SW (N)	Taylorsville
AX0172	Commercial Building 628 W. Main Avenue NE corner of W Main Ave and Liledoun Rd	Taylorsville
AX0173	Commercial Building 592 W. Main Avenue Between Liledoun Rd and 7th St SW	Taylorsville
AX0174	House 476 W. Main Avenue Between Liledoun Rd and 7th St SW	Taylorsville
AX0175	Reformation Lutheran Church 433 W. Main Avenue Just west of 7th St SW	Taylorsville
AX0176	Hammer Motor Company 428 W. Main Avenue NW corner of W Main Ave and 7th St NW	Taylorsville
AX0177	House 103 7th Street NW. Between W Main Ave and Apple Ave	Taylorsville
AX0178	House 199 7th Street NW. Between W Main Ave and Apple Ave	Taylorsville
AX0179	Taylorsville Elementary School 81 Liledoun Road Bound by Liledoun (W), Cougar Ave (S), 7th St SW	Taylorsville
AX0180	House 699 W. Main Avenue Just west of Westgate Dr	Taylorsville
AX0181	Poole House 730 W. Main Avenue Between Liledoun Rd and School Dr	Taylorsville
AX0182	House 872 W. Main Avenue Junction of W Main Ave and School Dr	Taylorsville
AX0183	House 894 W. Main Avenue Just west of junction of W Main Ave and School Dr	Taylorsville
AX0184	Jennings House 347 E. Main Avenue NE corner of E Main Ave and June Bug Loop	Taylorsville
AX0185	Commercial Building 453 E. Main Avenue NW corner of E Main Ave and Railroad St	Taylorsville
AX0186	Commercial Building 489 E. Main Avenue NE corner of E Main Ave and Railroad St	Taylorsville

AX0187	Commercial Building		Taylorsville
	501 E. Main Avenue	Just south of Railroad St	
AX0188	Commercial Building		Taylorsville
	505 E. Main Avenue	Just south of Railroad St	
AX0189	Taylorsville Church of God		Taylorsville
	486 E. Main Avenue	Just east of the junction of E Main Ave and Railroad St	
AX0190	Hardee's		Taylorsville
	340 E. Main Avenue	At junction of E Main and June Bug Loop	
AX0191	Emerald Inn		Taylorsville
	686 E. Main Avenue	Across from Junction of E Main Ave and Hammer Rd	
AX0192	East Taylorsville Baptist Church		Taylorsville
	644 1st Ave Drive	SE. Bound by 1st Ave Dr to the North, Cole Campbell Rd to South	
AX0193	House		Taylorsville
	184 Emergency Street	Between 1st Ave SE and 1st Ave Dr SE	
AX0194	House		Taylorsville
	46 Northwood Park	Between Knollwood St and Old Wilkesboro Rd	
AX0195	House		Taylorsville
	78 Northwood Park	Between Knollwood St and Old Wilkesboro Rd	
AX0196	House		Taylorsville
	23 Knollwood Street	East side of cul-de-sac	
AX0197	House		Taylorsville
	23 Knollwood Street	Between Northwood Park and Cul-de-sac	
AX0198	House		Taylorsville
	107 Northwood Circle		
AX0199	House		Taylorsville
	191 Northwood Circle		
AX0200	House		Taylorsville
	284 Northwood Circle		
AX0201	House		Taylorsville
	253 Northwood Circle		
AX0202	House		Taylorsville
	336 Northwood Park	at junction with Woodleaf Ave	
AX0203	House		Taylorsville
	311 Northwood Park	Southwest corner of Northwood Park and Woodleaf Ave	
AX0204	House		Taylorsville
	81 Northwood Park	Between Knollwood Circle and Old Wilkesboro Rd	
AX0205	House		Taylorsville
	293 Old Wilkesboro Road	NW corner of Old Wilkesboro Rd and Northwood Park	
AX0206	House		Taylorsville
	383 Old Wilkesboro Road	Between 5th Ave NW and Mountain Laurel Dr	

AX0207	House 563 Northwood Park	Taylorsville
AX0208	House 612 Northwood Park Between	Taylorsville
AX0209	House 564 Northwood Park	Taylorsville
AX0210	(Former) Community Building 151 Linney's Mountain Road Between 3rd Ave and 4th Ave, just north of the Rock Store	Taylorsville
AX0211	House 30 Black Oak Ridge Road SE corner of Black Oak Ridge Rd and Linney's Mountain Rd	Taylorsville
AX0212	House 197 Linney's Mountain Road SW corner of 4th Ave N and Linney's Mountain Rd	Taylorsville
AX0213	House 36 4th Avenue N. Between Linney's Mountain Road and 4th St	Taylorsville
AX0214	House 266 Linney's Mountain Road NE corner of Linney's Mountain Rd and Black Oak Ridge Rd	Taylorsville
AX0215	House 20 5th Avenue N. NW corner of 5th Ave N and Linney's Mountain Rd	Taylorsville
AX0216	House 26 5th Avenue Between Linney's Mountain Rd and Zion Ave	Taylorsville
AX0217	House 65 4th Avenue N. Between Linney's Mountain Road and 4th St NE	Taylorsville
AX0218	House 105 4th Avenue N. Southwest corner of 4th Ave N and 4th St NE	Taylorsville
AX0219	House 157 5th Avenue N. Between 3rd St NE and 4th St NE	Taylorsville
AX0220	House 116 4th Avenue N. Between Highlands Center St and 4th St NE	Taylorsville
AX0221	House 123 4th Avenue N. Between Highlands Center St and 4th St NE	Taylorsville
AX0222	House 137 4th Avenue N. Between Highlands Center St and 4th St NE	Taylorsville
AX0223	House 153 4th Avenue N. Between Highlands Center St and 4th St NE	Taylorsville
AX0224	House 163 4th Avenue N. Between Highlands Center St and 4th St NE	Taylorsville
AX0225	House 251 4th Avenue N. At junction with Highlands Center St	Taylorsville
AX0226	House 282 4th Avenue N. NW corner of 4th Ave N and Highland Center St	Taylorsville

AX0227	House	Taylorsville
	306 4th Avenue N. Between Old Wilkesboro Rd and Highlands Center	
AX0228	House	Taylorsville
	331 4th Avenue N. Between Old Wilkesboro Rd and Highlands Center St	
AX0229	House	Taylorsville
	256 5th Avenue N. Between Shadowbrook Dr and 3rd St NE	
AX0230	House	Taylorsville
	317 5th Avenue N. Between Highlands Center and Mountain Laurel	
AX0231	House	Taylorsville
	68 Mountain Laurel Drive	
AX0232	House	Taylorsville
	103 Mountain Laurel Road	
AX0233	House	Taylorsville
	122 Mountain Laurel Drive	
AX0234	House	Taylorsville
	70 Mountain Laurel Drive	
AX0235	House	Taylorsville
	32 Mountain Laurel Drive	
AX0236	House	Taylorsville
	115 Black Oak Ridge Road E of intersection of Black Oak Ridge Rd and Linney's Mountain Rd	
AX0237	Ruf-Wood Park	Taylorsville
	Knollwood Circle Centered around junction of Knollwood Circle and Northwood Park	
AX0238	Northwood Park	Taylorsville
	Northwood Circle lines Northwood Circle	
AX0239	Mountain-View	Taylorsville
	Mountain Laurel Drive Old Wilkesboro Rd, Mountain Laurel Dr, Shadowwood Dr, 5th Ave NW	
AX0240	House	Taylorsville
	46 N. Center Street	
AX0241	Commercial Building	Taylorsville
	103 E. Main Avenue Between 1st St SE and Linneys Mountain Rd	



