



Town Council Regular Meeting

Town Council Chambers

Tuesday, December 3, 2024, 5:30 p.m.

AGENDA

Call to Order, Invocation, Pledge of Allegiance

Adjustment and Approval of the Agenda – *Items will only be added or removed with the approval of the Mayor and Town Council.*

Request to Speak/Opportunity for Public Comment – *This is an opportunity for members of the public to express items of interest to the Mayor and City Council. This is not a time to respond or take action. Any necessary action will be taken under advisement. Speakers are asked to use proper decorum and to limit comments to no more than three minutes.*

Consent Agenda – The items of the Consent Agenda are adopted on a single motion and vote, unless the Mayor and City Council wish to withdraw an item for separate vote and/or discussion.

1. **Approval for Minutes:** Town Council will consider adopting the Regular Meeting minutes of the November 5th, 2024, meeting.
2. **Approval for Minutes:** Town Council will consider adopting the Work Session minutes of the November 18th, 2024, meeting.

Business Items

3. **Public Hearing:** The Town Council will hold a public hearing to consider designating the Downtown Taylorsville Historic District as a Local Historic District.
4. **Taylorsville Local Historic District Ordinance:** The Town Council will consider the adoption of an ordinance designating the Downtown Taylorsville Historic District as a Local Historic District.
5. **Taylorsville ABC Board Appointments:** The Town Council will consider appointing one of the three Taylorsville ABC Board Members as the Board Chair.
6. **Taylorsville ABC Board Appointed Terms:** The Town Council will consider and determine the term lengths of service for the appointees to the Taylorsville ABC Board.

7. **Taylorsville ABC Allocations:** The Town Council will consider adopting a resolution directing the sales profits from the Taylorsville ABC Board.
8. **Resolution Directing City Clerk to Investigate a Petition for Voluntary Annexation:** The Town Council will consider a resolution directing the Town Clerk to investigate a petition received from Eagle Engineering regarding property located at Alexander County tax parcel's 00017819, 0009979, 0009980, 0009981.
9. **Establish a Public Hearing:** The Town Council will consider establishing a public hearing to consider the annexation of property located within the Extraterritorial Jurisdiction of the Town of Taylorsville located at Alexander County tax parcel's 00017189, 0009979, 0009980, 0009981.
10. **Town of Taylorsville 2025 Holiday and Meeting Schedule:** The Town Council will consider adopting the 2025 Town of Taylorsville Holiday and Meeting Schedule.
11. **Budget Amendment:** The Town Council will consider a budget amendment for the purchase of radios for the Taylorsville Police Department.
12. **Staff Reports** – Staff Department Heads will report to the Town Council on their respective departments.

Town Managers Report

Council General Discussion – This is an opportunity for the Mayor and City Council to ask questions for clarification, provide information to staff, request staff to report back, or place a matter on a future agenda.

Adjournment

TOWN BOARD MEETING – REGULAR MEETING

November 5, 2024

Present: Mayor George Holleman
Mayor Pro Tem Eric Bumgarner
Councilwoman Tamara Odom
Councilman Jack Simms
Councilwoman Kim Brown

The regular meeting was opened for business by Mayor Holleman at 5:30 p.m. The invocation was given by Councilman Bumgarner. The Pledge of Allegiance followed and was led by Councilwoman Brown.

A motion was made by Councilman Bumgarner and seconded by Councilwoman Odom to approve and adopt the agenda as presented. The motion was passed unanimously.

Open Forum:

Tammy and Jeff Settlemyer addressed the subject of a recent sewer back-up problem in their service line. They wanted the record to reflect that they believe the backup stemmed from tree roots that had grown into the neighbor's line down into the town's main line which impeded the flow in the main line which resulted in sewer backing up into their line and into their bathtub. They had had a plumber run a snake down their line and it was not clogged. They do not agree with the towns decision that the problem did not stem from the towns line.

Konnon Webb addressed the subject of the re-zoning request up for consideration of his neighbor's property located at 791 Black Oak Ridge Road Taylorsville. The property is in the ETJ and is owned by Scotty Miller. Mr. Miller is requesting re-zoning from R1 to R2 for his property. Mr. Webb stated that if the re-zoning was approved it would increase the density of the area and could create crowding and detrimentally affect the aesthetics of the surrounding neighborhood. He is opposed to the re-zoning.

Nancy Gunter addressed the recent approval of spending town funds to purchase the large Christmas tree. She states that public funds could be better spent on needed repairs to town roads and sidewalks. She states she realizes the desire to beautify downtown but feels there are more urgent needs to spend town funds on.

There were no other comments in open forum.

Consent Agenda:

A motion was made by Councilwoman Brown and seconded by Councilwoman Odom to approve the following items:

1. Approval of regular meeting minutes from October 1st, 2024
2. Approval of work session minutes from October 21st, 2024
3. Approval of special called meeting minutes from October 25th, 2024.

The motion was passed unanimously.

Business Items:

A motion was made by Councilwoman Brown and seconded by Councilwoman Odom to open

the public hearing for consideration of text amendments to the Land Use Plan for the Town of Taylorsville as approved and presented by WPCOG. There were some grammatical corrections that need to be made to the Land Use Plan document. Those will be corrected and re-presented to the Town Council for consideration as soon as possible. No other comments were made and the public hearing was closed by a motion from Councilwoman Brown and seconded by Councilman Bumgarner. The motion passed unanimously.

A motion was made by Councilwoman Brown and seconded by Councilman Bumgarner to open the public hearing for a re-zoning petition received from Scotty Miller for his property located at 791 Black Oak Ridge Road, Taylorsville. He is requesting that the property currently zoned Residential District One (R1) be rezoned and changed to Residential District Two (R2) to allow for the use of doublewide manufactured housing. Konnon Webb, neighboring landowner spoke in opposition of the rezoning stating that the approval could create overcrowding with multiple homes located on the property plus a negative appearance factor. The property owner requesting the rezoning was not present. General discussion was had regarding allowable uses under both zoning classes but no other comments made. The public hearing was closed by a motion from Councilwoman Brown and seconded by Councilman Simms. The motion was passed unanimously.

A motion was made by Councilman Bumgarner and seconded by Councilwoman Odom to deny the rezoning request. The property will remain zoned as R1- Residential District One. The motion was passed unanimously.

A motion was made by Councilwoman Brown and seconded by Councilman Bumgarner to approve the adoption of a Technology Use & Content Policy prohibiting the viewing, accessing, or saving of pornography on devices and networks owned, leased, maintained, or otherwise controlled by the town. The motion was passed unanimously. See attachment A, which is hereby incorporated and made a part of these minutes.

A motion was made by Councilwoman Brown and seconded by Councilwoman Odom to approve the adoption of a Resolution to partner with the NC Dept. of Commerce Rural Economic Development Division to develop an Economic Development Strategic Plan for the town. Along with a Resolution Requesting the Services of the NC Main Street & Rural Planning Center, Rural Planning Program to assist with the development. The motion was passed unanimously. See attachment B1&B2, which are hereby incorporated and made a part of these minutes.

A motion was made by Councilwoman Brown and seconded by Councilwoman Odom to approve an amendment to the ABC Board resolution previously adopted on October 25, 2024 which adds the statement of the effective date of when the stand- alone board will be active. The motion was passed unanimously. See attachment C, which is hereby incorporated and made a part of these minutes.

A motion was made by Councilwoman Brown and seconded by Councilman Bumgarner to approve the budget amendment for the loan proceeds for the new police vehicle approved in towns FY 2024/2025 budget totaling \$38,175.00. The motion was passed unanimously. See attachment D, which is hereby incorporated and made a part of these minutes.

A motion was made by Councilwoman Brown and seconded by Councilman Simms to approve a budget transfer of \$2,000 for the matching pledge to the Central Alexander Fire Department for the ATV grant funding that they received. The motion was passed unanimously. See attachment E, which is hereby incorporated and made a part of these minutes.

A motion was made by Councilman Bumgarner and seconded by Councilwoman Brown to approve a budget amendment receipting in citizen donations of \$15,000.00 for the town Christmas tree; a transfer of \$5,947.00 from within the FY 24/25 operating budget and an amendment from GF fund balance for \$27,665.00 to complete the purchase of the tree and a trailer to store the tree in for off season. The motion was passed unanimously. See attachment F, which is hereby incorporated and made a part of these minutes.

Staff Reports:

Police Chief, Mike Millsaps.

There was a total of 730 calls last month. Hometown Halloween was successful without any issues. The Christmas parade is the next large event for the town requiring extensive police presence.

Public Utilities Manager: Aaron Wike

Aaron Wike states that the road diet is under review and hopes to have a review at the next workshop. The Christmas lights will go up in town the week of Thanksgiving. The new playground equipment is expected to ship out on November 6th. For safety reasons, when the new equipment is installed, we will temporarily close the park. We are working on cleaning up headstones and markers in the cemetery for the Daughters of the American Revolutions Annual Wreath Across America which will be conducted December 14, 2024 for the first time in Taylorsville. The new public works truck approved in FY 2024/2025 budget will be delivered next week.

Town Manager: Nathan Hester

Nathan Hester states that according to NCDOT staff a handrail can be installed at the Flower & Gift shop but due to the height of the curbing it cannot be made ADA compliant. He asked for feedback from Council on their preference of type of vehicle for the Christmas parade this year. The new town Christmas tree will be installed and lit on Friday November 21, 2024.

Councilman Bumgarner states he is aware of some opposition to the new town Christmas tree. He noted that we have received \$15,000.00 in donations towards to cost of the tree.

By unanimous agreement, a workshop is scheduled for Monday November 18, 2024 at 2:00 pm for the purpose of establishing ABC Board members and discussion of the downtown historic section.

A motion was made by Councilwoman Brown and seconded by Councilman Simms to set the next regularly scheduled meeting for December 3, 2024 at 5:30 pm in the Council Chambers of Town Hall. The motion was passed unanimously.

With no further business to discuss, the meeting was adjourned.

Mayor

Councilman

Councilman

Councilman

Councilman

Attest: _____
Yolanda T. Prince, Town Clerk

WORKSHOP TOWN BOARD

November 18, 2024August 6, 2024

Present Mayor George Holleman
Mayor Pro Tem Eric Bumgarner
Councilman Jack Simms
Councilwoman Kim Brown
Councilwoman Tamara Odom

Mayor Holleman was not feeling well; therefore, he requested Mayor Pro Tem Bumgarner to officiate the workshop. The workshop was opened for discussion by Mayor Pro Tem Bumgarner at 2:00 p.m. The invocation was given by Councilman Simms and followed by the Pledge of Allegiance.

Department Head Reports:

Police Department:

Chief Mike Millsaps: They are short on some equipment, such as radios. They have found 2 used radios for approximately \$1,712.00 which is the cost of 1 new radio. Some of the equipment for the PD is outdated, such as vests and cameras. He will compile a complete list of assets and dates of purchase to determine exactly what needs replacement and develop a timeline to be worked into the capital improvement plan for the town for succession replacement for the future.

Finance Department:

Zach Greene: Financing is always a concern. Additional money will have to be allocated at the next meeting to fund recent expenses not budgeted for in FY 24/25. He will have exact information at the next meeting for consideration.

Public Works:

Aaron Wike: They are working on the getting ready for the new playground equipment that will be arriving any day. There have been over 50 loads of sand hauled out from the playground site to be ready for the new mulch to be installed. The park will need to be temporarily closed when the new equipment is installed for safety reasons. The crew has been steadily edging all graves in the cemetery to be ready for the Wreaths Across American scheduled for December 14, 2024 sponsored by the daughters of the American Revolution. This will be the first time this has happened in Taylorsville. A wreath will be placed on every soldier's grave. He and Town Manager, Nathan Hester met with officials from FEMA regarding the damages sustained in Taylorsville from Hurricane Helene. Documentation of damages, replacement costs and personnel expenses are needed for requesting reimbursement funding. The Paul Payne project and the street and sidewalk paving projects will be starting soon also. The Christmas lights will be installed the week of Thanksgiving.

Administration Department:

Town Clerk:

Yolanda Prince advised that the entire Code of Ordinances for the Town should go under a complete review. Yearly supplements have been added to the code upon action by the Town Council throughout each year; however, a complete and thorough review has not been conducted since the original adoption of the code almost 30 years ago. This will be an extensive and

lengthy process requiring many staff hours of review and then contracting with a codification service provider for final review and implementation. The projected cost is \$12k to \$15k but can be split over two budget years. More information will follow.

Items of Discussion:

1. & 2. Taylorsville ABC Board Appointments & Allocations:

Town Manager Nathan Hester opened the topic of discussion regarding the need to appoint the 3-member board for the newly re-established Taylorsville ABC Board. Councilwoman Brown noted that an attorney should be a member of the board if possible. General discussion was held of numerous names for potential appointment. A motion was made by Councilman Bumgarner and seconded by Councilwoman Odom to appoint Ron Roseman as a member to the Taylorsville ABC Board. The motion was passed unanimously. A motion was made by Councilman Simms and seconded by Mayor Holleman to appoint Jason Durmire as a member of the Taylorsville ABC Board. The motion was approved by a vote of 4 to 1, with Councilwoman voting nay. A motion was made by Councilwoman Brown and seconded by Councilwoman Odom to appoint Blake (Bee) Watts as a member to the Taylorsville ABC Board. The motion passed unanimously. The decision for allocation distributions, length of terms for members and a chairman will be decided at the December meeting.

Mayor Holleman was not feeling well and excused himself from the remainder of the workshop at 2:45 pm.

3. Land Use Plan Update:

The needed corrections are being addressed and this should be on the December agenda for further discussion.

4. Planning & Zoning:

The town received official notification from Alexander County that effective July 1, 2025, the contract agreement with the county for planning and zoning and code enforcement will terminate. They state it is not financially feasible to continue to provide that service for that fee and we will need to either handle that in house or out source with the WPCOG or a similar agency. The WPCOG will contract to provide those services for a 1 yr. fee of \$27,720.00 or for 2yr.'s for \$51,408.00. This will be further discussed at the December meeting.

5. Woodland Annexation Discussion:

A developer is proposing an 83.850-acre sub-division for the area on Hwy 16 South and happy Plains Road between the 1st United Methodist Church building and Family Care. It will consist of 191 homes approximately. They have petitioned the town for annexation into the town limits. More information is needed and will be provided at the December meeting.

6. The local historic district designation report for Taylorsville was discussed.

7. Road Diet:

A road diet feasibility study was contracted to be completed by J.M. Teague Engineering & Planning Company. The purpose was to study traffic patterns along Main Street to determine if diagonal or angled parking could be put in place to allow for more parking along Main Street instead of parallel parking. After discussion of available options presented, roundabouts were agreed upon if there is sufficient right-of-way available. A motion was made by Councilwoman Brown and seconded by Councilwoman Odom to approve and accept the report as presented. The motion was passed unanimously. More information will follow.

The council agreed to ride in the town Christmas parade on a float this year.

Town Manager Hester presented a tentative meeting schedule for year 2025 with monthly workshops for review.

Discussion was held on the problem of tree roots bulging up asphalt on 1st Street near the library and possible corrective actions.

The NC Legislative short session will be meeting next week and we should hear if we will receive any short session funding.

The new town Christmas tree is scheduled to be erected on Friday November 22nd, 2024 and the official lighting will be Thursday December 5th, 2024.

Hometown Christmas is scheduled for each Thursday of December 5th, 12th, & 19th, 2024. There will be a live nativity scene, carriage rides and vendors present along with caroling and Santa.

With no further topics, a motion was made by Councilman Simms and seconded by Councilwoman Odom to adjourn the workshop at 4:09 pm. The motion was passed unanimously.

Mayor

Councilman

Councilman

Councilman

Councilman

Attest: _____
Yolanda T. Prince, Town Clerk

Town of Taylorsville



ORDINANCE DESIGNATING A LOCAL HISTORIC DISTRICT DOWNTOWN TAYLORSVILLE HISTORIC DISTRICT

WHEREAS, all of the prerequisites to the adoption of this ordinance as prescribed by North Carolina General Statute §160D - 945 have been met; and

WHEREAS, the Alexander County Historic Preservation Commission has submitted a report described herein is of historical, architectural, and/or cultural significance, and the preservation of properties in the local historic district should be encouraged, and that the qualifying elements exist as set forth in the Alexander County Local Landmarks Report:

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Taylorsville as follows:

Section 1: The following described district is hereby designated a local historic district:

Downtown Taylorsville Historic District-AX0130- The Downtown Taylorsville Historic District's well-preserved collection of early-to-mid-twentieth-century commercial, civic, and religious buildings conveys Downtown Taylorsville's association with commerce, government, and architecture in Alexander County. The historic district is historically significant as the seat of the county's government and commerce.

Individual Properties and district boundaries are described in the National Register nomination for the Downtown Taylorsville Historic District.

Section 2: The review process provided by law, NCGS §160D-947 and AC §160.6, shall be observed prior to demolition, alteration, rehabilitation, or removal of a designated property.

Section 3: This ordinance shall be effective from and after its adoption.

ADOPTED this 3rd day of December, 2024.

George Holleman, Mayor

ATTEST:

Yolanda Prince, Town Clerk



HISTORIC PRESERVATION COMMISSION

621 Liledoun Road, Taylorsville, NC 28681

www.alexandercountync.gov

LOCAL HISTORIC DISTRICT DESIGNATION REPORT

Local Significance:

The Downtown Taylorsville Historic District encompasses a portion of the central business district in Taylorsville, the seat of Alexander County. Following the creation of the county in 1847, town lots were laid out in a modified gridiron pattern around the courthouse square, and Taylorsville became the commercial and governmental center of the county. Taylorsville was incorporated in 1851. The Downtown Taylorsville Historic District's well-preserved collection of early-to-mid-twentieth-century commercial, civic, and religious buildings conveys the downtown's historic association with commerce, government, and architecture in Alexander County. The historic district is historically significant as the seat of the county's government and commerce, and because it retains the historic integrity to convey that significance, the district is a worthy candidate for local historic district designation. The district encompasses the greater portion of five blocks extending north and east from the courthouse square and covering approximately 10.6 acres. The district boundary is drawn to include the concentration of largely intact commercial and governmental resources from the period 1906-1973 on Main Avenue, Main Avenue Drive, and Center Street.

Description of Local Historic District:

There is currently one National Register district in Alexander County: Downtown Taylorsville Historic District; as well as, two designated historic landmarks (individual properties). The Downtown Taylorsville Historic District was established in 2024. Please see ATTACHED Downtown Taylorsville Historic District National Register nomination for individual property descriptions.

Local Historic District Boundary Map:

Please see ATTACHED Downtown Taylorsville Historic District National Register boundary map. The Local Historic Overlay Zoning District are within the same boundaries.

Designation as a Local Historic District means:

Local Historic Districts are zoning overlay districts created to protect and conserve the heritage and character of Alexander County. Historic Districts are areas defined by historic, architectural and/or cultural significance.

All exterior changes and alterations to local historic buildings and sites, excluding ordinary maintenance and repair, must receive a Certificate of Appropriateness from the Alexander County Historic Preservation Commission. This is required to encourage design, whether contemporary or traditional, which is harmonious with the character of the historic district and

to ensure, insofar as possible, that buildings or structures in the historic district be in harmony with other buildings or structures located therein.

Difference between National Register and Local Historic Designations:

Local historic districts should not be confused with the National Register of Historic Places, which is a nationwide historic listing and functions primarily as an honorary designation. While the two designations often overlap, the Alexander Historic Preservation Commission only exercised design review authority over locally designated districts and landmarks.

The US Department of the Interior-National Parks Service recognizes the difference between Contributing and Non-Contributing buildings in the National Register of Historic Places. North Carolina legislation does not recognize a difference in designated historic properties.

Certificate of Appropriateness Approval Process:

Prior to making any changes to the exterior of a locally designated historic property, a property must check with the Historic Preservation Commission to determine if the changes will require a Certificate of Appropriateness (ATTACHED). A Certificate of Appropriateness is the permit that formally grants permission to complete the proposed work after it is determined that the proposal is compatible with the Design Review Standards (ATTACHED).

Whether or not a Certificate of Appropriateness (COA) is required depends on the level of change being proposed. The Design Review Standards classify types of work into three categories: ordinary maintenance and repair, minor work, and major work. Work classified as ordinary maintenance and repair does not require a COA. Minor works require a COA, but can be approved at the staff level. Major works must be approved by the Historic Preservation Commission through a public hearing process.

Minor work COAs do not have an application fee and are often approved on the same day the application is submitted. If staff member determines that the application does not clearly comply with the Design Review Standards, the applicant can revise the application or request that the application be brought before the Historic Preservation Commission similar to a major work COA.

Major work COAs have an application fee (to cover the cost of public notices) and must be heard by the Historic Preservation Commission through a public hearing process. The public hearing process requires formal notifications to neighboring property owners and the general public. Applications submitted by the first day of the month will be heard, following the publication of public notices, at the Commission's next meeting which is typically held on the second Tuesday of each month. County staff will handle the public notifications and complete a staff report for the Commission. Once the Historic Preservation Commission has reviewed and approved the application, work can be started the following day. If the Historic Preservation Commission denies the application, the application may be revised and resubmitted or an appeal can be made to the Alexander Board of County Commissioners.

In the event changes are made to properties without a Certificate of Appropriateness, the property owner will be issued a Notice of Violation and will be required to go through the process after the fact. Civil citations may also be issued against the property owner, if deemed warranted.

**State legislation regarding Local Historic Districts:
NCGS § 160D-944. Designation of historic districts.**

(a) Any local government may, as part of a zoning regulation adopted pursuant to Article 7 of this Chapter or as a development regulation enacted or amended pursuant to Article 6 of this Chapter, designate and from time to time amend one or more historic districts within the area subject to the regulation. Historic districts established pursuant to this Part shall consist of areas that are deemed to be of special significance in terms of their history, prehistory, architecture, or culture and to possess integrity of design, setting, materials, feeling, and association.

A development regulation may treat historic districts either as a separate use district classification or as districts that overlay other zoning districts. Where historic districts are designated as separate use districts, the zoning regulation may include as uses by right or as special uses those uses found by the preservation commission to have existed during the period sought to be restored or preserved or to be compatible with the restoration or preservation of the district.

(b) No historic district or districts shall be designated under subsection (a) of this section until all of the following occur:

- (1) An investigation and report describing the significance of the buildings, structures, features, sites, or surroundings included in the proposed district and a description of the boundaries of the district have been prepared.
- (2) The Department of Natural and Cultural Resources, acting through the State Historic Preservation Officer or his or her designee, has made an analysis of and recommendations concerning the report and description of proposed boundaries. Failure of the Department to submit its written analysis and recommendations to the governing board within 30 calendar days after a written request for the analysis has been received by the Department relieves the governing board of any responsibility for awaiting the analysis, and the governing board may at any subsequent time take any necessary action to adopt or amend its zoning regulation.

(c) The governing board may also, in its discretion, refer the report and proposed boundaries under subsection (b) of this section to any local preservation commission or other interested body for its recommendations prior to taking action to amend the zoning regulation. With respect to any changes in the boundaries of a district, subsequent to its initial establishment, or the creation of additional districts within the jurisdiction, the investigative studies and reports required by subdivision (1) of subsection (b) of this section shall be prepared by the preservation commission and shall be referred to the planning board for its review and comment according to procedures set forth in the zoning regulation. Changes in the boundaries of an initial district or proposal for additional districts shall also be submitted to the Department of Natural and Cultural Resources in accordance with the provisions of subdivision (2) of subsection (b) of this section.

On receipt of these reports and recommendations, the local government may proceed in the same manner as would otherwise be required for the adoption or amendment of any appropriate zoning regulation.

(d) **G.S.** 160D-914 applies to zoning or other development regulations pertaining to historic districts, and the authority under that statute for the ordinance to regulate the location or screening of solar collectors may encompass requiring the use of plantings or other measures to ensure that the use of solar collectors is not incongruous with the special character of the district. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d); 2021-88, s. 1(e).)



**North Carolina Department of Natural and Cultural Resources
State Historic Preservation Office**

Ramona M. Bartos, Administrator

Governor Roy Cooper
Secretary D. Reid Wilson

Office of Archives and History
Deputy Secretary Darin J. Waters, Ph.D.

October 30, 2024

Connie Kincaid, Business Development Manager
Alexander County Historic Preservation Commission
621 Liledown Road
Taylorsville, NC 28681

Email: ckincaid@alexandercountync.gov

RE: Proposed Designation of the **Downtown Taylorsville Local Historic District, Alexander County.**

Dear Ms. Kincaid:

Thank you for submitting the local district report for the **Downtown Taylorsville Local Historic District, Alexander County.** We reviewed the information in the report and offer the following comments in accordance with North Carolina General Statute 160D-944.

The report describes the Downtown Taylorsville Historic District as eligible for local designation as the commercial and governmental center of the county.

We have made a few comments aimed at strengthening the report to provide the local governing body with the information needed to make an informed decision about designating the district.

Local district designation means the community recognizes the district is worthy of preservation because of its special significance to the local community. Any substantial changes in design, materials, and appearance of properties within the designated district would be subject to the design review procedures of the preservation commission.

Thank you for the opportunity to comment on this report. Please note, our comments are advisory only and therefore, non-binding. Once the governing board has received a recommendation from the Alexander County Historic Preservation Commission, it should proceed in the same manner as would otherwise be required for an amendment to the zoning ordinance. Once the decision has been made, please return a completed copy of the enclosed designation form or a copy of the ordinance to our office.

This letter serves as our comments on the proposed designation of the Downtown Taylorsville Local Historic District, Alexander County.

Please contact me at or Kristi.brantley@dncr.nc.gov (preferred) or 919-814-6576 should you have any questions about our comments.

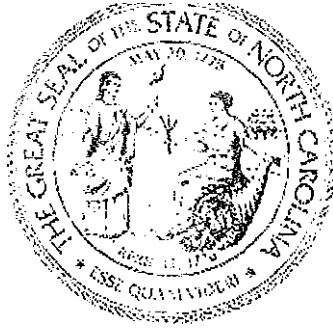
Sincerely,

A handwritten signature in black ink that reads "Kristi Brantley". The signature is written in a cursive style with a long, sweeping flourish at the end of the last name.

Kristi Brantley
Local Preservation Commissions/CLO Coordinator

CC: Commission Chair

Enclosure



**State of North Carolina
Department of Natural and
Cultural Resources
Office of Records and Historic**

This is to certify that the

**DOWNTOWN TAYLORSVILLE HISTORIC DISTRICT
TAYLORSVILLE
ALEXANDER COUNTY**

has been entered in

THE NATIONAL REGISTER OF HISTORIC PLACES

by the

United State Department of the Interior

**upon nomination by the State Historic Preservation Officer under
provisions of the National Historic Preservation Act of 1966 (P.L. 89-665).**

The National Register is a list of properties "significant in American history, architecture, archaeology, and culture - a comprehensive index of the significant physical evidences of our national patrimony." Properties listed therein deserve to be preserved by their owners as part of the cultural heritage of our nation.

A handwritten signature in cursive script, appearing to read "Linda Haden", written over a horizontal line.

*State Historic Preservation Officer
Office of Archives and History*

August 6, 2024

Date Entered

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Downtown Taylorsville Historic District

Other names/site number: _____

Name of related multiple property listing: _____

NA

(Enter "N/A" if property is not part of a multiple property listing _____)

2. Location

Street & number: 12-46 West Main Avenue, 11-163 East Main Avenue {north side}, 72-134 Main Avenue Drive {north side}, and 1-19 South Center Street

City or town: Taylorsville State: NC County: Alexander

Not For Publication: _____ Vicinity: _____

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national

statewide

...X... local

Applicable National Register Criteria:

...X_ A

B

...X... C

D

Signature of certifying official/Title:

Date

No 1th Carolina Department of Natural and Cultural Resources

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

**State or Federal agency/bureau
or Tribal Government**

Downtown Taylorsville Historic District
Name of Property

Alexander County, NC
County and State

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
- ☐ determined eligible for the National Register
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:

Public - Local

Public - State

Public - Federal

Q
Q
D
☐

Category of Property

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

☐
0
☐
☐
☐

Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>29</u>	<u>6</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>1</u>	structures
<u>1</u>	<u>2</u>	objects
<u>30</u>	<u>9</u>	Total

Number of contributing resources previously listed in the National Register *N/A*

6. Function or Use**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/business
COMMERCE/TRADE/department store
COMMERCE/TRADE/specialty store
COMMERCE/TRADE/financial institution
COMMERCE/TRADE/warehouse
GOVERNMENT/courthouse
GOVERNMENT/jail
RECREATION/CULTURE/theater
SOCIAL/meeting hall
DOMESTIC/hotel
RELIGIOUS/religious facility

Current Functions

(Enter categories from instructions.)

