



ALBEMARLE

NORTH CAROLINA
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City of Albemarle, NC

Downtown Historic District Guidelines



Table of Contents

Chapter 1.0 - Introduction 3

1.1 Purpose of Design Guidelines 4

1.2 Secretary of Interior’s Standards for Rehabilitation..... 7

1.3 The Historic District..... 8

1.4 The Historic Resources Commission..... 9

1.5 Certificates of Appropriateness..... 10

Chapter 2.0 – Changes to Existing Buildings 12

2.1 Materials 12

2.2 Windows and Doors..... 15

2.3 Roofs..... 17

2.4 Foundations 19

2.5 Commercial Façades 20

2.6 Porches and Entryways 23

2.7 Architectural Details 24

2.8 Safety, Accessibility, Mechanical, and Communications 25

Chapter 3.0 – Site Design..... 27

3.1 Parking & Paving 28

3.2 Sidewalks 29

3.3 Awnings 30

3.4 Fences and Walls..... 31

3.5 Signs..... 32

Chapter 4.0 – New Construction 34

4.1 Commercial Construction 34

4.2 Residential Construction 38

4.3 Additions..... 39

Chapter 5.0 - Demolition..... 40

5.1 Demolition 40

5.2 Relocation 41

Appendices

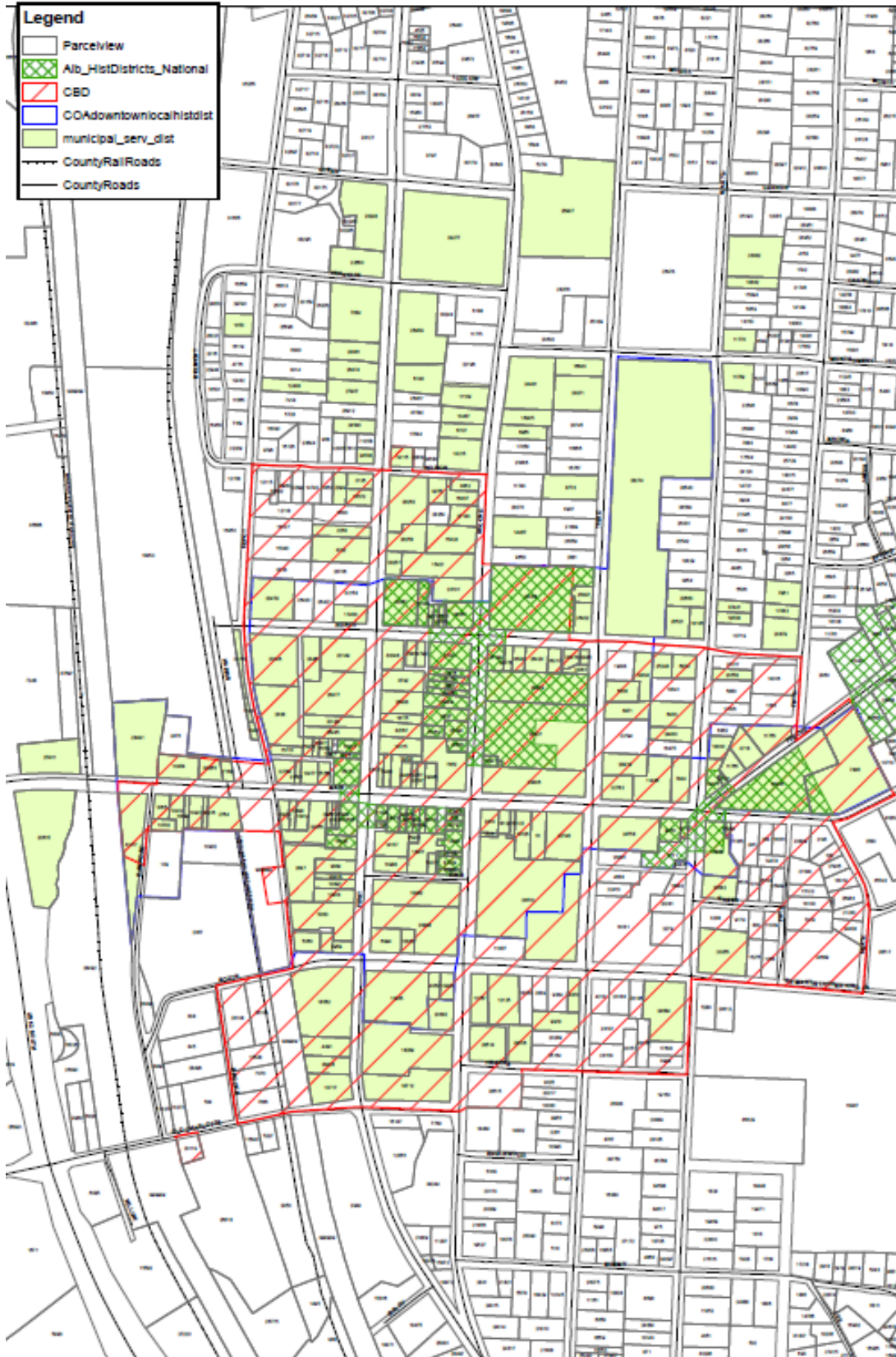
A.1 Glossary

A.2 Routine Maintenance, Major and Minor Works

A.3 Certificate of Appropriateness Application

A.4 Resources

City of Albemarle



City of Albemarle
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Chapter 1.0

Introduction

While the City of Albemarle has continued to develop over time, its historic downtown core has retained a unique and diverse building stock that tells the story of how the city developed. Large grain silos are an example of Albemarle’s agrarian roots while textile mill buildings and villages hint at the industrial background of the community. The town’s strong religious foundation is exemplified by grand churches of singular architecture spread throughout downtown. The vast number of late-nineteenth and early-twentieth commercial structures show that downtown Albemarle once was, and still is, the center for retail trade and employment in Stanly County. Finally, the variety of neighborhoods spreading out from downtown represents urban residential growth from the city’s founding, through the middle of the twentieth century.



The existence of this strong historic core gives downtown Albemarle its small town character and charm that is not only unrivaled in the region, but also being recreated in new developments. For example, Locust Town Center is based on the traditional design elements that define community and foster continued economic development. These characteristics already exist in downtown Albemarle.



Like most other communities, Albemarle has experienced suburban commercial and residential growth that has directed growth away from downtown resulting in loss of business, vacancies, and unfortunately, loss of some of its historic architecture. Through its dedication to downtown master planning, Albemarle has begun to reverse this trend and there is a renewed interest in downtown as a commercial center. Historic preservation of the qualities that downtown Albemarle its pedestrian character and quaint charm, is critical to further economic development and continued downtown revitalization.



The purpose of the downtown local historic district and these design guidelines is to promote and provide for economic development which will reflect Albemarle's heritage through the cultural, architectural, and economic elements of downtown while preserving the historic integrity of the City of Albemarle.

1.1 Purpose of Design Guidelines

These design guidelines are intended a resource for property owners to use to understand the reasons for, the proper methods of, and overall benefits of historic preservation both to the individual, and the community as a whole. A secondary, but equally important purpose of this document is as a guide for the community and Historic Resources Commission to use when evaluating the appropriateness of exterior changes and new construction within the district. To that end, the guidelines included in this document will convey to the property owner the proper methods of improving his or her property.



This guideline document also is intended to foster a continued preservation effort by protecting and enhancing the original character of downtown Albemarle, allowing for changes and new construction that is unique yet compatible, helping owners recognize the need for and assist in the improvement of their buildings, and bolstering the overall sense of place and pride in the community.



Each individual guideline section includes the guidelines themselves, along with a narrative and accompanying illustrations. They are developed to provide detailed information and direction to the property owners and the residents of the local historic district.

Relationships to Other Codes

This document is a guide to exterior changes and new construction to properties in the local historic district. It does not regulate the use of land or how a property is to be developed. Similarly, it does not present codes for the construction of buildings within the district, fire and safety codes, or other development standards. It is, however, intended to be a companion to these other documents concerning development when the subject property exists within the local historic district. The Planning and Community Development Department can assist a property owner or developer in the development process, and can provide access to other development codes as well as to various historic preservation resources.

The zoning ordinance regulates the use of land including whether the property is residential, office, commercial, etc. It also includes dimensional standards for the development of land such as density, lot size, road frontage, height limitations, and the setback of structures on property. Finally, the zoning ordinance includes supplemental standards for landscaping, signage, parking, and site plan review. Since the historic district is actually a zoning boundary, the ordinance does outline the purpose of the Historic Resources Commission and its processes. The ordinance is accompanied by a zoning map which outlines on a parcel-by-parcel basis specifically how the land can be used. While many zoning issues are addressed in the design guideline document, the zoning ordinance includes their specific requirements.

Other city codes have requirements that would apply in the historic district as well. These include the subdivision ordinance, the sidewalk code, nuisance code, minimum housing codes, and building codes. When developing property within the historic district, each one of these regulatory documents must be consulted. Please contact the Planning and Community Development Department at 704.984.9426 for more information regarding the development and use of property.

What it means to be in Local Historic District

If a district is designated as a local historic district, the community has determined that the area is an important part of the heritage of the community and in turn, deserves to be protected and preserved. While this local designation is certainly honorary and prestigious, it is also an overlay zoning district. Unlike general use districts which identify that an area may be developed as residential, commercial, office, etc., a historic overlay recognizes the importance of preserving the historic resources within, and requires that proposed work to buildings in the historic district be reviewed through the Certificate of Appropriateness process.

If a property is included within a locally designated historic district, the property owner must obtain a Certificate of Appropriateness prior to undertaking any exterior change to the property. This would include, for example, general improvements such as re-roofing, as well as additions to existing buildings or new construction. A local district does not, however, require an owner to seek approval for any interior improvements. Even if a property is not a historic building (such as a modern structure or vacant lot) it must still undergo the Certificate of Appropriateness process in

order to ensure that any changes or improvements do not negatively impact the character of the historic district. An explanation of certificates of appropriateness and the preservation process are explained later in this chapter.

It should also be noted that these guidelines and the approval process contained within apply only when a property owner is seeking to make an exterior change, new construction, or demolition within the historic district. No property owner is required to make any improvements to his or her property by virtue of being in a local historic district.

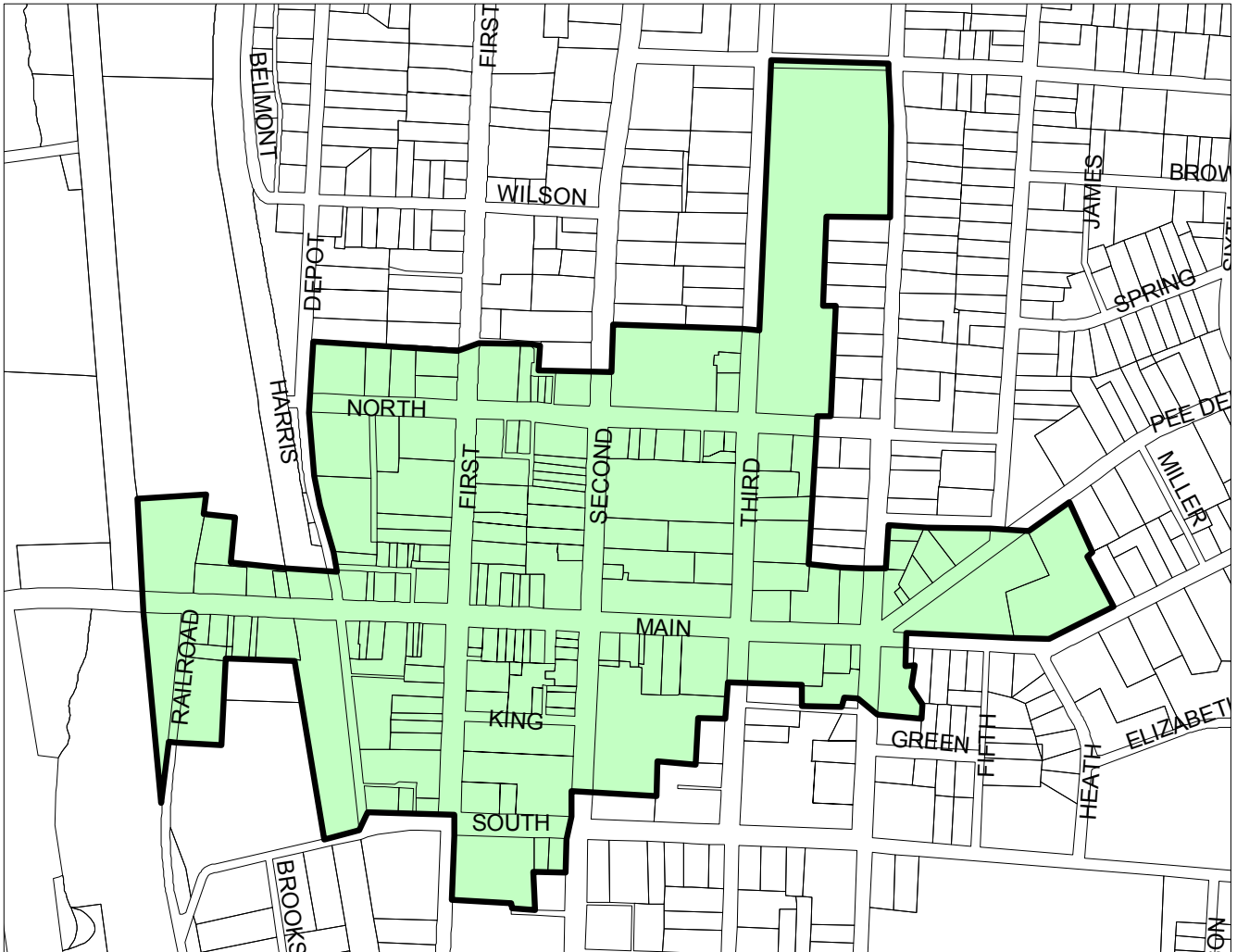
1.2 Secretary of Interior's Standards for Rehabilitation

All guidelines presented in this document are based on the Secretary of Interior's Standards for Rehabilitation. The National Park Service created these ten basic principles in 1976 to guide property owners in preserving the historic integrity of a building. The Standards recognize the need for adapting historic structures to modern times and therefore allow for changes and new construction that are compatible with the building and/or the historic district. The guidelines are generic enough that they apply to all architectural styles, age of building, and building types. Detailed guidelines are included in this document.

