



# Chapter 1: Introduction

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## Chapter 1: Introduction

### A. Purpose

The primary purpose of these design guidelines is to assist property owners as they plan changes which are appropriate to the special character of Statesville's historic districts, and to assist the Statesville Historic Preservation Commission and its staff in reviewing the appropriateness of such changes.

### B. Description of Statesville's Historic Districts

Statesville established three local historic districts in 1982: Academy Hill District, Mitchell College District, and East Broad Street-Davie Avenue District. In 1995, the South Race Street District became Statesville's fourth district. All four, are primarily residential in character; and together they include over 400 buildings. A map of the local historic districts is included in Appendix F.

As local historic districts, these neighborhoods were each designated by the Statesville City Council upon recommendation of the Statesville Historic Preservation Commission, and are subject to design review by the Commission. All four of Statesville's historic districts, are also listed in the National Register of Historic Places, a separate program that recognizes properties of cultural significance. Although not locally designated, Statesville's commercial downtown district and Mitchell College Expansion District is also listed in the National Register. While National Register listing is primarily an honor, owners of properties in National Register districts may be eligible for tax credits claimed against costs incurred during rehabilitation.

### C. The Official Map

The official map of the historic district is adopted by the Statesville City Council. The designation is put into place by rezoning the property with an overlay zoning district. Structures within the districts are color-coded on the official map to signify which district the property is located (reference Appendix F for a map of the historic districts).

### D. Historical Survey

The objective of every survey is to: gather, organize, and present information about historic properties and environments in pictures, words, maps, and drawings in such a way as to enable other people who may never see the places themselves to understand them sufficiently to be able to make decisions about them. These "other people" may include local, state, and federal planners in various agencies, local preservationists and commission members, the interested public, and property owners.

Historical Survey is usually completed by a consultant to obtain national designation classification on properties that have historic character. Staff, as well as, the commission utilizes the surveys to insure they are making sound decisions when applicants are making requests. The four categories used on the historic survey are as follows:

**Pivotal:** Architecture which is individually significant in design, construction, or history.

**Contributory:** Architecture which by virtue of age or design contributes to the overall historic or aesthetic quality of the district.

**Fill:** Those properties which have neither an especially negative or positive impact on the general characteristics of the district.

**Intrusive:** Buildings or structures which, because of design, construction, location or alterations, do not contribute to the historic quality of the district.

## **E. Local Historic Districts**

### **Academy Hill Historic District**

The Academy Hill District is the smallest of Statesville's historic districts. It is a mixed-use neighborhood that developed primarily during the late nineteenth and early twentieth century. Its focal points are Mulberry Street School and the Statesville Male Academy which was constructed in 1874 and served as a private school for more than a quarter of a century. A brick manufacturing plant, foundry, machine shop, and mirror manufacturing plant contributed to the neighborhood's vitality in the early twentieth century. Historically, the schools, industries, and residential components of the neighborhood were closely intertwined. Generally, the houses are modest buildings often with late Victorian or simple Queen Anne detailing. (Academy Hill Historic District Map is located in Appendix F)

### **Mitchell College Historic District**

The largest of Statesville's historic districts, the Mitchell College District, is located just west of Statesville's central business district. The neighborhood surrounds Mitchell Community College, originally chartered in 1852, and also includes several historic churches, a historic synagogue, and one of the oldest cemeteries in Iredell County. A number of architecturally significant houses dating from the late nineteenth and early twentieth centuries reflect the local prosperity and the popular architectural styles of the period. While a diverse range of revival styles and bungalows can be found, the most prevalent styles in the neighborhood are the Queen Anne and Colonial Revival. (Mitchell College Historic District Map is located in Appendix F)

### **East Broad Street/Davie Ave Historic District**

The East Broad Street - Davie Avenue District is a linear neighborhood located just east of the commercial downtown. It includes a high number of architecturally significant residences that reflect Statesville's increased prosperity between 1880 and 1918. Along the tree-lined streets of this well-preserved district, are many fine local interpretations of nationally popular styles of the period including; the Queen Anne, the Craftsman bungalow, and a diverse assortment of revival styles including Colonial Revival, Elizabethan and Tudor Revival. (East Broad Street/Davie Ave Historic District Map is located in Appendix F)

### **South Race Street Historic District**

The South Race Street District is a densely developed community of houses, churches, and neighborhood stores associated with the manufacturing and rail corridor which skirts the southern edge of town. The district occupies most of eight city blocks. It consists primarily of both large, two story houses and smaller worker class houses built between 1894 and the 1930s to house the skilled and white collar workers employed in nearby industries. The architecture reflects traditional house forms, including the I-house, double-pile, and cottages with hip or side gable roofs, as well as national styles popular during the period, such as Queen Anne, Colonial Revival and bungalowoid. (South Race Street Historic District Map is located in Appendix F)

## F. Property Classifications

### Commercial Properties

Located in some of the districts are neighborhood businesses, such as the old shell station, the bank building at 300 E. Broad Street and the commercial row on Western Ave. These commercial structures date back to the late 1800's and early to mid 1900's. Most of the commercial structures are one-story and do not have the large display windows as you would see in most downtowns; however, these structures play a role in the historic district and need to be considered a viable part of the history of the district.



### Institutional Properties

The Main Campus of Mitchell Community College is the best representation of an institutional property. The college is located in the Mitchell College Historic District. Many of the structures located on campus were built in the late 1800's to early 1900's. Most of the architecture on campus reflects a classical style. There have been several residential structures the college has purchased over the years to use for institutional purposes; however, the college has maintained their residential character.