APPENDIX C

STATE STUDY LIST OF ALEXANDER COUNTY HISTORIC PROPERTIES

Study List Entries**Count 18****Alexander County**

	Name and Location	SL Date
AX0048	Alexander County Jail (SL) NE corner of Emergency St and Main Ave Dr 72 Main Avenue Drive Taylorsville	1/14/1988
AX0052	Joseph and Harriett Alexander House (SL) 139 Gravel Hill Road Taylorsville	2/8/2001
AX0003	Alsbaugh Cotton Mill (SL) NC 16, 0.1 mi S of SR 1610 on Little River Millerville	10/8/2020
AX0007	T.C. Barnes House (SL) W side SR 1407, 0.7 mi E of jct w/ NC 16 Taylorsville vicinity	1/14/1988
AX0008	John Bentley House (SL) W side of SR 1433, 0.2 mi N of jct w/ SR 1403 Sugarloaf vicinity	1/14/1988
AX0014	Center United Methodist Church (Gone) (SL-D) S side of SR 1462, 0.7 mi E of jct w/ SR 1456 Hiddenite vicinity	1/14/1988
AX0017	Louis Foote Davis House and Barn (SL) W side of SR 1334, 0.5 mi W of jct w/ NC 16 Mount Olive vicinity	1/14/1988
AX0130	Downtown Taylorsville Historic District (SL) Main Avenue Taylorsville	6/10/2021
AX0051	Allie and Easter Hines House (SL) 142 Gravel Hill Road Taylorsville	2/4/2001
AX0074	Hotel Campbell-Hotel Alexandria (SL) NE corner of E Main Ave and Linney's Mountain Rd 135 E. Main Avenue Taylorsville	2/13/2020
AX0024	Linney's Mill (SL) S side SR 1446, 2 mi E of jct w/ SR 1001 Smith Grove vicinity	6/14/2018
AX0054	J. M. Miller Hardware and Funeral Home (SL) 8844 Hwy 90 E. Stony Point	10/13/2005
AX0026	Frederick Mock House (SL) 1 mi from SR 1624 Hiddenite vicinity	1/14/1988
AX0031	John Clinton Pritchard Farmstead (SLDOE) W side of SR 1005, 1.0 mi S of jct w/ NC 90 Hiddenite vicinity	1/14/1988
AX0032	James Robinette Homestead (SL) N side of SR 1310, 0.9 mi W of jct w/ SR 1311 Taylorsville vicinity	4/9/1981
AX0072	Rogers Mill (SL) 619 E. Main Avenue Taylorsville	6/14/2018
AX0010	Sherrill-Blankenship Complex (SL) W side of SR 1615, 0.5 mi S of jct w/ SR 1610 Taylorsville vicinity	1/14/1988

Alexander County

AX0050 **Taylorsville Cotton Mill (SL)**

7/14/1984

SE side of Main Avenue Dr. NE along side of RR Tracks 116 Linney's Mountain Road Taylorsvill



APPENDIX D

ALEXANDER COUNTY HISTORIC DESIGN STANDARDS



HISTORIC PRESERVATION COMMISSION DESIGN REVIEW STANDARDS

**Adopted by Alexander County Commissioners on August 19, 2019
Amended by Alexander County Commissioners on April 12, 2021**

INTRODUCTION

The historical heritage of Alexander County is one of our most valued and important assets. The conservation and preservation of historic districts and landmarks stabilize and increase property values in their areas and strengthen the overall economy of the county.

Historic Preservation Commission of Alexander County

Pursuant to North Carolina General Statute §160D-303, the Alexander County Commissioners established the Alexander County Historic Preservation Commission. The mission of the Historic Preservation Commission is to identify, preserve, and protect Alexander County's historic resources and to educate the public about those resources.

The Historic Preservation Commission consists of five members, assisted by county staff, who bring with them extensive experience in maintaining the integrity and appearance of historic properties. Appointed by the Alexander County Board of Commissioners, the Historic Preservation Commission members consist of county residents who have demonstrated special interest, experience, or education in history, architecture, archaeology, or other preservation-related fields.

Based upon its established committee and staff support, Alexander County will be eligible for the Certified Local Government (CLG) Program, a federal program administered by the North Carolina State Historic Preservation Office. CLG status benefits the county in a number of ways including eligibility for preservation-related grant opportunities.

Alexander County Design Review Standards

The Historic Preservation Commission safeguards the heritage of the county by preserving properties that represent important elements of the county's cultural, social, economic, political, or architectural history. Alexander County Design Review Standards are based on the United States Secretary of the Interior's Standards for Rehabilitation. These ten national standards were first developed in 1976 by the National Park Service and present the key principles of preservation including maintaining, repairing, replacing, and other treatments to historic properties. The Historic Preservation Commission's duties are to follow the guidelines as set forth by the U.S. Secretary of the Interior.

All proposed historic landmarks and districts must be approved by the Alexander County Commissioners prior to being nominated for the National Register of Historic Places.

The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

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 be avoided.
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 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, exterior 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. 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.

Note: To be eligible for Federal tax incentives, a rehabilitation project must meet all ten Standards.

PROJECT REVIEW AND APPROVAL

The following are general categories of projects addressed by these standards:

- Normal maintenance, or acts of a temporary nature, for which no Certificate of Appropriateness is required;
- Minor works for which a Certificate of Appropriateness can be issued by the Historic Preservation Commission staff;
- Other works that require a Certificate of Appropriateness to be approved by the Historic Preservation Commission.

A Certificate of Appropriateness is a document issued by the Historic Preservation Commission indicating the Commission's approval of proposed exterior alterations, new construction, or demolition. Any building which is located in a historic district or which is a locally designated individual historic property cannot be materially altered, restored, moved, or demolished unless a Certificate of Appropriateness has been issued. Some landscaping or archaeological projects also require a Certificate of Appropriateness.

Property owners should consult Historic Preservation Commission (HPC) staff **before** any exterior work (including tree removal) is begun to determine if a Certificate of Appropriateness is needed. Normal maintenance (addressed later in this section) will generally not require approval, but it is a good idea to make sure **before** the work is started.

Application forms for a Certificate of Appropriateness and copies of the Design Review Standards are available from HPC staff.

It is important to plan projects well in advance because the review process requires a certain amount of lead time. **Applications should be complete and submitted to the HPC staff no later than fifteen working days prior to the next regularly scheduled meeting of the Historic Preservation Committee.** Property owners are urged to submit their applications as early as possible so that the staff can determine if the application is complete; this is, all illustrative material necessary to describe the project has been submitted. The applicant is encouraged to be present during the Commission meeting when the application is being considered. If the applicant is unable to attend, a representative who can speak for and legally bind the applicant should be present. The applicant and any adjacent property owners will be given the opportunity at the meeting to make comments or to ask questions.

Normal Maintenance

The following acts of normal maintenance, or acts of a temporary nature, are exempted from obtaining a Certificate of Appropriateness:

1. Street, sidewalk, and underground utility work that does not change the appearance of the streetscape. This includes, but is not limited to, the burial of overhead lines, replacement of water and sewer lines, replacement of sidewalks, and the replacement and/or installation of standard utility boxes;
2. Painting of siding or trim when it will be the same color as existing paint, or a slight variation in the shade of the base color, as determined by HPC staff;

3. Replacement of roof or roofing material when the shape, dimensions, and color are the same as previously existing or a slight variation in materials and colors, as determined by the HPC staff.
4. Temporary signs or flags when permitted and displayed in accordance with existing sign regulations.
5. Repairs such as caulking, weather-stripping, or crack-filling of patios or driveways when the repairs will be imperceptible or the replacement materials match the original or existing material in detail, dimension, and color.
6. Minor landscaping such as rear-yard trees, maintenance trimming (not topping), or removal of unhealthy plants;
7. Repairs lighting fixtures as long as replacement materials match the original or existing materials in detail;
8. Minor repointing and other masonry and stone repairs such as loose bricks in steps.

Minor Works

The following works of a minor nature require a Certificate of Appropriateness that may be issued by the HPC staff with approval of the HPC:

1. Removal of artificial siding when the original siding is to be replaced or repaired and painted or stained;
2. Installation of mechanical equipment such as heating or air-conditioning units that are screened from public view (setbacks must be maintained);
3. Fences that are located in the side or rear yard;
4. Installation of radio/television antennae, satellite dishes, or permanent mechanical equipment that is screened or otherwise outside of public view;
5. Installation, repair, or replacement of foundation vents, gable end vents, wood access doors, and foundation access doors when these are on the side or rear only or cannot be easily seen from the street;
6. Removal of trees larger than twelve (12) inches in diameter as measured four (4) feet above the ground when these have been severely damaged or brought down by disease or extreme weather;
7. Repair, replacement or installation of exterior lighting fixtures which comply with the guidelines and are appropriate to the structure;
8. Repair or replacement of exterior stairs, landing and steps which are made of masonry or wood and are compatible with the design of the structure;
9. Replacement of missing or deteriorated architectural details including siding and trim, porch floors, ceilings, columns, balustrades, or other architectural details with new materials that are identical to the original details;
10. Landscaping that does not alter the streetscape, including but not limited to, the installation of garden furniture and the like in a side or rear yard and removal of trees smaller than twelve (12) inches in diameter as measured four (4) feet above the ground.

CHANGES TO BUILDING EXTERIORS

The following are standards that should be followed when applicants are considering exterior changes to either a historic landmark or a structure in a historic district, and should be used by the Historic Preservation Commission in reviewing applications for Certificates of Appropriateness.

Masonry

Considerations

Masonry plays a prominent part in many historic structures. Foundations, roofs, chimneys, and parapets are among the features made out of masonry materials. Brick, concrete, stucco, and stone are all examples of the types of masonry materials found in historic buildings. These masonry materials contribute texture, color, scale, and pattern to historic districts.

Masonry materials are generally quite durable and require minimal maintenance. The most common masonry repair is the repointing of masonry joints when deteriorated mortar is allowing moisture to penetrate the wall. Repair of these joints should be done with attention to matching the original strength, color, texture, and size of the original joint. Similar attention should be paid in repairing stone or patching stucco units.