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 not be undertaken.
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 historic 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.

1.3 The Historic District

The historic district boundary includes over 160 properties encompassing the historic downtown core generally from Market Station to the West, Five Points to the East, South Street to the South, and North Street to the North. It includes industrial, educational, institutional, commercial, and residential that developed in the late-nineteenth and early twentieth centuries.



1.4 The Historic Resources Commission

Administering Certificates of Appropriateness (COA) is only one of the many responsibilities of the Historic Resources Commission. Above all, the HRC helps preserve historic sites that have important architectural, cultural, social, economic, political, or archaeological history for the enrichment of the community. Among other things, it must also keep an inventory of historic resources, review National Register nominations, and it may designate local landmarks and districts.

Perhaps the most important duty of the Historic Resources Commission is educating individual property owners and the general public as to the importance, the benefits, and the proper methods of historic preservation. The guidelines set forth in this document are intended to be used first by property owners as a manual of best practices and secondly as a guide for the HRC to make its decisions. An informed property owner will not only know the best treatment for his or her property, but also what to reasonably expect when applying for a Certificate of Appropriateness. The Commission, through the staff liaison in the planning office, provides daily access to historic preservation information. Planning staff assists property owners in understanding these design guidelines and helps guide them through the Certificate of Appropriateness process. The planning office has a wealth of preservation resource information and can direct citizens to national, state, and local resources including preferred materials, techniques, and contractor/craftsman contact information.

The Historic Resources Commission is a quasi-judicial board that makes decisions as to the appropriateness of changes in the historic district based on these design guidelines. The guidelines are founded in sound principles of preservation and outline detailed strategies for individual preservation activities. While flexible in their application, these guidelines shape the decisions of the HRC. The HRC is bound by the provisions in this document and cannot make decisions that are arbitrary or based on individual preferences or that of the Commission as a whole. As such, the HRC must apply these guidelines consistently and cannot approve or deny a project in contradiction to any of the design guidelines.

1.5 Certificates of Appropriateness

A Certificate of Appropriateness (COA) must be obtained from the Historic Resources Commission before any exterior work is undertaken on a building, including the demolition or relocation of any structure within the district. A Certificate of Appropriateness certifies that the proposed work is consistent with the design guidelines and is appropriate within the context of the historic district. The COA is often a preliminary requirement to obtaining a building permit. A COA is not required for any interior improvements to the property. While the property owner need not consult the HRC prior to doing any interior project, a building permit is sometimes required.

Major Works

Projects requiring a COA come in two forms, major and minor works. When a property owner is proposing any type of significant work such as new construction, alteration, significant restoration, demolition, or other significant activity in a historic district, this activity is deemed a “major work” project. Major work projects require the review of the Historic Preservation Commission during a regular meeting.

Minor Works

The vast majority of COAs can be approved by City staff. Whenever a project does not significantly alter the appearance and character of the property, it is considered a “minor work”. Minor works projects include, but are not limited to, tasks such as the repair or replacement of architectural features, construction and alteration of accessory structures, signage, or the construction of fences or walls. If these projects meet the design guidelines, city planning staff can approve the application in a matter of hours. Staff, however, cannot deny a COA. If the staff person concludes that either the project does not fall under the minor works provisions or that it is conflict with these design guidelines, the application is forwarded to the HRC for review.

Process

Applications for Certificates of Appropriateness are processed through the planning office of the City of Albemarle. Planning staff will assess an applicant's proposed project and then advise the applicant how to proceed. The staff person will provide assistance with the historic district's design guidelines and specify which guidelines apply to the proposed project. Applications should include any relevant supplemental materials, such as accurate drawings, site or plot plans, samples of materials, color chips, and photographs.

If the COA request includes a major work project, it must proceed to the HRC for review. When the proposed project is presented to the HRC by the applicant, comments from the public will also be heard prior to any decision being made. Following the HRC rendering a decision, the applicant will receive written correspondence including minutes from the meeting and an explanation for the commission's decision. At this point the applicant may apply for a building permit if necessary.

Appeals

Any decision of the HRC may be appealed to the Board of Adjustment (BOA). Appeals must be made within thirty days of the approval by the Commission of the minutes of the meeting containing the decision being appealed. The BOA will evaluate the process and application of the design guidelines in making its decision. Any appeal of a BOA decision shall be heard by the Superior Court of Stanly County.

Chapter 2.0

Changes to Existing Buildings

2.1 Materials

Historically, commercial buildings used brick as their primary building material with brick, stone, wood and metal being used for architectural detailing. This is certainly the case in downtown Albemarle where the vast majority of commercial and institutional buildings are brick. In the residential portions of the downtown district, along North and Third Streets, homes are either made with brick as the primary material, or wood. There are also a few stone masonry or stucco structures within the district. Materials represent perhaps the most distinguishing characteristic of a historic building and should be maintained and preserved whenever possible. New construction within the historic district should also respect historic building patterns.



Masonry and wood wall construction

Synthetic Materials

A few decades ago, covering a historic masonry commercial structure in aluminum or other synthetic cladding was popular. This practice not only obscured (and often damaged or removed) the historic façade, but also disrupted the rhythm and development pattern of the historic streetscape. Albemarle did not escape this trend and there are several of these buildings existing in downtown. Fortunately, some of these false façades have been removed. While certainly not required, owners of historic buildings with false façades are encouraged to remove the cladding and restore the structure to its original character.

Covering original materials is still a common practice on residential structures. Often, an owner will install vinyl or other substitute in order to avoid the necessary maintenance of underlying wood. Unfortunately, the use of these substitute materials often hide the underlying problem which can result in continued damage and deterioration to the structure ultimately requiring major structural repairs.



Materials Guidelines

- 2.1.1 Preserve and protect character-defining materials such as wood, masonry, and architectural metals.
- 2.1.2 Historic building materials should be protected in appropriate ways:
 - Joints between various architectural units, windows, and door frames should be sealed to prevent moisture penetration.
 - Inspect and repair wooden features with signs of water retention and damage, mildew, decay, and insect damage.
 - Inspect and repair masonry features and mortar joints with cracks, loose bricks, and signs of weather damage.
 - Inspect and repair metal features that exhibit peeling paint, corrosion, and rust.
- 2.1.3 Deteriorated building materials should be repaired rather than replaced whenever possible.
- 2.1.4 Whenever a particular building material or architectural feature has deteriorated beyond repair, it should be replaced with similar materials that match the original in design, size, shape, texture, and color, and profile.
- 2.1.5 Use proper techniques when cleaning a structure:
 - Use the gentlest means possible such as low-pressure washing with detergent and natural soft bristle brushes.
 - Do not sandblast or use high-pressure water to clean historic structures.
 - Use caution when utilizing chemical cleaners.
 - Test the cleaning method on a small area first to determine if the method will cause additional damage to the historic material.
- 2.1.6 Properly prepare wood surfaces prior to painting by removing damaged paint, cleaning the surface fully, and priming bare wood.



Stucco wall construction with terra cotta tile coping

- 2.1.7** Apply a protective coating of paint to original wood material, using high quality paint. Historically appropriate paint colors are recommended.
- 2.1.8** Aluminum, vinyl siding, and other synthetic materials shall not be used to cover original materials such as wood siding and masonry. Where substitute materials exist, consider removing them and restoring the underlying original material.
- 2.1.9** Masonry which was historically not painted shall not be painted.



The removal of false façades is encouraged

Windows and Doors

The fenestration of a structure, or the size and number of window and door openings, is often one of the first elements noted on an historic structure. This fenestration will vary between type, style, and period of the structure. For instance, a typical turn of the century commercial structure has large plate glass windows for the display of goods and merchandise while an industrial structure's fenestration functions primarily to allow for adequate light and air circulation. Similarly, structures predating modern air conditioning generally have operable transoms and awnings for these same reasons.

These window elements are important character-defining features of an historic structure. Casement windows, stained glass, multi-paned configurations, and double-hung mechanisms all define the structures architectural style and time period. For instance, a Craftsman bungalow home may have a large multi-light (multi-paned) window panel over a single pane.

These window designs, along with other architectural elements (surrounds, shutters, sills, and hardware), should be preserved whenever possible.

Windows and Doors Guidelines

- 2.1.10** Whenever possible, retain and preserve original windows and doors including their size, number, and arrangement.
- 2.1.11** Preserve original window and door details including sash, trim, muntins, clear glass, shutters, sills, mullions, side lights, and hardware.
- 2.1.12** Deteriorated window and door elements should be repaired rather than replaced whenever possible.
- 2.1.13** If replacement of an original window or door is necessary, use materials that match the original as closely as possible in design, material, pane configuration, glazing, detail, and profile.



- 2.1.14** Enclosing an original window or door opening or adding a new window or door opening to a character-defining façade will alter the historic character of the building and is not appropriate.
- 2.1.15** Substitute window materials such as vinyl or aluminum may be considered only if it matches the original in its dimension, profile and finish.
- 2.1.16** Window and door openings on a primary façade should not be bricked-in or covered in plywood. Windows on secondary facades, if enclosed, should be done in a manner that is set-back within the window opening and can be removed in the future.
- 2.1.17** Wooden shutters are permitted on those buildings which historically would have had shutters. Shutter dimensions should reflect the proportions of the window unit.
- 2.1.18** Energy conservation is an important consideration for all buildings, but in particular, historic structures.
- Maintain caulking and weather-stripping to prevent air and water infiltration
 - Keeping a sound paint film on all windows and doors.
- 2.1.19** Storm doors and windows are permitted providing they match the original frame proportions and sash design.
- 2.1.20** Installation of any shutters, storm windows, or storm doors should be done in a manner that does not obscure or damage important architectural window and door details.
- 2.1.21** Reflective, mirrored, and tinted glass windows are not appropriate on historic buildings. Plexi-glass is also an inappropriate window material.
- 2.1.22** New or replacement windows should be designed to fit within the original window openings.



Preservation of original window units is encouraged



Closing in window opening with masonry or plywood is not appropriate

2.2 Roofs

Roof form is defined as the shape and pitch of a roof and varies greatly within the district primarily based on the historic use of the structure. Most of the commercial buildings in downtown Albemarle have flat, sloping roofs behind parapet walls. Residential roof forms include gable, hip, gambrel, shed and mansard roofs which vary by architectural style. For example, Tudor Revival structures have steeply pitched gable roof forms while Victorian homes can have a mixture of gable, cross-gable, and hip. Foursquare homes have hipped roofs sometimes with a shed dormer. Institutional buildings within downtown also display unique roof forms. First Baptist and First Presbyterian Churches both have domed roofs while others have distinct steeples or towers.



Commercial structures typically have flat sloping roofs.

Roof Guidelines

- 2.2.1** Roof form is a key character-defining architectural element and should be preserved whenever possible including their shape, pitch and overhang.
- 2.2.2** Original architectural elements such as dormers, chimneys, parapets, boxing, soffits, eaves and brackets should be retained and preserved.
- 2.2.3** Historic roofing material including slate, clay tile, wood shingle and metal should be preserved whenever possible.
- 2.2.4** Slate and tile roofs define the architectural integrity of the historic structure and should be repaired rather than replaced whenever possible. Use replacement materials only when original is not feasible.
- 2.2.5** If replacement materials are used, they should convey a similar texture, composition, profile, pattern, size and color. Composition shingles can be considered as an appropriate material.



Gambrel roof



Gable roof

2.2.6 Roofs should be properly maintained in order to prevent deterioration of the roof and structure of the historic building:

- Gutters and downspouts should be cleaned
- Inspect roofs for damage. The roof should be repaired upon first sign of a leak to prevent water infiltration in the building's structure.
- The shallow flat roofs of commercial buildings are difficult to see. They should be regularly inspected to ensure that they are properly draining and remain weather tight.
- Roofs should be ventilated to prevent moisture retention and condensation as well as insect infestation.

2.2.7 Roof additions such as vents, skylights, and antennae should be applied only to non character-defining areas or on rear slopes. Roof additions in downtown should be placed away from the primary elevation.



End gable with shed roof on front



Replacement materials should match original in composition, profile, pattern, and size.

2.3 Foundations

Foundations may not be the most prominent architectural feature on a building, but their maintenance and preservation is critical to maintaining the structural integrity of the historic building.

Foundation Guidelines

2.4.1 Foundations must be properly maintained to ensure the structural integrity of the historic building:

- Follow all of the masonry guidelines in the materials section.
- Vegetation or underbrush should be cleared from the area immediately adjacent to and on the foundation wall.
- Ventilation openings should be kept clear and should not be filled.
- Make sure that all surface water is draining away from the foundation wall. Soil area should slope away from the foundation wall.
- Clean gutters and downspouts

2.4.2 New foundation openings and mechanical installations should occur on non character-defining elevations and rear façades.

2.4.3 If the area between foundation piers must be filled in, the material should match the brick of the existing foundation and should be recessed in order to highlight the original brick piers.



2.5 Commercial Façades

Albemarle’s historic district has a number of turn of the century commercial structures identified primarily as two-part commercial block with a storefront and upper façade.

The storefront is the most important character-defining element of a commercial façade both aesthetically and functionally. Historic, turn of the century storefronts in Albemarle had large display windows above wooden or masonry bulkheads with transom windows above. They also typically had recessed entryways in the center of the façade flanked by the display windows. These storefronts were designed to address the pedestrian at the street level and maximize the display of goods and services.

While a great many original storefronts still exist in downtown Albemarle, just as many have been altered over time. This situation is typical as commercial areas are dynamic with changes in use and ownership, among others. Original storefronts should be preserved whenever possible. New configurations to altered storefronts are appropriate and encouraged. However, it is important that downtown retains its historic commercial character.