### Religious Properties

There are several religious structures located throughout the Historic Districts. Two of the oldest religious structures still standing are in the Mitchell College Historic District: The Friends Meeting House, originally the Trinity Episcopal Church built in 1875 at 441 Walnut Street; and the Congregation Emmanuel Synagogue built in 1891 at 206 Kelly Street. Most of the churches within the historic districts are gothic revival; however, there is evidence of Victorian and Romanesque Revival details.



## **Non-Contributing Properties**

Not all of the properties located in the historic districts were considered “contributing” at the significant date in which the district was labeled to be historic. Those structures are called “non-contributing” as documented on the National Register Survey. Although these properties are not contributing it is important to maintain the overall appearance of the district; therefore these structures are to utilize the non-contributing design guidelines. These guidelines are put into place to protect the character of the overall district.

As time passes it is inevitable that there will be properties that deteriorate. Maintenance is key in the life of a structure; however there have been structures that have not been maintained and therefore no longer exist. Once a structure is demolished, most often a vacant lot will be left to maintain. Eventually houses will be rebuilt in the midst of the historic district. There have been guidelines set forth by the Historic Preservation Commission to ensure that new construction is compatible with the historic district. Contemporary materials are not appropriate, as well as replicas of historic structures that would give a false sense of original building date.



## **G. The Statesville Historic Preservation Commission**

The Statesville Historic Preservation Commission (HPC) was established by City Council in 1982. Its mission is to identify, preserve, and protect Statesville’s historic resources and to educate the public about those resources and historic preservation in general. The Historic Preservation Commission consists of nine members, assisted by City staff, who bring with them extensive experience in maintaining the integrity and appearance of historic buildings. Appointed by City Council, the HPC membership includes Statesville residents who have demonstrated special interest, experience, or education in history, architecture, archaeology, or other preservation-related fields. Based upon its established Commission and City staff support, Statesville qualifies for the Certified Local Government (CLG) Program, a federal program administered by the North Carolina State Historic Preservation Office. CLG status benefits the community in a number of ways including eligibility for preservation-related grant opportunities.

## **H. Description of the Design Review Process**

Local historic districts are not created to prevent change, but to ensure that future changes to properties are consistent with the character of the historic district. The Historic Preservation Commission does not require property owners to make changes to their properties, and its review is limited to exterior changes. Alterations to the building’s interior, minor repairs and routine maintenance of the building’s exterior; that do not change its appearance and materials are not included in the design review process. The HPC reviews proposed exterior alterations, exterior materials, new construction, significant site changes, relocation, and demolition of historic buildings. The guidelines logically fall into two broad categories: those regarding the site and those regarding the structure(s).

The design review process provides a system for the timely review of proposed exterior changes before work begins. Property owners should contact the HPC staff early in their planning stages to obtain a copy of the design guidelines and an application for a Certificate of Appropriateness (COA). A completed application form will typically include photographs of the existing conditions and drawings of the proposed work. Because proposed changes differ in scale and complexity, the HPC staff can advise property owners as to what information and drawings are required for proposed changes. Completed COA applications are reviewed by the Commission at their monthly meeting and approved applications are issued Certificates of Appropriateness. This certificate is required before a building permit can be issued,

and must be posted at the building site while the approved work is executed.

To expedite the review process, some less substantial exterior work items are classified as minor works and are routinely reviewed by the HPC staff, eliminating the need for Commission review unless the staff member feels the proposal warrants it. For more information on which changes are considered Routine Maintenance and Minor Work, refer to the Appendixes or contact the HPC staff person.

The HPC normally meets on the fourth Thursday of each month. To be included on the agenda, an application must be received at least fourteen (14) days before the meeting. Contact the Historic Preservation Commission staff to verify the meeting date, time, and location of monthly Commission meetings.

Reviewable work that is performed without a Certificate of Appropriateness is in violation of city code. The penalty can be the removal of the unapproved alteration, a civil citation, a fine, or other legal action. If the work begins without a Certificate of Appropriateness, all work must stop until a COA is issued.

<b>Historic Preservation Commission COA</b>	
HAS BEEN ISSUED	
<b>STATESVILLE</b>	
DATE _____	APPLICANT _____
<b>NORTH CAROLINA</b>	
LOCATION _____	
PROJECT DESCRIPTION _____	
_____	
_____	
_____	
APPROVAL _____	
EXPIRATION _____	
<b>NOTICE: THIS MUST BE POSTED AT SITE.</b>	
<small>Historic Preservation Commission City of Statesville PO BOX 1111 Statesville, NC 28687</small>	

### **I. Enforcement**

There are three circumstances that can lead to the commencement of enforcement procedures against a property owner within a local historic district:

1. Work is done that requires a Certificate of Appropriateness without a certificate being issued.
2. Certificate of Appropriateness is denied by the Commission and the project is carried out in defiance of the denial.
3. Work is approved by the Commission or its staff, and is then carried out in a manner inconsistent with the approval.

When one of these circumstances exists, the following procedure will be followed:

- Commission staff will notify the City of Statesville’s Code Enforcement Officer and the Code Enforcement officer will send a Warning Letter to the property owner by mail, seeking voluntary compliance with the ordinance.
- If there is no response from the first letter, then the Code Enforcement Officer will follow up with a second attempt notifying the property owner they have thirty (30) days to come into compliance.
- After the thirty (30) days and no action has been taken by the property owner a fine of fifty dollars (\$50.00) a day will be implemented until the property owner is in compliance.

## **J. Secretary of Interior Standards for Rehabilitation**

The United States Department of the Interior has developed a set of national standards for the rehabilitation of historic properties. These ten (10) national standards describe appropriate preservation treatments in a ranked order: retain, repair, replace. The Statesville Design Guidelines are modeled after the Secretary's Standards, the current version (1992) of which is listed below.

1. A property shall be used as it was historically or be given a new use that requires minimum change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships 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 elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, 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, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archaeological resources shall be protected and preserved in place. 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, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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.