COMMERCE/TRADE/business
COMMERCE/TRADE/department store
COMMERCE/TRADE/specialty store
COMMERCE/TRADE/professional
COMMERCE/TRADE/warehouse
GOVERNMENT/courthouse
RECREATION/CULTURE/museum
RELIGIOUS/religious facility
VACANT/Not in use

7. Description

Architectural Classification

(Enter categories from instructions.)

Commercial Style

Neo-Gothic Revival

Modern Movement

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: brick

concrete block

Walls: brick

concrete block

stucco

Roof: asphalt

membrane

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Downtown Taylorsville Historic District encompasses a portion of the central business district in Taylorsville, the seat of Alexander County. Following the creation of the county and town in 1847, town lots were laid out in a modified gridiron pattern around the courthouse square, and Taylorsville became the commercial and governmental center of the county. Resources within the district reflect the twentieth-century development of the town as frame buildings and residences gave way to a dense, compact development of one- to three-story brick commercial buildings. The district encompasses the greater portion of five blocks extending north and east from the courthouse square and covering approximately 10.6 acres. The district boundary is drawn to include the concentration of largely intact commercial and governmental resources from the period 1906-1973 on Main Avenue, Main Avenue Drive, and Center Street. The properties within the district include 30 primary and nine secondary resources. Among the resources within the district, 30 contribute to its historic and architectural character, while the

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nine non-contributing resources include six buildings that no longer retain historic integrity due to alterations and three buildings and objects built outside the period of significance.

Narrative Description

The town of Taylorsville, county seat of Alexander County in the northwestern piedmont of North Carolina, is organized on a modified gridiron plan, with the courthouse occupying a full block at its center. When the town officially incorporated in 1851, the limits were set at 1,000 yards from the courthouse in all directions. The courthouse block was bordered by Main Street on all sides: North Main Street to the north (now West Main Avenue), East Main Street to the east (now Center Street), South Main Street to the south (now Main Avenue Drive), and West Main Street to the west (now First Street SW). At present, Main Avenue and Main Avenue Drive are the principal east-west streets, bordering the courthouse square to the north and south, respectively. Center Street lies on the east side of the courthouse square and forms the town's north-south meridian. First Street SW (named Old Wilkesboro Road north of Main Avenue) lies on the west side of the courthouse square and forms the western edge of the district. For ease of reference to current maps, current street names are used throughout the rest of this nomination.

The Downtown Taylorsville Historic District encompasses the concentration of commercial and civic development that occurred in the center of town during the early and mid-twentieth century. The square surrounding the Alexander County Courthouse, built in 1970 after fire destroyed the previous building, consists of flat, grass lawn; concrete sidewalks; a few hardwood trees and boxwoods; and multiple commemorative monuments and markers. With commercial activity tightly concentrated to the north and east of the courthouse square, the downtown area is surrounded by residential, religious, and modern commercial buildings, as well as parks and other open spaces that help to define and distinguish the historic downtown district. To the northeast of the central business district, separated by a swathe of undeveloped land and a small creek, are the remnants of a former industrial district along the railroad tracks including a remodeled depot a roller mill, and various industrial buildings. To the west of the courthouse square, the town's commercial development is less dense and interspersed with altered, adaptively reused, and infill buildings.

While Alexander County has remained largely rural, Taylorsville attracted a modest amount of commercial and industrial development in the late nineteenth and early twentieth centuries to supplement its function as the county seat of government. By the turn of the twentieth century, the town's general development pattern had been established, with the three blocks of Main Street north and east of the courthouse as the principal business corridor. A view of Main Street in 1909 depicts a tight cluster of one- and two-story frame buildings in the first blocks of

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present-day East and West Main Avenue. Brick commercial buildings gradually replaced the frame structures over the next decades, while a few residences remained interspersed among the new development. By 1930, the downtown blocks surrounding the courthouse were fully developed and the general character of the central business district had been established. The appearance of the downtown district changed through the second half of the twentieth century with the addition of a few new buildings, redesigned facades, and the eventual removal of the last few residences, but the overall density and visual character of downtown generally reflects Taylorsville's principal period of development in the early- to mid-twentieth century.

Following the 1967 fire that destroyed the 1902 courthouse, a modern courthouse facility was built on the same site in 1970, helping to preserve the central government functions in Taylorsville. As a result, the downtown commercial area remains relatively intact from the end of its mid-twentieth-century appearance, even as some of the principal commercial and social activity that sustained it through the twentieth century has migrated south and west to modern commercial corridors. A significant number of buildings on the commercial blocks surrounding the square have first-story facades and storefronts that have been remodeled or otherwise altered with the application of synthetic materials and the addition of fixed shed awnings, but the overall consistency of historic building forms and massing, materials, and upper-story facade details remains largely intact to convey the district's historic character.

Inventory of Resources

The inventory list for the Downtown Taylorsville Historic District is organized beginning with the courthouse and West Main Avenue. Addresses for West Main Avenue begin at Center Street and move east-to-west on the north side of the street. The entries continue with East Main Avenue, moving west-to-east from Center Street beginning on the north side and continuing on the south side. A small number of resources located on Town Alley follow the entries for their associated buildings on Main Avenue. The inventory entries on Main Avenue Drive are listed west-to-east on the north side of the street; no resources on the south side of Main Avenue Drive are included within the district. The inventory concludes with a few resources on the east side of South Center Street. East and West Main Avenue run along what appears to be a natural ridge, with the topography of the district sloping gently to the south of the district, and more steeply toward a creek beyond Town Alley to the north of the district.

The district inventory consists of 30 contributing resources and nine non-contributing resources. Inventory entries provide the name, address, date(s) of construction, contributing or non-contributing status and resource type (see classification key below), and a detailed description of the exterior of each resource within the district. A summary of the property's history, when known, is also provided. Named properties are identified by their first, longest, or best-known occupant or function during the period of significance. Construction dates have been determined as accurately as possible by correlating information from deed research, tax records, two sets of Sanborn maps dating from 1924 and 1938, documentary photographs, newspapers, and other published sources. Because historic issues of the long-standing local newspaper, *The*

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Taylorsville Times, have yet to be digitized or indexed, more precise information is likely available but beyond the scope of this project. Vacant parcels within the district boundaries are noted in the inventory but not counted among the district resources.

A contributing building, site, structure, or object adds to the historic associations or historic architectural qualities for which the district is significant. Contributing resources add to the district's significance because they were present during the period of significance, relate to its documented historical significance, and possess overall historic integrity. A non-contributing building, site, structure, or object does not add to the historic associations or historic architectural qualities for which the district is significant. Non-contributing resources do not add to the district's significance because they were not present during the period of significance, do not relate to the documented historical significance, or no longer possess historic integrity due to alterations.

Classification key:	C-B	Contributing building
	C-O	Contributing object
	NC-B	Non-contributing building
	NC-S	Non-contributing structure

INVENTORY LIST

West Main Avenue, south side

[AX0041] Alexander County Courthouse, 29 West Main Avenue, 1970

C-B

Located on the same site as Alexander County's original courthouse, the Brutalist structure that stands today was constructed in 1970 and designed by Hickory-based architect James E. Biggs of Architecture **111**.¹ A second site several blocks to the east of downtown was also considered for the modern complex, but the architect justified his choice of the historic lot by citing the Taylorsville's land development plan from 1965. The report attributed the town's concentrated commercial center to the long-time presence of a courthouse on that site. First constructed as a one-story log building in 1847, then upgraded to a permanent brick building in 1849, and again replaced by a larger facility in 1902, the courthouse had long served as a hub around which later development centered.²

County Commissioners contracted Biggs to develop plans for a new courthouse facility in the early 1960s, and the architect presented initial plans to County Commissioners in 1966. Early

¹ The firm also designed the Alexander County Public Library in 1975.

² "Courthouse Site Selected," *The Taylorsville Times*, August 31, 1967; "History of Courthouse," *The Taylorsville Times*, August 17, 1967; "Alexander County Courthouse," *The Taylorsville Times*, July 1, 1976.

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plans produced by Biggs showed a complex of four Modernist structures at the corners of the block and an open landscaped courtyard; ultimately the current plan was selected.³ The re-development of the county building proceeded more urgently than planned after the historic county courthouse burned in 1967. The fire consumed the entire upper level of the building and left only remnants of the ground floor and basement, but county records were spared.⁴ The firm of Herman, Sipe and Company constructed the new courthouse. At the dedication ceremony for the new building on May 16, 1970, County Commissioner chairman Vernon Broyhill said the building was designed to "bring in the era of the 1970s."s

The Alexander County Courthouse occupies the western half of a city block bounded by West Main Avenue to the north, Center Street to the east, Main Avenue Drive to the south, and First Street SW to the west. Facing east toward Center Street and the commercial core of Taylorsville, the building is fronted by an expansive landscaped courtyard approached by concrete walkways from the north, east, and south. Composed of a central concrete plaza containing an offset diamond of grass and flanked by expansive green areas at the northeast and southeast corners of the lot, the terraced courtyard features globe-light lamp posts atop battered pebble-finish concrete bases, pebbled concrete benches, and oversized bowl-shaped planters. Monuments to the veterans of World War I and World War II, veterans of the Korean War and Vietnam; and the Alexander County Veterans Memorial Bell Tower stand in the southeast green. The northeast green contains a Confederate Soldier Memorial sculpture, historic cannon, and Roster Monument. A trio of flagpoles is mounted on a triangular concrete pad on the eastern edge of the parcel, just to the north of the main walkway. Four geodetic markers are located on courthouse grounds including a concrete post in the southwest corner of the square installed in 1935, two granite posts dating from 1949, and a brass disk set in the ground in 1991. The two granite posts are inscribed with a cross and "NCGS USCS 1900," the initials of the North Carolina Geodetic Survey and United States Coast Survey. The four markers are too small to be individually counted among the district resources.

The monumental, Brutalist-style building stands apart in its design and materials from the twentieth-century commercial architecture of downtown Taylorsville. The rectangular flat-roofed building is clad in tan pebble-finish concrete panels with a shallow projecting cornice of the same material. Rising above the roof, a rectangular, flat-roofed projection with slightly canted, metal-clad sides is slightly recessed from the building's main facade and greatly recessed from the other three sides of the courthouse. The main level of the building is slightly cantilevered over the raised basement, giving it the appearance of floating above the ground. On

³ "For Year 19??," *The Observer-News-Enterprise*, Vertical File: History - Courthouse, Local History Room, Alexander County Library, Taylorsville, NC.

⁴ "Courthouse Destroyed By Fire," *The Taylorsville Times*, August 17, 1967; "Many Alex Records Saved," *Hickory Daily Record*, August 11, 1967.

⁵ "Dedication Service and Open House: Alexander County Courthouse & Jail," May 16-17, 1970, pamphlet, Vertical File: History - Courthouse, Local History Room, Alexander County Library, Taylorsville, NC; "U.S. Flag Featured in Courthouse & Jail Dedication Here Saturday," Vertical File: History - Courthouse, Local History Room, Alexander County Library, Taylorsville, NC.

the east facade, a narrow row of ribbon windows marks the basement. The lot slopes downward toward the west of the lot, leaving the basement level of the rear elevation fully exposed. On the rear and side elevations, the basement windows run above a battered concrete base finished with a pattern of narrow, rusticated vertical bands in relief.

A central entrance portico with side walls projects from the facade and shades a pair of aluminum-and-glass doors flanked by wide plate-glass sidelights. Pebble-cast concrete pilasters and slender vertical sidelights frame the glazed entrance bay. The side walls of the entrance bay slant slightly inward and the roof slants downward, forcing a perspective that makes the entrance appear to be more deeply recessed than it is. Metal letters reading "ALEXANDER COUNTY COURTHOUSE" float on the northern end of the facade; a separate set of metal letters reading "IN GOD WE TRUST" were added in 2015 as a result of a statewide campaign.⁶ Historic photos show that the original entrance was accessed by a central set of concrete stairs flanked by battered concrete cheek walls of the same texture as the basement level. Each wall originally held a large bowl-shaped planter. Today the southern cheek wall remains intact while the northern has been replaced by a two-run wheelchair ramp finished with the same vertically banded concrete to mimic the original design. The ramp was constructed around 1990.⁷

Secondary elevations of the courthouse follow the material patterns established on the facade. While the north and south side elevations above the basement are blind, a series of irregularly spaced, recessed, fixed-pane windows pierce the west (rear) elevation. The basement level of the west elevation holds a recessed two-leaf metal-and-glass entry door to the north and a secondary single-leaf metal-and-glass door to the south.

The interior was originally designed to house courtrooms on the main level and county offices as well as a jail in the basement. On the main level, a wide central hallway with exposed brick walls passes between the two courtrooms for the Superior Court and the District Court. Each courtroom contains a circular area for court officials with rows of seating beyond and separate jury boxes to the rear of the building. A central rear stair leads to the lower level, which was designed to house the Sheriff's Department offices; the clerk of court; register of deeds; the tax office; and a state-of-the-art jail that included a maximum security section, isolation cells, and a separate cellblock for women. While the offices remain occupied, the jail is no longer in use.⁸

Confederate Memorial (Soldier Monument, Cannon, and Roster Monument), 1958, 2001 C-O

⁶ "Motto: Lettering Installed at Alexander County Courthouse," *The Taylorsville Times*, August 19, 2015.

⁷ "AX0041 Alexander County Courthouse," HPO Survey File, North Carolina State Historic Preservation Office, Asheville, NC.

⁸ Interior descriptions based on floorplan in "Dedication Service and Open House: Alexander County Courthouse & Jail," May 16-17, 1970, pamphlet, Vertical File: History - Courthouse, Local History Room, Alexander County Library, Taylorsville, NC. See also: "AX0041 Alexander County Courthouse," HPO Survey File, North Carolina State Historic Preservation Office, Asheville, NC.

Situated at the north of the courtyard in front of the courthouse and framed by a low concrete retaining wall and grass lawn, the Confederate Soldier Monument and adjacent Civil War cannon are all that remained on site after the previous courthouse burned in 1967. The main focus of the memorial is a stone sculpture of a soldier holding the barrel of a musket that rests at his feet. The sculpture stands atop a tall, two-tiered square column sheathed in irregularly shaped horizontal stone veneer. A metal plate on the north face of the column identifies the man as a soldier who was killed in the Battle of Gettysburg; a modern engraved stone panel below contains a quote from Virgil "Gus" Beckham, a Taylorsville attorney who funded the monument. A third engraved granite panel mounted atop the monument's concrete base commemorates Robert E. Lee. A metal cannon mounted on a metal axle between large metal wheels and placed on a concrete pad has stood beside the sculpture since it was installed.⁹ The granite panel mounted on a concrete base in front of the cannon identifies it as a Jones six-pounder and commemorates its role in Picket's (sic) Charge at the Battle of Gettysburg. A granite slab monument with the engraved names of Alexander County soldiers who served in the Civil War was installed to the west of the sculpture and cannon in 2001.¹⁰ The memorial is accessed by a concrete pathway running south from the public sidewalk to the sculpture.

Alexander County Remembers, WWI & WWII Veterans Memorial Roster Monument, ca. 2000
NC-O

The granite roster monument is a vertical, rectangular slab that stands atop a rusticated granite base at the southeast corner of the Courthouse plaza. The monument contains the engraved names of Alexander County residents who fought in World War I and World War II.

Korean War and Vietnam War Memorial, ca. 1985
NC-O

Standing directly to the west of the WWI & WWII monument, the granite Korean War memorial, also a vertical, rectangular slab that stands atop a rusticated granite base. Slightly smaller than the world wars memorial, the monument lists the names of Alexander County soldiers who died in Korea and Vietnam. The monument was installed prior to 1987, when it first appears in an aerial photograph of downtown Taylorsville.¹¹

Alexander County Veterans Memorial Bell Tower, 1902, 2003
NC-S

⁹ "They Voted to Go All Out," Vertical File: History - Courthouse, Local History Room, Alexander County Library, Taylorsville, NC; "Alex Memorial," Vertical File: Civil War, Local History Room, Alexander County Library, Taylorsville, NC.

¹⁰ Alexander County, Board of Commissioner's Meeting, April 3, 2001, <https://alexandercountync.gov/minutes-agendas/2001docs/20010403m.htm> (accessed April 2024).

¹¹ "Taylorsville 1987," postcard, collection of Connie Kincaid, Alexander County Economic Development Corporation, Taylorsville, NC.

Situated on the southeast lawn directly in front of the courthouse, the bell tower is accessed by a short concrete path from the walkway running across the front of the building. The minimal bell tower is carried on four tall, square brick piers and is relatively unadorned save for a soldier course of brick and corbelling between the piers. The brick monument contains the bell and cornerstone from the 1902 courthouse.¹² Two metal plaques installed on the brick piers detail the histories of the courthouse bell and the bell tower monument. The bell was returned to the Courthouse Square in 1974 and was initially mounted on a concrete slab. The Alexander County Sesquicentennial Committee constructed the brick memorial to house the bell in 2003.¹³

West Main Avenue, north side

[AX00S3] (former) People's Drug Store, 12 West Main Avenue, ca. 1920

C-B

Located at the northwest corner of West Main Avenue and North Center Street, the two-story, five-to-one common bond brick commercial building was built in the late 1910s or early 1920s. The building is notable for its cast-iron storefront manufactured by G. L. Mesker & Co. of Evansville, Indiana, and features paired one-over-one double-hung windows on the second story with cast-concrete sills and molded lintels, recessed corbelled panels in the upper facade, and a corbelled cornice. The storefront, which is wrapped around one bay on the east side elevation, was substantially altered in the late 1980s or 1990s with replacement doors and windows and rough stucco infill. Remaining elements of the Mesker storefront include the east corner post, an intermediate post near the west end of the facade, and an I-beam lintel with large corner blocks and decorative florets. The cast-iron posts have decorative floral scrollwork, textured panels, and fleur-de-lis adorning the surfaces. The Mesker company is identified on a name panel near the base of the east corner post. The storefront entrance has been reconfigured with double-leaf replacement doors flanked by vertical sidelights. A single twelve-over-twelve double-hung window is located at either end of the storefront, which is shaded by an attached copper-clad hip-roof awning. The west window infills an original single-leaf doorway that led to the second floor.

The east elevation of the building exhibits a stepped parapet roofline with a metal coping. A single storefront bay is located at the south end of the east elevation and infilled with rough stucco. A single one-over-one double-hung window on the first story is located near the north end of the elevation and has a concrete sill and lintel. Seven one-over-one double-hung windows with concrete sills on the second story are irregularly spaced. A below-grade entry door and small window openings at the basement are exposed due to the slope of North Center Street.

¹² "AX0041 Alexander County Courthouse," HPO Survey File, North Carolina State Historic Preservation Office, Asheville, NC.

¹³ "Rustic Old Bell Returns to County's Courtsquare," *The Taylorsville Times*, August 1, 1974; Alex History Group, LLC, *Alexander County Treasures: A History of Remarkable People and Precious Gems* (Virginia Beach, VA: The Donning Company Publishers, 2012), 331.

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The rear elevation features an attached full-width porch at the first story, supported by a concrete block foundation the height of the fully exposed basement that is a rehabilitated version of an earlier porch. The hip roof is supported on square wood posts with wood railings. The porch shelters a central single-leaf entrance flanked by single one-over-one windows on the main level of the building. The door and windows are later replacements that differ from the size of the original openings. Two single windows on the second level contain six-over-six double-hung wood sash with concrete sills.

W. B. Matheson deeded the property Charlie R. White in 1910, and the property is referred to as the Charlie White lot in later deeds. Rowe Campbell Sr. founded Peoples Drug Store in 1918. After Campbell *moved* the store to South Center Street around 1940, the building was occupied by Munday's Drug Store.

[AX0103] Merchants & Farmers Bank, 16 West Main Avenue, ca. 1919

C-B

Built by Merchants & Farmers bank around 1919, the two-story common bond brick commercial building is largely intact on the upper level of the facade and the rear elevation.¹⁴ Two recessed panels float atop a row of four regularly spaced one-over-one double-hung replacement metal windows with projecting header-course sills. Applied metal paneling covers the space between the windowsills and the flat-roofed cable-hung awning. Brick piers subdivide the storefront into three bays of varying width. To the east, a single-leaf aluminum-and-glass door with slender sidelight is the main entrance to the building. The largest, central, bay is infilled with brick around a single-pane window adjacent to the middle pier. The narrowest bay, on the west of the facade, contains a single-leaf aluminum-and-glass door to access the upper level.

The north (rear) elevation reveals a fully exposed basement. All openings on the rear elevation are segmental-arched, with brick lintels formed of two and three rows of brick headers, and contain rectangular windows. A central single-leaf metal door at the basement level is flanked by single six-pane wood sash windows covered with security bars. A second door opening at the center of the first floor has been infilled with brick around a horizontal two-over-two window. The windows on either side, obscured by screens, appear to be single, fixed-pane sash. Four window openings on the upper level contain a combination of original four-over-four double-hung wood windows and single, fixed-pane sash. Exposed rafters are visible at the roofline.

A plaque on the facade reads "In Memory of Solon E. Little," and honors a cashier who was seriously wounded in the robbery of Merchants & Farmers Bank in 1933.¹⁵ The building transitioned to the Taylorsville hub of Northwestern Bank in 1938 when Northwestern Bank consolidated with Merchants & Farmers Bank and assumed ownership of the Taylorsville

¹⁴ Deed book 9, page 3, Alexander County Register of Deeds, Taylorsville, NC.

¹⁵ "Four Bank Robberies in Alexander County in Past 43 Years," *The Taylorsville Times*, July 1, 1976.

branch.¹⁶ Northwestern Bank was formed in 1937 with the merger of the Bank of Sparta; Deposit and Savings Bank of North Wilkesboro; Merchants & Farmers Bank of Bakersville; and the Watauga County Bank in BooneY

[AX0102] Hedrick Office Building, 22 West Main Avenue, ca. 1930, early 1980s

NC-B

The parcel has held a commercial building since as early as 1919, beginning with a gable-roofed frame structure. A brick building, filling the gaps between the neighboring parcels, had been constructed by 1938.¹⁸ Edward L. Hedrick III purchased the property in 1979 and undertook an extensive remodeling that was completed by 1987.¹⁹ During the renovations the entire facade was remodeled. A metal plaque between the second and third stories of the facade's middle bay reads "Edward L. Hedrick, III Office Building."

Three arches define the remodeled storefront of this three-story brick building, with the middle arch wider than the flanking arches. Each arch is framed by a projecting course of header bricks and rises through all three stories of the facade. A decorative staggered soldier course extends between the tall arches and the simple corbelled cornice. The entrance and window bays on the ground and second story are set back slightly from the brick facade, creating recessed porches. On both levels, pairs of 12-light doors flanked by 12-light windows open in the center bay, with pairs of slender 12-light windows on the outer bays. Multi-light fixed-pane windows fill the arched openings on the third story; the large middle window is divided to give the appearance of a fanlight. Despite being three stories, the building is approximately the same height as the flanking two-story buildings.

The north (rear) elevation reveals an exposed basement. Porches run the width of each of the four floors and were most likely added when the facade was remodeled. The basement entrance contains large central double doors with two lights atop panels of diagonal wooden slats that appear to be original. Two-over-two double-hung wooden sash windows covered with security bars flank the basement entrance. Windows and doors on the upper levels are all modern replacements.

[AX0101] Smithey's Department Store (I), 34-36 West Main Avenue, ca. 1920, ca. 1934

C-B

The building comprises a single-storefront building erected ca. 1910 that originally housed the Bee Hive, a popular store serving Taylorsville in the 1910s and 1920s; and, to the east, the two-

¹⁶ Deed book 30, page 121, Alexander County Register of Deeds, Taylorsville, NC.

¹⁷ "Northwestern Bank Consolidated in 1938 with Taylorsville Merchants & Farmers Bank," *The Taylorsville Times*, July 1, 1976.

¹⁸ Deed book 8, page 251, Alexander County Register of Deeds, Taylorsville, NC; Sanborn Map Company, Taylorsville, Alexander County, North Carolina, February 1938, Sheet 2.

¹⁹ Deed book 211, page 932, Alexander County Register of Deeds, Taylorsville, NC; Vertical File: A0040 Taylorsville Central Business District, 1986, Local History Room, Alexander County Library, Taylorsville, NC.

storefront Watts Company Department Store built by 1913.²⁰ Charles Watts purchased the Bee Hive building in 1914; 1924 Sanborn Maps document its use as a drug store.²¹ Watts leased the building to N. B. Smithey for his department store in 1927.²² When the Watts Company building was badly damaged by a fire in the early 1930s, Watts decided to sell to N. B. Smithey instead of rebuilding. In 1934, Smithey purchased both buildings and rebuilt the fire-damaged building.²³ 1938 Sanborn maps note that the old Bee Hive building, now under Smithey management, was being used as a movie theater.²⁴ Historic photos document that the two buildings had been remodeled to their current configuration-with a unified parapet and brick diamonds atop a band of evenly spaced windows-by 1947. This remodel substantially reworked the former Watts Building, replacing its pair of two-story shops with a three-story-on-basement building whose third floor is apparent only from the rear elevation.

The unified facade of the two-unit brick building with concrete coping appears to be two stories throughout. The eastern, rebuilt unit's third story is "blind," concealed by the upper facade which is unornamented with the exception of a row of five diamonds (two on the western unit and three on the eastern) filled with bricks laid at an angle. Below, a row of twelve window openings runs the length of the facade, with four evenly spaced above the western storefront and eight evenly spaced above the two eastern storefronts. All openings are filled with replacement single-pane windows capped by opaque transoms; historic photographs from the early 1950s confirm that the previous windows were double-hung sash. Projecting from the wider space between the two sets of windows, there is a vertically oriented sign that originally read "Smithey's" and now reads "YMCA." Panels of vinyl siding run between the projecting concrete sills of the second-story windows and the flat-roofed cable-hung awning that shades the storefronts below.

Despite slight variations between the three storefronts, all are stylistically unified by the consistent use of black structural glass to subdivide them and line the bulkhead walls below the display windows. All three storefronts contain recessed entrances. The westernmost entrance is fronted by a terrazzo floor reading "Smithey's" and contains a single-leaf glass and aluminum door with transom. A decorative diamond motif with 'S' is inscribed in the structural glass above each window on the westernmost storefront. Replacement tile covers the floors of the two eastern storefronts, which each contain double-leaf aluminum-and-glass doors with transoms.

²⁰ "The Watts Company," advertisement, *The Mountain Scout*, April 2, 1913.

²¹ Sanborn Map Company, Taylorsville, Alexander County, North Carolina, December 1924, Sheet 2.

²² "The Bee Hive Under New Management," *The Mountain Scout*, March 11, 1914; *Alexander County Treasures*, 85. N. B. Smithey opened his first store in 1906 in the old Wilkesboro Hotel in Wilkesboro. At the time of his death in 1953, Smithey operated 17 stores in North Carolina, Tennessee, and Virginia. Arlene Edwards, "Aging Hotel Remembers Lively Old-Timey Days," *Winston-Salem Journal and Sentinel*, February 20, 1972, C1.

²³ See historic photo of the building before reconstruction in: "Smithey's Department Store Opened in Taylorsville in 1927," *The Taylorsville Times*, July 1, 1976; Vertical File: A0040 Taylorsville Central Business District, 1986, Local History Room, Alexander County Library, Taylorsville, NC; Deed book 25, page 91, Alexander County Register of Deeds, Taylorsville, NC.

²⁴ Sanborn Map Company, Taylorsville, Alexander County, North Carolina, February 1938, Sheet 2.

The north (rear) elevation clearly shows the distinction between the original and rebuilt buildings. The rear of the older, western building features three bays of slightly segmental-arched openings at the first and second stories, all of which are entirely infilled with glass block except for the westernmost opening of the first story which has a replacement single-leaf, recessed metal door and glass block above. This door is accessed by a metal staircase with railing. At the fully exposed basement, a single-leaf aluminum-and-glass door occupies the eastern opening and the two openings to the west are infilled with brick. The rear elevation of the larger, reconstructed eastern building is subdivided by a grid of sixteen window openings, four across each level of the three stories and basement, which are almost all infilled with glass block. A metal staircase rises to two second- and third-story doors, each of which features a single-leaf replacement door cut into the window opening. A basement entrance in the easternmost bay contains a double-leaf glass-and-aluminum door shaded by a flat-roofed awning and a large window opening containing a replacement double-hung window and infilled with plywood. The westernmost window opening at the basement level is infilled with brick.