Upper façades on a historic commercial building are quite different in their function, and therefore design. Commercial buildings were originally designed to have a commercial function on the first level, and an office or residential function on the upper floors. While not often used that way today, a growing trend in downtown revitalization is to bring a residential function back into a city’s historic core. The detailing on upper façades can be quite elaborate with variations in materials, brick corbelling, ornate cornices or parapet walls. There is also a wide variety of window types and configurations.

Rear elevations on historic commercial buildings tend to be simple in design due to the secondary service functions of the commercial use. However, these elevations can foster activity with rear entrances to shops, offices, and residential spaces.



Elements of the commercial façade.



Reconstructed storefront based on original design

Storefront Guidelines

- 2.5.1 Retain and preserve original commercial storefronts and storefront details that contribute to the historic character of the building including display windows, recessed entryways, doors, transoms, corner posts, columns, and other decorative features.
- 2.5.2 Follow the guidelines outlined in the materials section in order to protect and maintain historic storefronts.
- 2.5.3 If replacement of a deteriorated storefront or storefront feature is necessary, replace only the deteriorated element to match the original in size, scale, proportion, material, texture and detail.
- 2.5.4 If reconstructing a historic storefront, base the design on the original architectural elements including overall proportions, fenestration, dimensions, and orientation.
- 2.5.5 Avoid radically changing storefront configurations such as changing a commercial structure so that it appears as an office or residential use. If a new storefront design is used, it should be compatible to the character and design of the historic structure.
- 2.5.6 A unique architectural feature prevalent in Downtown Albemarle is the outside walk-up entry to the upper floors of commercial buildings. These walkups should be preserved whenever possible.



Contemporary storefront compatible with historic structure

Upper Façade Guidelines

- 2.5.7 Retain and preserve historic façades and their architectural features such as brick corbelling, brick and stone string courses, quoins, stone and tile coping, cornices, and other façade elements.
- 2.5.8 It is prohibited to cover upper facades and their details with non-historic materials or treatments.



- 2.5.9 The removal of non-historic synthetic coverings from historic façades is strongly encouraged.
- 2.5.10 If replacement of an upper façade feature is necessary, replace the deteriorated element with a new element and design that matches the original in size, scale, design, proportion, detail, and material.
- 2.5.11 Original windows in upper façades shall not be covered up or bricked-in.

Rear Elevation Guidelines

- 2.5.12 Structures which are adjacent to rear parking areas or public rights-of-way are encouraged to utilize rear entrances allowing public and private access.
- 2.5.13 Whenever a rear elevation faces a public right of way or parking facilities unnecessary utility lines and equipment should be removed, whenever possible. New utility and mechanical equipment shall be placed in inconspicuous locations such as the roof or screened from public view.
- 2.5.14 Residential features such as window boxes, window air conditioning units, etc, should be located on rear or side elevations and should be appropriate to the style of the historic structure. Small satellite dishes or television antennas should be as inconspicuous as possible, preferably being located on rooftops.



Removal of non-historic synthetic covering is encouraged.



Rear entrances to commercial uses are encouraged, particularly when adjacent to public parking resources.

2.6 Porches and Entryways

Like storefronts are to a commercial building, porches are the focal point of a historic residential building. Whether simply a door, front stoop, or more elaborate porch, these entryways are the center of activity of a residence and are indicative of the structure's architectural style and period. For instance, a Craftsman Bungalow may have a small porch extending across the front façade with tapered wood columns on brick bases.

Porches and Entryway Guidelines

- 2.6.1** Historic entryways and porches should be retained and preserved including their architectural elements such as steps, columns, balustrades, doors, railings, brackets, roofs, cornices and entablatures.
- 2.6.2** If replacement of a porch element is necessary, replace the deteriorated or missing detail with new materials that match the design of the original as closely as possible.
- 2.6.3** Reconstruction of missing or extensively deteriorated porches is strongly encouraged. The new porch should be compatible with the style and period of the historic building.
- 2.6.4** It is inappropriate to enclose porches on primary elevations. Porches on rear elevations not seen from the public right-of-way may be screened or enclosed.



2.7 Architectural Details

Historic structures exhibit numerous architectural details that give a building character and often differentiate different architectural styles and periods of development. Commercial buildings in downtown have cornices, friezes, columns, brick corbelling, string courses, quoins, columns, pilasters and other features that also enhance the architectural character of the building. On residential structures, eaves, brackets, columns, balusters, door & window casings, and other details such as molding, trim and clapboards all define their historic character.



It is important that these historic architectural elements be preserved. Historic buildings are characterized by many architectural elements, including their exterior cladding. Wood clapboards, shingle siding, window surrounds, door frames, and corner boards are all distinct character-defining details of an historic building. Synthetic cladding and siding not only creates a false historic appearance of the primary building material, but perhaps more distressing, often results in obscuring, damaging or removing important architectural elements.



Architectural Details Guidelines

- 2.7.5** Historic architectural detailing should be preserved whenever possible.
- 2.7.6** If replacement of an architectural element is necessary, replace only the deteriorated or missing detail with new materials that match the design of the original.
- 2.7.7** Historic architectural components shall not be replaced with materials, such as plywood, vinyl, and aluminum that would not have been used in the original construction.
- 2.7.8** Architectural elements that are inappropriate to the architectural style of the historic structure should not be installed.
- 2.7.9** It is not appropriate to cover or hide architectural details with artificial siding or cladding.



2.8 Safety, Accessibility, Mechanical, and Communications

Many of our modern safety and accessibility codes require architectural elements that aren't always in concert with historic structures. Similarly, mechanical and communication systems can have negative impacts when installed on historic structures. For instance, window air-conditioning units are not historic and can detract from a primary façade. Similarly, television antennae and satellite dishes applied to a primary façade contrasts significantly with the architecture of an historic structure.

Fire safety and handicapped codes would always take precedence over these design guidelines. However, careful planning in their placement and design can reduce any negative impacts they may have on an historic structure.



Handicapped access can be accommodated in an appropriate manner.

Guidelines

2.8.1 Whenever installing safety and accessibility features, use whatever means possible to minimize visual impact, and protect the historic character of the structure. If possible, locate these improvements on rear elevations not visible from the public right-of-way.

2.8.2 Health and safety features shall be constructed so that the scale, materials, and details are compatible with the historic structure.

2.8.3 Mechanical systems on historic commercial structures shall be screened from view on rear elevations or behind parapet walls on the roof.

2.8.4 When installing window air-conditioning units, place them in windows on the rear elevations not easily seen from a public right-of-way.

2.8.5 Locate television antennas and satellite dishes on rear elevations where they are not easily seen from a public right-of-way.



Window air-conditioning units should be located on rear elevations.



Mechanical systems should be screened from view.

2.8.6 Techniques to hide the installation of cellular phone systems shall be used whenever possible. Locating cellular units on roofs in the commercial district, in church steeples, or on existing communication towers is preferable to the construction of a new tower.



Fire escape and access accommodated on rear elevation.

Chapter 3.0

Site Design

This chapter relates to overall streetscape and site design elements. Site elements are important design considerations both for historic buildings as well as new construction. In fact, historic site design can easily be distinguished from modern development patterns. Downtown Albemarle has buildings built to the sidewalk with parking off-site or to the rear of the structure. Awnings exist on many of the buildings and signage is understated as the district generally developed to serve the pedestrian as much as the automobile. Similarly, shaded sidewalks on a residential street and benches in downtown encourage pedestrian activity. Landscape and site design should continue to enhance the district and complement its historic architecture.

The general guidelines below related to landscaping are intended to complement the City of Albemarle's Landscape and Tree Ordinances.

General Guidelines

- 3.0.1** Landscaping shall be used to screen service areas, garbage enclosures, and parking areas.
- 3.0.2** When undertaking new construction, significant trees or vegetation shall be preserved.
- 3.0.3** Accent lighting on buildings is appropriate, but should be understated and not spill over on adjacent properties.
- 3.0.4** Pedestrian areas should be well-lit with pedestrian-scaled fixtures and lights.



Landscape features define the district similar to historic architecture



3.1 Parking & Paving

Parking can have a significant impact on the character of an historic district. Albemarle's historic district developed before the automobile age and its streetscape reflects that. Buildings in downtown are built to the sidewalk and, for the most part, to the side property lines. The result is a pedestrian friendly streetscape with shops opening to the sidewalk and a continuous building face throughout the block. Because of this historic development pattern, off-street parking generally exists to the side or rear of the buildings.



On-site parking resources should be located to the side or rear of structures within downtown.

Pavement Guidelines

- 3.1.1** On-site parking within commercial areas shall be to the side or rear of the structure. Front yards should be used for building area to create a continuous building wall consistent with the historic development of the commercial district.
- 3.1.2** Whenever possible, locate parking areas on the interior of a block.
- 3.1.3** Pedestrian access and crossings shall be clearly designated in parking areas.
- 3.1.4** New parking lots in downtown commercial areas shall use buffer strips, shrubbery, iron fencing, etc., along its perimeter to create a strong edge between the pedestrian sidewalk and parking areas.
- 3.1.5** Parking in residential areas should be to the rear of the structure whenever possible. Parking in front yards shall not be permitted.
- 3.1.6** The design of deck parking should be appropriate to the district in size, scale, proportion and materials and should comply with the guidelines for new construction.
- 3.1.7** Parking lots in the historic district should be adequately landscaped according to the zoning ordinance.



This parking deck is wrapped in private, mixed-use development

3.2 Sidewalks

The guidelines in this section are intended to ensure a safe and active sidewalk area in downtown Albemarle. An organized scheme of sidewalk dining, display of merchandise, public street furniture and trash receptacles will result in a vibrant, pedestrian friendly commercial environment.

Sidewalk Guidelines

- 3.2.1** New sidewalks in the historic district shall be composed of either concrete, brick, stone or other masonry material such as pavers or scored concrete. In commercial areas of the district, decorative paving schemes are encouraged.
- 3.2.2** Walkways in commercial areas shall be utilized to connect parking and commercial uses. Pedestrian walkways in parking areas or crosswalks at street intersections should be clearly differentiated either in material or striping.
- 3.2.3** Outdoor display of merchandise is encouraged provided it is directly in front of the business it is associated, provides for the clear passage of pedestrians along the sidewalk, does not obstruct access onto the property, and displays merchandise for sale inside the principle use.
- 3.2.4** Sidewalk dining is permitted within the downtown commercial district provided that the business owner has obtained a permit from the Planning Office stating that it meets all codes related to sidewalks, and:
- 3.2.5** Benches and garbage receptacles must meet all city requirements and be similar in design to existing furniture, and must be approved by the Historic Resources Commission.



Sidewalk dining and display of merchandise can contribute to a vibrant streetscape.



Street furniture and variety of paving materials create a pedestrian friendly environment

3.3 Awnings

Awnings were historically found on commercial structures as well as on some types of residential buildings. While they have functional merits in providing shade and reducing heat gain in a building, their design and application contribute significantly to the architectural character of an historic structure.

On turn-of-century commercial structures like exist in downtown Albemarle, awnings historically were made of fabric and fit within the transom areas of the historic storefront. Some later buildings in the district have flat, metal, continuous awnings. Awning design should be based on the architectural style and era of the building's construction.



Awnings should fit within the openings above windows and doors

Awning Guidelines

- 3.3.1 Awnings in commercial areas should be made of canvas or other woven fabric with canvas-like qualities.
- 3.3.2 Awnings shall be placed appropriately to fit within the openings above display windows and doors. They should be affixed so that no architectural features are concealed or damaged.
- 3.3.3 Awnings that obscure or damage architectural features are also not allowed. Continuous awnings are not allowed unless historically found on the architectural style of the structure.
- 3.3.4 Signs are permitted on awnings providing they meet all awning and sign guidelines.
- 3.3.5 Back-lit awnings are not appropriate.
- 3.3.6 Awnings are appropriate on upper floor windows if there is evidence that awnings originally existed at these locations.
- 3.3.7 Awnings may be used for signage that meets the requirements of the zoning ordinance.



Continuous awnings, or awnings that obscure architectural features are inappropriate

3.4 Fences and Walls

Fences serve aesthetic as well as functional roles and are common in both the residential and commercial areas of Albemarle's historic district. Coming in the form of masonry walls, picket fences surrounding a residential yard, or solid fencing that screens service areas in the commercial district, fences and walls contribute to the character of the district.

Fence and Wall Guidelines

- 3.4.1** Retain and preserve historic fences and walls whenever possible including gates, hardware, cast or wrought iron details, ornamental pickets, etc.
- 3.4.2** Deteriorated elements on historic fences and walls should be repaired matching the original material, texture, and design.
- 3.4.3** In commercial areas, fences should be used to screen service areas, garbage receptacles, and parking lots.
- 3.4.4** Vinyl fences, chain link fences, non-historic welded wire and concrete block walls are not permitted in the district in areas that can be seen from public rights-of-way.
- 3.4.5** Decorative fencing is encouraged in downtown to differentiate between public and private spaces, parking areas, etc.
- 3.4.6** In residential areas, front yard fences should be of an open design such as picket and no greater than four (3) feet in height. Solid privacy fences shall not be used in front yards.
- 3.4.7** Wooden privacy fences in side and rear yards shall not extend past the rear elevation of the structure. Rear yard fences shall not exceed seven (7) feet in height.
- 3.4.8** Masonry walls that were historically unpainted should not be painted. Repainting previously painted masonry walls is permitted.



Decorative fencing is encouraged

3.5 Signs

An effective signage system is needed in an historic district just like any other. Automobiles and pedestrians need to be able to find parking, businesses, and civic uses, among others. While signs may contribute, they can also negatively impact the downtown through visual clutter, signage that is not compatible with historic structures, out of scale, etc. Therefore, signage is an important design consideration in an historic district and is addressed in these guidelines.

Downtown Albemarle, like any other downtown, is a dynamic district where tenants may change and new buildings are constructed. Whenever there is a change in business, the new owners need to be able to put up signage to advertise their business as quickly as possible. All new signs in the historic district must meet the sign ordinance of the City of Albemarle. In light of these facts, it is the intent of these guidelines to offer the business owner an expedited approval process for signs. Therefore, signage in the historic district, while it must meet these guidelines, falls under the minor works administrative approval process.