Standards

1. Retain and preserve masonry features that contribute to the overall historic character and form of a historic building or site;
2. Maintain and protect masonry features, surfaces, and details through appropriate methods;
3. Clean masonry surfaces using the gentlest effective method;
4. Repaint masonry surfaces that were previously painted in colors appropriate to the building or site. It is not appropriate to paint previously unpainted masonry surfaces;
5. Repair masonry features, surfaces, and details using appropriate repair methods including reinforcing, consolidating, piecing in, and patching;
6. For masonry features that are damaged or deteriorated beyond repair, any replacements should match the original in design, dimension, material, color, and the like. Replacement should be limited to the damaged area if possible.

Wood

Considerations

Wood is a common material used in historic structures. Wood siding, wooden doors, and wood trim work are all examples of the various uses of wood as a building material. Wood requires proper care to protect it from dampness or other threats that can shorten its useful life. The use of flexible sealants and caulks can prevent moisture penetration as wood joints expand and contract.

Wood is relatively soft material and can be susceptible to deterioration if not properly protected. Typical repair of wood features may include repainting, sealing, or replacement of deteriorated sections.

Standards

1. Retain and preserve wood features that contribute to the overall historic character and form of a historic building or site;
2. Maintain and protect wood features, surfaces, and details through appropriate methods;
3. Prepare previously painted wood for repainting using the gentlest effective method;
4. Repaint wood surfaces in colors appropriate to the building or site;
5. Repair wood features, surfaces, and details using appropriate repair methods including reinforcing, consolidating, piecing in, and patching;
6. For wood features that are damaged or deteriorated beyond repair, any replacements should match the original in design, dimension, material, color, and the like. Replacement should be limited to the damaged area if possible.

Architectural Metals

Considerations

Architectural metals include copper, brass, bronze, tin, steel, wrought iron, cast iron, stainless steel, chrome, and aluminum. Whether cast, pressed, wrought, extruded, or rolled, each metal fabrication process creates distinct physical and visual properties. Historic buildings often demonstrate the use of architectural metals to imitate wood or stone features on building exteriors.

Different metals exhibit different reactions to the environment. Copper and brass tend to develop a protective green patina while stainless steel and aluminum resist atmospheric corrosion. In contrast, iron and steel tend to rapidly corrode when exposed to moisture in the atmosphere when not coated with protective paint. Contact between two dissimilar metals can cause corrosion of the weaker metal through galvanic action. For this reason, it is best to confirm the compatibility of nails and fasteners for repairs and to replace specific metal elements in kind rather than introduce a different metal.

Standards

1. Retain and preserve architectural metal features that contribute to the overall historic character and form of a historic building or site;
2. Maintain and protect architectural metal features, surfaces, and details through appropriate methods;
3. Clean architectural metals using the gentlest effective method;
4. Repaint architectural metal surfaces in colors appropriate to the building or site. It is not appropriate to paint previously unpainted architectural metal surfaces;
5. Repair architectural metal features, surfaces, and details using appropriate repair methods including reinforcing, splicing, and patching;
6. For architectural metal features that are damaged or deteriorated beyond repair, any replacements should match the original in design, dimension, material, color, and the like. Replacement should be limited to the damaged area if possible.

Paint and Exterior Color

Considerations

The variety of paint colors found in historic districts reflects shifting aesthetics, changes in technology, and the preferences of property owners. In addition to a decorative role, paint is important in protecting wood and ferrous metals from deterioration due to exposure to the elements.

Historic masonry surfaces, such as brick and stone walls, have inherent color and texture that is concealed by the application of paint. For this reason, painting an unpainted masonry surface is not recommended. Property owners interested in recreating a building's original paint scheme should work with architectural or restoration specialists to analyze physical evidence and ensure the authenticity of the colors. Property owners may select new color schemes appropriate to the building's architectural style and era.

Standards

1. Retain and preserve painted features that contribute to the overall historic character of a historic building or site;
2. Retain and preserve intact historic exterior finishes including paints, stains, lacquers, and decorative finishes;
3. Maintain and protect painted exterior finishes through appropriate methods;
4. Clean painted surfaces using the gentlest effective method;
5. Reapply paints or stains to previously painted or stained surfaces in colors that are appropriate to the building or site.

Exterior Walls

Considerations

Exterior walls, which include siding and trim, are significant as a reflection of the architectural style of a building. These exterior features add scale, pattern, and texture. Wood siding, brick, or stone are some of the materials used for the exterior walls of historic structures.

Wood siding can last indefinitely if it is kept free of excessive moisture and coated with a sufficient paint film. Improper scraping, caulking, and painting techniques can result in moisture damage and deterioration of the wood. Neglect over time often leads to a need to selectively replace sections of siding. Fortunately, wood siding and trim are available in a variety of widths and configurations, making replacement in kind a straightforward solution. For buildings that contain exteriors made of brick or stone, cleaning and repairs should also be done in a fashion that will not inflict damage.

Artificial and composite materials are discouraged in the historic district. Replacing or covering wood siding with a substitute siding—such as vinyl, aluminum, asbestos, asphalt, or cement board—is not appropriate for historic buildings because it compromises the integrity of the building. In addition to eliminating or damaging the original siding, the installation process often results in the removal or concealment of architectural trim and details. While these modern sidings may temporarily eliminate the need to repaint the original siding, they can also conceal ongoing moisture problems, insect damage, or structural deterioration—allowing these problems to go undetected.

The approval of the use of artificial or composite siding materials will be determined by the Commission on a case by case basis. A primary determining factor will be the exterior wall materials of adjacent structures.

Standards

1. Retain and preserve exterior walls and materials that contribute to the overall historic character of the building and/or district;
2. Maintain, repair, and protect the features, materials surfaces, and details of exterior walls through appropriate methods;
3. Replacement of portions of exterior walls that are damaged beyond repair should match the original in design, material, dimension, pattern, detail, texture, and color. Replacement should be limited to the damaged area if possible.
4. If an exterior wall feature or detail is completely missing, replace it with a new feature or detail that is based upon accurate documentation of the original or is otherwise a design compatible in scale, material, and detail with the historic character of the building or district;
5. It is not appropriate to compromise that architectural integrity of a building by introducing, removing, or concealing windows, doors, bays, chimneys, or other exterior wall features.
6. It is not appropriate to cover over or replace historic exterior wall materials—such as clapboards, bricks, or stucco—with contemporary synthetic coatings or substitute sidings such as aluminum or vinyl. Nor is it appropriate to paint or coat unpainted historic exterior walls.
7. It is not appropriate to create a false sense of historical development by making changes to exterior walls based upon insufficient historical, pictorial, or physical documentation.

Fenestration

Considerations

The fenestration pattern is the arrangement of windows and doors. The architectural style of a building is often reflected in the size, shape, location, and placement of windows and doors. These openings visually connect the interior and exterior, providing opportunities for view, daylight, and ventilation. The pattern and rhythm of window and door openings on any elevation of a historic building—especially the front façade—are important components of its architectural character. Consequently, altering the fenestration pattern by adding or removing window and door openings that are on a prominent exterior elevation is not appropriate.

Windows and doors require relatively high maintenance to keep them fully operable. However, properly maintained, they will continue to function indefinitely. If windows and doors required replacement, it is important to replace them with units that match the original in dimension, design, material, texture, color, and panel/sash configuration.

Standards

1. Retain and preserve windows and doors that contribute to the overall historic character and form of the building and district.
2. Maintain, repair, and protect the features, material surfaces, and details of windows and doors through appropriate methods.
3. Replacement of windows or doors, or portions thereof, which are damaged beyond repair, should match the original in design, material, dimension, pattern, detail, texture, and color.

4. If a window or door is completely missing, replace it with a new feature or detail that is based upon accurate documentation of the original or is otherwise a design compatible in scale, material, and detail with the historic character of the building and district.
5. It is not appropriate to compromise the architectural integrity of a building by introducing, removing, or concealing historic windows, doors, or related features such as sidelights, transoms, shutters, beveled glass, and architectural trim.
6. It is not appropriate to create a false sense of historical development by making changes to windows or doors based upon insufficient historical, pictorial, or physical documentation.

Roofs

Considerations

The roof form and pitch are among the most distinguishing characteristics of the architecture of historic buildings. Decorative features such as dormers, chimneys, cornices, and parapets also contribute to the character of the overall building. The roofing material itself can also be distinctive in its makeup. For instance, slate and tile are increasingly rare and add to the visual character of historic buildings.

The care and maintenance of the roof is one of the most important practices in preserving a historic building. Diligence in routine maintenance and timely replacement of deteriorated shingles or flashing helps the roof continue to provide shelter from the elements. Over the years, deteriorated roof shingles have often been replaced by more contemporary composition shingles. Roofing material on older buildings was usually dark in color, and replacements should be used that blend in well. Tile and slate roofs, however, are distinctive and require extra effort to repair and replace them appropriately. Metal roofs also require adequate maintenance of a sound paint film to prevent corrosion.