The parcel continues north across Town Alley and contains the entirety of the block bounded by Town Alley, North Center Street, First Avenue, and Old Wilkesboro Road. This block contains three warehouse buildings: two facing Town Alley and a third at the northeast corner of the parcel.

Warehouse, 180 Town Alley, 1920s

C-B

The parged brick building is capped by a parapet with tile coping on its south, east, and north elevations. A single opening on the south elevation contains a paneled double-leaf door. All other elevations are blind, though traces of former window openings are visible on the east and north elevations. The 1924 Sanborn map shows the building as a jail in the western end and a larger office to the east.²⁵

Smithey's Hardware Store, 200 Town Alley, ca. 1930

C-B

The one-story-on-basement, L-shaped stone building with extruded mortar joints was reportedly constructed with stone from Rocky Face Mountain Quarry, an Alexander County quarry northeast of Taylorsville. A parapet with concrete coping caps the west, south, and east elevations of the building. The parapet is flat with the exception of a gable that rises to meet a tall stone chimney stack on the west end of the south elevation, facing Town Alley. The initials K.S. are written in mortar on the south face of the chimney. A flat-roofed metal awning runs the full width of the south elevation and shades a concrete porch and offset double-leaf aluminum-and-glass door. The entire wall beneath the awning has been sheathed in smoothed stucco. Window openings on the upper level are finished with projecting concrete sills and contain pairs of double-hung replacement sash windows. A concrete stairway beside the west elevation leads

²⁵ Sanborn Map Company, Taylorsville, Alexander County, North Carolina, December 1924, Sheet 2.

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from Town Alley to a lower parking lot behind the building. The basement window openings are generally smaller and contain one-over-one double-hung sash windows. Most windows are covered with security bars. A pair of larger openings are cut into the north elevation of the projecting ell; here, the basement opening contains a double-leaf wooden door while the upper opening is infilled with brick surrounding a pair of replacement one-over-one windows.

Constructed sometime between 1924 and 1938, this building was erected to house Smithey's Hardware Store, which was operated by Mr. and Mrs. Hugh Brookshire for 42 years until closing in the early 1970s.²⁶

Warehouse, 214 Town Alley, 1950s

C-B

The one-story brick storage building with tile coping faces south onto Town Alley. A concrete stoop runs the length of the building facing the alley, and a single-leaf metal entry door pierces the south elevation. All other elevations are blind. The warehouse was constructed before 1964 and may have originally been associated with Lackey's Department Store, located at 46 West Main Avenue in the 1950s and 1960s.⁷

[AX0100) Smithey's Department Store (II), 42 West Main Avenue, ca. 1920, 1934

C-B

The two-story brick commercial building was constructed ca. 1920. In 1934, N. B. Smithey, a Wilkesboro businessman, purchased the building and the building to the east (now 36 West Main) to expand Smithey's Department Store.²⁸ The building shares the decorative brick banding effect found on the adjacent 46 West Main Avenue, in which recessed single courses are flanked by four courses of brick. Beyond the brick patterning, the commercial building is relatively nondescript. Metal coping covers the top of its flat parapet, and four window openings on the upper level are partially infilled with brick and contain twelve-pane fixed sash. Two bands of damaged brick above and below the second-story windows are likely scars from the removal of wood siding that was previously applied to the entire upper level of the building between 1950 and 1974 to unify it with the adjacent Smithey's Department Store building.²⁹ Historic photos

²⁶ "Smithey's Department Store Opened in Taylorsville in 1927," *The Taylorsville Times*, July 1, 1976; "Mr. John Hugh Brookshire," obituary, *The Charlotte Observer*, February 24, 1988, 6E. No documentation could be found to explain why the building was labeled as a wholesale grocery on the 1938 Sanborn Map. Sanborn Map Company, Taylorsville, Alexander County, North Carolina, February 1938, Sheet 2.

²⁷ Aerial view of Taylorsville, NCDOT Historical Aerial Imagery Index, March 31, 1964.

²⁸ "Smithey's Department Store Opened in Taylorsville in 1927," *The Taylorsville Times*, July 1, 1976; "Smithey's Department Store," Vertical File: Alexander County-History-Business and Industry, Local History Room, Alexander County Public Library, Taylorsville, NC; Deed book 25, page 91, Alexander County Register of Deeds, Taylorsville, NC.

²⁹ The siding does not appear in a 1947 postcard photo of the central business district but is visible in a 1974 advertisement for Smithey's. "Smithey's Department Store," advertisement, *The Taylorsville Times*, July 1,

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dating to ca. 1927 reveal that the building originally had a lower parapet that was raised by 1947 to form a continuous cornice with the adjacent building to the east.³⁰

A decorative terrazzo floor reading "Smithey's" fronts the recessed storefront, which is identical in style to the storefronts to the east that also accessed the department store, all apparently installed at the same time. It is composed of plate glass windows flanking a central aluminum-and-glass single-leaf door with transom. Structural black glass frames the recessed storefront on both sides and a single-leaf aluminum-and-glass door on the east of the facade that accesses the upper level. A fabric awning hung from cables shades the full width of the facade. A pressed tin ceiling remains intact on the main level of the interior.

The north (rear) elevation reveals an exposed basement with a projecting brick platform containing a recessed vehicular bay with double-leaf corrugated metal doors. Window openings on either side of the platform are infilled with brick. A central metal security door on the first story opens onto the platform, which also is accessed by metal stairs leading from the adjacent building to the east. Five window openings on the upper levels, two on the first story and three above, are finished with projecting brick sills. The other four windows are infilled with glass block while the central upper-level opening contains a jalousie window.

[AX0099] Commercial Building, 46 West Main Avenue, ca. 1920

C-8

Located at the northeast corner of West Main Avenue and Old Wilkesboro Road, the three-story common-bond brick commercial building is enlivened by segmental-arch window openings, decorative brick banding, and a corbelled cornice on the facade. The storefront, which appears to be a mid-century replacement, features a recessed entrance bay at the east end with double-leaf fifteen-light doors and a multi-light transom. The aluminum-frame storefront window is two large panes resting on a low, brick bulkhead with a rowlock-course sill. An attached metal-clad hip-roof awning shelters the storefront. A band of applied aluminum siding, where the awning is attached, extends from the top of the storefront to the base of the second-story windows. The two windows on the second story are one-over-one double-hung wood sash set within an arched opening with rowlock-course brick sills and a lintel of three courses of headers. The banding effect is created by a recessed single course flanked by four courses of brick and extends to the adjacent facade at 42 West Main Avenue. The corbelled cornice displays a soldier course and a rowlock course topped by four courses of corbelled brick. There are no third-story windows on the facade or side elevation.

The west side elevation has a stepped brick parapet and four segmental-arch window openings with cast concrete sills at the second story. The windows have been removed and the

1976. Vertical File: A0040 Taylorsville Central Business District, 1986, Local History Room, Alexander County Library, Taylorsville, NC.

³⁰ See historic photo of the building before reconstruction in: "Smithey's Department Store Opened in Taylorsville in 1927," *The Taylorsville Times*, July 1, 1976.

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openings are boarded from the inside. A concrete stair from the front sidewalk descends to a below-grade entry to the basement. Two additional arched window openings light the basement.

All four levels of the rear elevation have segmental-arch openings with cast stone sills and lintels of two or three rows of headers. At the second and third stories, only the two outer bays have openings, which contain one-over-one double-hung sash replacement windows. The second-story west window is covered by a board. At the first story and basement, windows occupy the outer bays (four-over-four at the first story and covered in paint and replacement one-over-one in the shorter basement windows), while the middle bay is wider, containing a large door. The door at the first story is covered in metal bearing the letters spelling CLINES on the diagonal; the double-leaf door at the basement is wood.

The 1924 Sanborn maps show that the building had an open stairwell from the first to second floor and an elevator. A shed-roof frame enclosure on the roof caps the elevator shaft and is visible at the northeast corner of the building. The building served as the home of Lackey's Department Store for many years in the 1950s and 1960s.³¹ Cline's Florist, established in 1976, has occupied this location since prior to 1984, when Clayton and Loretta Cline bought the building from the Gwaltney family.³²

East Main Avenue, north side

[AX0104] Commercial Building, 11 East Main Avenue, ca. 1939

C-B

Located at the northeast corner of East Main Avenue and North Center Street, the one-story brick commercial building features relatively plain facade, aluminum-frame storefront, attached shed-roof awning, and a full basement exposed at the rear. The building was not shown on Sanborn maps of Taylorsville updated through 1938 but was erected soon thereafter as it appears in H. Lee Waters's 1939 film of Taylorsville.³³ The storefront is arranged around central double-leaf glazed doors surmounted by a single-pane transom. On either side of the entrance, large plate-glass display windows are divided into two panes by a single aluminum muntin. The windows rest on low brick bulkheads with rowlock-course sills that have been painted a chalky gray. The attached shed awning is frame construction and covered with asphalt shingles. The upper facade has a flat parapet with a cornice of soldier-course brick and a cast concrete coping.

Concrete steps with a two-bar metal railing descend along the west elevation to a below-grade entrance. Two windows to each side of this entrance are covered with security bars. A second entrance near the north end of the west elevation is accessed directly from the sidewalk on the side of the building and contains a replacement single-leaf door. The side elevation is blind on the main level of the building, while the stepped parapet has a cast concrete coping.

³¹ *Alexander County Treasures*, 265.

³² Deed book 244, page 992, Alexander County Register of Deeds, Taylorsville, NC.

³³ "Taylorsville (N.C.), 1939 (Reel 1)," H. Lee Waters Film Collection, Duke University Libraries, <https://luidn.duke.edu/ark:/87924/r4m32s474>, accessed March 2023.

The rear (north) elevation features a central entrance to the fully exposed basement that contains a single-leaf door flanked by sidelights. The wide wooden door is composed of 12 lights over a single panel, while the sidelights have eight lights over a single panel. A pair of four-light wood-frame casement windows separated by a wide mullion are located to the east of the entrance, and the window to the west is double-hung sash. Four windows are evenly spaced across the rear on the main level. The two-over-two double-hung wood-sash windows have rowlock-course brick sills and are covered with security bars.

The building appears to have been constructed around 1939 for commercial purposes. It became the department store extension of the neighboring United Variety Store by 1950, and in the 1970s it was a women's clothing store. The building presently houses a hair salon.

[AX0105] United Variety Store, 21 East Main Avenue, 1938, ca. 1970

C-B

This two-story brick commercial building, home to the headquarters of the regional United Variety Store chain, was erected in 1938 after an earlier building on the site burned.³⁴ The ca. 1970 replacement storefront has a central double-leaf entrance flanked by aluminum-frame plate-glass display windows. A transom above the entrance has been boarded over, and the display windows rest on low brick bulkheads that form shallow planting beds in front of the windows. The replacement doors have nine lights over two panels and the display window to the west is subdivided into two panes by a central muntin. The replacement doors and planting beds are late twentieth century additions. The fixed, wooden shed awning is sheathed in wood shingles, now deteriorated. The tall four-bay upper facade, which was likely designed to match the adjoining building at 23 East Main Avenue, exhibits bricked-in window openings with a continuous soldier-course lintel. A decorative band of soldier course brick on the upper facade is bound above and below by a single course of header brick and capped by cast concrete coping. Despite the facade changes to the storefront and second-story windows, the building remains contributing as it conforms with the overall form, scale, and materials of the district.

While the east elevation is flush with the adjacent building at 23 East Main, a stepped parapet roofline is visible along the west elevation. The rear (north) elevation reveals an exposed basement and three stories above. At the basement there is a garage opening, concrete block loading dock, and a loading bay. The garage bay to the west has a replacement overhead door, and an attached shed-roof metal canopy supported on metal posts shelters the loading dock and bay with a metal roll-up door. An exterior brick chimney flue at the center of the elevation rises

³⁴ The full extent of the fire damage is not known, but the earlier building suffered significant damage. It was reported that the "United Variety Store and its contents [were] completely destroyed" but firefighters from both Taylorsville and Statesville were able to keep flames from spreading to the Miller Hardware building and neighboring structures, although the heat of the flames blistered paint and cracked windows on buildings across the street. See "United Variety Store Opened 1926," *The Taylorsville Times*, July 1, 1976, 6. The uniformity of the facades and rear elevations complicates an understanding of whether the two buildings were originally built as one structure or two separate but adjoining buildings. Deed records typically acknowledge the two buildings as **separate properties**.

against the rear wall of the building. Each of the three stories above has four bays of windows, some of which are original two-over-two double-hung sash while others are replacements or infilled with brick or plywood.

A two-story building erected at this location in the early 1920s housed Adams Furniture Store before L. M. Hinshaw began operating United Variety Store at this location in 1926. After R. A. Adams declared bankruptcy in 1933, Hinshaw acquired the building at public auction for \$8,125.³⁵ Hinshaw's "skill in buying and merchandising enabled the firm to expand rapidly" and at one point included 17 stores across the state.³⁶ In December 1937, a fire destroyed the building and caused an estimated \$20,000 in damage. Neither the building nor the contents of the store were insured. The following month, however, Hinshaw contracted with Herman L. Sipe to build a new store.³⁷ During the 1950s, the front facade of the store had two recessed entrances, curved storefront windows, and a long, scalloped awning across the facade. By 1976, the current storefront configuration was in place. The Taylorsville store remained the company's headquarters until the business was dissolved in 1979.³⁸

[AX0106] Rhodes-Day-Elledge Furniture Co. Building, 23 East Main Avenue, ca. 1924, ca. 1965, ca. 1995 **C-B**

J. M. Miller had this two-story brick building erected around 1924 for his hardware store. In 1941, J. M. Miller sold the building to the Rhodes-Day-Elledge Furniture Company and moved his hardware store to the warehouse behind the building, across Town Alley. The furniture company first opened in Taylorsville in 1939 and originally occupied the building at 34 West Main Avenue. Clay Elledge served as president of the Rhodes-Day-Elledge company and his wife, Ruth Watts Elledge, was secretary-treasurer. Elledge had worked for Rhodes-Day in Wilkesboro before coming to Taylorsville in 1937. Elledge helped organize the Taylorsville Merchant's Association, which later evolved into the Alexander County Chamber of Commerce.³⁹ Heilig-Meyers Furniture later occupied the building.

The storefront, likely a 1960s replacement, has central, double-leaf, glazed entry doors surmounted by a jalousie transom and flanked by sidelight panels. The entrance bay is flanked by plate-glass display windows that rest on low brick walls forming planting beds in front of the windows. The fixed, fabric awning was installed sometime between 1987 and 1999, and the planting beds are late twentieth century additions. The brick detailing and fenestration of the upper facade appears to have been replicated when the adjacent facade of 21 East Main Avenue

³⁵ Deed book 23, page 405, Alexander County Register of Deeds, Taylorsville, NC.

³⁶ "United Variety Store Opened 1926," *The Taylorsville Times*, July 1, 1976, 6.

³⁷ "Store at Taylorsville Is Destroyed by Blaze," *The Charlotte Observer*, December 14, 1937, 9; "Erect \$18,000 Building for Taylorsville Store," *The Charlotte Observer*, January 8, 1938, 9.

³⁸ Articles of Incorporation book 210, page 787, Alexander County Register of Deeds, Taylorsville, NC.

³⁹ "Rhodes-Day-Elledge Furniture in 39th Year of Operation in Taylorsville," *The Taylorsville Times*, July 1, 1976.

was rebuilt in 1938 following a fire.⁴⁰ The four-bay upper facade exhibits bricked in window openings with a continuous soldier-course lintel. An attached sign covers the two center window openings. A decorative band of soldier course brick on the upper facade parapet is bound above and below by a single course of header brick and capped by cast concrete coping. Despite the facade changes to the storefront and second-story windows, the building remains contributing as it conforms with the overall form, scale, and materials of the district.

The rear (north) elevation reveals an exposed basement with loading dock and rear entrance block covered by a projecting shed-roof wing with concrete block walls, exposed rafters, and a steel I-beam lintel. An exterior brick chimney flue rises against the rear wall of the building. An upper story of the building also revealed at the rear has five window openings, three of which are boarded over. The building's party walls have corbelled parapets at the rear. A shed-roof frame enclosure on the roof caps the freight elevator shaft and is covered with metal sheathing.

Warehouse, ca. 1930

C-B

A one-story frame warehouse stands on the north side of Town Alley at the rear of the lot. Resting on a brick foundation, the front-gable roof building is covered with corrugated metal siding and has a metal roof. A frame office wing projects at the front of the building with a shed roof sloping to the east, interior brick chimney flue, and a pair of two-over-two double-hung wood-sash windows on the facade; a square window frame is located on the east side of the wing. A shed roof of a different pitch sloping to the west creates a covered entrance bay for both the building and the office wing. The sheltered west elevation of the office contains a four-light wood-sash window and a single-leaf glazed and paneled entry door. The main building is entered through a single-leaf wooden entry door topped by a single-light transom. A larger doorway contains a single-leaf solid metal door and is reached by three wooden steps and a wood ramp. A shed-roof extension along the east side of the building has double-leaf metal doors located on the south elevation.

When J. M. Miller sold his building to the Rhodes-Day-Elledge Furniture Company in 1941, he moved his hardware business to this former warehouse building. Two years later Miller sold the business to his daughter and son-in-law, Hazel and Plato Carson. The Carsons changed the name to Carson Hardware and continued to operate from this location until 1946, when they purchased the building at 15 South Center Street opposite the courthouse and moved to that location.⁴¹

[AX0107] Commercial Building, 31-33 East Main Avenue, ca. 1965

C-B

⁴⁰ The uniformity of the facades and rear elevations complicates an understanding of whether the two buildings were originally built as one structure or two separate but adjoining buildings. Deed records typically acknowledge the two buildings as separate properties.

⁴¹ "Carson Hardware Established 1943," *The Taylorsville Times*, July 1, 1976.

Built around 1965 by J.C. Gant, the short two-story brick commercial building features an aluminum-frame storefront and a flat parapet with terra cotta tile coping. A fixed fabric awning installed in the 2000s shelters the storefronts while the upper facade is plain, painted brick with two square window openings and rowlock-course brick sills. The windows are three-light aluminum-frame awning sash. The storefront consists of two bays of full-height windows with a single-leaf glazed door and transom located off-center. A narrow bay at the east end of the facade is recessed slightly and contains a single-leaf glazed door with transom that accesses stairs to the second story. The upper portion of the east elevation is visible above the adjacent building at 35 East Main Avenue and is unadorned except for a single plate-glass fixed-sash window.

An exposed basement visible at the rear (north) of the building contains central double-leaf doors sheltered by an attached fabric awning, and an exterior brick chimney flue rises against the rear elevation. The rear windows of the main floor are replacement one-over-one sash, while the upper story has three-light metal-sash awning windows. A single-leaf door on the west side of the upper story opens onto an attached metal fire escape, which leads to the roof of a concrete block addition projecting from the rear of the building at 23 East Main Avenue.

J.C. and Carmen Gant purchased this parcel "beginning at a point on...the East wall of the brick building of J. M. Miller, now known as Rhodes-Day-Elledge Furniture Company" from Garland and Edna Lackey in February 1964 and erected the building.⁴² The enterprising Gant, who farmed and worked as a logger before becoming a builder, primarily developed residential subdivisions. Rhodes-Day-Elledge first occupied the building for additional showroom space.⁴³

[AX108] Commercial Building, 35 East Main Avenue, ca. 1968, ca. 2010

NC-B

The plain one-story brick commercial building features a tall flat parapet and modern storefront windows. The symmetrical facade consists of a replacement single-leaf entry door topped by a single-light transom and sheltered by an attached fabric awning. The entrance is flanked by two windows on either side, which are metal-frame fixed sash with plate glass separated by decorative slanting muntins. The windows appear to be replacements, possibly added around 2010, along with changes to the entry door and awning. Laid in common bond, the facade brickwork includes rowlock course windowsills set flush with the wall and a rowlock course string course on the upper facade. The parapet is capped by a metal coping.

The building extends approximately half the depth of its lot and is surrounded by paved parking at the rear and in the vacant lot to the east. Three narrow plate-glass windows pierce the visible east elevation. The rear (north) elevation of the building contains a single-leaf security door.

The Western Carolina Corporation, based in Hickory, purchased three parcels of land from Max C. and Cora Lee Barnes Nye in 1968, including Lots 1 and 5 of "the Business block of the J. P.

⁴² Deed book 73, page 286, Alexander County Register of Deeds, Taylorsville, NC

⁴³ Rhodes-Day-Elledge advertisement, *The Taylorsville Times*, March 25, 1965, 4-5.

Echerd estate."⁴⁴ The company entered into a party wall agreement with J.C. Gant, owner of the building at 31 West Main Avenue, before it began constructing the new building. The agreement noted that Gant had recently constructed a brick wall and that "the Corporation desires to construct a building 45 feet long having a height of 14 feet and to utilize the existing wall of Gant, as a party wall."⁴⁵ The Western Carolina Corporation paid \$750 for the right to share the wall, and the owners agreed to a number of covenants concerning use and maintenance.

Vacant parcel, PIN 3759-68-1005 (0.12 acre) - paved parking lot

Vacant parcel, PIN 3759-68-1056 (0.14 acre) - paved parking lot

[AX0109] Rowe Campbell Building, 53 East Main Avenue, 1956

C-B

Rowe Campbell, co-founder of Town & Country Drugs, erected the Modernist-influenced one-story brick commercial building in 1956 on a corner lot in downtown Taylorsville. Garley Foster served as foreman for the construction of the building. The building features a gently sloping roof with a low parapet, terra cotta tile coping, and an exposed basement at the rear (north). The recessed facade is framed by Roman brick wing walls in a stacked pattern and terrazzo flooring. The gridded glass wall forming the facade features plate-glass storefront windows on stacked Roman brick bulkheads, double-leaf glazed entry doors, aluminum mullions, and a thin horizontal muntin at the top of the door frame dividing the upper and lower window panes. A fixed fabric awning has been added to the facade with the top of the awning positioned at the parapet line.

The long east elevation overlooking 1st Street is relieved by three metal scuppers and downspouts, as well as nine vents covered by curved metal hoods. Concrete steps located between the building and the sidewalk descend along the side of the building to the basement entrance at the north end of the east elevation, which is marked by three 4-light windows with horizontal muntins and a single-leaf, five-panel wooden door.

The rear (north) elevation consists of central double-leaf, five-panel wooden doors at the basement level and a central single wooden door on the main level; neither doorway is accessed by stairs on the exterior. A single window to the west of the basement door contains 12 lights arranged in two rows of six. The upper story door is flanked by a single-pane fixed-sash window on either side.

The plain west side elevation overlooks a paved parking lot. A drive-thru pharmacy window with an attached fabric awning is served by a concrete driveway that extends from Town Alley to East Main Avenue along the side of the building. A brick chimney flue rises from the

parapet at the north end of the west elevation. A concrete parking pad located at the northwest corner of the building has brick corner piers and a metal railing enclosing its north and west sides. A corrugated metal canopy supported by two metal posts shades the designated parking area.

In 1956, Rowe B. Campbell Jr. {1930-2011} and Lewis Ferguson, recent graduates of the University of North Carolina School of Pharmacy, agreed that Taylorsville needed another drug store. Campbell's father, Rowe B. Campbell Sr. {1896-1972} founded Peoples Drug Store in 1918. The senior Campbell purchased the corner lot on East Main Avenue from J. H. and Virginia Doughton in 1951.⁴⁶ Ferguson and the younger Campbell formed Town & Country Drugs in 1956. After Town & Country bought Peoples Drug Store in 1965, the two businesses became known collectively as the Northwestern Drug Company, which continues to operate the store.⁴⁷

[AX0113] Commercial Building, 69 East Main Avenue, ca. 1915, ca. 2000, 2020

C-B

Built around 1915, the one-story brick commercial building features an aluminum-frame storefront, corbelled cornice, decorative panels, and a stepped parapet on the west side elevation. The storefront consists of central double-leaf glazed entry doors topped by a single-light transom and flanked by plate-glass display windows. A sliding serving window and attached counter were installed on the east side of the entrance in 2020. A suspended flat awning of corrugated metal shelters the storefront and is supported by four metal rods anchored to the facade above. A panel of decorative board-and-batten siding has been applied above the awning, covering the transom. Two recessed rectangular panels are located on the upper facade. The exposed west side elevation overlooking 1st Street is blind. The storefront, awning, and board-and-batten sheathing appear to have been remodeled and added around 2000.

The rear (north) elevation displays an exposed basement and a brick chimney flue rising from the roofline. Replacement double-leaf security doors open into the basement. The window and door openings for the main level, which are all boarded over, are configured with a central double-leaf doorway topped by a transom and paired flanking windows. The adjoining building at 73 East Main Avenue displays similar fenestration and retains its six-panel wooden doors, paired four-over-four double-hung wood-sash windows, and four-light wood-frame transoms, which were likely the same windows and doors found on this building.

The three buildings at 69, 73, and 81 East Main Avenue are similar in form and appear to have been built by contractor Ed C. Campbell around 1915 on a lot he acquired from Lelia Bogle.⁴⁸ This building housed a barber shop in the basement, according to Sanborn maps from the 1920s

⁴⁵ Deed book 46, page 59, Alexander County Register of Deeds, Taylorsville, NC.

⁴⁷ Rowe Bogle "Bucky" Campbell Jr. obituary, *The Charlotte Observer*, February 13, 2011, 7B; "Town and Country Drug Store Reaches Prescription Milestone," *The Taylorsville Times*, November 29, 1979, 2; "Northwestern Drug Co. Traces Origins to 1918," *The Taylorsville Times*, July 1, 1976, 4.

⁴⁸ Deed book 4, page 270, Alexander County Register of Deeds, Taylorsville, NC.

and 1930s, and was referred to as the "Barber Shop Building."⁴⁹ Rufty's, an electronics and appliance store owned by Harold Rufty, moved here in 1938, sharing the space with Price's Barber Shop. Harold Rufty and Harry B. Moore formed Rufty's, Inc., in 1934 to sell and service Philco radios. They later added refrigerators, gas and electric washers, and electrical contracting supplies to their line. When the store moved to this location, the owners began selling electric ranges and water pumps. The store expanded to take over the whole building after the barber shop closed and added Philco televisions and phonographs, home freezers, and automatic laundry appliances. Harold Rufty's brother Merl became an active partner and served as head electrician from 1947 to 1967. The company formally incorporated in 1968 and offered industrial and residential wiring contracting in addition to appliance sales.⁵⁰ Harold and Jean M. Rufty sold the building to the Starnes family in 1992.⁵¹

[AX0114] Commercial Building, 73 East Main Avenue, ca. 1915, ca. 1995

NC-B

Built around 1915, the one-story brick commercial building features storefront windows flanking a recessed central entrance. The building facade likely emulates the adjoining buildings with decorative brick panels and a corbelled cornice, but the upper facade has been covered with modern applied siding. The symmetrical facade has a central single-leaf glazed door and single-light transom in the recessed entrance bay, which is flanked by angled plate-glass windows and large single-pane display windows across the front. The frame storefront includes wood paneled bulkheads supporting the display windows. A suspended flat awning of corrugated metal shelters the storefront and is supported by four metal rods anchored to the facade above.

In contrast to the facade, the rear (north) elevation remains substantially intact, displaying an exposed basement and a brick chimney flue rising at the northwest corner that has been truncated and capped at the roofline. Double-leaf wooden doors open into the basement and are flanked by window openings that have been boarded over. The window and door openings for the main level are configured with central double-leaf wooden doors topped by four-light transoms and paired flanking windows. The windows are in poor condition but generally retain their four-over-four double-hung wooden sash and four-light wood-frame transoms. Exposed rafter tails are visible below the roof overhang on the rear elevation.

The three buildings at 69, 73, and 81 East Main Avenue are similar in form and appear to have been built by contractor Ed C. Campbell around 1915 on a lot he acquired from Lelia Bogle.⁵² The interior of this building retains a mezzanine as well as wood floors and a beaded board ceiling.

⁴⁹ Deed book 36, page 17, Alexander County Register of Deeds, Taylorsville, NC. Prior to Rufty's moving into the building, information about tenants occupying the main floor has not been identified.

⁵⁰ Rufty's advertisement, *The Taylorsville Times*, August 13, 1970.

⁵¹ Deed book 340, page 588, Alexander County Register of Deeds, Taylorsville, NC.

⁵¹ Deed book 4, page 270, Alexander County Register of Deeds, Taylorsville, NC.

[AX0115] Commercial Building, 81 East Main Avenue, ca. 1915, ca. 1960s

C-B

Built around 1915, the one-story brick commercial building features an aluminum-frame storefront, corbelled cornice, and decorative panels in the upper facade. The storefront consists of central single-leaf glazed entry door topped by a single-light transom and flanked by plate-glass display windows. The windows rest on brick bulkheads with rowlock-course brick sills. A suspended flat awning of corrugated metal shelters the storefronts and is supported by four metal rods anchored to the facade above. The facade is painted, but decorative brick banding is visible on the facade between the awning and recessed panels.