The preservation of historic signage is encouraged.

Sign Guidelines

- 3.5.1 Some signage has gained historic significance in its own right. Whenever possible, retain and preserve and retain historic signage.
- 3.5.2 Size, scale, location, style and material of signage shall be compatible with the architecture of the historic buildings and character of the district.
- 3.5.3 Wood and metal are preferred materials for signage, but high quality synthetic materials are permitted provided the sign is compatible with the historic district.
- 3.5.4 Wall signs on commercial buildings shall be flush-mounted in appropriate locations in the wall space above the storefront.



Wall signs should be flush mounted in appropriate locations above the storefront

- 3.5.5 Awning signs are appropriate on awnings that meet the guidelines in the previous section and are proportional to the awning and not oversized.
- 3.5.6 Window signs are appropriate provided that they meet the requirements of Albemarle’s sign ordinance.
- 3.5.7 Sandwich board type signs are permitted if they meet the requirement of the City of Albemarle’s sign and sidewalks ordinances.
- 3.5.8 Neon, back-lit, and portable signs are generally prohibited in the district.
- 3.5.9 Understated lighting should be used when directed at a sign from an external source.
- 3.5.10 Free-standing signs are recommended for residential structures that serve a commercial function.



The size, style and location of signage should be compatible with the building’s architecture

Chapter 4.0

New Construction

New construction within a historic district can have a substantial impact on adjacent historic properties and the district as a whole. While contemporary design is always encouraged in the historic district, it is important that this new development be compatible with the overall character of the district. Design characteristics such as building form (scale, massing, height, and orientation) and architectural elements (materials, architectural detail, windows, doors, and roof forms) must be considered when evaluating any proposed new building within a historic district.

This is particularly the case in a downtown where new buildings are erected, old buildings are altered, businesses expand, and signage and parking design constantly change. However, a regulatory environment that discourages creative or contemporary design to the point that new construction is discouraged threatens the overall economic health of a downtown. Therefore, a design guideline document must provide the most flexibility while fostering new construction that respects the existing district.



Contemporary new construction

4.1 Commercial Construction

Massing, Scale, and Orientation

A new building in the downtown area should be of similar size, scale, and orientation as the existing built environment. For example, the majority of commercial structures in downtown Albemarle are one, two or three stories tall. Within a single block face, the scale of the structures themselves varies slightly. A new structure should never overpower the existing adjacent buildings, thus drawing attention to itself and detracting from the remainder of the historic district.

Institutional buildings are often of larger scale and sometimes set back from the street edge.



It is common for institutional buildings, such as a city hall or a church, to be built on a larger scale than other buildings. Often, these structures are not only taller and wider, but are also placed differently on a lot, set back further from the street and from adjacent buildings. The majority of commercial buildings in downtown are built to the lot line directly adjacent to the sidewalk. A civic building, on the other hand, may be set back further leaving room for a landscaped area or perhaps even a public gathering space.

Typically, these structures are built on a corner rather than the interior of a block face, and are intended to maximize views to and from the structure



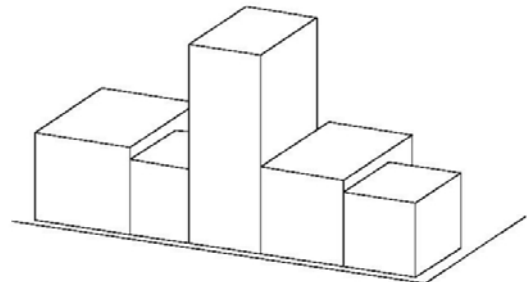
Institutional buildings are often of larger scale and sometimes set back from the street edge.

Commercial: Massing, Scale, and Orientation Guidelines

- 4.1.1 The setback of new construction should be consistent with how the district historically developed. Commercial buildings within the interior of the block should be built to the front property line resulting in a continuous building line.
- 4.1.2 In certain instances, buildings at the corners can be set back further, but should provide pedestrian amenities and landscaping within the front yard.
- 4.1.3 Whenever buildings are set back, use landscaping treatments and such as low shrubs or fencing to help define a continuous street edge.
- 4.1.4 New commercial buildings should be no more than one story taller or shorter than adjacent buildings.
- 4.1.5 In certain circumstances, new construction on corner lots can be taller. However, buildings built to a larger scale than its neighbors shall be set back an appropriate distance from adjacent buildings and the street in order to minimize the visual impact due to the variation in scale.
- 4.1.6 A new building's overall proportion (height to width ratio) should be consistent with existing historic structures.



New construction in downtown should be oriented toward the street and built to the front property line.

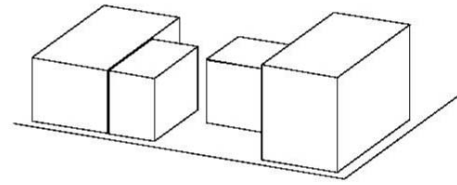


Inappropriate scale

4.1.7 The set back between buildings should reflect the existing pattern of property within the district. Historically, buildings within the interior of a block were built to the side property line, usually sharing a wall with its neighbor.

4.1.8 Where buildings are set back from the front property line, the parking should be to the side and rear only.

4.1.9 New construction projects should follow the site features and district setting guidelines presented earlier in this document.



Inappropriate setback

Design, Proportion, and Architectural Elements

Buildings within historic downtown exhibit a variety of architectural styles. Therefore, new construction is not required to be built to any particular style, but should include similar design elements, materials, and fenestration as other buildings in the district. Windows and doors, architectural details, and roof form are all very important in defining the overall design and provides compatibility with the historic district.

Commercial: Design, Proportion, and Architectural Features Guidelines

4.1.10 The design of a new building should not attempt to create a false historic appearance, but rather complement buildings in the existing district. New construction should have its own character and style.

4.1.11 Use materials that are common to the district such as brick, stone, terra cotta, wood, and metal. Modern materials are appropriate on a new building, however, masonry should be the predominant material on the façade.

4.1.12 The fenestration of a new building (size and number of window and door openings) should reflect that of existing historic structures within the district in proportion, shape, location, pattern

and size. The ratio of solids to voids on a building's façade should reflect the buildings within the same block

4.1.13 New construction should include storefront elements proportional to that of existing historic structures.

4.1.14 Architectural details such as cornices, arches, and parapet walls give a building texture and define its scale. New construction should reflect that of existing structures. The orientation and pattern of windows, doors, and architectural details can help reduce the impact to new construction.



Compatible new construction

4.2 Residential Construction

As with commercial construction, size and scale of a residential structure as well as its orientation is of primary importance. Residential buildings within the historic district display a variety of heights and scale with most buildings being one or two stories. Homes in the district are also typically built close to the street, but the set backs vary from block to block. Finally, the majority of residential buildings in the district are oriented facing the street with a front porch, portico, or stoop.

Residential: Massing, Scale, and Orientation Guidelines

- 4.2.1 New homes should not be built farther back than an average of its neighbors along the same side of the street within the same block face.
- 4.2.2 The height of new construction should be compatible with other residential buildings in the district.
- 4.2.3 A new building should appear similar in scale to traditional single family houses.

Residential: Design, Proportion, and Architectural Features Guidelines

- 4.2.4 The design of a new building should not attempt to create a false historic appearance, but rather complement the existing district. New construction should have a character and style distinctive of the historic structures in the district.
- 4.2.5 The fenestration of a new building should reflect that of existing historic structures within the district in proportion, shape, location, and size.
- 4.2.6 Architectural details such as cornices, trim, windows and doors should reflect the scale of buildings in the existing historic district.
- 4.2.7 Modern materials such as hardiplank or masonite, if used, should be similar in appearance and texture traditional materials. Aluminum and vinyl siding are prohibited.



4.3 Additions

Historic districts change over time with new construction, demolition, and sometimes redevelopment. Often, the buildings within these districts have additions from different eras that are historic themselves. Therefore, it is important that new additions be compatible in size and scale, setback, materials, and design as the main structure. Additions, whether on commercial or residential structures, should be done in a manner that does not diminish the historic character of the building and district. Like new construction, additions can be contemporary, but also should be compatible with its surroundings.

Additions Guidelines

- 4.3.1 Additions should be compatible in materials, design, roof form, and proportion to the main structure.
- 4.3.2 Contemporary designs are encouraged, but should always be compatible with the existing historic structure.
- 4.3.3 New additions should not remove, damage, or obscure character-defining architectural features.
- 4.3.4 Additions should be located to the rear or non-character defining elevation.
- 4.3.5 Large additions to commercial structures can be designed to appear as a separate building, but with a connection joint setback from the two structures .
- 4.3.6 Service additions to commercial buildings should always be to the rear of the main structure.



This addition to the front of historic commercial structures is incompatible in design and scale to the original buildings



This addition to a historic church structure is contemporary yet compatible with the design of the main structure.

Chapter 5.0

Demolition And Reconstruction

5.1 Demolition

Historic structures represent a tangible link to a community's past. They are physical expressions of architectural style, building technology, and personal taste. Demolition of a historic structure is strongly discouraged, and any time a demolition is proposed, alternatives must be carefully explored.

The Historic District Commission can deny a Certificate of Appropriateness that requests the demolition of a building only when the structure is determined by the State Historic Preservation Officer as having *statewide* significance, as defined by the National Register of Historic Places level of significance evaluation. In all other cases, the Commission cannot deny a COA request for a demolition, but it can issue a temporary delay of demolition while preservation alternatives are being explored. The COA, then, would be approved but with an effective date of up to 365 days from the date of approval.

During the delay, the Commission should actively explore options for preservation. If the Commission determines that the building in question has no historic significance or value, the COA can be approved without delay.

Demolition Guidelines

- 5.1.1** Prior to undertaking demolition work, the property owner shall approach the Historic District Commission to determine the historic significance of the structure and its relationship to the district.
- 5.1.2** If the HRC determines that the structure is historically significant, it shall delay the demolition for an appropriate time in order for staff and the Commission to work with the property owner to seek viable alternatives to demolition. Alternatives to demolition include, among other things:
- If a building is in disrepair, working with the property owner to develop a rehabilitation plan and identify funding assistance such as rehabilitation tax credits that would allow the building to be rehabilitated.
 - If a building does not fit the owner's required needs, determining if the structure could be adaptively reused.
 - Working with the property owner to locate a buyer who will use the property without demolishing the structure.
 - As a last resort, finding a suitable location within the district for the building to be moved and working with the property owner to develop a relocation plan.
- 5.1.3** If all alternatives for preservation have been exhausted, the HRC shall work with the owner to make a permanent record of the historic resource including photography, an architectural description of the building, as well as any other historic documentation that is available.

5.2 Relocation

Often, relocation is the only method to preserve a structure that is faced with demolition. Relocation should be considered only when all other preservation alternatives have been eliminated. Relocation can be looked at in much the same way as new construction in that the building being introduced into a new environment must complement the character of its surroundings in architectural style, size, scale, orientation, and landscaping. Much like new construction, the applicant should submit a plan for relocation including a site plan and drawings of the building in its new environment.

Relocation Guidelines

- 5.2.1** Relocation of a building within the historic district should only be considered as an alternative to demolition when all other preservation options have been exhausted.
- 5.2.2** Prior to the act of relocation, the HRC shall work with the owner to document through photography, drawings, and other means the existing location and environment of the historic structure.
- 5.2.3** Character-defining elements and significant architectural features shall be protected during the relocation process. Should any damage occur, it should be repaired.
- 5.2.4** The relocated building must be compatible with the surrounding structures in its architectural style, scale, height, side and front setback, and orientation.

A.1 Glossary

Artificial Siding:	Synthetic siding material that is not original to the structure including vinyl, aluminum, spray-on vinyl, stucco applied over masonry, among others.
Baluster:	A short upright member that supports a handrail.
Balustrade:	A railing with supporting ballusters used on porches, stairs, balconies, etc.
Board of Adjustment (BOA):	A City board that performs administrative review of zoning decisions including those decisions of the Historic Resources Commission. Certificates of Appropriateness are appealed to the BOA.
Bond (brick):	The arrangement of bricks in a wall providing strength and decoration.
Bracket:	A projection from a vertical surface providing structural or visual support under cornices or any other overhanging member
Bulkhead:	The panel below a display window of a storefront.
Casement Windows:	A window frame hinged on one side so that it swings out or in to open
Character Defining:	The elements, details, and craftsmanship of a historic structure that give it its historic significance and are exemplary of the architectural style and period of the structure.
Column:	Upright post supporting roof or pediment consisting of base, shaft, and capital.
Contemporary Compatible:	Contemporary design of a building that, while not presenting a historic appearance, is in keeping with the character of the historic district in its size, scale, materials, proportion, and overall design.
Coping:	The top layer or course of a masonry wall, usually with a slanting surface that serves to help shed water.
Corbelling:	An overlapping arrangement of bricks or stones in which each course extends farther out from the vertical of the wall than the course below.
Cornice:	Uppermost portion of entablature where the roof and wall meet.
Dentil:	One of a series of small, square blocks found on cornices.
Double-hung Window:	A window with an upper and lower sash that slide vertically past each other.
Eave:	Edge of sloping roof that projects or overhangs past the vertical wall.
Elevation:	The front, rear, or side façade of a building.
Entablature:	The upper part of an order, consisting of architrave, frieze, and cornice.
Façade:	The front wall of a building or any architecturally distinguished wall of a building.