Two key elements in protecting a roof are providing adequate ventilation and preventing water infiltration. Also, many older buildings have louvered wooden vents that match the windows and trim and these should be replaced or maintained in harmony with the original design. New vents should be low-profile and inconspicuous, unlike the often seen ridge vents and turbine ventilators. Flashing and gutters are common ways of deflecting or channeling water away from the roof. Valley flashing material—such as copper, galvanized sheet metal, or aluminum—with a baked enamel finish is potentially the most appropriate form of flashing. Seamless gutters with a baked enamel finish are recommended.

Roofs often provide convenient locations for the installation of new mechanical, communication, and utility equipment. The introduction of these elements can compromise the architectural integrity of a historic building and damage historic roof materials. Locating new mechanical units, ventilators, solar panels, skylights, satellite dishes, and other contemporary elements on historic roofs should only be considered if there is a location that is not visible from the street and there will be no significant damage to the roof. Also, new decorative features such as dormers and gables should be permitted only when they are appropriate for the house style.

Standards

1. Retain and preserve roofs that contribute to the overall historic character and form of the building and district.

2. Maintain, repair, and protect the features, material surfaces, and details of roofs through appropriate methods.
3. Replacement of roofs, or portions thereof, that are damaged beyond repair should match the original in design, material, dimension, pattern, detail, texture, and color. Replacement should be limited to the damaged area if possible.
4. If a roof feature or detail is completely missing, replace it with a new feature or detail that is based upon accurate documentation of the original or is otherwise a design compatible in scale, material, and detail with the historic character of the building and district.
5. It is not appropriate to compromise the architectural integrity of a building by introducing, removing, or concealing dormers, chimneys, vents or related historic features.
6. Install new flashing, gutters, and downspouts, if needed, with care so that no architectural features are damaged or lost. Select flashing, gutters, and downspouts that are painted or coated with baked enamel finish in a color that is appropriate to the building.
7. It is not appropriate to install solar panels, skylights, ventilators, mechanical equipment, and the like on roof slopes that are visible from the street or in locations that compromise the architectural integrity of the building.
8. It is not appropriate to create a false sense of historical development by making changes to roofs based upon insufficient historical, pictorial, or physical documentation.

Porches, Entrances, and Balconies

Considerations

Front porches played an important role in the architecture of historic homes. Likewise, front entrances and balconies are very prominent features of historic buildings. Porches, entrances, and balconies are extremely vulnerable to weathering and moisture damage because they are so exposed to the elements making timely repair, repainting, and regular maintenance essential. The repair of porches, entrances, and balconies will vary depending on the material. The repair of masonry features such as steps or foundations should follow the guidelines for masonry materials. The repair for wooden features should follow those for wood.

Given their prominence, it is not appropriate to alter or remove a front porch, balcony, or entrance. If new entrances or porches are needed, it is best to accommodate them on rear elevations or unobtrusive locations. A side or rear porch, entrance, or balcony may be altered if its overall character is retained.

Standards

1. Retain and preserve porches, entrances, and balconies that contribute to the overall historic character and form of the building and district.
2. Maintain, repair, and protect the features, material surfaces, and details of porches, entrances, and balconies through appropriate methods.
3. Replacement of porches, entrances, or balconies, or portions thereof that are damaged beyond repair should match the original in design, material, dimension, pattern, detail, texture, and color. Replacement should be limited to the damaged area if possible.
4. If a porch, entrance, or balcony is completely missing, replace it with a new feature that is based upon accurate documentation of the original or is otherwise a design compatible in scale, material, and detail with the historic character of the building and district.

5. It is not appropriate to compromise the architectural integrity of a building by introducing, removing, or concealing historic porches, entrances, or balconies on character-defining elevations. Details of historic porches, entrances, and balconies—such as columns, balustrades, steps, and trim work—should also not be removed or concealed.
6. It is not appropriate to enclose a front porch, entrance, or balcony on a character-defining elevation.
7. It is not appropriate to create a false sense of historical development by making changes to porches, entrances, or balconies based upon insufficient historical, pictorial, or physical documentation.

Energy Efficiency and Mechanical Systems

Considerations

Historic buildings are often constructed with an understanding of the local climate. Certain features of these buildings—porches, double-hung windows, shutters, and gable vents—offered inhabitants a degree of control over exposure to conditions outside. There now exists materials and mechanical systems that are able to make buildings energy-efficient, such as storm windows and doors and weather-stripping. Also mechanical systems like central heating and air conditioning allow virtual complete control over the interior climate of a structure.

If choosing to install exterior storm windows or doors, it is important to install them properly to minimize their visual impact and to prevent unnecessary damage to the window sill and frame. The color and material of these features should also be appropriate to the structure. Maintenance such as caulking of joinery, reglazing of windows, or the replacement of deteriorated weather-stripping should be undertaken with an eye toward maintaining the visual integrity of the structure.

The visual impact of mechanical units, solar panels, skylights, and utility meters can be minimized through inconspicuous siting in rear or side yard locations and screening with plantings or fencing. Attached features should be located on a non-character defining elevation or roof slope that is not visible from the street.

Standards

1. Retain and preserve the inherent energy-conserving features of historic buildings and sites.
2. Improve and maintain the energy efficiency of historic buildings by following appropriate maintenance practices including weather-stripping openings, caulking, and reglazing loose window panes. Consideration should be given to installing appropriate storm windows and doors.
3. Replace deteriorated or missing wooden shutters with new wooden shutters that match the originals in design and are sized to fit the openings. It is not appropriate to install shutters in locations where they were not used historically.
4. Ridge vents and the like should be low-profile and not destroy historic roofing materials and details.
5. Install mechanical equipment and utilities, such as heating and air conditioning units, in areas and spaces that require the least amount of alteration to the appearance and materials of the building and that are screened from view.

Accessibility and Safety Features

Considerations

It is important for property owners to maintain the historic character of a historic building and site while accommodating accessibility and safety requirements. Accessibility is often an issue on multi-story historic structures. Accommodations to make these structures accessible are often in the form of ramps, or less commonly, mechanical lifts. Safety requirements may be satisfied by the addition of fire exits, fire stairs, or elevator towers. If carefully located, the visual impact of such additions on the building or site can be minimized.

Hopefully, property owners and local code officials can work together to identify multiple options for meeting these important accessibility and safety requirements. These options should address the need to meet relevant standards while preserving the integrity of the property. Some of these requirements can be satisfied through simple modifications such as the replacement of door hardware, the widening of an entrance, or the introduction of a slight slope to an entrance threshold. Generally, accessibility and safety issues are governed by relevant building codes and the Americans with Disabilities Act of 1990.

Standards

1. Meet accessibility and safety requirements in ways that do not compromise the historic character of buildings or sites and their significant features.
2. Design accessibility and safety features so they are compatible in design, scale, materials, and finish with the historic building.
3. Site accessibility and safety features in locations that do not compromise the architectural integrity of the building and are not visible from the street.

LANDSCAPING AND ACCESSORY FEATURES

Plantings

Considerations

Mature trees and shrubs are often seen around historic residential properties. Trees that were meant to cool the structure during hot weather now add aesthetic appeal. Shrubs that often frame or line the entrance to historic properties are also one of the more attractive elements of a historic property. When trees and shrubs are pruned or removed inappropriately, it can detract from the aesthetic appeal of the historic property or district. For non-residential properties, such as civic and commercial buildings, there may be very few plantings or shrubs in order to create a more open space.

Standards

1. Retain and preserve plantings that contribute to the overall historic character of a historic property or historic district.
2. Retain and preserve plantings that relate buildings to their settings such as mature trees, hedges, paths, and foundation plantings, where appropriate. It is not appropriate to substantially alter the topography of a historic sites by excavating, grading, or filling.

3. Maintain and protect functional and decorative built and landscape site features through appropriate pruning and trimming. Any “topping” of trees is discouraged.
4. Replace significant plantings—such as mature tree, hedge, or foundation plantings—that are diseased or damaged with new plantings that are similar in species. Replacement plantings should be of similar appearance and size to the originals when they mature. Plantings that contribute to the overall character of the historic district should not be removed unless diseased or damaged.
5. Introduce new plantings, if necessary, in locations that do not compromise the overall historic character of the building, site, or district.
6. Mature trees and plantings should be protected from damage during construction.

Fences and Walls

Considerations

Historically, fences and walls served both utilitarian and decorative functions. Fences especially may have been used to delineate property lines, to confine animals, and to protect planted areas. Traditional fences would have been made of wood or iron. Walls would be predominantly of stone or brick. Typically, front yard fences would not be more than four (4) feet in height and rear yard fences may be six (6) feet tall. Incompatible contemporary materials, such as vinyl or chain link fencing, are not appropriate for historic properties or districts and should not be visible from the street.