The rear (north) elevation displays an exposed basement and a brick chimney flue rising at the northwest corner. The fenestration is identical to that of 69 and 73 E. Main and the windows and doors likely were identical as well. A replacement single-leaf aluminum-framed glazed door has been installed in the central opening to the basement and the remaining openings have been infilled with concrete block. Exposed rafter tails are visible below the roof overhang on the rear elevation.

The three buildings at 69, 73, and 81 East Main Avenue, originally virtually identical to each other, appear to have been built by contractor Ed C. Campbell around 1915 on a lot he acquired from Lelia Bogle.⁵³ Campbell appears to have erected the building for, or sold it to, local merchant J.C. Wike in 1916.⁵⁴ According to the 1924 Sanborn map, the building had a mezzanine and was occupied by a harness shop. In 1965, the OK Variety Store occupied the building, as seen in a home video by Ruth Rufty, youngest daughter of J. C. and Espie Wike.⁵⁵

[AX0116] Commercial Building, 85-91 East Main Avenue, ca. 1915, mid-20th c.

C-B

Begun in 1915, the one-story brick commercial building displays two aluminum-frame storefronts and modern veneers covering the rest of the facade. The two identical storefronts consist of a central single-leaf glazed entry door topped by a narrow transom and flanked by plate-glass display windows above metal panels. Sheltering each storefront is a suspended, multi-sided flat awning wrapped in canvas supported by two chains anchored to the facade. A thin veneer of stacked PermaStone covers the facade at the storefront level, while aluminum siding covers the upper facade. The corbelled cornice, which remains evident, has been covered with stucco. A one-bay extension at the east end of the facade appears to have been added in the second half of the twentieth century. The extension has a modern single-leaf door and likely contains stairs to the basement. Despite the aluminum siding and stucco on the upper facade,

⁵³ Deed book 4, page 270, Alexander County Register of Deeds, Taylorsville, NC.

⁵⁴ Deed book 4, page 510, Alexander County Register of Deeds, Taylorsville, NC.

⁵⁵ Ruth Rufty, "Taylorsville, NC 1965," <https://www.youtube.com/watch?v=7lvjhaJ-rGU>, accessed May 2023; *Alexander County Heritage*, 557-558.

the storefront configuration and double awnings appear in home video taken by Ruth Rufty in 1964.⁵⁶

The exposed east elevation of the building, including the one-story extension, has been covered with stucco and displays a stepped parapet with a metal coping. A stuccoed interior chimney flue rises above the parapet near the south end of the building. Although a two-story brick building formerly stood on the lot to the east, the two buildings do not appear to have been physically connected.

The rear (north) elevation features an exposed basement level, brick chimney flue rising at the northwest corner, and twin entrances to the main-level commercial spaces. Both the main level and basement of the rear elevation have central entrances flanked by single window openings. The basement level entrance contains a triple-leaf wood paneled door, while the two window openings have been infilled with brick and square, single-pane, fixed-sash windows. Originally the same width as the basement entrance, the upper-level entrance has been divided into two single-leaf entries on either side of a brick pier. The replacement doors are topped by solid infill panels. Similar to the basement, the two flanking window openings have been infilled with brick and small, single-pane, fixed-sash windows. Wooden stairs and an attached wooden deck on square posts provide access to the upper-level entrances. Exposed rafter tails are visible below the roof overhang on the rear elevation.

Contractor Ed C. Campbell broke ground for this building in 1915 on a lot he acquired from Lelia Bogle.⁵⁷ The building, measuring 36 feet by 60 feet, originally housed a garage with a capacity of 15 cars. Between 1924 and 1938, the main floor was subdivided into its present configuration with two commercial spaces extending the depth of the building. Per the Sanborn maps, in 1938 a restaurant occupied the western half of the building, while the eastern half housed a store. In the 1960s, the City Pool Room was located in the basement and accessed from the single side door at street level.

Vacant parcel, PIN 3759-68-4124 (0.22 acre) - grass lot

[AX0117] Commercial Building, 97-99 East Main Avenue, ca. 1947

C-B

The one-story masonry commercial building displays a relatively plain brick facade, two storefronts with recessed entrances, and a flat front parapet with terracotta tile coping. The two storefronts feature double-leaf glazed wooden doors, metal frame display windows, and brick bulkheads with knuckle joints at the angled corners. The flat faces of the bulkheads contain square metal grilles. A flat fabric awning with a tall fascia spans the facade.

⁵⁶ Ruth Rufty, "Taylorsville, NC 1965," <https://www.youtube.com/watch?v=7lvihaj-rGU>, accessed May 2023.

⁵⁷ "Local and Gen. News," *The Mountain Scout*, August 25, 1915, 8; Deed book 4, page 270, Alexander County Register of Deeds, Taylorsville, NC.

The west side elevation, which is visible due to an adjacent vacant lot, is concrete block with a stepped parapet, terracotta tile coping, and a brick chimney flue near the center. The rear (north) elevation is concrete block and reveals an exposed basement. A central single-leaf entrance is located at each level of the rear elevation, and a set of metal stairs rises against the rear wall to a metal landing supported on diagonal brackets that accesses the upper-level entrance. A garage bay to the east of the basement entrance has a wooden door. A single window to the west of the basement entry and four similar windows flanking the upper-level entrances are typically metal-frame awning sash with a complex decorative muntin pattern. The window immediately east of the upper-level entry appears to be a replacement single-pane fixed-sash window that is partially boarded over.

[AX0241) Commercial Building, 103 East Main Avenue, ca. 1950

C-B

The one-story concrete block commercial building displays a plain stuccoed facade, aluminum-frame storefront with a recessed entrance, and a flat front parapet. The storefront has a central single-leaf glazed entry door flanked by a plate-glass sidelight to the west. The plate-glass display windows and angled corners at the entrance bay rest on stuccoed bulkheads. A suspended flat awning of corrugated metal shelters the storefront. Six metal rods anchor the awning to the facade above. A short horizontal panel above the awning provides decorative relief to the upper facade.

The rear elevation reveals an exposed basement. Constructed of concrete block, the three-bay elevation has a central single-leaf wooden entrance door on the basement level flanked by single windows with security bars. The entry door is composed of nine lights over three panels. Three windows are located on the upper level, and all of the rear windows are two-over-two double-hung wood sash, although one has its lower sash replaced with wood.

[AX0118) Commercial Building, 109-121 East Main Avenue, ca. 1945

C-B

This one- and two-story concrete block commercial building features three storefronts, a brick facade, and a flat parapet with terracotta tile coping. Two of the storefronts are contained within a two-story block that exhibits six-over-six double-hung wood-sash windows on the upper story (two above the east storefront and three above the west storefront) and diamond-shaped brick patterning above, in line with each of the storefronts. The third storefront is located in the one-story block to the west, which exhibits a single diamond-shaped panel in the upper facade. A continuous shed-roof awning of frame construction and covered with asphalt shingles extends the full width of the facade. A single-leaf wooden door with three vertical lights over three horizontal panels at the far eastern end of the facade opens into a stairwell to the second story of the building.

The center and west storefronts, are similar in design and materials, appear to be original while the east storefront has been altered. The two intact storefronts have recessed central

entrances, aluminum-frame plate-glass display windows, and stuccoed bulkheads to support the windows. Each storefront serves two commercial spaces, each accessed by a single-leaf glazed door positioned on the angled side walls within the recessed entrance bay. The reconstructed storefront to the east features a central single-leaf glazed door flanked by single plate-glass windows over brick bulkheads.

The rear (north) elevation reveals an exposed basement and a narrow gap between the east wall and the adjacent building. The east and rear walls are exposed concrete block. Each of building's three sections has central single-leaf entrance flanked by windows on both the basement and first story. The entrances typically have glazed-and-paneled wooden door, while the windows are assorted two-over-two and replacement one-over-one double-hung sash. Attached metal landings supported on diagonal brackets and metal stairs rising against the rear wall provide access to the main level entrances. At the east end of the building, a two-tiered shed-roof porch with square wood posts has replaced the metal landing. The windows on the upper level of the two-story block are six-over-six wood-sash and small one-over-one double-hung windows.

Garage, ca. 1945

C-B

A one-story concrete block garage building stands on the north side of Town Alley, at the rear of the lot containing 109-121 E. Main. The side-gable roof is covered with asphalt shingles and has a steep front slope that extends slightly beyond the main facade, a long, gentle rear slope, and thin plywood sheathing in the gable ends. A single-car garage bay located at the west end of the facade contains a replacement metal overhead door. A flat metal awning suspended by three metal rods attached to the facade shelters the central single-leaf entry door and flanking window to the east. A single, three-light, metal-sash awning window is located on the east elevation.

[AX0074) Hotel Campbell, 125-135 East Main Avenue, ca. 1924, ca. 1995

C-B

Located at the northwest corner of East Main Avenue and Linney's Mountain Road (formerly Depot Street), the three-story L-shaped brick corner building remains one of downtown's most prominent landmarks. On both street frontages, pilasters and stepped parapets with metal coping asymmetrically divide the elevations into three sections, each of which is further subdivided by pilasters that do not rise above the parapet line. Every fifth course of brick on the pilasters is raised and provides surface texture, suggesting quoins. The upper facades are enlivened by brick panels of basketweave patterns framed by a single header course. Windows throughout are typically replacement one-over-one double-hung sash. On the second story, each of the paired windows and the two single windows at either end of the facade are shaded by attached cloth awnings.

On the East Main Avenue facade, the central section has a central pilaster that creates two 2-bay sub-sections, each of which contains in the upper stories a double window flanked by a single smaller window. The west section has a similar configuration of a double window flanked by a single window, but here the windows are the same size.

The five East Main Avenue storefronts are typically shaded by fixed cloth awnings except for the storefront at the west end, which retains its recessed central entrance bay; flat, metal awning suspended by chains anchored on the facade; and glass-block transom. The storefront immediately east retains its original double-leaf wooden doors with large glass panes over a single panel, but the entrance is not recessed. The storefronts at the center of the facade and immediately east are replacements with metal-frame windows and glazed single-leaf entry doors. The narrow bay at the east end of the facade, which was the original entrance to the hotel lobby, contains double-leaf wooden doors with large single lights.

On the Linney's Mountain Road facade, the narrow single-bay sub-section at the south end contains a doorway on the first story that is boarded over and single windows on the upper stories, while the adjoining sub-section has a fixed cloth awning over a tripartite window at street level and two bays of a double and single window on the upper stories. The storefront at the north end has a replacement single-leaf wooden door flanked by a large window with a central mullion. The central section of the facade has a pilaster creating two sub-sections. Here, the south sub-section has bricked-in openings on all three stories while the north sub-section has a partially bricked storefront on the first story and a single bay of double windows on the upper stories. Accessed by a concrete ramp with metal railings, the modified storefront has a replacement metal-frame window and single-leaf entry door, as well as a portion of the original glass-block transom. The metal frame of an awning is present, but its covering has been removed. The north section has a storefront with a single replacement wood north on the north side and two bays (double and single windows) above. A previous owner bricked in the openings of the south sub-section with the intent of adding an elevator that was never installed.

Due to the sloping site, the basement of the building is exposed on the north elevation of the Linney's Mountain Road wing and rear elevation of both wings. The exposed north elevation of the wing extending along Linney Mountain Road is three bays wide with single windows at the second and third stories, a flat parapet, exterior metal fire stairs, and single- and double-leaf basement doors that are six lights over three panels.

The rear elevations of both wings exhibit two-story (basement and main level) extensions. The two-story block at the rear of the East Main Avenue wing is brick with stepped side parapets, exposed rafter tails in the eaves, and two symmetrically arranged three-bay sections, each consisting of a central entrance flanked by windows on either side. While most of the doors and windows are covered or replacements, there is enough visible evidence to suggest the original entrances were double-leaf five-panel wooden doors with five-light transoms and the windows were paired four-over-four double-hung sash topped by transoms. Exterior metal stairs rise to both upper-level entrances. A shorter shed-roofed brick extension is at the east end of East Main Avenue wing. The extension on the rear of the Linney's Mountain Road wing appears to be a

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heavily altered addition. It is lower than the other rear extensions and has walls of concrete block and brick, a frame upper story clad with T-111 plywood, and replacement doors and one-over-one windows. Many of the windows on the uppermost story of the rear elevation appear to be original one-over-one double-hung wood sash. A gable-roof frame structure on the roof at the juncture of the two wings caps the elevator shaft.

The southeast corner of the first story served as the entrance to the spacious hotel lobby, which was used for dances and other social events. The lobby has been converted to leased commercial space, but it retains its original open plan, except for a corridor created by a later partition; ceramic tile floor; beamed ceiling; double-leaf multi-light interior doors; and other original finishes. The primary retail spaces on the first floor have been altered with the addition of modern dropped ceilings and new floor materials, but most retain some original or historic trim and moldings. The second floor of the building in the front portion overlooking East Main Avenue was modernized around 1995 to serve as a radio station. The space still retains its original plan, circulation patterns, window and door trim, and five-panel doors with transoms, but a dropped ceiling has been installed, as well as sheetrock walls and carpeted floors. The second story of the Linney's Mountain Road wing is largely unaltered and used for storage. The third floor also remains relatively unaltered and retains its original layout, circulation patterns, architectural features, and finishes. The condition of the third floor exhibits greater deterioration due to a deteriorated roof and water infiltration. Some of the third-story rooms retain their original or historic sinks and cabinets, while other rooms feature small private bathrooms.

Built in the early 1920s, the building opened as the Hotel Campbell, the largest structure in Taylorsville. Duncan R. Mciver served as manager for the hotel, which hosted guests, banquets, social gatherings, and Saturday night dances. After the building was renamed the Hotel Alexandria in 1937, Addie Sykes took over as the new manager. Under new management, the hotel was freshly painted, the furniture was reupholstered, and new mattresses and springs were purchased for the guest beds.⁵⁸

[AX0119] Pure Oil Service Station, 163 East Main Avenue, ca. 1940

C-B

Built around 1940, the Pure Oil Station located at the northeast corner of East Main Avenue and Linney's Mountain Road replaced an earlier filling station that occupied this site from the early 1920s through the late 1930s. The earlier station stood near the intersection and was set at an angle so that its canopy could be entered from either street. The present building faces East Main Avenue and is set back from the street with asphalt parking surrounding the building and covering much of the L-shaped parcel.

The one-story brick building consists of a main office block and a garage wing. Typical of Pure Oil architectural standards, the office resembles a small dwelling and features a tall, steeply pitched, side-gable roof, gable-end brick chimneys with corbelled caps, and side-gable wing to

⁵⁸ *Alexander County Treasures*, 224-225.

the west. The facade features an off-center single-leaf entrance sheltered by an attached fabric awning and approached by a concrete ramp. The replacement aluminum-frame entry door is glazed. A large picture window to the west of the entrance has a large center pane flanked by sidelights, a scalloped wood fascia across the top, and a rowlock-course brick sill. The side wing, which is slightly lower in height, displays a paired eight-light casement window on the facade. A concrete sidewalk wraps around three sides of the building and accesses a secondary entrance on the north elevation of the side wing. The single-leaf entry door is sheltered by an attached fabric awning and flanked by a single eight-light casement window.

The three-bay garage wing extends to the east of the office. It is set back from the front wall of the office and is slightly lower in height. Replaced in the 1980s, the roof is now a metal-clad shed with a front pent covered with asphalt shingles. The two bays nearest the office have metal roll-up doors and multi-light metal-frame windows at the rear. These two bays appear to be either original or early additions to the building. The east end bay, however, appears to have been added before 1965 with a taller garage opening, concrete block side and rear walls, and extra depth at the rear of the wing. A seam in the facade bricks gives evidence of the addition. Two multi-light metal-frame windows with attached hip-roof awnings are located on the east elevation of the garage wing.

A one-story ell with a steep gable roof that appears to be original projects from the rear of the office. The visible west elevation contains a single-leaf wooden entry door and two eight-light casement windows. A pyramidal-roof gazebo has been erected in the angle of the "L" formed at the rear of the office. Square in plan, the structure has wooden corner posts, an asphalt shingle roof, and wooden balustrade.

In 1938, John Watts took over the Hotel Service Station, which had been in operation at this corner since the 1920s. Soon after, Watts became a commission agent for Statesville Oil Company, selling and delivering oil and oil products throughout Alexander County. His wife, Espie Watts (1899-1982), worked as a bookkeeper for the firm. When John Watts died in 1938, Espie Watts became a commission agent for the Pure Oil Company of the Carolinas and then an oil jobber in 1939, buying quantities of refined fuel from refining companies and reselling it to retailers or consumers. She was the first female oil jobber in the state and joined the North Carolina Oil Jobbers Association in 1941. Around 1940, the original Hotel Service Station was razed for the construction of a new station typical of the Pure Oil brand. The first electric gas pumps in Taylorsville were installed at this station. Espie Watts married Solon Little in 1942, and the Espie Watts Little Oil Company grew approximately five-fold over the next 40 years.⁵⁹

East Main Avenue, south side

[AX0094] Taylorsville Times Building, 24 East Main Avenue, 1914, ca. 1972, ca. 2000 NC-8

⁵⁹ In the 1970s, the oil jobbers association had more than 800 members but only six were women. "Espie Watts Little First Female Oil Jobber in N.C.," *The Taylorsville Times*, July 1, 1976, 10.

The austere modern main facade of the one-story brick building with parapet roof is covered in variegated running bond brick veneer and finished with brick quoins. A metal-and-glass door with sidelight opens into the western end of the elevation and is approached by a concrete ramp and staircase. A standing-seam metal hipped-roof awning shades the entrance. Single fixed-pane windows at either side of the awning and a double-leaf metal door at the eastern end of the elevation are all capped with vinyl lintels. A row of single-pane casement windows pierces the running-bond east elevation and variously sized windows and doors pierce the common-bond west elevation. A common-bond addition on the south elevation connects to the rear elevation of the Herman Building at 19 South Center Street and ends at an inset receiving bay shaded by a flat metal roof and containing numerous single-leaf doors and a roll-top overhead door.

The main facade gives the appearance of a single building, but it is an amalgam of at least four buildings that sit on three separate parcels [PINs 3759-67-1807, 3759-67-1815 and 3759-67-1857]. Tax assessor data dates the separate buildings to 1914, 1940, and 1972; more likely the western two were constructed circa 1914 and perhaps modified in 1940; and the easternmost was constructed around 1972.⁶⁰ When the newspaper first moved to its current location on East Main Street in 1926, their offices were in the westernmost building. Taylorsville Building & Loan Association, R. K. Moose's grocery store, and a rear addition to Carson's Hardware Store were the other businesses whose buildings were eventually acquired as part of the Times' offices.⁶¹ The three original brick facades were extant at least until 1992, when an architectural survey documented their separate storefronts.⁶² The unifying facade was likely added soon after 2000 when Walter Lee and Jane F. Sharpe acquired ownership of each of the various structures.

The paper originated as *The Mountain Scout* at the turn of the century and changed its name to *The Taylorsville Times* around 1922. John E. Hart purchased the paper in 1925, and the newspaper transferred to Romulus (Rom) Teague and Conway Sharpe in 1933 following Hart's death.⁶³ The two purchased the newspaper from Hart's widow in 1935 and bought the building in 1937.⁶⁴ After Conway Sharpe's death in 1962, his widow, Irene Sharpe, and Rom Teague continued to manage the newspaper. Irene Sharpe expanded the offices with purchases in 1972,

⁶⁰ The easternmost building replaced a frame front-gable structure that is visible in 1965 footage of the block. Ruth Ruffy, "Taylorsville, NC 1965," <https://www.youtube.com/watch?v=7lvihAJ-rGU>, accessed May 2023.

⁶¹ Deed book 58, page 458, Alexander County Register of Deeds, Taylorsville, NC; Deed book 192, page 914, Alexander County Register of Deeds, Taylorsville, NC; Walter Lee Sharpe, Interview with Clay Griffith and Josi Ward, December 20, 2022.

⁶² Lois H. Melton, "1643-24. June 28, 1992 Sun./ NC 90 & 16 - Taylorsville," Vertical File: AC_History_Agriculture, Local History Room, Alexander County Library, Taylorsville, NC.

⁶³ *Alexander County Treasures*, 164-6.

⁶⁴ Deed book 28, page 291, Alexander County Register of Deeds, Taylorsville, NC; "Times' History," <https://www.taylorsvilletimes.com/times-history/> (accessed June 2023).

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1976, and 1983.⁶⁵ Following Rom Teague's retirement in 1974, Walter Lee Shape became editor of the paper. He and his wife Jane F. Sharpe purchased the assorted buildings from Irene Sharpe and Edwin Max Shrum in 1999 and 2000 respectively.⁶⁶

[AX0095] Methodist Episcopal Church, 54 East Main Avenue, 1906, 1956, ca. 1991 C-B

The First United Methodist Church stands at the southwest corner of East Main Avenue and Emergency Street and occupies two lots that extend to the south. Constructed in 1906 to house a Methodist Episcopal congregation, the church became the First Methodist Church after 1939, and was again re-named the First United Methodist Church following the creation of the new denomination in 1968.⁶⁷ The congregation constructed its first sanctuary around 1848 on a lot to the south of the present site. After being gifted the present lot in the 1880s, the congregation erected a frame church which stood until the current brick building replaced the frame structure in 1906. ⁶⁸ The present-day Neo-Gothic Revival-style building consists of the original sanctuary constructed in 1906; a cross-gable education annex on the south end of the sanctuary that dates to 1956; and a southern wing constructed around 1991. The original sanctuary and 1956 annex stand on the northern parcel [PIN 3759-67-2809], while the southern wing occupies a second parcel to the south [PIN 3759-67-2841].

The 1906 sanctuary is a one-story front-gable common-bond brick building featuring pointed-arch entryways and stained-glass windows throughout, a cross-gable wing on the east elevation, and a square tower inset at the north juncture of the east wing with the main body of the sanctuary. All openings are finished with a double row of headers capped by a projecting row of headers laid flat. The north facade overlooks East Main Avenue and is dominated by a projecting front-gable narthex inset within and slightly lower and narrower than the main gable of the sanctuary. This wing was built sometime between 1976 and 1986 to replace the original,

⁶⁵ Deed book 160, page 816, Alexander County Register of Deeds, Taylorsville, NC; Deed book 192, page 914, Alexander County Register of Deeds, Taylorsville, NC; Deed book 241, page 413, Alexander County Register of Deeds, Taylorsville, NC.

⁶⁵ Deed book 406, page 585, Alexander County Register of Deeds, Taylorsville, NC; Deed book 407, page 1398, Alexander County Register of Deeds, Taylorsville, NC.

⁶⁷ Renaming of the church appears to have followed the historical transition from the Methodist Episcopal Church to the Methodist Church in 1939, and subsequent formation of the United Methodist Church in 1968. The church property was initially deeded to the Methodist Episcopal Church South in 1883; is labelled as "M. E. Church" in Sanborn Maps from 1924 and 1938; and deeds between 1957 and 1967 list the church as the First Methodist Church while deeds after 1968 list the church as the First United Methodist Church. *Alexander County Treasures*, 89; Sanborn Map Company, Taylorsville, Alexander County, North Carolina, December 1924, Sheet 3; Sanborn Map Company, Taylorsville, Alexander County, North Carolina, February 1938, Sheet 3; Deed book 56, page 318, Deed book, 86, page 163, and Deed book 242, page 544, Alexander County Register of Deeds, Taylorsville, NC.

⁶⁸ "Taylorsville First Methodist Church Dates to 1848," *The Taylorsville Times*, July 1, 1976, 6.

small vestibule with a single entrance facing East Main Avenue.⁶⁹ Its running bond brick contrasts with the common bond brick of the rest of the sanctuary, but otherwise the addition imitates the original architecture. The north elevation of the narthex carries a large window with wooden tracery and flanking lancet windows on either side. Entrances on the east and west elevations of the narthex consist of double-leaf five-panel wooden doors with pointed-arch transoms.

The east elevation of the church faces Emergency Street and contains the most distinctive features of the building. A side-gable wing projects east toward Emergency Street and contains a large window of the same type as on the facade at the gable end. The tower at the intersection of the main gable and a cross-gable wing is square in section, ornamented with corbeled brick, and capped with an open belfry. Brick piers with inset vertical panels at each corner of the belfry are capped with pyramidal *fleur-de-lis* finials and support a steeply pitched pyramidal roof finished with pressed metal shingles. Between each pier, there are turned wooden railings and shed wood awnings. Single windows on the ground level of the tower and the north and east sides of the cross gable and main block of the sanctuary, respectively, are a variety of sizes. The west elevation of the sanctuary contains four bays of windows.

A two-story common-bond education annex was added to the south elevation of the sanctuary in 1956 and replaced a one-story annex built between 1924 and 1938.⁷⁰ Originally, the 1956 annex had a flat roof; a gable roof oriented east toward Emergency Street and finished with vinyl siding was added between 1987 and 1992.⁷¹ An entrance on the north end of the east elevation contains a double-leaf replacement door shaded by a metal hipped-roof portico on wood posts. Window openings of varying scales contain single and paired one-over-one double-hung vinyl-sash windows and are finished with canted brick header-course sills and applied vinyl flat-arch lintels with keystones. The visible portion of the south elevation features single and paired windows of the same type on the first and second story.

The large southern wing added to the church around 1991 extends south from the west end of the education annex. It is two stories with a basement fully exposed at the south end due to the slope of the site and has a gable roof oriented north-south. The symmetrical east elevation centers on a projecting full-height half-octagonal entrance bay approached by a prominent brick staircase. A pointed arch window with tracery that resembles the church windows dominates the entrance bay; all other windows are one-over-one double-hung vinyl sash with concrete sills and

⁶⁹ The dates are based on a photograph of the church published in 1976 and survey photographs taken by Vicki Mason in 1987. "Taylorsville First Methodist Church Dates to 1848," *The Taylorsville Times*, July 1, 1976, 6; "AX0095 First United Methodist Church," HPO Survey File, North Carolina State Historic Preservation Office, Asheville, NC.

⁷⁰ Sanborn Map Company, Taylorsville, Alexander County, North Carolina, December 1924, Sheet 3; Sanborn Map Company, Taylorsville, Alexander County, North Carolina, February 1938, Sheet 3.

⁷¹ Dates are based on survey photographs taken in 1987 and 1992. "AX0095 First United Methodist Church," HPO Survey File, North Carolina State Historic Preservation Office, Asheville, NC; Lois H. Melton, "1643-20. June 28, 1992. Sun/ First United Methodist Church," Vertical File: AC_History_Agriculture, Local History Room, Alexander County Library, Taylorsville, NC.

applied vinyl flat-arch lintels with keystones. The exposed basement level on the south elevation contains a central double-leaf entry with 10-light glazed doors and transom capped by a curved fabric awning.

Other alterations to the building since its original construction include remodeling of the sanctuary in 1953 that entailed the installation of carpet, new lighting fixtures, and new stained-glass windows; refinishing of interior furniture; and painting the brick exterior white.⁷² At some point, a secondary entrance on the north elevation of the tower was replaced with a stained-glass window. Finally, the church was sandblasted in the winter of 1975, removing the white paint and exposing the red brick beneath.⁷³

Main Avenue Drive, north side

[AX0091] Walker Building, 118-134 Main Avenue Drive, ca. 1968

C-B

The amalgamation of two distinct building forms now known as the Walker Building faces south onto Main Avenue Drive at the northeast corner of the intersection with South Center Street. Concrete sidewalks front the building's southern and western faces while an asphalt parking lot is located directly to the north and east. The eastern block of the building is a one-story running-bond brick structure capped with an asphalt-shingled side-gable gambrel roof that extends as a pent across the main facade. A single-leaf aluminum-and-glass door with sidelights and transom and a plate-glass display window with flush header sill pierce the street-facing elevation while the side and rear elevations are blind.

The western block of the building is a one-story commercial strip with a low-pitched side-gable roof. The south-facing facade is finished in dark brown roman brick in stack bond and subdivided with projecting full-height brick pilasters. Four storefronts of varying sizes are shaded by an overhanging eave interrupted by two small gables. The symmetrical facade contains plate-glass windows above brick bulkheads on its outermost bays flanking four identical entryways which each contain a central metal-and-glass door with large sidelights and transom. The west elevation of this commercial strip is sheathed in running bond brick and features a single plate-glass window with flush header sill on the south end. Four small single-pane windows pierce the north elevation.