Fascia:	The flat board that covers the ends of roof rafters.
Fenestration:	The arrangement of window and door openings of a building.
Frieze:	The middle section of the Classic entablature; a panel below the upper molding or cornice of a wall
Gable:	The triangular portion of the wall, between the enclosing lines of a sloping roof.
Gambrel Roof:	A roof that has two pitches on each side with the lower pitch being steeper.
Hipped Roof:	A roof that slopes from all four sides of a building.
Historic District, Local	A district established by the City through a zoning overlay that has local historic significance. Properties within this district must meet local design guidelines.
Historic District, National Register	A district having national significance as defined by the National Park Service. National Register Historic District designation is primarily honorary, but carries with it the potential for owners to use rehabilitation tax credits for historic preservation.
Lintel:	A supporting wood or stone beam across the top of an opening, such as that of a window or door.
Major Works	Major works projects are significant projects, such as new construction and additions, which potentially alter the existing appearance of the historic district. These projects require HRC review.
Minor Works	Minor works projects include general maintenance and simple projects that do not alter the appearance and character of the property. These projects can be reviewed by Planning Staff.
Mullion:	A vertical support dividing a window into two or more parts.
Orientation:	The placement of structure on a lot, specifically the relationship of primary elevation to the street.
Parapet:	The vertical extension of an exterior wall above the line of the roof.
Paver:	A masonry unit, usually brick or concrete, that is used as a paving material to create walks and sidewalks.
Pier:	A vertical supporting structure constructed of masonry.
Pilaster:	A shallow rectangular column projecting only slightly from a wall, often incorporating the classic column order.
Pointing, repointing:	The act of repairing the mortar joints between brick or other masonry units by filling in and finishing it with additional mortar.
Quoin:	Decorative masonry units at corners of walls differentiated from the main wall by material and/or projection.

Right-of-way:	The strip of publicly owned land used for public infrastructure such as streets and sidewalks, railroads, power, and public utilities.
Sash:	The framework of a window, usually moveable, into which panes of glass are set.
Scale:	The height and width relationship of a building to surrounding buildings.
Setback:	The area of a yard that cannot be built upon based on zoning codes. Buildings have front, side, and rear yard setbacks.
Shed Roof:	A flat sloping roof pitched in a one direction.
Sill:	The horizontal member at the bottom of a door or window.
Soffit:	The exposed underside of any overhead component of a building.
Stringcourse:	A horizontal band of wood or masonry extending across the face of a building.
Transom:	A narrow, typically rectangular window located above a door or larger window. Transom windows are usually hinged, allowing the window to be opened to improve ventilation.

A.2 Routine Maintenance, Major and Minor Works

The table below outlines those projects which fall into the categories of routine maintenance, minor works, and major works. A Certificate of Appropriateness (COA) is not required for **Routine Maintenance**. Routine Maintenance is defined as the repair or replacement where *there is no change in the design, materials, or general appearance of the structure*. A COA would be required for all other projects.

Minor works projects require approval by the City of Albemarle staff as designated by the Historic Resources Commission. If these projects meet the design guidelines, city planning staff can approve the application in a matter of hours. Staff, however, cannot deny a COA request. If the staff person concludes that either the project does not fall under the minor works provisions, or that it is in conflict with the design guidelines, the application is forwarded to the Historic Resources Commission for its review.

Major works projects require design review by the Historic Resources Commission. In general, major works projects involve a change in the appearance of a structure, and are more substantial in nature than routine maintenance or minor works projects. These projects would be reviewed by the HRC during its regular meeting.

Major Works	Minor Works	Routine Maintenance*
New Construction or additions to primary building	Installation or changes to signs	*Projects where <i>there is no change in the design, materials, or general appearance of the structure</i> .
Exterior alterations to principal elevations of buildings	Installation or removal of awnings, canopies or shutters	Painting
Demolition of any structure	Installation or repair to fences and walls	Landscaping and planting except for removal of trees greater than 8" in diameter
Relocation of any structure	Installation, repair, or replacement of windows, doors, and siding	Repair or replacement of architectural details
Construction of new accessory structures	Replacement of synthetic siding	Repair or replacement of existing awnings, canopies or shutters
Construction of new decks	Alteration, addition of architectural details	Repair or replacement of existing driveways & walks
Addition or removal of porches or steps	Addition, or repair of existing accessory structures	Repair or replacement of existing fences or walls
Changes to roof forms	Repair or replacement of exposed foundations	Repair or replacement of existing gutters or downspouts
New or expanded parking lots and driveways	Installation of gutters	Tree removal (less than 8" in diameter)

Major Works	Minor Works	Routine Maintenance*
Alteration of exterior surfaces that changes the exterior appearance	Emergency removal of dead or diseased trees.	*Projects where <i>there is no change in the design, materials, or general appearance of the structure.</i>
Removal or changes to archeologically significant features	Removal of existing accessory buildings with no historic significance	Repair or replacement of exterior lighting fixtures
Removal of live trees greater than 8" in diameter	Repair of existing masonry	Repairs, including repointing, to existing masonry
Changes to approved COA not covered by minor works or routine maintenance	Installation or removal of HVAC or mech. equipment	Repair or replacement of existing parking lots
Changes to approved COA not covered by minor works or routine maintenance	Repair or replacement of existing porches	Repair of existing roof coverings
	Installation of satellite dishes & TV antennas	Repair or replacement of existing signs
	Repair of existing stairs and steps	Repair or replacement of existing decks and patios
	Construction or alterations of new driveways and walkways	Repair or replacement of existing sidewalks
	Installation of storm windows and doors	Window air conditioners at rear elevations
	Replacement of existing roofs	Installation of house numbers and mailboxes
	Alteration, addition, or removal of existing decks and patios	Repair/replacement of other appurtenant features and accessory site features not specifically listed
	Renewal of expired COA	Repair or replacement of window panes
	Installation and alteration of exterior lighting features	
	Alteration/Construction/Removal of temporary features necessary to ease difficulties associated with a medical condition	
	Addition/alteration/Removal of other appurtenant features and accessory site features not specifically listed	
	Addition/alteration/Removal of other appurtenant features and accessory site features not specifically listed	

A.3 Certificate of Appropriateness Application

CITY OF ALBEMARLE HISTORIC RESOURCES COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS

I, the undersigned, do hereby respectfully make application for your review my request concerning the property described below:

1. The property is located at _____, between _____ and _____ on the _____ side of the street as shown on Tax Map _____ and Parcel (s) _____.

2. The property is owned by:

Name: _____

Address: _____

Telephone: _____

3. The following is requested: _____ 1. Administrative Review/Minor Work
_____ 2. Certificate of Appropriateness

FOR: _____

4. Attached is a plot plan showing all dimensions of the lot and the existing and proposed improvements and necessary setback lines.

Date Submitted

Signature of Applicant

Application Number

A.4 Resources

City of Albemarle, NC

Planning and Community Development
157 North Second Street
Albemarle, NC 28001
704.984.9426
http://www.ci.albemarle.nc.us/cd_index.htm

Stanly County Museum

Stanly County Historic Preservation Commission
245 East Main Street
Albemarle, North Carolina 28001
704.986.3777
<http://www.co.stanly.nc.us/Departments/hpc/>

North Carolina Office of Archives and History. State Historic Preservation Office

Survey and Planning Branch
Lewis-Smith House
515 North Blount Street
Raleigh, NC
(919) 733-6545
<http://www.hpo.dcr.state.nc.us/spbranch.htm>

Restoration Branch
515 North Blount Street
Raleigh, NC
(919) 733-6547
<http://www.hpo.dcr.state.nc.us/rebranch.htm>

North Carolina Main Street Program

4313 Mail Service Center
Raleigh, NC 27699
(919) 733-2850
<http://www.dca.commerce.state.nc.us/mainst/>

Preservation North Carolina

220 Fayetteville Street Mall, Suite 300
P.O. Box 27644 Raleigh, NC 27611-7644
(919) 832-3652
<http://www.presnc.org/>

National Park Service

Heritage Preservation Services
1201 Eye St, NW, 2255
Washington, D.C. 20005
(202) 513-7270
<http://www2.cr.nps.gov/>

National Trust for Historic Preservation

1785 Massachusetts Ave., NW
Washington, DC 20036-2117
(202) 588-6000
<http://www.nationaltrust.org/>

National Trust Main Street Center

1785 Massachusetts Ave, NW
Washington, DC 20036
(202) 588-6219
<http://www.mainstreet.org/>

National Park Service Technical Preservation Services
<http://www2.cr.nps.gov/tps/index.htm>

Illustrated Guide for Rehabilitating Historic Buildings
<http://www2.cr.nps.gov/tps/tax/rhb/index.htm>

The Secretary of Interior's Standards for Rehabilitation
<http://www2.cr.nps.gov/tps/tax/rehabstandards.htm>

National Park Service Preservation Briefs
<http://www2.cr.nps.gov/tps/briefs/presbhom.htm>

National Register of Historic Places
<http://www.cr.nps.gov/nr/>

Federal and State Historic Preservation Tax Credits. North Carolina State Historic Preservation Office website. <http://www.hpo.dcr.state.nc.us/>

Advisory Council on Historic Preservation
<http://www.achp.gov/>

Resources for these Design Guidelines

McAlester, Virginia and Lee. A Field Guide to American Houses. New York, NY. Alfred A. Knopf, Inc., 1984.

Morton III, W. Brown, Gary L. Hume, Kay D. Weeks and H. Ward Jandl.: The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings. Washington, DC: U.S. Department of the Interior, National Park Service. 1997.

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Pregliasco, Janice. Developing Downtown Design Guidelines. Sacramento, California: California Main Street Program, 1988.

Rypkema, Donovan D. The Economics of Historic Preservation. Washington: The National Trust for Historic Preservation, 1994.

Weeks, Kay D., and Anne E. Grimmer. The Secretary of the Interior's Standards for the Treatment of Historic Properties with Illustrated Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. Washington, D.C.: National Park U.S. Dept. of the Interior, 1996.

City of Salisbury, NC Historic District Design Guidelines

City of Washington, NC Historic District Design Guidelines

City of Greenville, SC Design Guidelines

National Register Historic Districts

The National Register of Historic Places programs help communities identify, evaluate, and protect historic resources. National Register districts are **primarily honorary** meaning that the district or property contains historic architecture that is unique to the locality, state, or Nation and is worthy of preservation. By virtue of being in a National Register Historic District, a property owner **is not subject to any requirements or regulations** with regard to the preservation of the property. There is, in turn, **no real protection** within a National Register Historic District against new construction, demolition, or charges to historic structures that would negatively impact the historic character and value of the individual structure or the remainder of the district.

However, there are significant **tax credits for preservation** that are offered to owners of contributing historic structures within a National Register Historic District. Currently, the federal tax code allows for a 20% tax credit for qualifying rehabilitations on income producing properties (such as commercial or residential buildings that are rented for profit). There for, an owner could recoup 20% of the total cost of a rehabilitation project in the form of tax credits. The federal also gives a 10% tax credit for rehabilitations of income-producing non historic structures built before 1936 and used for non-residential purposes. In North Carolina, there is an additional 20% state tax credit creating the potential for the property owner to recoup 40% (state and federal) of the cost of rehabilitation. Owners of non-income producing properties (single-family residents) are eligible for a 30% state tax credit in North Carolina. A project which uses tax credits to help pay for rehabilitation, must meet requirements as administered by the State Historic Preservation Office (SHPO) which must approve all projects and rehabilitation costs.

LOCAL HISTORIC DISTRICTS

Local historic districts offer **production of our historic resources** while National Register Districts do not. Like National Register Districts, they do designate properties or districts that have local historic significance as being important to the history of the community and worthy of preservation. Unlike NR districts however, local districts **protect the investment** that many property owners have made in improvements to their buildings centered on historic preservation. It also **ensures that new development is consistent with the historic character and qualities of the downtown.**

Local historic districts are zoning overlays. While they do not regulate the use of a property like general use districts (commercial, residential, etc), they do **require that property owners and developers go through the design review process.** Exterior improvements in the historic district must **follow design guidelines** as established by the community. These guidelines ensure that changes to buildings, site design and development, new construction, additions, and demolition do not negatively impact and are in keeping with the historic fabric of the district. While local districts cannot outright deny a demolition, they establish a process that **can help prevent the demolition of historically significant structures.**

Local historic preservation programs that are designated as **Certified Local Governments (CLG) programs are eligible for State and Federal preservation grants** from the State Historic Preservation office.

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LOCAL HISTORIC DISTRICTS





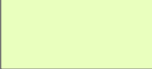
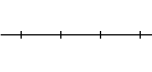
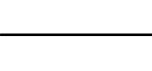
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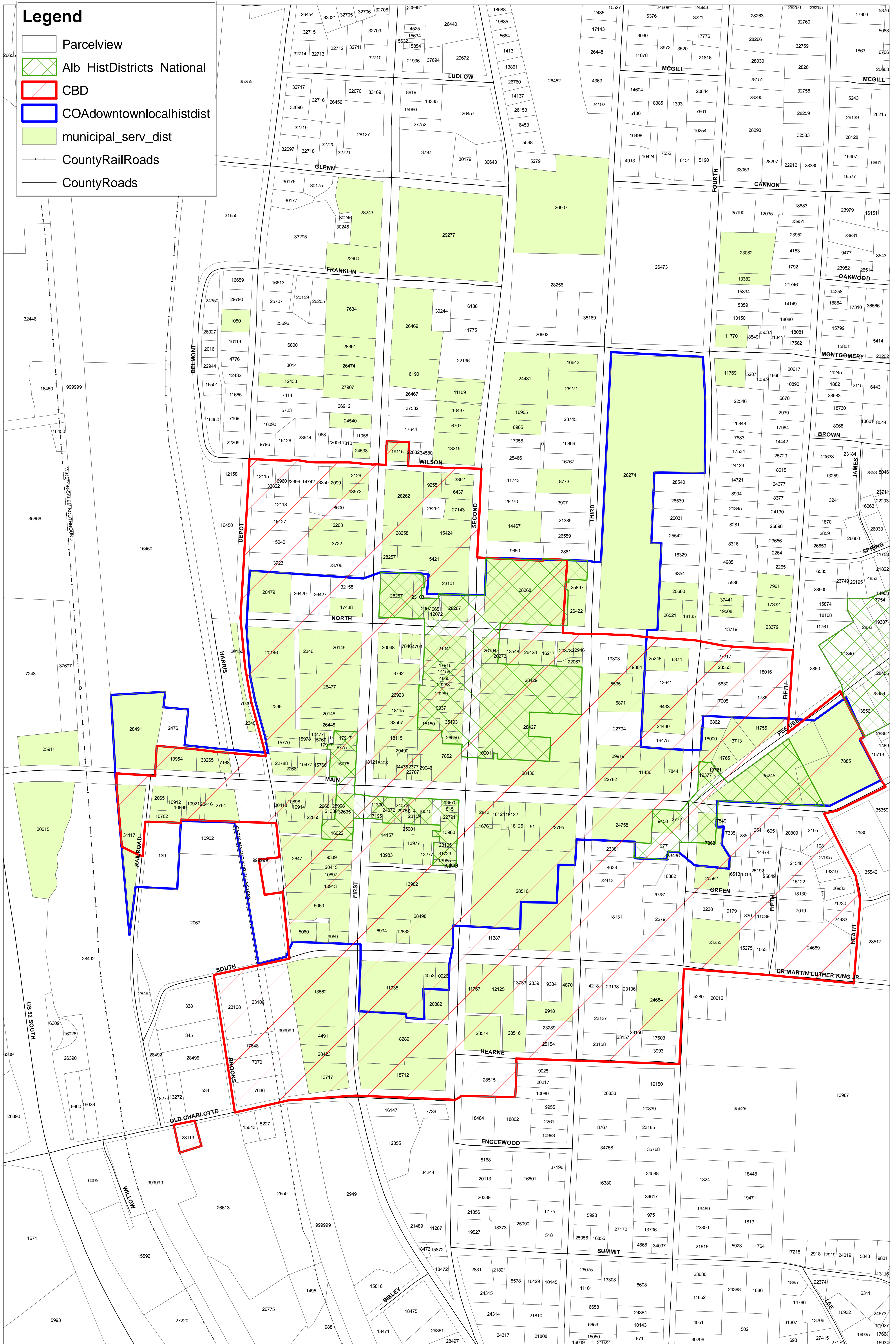
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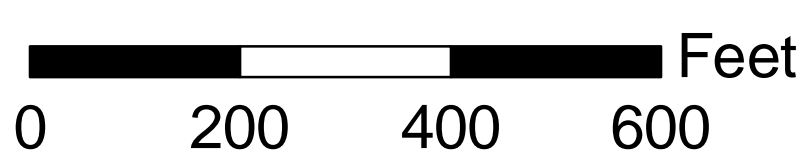
City of Albemarle