Ongoing maintenance is essential in order to preserve existing fences and walls. A sound coat of paint can help to prevent moisture damage to wood fences or corrosion of metal fences. Stone or brick walls should be maintained in the same fashion as the masonry exterior of buildings. Walls should be monitored for signs of cracking or leaning that can occur as they settle.

Standards

1. Retain and preserve fences and walls that contribute to the overall historic character of a district property, including their functional and decorative features.
2. Maintain and protect the features, material surfaces, and details of fences and walls through appropriate methods.
3. Replace in kind any portion of a fence or wall that is damaged or deteriorated beyond repair and match the original in design, material, dimension, configuration, detail, texture, and color.
4. If a fence or wall is completely missing, or damaged beyond repair, replace it with a new feature that is based upon accurate documentation of the original or is a new design compatible in scale, material, and detail with the historic character of the building and district.
5. New fences or walls, when necessary, should be sited to be compatible with the traditional relationship of fences or walls of similar historic properties in the district.
6. New fences or walls should be designed to be compatible in materials, height, configuration, scale, detail, and finish with other fences and walls in the district.
7. Fences that do not contribute to the historic character of the property or district, including vinyl or metal chain link fences, may be introduced only in a rear yard location and should not be visible from the street.

Garages and Outbuildings

Considerations

Historically, outbuildings served as carriage houses, privies, well houses, or general storage. Today, the most common surviving structures are garages and carports. Original historic outbuildings are worthy of preservation because they contributed to the overall spatial and visual character of individual sites and the historic district as a whole. These structures also convey a broader understanding of the activities associated with the historic site or district.

Standards

1. Retain and preserve outbuildings and garages that contribute to the overall historic character of a district property including their functional and decorative features and details.
2. Maintain and repair the features, material surfaces, and details of outbuildings and garages using appropriate methods.
3. Replace in kind any portion of an outbuilding or garage that is damaged or deteriorated beyond repair. Match the original in design, material, dimension, detail, texture, and color.
4. If an outbuilding or garage is completely missing, or damaged beyond repair, replace it with a new feature that is based upon accurate documentation of the original or a new design compatible in scale, location, material, and detail with the historic character of the building and district.
5. It is not appropriate to compromise the integrity of a historic property or district by eliminating historic outbuildings or garages.
6. It is not appropriate to conceal or remove material surfaces or details of historic outbuildings or garages, including doors, windows, siding, and architectural trim.
7. It is not appropriate to create a false sense of historical development by making changes to outbuildings and garages, such as adding features based on insufficient historical, pictorial, or physical documentation.

Walkways, Driveways, and Off-Street Parking

Considerations

Facilities for use by pedestrians and automobiles are a necessary feature of historic districts. Concrete or brick walkways lead from the sidewalk to the front porch or entrance. Since automobiles were so much smaller than they are today, driveways are relatively narrow in historic areas. The first driveways were usually constructed of two parallel concrete runners. Regular maintenance and repair of deteriorated walkway and driveway surfaces helps preserve the character of the historic district. New walkways and driveways should be designed to enhance the existing neighborhood character.

As a result of the growing need to accommodate more automobiles, off-street parking areas can have a significant impact on historic districts. If designed and located appropriately through the use of screening and plantings, off-street parking can have a minimal impact on the historic environment.

1. Retain and preserve walkways, driveways, and off-street parking areas that contribute to the overall historic character of a district property including their functional and decorative features and details.

2. Retain and preserve materials that contribute to the overall historic character of walkways, driveways, and off-street parking areas.
3. Maintain and repair the features, material surfaces, and details of walkways, driveways, and off-street parking using appropriate methods.
4. Replace in kind any portion of a walkway, driveway, or off-street parking area that is damaged or deteriorated beyond repair. Match the original in design, material, dimension, configuration, detail, texture, and color.
5. If a walkway, driveway, or off-street parking area is completely missing, or damaged beyond repair, replace it with a new feature that is based upon accurate documentation of the original or is a new design compatible in scale, material, and detail with the historic character of the building and district.
6. New walkways, driveways, and off-street parking areas, when necessary, should be sited to be compatible with the traditional relationship of walkways, driveways, and off-street parking areas of similar historic properties in the district.
7. New walkways, driveways, and off-street parking areas should be designed to be compatible in materials, height, configuration, scale, detail, and finish with other walkways, driveways, and off-street parking areas in the district.
8. Off-street parking areas should be appropriately screened to minimize their visual impact on the historic property and the historic district as a whole.

Exterior Lighting

Considerations

Some historic properties predate the introduction of electrical exterior lighting. As historic areas continued to be used for modern uses, exterior lighting became a safety necessity. It is important when introducing porch, entry, or security lighting that adequate illumination is provided without detracting from the historic building or site. The use of low-level lighting in key locations and the use of directional fixtures can prevent the over-illumination of individual properties and the district as a whole.

If the original light fixtures exist on a historic structure, they should be treated as valuable antiques. If fixtures must be replaced, there are many lines of fixtures available that reflect historic architecture.

Standards

1. Retain and preserve exterior lighting fixtures that contribute to the overall historic character of a district property including their functional and decorative features and details.
2. Repair the features, material surfaces, and detail of historic lighting fixtures using appropriate methods.
3. Replace deteriorate, damaged, or missing exterior lighting fixture with new fixture that are compatible in design, scale, material, finish, and detail with the historic character of the building and district, introduce new exterior lighting, if necessary, in traditional locations that do not compromise or diminish the overall historic character of the building, site, or district.
4. Design the new lighting to be compatible in orientation, location, brightness, height, scale, material, and configuration.
5. The area illuminated by a lighting fixture should be low level lighting so that it does not detract from the historic property, adjacent properties, or the district as a whole.

Signage

Considerations

Signage can often contribute to the historic character of a building or district. It is appropriate to allow signage to remain on historic buildings, such as downtown businesses, that are cherished as local landmarks. The preservation of these reminders of community history should be encouraged.

New signage should be consistent with traditional locations for signage and should be designed and located so as not to interfere with historic features. It is important to consider the design of the sign, including materials, color, overall size, and means of support or attachment. Signs within any historic district shall comply with the local sign ordinance.

Historic sites and districts are often a place for commemorating persons and events. If a civic building is on a historic site or part of a historic district, then it is possible that many monuments and markers have been installed over time. If being installed piecemeal and without an overarching layout in mind, these markers may start to look cluttered and detract from the historic character of the site or district. The Committee should also ensure the property owners who would like to identify their property as historic should do so with appropriate markers.

Standards

1. Retain and preserve historic signs that contribute to the overall historic character of a district property including their functional and decorative features and details.
2. Preserve and repair the features, material surfaces, and details of historic signage using appropriate methods.
3. Replace deteriorated, damaged, or missing signage with new signage that is compatible in design, scale, material, finish, and detail with the historic character of the building and district.
4. Introduce new signage, when necessary, in traditional locations that do not compromise or diminish the overall historic character of the building, site, or district. The new signage should be designed to be compatible in orientation, location, height, scale, material, and configuration with the historic character of the building, site, and district.
5. Fabricate new signage out of traditional materials, such as wood, stone, or metal, or apply lettering to glass or awning fabric. It is not appropriate to introduce signage in contemporary materials, such as plastic or internally-lit signage that are incompatible with the overall historic character of the site or district.

Archaeological Features

Considerations

The material evidence of any past human activity found below or partially below the ground is considered an archaeological resource. Archaeological resources can provide useful information about the history of any area and the lifestyles of the previous inhabitants. Grading, excavating, or even landscaping can uncover archaeological features as the ground is disturbed. For this reason, projects in historic districts should consider an archaeological review as part of the development planning process. Assistance is available from the Office of State Archaeology in the North Carolina Division of Archives and History.

Standards

1. Retain and preserve known archaeological features that are significant to the site or historic district.
2. Maintain and protect known archaeological features from damage during construction or site work. Grading and other forms of site disturbance should be minimized within the historic district to reduce the potential danger to known or unknown archaeological resources.
3. If archaeological resources are exposed during site work and cannot be preserved in place, available resources should be used to record the archaeological evidence.

NEW CONSTRUCTION AND ADDITIONS

The following are guidelines that should be followed by the Historic Preservation Commission when applicants are considering construction of new buildings on a historic site or within a historic district. These guidelines should also be used when considering additions to an existing historic structure.

New Construction

Considerations

It is not necessary or desirable to directly mimic historic building designs in the historic district, but contemporary designs that respect the visual and spatial character of the district are encouraged. Compatibility is measured by considering both the building as well as its siting.