Arthur R. and Hazel E. Walker purchased the lot on which this building stands in 1967 and appear to have constructed it in two consecutive phases shortly after their purchase.⁷⁴ Arthur Walker started in the insurance business in Taylorsville with the Matheson Insurance Agency and worked there from 1961 to 1967, when that agency dissolved. Walker then formed his own

⁷² "Taylorsville First Methodist Church Dates to 1848," *The Taylorsville Times*, July 1, 1976, 6.

⁷³ The whitewash is visible in Ruth Rufty, "Taylorsville, NC 1965," <https://www.youtube.com/watch?v=7lvihAJ-rGU>, accessed May 2023; "Taylorsville United Methodist Church," *The Taylorsville Times*, January 1, 1976, 1.

⁷⁴ Deed book 85, page 731, Alexander County Register of Deeds, Taylorsville, NC.

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company and began work on the present building. While it was under construction, Walker had an office near the Hotel Alexandria until March 1968. The Walker Building, which contains five offices, has housed the Walker Insurance Agency and various other businesses, including Rhyne Realty, established in 1970; the Alexander County Chamber of Commerce; Witherington, Wells & Goble, certified public accountants; and Richard Gwaltney, an attorney.⁷⁵

Vacant parcel, PIN 3759-67-2753 (0.05 acre) - paved parking lot

[AX0093) Commercial Building, 92 Main Avenue Drive, 1981

NC-B

Located at the northwest corner of Emergency Street and Main Avenue Drive, the one-story brick commercial building is capped with a hipped roof covered in asphalt shingles. Facing south onto Main Ave Drive, the symmetrical facade features a recessed entrance bay flanked by grids of 15 fixed-pane windows atop a brick bulkhead. Windows of the same proportions as elsewhere on the facade light the receding walls of the entrance bay while four more comparable panels form a sidelight to the left of the glazed single-panel entry door. Two more transom lights complete the expanse of glass that dominates the facade. A bay of 15 fixed-pane windows lights the building on the southern end of the east elevation. The west and north elevations are blind except for a metal door at the north end of the west side. The building is finished with a dentil cornice line on all four elevations. Now used for a chiropractor's office, the small commercial building stands on a lot purchased by Patti G. Ferguson in 1980; the building was constructed the following year.⁷⁶

[AX0048) Alexander County Jail, 72 Main Avenue Drive, 1913, 1930, ca. 1975

C-B

The former Alexander County Jail stands atop a grassy knoll on a large parcel at the northeast corner of Emergency Street and Main Avenue Drive, with asphalt parking lots to its north and east. Constructed in 1913, the building was the second jail to serve the county and replaced a frame structure constructed in 1848 by Thomas S. Boyd, an early builder, several blocks to the west on the current Courthouse site. A growing county population and corresponding rise in criminal and civil offenders necessitated the construction of the new jail in 1913.⁷⁷

Constructed by Camden Iron Works for \$7,790, the jail is a two-story common bond brick building that is roughly square-in-section and capped with a tall, hipped roof covered with pressed tin shingles. Three interior brick chimneys, all of which have been truncated close to the

⁷⁵ "Walker Insurance Established 1967 as Independent Agency," *The Taylorsville Times*, July 1, 1976, 6-7; "Rhyne Realty Established in 1970," *The Taylorsville Times*, July 1, 1976, 6.

⁷⁶ Deed book 222, page 941, Alexander County Register of Deeds, Taylorsville, NC.

⁷⁷ "History of Courthouse," *The Taylorsville Times*, August 17, 1967; "County Jail Dates Back to 1848," *The Taylorsville Times*, July 1, 1976, 7.

roof, pierce its west, north, and east flanks.⁷⁸ Finished with Classical Revival elements such as brick quoins and dentils on the street-facing columned porches, the building is a stylish landmark in downtown Taylorsville. Manly Jail Works and the Campbell Iron Works enlarged the building with a \$10,000 addition across the east elevation in 1930. The flat-roofed addition is common bond brick and has a similar fenestration rhythm to mimic the original building. The original building has two-over-two double-hung sash while those of the addition are six-over-six; sills throughout are concrete.

The building's south-facing, symmetrical three-bay elevation appears to be the main facade, distinguished by a centered, hipped-roof attic dormer with a band of three wood-frame windows with diamond lights. A one-story, flat-roof portico at the central bay shades a single-leaf paneled wooden door with two lights and is finished with smooth wooden columns, simple wooden balustrades and stair rails, and dentils. Concrete steps rise to meet the frame porch floor supported by brick piers. A concrete stairway with block cheek walls and central railing rises from Main Avenue Drive to the entrance.

The west elevation, which faces Emergency Street, mimics the facade although the fenestration is asymmetrical, with four bays at the first story and three above. Here, the portico is identical to that of the main facade except that it is hip-roofed and shades an off-center entrance bay with a single-leaf wooden door with transom and adjacent window. All but the southernmost two windows are covered in metal grilles.

The three-bay north side has a small one-story shed wing at the western end. East of the wing there is a two-over-two double-hung window with horizontal lights and a paneled wooden door with two lights, a blind transom, and a flat, cable-hung metal awning.

The large eastern addition is six bays wide and three deep with symmetrical fenestration. All of the second-story windows are covered with metal grates. At the first story, the second and fifth bays contain a single-leaf paneled wooden door with two lights and are shaded by flat-roofed metal awnings hung from attached cables. A metal stair rises to a single-leaf paneled door at the northernmost bay of the second story. A concrete walkway and brick knee wall with concrete cap runs the length of the east elevation.

The building served as the county jail until 1970 when the new courthouse and jail were completed. The former jail was extensively renovated in 1975 and converted into county offices. The remodeling included creation of five modern offices, updated bathrooms, installation of interior paneling and suspended ceilings, and replacement of the porches, which appear to be similar in scale and form to the originals.⁷⁹ Jail cells with four beds each remain on the second story of the 1930s addition, as does an interior steel staircase.⁸⁰

⁷⁸ *Alexander County Treasures*, 188.

⁷⁹ "County Jail Dates Back to 1848," *The Taylorsville Times*, July 1, 1976, 7.

⁸⁰ "AX0048 Alexander County Jail," HPO Survey File, North Carolina State Historic Preservation Office, Raleigh, NC.

South Center Street, east side

[AX0042] Bank Building, 1-9 South Center Street, 1915

C-B

Located at the southeast corner of East Main Avenue and South Center Street, the two-story brick commercial building stands on Lot No. 2 of the original Town of Taylorsville plat, known as the Masonic Lot in reference to the frame Masonic Lodge that stood on the property in 1909.⁸¹ The building contains two storefronts facing South Center Street and was constructed in 1915, simultaneous with the Masonic Building to the south, creating a continuous storefront.⁸² The Bank of Alexander, organized in 1902, rented the corner space beginning in 1915.⁸³ The 1924 Sanborn Map (the first series to cover Taylorsville) shows the bank occupying most of the space and a telephone exchange at the east end of the second floor; a store in the middle space; and a drug store at the south end. In the 1938 Sanborn map, only the telephone exchange was identified and each of the rest of the spaces were simply labeled as "store."⁸⁴

Both elevations of the two-story corner building are finished with one-to-five common-bond brick with headers in a darker shade of red than the stretchers. Beneath the corbelled cornice and brick soldier course of the parapet, a series of recessed panels run across both elevations in a regular pattern that follows the fenestration on the upper and lower levels. A projecting cast concrete belt course forms a continuous sill beneath all of the upper-story windows. Because the grade of the surrounding streets descends as South Center Street approaches East Main Avenue, the building stands slightly above street level at its north elevation. Concrete steps rise up from the public sidewalk to approach each of the ground-level entrances. Historic photos show the ground-floor windows and doors capped with three-light transoms and two-over-two double-hung wooden sash at the second story.⁸⁵ Today most of the transoms have been covered with vertical vinyl siding and those that remain exposed are a single pane.

The northernmost storefront features a recessed corner entrance supported with a single column, and two plate-glass windows each shaded by a scalloped, asphalt-shingled awning. The corner entrance is composed of a single glass and aluminum entry door with sidelights and tall transom. The angled walls framing the entrance contain plate-glass windows and transoms to match the scale of the entryway. The corner stoop is finished with a tile floor and beadboard

⁸¹ A 1909 photo of Taylorsville's Main Street shows the east elevation of the old Masonic Building. "66 Years Ago on Taylorsville's Main Street," Vertical File: Alexander County- History-Town of Taylorsville, Local History Room, Alexander County Library, Taylorsville, NC; "Town of Taylorsville, 1847," reproduced in *Alexander County Treasures*, 85.

⁸² Deed book 4, page 390, Alexander County Register of Deeds, Taylorsville, NC.

⁸³ "Locals/ *The Mountain Scout*, June 16, 1915, 5; "Locals/ *The Mountain Scout*, December 22, 1915, 5.

⁸⁴ Sanborn Map Company, Taylorsville, Alexander County, North Carolina, December 1924, Sheet 3; Sanborn Map Company, Taylorsville, Alexander County, North Carolina, February 1938, Sheet 3.

⁸⁵ "Main St., Taylorsville, March 1942. (56)" Photo File, Local History Room, Alexander County Library, Taylorsville, NC.

ceiling. Two secondary entrances pierce the northern elevation at regular intervals. An entrance at the center of the elevation contains a pair of wooden doors with single lights and accesses the building's north unit. The easternmost entrance is composed of an aluminum-and-glass single-leaf door with sidelights and transom, as well as a large plate glass transom above. On the six-bay north elevation, fenestration remains intact. All second-story window openings on the six-bay north elevation now display vertical vinyl siding.

The west elevation centers on an arched entryway capped with three header rows that formerly led to an open stair and is now infilled with horizontal siding and a single-leaf vinyl door. Two windows capped by asphalt-shingled awnings pierce the ground floor on the north of the arched entryway. A symmetrical arrangement of two-leaf aluminum-and-glass doors flanked by storefront windows atop a brick bulkhead fills the southern storefront, above which a glass block transom visible in a 1992 photo is now obscured by a cloth awning.⁸⁶ Upper-level window openings on the northern two storefronts primarily contain original two-over-two double-hung sash windows. The two southernmost openings have each been partially infilled with brick and now contain one-over-one replacement double-hung windows.

The brick bond of the west and north elevations continues on the rear elevation, where most of the openings now display vinyl siding. The differentiations between the two commercial buildings is most visible on this elevation, as the parapet steps down considerably between the two units.

[AX0247] Masonic Building, 13 South Center Street, 1915

NC-B

This building served as at least the third home for the Alexander County masons, whose first lodge was originally established in 1856, and was later followed by a two-story timber building on the lot to the north.⁸⁷ A central stone marker between the upper-level windows identifies the building as "Lee Lodge No., 253, A.F. & A.M., 1915" and is finished with an engraving of the Masonic compass and square. The building belonged to the Lodge until 1966.⁸⁸

The two-story, one-to-five common bond brick building is finished similarly to the bank to its north, with a corbelled cornice and brick soldier course capping two recessed panels, and a projecting cast concrete belt course that serves as a continuous sill for the two upper-story windows. Much of the storefront has been bricked in and now contains a vinyl single-leaf door with multi-pane sidelights beside a plate glass window. Above, one-beside-one metal-framed windows occupy the two bays of the second story. All four openings are capped with standing-seam metal hipped-roof awnings and all of the brick has been painted white.

⁸⁶ Lois H. Melton, "1645-3. June 28, 1992 Sun./ NC 16 & 90 -Alexander County/ Taylorsville, NC," Vertical File: AC_History_Agriculture, Local History Room, Alexander County Library, Taylorsville, NC.

⁸⁷ *Alexander County Treasures*, 91-92.

⁸⁸ Deed book 80, page 536, Alexander County Register of Deeds, Taylorsville, NC.

[AX0092] Herman Building, 19 South Center Street, 1914, 1980s

NC-B

The common-bond two-story brick commercial building is capped with a parapet roof and stepped side parapet. The heavily remodeled storefront is finished with vertical wooden paneling and stone veneer on the ground level; horizontal wooden siding on the upper level; and a projecting standing-seam-metal cornice. Upper windows are one-beside-one metal-frame sash. A flat-roofed metal awning hung from cables attached to the facade shades the storefront. A large central wooden door with raised square panels and a stone veneer wall are flanked on either side by plate-glass windows above low bulkhead walls. A secondary wooden door with vertical panels opens on the north end of the facade and accesses the upper level. A replacement single-pane transom remains uncovered above the side door.

Elements of the original cast-iron storefront produced by G. L. Mesker & Co. of Evansville, Indiana, remain visible between the later surface treatments and contain scrollwork, corbels, and florets. Historic newspaper photos published in 1976 show a dentil cornice; two-over-two double-hung wooden sash windows on the upper level; transom windows above the awning; and a recessed glazed storefront entrance.⁸⁹ The building had been remodeled to its current state by at least 1992 when it was photographed for an architectural survey.⁹⁰

Referred to in deeds as the Herman Property & Building, this building has served numerous purposes over its history. It is identified on the 1924 Sanborn Map as the Post Office, and was ideally located to serve that function as it faces directly onto Courthouse Square.⁹¹ In 1944, the building was purchased by Plato E. and Hazel Carson, and they moved their business, Carson's Hardware Store, into the building in 1946. They retained ownership of the building until 1991.⁹² Additions to the rear of the structure, part of which are now incorporated into the *Taylorsville Times* facility, originated during the Carson's ownership.⁹³

Vacant parcel, PIN 3759-67-1745 (0.43 acre) - paved parking lot

Integrity Assessment

The Downtown Taylorsville Historic District contains 39 total resources, of which 30 retain historical and architectural integrity to convey its significance as a twentieth-century commercial

⁸⁹ "Carson Hardware Established 1943," *The Taylorsville Times*, July 1, 1976, 6.

⁹⁰ Lois H. Melton, "1645-3. June 28, 1992 Sun./ NC 16 & 90 - Alexander County/ Taylorsville, NC," Vertical File: AC_History_Agriculture, Local History Room, Alexander County Library, Taylorsville, NC.

⁹¹ Sanborn Map Company, Taylorsville, Alexander County, North Carolina, December 1924, Sheet 3.

⁹² Deed book 37, page 222, Alexander County Register of Deeds, Taylorsville, NC; Deed book 317, page 504, Alexander County Register of Deeds, Taylorsville, NC; "Carson Hardware Established 1943," *The Taylorsville Times*, July 1, 1976, 6.

⁹³ Walter Lee Sharpe, Interview with Clay Griffith and Josi Ward, December 20, 2022.

and governmental county seat. The spatial relationships among the district's extant resources have not significantly changed since the end of the period of significance in 1970, and the collection of resources retains a strong sense of cohesion through scale, massing, materials, rhythm, and relationship to the street. The district retains its original location, with no resources moved from their original foundations, and the setting within the district boundary remains largely intact due to minimal modern infill and removal of resources; only one building dates from outside the period of significance. The district retains the original layout of its streets, and the relationship between its civic and commercial buildings. The buildings in the district retain enough integrity to convey their significance. Many now have replacement windows, doors, storefronts, and fixed awnings, but most of the upper facades remain largely intact, as do rear elevations, most of which face alleys, are fully visible, and contribute to the district's architectural integrity. The noncontributing buildings within the district are typically older buildings with extensive facade alterations that have compromised their historic architectural integrity. Several buildings, such as the Taylorsville Times building at 24 East Main Avenue, do not contribute to the architectural integrity of the district but are historically important and continue to help define the downtown commercial district through their presence, especially their form, scale, and massing. The district retains its historic associations with both government and commerce in Alexander County, and due to the intact arrangement of civic buildings and the commercial corridor, it maintains its feeling as a small commercial and governmental center.

Statement of archaeological potential

The Downtown Taylorsville Historic District is closely related to the surrounding environment and landscape. Archaeological deposits and remnant landscape features such as roadbeds and paths, infrastructural remains related to the management of water, waste, and energy, filled-in privies and wells, debris that accumulated in the district from commercial and domestic activities, and structural remains which may be present, can provide information valuable to the understanding and interpretation of the district. Therefore, archaeological remains may well be an important component of the significance of the property. At this time, no investigation has been done to discover these remains, but it is likely that they exist, and this should be considered in any development of the property.

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- GJ** A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- GJ** C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- D** B. Removed from its original location
- D** C. A birthplace or grave
- D** D. A cemetery
- D** E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

1906 1970

Significant Dates

NIA

Significant Person

(Complete only if Criterion Bis marked above.)

NIA

Cultural Affiliation

NIA

Architect/Builder

Biggs, James E. - architect

Campbell, Ed C. builder

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Located at the center of largely rural Alexander County in the western Piedmont region of North Carolina, the Downtown Taylorsville Historic District, in the county's only incorporated town, has historically served as the county's administrative and commercial seat. The buildings that compose the Downtown Taylorsville Historic District were constructed incrementally over the course of the early to mid-twentieth century, primarily as brick replacements of frame structures. Bolstered by the construction of a hydroelectric plant at the Alspaugh Cotton Mill, which provided electricity for the town's businesses, the downtown boomed in the 1920s, drawing department stores, drug stores, professional offices, and entertainment venues to downtown Taylorsville. By the end of the decade, the composition of the downtown core that remains visible today was already well established. The locally significant Downtown Taylorsville Historic District meets National Register Criterion A in the area of Commerce and Criterion C for its generally well-preserved grouping of early- to mid-twentieth-century commercial, civic, and religious buildings in the blocks around the Alexander County Courthouse. There are 39 resources in the district, of which 30 are contributing. The period of significance for the district is 1906 to 1970, a period that captures Taylorsville's important commercial development and is defined by the earliest brick building to be constructed downtown, the Methodist Episcopal Church, and the latest contributing building in the district, the Alexander County Courthouse. Although additions were made to Taylorsville's commercial center after 1970, the town's architectural and commercial development since that time is not of exceptional significance.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Historical Background and Commercial Context

In 1847, Joseph M. Bogle, a state senator and sheriff of Iredell County, introduced a measure to the North Carolina General Assembly calling for the creation of a new county from portions of Iredell, Caldwell, and Wilkes counties. The General Assembly approved the new jurisdiction provided the division left Caldwell County with at least 5,000 residents.⁹⁴ The General Assembly

⁹⁴ Less certain than Bogle's bill is the origin of the new county's name. State records generally accept that the county was named in honor of William J. Alexander of Mecklenburg County, a member of the state legislature and speaker of the House of Commons. Other sources suggest the county may have taken its name from Nathaniel Alexander, governor of North Carolina in 1805, or Abraham Alexander, who was purportedly the author of the Mecklenburg Declaration of Independence in 1775. David Leroy Corbitt, *The Formation of the North Carolina Counties 1663-1943*, 1987, 6th printing (Raleigh, NC: North Carolina Division of Archives and History, 2000), 2-3;

ordered the dividing line between Alexander and Iredell counties to be fixed in 1849, and a subsequent part of Wilkes was annexed in 1852 to create the present county boundary. Court was held at James' Cross Roads until the county seat could be established by commissioners charged with selecting a site as near the center of the county as possible. The commissioners were further tasked with acquiring land, laying off a town, and erecting public buildings.⁹⁵

Land for the town of Taylorsville came from J. M. Bogle, who gave 22 acres; William Matheson, who contributed 13 acres; and James G. James, who gave just under 12 acres. The combined acreage was mostly woodland and located north of the main road between Statesville and Morganton. A new commission of five men was appointed to lay out the town, which was named in honor of General Zachary Taylor, who became President of the United States in 1849. The sale of lots at auction in March and November 1847 raised over \$6,000 for the construction of a courthouse and jail. The town limits were delineated as a square measuring 160 poles, or one-half mile, on each side, and the town lots were laid out on approximately half that area. The original blocks, measuring approximately 215 feet square, were laid out in a gridiron plan around a central courthouse square, and the streets were delineated as 66 feet wide. Thomas S. Boyd of Stony Point, who constructed the jail and public well, built one of the first houses in Taylorsville. A. C. McIntosh, Alfred Carson, Hyman James, and several others also built houses in town during the first few years.⁹⁶

When Taylorsville was officially incorporated in 1851, the commissioners appointed John Watts as the first mayor. The early population was estimated to be around 100 individuals including 22 enslaved persons. By 1870, the population had increased to 169 residents and the town recorded 35 dwellings. Substantial changes to the town's charter, ratified in 1887, included changes to the town's boundaries. The newly drawn town limits formed an octagon with each side measuring 130 poles. The revised charter gave the town corporate powers and elaborated on numerous aspects of municipal governance, including elections, the terms of office for the mayor and commissioners, and the appointment of policemen.⁹⁷

Slow but steady growth characterized the town through the late nineteenth century. Completion of the Statesville & Western Railroad, known as the "Junebug," to Taylorsville in 1887 stirred hopes of greater development. Local attorney and state senator Romulus Z. Linney argued before the state legislature in favor of the railroad charter, claiming that the mineral wealth recently discovered at Hiddenite, five miles to the east, was so great that a June bug could carry enough to pay for the whole 18-mile line. Mocked by a representative from Iredell for the comment, Linney embraced it as a popular talking point and turned it into an affectionate

Sara C. Allen, ed., *The Heritage of Alexander County* (Winston-Salem, NC: Hunter Publishing Company, 1986), 22, 30-31.

⁹⁵ William W. White, *A History of Alexander County*, Statesville, NC: The Landmark, 1990; John H. Wheeler, *Historical Sketches of North Carolina from 1584 to 1851*, Vol. II (Philadelphia: Lippincott, Grambo and Co., 1851), 20.

⁹⁶ *Heritage of Alexander County*, 30-31.

⁹⁷ *Heritage of Alexander County*, 31-32.

nickname for the rail line. Taylorsville served as the western terminus of the railroad with two passenger trains and one freight train running each day to Statesville, county seat of Iredell County.⁹⁸

With the Junebug line in operation in the late 1880s, one writer believed that Taylorsville was on its way to becoming a formidable rival of Statesville and potentially Charlotte. The growing town had six general merchandise stores, a drug store, a furniture store, and a millinery shop. Contractors were completing work on several brick warehouses and Edward L. Hedrick's Piedmont Hotel. By 1890, the population reached nearly 300 individuals. Local industry in and around Taylorsville included flour and grist mills, saw mills, tanneries, saddle and harness makers, and a cotton mill.⁹⁹ At the turn of the century, the population had grown to just over 400.¹⁰⁰

The town's promising economic outlook at the beginning of the twentieth century led prominent local businessmen to incorporate the Taylorsville Milling Company in 1902. William L. Moose, H. T. Campbell, and Edward L. Hedrick were elected officers of the new company. Located on a site near the depot just outside the downtown core, the roller mill quickly became the county's largest enterprise producing substantial amounts of flour and corn meal.¹⁰¹

Also in 1902, the county approved construction of a new courthouse designed and built by the B. F. Smith Fireproof Construction Company, based in Washington, DC.¹⁰² When the new courthouse was constructed with its primary entrance facing east toward present-day South Center Street, it cemented the growth of the downtown core along Main Street (present-day Main Avenue) to the east of the courthouse. The stately new building featured a monumental front portico with exterior stairs rising to the second-floor courtroom, arched window openings with decorative brickwork, and gabled wall dormers on each elevation.¹⁰³ Furthermore, the replacement of the original courthouse with a brick edifice presaged the transformation of downtown Taylorsville from a collection of one- and two-story frame buildings to a central street lined with primarily two-story brick commercial buildings.

A photograph of Taylorsville's Main Street taken in 1909 clearly shows the early concentration of stores and businesses near the courthouse and extending east. One- and two-story frame buildings interspersed with a few houses characterized the early development of Main Street. Businesses included small grocery and general stores, cafes, a soda shop, a poolroom, post office, jeweler, Hollar's Drug Store, Adams' Furniture Store, and R. Z. Linney's law

⁹⁸ *Alexander County Treasures*, 119-121.

⁹⁹ "Alexander County - Taylorsville," *The Alexander County Journal*, January 19, 1888, 1; Heather Fearnbach, "Taylorsville Milling Company Roller Mill" National Register of Historic Places Nomination Form, Fearnbach History Services, Winston-Salem, NC, 2018, 6-7.

¹⁰⁰ *Heritage of Alexander County*, 32.

¹⁰¹ The roller mill is separated from the commercial business district by several vacant lots, and thus is not included in the downtown district. Fearnbach, "Taylorsville Milling Company Roller Mill," 8-9.

¹⁰² Catherine W. Bishir, "B. F. Smith Fireproof Construction Company," North Carolina Architects & Builders, <https://ncarchitects.lib.ncsu.edu/people/P000355>, accessed July 2023.

¹⁰³ "History of Courthouse," *The Taylorsville Times*, August 17, 1967, 3.

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office. The Masonic lodge was located on the second floor above a grocery at the corner of present-day Main Avenue and South Center Street.¹⁰⁴

The threat of fire and the town's lack of modern fire-fighting equipment helped spur the conversion to brick construction. A devastating fire in 1909 destroyed Hollar's Drug Store and the adjacent Tuttle Building, both wooden frame structures that stood at the corner of West Main Avenue and Old Wilkesboro Road. Reports indicated that the fire began in the Bell Telephone Company office on the second floor of the Hollar Building and spread to the Tuttle Building next door. Two people staying overnight in the Hollar Building escaped the blaze while another group of individuals rescued the billiard tables from the pool room that occupied the Tuttle Building. Working without modern equipment, citizens valiantly formed a bucket brigade to combat the flames. Dr. Hollar lost over \$3,000 worth of stock and medical equipment, but less than a month later, he was beginning construction of a new two-story brick store.¹⁰⁵

The first brick commercial buildings were constructed immediately across the street from the courthouse and included the bank building on the southeast corner of West Main Avenue and South Center Street in 1915, and the adjacent Herman Building and Masonic Lodge in 1914 and 1915, respectively. The early decades of the century also brought the construction of numerous buildings that supported the community life of Taylorsville and a growing county population, including the Methodist Episcopal Church (now First United Methodist Church) in 1906 and the Alexander County Jail in 1913. An increase in population corresponded with an increase in the number of civil and criminal offenders to the point that the county needed additional holding capacity. A new brick jail was built by the Camden Iron Works on a site one block east of the courthouse square.¹⁰⁶

The expanding economy required more than one bank in the downtown area. Taylorsville Building & Loan was constructed immediately to the east of the original bank building on East Main Street in 1914 (now part of the Taylorsville Times Building at 24 East Main) and Merchants & Farmers Bank constructed a two-story building across the street from the courthouse to the north in 1919 (still standing at 16 West Main). As the town matured, its population became more organized to ensure continued growth. Female residents formed a Civic League in 1914, which focused on beautification and cleanliness of the growing downtown. The Ladies Betterment Association of Taylorsville followed in 1916. That same year, businessmen organized the Taylorsville Merchants Association, a forerunner to the Chamber of Commerce.¹⁰⁷

At the same time that its merchants were organizing, Taylorsville benefited directly from industrial growth in the surrounding region. Textile milling was a long-standing industry in the county, beginning with Emmanuel Alspaugh and Gabriel Marshall's cotton mill on the Lower Little

¹⁰⁴ *Alexander County Treasures*, 179.

¹⁰⁵ "Fire at Taylorsville" *Greensboro Daily News*, November 14, 1909, 3; "Local and Personal," *The Statesville Sentinel*, December 6, 1909, 8.

¹⁰⁶ "County Jail Dates Back to 1848," *The Taylorsville Times*, July 1, 1976, 7.

¹⁰⁷ *Alexander County Treasures*, 181.

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River that operated from 1851 to 1892. Continuing the family business, in 1897 Alspaugh's son, U. L. Alspaugh, built his Alpaugh Cotton Mill on the Lower Little River, south of Taylorsville where the community of Millersville later grew up. His was one of several operations established in the county around the turn of the century, including Stony Point Manufacturing Company, southeast of Taylorsville, and Taylorsville Cotton Mill Company in Taylorsville, both in 1907. The Alspaugh Cotton Mill {no longer extant} proved critical for the growth of Taylorsville following the flood of 1916, which washed out the mill's wooden dam. The firm replaced its infrastructure with a concrete dam and hydroelectric plant in 1917 that provided Taylorsville its first electricity.¹⁰⁸ People's Drug Store, established in 1918 across Main Street from the courthouse {at 12 West Main Avenue}, was the first business to have electric lights.¹⁰⁹

The 1920s brought unprecedented development to downtown Taylorsville. During this decade many of the landmarks of downtown were constructed, including long-standing businesses such as Smithey's Department Store and the Hotel Campbell, later known as the Hotel Alexandria. Located toward the east end of downtown at the corner of Main Street {East Main Avenue} and Depot Street (present-day Linney's Mountain Road), Hotel Campbell drew visitors downtown while two gas stations—one across Depot Street and the other across Main Street from the hotel—opened to support increased vehicular travel. By 1924, when the first Sanborn Fire Insurance map of Taylorsville was produced, blocks of commercial buildings that shared uniform setbacks had been constructed along the north side of West and East Main Avenue {formerly North Main Street} from Old Wilkesboro Road {formerly West Main Street} to Linney's Mountain Road (formerly Depot Street); nearly all were brick. Development along the south side of Main Street was sparse, yet each block had a row of brick buildings that likewise shared a consistent setback and relationship to the street. Frame houses remained on the street, interrupting the continuity of the commercial strip, but the brick streetfront dominated.