Legend

-  Parcelview
-  Alb_HistDistricts_National
-  CBD
-  COAdowntownlocalhistdist
-  municipal_serv_dist
-  CountyRailRoads
-  CountyRoads



REFERENCE USE ONLY



United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

1. Name of Property

historic name Downtown Albemarle Historic District
other names/site number _____

2. Location

street & number Portions of S. Second St., W. Main St., and N. and S. First St. N/A not for publication
city or town Albemarle N/A vicinity
state North Carolina code NC county Stanly code 167 zip code 28001

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this 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 meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)
Jeffrey Cron SHPO 2/8/02
Signature of certifying official Date
North Carolina Department of Cultural Resources
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)
Signature of commenting or other official Date
State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

	Signature of Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

**Downtown Albemarle Historic District
Stanly County, North Carolina**

5. Classification

Ownership of Property: private Category of Property District

Number of Resources within Property

Contributing	Noncontributing
<u>20</u>	<u>2</u> buildings
<u>0</u>	<u>0</u> sites
<u>0</u>	<u>0</u> structures
<u>0</u>	<u>0</u> objects
<u>20</u>	<u>2</u> Total

Name of related multiple property listing: N/A

Number of contributing resources previously listed in the National Register 1

6. Function or Use

Historic Functions

Cat:	<u>COMMERCE/TRADE</u>	Sub:	<u>specialty store</u>
	<u>COMMERCE/TRADE</u>		<u>department store</u>
	<u>COMMERCE/TRADE</u>		<u>professional</u>
	<u>COMMERCE/TRADE</u>		<u>financial institution</u>
	<u>GOVERNMENT</u>		<u>post office</u>
	<u>RECREATION/CULTURE</u>		<u>theater</u>
	<u>FUNERARY</u>		<u>mortuary</u>

Current Functions

Cat:	<u>COMMERCE/TRADE</u>	Sub:	<u>specialty store</u>
	<u>COMMERCE/TRADE</u>		<u>professional</u>
	<u>COMMERCE/TRADE</u>		<u>business</u>
	<u>RECREATION/CULTURE</u>		<u>music facility/theater</u>

7. Description

Architectural Classification

Commercial Style

Materials

foundation

walls

roof

other

Stone

Brick

Stucco

Asphalt

Stone

Metal

Narrative Description : See Continuation Sheets

Downtown Albemarle Historic District
Stanly County, North Carolina

8. Statement of Significance

Applicable National Register Criteria

- 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.
- 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.
- b removed from its original location.
- c a birthplace or a grave.
- d a cemetery.
- e a reconstructed building, object, or structure.
- f a commemorative property.
- g less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

COMMERCE
ARCHITECTURE

Period of Significance: 1898 - 1950 Significant Dates N/A

Significant person(s): N/A

Cultural Affiliation N/A

Architect/Builder Moody, L.A. (builder)

Narrative Statement of Significance: See Continuation Sheets

**Downtown Albemarle Historic District
Stanly County, North Carolina**

9. Major Bibliographical References

Bibliography; See Continuation Sheet

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 # _____

Primary Location of Additional Data

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

Name of repository: _____

10. Geographical Data

Acreage of Property **Approx. 5**

UTM References: zone 17: easting 572750 northing 3911940

Verbal Boundary Description:

(Describe the boundaries of the property on a continuation sheet)

Boundary Justification:

(Describe the boundaries of the property on a continuation sheet)

11. Form Prepared By

Name/title	<u>Dwight Bassett and HPO Staff</u>	Date: <u>October 1, 2000</u>
Organization	_____	_____
Street and number	<u>3040 Yadkin Avenue</u>	Telephone: <u>(828)625-8811</u>
City or town/State/Zip code	<u>Charlotte, NC 28746</u>	_____

Property Owner

Multiple owners

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determined eligibility for listing, to list properties, and to amend to existing listings. Response to this request is required to obtain benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting for this form is estimated to average 18.1 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 Chief, Administrative Service Division, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, D.C. 20503

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 1

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

NARRATIVE DESCRIPTION

The Downtown Albemarle Historic District constitutes the early core of Albemarle's commercial center and lies within the area that comprised the original town limits. Located on portions of South Second Street, West Main Street, and North and South First streets, the district is made up of twenty-two commercial buildings dating from 1898 to 1940. Twenty (ninety-one percent) of the resources are contributing and one of these, the Starnes Opera House, is listed in the National Register of Historic Places (NR, 1995).

First Street, the district's westernmost edge and the town's major north-south street, extends along an elevated ridge affording views to the west of Little Long Creek, the railroad corridor, and rail-related buildings including the former depot. Commercial buildings stand north of the district but are isolated from it by an immense modern noncontributing building. North, south, and east of Albemarle's commercial downtown are residential neighborhoods that developed in the late nineteenth and twentieth centuries. A small commercial and industrial area known as Five Points stands to the east of Second Street, and immediately to the east of that area is the residential Pee Dee Avenue Historic District (NR, 1998). Another commercial and industrial area known as the Albemarle Railroad and Industrial Historic District lies to the west of the Downtown Albemarle Historic District.

The Downtown Albemarle Historic District generally follows a grid pattern. The junction of Second and Main streets at the northeast corner of the district forms the heart of Albemarle and was originally the site of Stanly County's first courthouse. While the district includes the south side of the one hundred block of West Main Street, the north side of the block is omitted because of alterations to the storefronts of the mostly early twentieth-century buildings. The future removal of the most egregious modern facades might allow this nomination to be amended to include the block. The east side of the one hundred block of South Second Street, also excluded from the district, contains mostly modern buildings including the late twentieth-century courthouse.

Resources in the district are one-, two-, and three-story masonry buildings exhibiting a variety of decoration; stucco applied within the period of significance covers a few exteriors. The buildings are generally standard commercial style and range from plain to more elaborate. Several buildings exhibit stepped side elevation parapets. Many are embellished with arched lintels over windows, corbelled cornices, and dentil detailing. Decorative detailing expressed in brick, stone, terra cotta, marble, granite, stucco, metal, and wood enliven the buildings' modest overall styling. Several properties feature intact Crane patented display window frames. These copper and polished aluminum storefronts were assembled from ordered parts. Leaded glass transoms enhance Hall's Pharmacy (#12), Efir's Dry Goods (#14), the Fitzgerald Building (#15), and Morgan Furniture (#22). Some transoms in the district remain in place, but have been painted or covered with plywood to create sign panels.

The Starnes Opera House, built in 1907, is the district's most striking edifice. Granite and limestone keystones enliven its second and third floor windows. Semi-elliptical fanlights crown the second floor windows while the third floor boasts five round pivot windows with "spider web" muntin design.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 2

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

Overall, the Downtown Albemarle Historic District retains integrity of setting, design, workmanship, location, materials, feeling, and association. Its commercial character sets the Downtown Albemarle Historic District apart from adjacent railroad-related and industrial areas to the west and east, respectively, and from the less-intact and more modern commercial development to the north.

INVENTORY LIST

The following list of properties is organized beginning with the southernmost building on the west side of South Second Street; progressing northward to the intersection of West Main Street; continuing along the south side of West Main Street from east to west, and then along the west side of First Street from south to north, ending at the northernmost resource in the district. The inventory provides the name, location, dates of construction and major additions or renovations, contributing or noncontributing status, and a description of each resource. Historical and architectural data is based primarily on a combination of on-site inspection, Sanborn Fire Insurance Company maps (periodic series from 1902 to 1929 and a 1945 update of the 1929 series), secondary sources, local newspapers, and city directories from the period. Inventory numbers and contributing or noncontributing status are keyed to the district map.

West Side South Second Street

- 1. Central Lunch**
140 S. Second Street
1929-1930/ca. 1950
Contributing building

Central Lunch has continuously operated as a restaurant since its opening in 1930. Wilbur Earnhardt established this café, then sold the business to W. T. Carpenter in 1936. George Carpenter bought the restaurant in 1970 and continues to operate the business.

The one-story, brick building was originally two bays wide and free standing until a smaller two-bay addition was built on the north side ca. 1950. Three windows and an exhaust fan bay pierce the south elevation facing King Alley. An asphalt-shingle-covered hipped roof replaced the original terra cotta tile roof on the 1930 section; remnants of tile coping and wood shingles cover the front shed roof on the addition. The interior remains much as it did when constructed.

- 2. Farmers Hardware and General Store**
138 S. Second Street
1898
Contributing building

Dr. O. D. King, a local physician and real estate developer, built this edifice in 1898. For approximately one hundred years, the prominent building served as a hardware and dry goods store. From 1898 to 1924, Farmers Hardware and General Store operated here, but in only one

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 3

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

storefront. In 1930, after Stanly Hardware took over the building, the business expanded to occupy both storefronts.

The two-story brick, commercial-style building is divided into two fields on its upper level and features a bold dentil course crowned by a modest stepped cornice and continuous tile coping that follows along the stepped side elevations; six 6-over-6 sash topped with arched lintels and a decorative masonry stringcourse; and a plywood-covered transom running uninterrupted over the twin storefronts. A later metal awning shields the glass and aluminum storefronts. Missing portions of modern synthetic panels covering the lower storefront reveal the original well-preserved brick.

3. **King Block I**
132-136 S. Second Street
1898
Contributing building

Dr. O. D. King built this edifice along with its neighboring buildings in 1898. Husband and wife, Samuel and Rae Kanter Friedman operated this portion of the King Block as a dry goods store for most of the first half of the twentieth century.

The two-story, brick, commercial-style building exhibits original decorative brick detailing on its upper level. Four 2-over-2 sash with arched lintels crowned with drip hoods embellished with dentils pierce the second floor; a stepped cornice inset with two horizontal panels crowns a diamond-like course over the windows that terminates at truncated corbelled pilasters on each end of the façade. A pressed metal panel tops the northern storefront which features a central entrance flanked by windows with aluminum framing; permastone has been added to the bulkhead. The southern storefront has aluminum-framed display windows and an offset single-light door and is sheltered by a wood-shingled pent.

4. **King Block II**
128 S. Second Street
1898
Contributing building

The 1929 Sanborn map indicates this building housed a furniture store on its first level and a lodge hall on the upper floor. The two-story, stucco-over-brick building features modest detailing including tile coping on the parapet and a simple raised-brick diamond motif on the flat cornice. Three 1-over-1 sash with arched lintels pierce the second floor. A pressed metal cornice crowns the storefront composed of a central entrance flanked by aluminum-framed display windows.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 4

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

King Block III
122-130 S. Second Street
1898
Contributing building

In the early twentieth century the offices of builder L. A. Moody occupied the second story of this building. The street level housed a millinery store, and in 1924 an A&P grocery.

The two-story, stucco-over-brick building features modest detailing including tile coping on the parapet and a simple raised-brick diamond motif on the flat cornice. Three 1-over-1 sash with arched lintels pierce the second floor. A pressed metal cornice crowns the storefront composed of a central entrance flanked by aluminum-framed display windows and a door to the south that allows access to the second floor.

5. **Commercial Building**
116 S. Second Street
1898
Noncontributing building

The one-story, brick building features an upper façade covered with fiberglass panels and a storefront of aluminum-framed display windows and permastone surround. Modern changes render the building noncontributing.

6. **T. C. Hearne Building**
110-114 S. Second Street
1898
Contributing building

T. C. Hearne constructed this modest two-part building in 1898. A café and office currently occupy the building. The one-story brick building features an upper façade with limestone-framed sign panels. A mid-twentieth century flat metal awning shelters two storefronts. The southern front features a recessed center entrance flanked by aluminum framed display windows and a Crane patented storefront. The northern front features aluminum-framed windows and a single-light door.

7. **J. C. Parker Building**
106 S. Second Street
1898/ca. 1940
Contributing building

J. C. Parker constructed this building in 1898. The 1902 Sanborn map shows the occupant as a men's clothing. The two-story, stucco-over-brick commercial-style building features modest detailing including tile coping on the parapet and a simple stepped cornice above four 4-point

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 5

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

inset tile motifs. Stucco was applied over the brick ca. 1940. Three sash with arched lintels and crowning flat stone drip hoods pierce the second floor. A pressed metal cornice tops the symmetrical storefront composed of two central doors flanked by aluminum-framed display windows and sheltered by a flat metal awning.