The proposed positioning of a new building on a lot within a historic district must be consistent with the setback and spacing of the surrounding buildings. The orientation of the building should also fit with the historic context; for example, the front façade of surrounding buildings may be parallel to and fronting on the street. In terms of lot coverage, new construction should not cover significantly more of the lot than the surrounding structures. New construction projects are usually accompanied by site modifications such as landscaping, driveways, walkways, and lighting that need to comply with the relevant guidelines.

Beyond site considerations, the design of the proposed building must be reviewed for compatibility with surrounding buildings that contribute to the historic character of the district. Criteria include scale, height, roof form, materials, and features. The significance of each criterion must be judged by analyzing the buildings that surround the proposed building site. The use of artificial and composite materials for the exterior of new primary buildings is discouraged. The use of these materials will be judged on a case-by-case basis in terms of how they fit with the materials of adjacent structures.

If a new building is going to be an accessory structure, such as an outbuilding or a garage, then it should relate appropriately in overall form and materials to the principal structure.

Standards

1. Site new buildings so they are consistent with surrounding buildings in terms of setback and orientation from the street and spacing between existing buildings.
2. Follow relevant design guidelines in planning related site modifications such as landscaping, driveways, and lighting.

3. Protect significant site features, including mature trees and unknown archaeological resources, during construction.
4. Design new buildings to be compatible in height, roof form, scale, material, and details with surrounding buildings that contribute to the historic character of the district.
5. Locate and size door and window openings in new buildings so they are compatible in placement, orientation, spacing, proportion, size, and scale with those of surrounding buildings that contribute to the historic character of the district.
6. Select materials and finishes for new buildings that are compatible in composition, texture, scale, pattern, detail, finish, and color with those of surrounding buildings that contribute to the historic character of the district
7. New buildings should be designed to be compatible with, but differentiated from, historic buildings in the district. Unless the building is an accurate reconstruction, it is not appropriate to create a false sense of historical development through the duplication of historic features or details from an earlier era.
8. Site, orient, and design new accessory structures so they are compatible with the traditional relationship to the primary structure.
9. Introduce simple, utilitarian storage buildings only in locations that will not compromise the overall historic character of the site or district.

Additions to Existing Buildings

Considerations

The continued usefulness of a historic building depends on accommodating change that allows the building to be used for modern purposes. However, additions have the potential to compromise the historic integrity of a building or site. An addition must not visually overpower the original building or destroy significant features of a historic building or site. While additions should be visually differentiated from the original building, it should be compatible in terms of height, roof form, scale, materials, and details. Additions that echo the original architectural style and additions that introduce a compatible contemporary style are appropriate for designing additions to historic buildings.

The use of artificial and composite materials for the exterior of new additions is discouraged. Their possible approval will be determined on a case-by-case basis in terms of how they fit with the materials of adjacent structures.

Standards

1. Locate new additions cautiously and only on non-character defining elevations, usually rear or side-rear walls, so they do not compromise the architectural integrity of the historic building.
2. Minimize the size, scale, and height of new additions so they do not visually overpower the historic building or substantially alter the site's proportion of constructed area to unbuilt area.
3. Design the addition so that the overall character of the historic building and the building site are preserved.
4. Protect significant site features, including mature trees and known archaeological resources, from damage during construction.
5. Design new additions to be compatible in height, roof form, scale, materials, detail, and proportion with the historic building.
6. Locate and size door and window openings in additions so they are compatible in placement, orientation, spacing, proportion, size, and scale with the historic building.

7. Select materials and finishes for additions that are compatible in composition, texture, scale, pattern, detail, finish, and color with those of the historic building.
8. Design new additions to be compatible with, but differentiated from, the historic building. Design and construction of an addition should preserve clear visual delineation of the original building and its changes over time.
9. Additions should be constructed to be self-supporting and easily removed without damaging the historic building.

RELOCATION AND DEMOLITION

Considerations

The moving of a historic building should be considered a “last resort” alternative to the demolition of a structure. Moving a structure usually destroys the original context of the building and may result in the substantial loss of original building material. Sometimes the moving of a building becomes necessary as part of a revitalization plan. If a significant building is surrounded by an incompatible environment, it can sometimes be relocated to a more enhancing environment. This activity might, in addition to saving the building, increase its real estate value.

Since moving a building is a complicated and time-consuming process, it should not be undertaken until every aspect of the project has been considered and evaluated. Protecting and securing the building during and after the move is essential. If moving a structure is warranted, every effort should be made to move the building intact as a single unit. If the building is relocated within the historic district, the siting and all related modifications must be approved by the Commission.

Standards

1. Record the historic building in its original setting and document the existing site conditions through photographs prior to its relocation.
2. Thoroughly evaluate aspects of the project, such as the condition of the building and the route of the move, to ensure the building will be protected from damage.
3. Significant site features at the original site, along the route of the move, and at the new site should be protected from damage.
4. If the building is relocated within the historic district, the site should be compatible in the same terms as that for new construction.

Demolition of Existing Buildings

Considerations

The demolition of a historic building is an irreversible act that is strongly discouraged. While the Historic Preservation Commission cannot deny a Certificate of Appropriateness for demolition, enabling legislation grants the authority to delay the demolition of a structure for up to one full year. During this period, viable alternatives for preserving the structure will be explored. In the case of intrusive structures or those with little architectural value, the Commission may waive all or part of the delay period. In making this determination, the Commission will carefully weigh the value of the structure to the neighborhood setting.

Standards

1. The Historic Preservation Commission should work with property owners and other interested parties to seek viable alternatives to demolition.
2. Record the historic building in its original setting and document the existing site and building conditions through photographs and/or drawings prior to its demolition.
3. Historic architectural materials and features that could be reused should be salvaged prior to demolition.
4. When requesting a Certificate of Appropriateness for demolition, submit a site plan illustrating the treatment of the site following demolition.
5. Protect significant site features, such as mature trees and known archaeological resources, during demolition.
6. If the site is to remain vacant for more than sixty (60) days, it should be cleared of debris and maintained in a manner consistent with other properties in the historic district.

State Resources

North Carolina State Historic Preservation Office
 Department of Cultural Resources
 4617 Mail Service Center
 Raleigh, NC 27699-4617
 Phone: (919)733-4763
 E-Mail: hpo@ncmail.net
 Website: www.hpo.dcr.state.nc.us

Preservation North Carolina
 200 Fayetteville Street Mall, Suite 300
 P.O. Box 27644
 Raleigh, NC 27611-7644
 Phone: (919)832-3652
 Fax: (919)832-1651
 E-Mail: info@presnc.org
 Website: www.presnc.org

National Resources

Heritage Preservation Services
 National Park Service
 1201 Eye Street NW, 2255
 Washington, DC 20005
 Phone: (202)513-7270
 E-Mail: nps_hps-info@nps.gov
 Website: www2.cr.nps.gov

National Trust for Historic Preservation
 1785 Massachusetts Avenue NW
 Washington, DC 20036
 Phone: (202)588-6000
 Website: www.nationaltrust.org

Advisory Council on Historic Preservation
 1100 Pennsylvania Avenue NW, Suite 809
 Old Post Office Building
 Washington, DC 20004
 Phone: (202)606-8503
 E-Mail: achp@achp.gov
 Website: www.achp.gov

National Main Street Center
 1785 Massachusetts Avenue NW
 Washington, DC 20036
 Phone: (202)588-6219
 Fax: (202)588-6050
 E-Mail: mainstreet@nhtp.org
 Website: www.mainstreet.org

National Preservation Institute
 P.O. Box 1702
 Alexandria, VA 22313
 Phone: (703)765-0100
 E-Mail: info@npi.org
 Website: www.npi.org

Publications

Bishir, Catherine W. North Carolina Architecture. Chapel Hill, NC: University of North Carolina Press, 1990.

Blumenson, John J. Identifying American Architecture: A Pictorial Guide to Styles and Terms 1600-1945. Nashville, TN: American Association for State and Local History, 1991.

Historic Preservation Foundation and National Park Service. Caring for Your Historic House. New York, NY: Harry N. Abrams, Inc., 1998.

Morton, W. Brown, III, et al. The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings. Washington, DC: U.S. Department of Interior, 1992.

Phillips, Steven J. Old-House Dictionary: An Illustrated Guide to American Domestic Architecture (1640-1940). Washington, DC: Preservation Press, 1992.

Weaver, Martin E. Conserving Buildings: Guide to Techniques and Materials. New York, NY: John Wiley & Sons, Inc., 1993.