Taylorsville came of age during the 1920s, developing an identity beyond that of being the government and commercial seat of a primarily rural county. Its longest standing newspaper, which had been founded as *The Mountain Scout* around 1900, changed its name to *The Taylorsville Times* in the early 1920s.¹¹⁰ Entertainment venues opened during the decade, including two movie theaters: the Palace and LeGette's Moving Picture Show.¹¹¹ The downtown held banks and a furniture company, a barber shop and a cobbler, a jeweler, a drug store, a variety store, and a department store. The construction of the Oxford Dam and Hydroelectric Plant on the Catawba River in 1928 brought electricity to the wider public and created Lake Hickory, southwest of Taylorsville. Commerce in downtown Taylorsville, in turn, expanded to

¹⁰⁸ *Alexander County Treasures*, 128-132, 181-2; "Smithey's Department Store," Vertical File: Alexander County - History - Business and Industry, Local History Room, Alexander County Library, Taylorsville, NC.

¹⁰⁹ "Smithey's Department Store," Vertical File: Alexander County - History - Business and Industry, Local History Room, Alexander County Library, Taylorsville, NC.

¹¹⁰ "Times' History," <https://www.taylorsvilletimes.com/times-history/>, accessed June 2023.

¹¹¹ *Alexander County Treasures*, 163-6, 204-5.

accommodate a new market for home appliances and hardware as well as a growing population of seasonal tourists.¹¹²

Following the boom of the 1920s, the Great Depression brought development to a halt. An updated Sanborn Fire Insurance Map from 1938 revealed primarily remodelings and demolitions, but few additions had been made to the core commercial strip that had been established by the mid-1920s. Yet citizens remained committed to seeing their town through the Depression, and despite the slowing of its physical transformation, the downtown remained a central hub of bustling activity. When photographer and North Carolina native H. Lee Waters visited downtown Taylorsville in 1938, as part of his *Movies of Local People* film series, he captured a downtown bustling with activity. People strolled the sidewalks, sat on stoops and people-watched, cheered at a baseball game, and admired each other's automobiles. When Waters compiled the footage, as he had done for documentaries about towns throughout North Carolina, as well as several in Tennessee, Virginia, and South Carolina, he had them screened at the local movie theaters drawing residents to pay for a ticket with the promise to "See Yourself in the Movies!"¹¹³

During the post-war years, the two largest houses remaining on the north side of Main Avenue were demolished and replaced with commercial buildings that continued the precedent established in the 1920s. A block of buildings constructed between 1945 and 1950 to the west of the Hotel Campbell connected that landmark building to the commercial development along East Main Avenue. A vacant lot interrupting that row of connected buildings on the north side of the street marks the site of the last two-story frame commercial building, which stood into the mid-twentieth century. The following decade saw the establishment of a second drug store in town on the northeast corner of Main Street and First Street, the site formerly occupied by J. P. Echerd's house. Town & County Drugs shared a history with Taylorsville's early purveyor, as its co-founder Rowe B. Campbell, Jr. was the son of People's Drug Store founder Rowe 8_Campbell.¹¹⁴ On the same block as the new drug store, a pair of buildings were added to the block of 1920s structures in the 1960s, creating a nearly continuous row between North Center Street and First Street.

Industrial development in the county expanded significantly after the war, bringing additional jobs and residents to Taylorsville. Following the creation of the Alexander County Water Corporation in 1964, which constructed a water plant and distribution lines to deliver water to customers along NC 90 from Scotts to Taylorsville, manufacturing firms began springing up in the region.¹¹⁵ Schneider Mills opened in 1947 and was followed by Broyhill Furniture Industries in 1959, Clayton Marcus Furniture Company in 1960, Carolina Comfort Furniture in

¹¹² "Smithey's Department Store," Vertical File: Alexander County - History - Business and Industry, Local History Room, Alexander County Library, Taylorsville, NC; *Alexander County Treasures*, 138, 211-2.

¹¹³ "Taylorsville (N.C.), 1939 (Reel 1)," H. Lee Waters Film Collection, Duke University Libraries, <https://idn.duke.edu/ark:/87924/r4m32s474>, accessed March 2023.

¹¹⁴ *Alexander County Treasures*, 188.

¹¹⁵ Scotts, NC, is an unincorporated community in Iredell County, 12 miles southeast of Taylorsville.

1961, and Blue Bell, Inc. in 1965. The Alexander County Community Development Association formed in 1960 and turned its focus to forming volunteer fire departments, finding grants to improve highways and replace sewer systems, build community centers, plan beautification projects, and establish social programs for the county's elders and youth.¹¹⁶

When the time came to plan for the construction of a modern courthouse to replace the 1902 building, the Hickory-based architect James E. Biggs was presented with several sites to consider, including one several blocks to the east of Taylorsville's downtown. Biggs opted to keep the courthouse where it had long stood, citing the historic importance of the courthouse to the development of a concentrated commercial center for the county. Perhaps no greater testimony can be made to the commercial core of Taylorsville: it was seen as both a site of historic importance and an appropriate location for the county's new Modernist landmark.¹¹⁷ By the time the courthouse was completed in 1970, Main Avenue had reached a form consistent with what is seen today. Several buildings were added to Main Avenue Drive in the decades that followed, but none pulled the commercial focus from Main Avenue.

Today, downtown Taylorsville lacks the hustle and bustle that was captured in H. Lee Waters's 1938 documentary, but the physical backdrop of that activity remains largely in place. Elsewhere, the county's first roadside motel, the Emerald Inn, opened on NC 90 east of Taylorsville in 1973, foreshadowing the development of more sprawling, vehicle-centered development.¹¹⁸ This trend continued with the establishment of the Bethlehem Community Shopping Center in the southwestern part of the county in 1975.¹¹⁹ US 64 briefly ran along the NC 90 corridor through Taylorsville beginning in 1988, but was re-routed to its current corridor south of town in 1996.¹²⁰ Despite the incremental growth of central business districts in other county towns including Stony Point, Hiddenite, and Bethlehem, Taylorsville remains the primary commercial downtown district in Alexander County and a physical record of twentieth-century development in the region.

Architectural Context

The early architecture of Taylorsville followed development trends that were common across the western Piedmont and foothills regions of North Carolina in the nineteenth century. Pioneer settlers carved the town out of rolling woodlands following the creation of the county in the late 1840s. As the land was cleared, a grid plan of building lots and unpaved streets and roads was created. The county's abundant timber resources supplied the chief building material. Even

¹¹⁶ *Alexander County Treasures*, 250, 271-3.

¹¹⁷ "Courthouse Site Selected," *The Taylorsville Times*, August 31, 1967; "History of Courthouse," *The Taylorsville Times*, August 17, 1967; "Alexander County Courthouse," *The Taylorsville Times*, July 1, 1976.

¹¹⁸ "County's First Motel, Emerald Inn, Is Now Open," *The Taylorsville Times*, January 25, 1973.

¹¹⁹ *Alexander County Treasures*, 266.

¹²⁰ "US Route 64 in North Carolina," https://en.wikipedia.org/wiki/U.S._Route_64_in_North_Carolina (accessed July 2023).

though the town's original commissioners desired a brick courthouse, the first structure was of frame construction. Built at a cost of \$50 in 1848, the original temporary courthouse building was later sold for \$35 and replaced by a more substantial brick edifice in 1852.¹²¹

In the first decade of the twentieth century, North Main Street was lined with one- and two-story frame buildings that defined the downtown commercial district of Taylorsville. The early commercial architecture dating from before the 1910s has been lost in the intervening decades, and commercial interests have remade the physical appearance of the business district more than once during the twentieth century. Frame buildings were lost to fire or simply replaced with more permanent brick structures. Storefronts and facades were modernized and updated with newer materials. The few residences that remained into the mid-twentieth century eventually gave way to commercial interests and were razed for building lots or surface parking areas. The overall scale, massing, and density of the downtown commercial district, however, has remained remarkably intact over the years despite the exterior changes and cosmetic updating of the buildings at the town's core.

The architecture of the Downtown Taylorsville Historic District is dominated by one- and two-story brick buildings primarily representing the Commercial Style. Three Modernist buildings, a Neo-Gothic Revival-style church, and a domestic-scale Pure Oil gas station enrich the streetscapes. Several warehouses and storage buildings offer a contrast to the district's more stylish buildings.

The Commercial Style developed in response to the more ornate and textured commercial buildings of the late nineteenth and early twentieth centuries and remained popular through the 1930s. Commercial Style buildings utilized simple two-dimensional brick patterning and contrasting materials to enliven otherwise unadorned brick buildings. Commercial Style buildings are typically rectangular in plan with flat roofs behind stepped or shaped parapets and have recessed storefronts, soldier and header course lintels and sills, and large windows often arranged in groups.¹²² The Bank Building at 1-9 South Center Street, which was built in 1915, features a distinctive recessed corner entrance, and the two street facades are enlivened by a continuous cast concrete sill beneath the second-story windows, a corbelled cornice, and recessed brick panels in the upper facade. A round-arched entrance on the west elevation originally opened onto stairs that accessed the second story. The three-story Hotel Campbell at 125-135 East Main Avenue, notable as the town's tallest building, was erected around 1924 and is one of the district's most distinctive examples of the Commercial Style. Occupying a prominent corner lot, the hotel building displays asymmetrical five-bay facades with stepped parapets, brick pilasters, and basket-weave brick panels in the upper facade. Every fifth course of brick on the pilasters is raised to provide texture and suggest the appearance of quoins.

¹²¹ *Alexander County Treasures*, 83-84.

¹²² Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, DC: The Preservation Press, 1987), 16-19.

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Two buildings within the district display remnants of original cast-iron storefronts manufactured by G. L. Mesker & Co. of Evansville, Indiana. George L. Mesker, along with his two brothers, Bernard and Frank, learned iron-working skills from their father, who ran a stove business and galvanized iron for buildings. Bernard and Frank Mesker formed the Mesker Brothers Iron Works in St. Louis, while George remained in Indiana with his own company. In addition to designing and manufacturing storefronts, the Meskers produced tin ceilings, iron railings, stairs, and other architectural components.¹²³ Elements of the original G. L. Mesker storefront remain visible between the later surface treatments on the ca. 1914 Herman Building at 19 South Center Street. The cast-iron work exhibits scrollwork, corbels, and florets. The storefronts of the former People's Drug Store, built ca. 1920 at 12 West Main Avenue, have been altered with rough stucco infill, but the cast-iron pilasters and lintel have textured panels and corner blocks, as well as decorative florets, floral scrollwork, and fleur-de-lis motifs adorning their surfaces.

The majority of early-twentieth-century brick commercial buildings in the district are relatively plain in their finish and have been remodeled or updated through the mid-twentieth century. The two buildings at 21 and 23 East Main Avenue, built ca. 1938 and 1924, respectively, and share a facade with replacement storefronts and later awnings, a continuous soldier-course lintel above the second-story windows, and decorative brick banding on the parapet. The Smithey's Department Store Building at 34-36 East Main Avenue is similarly composed of three buildings erected in the 1910s and early 1920s, which were later joined behind a unified facade added around 1934. The building's upper facade exhibits decorative diamond-shaped brick panels. The row of one-story brick buildings at 69 to 91 East Main Avenue featured similar treatments with recessed panels in the upper facade and simple corbelled cornices. Two of the buildings have been substantially altered, but 69 and 81 East Main Avenue retain their original upper facades.

Several buildings in the district were constructed during a second major phase of development in the decades following World War II. Most often post-World War II commercial buildings reflected changes brought about by the availability of new materials, technological advances, and increasing popularity and reliance on the automobile. The period's architecture was increasingly influenced by Modernism. Publication of the later works of renowned architect Frank Lloyd Wright and *The International Style* (1932) by Henry-Russell Hitchcock and Philip Johnson helped promote and illustrate architectural forms as pure volume, horizontally composed geometry, flat roofs, flush walls, and cantilevered projections. The austere, almost abstract geometric forms of the International Style were thought to transcend national and historical traditions.

¹²³ Two National Register-listed buildings in Wilkesboro have storefronts manufactured by Mesker Brothers. Laura A. W. Phillips, "J. T. Ferguson Store" National Register of Historic Places Nomination Form, Wilkesboro Historic Properties Commission, Wilkesboro, NC, 1980; Laura A. W. Phillips, "Wilkesboro-Smithey Hotel" National Register of Historic Places Nomination Form, Wilkesboro Historic Properties Commission, Wilkesboro, NC, 1980; *Good for Business: A Guide to Rehabilitating the Exteriors of Older Commercial Buildings* (Milwaukee, WI: Department of City Development, City of Milwaukee, 1985), 14-19.

In downtown Taylorsville, new construction and renovation work often featured plain facades, plate-glass windows, and aluminum-frame storefronts. The ca. 1945 building at 109-121 East Main Avenue consists of both one- and two-story sections containing multiple storefronts. Two of the three storefronts have aluminum-frame windows and doors, as well as central recessed entrance bays, while the upper facade recalls Smithey's Department Store's 1934 facade with decorative diamond-shaped brick panels as the only embellishment. The second story retains six-over-six double-hung wood-sash windows on the facade. The one-story building at 97-99 East Main Avenue (ca. 1947) is constructed of concrete block with a brick-veneer facade, recessed entrance bays, and aluminum-frame storefronts. The upper facade displays a panel set off by a header-brick frame. The neighboring building at 103 East Main Avenue (ca. 1950), also of concrete block, exhibits a similar storefront but the facade is stuccoed and the panel above the storefront is recessed.

The influence of Modernism on commercial architecture is represented especially well in two buildings of the post-war period. The Rowe Campbell Building, at 53 East Main Avenue, was built in 1956 with a Modernist facade of a gridded glass wall of large windows framed in aluminum and flanked by Roman brick wing walls. The Walker Building, built in 1968 at 118-134 Main Avenue Drive, consists of two distinct building forms. The west unit is a Modernist one-story block with a low-pitched side-gable roof, full-height aluminum-frame storefronts with single-leaf glazed entry doors, large plate-glass windows in the end bays, projecting brick pilasters, and stacked brickwork of dark brown bricks. The contrast of the glazed storefront walls and solid panels of stacked brick contributes to the modern aesthetic of the building.

In the mid-twentieth century, the facades of several pre-World War II commercial buildings were remodeled or "slip-covered" as the detailing of early-twentieth architecture appeared increasingly old-fashioned. The updates applied to older buildings reflected the aesthetic of the day.¹²⁴ To this end, the application of stucco to upper facades offered a clean, modern look, as exhibited by 85-91 East Main Avenue, where the stucco barely conceals the original brick corbels of the original 1920s parapet. The replacement of storefronts was the most popular means of updating a pre-war building. Modern replacement storefronts with aluminum-framed plate glass display windows and glass doors are found at many of the pre-war buildings.

The most distinctly Modernist building in the district is the Alexander County Courthouse. Built in 1970 on the courthouse square following a fire that destroyed the 1902 edifice, it was designed by architect James E. Biggs of Hickory. The courthouse exemplifies the Brutalist mode of Modernism, which was popular in the 1960s and emphasized heavy, monumental forms and raw concrete surfaces. The low, flat-roofed building displays pebble-finish concrete panels on the exterior, battered foundation and basement walls, and inset windows on the rear (west) elevation. The main level of the courthouse cantilevers over the basement level and topped by a

¹²⁴ Catherine W. Bishir, *North Carolina Architecture* (Chapel Hill, NC: University of North Carolina Press, 1990), 451-455.

narrow band of ribbon windows, which gives the impression that the building hovers above the ground.

The district contains one example of the Nee-Gothic Revival style. The Methodist Episcopal Church (present-day First United Methodist Church), built in 1906 and subsequently enlarged, is one of the district's few non-commercial buildings. The church displays attributes of the Nee-Gothic Revival style, which saw the reinterpretation of Gothic forms for religious and commercial buildings in the late nineteenth and early twentieth centuries. The Nee-Gothic revived the spirit of Gothic architecture by incorporating characteristics such as ashlar masonry and brick construction, steeply pitched gable roofs, traceried windows, and lancet arch window and door openings. The Methodist Episcopal Church's sanctuary, the original phase of construction, is a front-gable brick structure with lancet-arch windows and doors, a cross-gable side wing, and a prominent square tower embellished by corbelled brickwork and an open belfry with brick piers, fleur-de-lis finials, and a pyramidal roof. A post-1976 narthex in the front gable end closely imitates the sanctuary's architecture.

Another architecturally distinctive building in the district is the domestic-scale Pure Oil Station at 163 East Main Avenue, located at the east edge of the district. The one-story brick building erected ca. 1940 displays the Pure Oil Company's preferred "English Cottage" style. It resembles a small house with a tall side-gable roof, gable-end chimneys, and multi-light casement windows. A three-bay service garage wing extends east of the office. The Pure Oil Company adopted the small house-type station nationally to establish its corporate identity in the 1920s and 1930s. The distinctive form, blue and white color scheme, and domestic attributes, such as the end chimneys, front bay windows, and planters, made the stations instantly recognizable as part of the Pure Oil brand.¹²⁵

Town Alley, an open thoroughfare at the rear of the buildings on the north side of Main Avenue, helps define an area of utilitarian buildings and structures that served several of the old Main Street businesses. These subordinate structures are less refined than the principal buildings in their design, materials, and workmanship. The frame warehouse built ca. 1930 for Miller's Hardware at 23 East Main Avenue is a capacious one-story building with corrugated metal siding and a metal-clad front-gable roof. An L-shaped building at 200 Town Alley stands to the rear of the Smithey's Department Store (I) at 34-36 East Main Avenue. The stone finish of the ca. 1930 one-story-plus-basement building is more substantial than the other secondary buildings. The one-story brick storage building at 214 Town Alley dating from the 1950s is typical of the utilitarian buildings along the alley. It is a windowless box with a concrete stoop across the front and a single entry door on the south elevation.

¹²⁵ John A. Jakie, "The American Gasoline Station, 1920 to 1970," *Journal of American Culture*, vol. 1, no. 3 (Fall 1978): 524-529.

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9. Major Bibliographical References

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Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record# _____
- ☐ recorded by Historic American Landscape Survey# _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository: Alexander County Library, Taylorsville, NC

Historic Resources Survey Number (if assigned):

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10. Geographical Data

Acreage of Property approx. 10.6 acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates (decimal degrees)

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

A. Latitude: 35.923625	Longitude: -81.171872
B. Latitude: 35.923049	Longitude: -81.172196
C. Latitude: 35.922493	Longitude: -81.173959
D. Latitude: 35.921961	Longitude: -81.175949
E. Latitude: 35.923425	Longitude: -81.176594
F. Latitude: 35.923795	Longitude: -81.175416
G. Latitude: 35.923856	Longitude: -81.175217
H. Latitude: 35.923855	Longitude: -81.173598
I. Latitude: 35.923705	Longitude: -81.172132

Or

UTM References

Datum (indicated on USGS map):

☐

NAO 1927

or

☐

NAO 1983

1. Zone: 17	Easting:	Northing:
2. Zone: 17	Easting:	Northing:
3. Zone: 17	Easting:	Northing:
4. Zone: 17	Easting:	Northing:

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the Downtown Taylorsville Historic District is shown by a heavy solid line on the accompanying district map entitled "Downtown Taylorsville Historic District, Taylorsville, Alexander County, North Carolina, National Register Boundary Map," drawn at a scale of 1:1600.

Boundary Justification (Explain why the boundaries were selected.)

The roughly 10.6-acre Downtown Taylorsville Historic District centers on the dense commercial strip on Main Avenue in Taylorsville that developed north and east of the historic courthouse square between the years of 1906 and 1973. The district includes adjacent municipal and religious buildings that developed in tandem with the commercial core. The areas outside the boundary are characterized by a notable decrease in density, a greater number of modern commercial buildings, and historic resources that have lost integrity through extensive alterations and material changes. A block of commercial buildings to the west of the courthouse square was razed around 2015 for the development of a municipal park. While the resources within the boundary have experienced alterations and material changes, the cohesive collection of one- and two-story buildings within the district stand apart from their surroundings for their regularity of scale and massing and unusual density within the town of Taylorsville. The included buildings' relatively higher degree of architectural and historical integrity gives definition to the historic downtown district.

11. Form Prepared By

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organization: Acme Preservation Services, LLC / Foreground Consulting, LLC
street & number: 825 Merrimon Ave. Ste. C #345
city or town: Asheville state: NC zip code: --'2=8:::8:::0:::4'-----
e-mail: cgriffith.acme@gmail.com; josiward@gmail.com
telephone: (828) 281-3852; (828) 575-6523
date: April 19, 2024

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Downtown Taylorsville Historic District
Name of Property

Alexander County, NC
County and State

Photographs

The following information pertains to each of the photographs:

Name of Property: Downtown Taylorsville Historic District
Location: Taylorsville, North Carolina
County: Alexander
Name of Photographer(s): Clay Griffith and Josi Ward
Date of Photographs: November 18 and December 18, 2022
Location of Digital Master: Historic Preservation Office
North Carolina Division of Archives and History
109 E. Jones Street
Raleigh, North Carolina 27601-2807

Photographs:

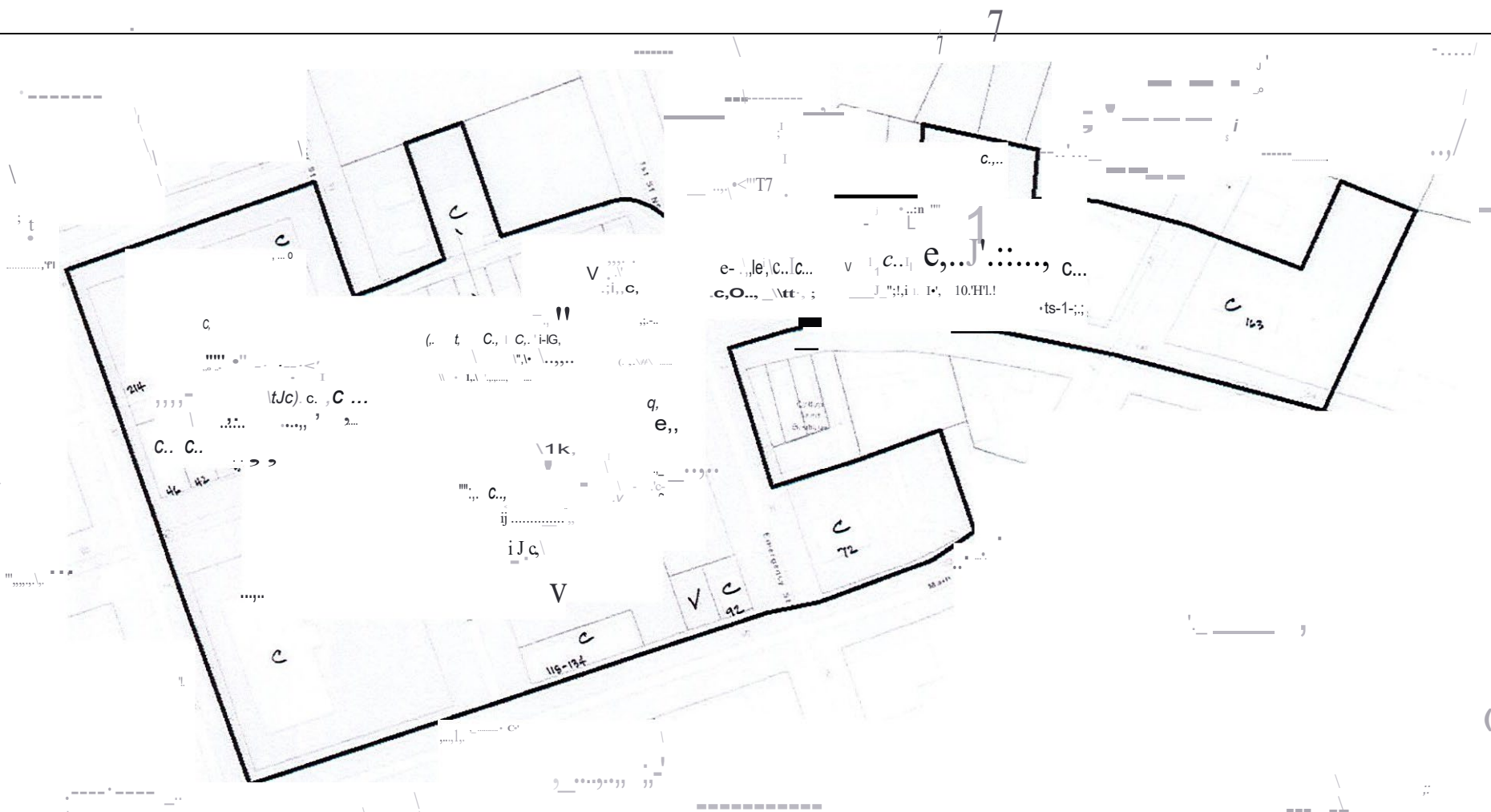
1. Downtown Taylorsville Historic District, East Main Avenue, view to west
2. Downtown Taylorsville Historic District, West Main Avenue, view to northeast
3. Downtown Taylorsville Historic District, West Main Avenue rear elevations, view to southwest along Town Alley
4. Downtown Taylorsville Historic District, East Main Avenue, view to northeast
5. Downtown Taylorsville Historic District, East Main Avenue, view to northwest
6. Alexander County Courthouse, 27 West Main Avenue, view to west
7. (former) Alexander County Jail, 72 Main Avenue Drive, view to southeast
8. Bank Building, 1-9 South Center Street, view to southeast
9. (former) People's Drug Store, 12 West Main Avenue, view to north
10. The Taylorsville Times Building, 24 East Main Avenue, view to southeast (Noncontributing building)
11. Methodist Episcopal Church, 54 East Main Avenue, view to south
12. Rowe Campbell Building, 53 East Main Avenue, view to north
13. Hotel Campbell, 125-135 East Main Avenue, oblique view to north
14. Pure Oil Service Station, 163 East Main Avenue, view to northeast
15. Walker Building, 118-134 Main Avenue Drive, view to north
16. Warehouse, north side of Town Alley, view to northwest

Downtown Taylorsville Historic District
Name of Property

Alexander County, NC
County and State

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Nation.11Register of Historic PlacesNomination

Downtown Taylorsville Historic District

Taylorsville, Alexander County, North carolina

National Register Boundary Map

Boundary



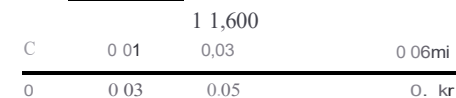
Resource key:

C - Contributing building

NC - Noncontributing building

V - Vacant parcel

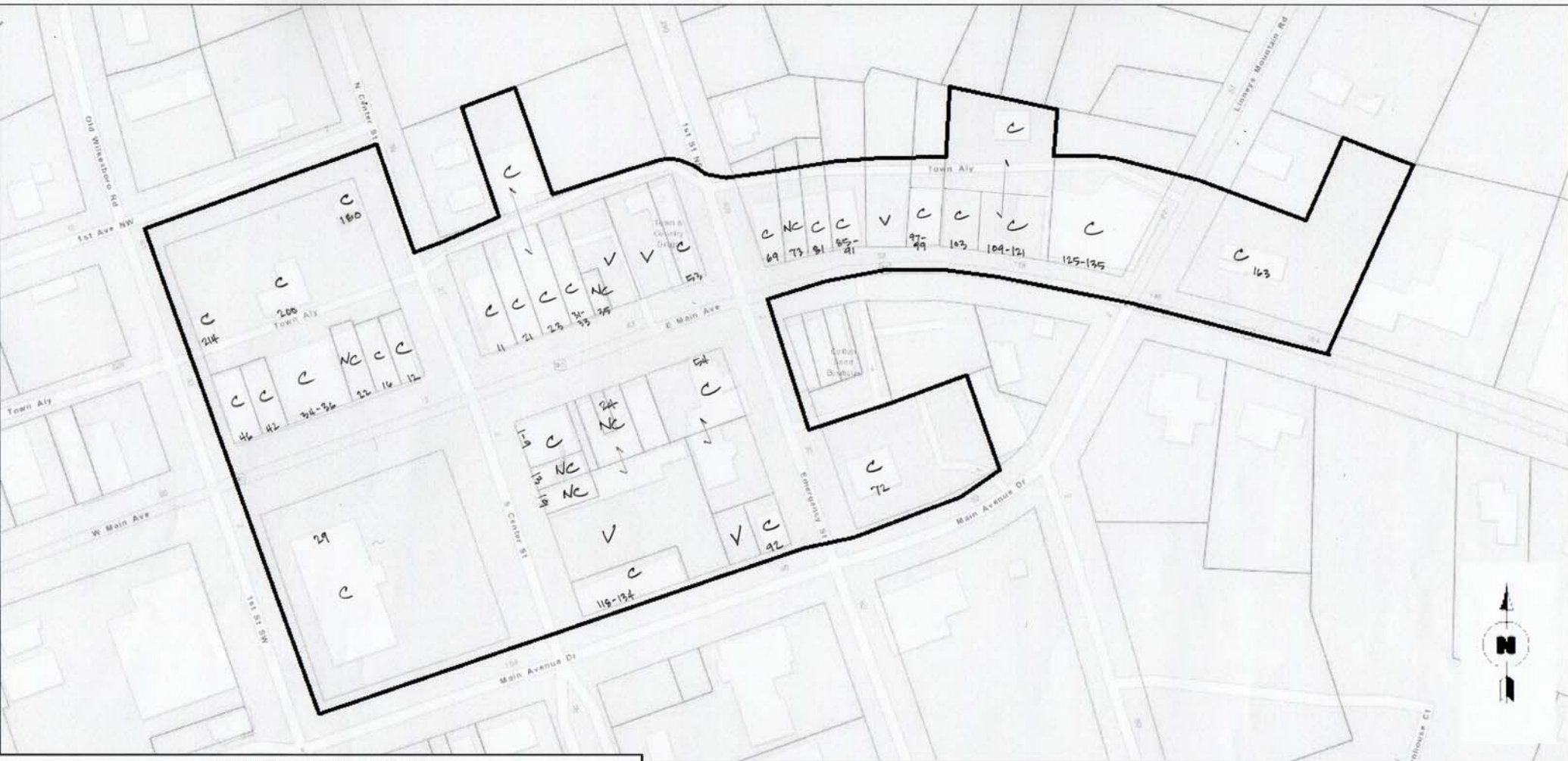
(N.B. Refer to inventory list in nomination for status of monuments on courthouse square)



Bose map: HPOWEB 2.0
Map created by C.Griffith/Acme Preservation Services, April 2024

SSN	Address	Use	Property Owner	Mailing Address	City	State	Zip
AX0041	29 W Main Ave	Alexander County Courthouse	Alexander County BOCC	621 Liledoun Rd	Taylorsville	NC	28681
AX0099	46 W Main Ave	Cline's Florist	TD Cline & J Richard Jr	46 W Main Ave	Taylorsville	NC	28681
AX0100	42 W Main Ave	Brushy Mountain Brews	Chris Canella			NC	28637
AX0101	34 W Main Ave	Celebrate You	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0101	136 W Main Ave	VACANT former Smithey's	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0101	180 Town Alley	VACANT former Smithey's	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0101	197 Town Alley	Rustic Woodworks	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0101	200 Town Alley	VACANT former Smithey's	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0101	209 Town Alley	VACANT former Smithey's	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0101	214 Town Alley	VACANT former Smithey's	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0102	22 W Main Ave	Hedrick Law Offices	Edward L Hedrick IV	521 Espie Little Rd	Taylorsville	NC	28681
AX0103	16 W Main Ave	VACANT	Alexander County BOCC	621 Liledoun Rd	Taylorsville	NC	28681
AX0053	12 W Main Ave	Main Ave Chiropractic	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0104	11 E Main Ave	Short Cuts, Carolina Tie-Dye	Hasani & Maggie Mayes	299 Cornerstone Dr	Taylorsville	NC	28681
AX0105	21 E Main Ave	VACANT Storage	Matthew H Hefner	293 Old Wilkesboro	Taylorsville	NC	28681
AX0106	23 E Main Ave	VACANT+ 2nd Floor Apt	Christina & Robert Lindie	386 Allendale Dr	Taylorsville	NC	28681
AX0107	31 E Main Ave	Addiction Recovery Clinic	Paxton Properties LLC	524 E Broad St	Statesville	NC	28677
AX0108	35 E Main Ave	Davidson Law Office	Davidson Holding Group LLC	35 E Main Ave	Taylorsville	NC	28681
AX0109	53 E Main Ave	Town & Country Drug Store	Northwestern Drug Co Inc	255 NC Hwy 16 S	Taylorsville	NC	28681
AX0113	169 E Main Ave	Inline, Fueled Coffee	Neil & Barbara Starnes	225 Cheatham Ford	Hiddenite	NC	28636
AX0114	73 E Main Ave	Storage/Consignment	Harold Troy Little	241 Jeff Price Ln	Taylorsville	NC	28681
AX0115	81 E Main Ave	Blue Rabbit	Derrick Jones	598 County Home Re	Taylorsville	NC	28681
AX0116	185 E Main Ave	License Plate Agency, Vape	Kenny Dale Mitchell	33 Northwood Park	Taylorsville	NC	28681
AX0117	97 E Main Ave	The Salon on Main	Barri Brook LLC	462 Northwood Park	Taylorsville	NC	28681
AX0117	99 E Main Ave	Creating on Main	Barri Brook LLC	462 Northwood Park	Taylorsville	NC	28681
AX0241	103 E Main Ave	Harper's Hattery	Cider Creek Properties	186 Draper Dr	Statesville	NC	28625
AX0118	109 E Main Ave	Bella Rose	Cider Creek Properties	186 Draper Dr	Statesville	NC	28625
AX0118	111 E Main Ave	Bella Rose	Cider Creek Properties	186 Draper Dr	Statesville	NC	28625
AX0118	115 E Main Ave	Keyley Shae Designs	Cider Creek Properties	186 Draper Dr	Statesville	NC	28625
AX0118	117 E Main Ave	Keyley Shae Designs	Cider Creek Properties	186 Draper Dr	Statesville	NC	28625
AX0118	121 E Main Ave	Carson & Company	Cider Creek Properties	186 Draper Dr	Statesville	NC	28625

SSN	Address	Use	Pro11ertJ1 Owner	Mailing Address	CiW	State	QII
AX0074	125 E Main Ave	Roadside Market	Princeton Asset Mgt	lpo Box 3608	Mooreville	NC	28117
AX0074	131 E Main Ave	Roadside Market	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0074	133 E Main Ave	Apple City Broadcasting	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0074	135 E Main Ave	Taylorsville Apple Festival HQ	Princeton Asset Mgt	PO Box 3608	Mooreville	NC	28117
AX0074	15 Linney's Mtn Rd	Photographer	Princeton Asset Mgt	iPO Box 3608	Mooreville	NC	28117
AX0074	21 Linney's Mtn Rd	VACANT	Princeton Asset Mgt	IPO Box 3608	Mooreville	NC	28117
AX0119	163 E Main Ave	Hiddenite Auto Sales	David H Keys	IPO Box 366	Hiddenite	NC	28636
AX0042	1 S Center St	Flower & Gift Shop	Exie Robinette & Others	PO Box 1304	Taylorsville	NC	28681
AX0042	7 S Center St		Exie Robinette & Others	iPO Box 1304	Taylorsville	NC	28681
AX0042	9 S Center St	Republican Headquarters	Exie Robinette & Others	PO Box 1304	Taylorsville	NC	28681
	13 S Center St	Martin Starnes CPA	Russell & Victoria Martin	13 S Center St	Taylorsville	NC	28681
AX0092	19 S Center St	Family Vision Center	Walter Lee & Jane Sharpe	PO Box 279	Taylorsville	NC	28681
AX0094	24 E Main Ave	Taylorsville Times	Walter Lee & Jane Sharpe	PO Box 279	Taylorsville	NC	28681
AX0094	24 E Main Ave	Taylorsville Times	Walter Lee & Jane Sharpe	PO Box 279	Taylorsville	NC	28681
AX0094	24 E Main Ave	Taylorsville Times	Walter Lee & Jane Sharpe	PO Box 279	Taylorsville	NC	28681
AX0095	154 E Main Ave	Studio 3	First United Methodist	PO Box 157	Taylorsville	NC	28681
	154 E Main Ave	957 Mobile Cafe, Communities in Schools	First United Methodist	PO Box 157	Taylorsville	NC	28681
AX0048	172 Main Ave Dr	Alexander County 1913 Jail	Alexander Co Old Jail Bid	1621 Liledoun Rd	Taylorsville	NC	28681
AX0093	192 Main Ave Dr	Holland Family Chiropractic	Patti G Ferguson	IPO Box 884	Taylorsville	NC	28681
AX0091	118 Main Ave Dr	Rhyne Realty	AR Walker	58 Knollwood St	Taylorsville	NC	28681
AX0091	124 Main Ave Dr	Kiley's Sugar Shoppe	AR Walker	58 Knollwood St	Taylorsville	NC	28681
AX0091	128 Main Ave Dr	The Mane Suite	AR Walker	158 Knollwood St	Taylorsville	NC	28681
AX0091	130 Main Ave Dr	Tots & Things	AR Walker	58 Knollwood St	Taylorsville	NC	28681
AX0091	1134 Main Ave Dr	Walker Insurance	AR Walker	158 Knollwood St	Taylorsville	NC	28681
AX0130		DOWNTOWN TAYLORSVILLE HISTORIC DISTRICT					



National Register of Historic Places Nomination

Downtown Taylorsville Historic District

Taylorsville, Alexander County, North Carolina

National Register Boundary Map

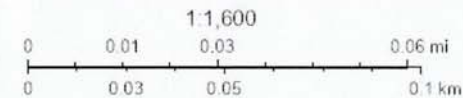
Boundary



Resource key:

- C - Contributing building
- NC - Noncontributing building
- V - Vacant parcel

(N.B. Refer to inventory list in nomination for status of monuments on courthouse square)



Base map: HPOWEB 2.0
Map created by C. Griffith/Acme Preservation Services, April 2024



HISTORIC PRESERVATION COMMISSION DESIGN REVIEW STANDARDS

Adopted by Alexander County Commissioners on August 19, 2019

Amended by Alexander County Commissioners on April 12, 2021

Amended by Alexander County Commissioners on May 6, 2024

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.

Murals

Considerations

These Standards for murals in the historic districts were formulated to ensure the continued visual character of the historic district(s) while allowing for creative expression in appropriate locations and designs. The established review criteria provides guidance concerning the compatibility and appropriateness of the placement, massing, scale, and materials of mural art with minimal intrusion into the artistic expression and content of the work. Murals and other similar forms of visual public art can both add and detract from the character of a building, structure, or district based upon their location, size, shape, color palette, materials used, and relationship to historic context. Murals require Full Commission review/approval with final renderings to Staff for COA issuance to verify compliance with the following Standards and ensure that there is no conflict with Article VII of the Land Development Code.

Standards

1. The design and installation of a mural should complement and enhance the building or wall and be incorporated within the overall architectural character of the building.
2. The mural design should be scaled to fit within the existing context, proportions, and elements of the building.
3. Paint or mount all murals or other similar forms of visual art on the side or rear walls of the building, and not on its primary façade or above its roof line.

4. The placement of the mural should not interrupt, cover, engulf, overwhelm, or detract from significant or character-defining architectural features including windows, doors, pilasters, cornices, trim, recessed or projecting features of the proposed mural wall.
5. Murals are not permitted on unpainted masonry walls, unpainted and painted stone or wood siding, or any other material which does not have a flat planar character of historic structures.
6. Murals on unpainted non-historic buildings or walls will be considered on a case-by-case basis.
7. Mural designs should not contain any advertising including company names, business logos, and/or symbols that are related to the business within the building according to the definition of “on-premise advertising” in Article VII of the Land Development Code.
8. Historic murals or historic signs, logos, or other historic commercially related messages may have acquired historic significance in their own right. In these instances, they may be retained and restored as approved by the HPC on a case-by-case basis.
9. Applications for new murals should clarify best maintenance practices to be used for their installation including proper engineering of any panels that may be installed, the preparation and cleaning of the existing wall to receive the mural, the types of priming and the paints and protective coatings to be used. Also, if a panel is used, its material and texture, attachment, and moisture effects on the historic wall should be addressed. Written explanation of the wall surface and cladding, its suitability to receive the proposed materials, where relevant, shall be provided. All mural(s) shall have a wall surface suitable to receive the materials proposed. The proposed materials shall not cause unreasonable permanent damage to historic cladding and should be appropriate for long-term use of the wall surface.
10. Avoid waterproofing, water repellent, or non-historic coatings on masonry unless moisture is able to “breathe” through the coating. Liquid vinyl coatings are not allowed. An anti-graffiti coating may be used on the masonry areas if needed.

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

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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.



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

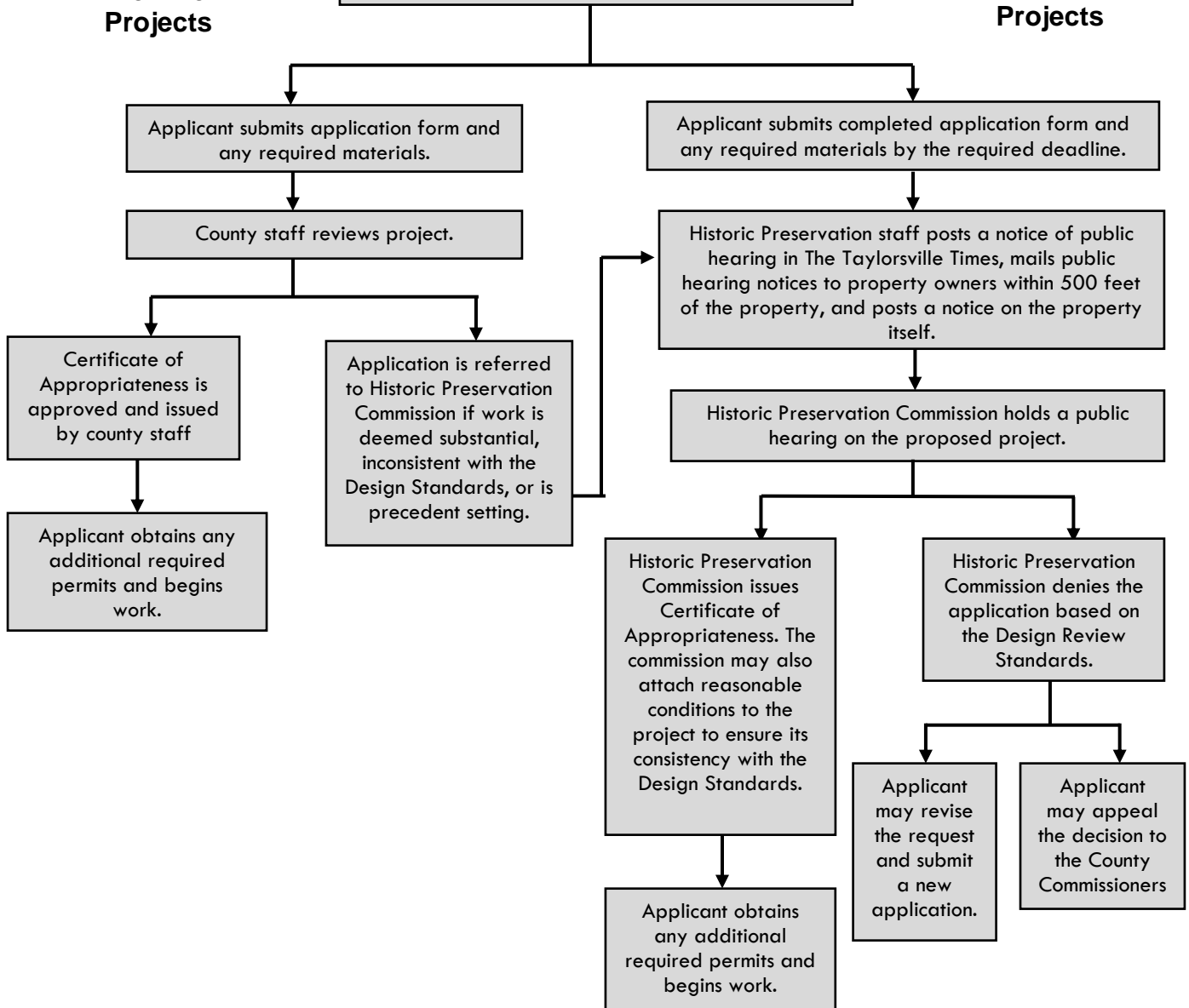


CERTIFICATE OF APPROPRIATENESS FLOW CHART

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



Town of Taylorsville



Town Council Regular Meeting
Town Council Chambers
Tuesday, December 3, 2024, 5:30 p.m.

AGENDA

Taylorsville ABC Board Members:

- 1. Ronald Roseman**
- 2. Blake Watts**
- 3. Jason Durmire**

One member will need to be appointed as Chair.

Service term lengths of one year, two years, and three years will need to be assigned to each member.

Town of Taylorsville



RESOLUTION _____

DISTRIBUTION OF PROCEEDS FROM ABC STORE

Whereas, the Town Council of Taylorsville NC adopted a resolution on October 25, 2024 to re-establish a stand-alone ABC store within the corporate boundaries of the Town; and

Whereas, it is the intention of the Town Council that some profits be restricted and utilized in a manner that specifically benefits Town residents and the greater Taylorsville community; and

Whereas, it is publicly acknowledged that beneficiaries and amounts of such distributions may change by a majority vote of the Town Council;

Now, therefore be it resolved, that the presently serving Town Council intends those profits realized from ABC store sales, after deductions for costs of operations and state mandated distributions according to N.C. G.S. 18B-805, shall be restricted and distributed as follows,

1. All remaining profits are directed to the General Fund of the Town of Taylorsville

Be it further resolved that all other resolutions in conflict with this resolution are hereby repealed, to the extent of the conflict.

This Resolution shall take effect immediately upon its adoption.

Adopted this _____ day of _____, 2024.

APPROVED:

Geroge Holleman, Mayor
Town of Taylorsville, North Carolina

ATTEST:

Yolanda Prince, Town Clerk

**RESOLUTION DIRECTING THE CLERK TO INVESTIGATE A PETITION
RECEIVED UNDER G.S. 160A-58.1**

WHEREAS, a petition requesting annexation of an 83 acre area located off NC Hwy. 16 South and Happy Plains Road as described in said petition was received on November 6, 2024 by the Town Council of the Town of Taylorsville; and

WHEREAS, G.S. 160A-58.2 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Taylorsville deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Taylorsville, North Carolina that:

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Town Council the result of her investigation.

Mayor

ATTEST:

Clerk

Town of Taylorsville



Town of Taylorsville
67 Main Avenue Drive
Taylorsville, NC 28681
828-632-2218 Phone
828-632-7964 Fax
www.taylorsvillenc.com

Petition for Annexation into the Taylorsville Town Limits

Section A Submittal Checklist	
Please include all of the following (check off). If any information is missing from the application package, you will be asked to resubmit the petition with all required materials. Please carefully check the list below before you submit:	
Required – An incomplete application will delay the annexation process.	
✓	Written metes and bounds description of the property to be annexed. (Must include in application packet and email a Microsoft Word version to nhester@taylorsvillenc.com . Mark as Exhibit A . Source can be from Survey or Deed.
✓	Map showing above written metes and bounds description of the property to be annexed in relation to the current town limits. Mark as Exhibit B .
✓	A Current County Tax Map with parcels included in the annexation request clearly marked. Mark as Exhibit C . https://maps.alexandercountync.gov/maps/
✓	Correct Parcel Identification Number(s) (PIN) on second page of application. This is very important. Please indicate if the property to be annexed is only a portion of an existing parcel. https://maps.alexandercountync.gov/maps/
✓	Property Owners' Signatures, Date of Signatures, and addresses. See page 3 of this application. <u>All real property owners</u> must sign the application, and such signature <u>must be notarized</u> . An authorized representative must sign on behalf of each legal entity that holds ownership of the property and <u>such representative's signature must be notarized</u> . <u>One signature for each legal ownership interest in the property</u> . Please include signatures of new owners if ownership will change during the annexation process.
✓	Notary Statements for each signature
✓	General Warranty Deed showing ownership of the property. Petitioners must submit a title opinion or title insurance if a general warranty deed is not available. Upon review, a title opinion may be required in addition to a general warranty deed.
N/A	Statement of vested rights claimed, if any.
✓	A letter authorizing a developer or agent to handle annexation petition (e.g. withdraw, delay/reactivate petition).
✓	This application form (Sections A, B, C, and D) completed, dated and signed by the property owner(s) and attested submitted by the deadlines noted in section B of this application, page 2.

Section B Submittal Deadlines

The Town of Taylorsville accepts petitions for annexation at any time. **The annexation will become effective immediately upon adoption of the annexation ordinance by Town Council and after the scheduled public hearing unless notified otherwise by the Town Clerk.**

(The Town reserves the right to make exceptions to this tentative processing schedule for any reason, including when outstanding staff comments need to be addressed.)

Timeline for Annexation is as follows:

SUBMITTAL: Submit application to the Town of Taylorsville, NC.

REVIEW BY STAFF: Staff will review the petition and determine if more information is needed.

1ST TOWN COUNCIL MEETING: The Town Council Meeting is typically held the first Tuesday of each month. The Town Council will pass a resolution directing the Town Clerk to investigate the annexation petition. The Town Clerk will present to the Town Council a Certificate of Sufficiency indicating that the annexation petition is complete. A resolution setting the date of the public hearing is then approved.

LEGAL ADVERTISEMENT: A legal advertisement will be published pursuant to NCGS requirements.

2ND TOWN COUNCIL MEETING/PUBLIC HEARING: This Town Council Meeting will be the following month's regular meeting date, the second Monday of the month. The Town Council will either adopt or deny an ordinance to extend the corporate limits of the Town of Taylorsville, NC.

RECORDATION: If the annexation is approved by the Town Council, the applicant will have the Annexation Plats recorded at the Alexander County Register of Deeds. Alexander County will keep one of the recorded plats, one copy will be returned to the Town.

Section C Summary Information / Metes and Bounds Descriptions

Development Project Name The Woodlands

Street Address
Happy Plains Road

Alexander County Property Identification Number(s) list below

P.I.N.
~~0001780~~ 00017819

P.I.N.
0009980

P.I.N.

P.I.N.
0009979

P.I.N.
0009981

P.I.N.

Acreage of Annexation Site
83.85 Acres

Annexation site is requesting connection to Town of Taylorsville Water ☒, Sewer ☒ ☐

Person to contact if there are questions about the petition

Name
Matthew C. Kirchner

Address
2013-A Van Buren Ave. Indian Trail, NC 28079

Phone
704-882-4222

Fax #

Email
mkirchner@eagleonline.net

Written metes and bounds description of property to be annexed

Attach additional sheets if necessary. Petitioners must submit an electronic Microsoft Word version. Petitioners must email an electronic copy to nhester@taylorsville.nc.com.

PETITION MUST BE NOTARIZED

State of: North Carolina
County of: CATAWBA

Use this section for individual landowners.

I, Scott Miller [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, Catherine S. Burgess [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that _____ [Representative for Landowner], a duly authorized representative for _____ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is _____ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

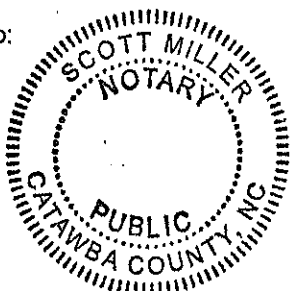
I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____ [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the ____ day of _____, 20__, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

Witness my hand and official seal this 31 day of October, 2024

My commission expires June 3, 2028

[SEAL of Notary Public]

Notary's Stamp:



Scott Miller
Notary Public

Section D Annexation Petition

State of North Carolina, Alexander County, Petition of Annexation of Property to the Town of Taylorsville, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the Town of Taylorsville, North Carolina. **The petitioners understand and agree that any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

Contiguous to the present primary corporate limits of the Town of Taylorsville, North Carolina, or

Satellite (Not Contiguous) to the municipal limits of the Town of Taylorsville, and meets all of the requirements for **NCGS §160A-58.1(b)**. This includes that if any portion of an area of the proposed annexation is part of a subdivision, all of the subdivision must be included.

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes _____ No _____

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this _____ day of _____, 20____ by the owners of the property described in Section C.

Owner's Signature(s)

Include signatures of new owners if ownership will change during the annexation process.

Indicate if owner is signing on behalf of legal entity and in what capacity.

Print Name Catherine S. Burgess Phone n a

Address 1596 NC HWY 16 S, TAYLORSVILLE, NC 28681

Signature *Catherine S. Burgess* Date 10-31-29

Print Name FD Charlotte, INC. Phone n a

Address 341 KILMAYNE DR, CARY NC 27511

Signature _____ Date _____

Print Name Martha G. Stikeleather Phone n a

Address 765 YORK INST ROAD, HIDDENITE NC 28636

Signature _____ Date _____

Print Name Francis S. Stikeleather, Jr. Phone n a

Address 765 YORK INST ROAD, HIDDENITE NC 28636

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

A notary statement must be completely filled out for each signature.

Section D Annexation Petition

State of North Carolina, Alexander County, Petition of Annexation of Property to the Town of Taylorsville, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the Town of Taylorsville, North Carolina. **The petitioners understand and agree that any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

Contiguous to the present primary corporate limits of the Town of Taylorsville, North Carolina, or

Satellite (Not Contiguous) to the municipal limits of the Town of Taylorsville, and meets all of the requirements for **NCGS §160A-58.1(b)**. This includes that if any portion of an area of the proposed annexation is part of a subdivision, all of the subdivision must be included.

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes _____ No _____

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this _____ day of _____, 20____ by the owners of the property described in Section C.

Owner's Signature(s)

Include signatures of new owners if ownership will change during the annexation process.

Indicate if owner is signing on behalf of legal entity and in what capacity.

Print Name Catherine S. Burgess Phone n a

Address 1596 NC HWY 16 S, TAYLORSVILLE, NC 28681

Signature _____ Date _____

Print Name FD Charlotte, INC. Phone n a

Address 341 KILMAYNE DR, CARY NC 27511

Signature  Vice President Date 10-15-24

Print Name Martha G. Stikeleather Phone n a

Address 765 YORK INST ROAD, HIDDENITE NC 28636

Signature _____ Date _____

Print Name Francis S. Stikeleather, Jr. Phone n a

Address 765 YORK INST ROAD, HIDDENITE NC 28636

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

A notary statement must be completely filled out for each signature.

PETITION MUST BE NOTARIZED

State of: North Carolina
County of: Wake

Use this section for individual landowners.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, _____ [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, Kimberly Z Lundy [Notary's Name], a Notary Public for said County and State, do hereby certify that Jim Saputo [Representative for Landowner], a duly authorized representative for Fitch Charlotte Inc. [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is Vice President [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

I, _____ [Notary's Name], a Notary Public for Said County and State, do hereby certify that, _____ [Attorney-In-Fact's Name], Attorney-in-Fact for _____, [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of _____, State of _____, [County & State of Recording Office] on the ____ day of _____, 20__, [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

Witness my hand and official seal this 15 day of October, 2024

Kimberly Z Lundy
Notary Public

My commission expires March 8, 2028

[SEAL of Notary Public]

Notary Seal



Section D Annexation Petition

State of North Carolina, Alexander County, Petition of Annexation of Property to the Town of Taylorsville, North Carolina

Part 1 The undersigned, being all the owners of the real property described in this application (Section C) respectfully request the annexation of said property to the Town of Taylorsville, North Carolina. **The petitioners understand and agree that any utilities that must be extended to the annexed area are the responsibility of the developers or successive property owners.** The property to be annexed is:

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Satellite (Not Contiguous) to the municipal limits of the Town of Taylorsville, and meets all of the requirements for **NCGS §160A-58.1(b)**. This includes that if any portion of an area of the proposed annexation is part of a subdivision, all of the subdivision must be included.

Part 2 NC General Statutes require petitioners of both contiguous and satellite annexations to file a signed statement declaring whether vested rights have been established in accordance with G.S.160A-385.1 or 153A-344.1 for properties subject to the petition.

Do you declare such vested rights for the property subject to this petition? Yes ☒ No ☐

If yes, please submit proof that vested rights have been granted by governing board. I hereby declare that my failure to disclose existence of a vested right terminates any vested right previously acquired for this property.

Signed this _____ day of _____, 20____ by the owners of the property described in Section C.

Owner's Signature(s)

Include signatures of new owners if ownership will change during the annexation process.