8. **King Building**
102 S. Second Street
1898
Contributing building

Dr. O. D. King built this prominent Albemarle landmark in 1898. At one time he kept an office in the building. C. J. Mauney's Drug Store occupied the street-level storefront from 1898 to 1906; the Homebuilders Association occupied the upper floor early in the building's history. Beginning in 1906, the building housed men's clothing stores including Allen Clothing Store and J. Talberts, Ltd. The clothing stores' sewing room occupied the upper level.

The two-story, stucco-over-brick commercial-style building occupies the southwest corner of the former town square. The façade is similar to Dr. King's other buildings along S. Second Street in that it features tile coping on the parapet, a robust dentil band, and three 1-over-1 sash with arched lintels crowned by flat stone drip hoods. A pressed metal cornice crowns the storefront composed of a central entrance flanked by aluminum-framed display windows and a door to the south that allows access to the second floor. A canted street level entrance occupies the corner of W. Main and S. Second streets. Seven windows, identical to those on the façade, pierce the W. Main Street side of the building. This elevation also carries part of the dentil band and features a dramatic stepped parapet punctuated by five brick flues. The rear elevation, visible from W. Main Street, remains remarkably intact. The interior retains its original pressed metal ceiling and mahogany stained window trim.

[Alley]

South Side West Main Street

9. **P. J. Huneycutt Building**
119 W. Main Street
1900
Noncontributing building

R. L. Smith and Amos Biles, a town commissioner at the turn of the century, constructed this building. P. J. Huneycutt Furniture and Mortuary was the principal occupant for most of the early twentieth century. Later, after Honeycutt relocated to a new building on N. Second Street, Belk-Parks department store was located here. A pharmacy currently occupies the building.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 6

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

The front of the two-story brick, commercial-style building is covered with a later, incompatible façade, but the building retains some original character including the arched lintel windows and side stepped parapet on the east elevation. The rear elevation is remarkably intact. The storefront consists of aluminum-framed display windows and flat metal awnings. Future restoration of the façade could possibly render the building contributing.

10. Opera House/Starnes Jewelers Building (NR, 1995)

127 W. Main Street
1907/1936
Contributing building

Locke Anderson Moody, Albemarle's foremost builder at the turn of the century, erected this building for Francis Eugene Starnes, Doctor Franklin Parker, and Julius Ceasar Parker; their descendants continue to own the property. Like many of its neighbors, it was a mixed-use building with commercial storefronts on the first story and rental offices above. The performance hall on the second story sets the building apart. According to the National Register nomination, the opera house is "important as the finest and best preserved commercial building of a series, erected in the 1890s and 1900s" and as the town's most distinguished building reflecting the "emergence of the town as an important trade and manufacturing center." The salesroom of Starnes Jewelers, Albemarle's oldest continuously operating business, has occupied the first floor since 1908. From 1908 to 1913, the large performance hall on the upper levels was the "principal venue for traveling vaudeville shows, theatrical troupes, and lecturers in Albemarle." Moving pictures superceded these shows beginning in 1914.

The two-story-with-mezzanine brick, commercial-style building stands as one of the district's most stylish resources. Five round pivot windows with spider-web muntins above five paired windows with the same spider-web motif filling crowning fanlights distinguish the building. A stepped cornice tops the façade. Storefronts flank a center entrance composed a double-leaf door surmounted by a deep transom and fronted with a wrought iron gate. This door leads to stairs to second-floor offices and the former site of the opera house. Both storefronts retain aluminum framed glass display windows and single-light shop doors. In 1936, carrara glass was applied to the exterior of the first floor elevation.

12. Hall's Pharmacy Building

135 W. Main Street
ca. 1908
Contributing building

Prominent pharmacist Dr. Julius Clegg Hall operated his drugstore here for much of the first half of the twentieth century. The 1908 Sanborn map indicates a photo gallery on the second floor. Purcell Drugs later occupied the building.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 7

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

The two-story pressed-brick, commercial style building features an upper story bracketed cornice embellished with a sunburst motif and hanging pendants. Four 12-over-1 window openings, including a paired window crowned with a divided fanlight, pierce the second floor façade. A cornice over three rectangular single-light windows tops the first floor shopfront. The original storefront has been altered and currently features three 1-over-1 windows and a single-light door with a transom. A door to the second floor occupies the west end of the façade.

13. **Commercial Building**
141 W. Main Street
ca. 1922
Contributing building

Its restoration nearing completion, this two-story brick, commercial style building features a storefront with central entrance, flanking wood-framed display windows, and transoms, while a Palladian window arrangement, pilasters, corbelling, decorative metal vents, and a decorative parapet mark the upper façade. The narrow, westernmost bay has a round-arched entrance leading to the staircase to the upper floor.

14. **Efird Dry Goods Store**
145 W. Main Street
1903
Contributing building

Efird Dry Goods operated here from 1903 until 1926. A beauty supply shop currently occupies one half of the building. The two-story blond brick, commercial-style building features quoining at its front corners and dividing the façade. Three 1-over-1 sash windows inset in round arch surrounds highlighted with marble keystones and sills occupy each side of the second floor. A prominent cornice surmounts the double storefronts which feature leaded glass transoms and inset entrances flanked by glass display windows.

15. **Fitzgerald Building/Roses 5&10**
151 W. Main Street
1927
Contributing building

Dr. W. C. Fitzgerald, father-in-law of Dr. Julius Clegg Hall, constructed this building. A 5 & 10 occupied the main storefront originally. The 1929 Sanborn map indicates that the Tarheel Club convened in an upstairs meeting room on the second floor.

The two-story brick, commercial-style building features a center parapet with inset limestone sign bearing the date of construction and name of the building. Limestone coping crowns the upper facade; just below the cornice the stone repeats in a beltcourse. Nine 1-over-1 windows with flat transoms accented with limestone corner blocks pierce the second floor. Large banks of display

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 8

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

windows flank the center, recessed entrance. A full-width transom tops the storefront. The First Street elevation features small first-floor windows and a single-leaf entrance with fanlight sheltered by a half-round hood. The second floor features five pairs of windows identical to those on the Main Street side. Limestone coping tops this elevation.

East Side South First Street

16. **The Enterprise Steam Print Building**
123 S. First Street
1922
Contributing building

Locke Anderson Moody, Albemarle's leading early twentieth-century contractor, constructed it. *The Enterprise* was Albemarle and Stanly County's newspaper from 1898 to the late 1920s when it became *The Stanly News & Herald*. The Enterprise also served as the town's primary printing press for invitations, fliers, and other printed material. A. C. Huneycutt, mayor of Albemarle and a local attorney, worked as the paper's publisher for many years.

The two-story brick, gable-roof building features a prominent front stepped parapet highlighted with concrete coping. Despite later brick infill of the front openings and the reduction in size of the windows on the south side elevation, the building retains its original light industrial character.

West Side South First Street

17. **Commercial Building**
128 S. First Street
ca. 1929
Contributing building

This building originally functioned as a plumbing shop. The one-story brick, commercial-style building features a stepped parapet, recessed sign panel and storefront with a large display window and recessed north entrance.

18. **Lowder Hardware Building**
124 S. First Street
ca. 1922
Contributing building

Lowder Hardware store operated here from ca. 1922 until 1932 when it moved to "the Big Store" (#19). The modest two-story brick, commercial-style building features two 12-over-1 sash on the second level; sash with the same window configuration continue—individually and in pairs—on the north elevation facing the vacant lot. The storefront consists of a single door flanked by two large display windows; a door on the south end of the façade leads to the second floor.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 9

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

[Vacant Lot]

West Side North First Street

19. **"The Big Store"**
103 N. First Street
1898
Contributing building

This building has remained a landmark in downtown Albemarle since its construction. It was first called "The Big Store" in an advertisement appearing in a local newspaper in 1898. Eford and Wiscasset Mills operated the store for its employees until 1903, when Morrow Brothers and Heath took over the space for their business, which remained successful until 1932. Lowder Hardware and Company occupied the former "Big Store" from 1932 until 1995. In 1998 a restaurant opened in the newly restored building.

The prominent two-story, stucco-over-brick commercial-style building stands at one of Albemarle's busy intersections. Its most conspicuous feature is the four-tile star motif periodically punctuating the façade and the brick beltcourse that undulates above the segmental arches of the windows. Tile coping finishes off the flat parapet on the front elevation. Ten 1-over-1 sash with arched heads and stone sills pierce the second floor. The three storefronts consist of double-leaf doors between display windows; at the middle storefront, the entrance is recessed. Bands of raised brick suggestive of quoins flank the storefronts and the door at the north end providing access to the staircase to the second floor.

20. **Lowder Hardware Annex**
107 N. First Street
ca. 1908/ca. 1913
Contributing building

The rear portion of this building was constructed ca. 1908 (or possibly earlier) as a warehouse. Sanborn maps indicate that the front portion of the building had been built by 1913 and was operating as a seed store. The austere one-story, stucco-over-brick building features a flush off center (to the south) storefront consisting of a single-leaf door and flanking display windows. Three-tile star motifs near the cornice match those on "The Big Store" (#19).

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 7 Page 10

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

21. **Commercial Building**
121 N. First Street
ca. 1940
Contributing building

The one-story brick, commercial-style building features an aluminum-framed glass storefront, tile coping along the cornice, and a flat metal awning.

22. **Morgan Furniture Building**
129 N. First Street
1924
Contributing building

J. W. Efird erected this building for his son-in-law, Finch Morgan, who operated a furniture store and undertaking business here for approximately twenty-five years. Several furniture concerns operated in the building during the twentieth century including Stanly, Maxwell Brothers, Collins, Setzler, and Hinson furniture companies. In 1984, it was converted to a mini-mall, a renovation that was accomplished without compromising the building's status as one of Albemarle's finest early-twentieth century commercial resources.

The two-story, brick, commercial-style building features brick pilasters that delineate the entrances and rise to a parapet capped with limestone. A prominent upper level bracketed wooden cornice crowns six bays consisting of pairs of 1-over-1 sash windows above the storefronts and a single sash window above the door providing access to the second floor that separates the two storefronts. A cornice extends along the façade just above a leaded glass transom positioned over the storefronts.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 11

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

STATEMENT OF SIGNIFICANCE

Summary

The Downtown Albemarle Historic District, a roughly five-block area encompassing portions of South Second Street, West Main Street, and North and South First streets, is eligible for the National Register of Historic Places under Criterion C as an intact and cohesive collection of representative late-nineteenth and twentieth century commercial architecture. The district is also eligible under Criterion A in the area of Commerce for its association with the commercial development of the city of Albemarle from 1898 to 1950, a period during which the district served as the town's most significant and intact commercial area.

Established in 1857, Albemarle experienced slow growth until the Yadkin Railroad came through the town in 1891 leading to the formation of prosperous industries. The opening of Efirm Manufacturing Company in 1896, followed by Wiscasset Mills in 1899, fueled the development of an active downtown where sturdy and stylish brick buildings replaced fire-prone wooden commercial edifices constructed during the town's earliest building phase. One of the landmarks of downtown Albemarle was the company store (#19) opened in 1898 to serve the employees of both Efirm Manufacturing and Wiscasset Mills. The early twentieth century drew more industry to the Stanly County town and prompted further development of Albemarle's commercial downtown. Buildings constructed in the first few decades of the 1900s that housed furniture stores, hardware businesses, five-and-dimes, and the offices of the local newspaper stand nearly unaltered in central Albemarle.

The Downtown Albemarle Historic District contains a fine collection of one, two, and three-story brick commercial style buildings reflecting the town's era of prosperity and displaying an array of stone, brick, and pressed metal decorative elements. In the mid-twentieth century, stucco was added to the exterior of several buildings. The most opulent resource is the 1907 Starnes Opera House (#11) featuring round pivot windows with spider web muntins and a moderne carrera glass façade added in 1936. More subdued, but equally impressive is the prominent King Building (#9) situated at the southwest corner of South Second and West Main streets. Drip hoods crown arched-head second floor windows and a saw-tooth cornice finishes the upper parapet.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 12

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

Historical Background

Smith's Store, the first known settlement in what is now Stanly County, was established in 1826 at the crossroads of the Old Turnpike Road, connecting Fayetteville and Salisbury, and the Old State Road, connecting Raleigh and Charlotte. Mr. George S. Smith owned the store and served as first postmaster. After David Kendall, Ebenezer Hearne, George Smith, and John Freeman petitioned the state legislature to establish a new county west of the Pee Dee River, Stanly County was formed in 1841 from Montgomery County. Nancy Almond Hearne donated fifty acres for the town of Albemarle, which was to be located at Smith's Store. Albemarle was chosen as the name in order to commemorate North Carolina's first county. Surveyors laid out the town limits, which were bounded by North and South streets and Fourth and First streets to the east and west. The surveyors divided the plat into seventy-two lots, which were sold at a public auction to raise money for the construction of the courthouse and jail.

Before the completion of the county courthouse, court sessions were held at the home of Nancy Hearne. The first courthouse was built in 1843 in the center of the intersection of Main and Second streets, an area later referred to as the square. In 1867, the courthouse was relocated to the northeast corner of Main and Second.

When Albemarle incorporated in 1857 it was a modest settlement. Residential and commercial development was concentrated along Second and Third streets. Businesses included two grog shops, a cabinet shop, and the Marshall Hotel. The town also had a post office and a Methodist meeting house. Seven houses, four of which were log, stood in Albemarle. Even by 1891, the population did not exceed 300 and there were only about six frame commercial buildings standing in town.