APPENDIX E

ALEXANDER COUNTY

CERTIFICATE OF APPROPRIATENESS

PROCESS & APPLICATION FORM

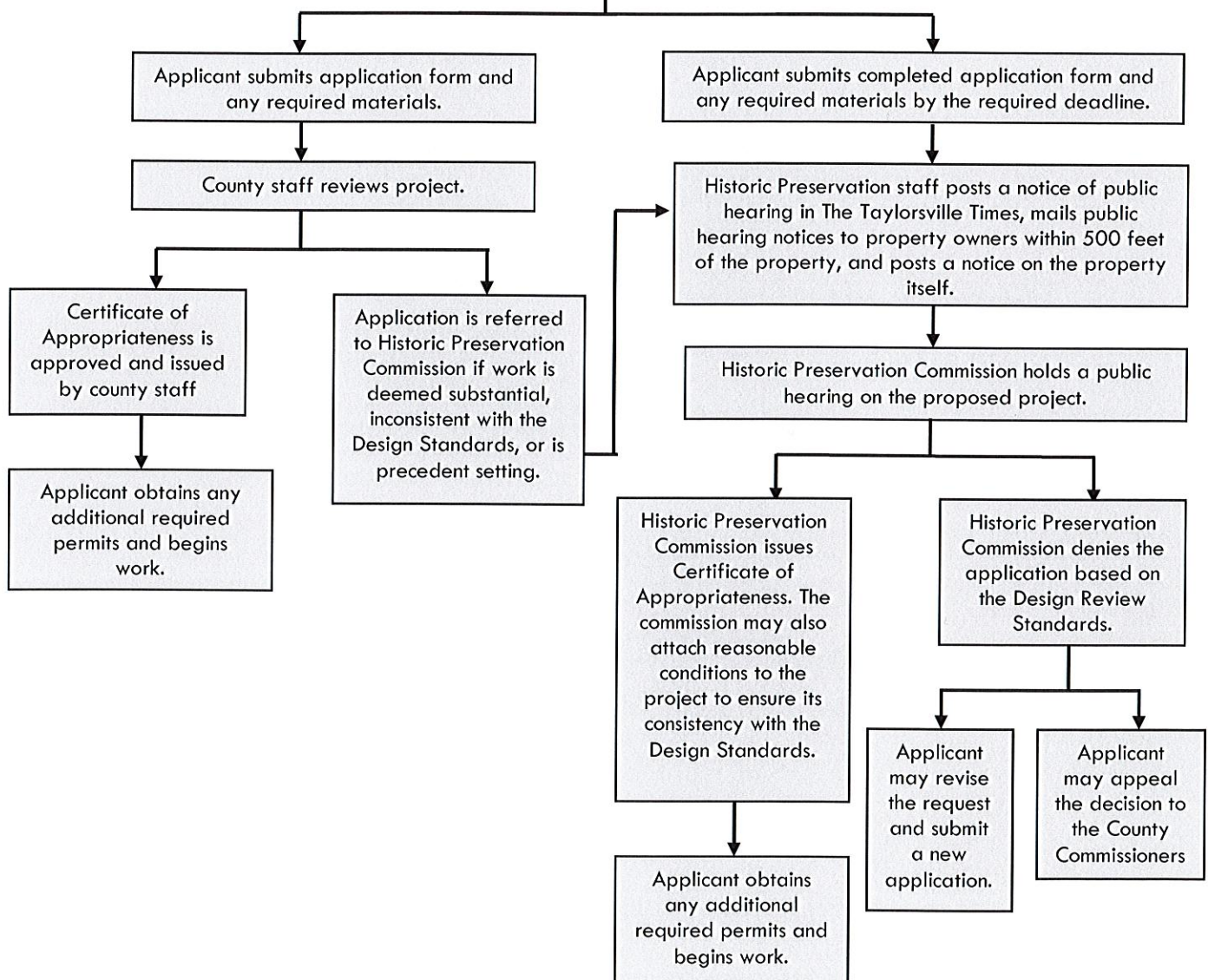


CERTIFICATE OF APPROPRIATENESS FLOW CHART

Property owner contacts Historic Preservation staff regarding proposed project that may require a Certificate of Appropriateness. Staff will classify the proposed project as "major" or "minor" work.

Minor Work Projects

Major Work Projects





Alexander County
621 Liledoun Road
Taylorsville, NC 28681
Phone: 828-352-7757

Email: ckincaid@alexandercountync.gov

HISTORIC PRESERVATION COMMISSION

APPLICATION for CERTIFICATE OF APPROPRIATENESS

Property Address: _____

Property Owner: _____

Applicant: _____

Mailing Address: _____

Daytime Telephone Number: _____

Email Address: _____

All applications must include a detailed, written description of the project which specifies changes proposed with reasoning. Proposed exterior alterations or additions will require elevation drawings. A site plan is required to show the location of existing and proposed property improvements. Use the checklist below to indicate materials submitted.

1. Detailed written description of the project (see next page).
2. Elevation drawings of proposed work (sealed by a design professional as required).
3. Photographs of existing conditions.
4. Site plan (sealed by a licensed surveyor or design professional as required) showing existing and proposed property improvements.

All major work applications and required materials must be submitted to the Historic Preservation Commission (HPC) by the last working day of the first week of the month in order to be heard at the next meeting of the Commission. HPC meetings are held on the second Tuesday of each month at 6:00 p.m. The applicant or their attorney must be present at the meeting. If this application is submitted by anyone other than the property owner, notarized written permission of the property owner must be provided. A non-refundable application fee of fifty (\$50.00) dollars, as determined by the Alexander County Commissioners, will be charged for all major work applications and payment must be included in order to be deemed a complete application.

Note: An approved Certificate of Appropriateness application must meet the HPC's Design Review Standards. However, it may or may not meet the Secretary of Interior's Standards for Rehabilitation and may disqualify a property for National Register designation.

WRITTEN DESCRIPTION:

Describe in great detail the activity for which you are seeking a Certificate of Appropriateness. Specify the types of materials and dimensions to be used, reasoning/justification for the design, materials, etc., as well as, an estimated timeline. Projects will be reviewed for congruence with the Design Review Standards available on the county's website. Please continue on additional page, if necessary.

Applicant Signature: _____ Date: _____

If approved, the Certificate will expire if the project does not commence within one year after its issuance. Time extension will be considered on a case-by-case basis.

RETURN COMPLETED APPLICATION TO THE FOLLOWING:

Address: Alexander County Historic Preservation, 621 Liledoun Road, Taylorsville, NC 28681



APPENDIX F

ALEXANDER COUNTY FIVE-YEAR PRESERVATION ACTION PLAN

ADOPTED ALEXANDER COUNTY HISTORIC PRESERVATION COMMISSION - Implementation Plan - 2019-2024

Purpose: Alexander County Historic Preservation Commission's role is to safeguard the heritage of Alexander County NC by preserving districts and landmarks that embody important elements of culture, history, architectural history, or prehistory; and promote the use and conservation of such districts and landmarks for the education, pleasure, and enrichment of the residents of Alexander County NC and of the State of North Carolina as a whole. Adopted as Alexander County Historic Preservation Ordinance (03/11/19)

Implementation Strategy: The activities of Alexander County Historic Preservation Commission benefit the citizens of Alexander County through the protection and preservation of natural and historic resources, eligibility for grants and tax credit projects, and the economic contributions of building a quality of life essential for competitive communities by implementing a plan that achieves measurable results.

ESTABLISHING ALEXANDER COUNTY'S HISTORIC PRESERVATION PROGRAM (Years 1 – 5)

GOAL (ORDINANCE REFERENCE)	ACTION DESCRIPTION	IMPLEMENTATION YEAR(S)	INVOLVED PARTY(S)	COMPLETED
Adopt County-wide Preservation Ordinance Chapter 160 Section 160.3-1	Actions: <ol style="list-style-type: none"> Discuss with the County Manager the community benefits of preservation, economic development purpose, and tax payer's expense resulting from the proposed ordinance Consult with State Historic Preservation Office Present proposed ordinance to Board of County Commissioners for formal adoption 	Year 1	Board of County Commissioners County Manager SHPO	3-11-2019 BOCC
Appoint Historic Preservation Commission Chapter 160 Section 160.3-1 and Section 160.3-2	Actions: <ol style="list-style-type: none"> Interview five county staff members for recommendations Research backgrounds of recommended citizens Contact all recommended citizens Prepare list of recommended citizens willing to serve to BOCC consideration First HPC meeting held 5-7-2019 	Year 1	Board of County Commissioners County Manager	4-15-2019 BOCC
Establish Rules of Procedure for HPC Chapter 160 Section 160.3-3	Actions: <ol style="list-style-type: none"> Research Rules of Procedures for other HPCs across NC Develop Alexander HPC procedures in compliance with SHPO recommendations 	Year 2	HPC County Manager	8-6-2019 HPC