Indicate if owner is signing on behalf of legal entity and in what capacity.

Print Name Catherine S. Burgess Phone n a

Address 1596 NC HWY 16 S, TAYLORSVILLE, NC 28681

Signature _____ Date _____

Print Name FD Charlotte, INC. Phone n a

Address 341 KILMAYNE DR, CARY NC 27511

Signature _____ Date _____

Print Name Martha G. Stikeleather Phone n a

Address 765 YORK INST ROAD, HIDDENITE NC 28636

Signature *Martha G. Stikeleather* Date 10/17/2024

Print Name Francis S. Stikeleather, Jr. Phone n a

Address 765 YORK INST ROAD, HIDDENITE NC 28636

Signature *[Signature]* Date *[Date]*

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

Print Name _____ Phone _____

Address _____

Signature _____ Date _____

A notary statement must be completely filled out for each signature.

PETITION MUST BE NOTARIZED

State of:
County of:

North Carolina
Alexander

Use this section for individual landowners.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that the landowner, _____ [Name of Landowner], as stated on the annexation petition, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Use this section for all land owners that are not individuals, such as (without limitation) corporate land owners, properties held in an estate, properties held in trust, etc.

I, _____ [Notary's Name], a Notary Public for said County and State, do hereby certify that _____ [Representative for Landowner], a duly authorized representative for _____ [Landowner], mentioned on the annexation petition as the landowner, personally came before me this day and acknowledged that he is _____ [Title] of said land owner, and acknowledged on behalf of said landowner, the due execution of the foregoing instrument.

Use this section for all individual landowners that are having a Power-of-Attorney execute the Annexation Request.

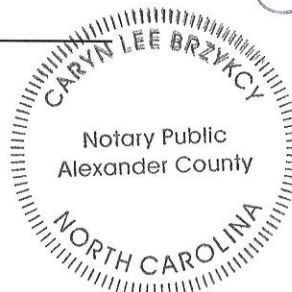
I, Caryn Lee Brzykcy [Notary's Name], a Notary Public for Said County and State, do hereby certify that, Steven Keith Shkelath [Attorney-In-Fact's Name], Attorney-in-Fact for Martha G. Shkelath [Name of Landowner(s)] personally appeared before me this day, and being by me duly sworn, say that he/she executed the foregoing and annexed instrument for and on behalf of said Landowner(s) and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the office of the Register of Deeds in the County of Alexander, State of North Carolina, [County & State of Recording Office] on the 30th day of July, 2024 [Date of Recording of the Document] and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney. I further certify that the said Attorney-In-Fact acknowledged the due execution of the foregoing instrument for the purposed therein expressed for and on behalf of said Landowners.

Witness my hand and official seal this 17th day of October, 2024

My commission expires 9/7/2026

[SEAL of Notary Public]

Notary's Stamp:



Caryn Lee Brzykcy
Notary Public

Section E Supplemental Information

In order for the Town of Taylorsville to better serve annexation areas, now and in the future, the Town requests the following information from you. Please give your best estimates where they are needed. Contact information for relative Town Departments can be found at the end of the worksheet. Please indicate 'N/A' for questions on which you have no information.

Acreage of Area					83.85 Acres						
Current Population of Area					2,298 (2022)						
Current Zoning of Area					R-2 (County)						
Desired Zoning of Area					R-1 (Town of Taylorsville)						
Proposed Use (i.e. residential, commercial, or industrial)					Residential						
Estimated Total Value of Residential Units for the Proposed Development											
Total Proposed Number of Dwelling Units					191						
Type of Proposed Dwelling Units (Single Family Detached, Single Family Attached, Multi-Family)					Single Family Residential Homes						
Year 1		Year 2		Year 3		Year 4		Year 5			
Estimated Total Value of Business Units for the Entire Proposed Development											
Commercial Value		0		Industrial Value		0		Other (not-for-profit) Value		0	
Proposed Number of Commercial											
Year 1	n/a	Year 2	n/a	Year 3	n/a	Year 4	n/a	Year 5	n/a		
Proposed Number of Industrial											
Year 1	n/a	Year 2	n/a	Year 3	n/a	Year 4	n/a	Year 5	n/a		
Proposed Number of Other (not-for-profit)?											
Year 1	n/a	Year 2	n/a	Year 3	n/a	Year 4	n/a	Year 5	n/a		

Section E (continued) Supplemental Information

Street Information									
Proposed total linear mileage of roadway installed					n/a				
Year 1	n/a	Year 2	n/a	Year 3	n/a	Year 4	n/a	Year 5	n/a
Proposed total number of non-state maintained street miles					1.41 miles				
Year 1	1.41	Year 2		Year 3		Year 4		Year 5	

Water Information									
Typical water service(s) (i.e. ¾", 1", etc.)					¾"				
Number of services installed by developer (by service type)					191				
Year 1	191	Year 2		Year 3		Year 4		Year 5	
Number of services requested (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Typical irrigation meter size(s) to be installed (i.e. ¾", 1", etc.)									
Number of Services Requested									
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Mileage of Water Pipe Needed									
Year 1	1.4	Year 2		Year 3		Year 4		Year 5	

Sewer Information									
Typical sewer service(s) (i.e. 4", 6", 8" etc.)					4"				
Number of services installed by developer (by service type)									
Year 1	191	Year 2		Year 3		Year 4		Year 5	
Number of services requested (by service type)									
Year 1		Year 2		Year 3		Year 4		Year 5	
Estimated Mileage of Water Pipe Needed									
Year 1	1.7	Year 2		Year 3		Year 4		Year 5	

Section E (continued) Supplemental Information									
Solid Waste Data									
Number of Rollouts needed for Multi-Family Units									
Year 1		Year 2		Year 3		Year 4		Year 5	
Number of commercial units using Town rollout collection									
Year 1		Year 2		Year 3		Year 4		Year 5	

Nathan Hester, Town Manager
 Taylorsville, NC 28681

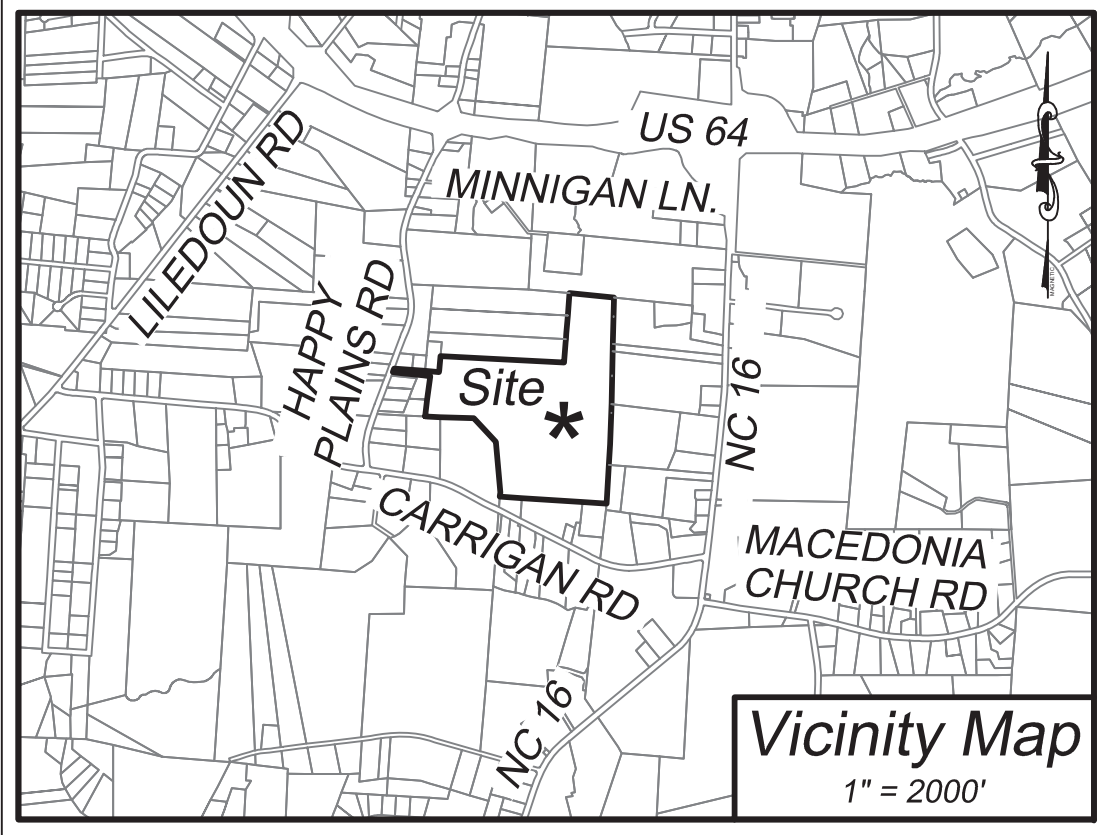
828-632-2218
nhester@taylorsvillenc.com

Aaron Wike, Public Utilities Manager
 Taylorsville, NC 28681

828-632-2218 (Office)
awike@taylorsvillenc.com

YOLANDA PRINCE, TOWN CLERK
 Taylorsville, NC 28681

828-632-2218 (Office)
yprince@taylorsvillenc.com



MISCELLANEOUS NOTES

NO USGS MONUMENTATION WITHIN 2000' OF SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE R-12 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.

PARCEL BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM AN "ALTA/PPSS SURVEY" PREPARED BY EAGLE ENGINEERING INC. DATED 05/09/2024.

AREAS COMPUTED USING COORDINATE GEOMETRY.

IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

DEED REFERENCE(S):
BK. 670 PG. 5
BK. 229 PG. 189
BK. 229 PG. 191
BK. 229 PG. 193

ALL ADJOINING PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".

RAV. ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.

THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.

OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.

ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

COMBINED GRID FACTOR = 0.9998855236

THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE WS-IV WATERSHED AREA OF THE CATAWBA RIVER BASIN PER ALEXANDER COUNTY GIS.

A PORTION OF THE PROPERTY SHOWN HEREON IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD 3710375000 AND 3710375000 FLOOD HAZARD AREAS AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANELS NO. 3759 AND NO. 3758 RESPECTIVELY, EFFECTIVE DATES FOR BOTH PANELS: DECEMBER 18TH, 2007.

Line #	Length	Direction
L1	420.09	N85° 02' 40"W
L2	46.70	N20° 41' 14"E
L3	337.02	S85° 02' 20"E
L4	145.08	S85° 06' 24"E

ADJOINING PROPERTY OWNER REFERENCE

**ADJOINING PROPERTIES REFERENCED 1-8 AND LISTED BELOW ARE UNINCORPORATED ALEXANDER COUNTY

1 HAMMER HOSPITALITIES, LLC.
PARCEL ID: 140239
TAX PIN: 3758 19 7283
BK. 667, PG. 2164 (TRACT 5)
LOT 4
PB. 18, PG. 227

2 HAMMER HOSPITALITIES, LLC.
PARCEL ID: 0006879
TAX PIN: 3758 19 8441
BK. 667, PG. 2164 (TRACT 1)
LOT 1
PB. 18, PG. 227

3 HAMMER HOSPITALITIES, LLC.
PARCEL ID: 140242
TAX PIN: 3758 19 8458
BK. 667, PG. 2164 (TRACT 2)
LOT 2
PB. 18, PG. 227

4 HAMMER HOSPITALITIES, LLC.
PARCEL ID: 140241
TAX PIN: 3758 19 6306
BK. 667, PG. 2164 (TRACT 3)
LOT 3
PB. 18, PG. 227

5 HAMMER HOSPITALITIES, LLC.
PARCEL ID: 140240
TAX PIN: 3758 19 5264
BK. 667, PG. 2164 (TRACT 4)
LOT 4
PB. 18, PG. 227

6 DAWN BUMGARDNER
AND WIFE BRIANNA BUMGARDNER
PARCEL ID: 0067038
TAX PIN: 3758 19 6780
BK. 645, PG. 2499
PB. 9, PG. 139 (TRACT 1)

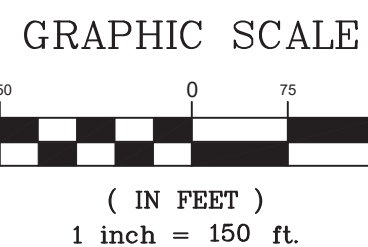
7 MICHELLE W. PRESNELL
PARCEL ID: 0067037
TAX PIN: 3758 19 8639
BK. 628, PG. 1215
PB. 9, PG. 139 (TRACT 2)

8 CHARLES DAVID DOUGLAS
TAX PIN: 3758 19 9786
PARCEL ID: 0062386
BK. 375, PG. 1749
45' R/W EASEMENT REFERENCED THEREIN DOES NOT BORDER THIS PROPERTY

LEGEND OF SYMBOLS & ABBREVIATIONS

C.P. - COMPUTED POINT
C.L. - CENTERLINE
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON REBAR
EOP - EDGE OF PAVEMENT
EPK - EXISTING P.K. NAIL
NIR - NEW IRON REBAR
PP - POWER POLE
RW - RIGHT OF WAY

SS - SANITARY SEWER MANHOLE
RS - RAILROAD SPIKE
ICV - ICV
FH - FIRE HYDRANT
UP - UTILITY POLE
GW - GUY WIRE
OH - OVERHEAD UTILITY LINE
SS - SANITARY SEWER
X - FENCE LINE
- - - - - LINE OF ANNEXATION



ZONING INFORMATION

ACCORDING TO THE ALEXANDER COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ADDRESS ON DATE, THE SUBJECT PROPERTY IS ZONED "R-1" BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES. WE REFER YOU TO THE "ALEXANDER COUNTY/TOWN OF TAYLORSVILLE ZONING ORDINANCE", AND THE APPLICABLE ZONING CODES.

ANNEXATION NOTES

ANNEXATION EFFECTIVE DATE: _____
TOTAL LINEAR FEET OF ANNEXED BOUNDARY: 11,311.75' LINEAR FEET OF BOUNDARY INTO THE MUNICIPAL LIMITS OF THE TOWN OF TAYLORSVILLE, ALEXANDER COUNTY, NORTH CAROLINA

TOTAL AREA ANNEXED: 83.854 ACRES

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS MAP IS A FULL, TRUE MAP OF THE AREA HERETOFORE ANNEXED TO THE CORPORATE LIMITS OF THE TOWN OF TAYLORSVILLE, ALEXANDER COUNTY, NORTH CAROLINA

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____

MAYOR

ATTEST

TOWN CLERK CERTIFICATION

I, _____, CLERK FOR THE TOWN OF TAYLORSVILLE, CERTIFY THAT THIS PLAT WAS APPROVED BY THE TAYLORSVILLE TOWN COUNCIL ON _____

TOWN CLERK _____ DATE _____

STATE OF NORTH CAROLINA
COUNTY OF ALEXANDER
I, _____, NOTARY PUBLIC IN AND FOR THE COUNTY OF ALEXANDER, AND THE STATE OF NORTH CAROLINA, DO HEREBY CERTIFY THAT _____ (SURVEYOR), PERSONALLY APPEARED BEFORE ME THIS _____ DAY, AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING CERTIFICATE AND UPON HIS OATH, SWORE TO THE TRUTH OF THE STATEMENTS SET FORTH THEREIN.

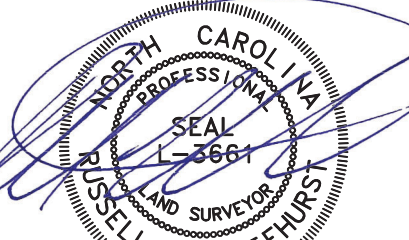
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____ SEAL _____



VARIOUS PARCELS
TAYLORSVILLE TOWNSHIP
ALEXANDER COUNTY, NORTH CAROLINA
FOR THE BENEFIT OF:
TOWN OF TAYLORSVILLE

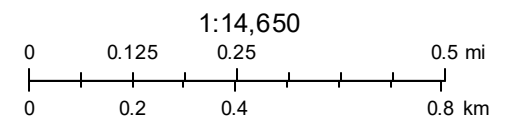
PROPOSED TOWN LIMITS EXTENSION
TOWN OF TAYLORSVILLE,
ALEXANDER COUNTY, NORTH CAROLINA



1 OF 1



Alexander County



Being all that parcel of land located in the Taylorsville Township, Alexander County, North Carolina and encompasses the lands of Martha G. Stikeleather as recorded in Book 670, Page 5 and Francis S. Stikeleather Jr. as recorded in Book 229, Page 191, Book 229, Page 193 and Book 229, Page 189, FD Charlotte Inc. as recorded in Book 670, Page 2159 and together with a portion of land along the Southern line of Catherine S. Burgess as recorded in Book 506, Page 359 and Book 307, Page 543 being more particular described as follows:

Beginning at an existing PK nail found on the centerline of Happy Plains Road (SR #1108), having North Carolina State Plane coordinates of N: 789600.2130' E: 1351531.9510' (NAD83/2011), being the Western most corner of Martha G. Stikeleather designated as Tract 2 as recorded in Book 670, Page 5, said PK nail also being the Northwesterly corner of FD Charlotte, Inc. as recorded in Book 670, Page 2159, Plat Book 19, Page 214.

Thence, with said point and place of beginning North 20° 41' 14" East and following the centerline of Happy Plains Road (SR #1108) for a distance of 46.70 feet to an existing 5/8" rebar being the Southwestern corner of Darin Bumgarner and Brianna Bumgarner property as recorded in Book 645, Page 2499 designated as Tract 1 in Plat Book 9, Page 139.

Thence with the line of the aforementioned Darin Bumgarner and Brianna Bumgarner South 85° 02' 20" East for a distance of 337.02 feet to an existing 1/2" rebar being the southeastern corner of Michelle W. Presnell as recorded in Book 628, Page 1215 designated as Tract 2 in Plat Book 9, Page 139, said rebar being the Southwestern corner in common with Charles David Douglas as recorded in Book 375, Page 1749, said rebar also being the Tract 1 and Tract 2 division line of Martha G. Stikeleather as recorded in Book 670, Page 5.

Thence, with the line of the aforesaid Charles David Douglas and Martha G. Stikeleather South 85° 06' 24" East 145.08 feet to an existing 1/2" rebar.

Thence, North 06° 14' 09" East for a distance of 299.95 feet to an existing 1/2" rebar being the Northeast corner of the aforementioned Charles David Douglas.

Thence, with the common line Charles David Douglas, North 85° 02' 44" West for a distance of 145.29 feet to an existing 1/2" rebar in the Eastern line of Marsha Mitchell Bost as recorded in Book 367, Page 377 being designated as Lot 2 in Plat Book 19, Page 191.

Thence, with the line of Marsha Mitchell Bost North 06° 13' 56" East 621.95 feet to an existing 1/2" rebar in the line of Allen Heath Bost and Sonya Leigh Bost Kierley as recorded in Book 647, Page 1466.

Thence, with the line of Allen Heath Bost and Sonya Leigh Bost Kierley, South 85° 43' 36" East for a distance of 992.25 feet to an existing 1/2" rebar being the Southwest corner of Dallas A. Cambell and wife Nell A. Cambell as recorded in Deed Book 175, Page 408.

Thence, with the aforesaid line of Dallas A. Cambell and wife Nell A. Cambell, South 84° 27' 54" East for a distance of 894.46 feet to an existing 1/2" iron rod being the Northwest corner of Glenn Steven Mitchell as recorded in Book 285, Page 126 and Plat Book 15, Page.

Thence, with the aforesaid line of Glenn Steven Mitchell, South 01° 01' 10" West for a distance of 483.64 feet to an existing 1/2" rebar being the Northwest corner of Glenn Steven Mitchell property recorded in Book 597, Page 669 being designated as Lot 2, Plat Book 15, Page 88.

Thence, South 00° 02' 04" East 76.15 feet to an existing 1/2" rebar to the Southwest corner of Glenn Steven Mitchell and being the Northwest corner of Catherine S. Burgess as recorded in Book 506, Page 359 being designated as Lot 3, Plat Book 18, Page 47.

Thence with the aforementioned line of Catherine S. Burgess, South 00° 52' 34" West for a distance of 492.02 feet to a point and continuing with the Southern portion of land across Catherine S. Burgess for the following nine (9) calls: (1) South 83° 32' 42" East for a distance of 569.93 feet to a point; (2) South 83° 34' 30" East for a distance of 124.79 feet to a point; (3) South 83° 24' 16" East for a distance of 223.39 feet to a point; (4) South 83° 35' 30" East for a distance of 210.68 feet to a point in the Westerly Margin of NC #16; (5) South 05° 05' 59" West for a distance of 60.02 feet to an existing 1/2" rebar being the Northeastern corner of TKC CCLXX, LLC as recorded in Book 613, Page 384; (6) North 83° 35' 30" West for a distance of 212.15 feet to an existing 1/2" rebar; (7) North 83° 24' 16" West for a distance of 223.40 feet to an existing 1/2" rebar, being the Northwestern corner of the aforementioned TKC CCLXX, LLC and the Northeastern corner of Hayde Ray Hefner as recorded in Book 597, Page 1384; (8) Continuing thence with the line of the aforementioned Hefner North 83° 34' 30" West for a distance of 124.70 feet to an existing 1/2" rebar; (9) North 83° 32' 42" West for a distance of 564.10 feet to an existing bent 1/2" iron rod in the line of the aforementioned Martha G. Stikeleather, being the Northwest corner of Hayden Ray Hefner as recorded in Book 597, Page 1384 and designated as Tract 3, Plat Book 11, Page 225.

Thence, with said line the following three (3) calls: (1) South 00° 52' 19" West for a distance of 89.95 feet to an existing bent 1/2" iron rod; (2) South 00° 48' 54" West for a distance of 100.11 feet to an existing bent 1/2" iron rod; (3) South 04° 20' 10" West for a distance of 471.71 feet to an existing 1/2" iron rebar being the Northwest corner of Hayden Ray Hefner as recorded in Book 643, Page 2105 being designated as Tract 2A, Plat Book 11, Page 225.

Thence, with the line of aforementioned Hayden Ray Hefner, South 04° 18' 55" West for a distance of 364.43 to an existing 5/8" iron rod, Northeast corner of Jodie Ray Loudermilk, as recorded in Book 612, Page 1965, and Plat Book 5, Page 43.

Thence, with the line of aforementioned Loudermilk North 86° 33' 52" West for a distance of 249.95 feet to an existing 1/2" pipe, Northwest corner of Jodie Ray Loudermilk as recorded in Book 368, Page 2250, and designated as Tract 2, Plat Book 5, Page 43, thence North 86° 33' 52" West for a distance of 634.56 to an existing 5/8" rebar, Northwest corner of Jodie Ray Loudermilk as recorded in Book 657, Page 674 being the Northeast corner of Leah Benefield and husband Tyler Benefield as recorded in Book 657, Page 674, thence North 86° 33' 52" West for a distance of 229.98 feet to an existing 5/8" rebar in the eastern line of Carma C. Teague as recorded in Book 231, Page 983.

Thence, with the line of aforementioned Carma C. Teague the following three (3) calls: (1) North 04° 37' 28" West for a distance of 623.56 feet to an existing tack in stone; (2) North 49° 37' 28" West for a distance of 297.00 feet to a set 1/2" rebar; (3) North 87° 56' 21" West for a distance of 334.86 feet to an existing 1-1/2" pipe, being Northeast corner of Teresa Brown Johnson as recorded in Book 576, Page 1716, and Plat Book 4, Page 8.

Thence, with the line of aforementioned Teresa Brown Johnson North 87° 06' 36" West for a distance of 153.58 feet to an existing 1/2" rebar, being the Southeast corner of Hammer Hospitalities LLC., as recorded in Book 667, Page 2164, and designated as Lot 5, Plat Book 18, Page 227.

Thence, with the line of aforementioned Hammer Hospitalities LLC. the following five (5) calls: (1) North 06° 12' 00" East for a distance of 183.41 feet to an existing 1/2" rebar, Southeast corner of Hammer Hospitalities LLC. recorded in Book 667, Page 2164 and being designated as Lot 1, Plat Book 18, Page 227; (2) Continuing thence with said line North 06° 12' 00" East for a distance of 212.20 feet to a set 1/2" rebar as recorded in Book 670, Page 2159, Plat Book 19, Page 214 being the Southeastern corner of FD Charlotte Inc.(3) Continuing thence with the aforementioned FD Charlotte Inc. North 85° 02' 57" West for a distance of 135.63 feet to an existing 1/2" rebar being the Northwest corner of the Hammer Hospitalities LLC. designated as Lot 2 recorded in Book 667, Page 2164, Plat Book 18, Page 227 and Northeast corner of Hammer Hospitalities LLC. recorded in Book 667, Page 2164 being designated as Lot 2 recorded in Plat Book 18, Page 227; (4) Continuing thence North 85° 02' 57" West for a distance of 263.14 feet to an existing 1/2" rebar in the Easterly margin of Happy Plains Road; (5) North 85° 02' 57" West for a distance of 30.10 feet to a computed point in the centerline of Happy Plains Road.

Thence with the centerline of Happy Plains Road for the following two (2) calls: (1) North 20° 30' 16" East for a distance of 29.22 feet to a computed point; (2) North 19° 06' 56" East for a distance of 7.00 feet to an existing PK nail found, being the point and place of beginning.

The parcel as described contains 83.854 acres, more or less. All as shown on that certain Proposed Town Limits Extension survey prepared by Eagle Engineering, Inc, (Russell L. Whitehurst, PLS) and dated August 12th, 2024.



Town of Taylorsville

2025 Holiday and Meeting Schedule



TOWN OF TAYLORSVILLE HOLIDAY SCHEDULE		
Holiday	DATE(S)	CLOSED DAY(S)
New Year's Day	January 1	Wednesday
Martin Luther King, Jr. Day	January 15	Monday
Good Friday	April 18	Friday
Memorial Day	May 26	Monday
Independence Day	July 4	Friday
Labor Day	September 1	Monday
Veteran's Day	November 11	Tuesday
Thanksgiving (Thurs & Fri)	November 27 and 28	Thursday and Friday
Christmas (3 Days)	December 24, 25 and 26	Wednesday, Thursday, Friday

TAYLORSVILLE TOWN COUNCIL REGULAR MEETING SCHEDULE	
5:30PM TOWN COUNCIL CHAMBERS- 1 ST TUESDAY OF EACH MONTH	
January 7	July – No Meeting
February 4	August 5
March 4	September 2
April 1	October 7
May 6	November 4
June 3	December 2

TAYLORSVILLE TOWN COUNCIL WORK SESSION MEETING SCHEDULE	
2:00PM TOWN COUNCIL CHAMBERS- 3 RD TUESDAY OF EACH MONTH	
January 21	July – 15
February 17 & 18	August 19
March 18	September 16
April 15	October 21
May 20	November 18
June 17	December- No Meeting

TAYLORSVILLE PLANNING/BOARD OF ADJUSTMENTS MEETING SCHEDULE	
6:00PM COUNCIL CHAMBERS – 2 ND MONDAY OF EACH MONTH	
January – No Meeting	July 14
February – No Meeting	August 11
March – No Meeting	September 8
April – No Meeting	October 13
May – No Meeting	November 10
June – No Meeting	December 8

Date Approved:											
Town of Taylorsville BUDGET AMENDMENT											
Distribution: Original - Town Clerk Copy - Town Manager/Board of Commissioners											
FUND	General Fund	FUNCTION	PROGRAM AREA								
		Amendment	ACTIVITY								
The following amendment(s) is required: Purchase of police radios.											
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 45%; padding: 5px;"> Account # and Title 10.3990.0100 General Fund- Fund Balance </td> <td style="width: 5%; padding: 5px; text-align: center;"> Amount \$3,424.00 </td> <td style="width: 45%; padding: 5px;"> Account # and Title 10.5100.7401 Capital Outlay </td> <td style="width: 5%; padding: 5px; text-align: center;"> Amount \$3,424.00 </td> </tr> <tr> <td colspan="2" style="padding: 5px;"> Total \$3,424.00 </td> <td colspan="2" style="padding: 5px;"> Total \$3,424.00 </td> </tr> </table>				Account # and Title 10.3990.0100 General Fund- Fund Balance	Amount \$3,424.00	Account # and Title 10.5100.7401 Capital Outlay	Amount \$3,424.00	Total \$3,424.00		Total \$3,424.00	
Account # and Title 10.3990.0100 General Fund- Fund Balance	Amount \$3,424.00	Account # and Title 10.5100.7401 Capital Outlay	Amount \$3,424.00								
Total \$3,424.00		Total \$3,424.00									
Reason and justification for Amendment: Purchase two police radios from DCL Trading Co.											
Department Head Approval Date		Finance Director Review Date									