The last decade of the nineteenth century was pivotal for the sleepy town of Albemarle. In 1891 the Yadkin Railroad was built through Albemarle on its way from Salisbury to Norwood in the southeast corner of Stanly County. The arrival of the line changed Albemarle forever by attracting industry and business to the community. Textile magnate James William Cannon of neighboring Cabarrus County and Stanly County businessman Irenus Polycarp Efird opened the first mill of the Efird Manufacturing Company in 1897, the same year the first passenger train rolled into Albemarle. Two years later Cannon opened Wiscasset Mills on property adjoining the Efird complex.

As the mills prospered and expanded, Albemarle's population grew steadily, spurring the development of the town's commercial areas and creating the need for residential areas surrounding downtown. At the end of the century grand dwellings began to rise along West Main Street and Pee Dee Avenue. In the heart of the town, one-, two-, and three-story brick buildings housing dry goods stores, hardware businesses, furniture concerns, and professional offices quickly replaced the early frame structures. Initially, commercial development occurred along South Second Street. Nine edifices built in 1898 survive along the west side of the street in the Downtown Albemarle Historic District (entries 2 to 9), including five built by physician and real estate developer Dr. O. D. King (entries 2 to 5 and 9). Tied directly to the new mills in town was "the Big Store" (entry 19), a retail business established in 1898 in a two-story brick

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 13

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

building on the corner of West Main and North First streets to cater to the employees of the Efirnd and Wiscasset mills.

By 1900 Albemarle's population had reached 1,382. New industrial concerns had opened including Albemarle Roller Mills, Albemarle Furniture and Manufacturing Company, I.W. Snuggs Planing and Mill, and R.L. Sibley Planning Mill. The establishment of these plants coincided with the opening of new commercial enterprises in downtown Albemarle, such as Efirnd Dry Goods Store and P.J. Honeycutt Furniture & Mortuary. The 1902 Sanborn Fire Insurance maps indicate that a drugstore, shoe store, bank, post office, hardware store, jewelry store, grocery store, bakery, and five-and-dime store were operating on the west side of South Second Street. A law office occupied the second floor of the King Building (entry 9) at the corner of West Main and South Second streets.

Just a few years into the new century, Albemarle stood as the center of civic, commercial, and industrial activity in Stanly County. The town boasted three textile mills, two building material factories, a furniture factory, roller mill, ice plant, saw mills, banks, two newspapers, two hotels, and thirty-two shops and stores. By 1908 several additional businesses had opened downtown, including a barber shop, bottling works, restaurant, laundry, men's clothing store, and a marble cutting operation. The town's population grew to more than 2,100 citizens by 1910. The Winston-Salem Southbound Railroad's commencement of passenger and freight service to Albemarle in 1912 further added to the potential for the downtown's commercial growth.

Community life in Albemarle was bolstered in the first decade of the twentieth century with the construction of churches for Presbyterians, Methodists, and Baptists. In 1907-1908, on the south side of Main Street, Francis Eugene Starnes and Doctor Franklin Parker built the Opera House/Starnes Jewelers Building (entry 11), one of Albemarle's most distinctive surviving commercial buildings of its era, with retail space on the first floor and a performance hall above.

Downtown's next major growth phase began around 1915 and was spurred on by the expansion of Wiscasset Mill in 1918 and growth in other area industries and businesses. During this decade, Albemarle took on a more "citified" appearance with the addition of several new buildings. In 1922, Lowder Hardware established itself in a new building (entry 18), *The Enterprise* moved into a new building on South First Street (entry 16) containing state-of-the-art steam presses, and the modestly scaled yet handsome building at 141 West Main Street (entry 13) was constructed with retail space on the first floor and offices above. Two years later, J. W. Efirnd built the Morgan Furniture Building for his son-in-law, Finch Morgan, who opened Morgan Furniture there. Dr. W. C. Fitzgerald, a local dentist, built the Fitzgerald Building in 1927 (entry 15). Stanly Hardware took over Farmers Hardware in 1922 and in 1930 expanded to occupy both storefronts of its building on South Second Street (entry 2). In a long-established trend, professional offices continued to occupy the upper floors.

According to Donna Dodenhoff in *Stanly County: The Architectural Legacy of a Rural North Carolina County*, "Even after the great stock market crash of 1929, and the onset of hard times, joint federal, state, and local public works projects allowed Stanly County to continue making progress in agriculture, education, housing and in the quality of life for both urban and rural dwellers." Carolina Power and Light

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 14

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

Company's construction in 1928 of the dam that created Lake Tillery brought jobs as well as recreational opportunities. In 1930, approximately twelve percent of Stanly County's population of 33,216 lived in Albemarle, which boasted 3,493 residents.

The Winston-Salem Southbound discontinued passenger service three years later, but freight service endured as demand increased. Albemarle's economy remained relatively healthy through the worst of the Depression and experienced renewed growth through the recovery era and beyond, into the 1950s. In the surrounding county, agriculture continued to contribute to that growth despite employing an increasingly smaller percentage of residents as industries such as Alcoa, at Badin, and the power company at Lake Tillery expanded.

With the development of Quenby Mall in 1960, downtown Albemarle began to be depleted of retail outlets. Professionals and businessmen already had started relocating their offices from the upper floors, and as other shopping centers were built outside the historic central business district, the downtown area continued to decline, hastened by shrinkage of the textile industry in the county and throughout the state into the 1990s. A number of area industries that diversified remained in business, but most textile manufacturing jobs moved outside the country. Since the mid-1990s, however, strong local efforts to capitalize on Albemarle's wealth of historic buildings in the downtown area have resulted in the rehabilitation of several properties and a trend of revitalization that shows no signs of abating.

Architectural Context

The major influences on downtown Albemarle's commercial district have been the building of the textile mills and the development of two adjacent railroads. Each phase of new building in downtown coincided with the opening or expansion of the textile industry or the development of the rail lines, the latter of which not only contributed to prosperity manifested in new construction but also provided readier access to the full gamut of building materials not produced by local sawmills. The resulting architecture was typical of small to moderately-sized railroad and industrial towns across the state in the late nineteenth and early twentieth centuries. The vast majority of the commercial buildings were one or two stories in brick with modest embellishments ranging from corbelled cornices to molded metal cornices in the upper main facades. Additional stylistic features often consisted of round-arched window openings, quoins, ornamental metal vents, decorative window lintels, and shaped parapets. Buildings of the late 1930s and 1940s tend to be more simply detailed, with ornamentation restricted to simple flat, rectilinear courses of brick at openings and cornices.

Most of the district's storefronts have had some degree of alteration, but many retain their pressed metal cornices and leaded transoms (although many of the transoms are now covered). One building, the T. C. Hearne Building of 1898 (entry 7) continues to display a Crane patented metal storefront. Many of the alterations occurred in the late 1940s and 1950s and consisted of the installation of new aluminum-framed plate glass display windows and glass doors. One of the district's most distinctive storefronts is the result of a 1936 remodeling that has gained significance in its own right: the application of black carrara glass and the installation of aluminum-framed display windows and doors at the Opera House/Starnes Jewelers Building (entry 11) creates a distinctive contrast to the elaborate turn-of-the-century upper façade

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 8 Page 15

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

featuring round-arched windows at the second story and round windows at the third. Constructed in 1907, this building is downtown Albemarle's most exuberant reflection of the economic boom era spanning the turn of the twentieth century.

A handful of Albemarle builders and their contracting companies based were responsible for the vast majority of the town's construction from the 1890s through the 1940s, but only one, Locke Anderson Moody (1862-1938), has been positively identified with a building in the Downtown Albemarle Historic District. According to Donna Dodenhoff in *Stanly County: The Architectural Legacy of a Rural North Carolina County*, Moody was a master builder who supervised small building crews and usually worked from his own plans or published plans that he copied. He is known to have built houses, institutional buildings such as the Stanly County Courthouse of 1893, and many commercial buildings including the Opera House/Starnes Jewelers Building. The fact that Moody occupied offices on the second floor of the King Block (entries 3-5), built in 1898, may suggest that he constructed this series of buildings as well. Dodenhoff also states that D. A. Holbrook, Albemarle's most prolific contractor of the early twentieth century, and J. D. Harwood erected many of the brick buildings in the business district, but positive identifications have yet to be made.

In the scale of its buildings and their architectural design, the Downtown Albemarle Historic District resembles a number of business districts in other small to moderately sized piedmont railroad towns. For example, the commercial district in Norwood, another Stanly County manufacturing town on the Yadkin railroad line, also had numerous commercial brick buildings constructed at the turn of the twentieth century. A portion of Norwood's Main Street is one of the county's best preserved rows of early twentieth-century commercial buildings, with remarkably intact facades that feature prominent corbelled brick or pressed metal cornices and original storefronts. Norwood is less than ten miles from Albemarle, and it likely that Moody and other area contractors were responsible for construction in both districts.

The downtown Albemarle district merits comparison to certain National Register districts in other counties of the region. To the southwest, in the small town of Waxhaw in neighboring Union County, the commercial section of the Waxhaw Historic District (NR 1991) consists of blocks of one- and two-story brick buildings, mostly from the early twentieth-century, that line the railroad tracks running through the center of town. The Siler City Commercial Historic District (NR 2000) in Chatham County also has a considerable number of late nineteenth- and early twentieth-century buildings, as well a numerous more simply styled buildings from the 1920s through the late 1940s. Closer to Stanly County, the Wadesboro Historic District (NR 1999) in neighboring Anson County is several blocks larger than the Downtown Albemarle Historic District, encompassing a courthouse square and buildings dating back to the late eighteenth century, but much of its commercial architecture tells a similar story of economic boom times associated with the arrival of the Cheraw and Salisbury Railroad ca. 1885 and the Winston-Salem Southbound in 1911.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section Number 9 & 10 Page 16

Downtown Albemarle Historic District
Albemarle, Stanly County, N. C.

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VERBAL BOUNDARY DESCRIPTION

The boundary of the Downtown Albemarle Historic District is shown by the heavy black line on the
accompanying portion of Stanly County tax maps, at a scale of one inch to one hundred feet.

BOUNDARY JUSTIFICATION

The boundary of the Downtown Albemarle Historic District encompasses all commercial buildings
erected during the period of significance (1898-1950) and are largely intact which together form a
discrete and cohesive unit in the center of Albemarle's business district.

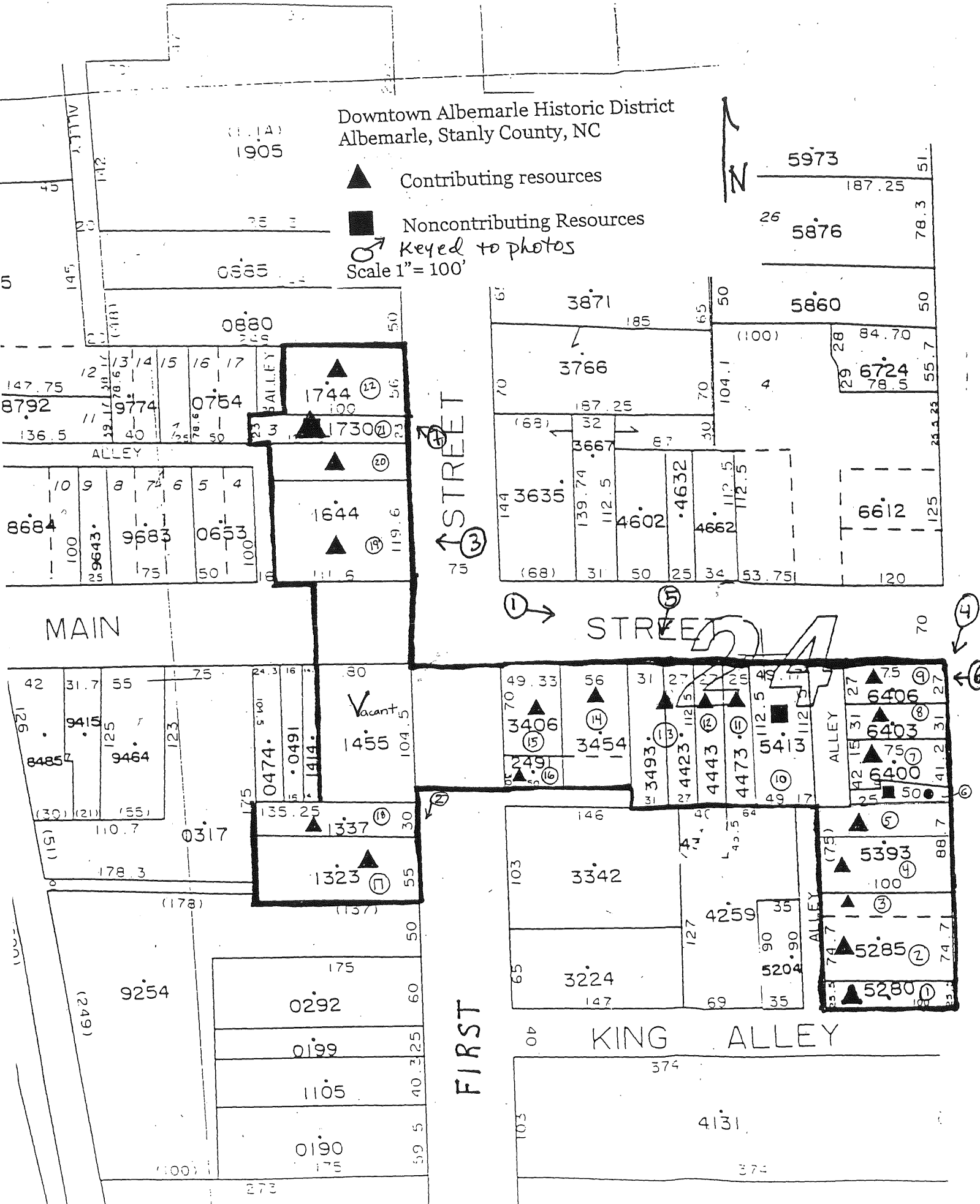
Downtown Albemarle Historic District
Albemarle, Stanly County, NC

▲ Contributing resources

■ Noncontributing Resources

♂ Keyed to photos

Scale 1" = 100'



Downtown Albemarle Historic District

17° 57' 27.50" / 3911940

Sandy Co., N.C.
Albemarle Quad

STATE OF NORTH CAROLINA
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
RALEIGH, NC

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