GOAL (ORDINANCE REFERENCE)	ACTION DESCRIPTION	IMPLEMENTATION YEAR(S)	INVOLVED PARTY(S)	COMPLETED
Inventory & Document Historic Resources Chapter 160 Section 160.4	Actions: 1. Identify & Inventory historic properties 2. Photograph & document 1987 Study List and Documented Resources for review with HPC 3. Review & discuss properties for further research	Year 1	HPC County Manager	10-7-2019 HPC 3-7-2022 SHPO-BOCC- ToT
Adopt Design Standards Chapter 160 Section 160.7.2	Actions: 1. Present proposed Design Standards to HPC 2. Advertise Public Hearing 3. Present Design Standards to BOCC to be included in Zoning Ordinance	Year 1-2	HPC BOCC County Manager County Clerk	8-6-2019 HPC 8-19-2019 BOCC
Adopt Certificate of Appropriateness process Chapter 160 Section 160.7.1	Actions: 1. Establish Certificate of Appropriateness process 2. Establish Filing Fee for COA applications	Year 1 - 2	HPC BOCC County Manager	9-3-2019 HPC 10-7-2019 BOCC (\$50 fee)
Adopt Local Landmark Designation process Chapter 160 Section 160.3.4.d. Section 160.5.1	Actions: 1. Review Local Landmark enabling legislation 2. Research tax implications of landmark designation (50% property tax reimbursement) in Alexander 3. Identify & research potential LLD historic districts	Year 1 - 2	HPC SHPO County Manager	3-11-2019 BOCC
Present Annual Report Chapter 160 Section 160.3.3.C.	Actions: 1. Annually present to the BOCC a report of HPC activities, budget, findings, recommendations, and actions which shall be made available to the public.	Year 2	HPC BOCC County Manager	2-1-2021 BOCC 2-7-2022 BOCC 2-6-2023 BOCC

GOAL (ORDINANCE REFERENCE)	ACTION DESCRIPTION	IMPLEMENTATION YEAR(S)	INVOLVED PARTY(S)	COMPLETED
<p>Seek Certified Local Government status 36 CFR § 61.6 Federal Regulation</p>	<p>Actions: 1. Seek designation as a Certified Local Government 2. Submit application to SHPO & NPS 3. CLG Agreement signed by BOCC Chairman and returned to SHPO to be forwarded to NPS</p>	<p>Year 2</p>	<p>HPC BOCC SHPO County Manager</p>	<p>6-11-2021 BOCC 3-29-2022 ** NPS-SHPO Rec'd CLG designation</p>
<p>Initiate conversations with owners of historic properties Chapter 160 Section 160.3-4.f.</p>	<p>Actions: 1. Seek endorsement from Town of Taylorsville (DTHD) 2. Initiate meetings with owners of historic properties to discuss their future development and/or expansion plans and their potential impact on historic resources.</p>	<p>Year 2 - 3</p>	<p>HPC SHPO County Manager</p>	<p>10-5-2021 Town Endorsed 10-16-2022 DTHD prop own Info session SHPO-HPC 11-2022 Contract awarded ACME</p>
<p>Educate the Public Chapter 160 Section 160.3-4.o.</p>	<p>Actions: 1. Educate the public about historic preservation 2. Establish a Speaker's Series (4 events?) 3. Share SHPO videos (4 events?) 4. Share Leverage NC videos (4 events?)</p>	<p>Year 2 - 3</p>	<p>HPC SHPO NCLM Citizens</p>	<p>Four Wednesdays in September 2022 Lunch & Learn Series</p>
<p>Learn from Others Chapter 160 Section 160.3-4.o.</p>	<p>Actions: 1. HPC learns from other cities (videos, visits, etc.) 2. Schedule Site Visit Itineraries for travel to four surrounding cities to hear their experiences 3. Visit one city each quarter: Statesville, Lenoir, Wilkesboro, Morganton, Valdese, Marion</p>	<p>Year 2 - 3</p>	<p>HPC Other Cities</p>	<p>6-14-2022 Statesville 9-29-2022 Wilkesboro 3-30-2023 Morganton 5-18-2023 Lenoir</p>
<p>Notify other county departments and agencies of preservation ordinance updates Chapter 160 Section 160.5-3.(9).f.</p>	<p>Actions: 1. Notify SHPO, Planning & Zoning, Register of Deeds, Tax Office, Building Inspections, and Town of Taylorsville (if applicable) of any changes or updates to preservation documents. 2. Initiate and Adopt a Five-Year Historic Preservation Plan for Alexander County</p>	<p>Year 2 - 3</p>	<p>HPC BOCC</p>	<p>3-12-2019 Initial Intro Updates continue</p>

GOAL (ORDINANCE REFERENCE)	ACTION DESCRIPTION	IMPLEMENTATION YEAR(S)	INVOLVED PARTY(S)	COMPLETED
<p>Identify potential restoration projects</p> <p>Chapter 160 Section 160.3.4.4.q.</p>	<p>Actions:</p> <ol style="list-style-type: none"> Identify Study List properties for potential restoration projects (Potential projects=) <ol style="list-style-type: none"> Lucas Mansion (NRHP) A & M Feed Service (NRHP) Hotel Campbell (SL-DTHD) Masonic Building (SL-DTHD) Alspaugh-Millersville Cotton Mill (SL) Downtown Taylorsville Historic District (SL) former Helig Meyers (SL-DTHD) Initially concentrate on government-owned historic properties. (Potential projects=) <ol style="list-style-type: none"> Alexander County Courthouse (SL-DTHD) 16 West Main Ave (SL-DTHD) 1913 County Jail (SL-DTHD) 	<p>Year 3</p>	<p>HPC BOCC County Manager Property Owners Consultants</p>	<p>9-2022 – RFP released for DTHD NR listing prep 10-2022— HPC selected ACME as DTHD consultant 10-2022-SOOQ rec'd for consultant 11-2022 Awarded DTHD contract</p>
<p>Identify funding and regulations for historic rehabilitation projects</p> <p>Chapter 160 Section 160.3.4.n.</p>	<p>Actions:</p> <ol style="list-style-type: none"> Identify funding mechanisms for historic restoration project incentives; i.e., public or private grants, lenders, technical assistance Develop partnerships with property owners Develop list of preservation architects and contractors for distribution to property owners Consult Alexander County Building Inspector in advance of all preservation projects. 	<p>Year 3</p>	<p>HPC County Manager Building Inspector Property Owners Consultants SHPO</p>	<p>6-2022 Rural Transformation Grant (\$650,000) 16 W Main Ave 1-2023 A/E contract awarded</p>
<p>Assist with Historic Tax Credits and Grants</p> <p>Chapter 160 Section 160.3.4.n.</p>	<p>Actions:</p> <ol style="list-style-type: none"> Provide assistance to historic property owners wishing to apply for State and/or Federal Historic Tax Credits Assist nonprofits operating museums wishing to apply for State or Federal Preservation Grants 	<p>Year 3</p>	<p>HPC County Manager SHPO NPS HAHC Property Owners</p>	
<p>Establish Internship Program</p> <p>Chapter 160 Section 160.3.4.o.</p>	<p>Actions:</p> <ol style="list-style-type: none"> Develop formal internship program to support historical research documentation Establish photo documentation inventory of historical information Maintain database of completed, current, and future research on historical topics 	<p>Year 4</p>	<p>HPC County Manager County Library ASU Alexander Schools</p>	

GOAL (ORDINANCE REFERENCE)	ACTION DESCRIPTION	IMPLEMENTATION YEAR(S)	INVOLVED PARTY(S)	COMPLETED
<p>Publish Preservation Documents Chapter 160 Section 160.3.4.p.</p>	<p>Actions: 1. Publish documents about any matter related to historic preservation to inform the public of best practices for preserving historic properties</p>	<p>Year 4</p>	<p>HPC ASU Intern SHPO County Manager</p>	
<p>Provide list of consultants to assist property owners Chapter 160 Section 160.3.4.e.</p>	<p>Actions: 1. Advance Study List properties to Local Landmark or National Register designation 2. Assist preservation consultants with historical research documents, photographs, deeds, etc.</p>	<p>Year 4</p>	<p>HPC Property Owners Consultants</p>	
<p>Develop historic sign or plaque program Chapter 160 Section 160.5.1.a.(4)</p>	<p>Actions: 1. Develop designated historic landmark sign or plaque program indicating designated historic landmarks or districts</p>	<p>Year 5</p>	<p>HPC County Manager</p>	
<p>Develop educational historic walking/driving tours Chapter 160 Section 160.3.4.o.</p>	<p>Actions: 1. Develop educational walking and/or driving tours of historic landmarks and neighborhoods throughout the county</p>	<p>Year 5</p>	<p>HPC TBA Citizen Volunteers</p>	
<p>Develop history-based curriculum materials for county school system consideration Chapter 160 Section 160.3.4.o.</p>	<p>Actions: 1. Develop, for school system consideration, local history-based curriculum materials and distribute to area schools to further student appreciation of local history 2. Develop Scavenger Hunt of Architectural Details in downtown historic district for 8th graders, scout troops, residents, and visitors</p>	<p>Year 5</p>	<p>HPC Alexander Schools</p>	